

**JORDAN ECONOMIC DEVELOPMENT AUTHORITY  
REGULAR MEETING  
MINUTES**

**FEBRUARY 19, 2014**

Chair Ron Jabs called the meeting to order at 7:08 p.m.

**Roll Call:** Present: Ron Jabs, Joe Thill and Tanya Velishek. Absent: Dan Elke, Dave Wolf and Ray Sandey. Also Present: Chelsea Comeaux, CCS; Jeff Will, City Councilmember; Thom Boncher, City Councilmember; and Ed Shukle, City Administrator/Executive Director, EDA.

**Approve Minutes of the January 22, 2014 Regular Meeting:** Upon motion by Thill, seconded by Velishek, the minutes of the January 22, 2014 regular meeting were approved. Motion carried unanimously.

**EDA Vacancy Due to Resignation of Greg Sticha:** Ed Shukle reported that Greg Sticha has resigned due to personal reasons. The vacancy has been posted but no one has applied as yet. The posting will be extended until March 13, 2014.

**Status of Downtown Master Plan Advisory Committee Solicitation:** Applications are being received for positions on the newly created Downtown Master Plan Advisory Committee. To date, 4 applications have been received. The deadline for accepting applications will be extended until at least a total of 6 have been received. Then, interviews will be conducted by the EDA/Planning Commission steering committee and recommendations made to the city council.

**Update on TH 169/TH 282/CR 9 Interchange Project:** Shukle reported that a meeting of MnDOT, Scott County, the City of Jordan and property/business owners affected by this project will be held on Thursday, March 27, 2014 from 2:30 p.m. to 4:30 p.m. at the Scott County Government Center. The purpose of this meeting is to follow up on MnDOT's statement of "thinking out of the box" for ideas on an interchange footprint/design. Shukle indicated that continuing to talk amongst our ourselves and not deal with the issues with the agencies involved upfront makes for no progress.

Shukle also reported that Gary Ehret, Kimley-Horn, will continue to work with the city assuming that there is direction to move forward. Mr. Ehret is currently in retirement mode and will be fully retired later this year.

**First Stop Shop (FSS) "Open to Business" Program:** Shukle reported at the January 22, 2014 meeting that a program called "Open to Business" was being launched in February by FSS. The program is designed to assist persons interested in starting up a business and/or expanding an existing business with developing business plan models and secondary financing opportunities. The representative from "Open to Business" will

hold regular office hours at the Scott County Government Center in Shakopee or by appointment. This representative will also be the guest speaker at the April 9, 2014 Jordan Area Chamber of Commerce General Membership meeting.

**EDA Strategic Plan:** The EDA reviewed the current EDA Strategic Plan. Some revisions were suggested along with notes on the progress of each item. It was the consensus to have the Jordan Interchange project as the #1 priority item. #2 is to create and implement a business incubator program. #3 is to continue work on the downtown master planning effort and #4 is to continue to market commercial/industrial properties in the city. Shukle will also work to consolidate and condense other action steps that may be redundant or repetitive.

**Status of EDA Recommendations on Southwest Interceptor; Utility Rate RFP; and Orderly Annexation Discussions with Townships:** Shukle updated the EDA on the City Council's actions regarding the above recommendations. The southwest interceptor recommendation is on hold until the city council hears the presentation from the assistant city engineer on March 3. The utility rate study RFP was approved by the council and staff is developing a RFP. The orderly annexation discussions with the townships was accepted and staff is in the process of scheduling meetings.

**Report from Jordan Area Chamber of Commerce:** Greg Ott was absent so Shukle reported some of the most current activities such as the January general membership meeting, Murder Mystery Night, beanbag tournament, golf tournament, exploring the possibilities of collaborating with area chambers on fundraising projects/events, generating fundraising ideas, considering a Jordanopoly tournament, considering a one day volleyball tournament, etc. Shukle indicated that the chamber is very concerned about its fiscal condition.

**General Business Updates:** Shukle reported that Minger Construction, Chanhassen, is planning to purchase 20 acres of land from Gene Hauer along 190<sup>th</sup> Street. Minger is out of expansion space at their current location. They are planning to plat and subdivide the property. They have presented a very conceptual sketch plan to the Planning Commission at their meeting of February 11.

Medical Disposal Services (MDS), Shakopee, is looking to relocate to Jordan. They made an offer on the former Valley Plumbing building but that offer has been rejected. They are continuing to search for another location.

The owner of a lot in Timberline Industrial Park, adjacent to Glowing Hearth and Home, has made contact with staff regarding the construction of a building. The property owner is a supplier of fireplaces and has a business relationship with Glowing Hearth and Home.

**Other Items:** Councilmember Jeff Will mentioned that the planning commission had a recent discussion with the city's building official regarding prevention of zoning code violations related to various building projects that have occurred over the past year. He

stated that he felt there was a better understanding now and a process in place to prevent future violations from occurring.

**Next Meeting:** It was noted that the next meeting of the EDA is scheduled for Tuesday, March 18, 2014, 7 p.m., Jordan City Hall.

Upon motion by Velishek, seconded by Thill, the meeting was adjourned at 8:33 p.m.

Respectfully submitted,

Ed Shukle  
Executive Director/City Administrator