

JORDAN ECONOMIC DEVELOPMENT AUTHORITY

MINUTES

MAY 18, 2010

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

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

Approve Minutes: Minutes of April 20, 2010 were approved with Sticha making the motion and Wolf seconding. Motion approved unanimously.

Highway Commercial Zoning District and Performance Standards: Joe Janish, Senior Planner, reviewed information on the highway commercial zoning district and performance standards under review by the Planning Commission. Dave Wolf indicated that he was still concerned about the lack of participation by the business community and the fact that a number of business owners/operators were not aware of the proposed changes being made. Janish stated that every attempt has been made to notify business owners/operators and property owners about the proposed changes. Janish indicated that further information will be discussed at the June 8 Planning Commission meeting and that a final review of this matter will be held at the next EDA meeting on June 15, 2010.

Proposed Assisted Living/Memory Care Facility Project: Shukle provided a brief introduction to the new proposal by Community Asset Development Group (CADG) for an assisted living/memory care project. CADG has changed their site to a 5 acre parcel on 185th Street. It is in a residentially zoned area and would be a better site for this type of use. In addition, the developer has proposed pay-as-you-go TIF rather than up-front financing as had been discussed earlier. A presentation on the TIF aspect of the project will be presented at the June 15 meeting.

Update on St. Francis/Allina Medical Clinic: Shukle reported on the status of this project. He indicated that a site adjacent to the Valley Bank, now Fransden Bank and Trust, is being studied as a possible site for the clinic.

Discussion of EDA Becoming Architectural Review Board: Chair Sandey inquired as to whether the EDA would be the appropriate committee to review architectural standards pertaining to the downtown façade improvement grant program. He thought that it would expedite applications and remove unnecessary delays in applicants having their applications reviewed by the city. After some discussion, the consensus was to have the process stay as is.

Application for Façade Improvement Grant Program – Nathan Hanson: Nathan Hanson, 215 Water Street, has made application for the downtown façade improvement grant program to install awnings on this building. The EDA reviewed the application and upon motion by Jabs, seconded by Wolf, the EDA recommends approval of Mr. Hanson’s application for an amount not to exceed \$2,500 subject to design standards with a 50/50 match. Motion carried unanimously.

Possible Incubator/Rent Assistance Program: Chair Sandey brought up the idea of starting an incubator/rent assistance program in the industrial park as a way to entice new industrial businesses to Jordan. This item will be discussed further through the EDA’s strategic plan. It was suggested to invite the owner of the industrial park and business representatives from the industrial park to the July 20, 2010 EDA 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. No applications have been received to date.

Ron Jabs indicated that he would be absent from EDA meetings in June and July due to medical reasons.

Next Meeting: It was noted that the next EDA meeting is scheduled for Tuesday, June 15, 2010, 7 p.m., Jordan City Hall.

It was moved by Velishek, seconded by Wolf, to adjourn the meeting at 9:25 p.m.

Respectfully submitted,

Ed Shukle
Executive Director/City Administrator