

**JORDAN ECONOMIC DEVELOPMENT AUTHORITY  
REGULAR MEETING  
MINUTES**

**OCTOBER 15, 2013**

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

**Roll Call:** Present: Dave Wolf, Ron Jabs, Dan Elke, Joe Thill, and Tanya Velishek. Absent: Ray Sandey. Also Present: Greg Ott, Chamber of Commerce Liaison; Corrin Wendell, Senior Planner; Tim Loose, City Engineer; Jeff Will, City Councilmember; Mayor Mike Shaw; Wes Hallberg, Yocum Oil; Randy Kaiser, Clancy's; Greg Wolf, Wolf Motors; Sheila Kauppi, MnDOT; Diane Langenbach, MnDOT; Lisa Freese, Scott County; Paul Radermacher, Radermacher's; Representative Tony Albright; and Ed Shukle, City Administrator/Executive Director, EDA.

**Approve Minutes of the September 17, 2013 Regular Meeting:** Upon motion by Elke, seconded by Jabs, the minutes of the September 17, 2013 regular meeting were approved.

**Introduce Greg Ott, Jordan Area Chamber of Commerce Liaison:** Ed Shukle introduced Greg Ott, newly appointed Jordan Area Chamber of Commerce Liaison. Mr. Ott introduced himself by telling the EDA that he was happy to be here. Mr. Ott owns and operates Insurance Brokers of Minnesota in downtown Jordan.

**U.S. Hwy. 169/TH 282/CR 9 Interchange Project Update:** Ed Shukle introduced Gary Ehret, Kimley-Horn & Associates. Mr. Ehret provided a power point presentation on the U.S. Hwy. 169/TH 282/CR 9 Interchange project. The presentation consisted of a project history and overview, alternatives, July 2013 EDA action, MnDOT Tight Diamond Layout, MnDOT comments, design alternatives and next steps.

Sheila Kauppi, MnDOT, presented a power point reviewing the tight diamond interchange design and providing pictures of a similar projects in Maplewood and an offset single point interchange in Roseville and Blaine.

Kauppi reviewed goals and objectives of interchange design which focused on improving safety and mobility; balancing effective operations and access with interchange design to avoid and minimize business and environmental impacts; reviewing other improvements that need to support economic development and transportation systems; right-of-way footprints; and long-range planning for city and business.

Diane Langenbach, MnDOT, discussed project delivery context which includes planning, design, construction and maintenance.

Also discussed were fiscal and practical realities as they pertain to U.S. 169 on its current alignment; pavement needs on 169 that are scheduled to occur in 2015 and 2018; 169

location in wetlands and managing environmental impacts; one-time funding pots; and delivering projects in phases such as constructing roundabouts, etc. Critical to the Jordan project is access spacing to the area businesses.

Langenbach indicated that the tight diamond design for Hwy. 36 and English Street in Maplewood was a \$17.8 million project. She mentioned that the offset single point interchange in Roseville was a \$17.6 million project. Another single point interchange concept was constructed in Blaine at Hwy. 65 and CR 14.

A general discussion with property/business owners then took place. Ideas such as shifting the alignment of 169 and 282 to minimize impacts to businesses were presented by EDA members.

The estimate for a tight diamond interchange at the intersection of 169/282/9 is estimated to be approximately \$23 million to \$28 million by MnDOT.

Lisa Freese, Scott County, discussed a cooperative aid agreement with MnDOT and Scott County to make improvements along 282 between 169 and Creek Lane. Also discussed was the current MnDOT program called “Corridors of Commerce.” This is a program, approved by the state legislature in the 2013 session, to provide funding for projects of this type to improve transportation particularly as it impacts economic development.

Business/property owners are concerned that a tight diamond interchange significantly impacts them particularly Yocum Oil who owns the Holiday/Burger King property. Kauppi indicated that because of the uniqueness of this area, we may have to look at unconventional opportunities (“out-of-the-box”) to provide for an interchange.

