

JORDAN ECONOMIC DEVELOPMENT AUTHORITY

MINUTES

APRIL 20, 2010

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

Roll Call: Present: Ray Sandey, Greg Sticha, Dave Wolf, Ron Jabs and Mike Shaw (arrived at 8 p.m.). Absent: Tanya Velishek and Daryl Karsky. Also Present: Joe Janish, Senior Planner; Tom Nikunen, Finance Director; and Ed Shukle, Executive Director/City Administrator.

Approve Minutes: Minutes of March 16, 2010 were approved with Sticha making the motion and Wolf seconding. Motion approved unanimously.

Election of Chair: Ray Sandey was nominated by Wolf, with Karsky seconding. Motion approved unanimously.

Election of Vice-Chair: Dave Wolf was nominated by Shaw, with Sticha seconding. Motion approved unanimously.

Highway Commercial Zoning District and Performance Standards: Joe Janish, Senior Planner, presented a power point on the proposed changes to the highway commercial zoning district and performance standards. Janish explained that these proposed changes were a result of discussions at the Planning Commission who is reviewing the existing zoning ordinance to recommend possible changes as part of the Community Growth Options (CGO) program. There were many questions and some objections stated by EDA members regarding possible “over-restriction” and they suggested that another opportunity be given for business owners affected to appear before the Planning Commission at the May 11 meeting to voice their concerns, comments and questions. The EDA agreed and asked Janish to schedule this for the May 11 Planning Commission meeting and to continue the discussion at the May 18 EDA meeting.

Proposed Assisted Living/Memory Care Facility Project: Shukle provided a brief introduction to this new proposal by Community Asset Development Group (CADG). Shukle then introduced Dave Pokorney, of CADG. Pokorney explained that his group was wanting to move forward with a 20 unit project consisting of assisted living/memory care on the Charlie Vig site at Creek Lane and Seville Drive. He reviewed his application for Tax Increment Financing (TIF) as an up-front TIF project. Paul Steinman, Springsted, Inc., and the city’s fiscal advisor, was also present to give the EDA a preliminary analysis of the proposed TIF project. After discussion, the EDA indicated that they would prefer that CADG seek a pay-as-you-go TIF application. CADG agreed to consider that idea if they could find an additional equity partner. Springsted indicated

that they would complete the TIF analysis using up-front financing and report back to the EDA at the next meeting.

Update on St. Francis/Allina Medical Clinic: Shukle reported on the status of this project. He indicated that 2 sites were being currently looked at by St. Francis: lots next to Riverland Bank and a lot near Clancy's. More information will be forthcoming.

Application for Façade Improvement Grant Program – Barbara Johnston: Barbara Johnston has made application for the façade improvement program with improvements proposed for properties at 115 E. 1st Street and 217 Water Street. After review, Sticha moved, Jabs seconded, to recommend to the City Council that a matching grant of up to \$5,000 be awarded to Ms. Johnston on the property located at 115 E. 1st Street and a \$2,500 matching grant of up to \$2,500 be awarded on the property located at 217 Water Street. The motion was contingent upon the Planning Commission recommending approval as well. Motion passed unanimously.

It was suggested that the city purchase signs that could be placed at properties being improved indicating the nature of the work and that it is a result of the downtown façade improvement program.

EDA Strategic Plan: Shukle indicated that the City Council has adopted the EDA's strategic plan as presented at the March 15, 2010 meeting. Shukle indicated that the city council will be meeting with the city's 3 advisory commissions this fall to discuss all 3 strategic plans and how they mesh with the city's overall strategic plan.

Discuss Possible "Guest Speaker" for each EDA meeting: Dave Wolf suggested that a guest speaker be brought in to future EDA meetings to talk about the business climate and provide information and dialogue about how the EDA could be more effective in attracting new business to Jordan. This matter was continued until the June 15, 2010 meeting.

Other Items: Shukle indicated that Daryl Karsky has stated that he intends to resign from the EDA due to other commitments. Shukle indicated also that Dave Wolf's term expires on July 31, 2010. He stated that past practice dictates that vacancies be advertised, applicants apply, are interviewed by the EDA and then a recommendation is made to the City Council for approval. Shukle said he would be advertising these vacancies on the city's website and on the JI website.

Next Meeting: It was noted that the next EDA meeting is scheduled for Tuesday, May 18, 2010, 7 p.m., Jordan City Hall.

It was moved by Jabs, seconded by Sticha, to adjourn the meeting at 10:05 p.m.

Respectfully submitted,

Ed Shukle
Executive Director/City Administrator