

# JORDAN ECONOMIC DEVELOPMENT AUTHORITY

## MINUTES

**January 23, 2007**

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

**Roll Call:** Present: Ray Sandey, Ron Jabs, Paul Carey, Greg Sticha and Daryl Karsky. Absent: Goebel and Wolf. Also Present: Joe Janish, Senior Planner; Tom Nikunen, Finance Director; Jamie Thelen, President, Sand Companies, Inc.; Jim Sand, Vice-President of Development, Sand Companies; and Ed Shukle, Executive Director/City Administrator.

**Approve Minutes:** It was moved by Jabs, seconded by Sticha to approve the minutes of the November 21, 2006 regular meeting. Motion passed unanimously.

**Review of Jordan Valley Townhomes TIF Application and TIF Plan:** Staff reviewed the application from Jordan Valley Townhomes regarding Tax Increment Financing (TIF) for the project. The project will consist of 46 townhome units located at the intersection of County Road 66 and Hope Avenue. The townhomes are considered affordable housing and will be financed by the developer, Minnesota Housing Finance Agency (MHFA), Metropolitan Council and the City of Jordan. The development will also include 2 townhome units owned by the Scott County HRA.

The developer is seeking TIF for the project. After some discussion, it was moved by Sticha, seconded by Karsky, to approve the "Pay As You Go" TIF application for an amount not to exceed \$400,000 or 15 years whichever occurs first. Sandey abstained from voting. Motion passed unanimously.

**Review of Draft Chapter on Economic Development for 2008 Comprehensive Plan – Joanne Foust, Municipal Development Group:** Joanne Foust presented the draft Economic Development Chapter. A great deal of information is included in this Chapter. The EDA provided input and agreed to answer the Policy Survey, which was to be returned at the next EDA meeting.

**Vig/Morlock Property off of Creek Lane – Potential Businesses?:** Staff asked for input on potential businesses for this area. Ideas such as a pharmacy, medical clinic, retail, restaurant and hotel were mentioned.

**Possible 2007 EDA Work Plan:** The following items were discussed:

- Local Business Development Seminars
- TH169/TH282 Interchange Project Support

- Downtown Façade Improvements
- Promoting TCCCF Program
- Timberline Industrial Park Marketing Program
- Overall Economic Development Marketing
- Other items – health care facility, educational opportunities, etc.

At the next meeting, the EDA will work on prioritizing these issues.

**Other Business:** None

**Next Meeting:** February 27, 2007, 7 p.m., City Hall. It was noted that the meeting would be held on the fourth Tuesday due to a conflict with the City Council meeting to be held on the third Tuesday. The regular schedule of meetings will resume with the March 20, 2007 meeting.

**Adjournment:** It was moved by Sticha, seconded by Karsky to adjourn the meeting. Motion passed unanimously. The meeting was adjourned at 10:20 p.m.

Respectfully submitted,

Ed Shukle  
City Administrator