

**JORDAN ECONOMIC DEVELOPMENT AUTHORITY  
REGULAR MEETING  
MINUTES**

**JANUARY 19, 2011**

Ray Sandey called the meeting to order at 7:00 p.m.

**Roll Call:** Present: Ray Sandey, Joe Thill, Tanya Velishek, Greg Sticha, Ron Jabs and Dan Elke. Absent: Dave Wolf. Also Present: Pastor Joseph Thunker, Tree of Life Church; Al Weireke, LJM Properties; Tim Loose, City Engineer; Bryan Nemeth, Bolton and Menk; and Ed Shukle, Executive Director/City Administrator.

Councilmember Joe Thill and new member, Dan Elke, were welcomed to the EDA.

**Approve Minutes:** Upon motion by Velishek, seconded by Sticha, the minutes of the December 21, 2010 meeting were approved. Motion passed unanimously.

**Façade Improvement Project Application:** An application for a downtown façade improvement project grant for Tree of Life Church, 312 Water Street was presented by Ed Shukle. He introduced Pastor Joseph Thunker, Tree of Life Church to explain the application. Upon motion by Sticha, seconded by Elke, the EDA recommends approving a \$5,000 matching grant for the Tree of Life Church project as presented. Motion passed unanimously.

**Façade Improvement Project Application:** An application for a downtown façade improvement project grant for LJM Properties, 216 South Broadway Street, was presented by Ed Shukle. Al Weireke, LJM Properties was present to explain his project. Upon motion by Velishek, seconded by Jabs, the EDA recommends approving a \$5,000 grant for LJM Properties as presented. Motion passed unanimously.

**Façade Improvement Project Application:** An application for a downtown façade improvement project grant for LJM Properties, 212 South Broadway Street, was presented by Ed Shukle. Al Weireke, LJM Properties was present to explain his project. Upon motion by Sticha, seconded by Thill, the EDA recommends approving a \$2,500 grant for LJM Properties as presented. Motion passed unanimously.

**Downtown Parking Proposal:** Tim Loose, City Engineer and Bryan Nemeth, Bolton and Menk Transportation Section, reviewed the proposal from Bolton and Menk to perform a parking study for downtown Jordan. Upon motion by Sticha, seconded by Jabs, the EDA recommends that the proposal, as outlined by Loose and Nemeth, including a public open house with all stakeholders, be moved forward to the City Council at a cost not to exceed \$11,900. Motion passed unanimously.

**Update on Assisted Living/Memory Care Project – Community Asset Development Group (CADG)/Jordan Senior Cottages, LLC:** Shukle reported that the developer has received private financing approval and expects to break ground towards the end of February or early March, 2011. We will be planning a groundbreaking for this project.

**Assisted Living/Memory Care/Independent Living Apartments Project – Montag Development:** Shukle reported that the senior housing project proposed by Montag Development is moving forward. Montag expects to break ground in late February or early March. Opening of the facility should occur by March 2012. We are planning a groundbreaking for the project.

**Update on St. Francis/Allina Medical Clinic:** Shukle reported that the developer is investigating the Vig/Chard site at the intersection of Creek Lane and Seville Drive for the possible location of the St. Francis Hospital Clinic.

**Review Guidelines for Downtown Façade Improvement Program:** A brief discussion was held and staff was directed to bring back possible wording changes in the guidelines to a subsequent EDA meeting. Items discussed included: deadlines, multiple owners, tying the number of applications submitted to the building permit, one project per property, list of property owners, list of eligible projects, encouraging applicants to present their application to the EDA first and whether the application can be presented to the City Council on the consent agenda.

**Industrial Zoning Regulations:** Shukle reviewed information that was sent from Joanne Foust, MDG (planning consultant), on the proposed industrial zoning classification revisions to the zoning ordinance. The material indicated that a public hearing on the regulations will be held February 8, 2011 before the Planning Commission. The EDA is encouraged to attend the February 8 Planning Commission meeting.

**Proposal from CGI Communications:** Shukle presented some information from CGI Communications, a production company that is currently working with Scott County to develop a series of promotional videos that will be used on the county's website to educate and engage future residents, tourists and businesses on what the county has to offer. It basically is a "video brochure" about the county. To build up support for this program, CGI Communications will be offering communities and other key organizations within the county an opportunity to have this content featured on their own website at no cost. The EDA sees this as an opportunity to promote Scott County and Jordan. Upon motion by Sticha, seconded by Velishek, the EDA recommends that permission to work with CGI Communications on this project be approved. Motion passed unanimously.

**New Business Brainstorming:** Councilmember Joe Thill asked that the EDA consider scheduling a meeting to invite area businesses, developers, builders, Chamber of Commerce members, Planning Commission and EDA to brainstorm ideas on how to promote our community.

It was suggested that Michael Sobota, Community Development Director, Scott County, be invited to a future EDA meeting to talk about his new role with Scott County and SCALE, to work on economic development and transportation projects within the county. Following that meeting, follow up with the Jordan Area Chamber of Commerce Board of Directors to solicit their input into this process.

**Other Items:** Shukle presented some information about the I-494/TH169 Interchange project which will begin in February. He also invited the EDA to attend the next U.S. Hwy. 169 Corridor Coalition meeting on February 10 to learn more about the state's Itasca Project and other related economic development matters.

Also discussed was the recent issues concerning appointments to the city's advisory commissions.

**Next Meeting:** It was noted that the next meeting of the EDA is scheduled for Tuesday, February 15, 2011, 7 p.m., City Council Chambers.

Upon motion by Sticha, seconded by Velishek, the meeting was adjourned at 9:36 p.m.

Respectfully submitted,

Ed Shukle,  
Executive Director/City Administrator