

# JORDAN ECONOMIC DEVELOPMENT AUTHORITY

## MINUTES

**January 21, 2009**

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

**Roll Call:** Present: Ray Sandey, Greg Sticha, Dave Wolf, Daryl Karsky, Mike Shaw and Tanya Velishek. Staff Present: Ed Shukle, Executive Director/City Administrator.

**Approve Minutes:** It was moved by Wolf, seconded by Sticha, to approve the minutes of the November 21, 2008 meeting. Motion passed unanimously.

**Interviews for EDA Vacancy:** The resignation of Paul Carey has created a vacancy on the EDA. Ron Jabs applied for the open seat and was present to interview. After some questions were asked and responded to, it was moved by Sticha, seconded by Wolf, to recommend to Mayor Ewals that Ron Jabs be appointed to fill the vacancy of Paul Carey on the EDA. Motion passed unanimously.

**Senior Housing/Medical Clinic/Pharmacy/City Facilities Project:** Dave Pokorney, Community Asset Development Group (CADG), was in attendance to present a potential project using Tax Increment Financing (TIF) to create a senior housing project and combining that with a medical clinic and pharmacy. Also part of the project would be the ability to donate approximately 2.5 acres of land for a city hall, library and police facility. Information from the city's fiscal advisor, Springsted, Inc., was also distributed to the EDA and after review, raised several questions that need to be addressed. It was the consensus of the EDA that the project looked favorable but before any recommendation or commitment would be acted upon, that Springsted, Inc. address the questions raised. This matter was continued until the next meeting.

**U.S. Hwy. 169/TH 282 Interchange Project Corridor Coalition:** Shukle reported that a coalition has been formed to obtain federal monies for roadway improvements to U.S. Hwy. 169. The coalition is working diligently to organize itself. A joint powers agreement, work plan and financial structure are currently being discussed by the coalition with a draft version of each to be reviewed at a meeting on January 22, 2009. Following this meeting, the coalition will send out a final draft of each document for individual entity approval.

**Promotional Brochure:** Sunny Bjorklund Schultz has been working on a promotional brochure to be used for attracting new industrial and commercial businesses to the city. She circulated a revised draft of a brochure and received feedback from the EDA. She asked that the EDA contact staff regarding additional feedback. She will bring back another version of the brochure to the February 18, 2009 meeting.

**Possible Improvements to 101 East First Street:** Shukle explained that the City Council was considering selling the apartment building the city owns at 101 East First Street. The Council had asked if quotations could be obtained to repair one lower level unit and the upper level unit. Staff had received quotations and indicated that it would take \$25,000 to \$30,000 to repair both units. If the lower level unit were repaired, the estimate is \$4,500. It was moved by Velishek, seconded by Wolf, to fix the lower level unit only and continue to rent the building until such time that the city council decides to sell the property. Motion passed unanimously.

**Other Business:** Velishek asked about possible properties in the city that could be used for a food shelf. The food shelf located in the Carasim building is now located in Burnsville. It was recommended that Velishek speak to the owners of Riverland Bank about a possible space.

**Next Meeting:** It was noted that the next meeting of the EDA will be held on Wednesday, February 18, 2009, 7 p.m., City Hall.

**Adjournment:** There being no further business, it was moved by Karsky, seconded by Shaw, to adjourn the meeting at 10:05 p.m. Motion passed unanimously.

Respectfully submitted,

Ed Shukle  
Executive Director/City Administrator