Paul Radermacher asked about “business park” growth and natural retail development for this area. He indicated that Radermacher’s may be considering a new 40,000 square foot store. He said that the condition of the Triangle Lane and 282 area is in a state of fractured ownership. He asked: “How does the EDA see economic development in this area? He thinks the current signalization at 169/282/9 is fine.

Joe Thill stills see the need for a “footprint.” Greg Sticha said the initial goal was to have a footprint but conversation fell into a “design mode.”

Dave Wolf, who recused himself from the EDA, sat in the audience and began his comments that his business, Wolf Motors, occupies 9 acres of land at the current location. He said that Jordan is unique and realigning 169 to minimize impacts to businesses should be priority #1. Some of these businesses, including Wolf Motors, would like to expand or upgrade their investments and the uncertainty of whether there will be an interchange and the type of design, continues to complicate future planning.

Kauppi asked about flooding from Sand Creek in this area. Tim Loose responded by saying there has been flooding in the past and the U.S. Army Corps of Engineers has

looked at flood control projects but the cost outweighs the benefit. He said that 3 bridges over Sand Creek have been looked at for raising and lengthening.

Upon motion by Sticha, seconded by Velishek, the EDA recommends to the city council that the city of Jordan should continue a contract with Kimley-Horn & Associates for the purpose of bringing back more ideas on this project with an amount of a contract to be determined by the city council.

Velishek asked that Kimley-Horn look at upgrades that could be made to the current intersection along the lines of the February 2013 EDA discussion. Elke suggested that pedestrian traffic also be addressed.

Wolf asked what is being done to minimize crashes at the current intersection? He suggested that perhaps the signal timing could be lengthened.

Sticha wants a final footprint of the area to accommodate some interchange design. He stated that the tight diamond interchange concept is challenging and difficult. He stressed that “out-of-the-box” concepts must be thought of and further developed.

Shukle stated that the EDA must be cognizant of consultant expenses and realize that the city council may be asking when “do we decide to fish or cut bait?” It’s important that the city gets control of future planning expenses so that monies are specifically targeted.

Motion approved. Votes all ayes.

Jabs reiterated how important that all “players” be at the table for this project discussion. He emphasized that options to move the 169 roadway northerly should not be discarded.

**Downtown Master Plan Update:** Shukle asked the EDA of their interest in establishing a downtown advisory committee to guide plan implementation. He suggested developing an outline of duties, responsibilities and goals and to bring this information back to the EDA at its November meeting. It was suggested that the downtown advisory committee consist of no more than 8 members.

Upon motion by Sticha, seconded by Elke, the EDA directs staff to prepare an outline of duties, responsibilities and goals to guide the downtown master plan implementation and to review and discuss this information at the next meeting. It was also noted that the EDA wishes to interview candidates who wish to serve on this committee. Motion approved. Votes all ayes.

**Chamber Liaison Report:** Greg Ott mentioned the Jordanopoly game and the Jordan Dazzle event. He had no other information to report. He looks forward to serving as the Chamber Liaison.

**General Business Updates:** Corrin Wendell reported on the directional signage issue in the downtown area. There have been a few complaints regarding the location of the

directional signage sign placed along TH 282 (Second Street) at Varner Street. People think it is an obstruction. Wendell and Shukle both pointed out that the sign is an advance notification of downtown approaching. It is there to let motorists, particularly those unfamiliar with the area, that the downtown is located where it is.

Wendell also reported on the status of Roets Jordan Brewery Company. She stated that the nanobrewery will likely begin operations in March 2014.

Wolf shared that he was disappointed that city staff didn't do a better job of notifying property/business owners of tonight's EDA meeting. He said that at least 2 of the property/business owners didn't find out about the meeting until Monday afternoon. Shukle explained the notification process and how information was distributed.

**Other items:** There were no other items.

**Next Meeting:** It was noted that the next meeting of the EDA is scheduled for Tuesday, November 19, 2013, 7 p.m., Jordan City Hall.

Upon motion by Velishek, seconded by Elke, the meeting was adjourned at 9:35 p.m.

Respectfully submitted,

Ed Shukle  
Executive Director/City Administrator