

JORDAN ECONOMIC DEVELOPMENT AUTHORITY

MINUTES

February 18, 2009

Chair Ray Sandey called the meeting to order at 7:10 p.m.

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

Approve Minutes: It was moved by Wolf, seconded by Velishek, to approve the minutes of the January 21, 2009 meeting. Motion passed unanimously.

Presentation by Gregory R. Hanis, President, Hospitality Marketers International, Inc. (HMI, Inc.): Greg Hanis presented an overview of a Phase I Community Overview Market Study for purposes of determining the feasibility of locating a hotel in the city of Jordan. Mr. Hanis indicated that typically, cities pay for the Phase I study and developers and/or investors generally pay for Phases II and III. By having a Phase I study completed, the city would be ahead in terms of trying to attract hotel developers. After some discussion, it was moved by Velishek, seconded by Shaw to recommend to the city council that the city, through its EDA funds, purchase a Phase I study through HMI, Inc., at a cost not to exceed \$6,000 including travel and related expenses. Motion passed unanimously.

Senior Housing (Assisted Living, Independent Living), Medical Clinic/Pharmacy/City Facilities Project: Dave Pokorney, Community Asset Development Group (CADG), was in attendance to follow up on a possible project in the city for senior housing, medical clinic and pharmacy. He reiterated that the project will require Tax Increment Financing (TIF). 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. Mikaela Huot, Springsted, Inc., was also present to address questions that had been raised at the January 21, 2009 meeting regarding the use of TIF. CADG indicated the need for a letter of understanding between CADG and the city. Also discussed was the setting of a public hearing before the city council regarding the use of TIF for this project. It was moved by Shaw, seconded by Velishek to give a positive recommendation for this project using TIF as outlined and asking that the City Council set a public hearing regarding the use of TIF for this project. Motion passed unanimously.

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 being moved forward to individual government entities. Shukle requested that the EDA recommend to the City Council that

Jordan become a member of the coalition and pay \$1,000 out of EDA funds for 2009. It was moved by Wolf, seconded by Karsky to accept the Executive Director's recommendation. Motion passed unanimously.

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 did not attend the meeting due to illness. Shukle presented the final version of the brochure asking for EDA approval and a positive recommendation to the City Council. Motion by Velishek, seconded by Jabs, to recommend to the City Council to expend EDA funds for purposes of purchasing 1,000 folders for the city marketing and promotional brochure. Motion passed unanimously.

Other items: The EDA was asked to complete the Community Growth Options survey before leaving the meeting.

Velishek explained that there was going to be a meeting regarding the foodshelf. It is scheduled for Thursday, February 19, 4 p.m., St. John's Catholic Church. She invited those interested to attend.

Next Meeting: It was noted that the next meeting of the EDA will be held on Tuesday, March 17, 2009, 7 p.m., City Hall.

Adjournment: There being no further business, it was moved by Jabs, seconded by Velishek, to adjourn the meeting at 9:15 p.m. Motion passed unanimously.

Respectfully submitted,

Ed Shukle
Executive Director/City Administrator