

# JORDAN ECONOMIC DEVELOPMENT AUTHORITY

## MINUTES

**MAY 16, 2006**

Chair Ray Sandey called the meeting to order at 7:07 p.m.

**Roll Call:** Present: Ray Sandey, Ron Jabs, John Mulcahy, Barry Ullmann and Paul Carey. Absent: Greg Sticha and Dave Wolf. Also Present: Joe Janish, Senior Planner; and Ed Shukle, Executive Director/City Administrator.

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

**Welcome to Paul Carey:** Paul Carey was welcomed to the EDA by the other members.

**Sand Companies, Inc., Sketch Plan:** Jamie Thelen, President, Sand Companies, Inc., and Jim Sand, Vice-President of Sand Companies, Inc., were present to review an affordable housing project concept for the City of Jordan. They indicated that they were planning a 52 unit rental townhome project on the Bob Wolf property near Hope Avenue and Old Highway 169. They further indicated that they were applying for a tax credit program through the Minnesota Housing Finance Agency (MHFA). Deadline for this application is June 20, 2006. They were asking the EDA for support for the project. Mr. Thelen had presented the concept plan to the City Council at their May 15, 2006 work session. The City Council was generally in support of the project.

The EDA expressed their interest in the project and generally, were supportive. It was moved by Ullmann, seconded by Mulcahy, giving the concept a positive recommendation to proceed through the process with the Planning Commission and City Council. Ayes: Ullmann, Mulcahy, Jabs and Carey. Nays: None. Abstain: Sandey. Sand Companies, Inc., indicated that they would be bringing back to the City of Jordan a firm proposal in the coming weeks.

**TH 169/TH 282 Interchange Update:** Ed Shukle updated the EDA on the Minnesota Department of Transportation (MnDOT) presentation and subsequent discussion with the City Council at its meeting of May 1, 2006. He stated that Lisa Freese, MnDOT Area Manager, indicated that the TH 169/TH 282 project is not on the 10 year work plan for MnDOT. Shukle reported that Freese said that securing right-of-way now certainly would assist in obtaining future funding. Freese had stated that MnDOT does not like to lock-in a design before programming money is available. Gary Ehret, Kimley-Horn and Associates was also at the city council meeting. He added that it would be beneficial for the city to investigate funding sources, draft a Memorandum of Understanding and work

on the official mapping of the area. Mr. Ehret and city staff will be bringing back a recommended outline on how to proceed at a future city council meeting.

**Community Survey – Shoppers:** EDA members and staff reviewed a draft questionnaire and made further suggestions to the proposed survey. Staff will be working with Scott County to get the survey up and running in the coming weeks.

**Other Business:** None.

Next Meeting: Tuesday, June 20, 2006, 7 p.m., Jordan City Hall.

**Adjournment:** It was moved by Ullmann, seconded by Jabs to adjourn the meeting. Motion passed unanimously and the meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Ed Shukle  
Executive Director/City Administrator