

**JORDAN ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
MINUTES**

March 15, 2011

Ray Sandey called the meeting to order at 7:02 p.m.

Roll Call: Present: Ray Sandey, Joe Thill, Tanya Velishek, Ron Jabs, and Dan Elke.
Absent: Greg Sticha and Dave Wolf. Also Present: Mayor Pete Ewals; Councilmember Thom Boncher; Sandy Boncher; Margarit Fink; Mike Nevins; Kathy Lopic; and City Finance Director, Tom Nikunen.

Approve Minutes: Upon motion by Jabs, seconded by Elke, the minutes of the February 15, 2011 meeting were approved. Motion passed unanimously.

Update on Assisted Living/Memory Care Project – Community Asset Development Group (CADG)/Jordan Senior Cottages, LLC: Nikunen reported that as of March 8 the project is uncertain. The owner of the property is canceling the purchase agreement because they will not grant further extensions without payment. Ed Shukle has a few calls into the developer to confirm the status. No reply to date. Thill asked if the TIF could be transferred to another project. Sandey asked if it was appropriate to take action to withdraw the TIF. Nikunen reported that the TIF agreement was specific to this project, this developer, and this parcel. It can only be used for this project on this parcel of land. So there is no need to withdraw the TIF. Sandey asked if the developer has paid all the fees to date. Nikunen reported they have paid the \$6,500 application fee and are billed for the rest so they will pay all the city costs in this TIF process.

Assisted Living/Memory Care/Independent Living Apartments Project – Montag Development: Nikunen reported that the developer has been authorized to do some dirt work on the site as of March 15, 2011. They have submitted a building permit and that is going to be issued in the next few days. There is a ground breaking ceremony scheduled for Wednesday, March 23, 2011, at 10:00am.

Update on the St. Francis/Allina Medical Clinic: Nikunen reported that the developer for St. Francis, Frauenshuh, is waiting for soil borings to be done on the Vig site. The project is likely to go forward on the site at Creek Lane and Seville Drive this year. Scott County CDA is considering a 60 unit senior living independent market rate project just west of the proposed medical clinic. The CDA officials will be meeting with the City Council March 21 during the work session to discuss a possible joint CDA/public library project on the site. Sandey stated that he was against using good developable land to building a library and moving it out of downtown. Nikunen reported that the City Council hasn't chosen any sites or agreed to any project yet. They are simple going over the options available and the County CDA is one option.

Revisions to the Downtown Façade Improvement Program: Jabs had a couple corrections and suggested additions. First, the date says 2010 and should be changed to 2011. Second, “historic” should be added in the first paragraph before downtown. Third Jabs asked if we should add another bullet point dealing with the restrictions on applying twice for the same building and limiting the time to complete the project. Thill stated, why not go shorter than 1 year on the time to complete? Sandey replied that is so they get at least one building season to do the work. Sandey said it was the EDA’s intent that developers could have more than one grant at a time if they have multiple buildings. Jabs stated that the “Right to Restrict” bullet should be “Right to Restrict & Modify”. Jabs asked if we should have residential uses listed. Sandey replied that is included since there are numerous apartments or mixed use buildings in the downtown or buildings such as the Nicolinn Mansion. Sandey also stated that it isn’t intended for residential homes. EDA has the right to restrict against such an application if it chooses. Jabs offer that the third from the last bullet should be ended with a period after project. Sandey asked if that was all the changes and was everyone in agreement on Jabs’ suggested changes. It was a consensus that they were in agreement with the changes. Sandey asked that the EDA get an update on the status and amounts of all Matching Grants for the next meeting.

SCALE Economic Development Work Plan Update: Nikunen reported that the City Council and other advisory commissions will meet with the SCALE Economic Development representatives on April 18, 2011.

Business Retention and Expansion Survey: Nikunen reported the survey is underway. The letters have been mailed. Elke, Thill and Sticha have offered to assist in meeting with businesses being surveyed to encourage them to participate in the survey. Ed Shukle will let you know possible dates for meetings to see if they fit into your schedules.

Parking Study Update: Nikunen reported that Bolton & Menk are working with staff on the parking study. Sandey offered to assist on any questions about units in buildings. Elke asked if the City has a good mapping system to use for this. Jabs stated the Scott County GIS has excellent mapping for the entire county. Thill commented that he is looking forward to the survey coming back.

Other Items: Sandey ask the Mayor if he had anything to add. Mayor Ewals declined any further comments.

Kathy Lopic asked if it would be possible for the EDA meetings to be on the community access channel. She stated that the Planning Commission said the request should come from the City Council. She would be at their next meeting to make that request of all advisory commission meetings. The EDA agreed they wouldn’t have any issues if the City Council directed their meetings be aired on cable access.

Councilmember, Thom Boncher stated that he want it in the minutes that this meeting was not posted. He had walked by City Hall over the last 3 days and it was never posted. It was first posted 5 minutes prior to the meeting by Tom Nikunen. Thill commented that

next time maybe he should go into City Hall and tell someone the meeting wasn't posted. Elke requested that the minutes show the meeting wasn't posted as a reminder to have the next meeting posted.

Next Meeting: The next meeting of the EDA is scheduled for Tuesday, April 19, 2011, 7 p.m., City Council Chambers.

Upon motion by Velishek, seconded by Elke, the meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Tom Nikunen,
Finance Director