

**JORDAN ECONOMIC DEVELOPMENT AUTHORITY  
REGULAR MEETING  
MINUTES**

**SEPTEMBER 17, 2013**

Greg Sticha called the meeting to order at 7:00 p.m.

**Roll Call:** Present: Dave Wolf, Ron Jabs, Dan Elke, Joe Thill, Ray Sandey and Tanya Velishek. Absent: Dave Wolf. Also Present: Mark Seifert, Chamber of Commerce Liaison; Corrin Wendell, Senior Planner; Tim Loose, City Engineer; Mark Hodd, McDonalds; Jeff Will, City Councilmember; Mayor Mike Shaw; and Ed Shukle, City Administrator/Executive Director, EDA.

**Approve Minutes of the August 20, 2013 Regular Meeting:** Upon motion by Thill seconded by Elke, the minutes of the August 20, 2013 regular meeting were approved.

**U.S. Hwy. 169/TH 282/CR 9 Interchange Project – Property Owner Meetings Update – Bruce Maus, The Maus Group:** Ed Shukle introduced Bruce Maus, The Maus Group and indicated that he would be presenting an update on his meetings with property/business owners near the proposed interchange area. Mr. Maus presented an outline of activities. Mr. Maus stated that his goal is to reach an agreement on the basic bridge design, right-of-way and detailed design of access for existing businesses (subject to requirements of MnDOT, Scott County and the city of Jordan (yet to be determined). The idea is that businesses can have the opportunity to grow by knowing what the design will be and not having to wait 10+years for a project.

Mr. Maus selected 3 different designs (labeled alternatives C, E and G) from previous discussions with MnDOT, Scott County and City of Jordan representatives, to make his remarks. (Alternative G is one of the 2 Kimley-Horn designs previously presented). EDA members also requested looking at alternative F, (the other Kimley-Horn design) and strongly favor either of these alternatives. EDA members continue to believe that because of Jordan's unique nature of the topography, existing businesses, presence of railroad, etc., that this current intersection cannot be compared to others that MnDOT and Scott County have worked on where right-of-way has already been purchased or businesses don't exist i.e., CR 69 and U.S. Hwy. 169, in Shakopee.

EDA members expressed disappointment that the tight diamond design concept has not been submitted to the city of Jordan yet by MnDOT but certainly understand MnDOT's reasons for the delay. The EDA expects the design to be presented at the October 15 EDA meeting. No actions or recommendations were made by the EDA.

The EDA is appreciative of Mr. Maus' efforts and what he may be able to do in assisting all involved in a resolution. Mr. Maus continued to emphasize that all parties involved need to have "skin in the game." In other words, each party needs to bring their concerns

forward and what they are willing to support or not support, whether they are willing to compromise and to what extent they will compromise.

**Downtown Master Plan Update:** Shukle indicated that the city council approved adoption of the Downtown Master Plan at its September 16, 2013 meeting. The vote was 4-3. Sandey questioned whether the EDA should pursue implementation without full support of the council. This item will be discussed further at the next meeting and consideration will be given for establishing a downtown advisory committee to guide implementation.

(Velishek left the meeting at 8:30 p.m.).

**CGI Communications Video Production Update:** Shukle reported on the community video production. He explained that the video is in the editing stage at the present time and the first draft should be available in about 5-6 weeks.

**2014 Budget Update:** Shukle indicated that the EDA/HRA preliminary budget was approved by the city council with adoption of a final budget and levy coming in early December.

**Nanobrewery Update:** Shukle reported that the city council is working with Tim Roets, Chaska, who is interested in establishing a nanobrewery in the former Jordan Brewery. There are a number of approvals that will need to be accomplished before the nanobrewery can begin operating. Corrin Wendell, Senior Planner, provided some information on the various codes that have to be satisfied. All agreed that this would be an exciting business coming to our community.

**Hotel Development Update:** Shukle reported that a hotel developer is still very interested in locating a hotel in Jordan. There are 3 sites being considered and the developer is trying to get the best price possible in order to move forward. Shukle was told that the project is “getting closer” to becoming a reality.

**Report from Mark Seifert, Jordan Area Chamber of Commerce:** Mark Seifert provided a Chamber of Commerce report on their recent activities. He indicated that the Jordanopoly game is available for sale, Ladies Night Out is scheduled for November and that a “dazzle” parade is being planned for December 7. He also stated that he has been the chamber liaison to the EDA for the past 2 years and has enjoyed attending EDA meetings to become more informed. The Chamber is currently looking for a new liaison.

**General Business Updates:** There were none.

**Other Items:** Shukle distributed folders of information prepared by First Stop Shop (FSS) that were distributed at last week’s Broker/Developer Event at Canterbury Park.

**Next Meeting:** It was noted that the next EDA meeting is scheduled for Tuesday, October 15, 2013, 7 p.m. Motion by Thill seconded by Jabs, the meeting was adjourned at 8:50 p.m.

Respectfully submitted,

Ed Shukle  
Executive Director/City Administrator