

**JORDAN ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
MINUTES**

May 20, 2014

Present: Chair Ron Jabs, Dave Wolf, Ray Sandey, and Dan Elke; Council Representative Joe Thill and Council Representative Tanya Velishek.

Not Present: None

Staff Present: Thomas Nikunen, Interim City Administrator; Tim Loose, City Engineer; Gar Ehret, Contractor with Kimley-Horn.

Others Present: Greg Ott, Dr. Chuck Cook and Jeff Will.

1.0 Roll Call: Chair Ron Jabs called the meeting to order at 7:00 p.m.

2.0 Approve Minutes of the April 15, 2014 Regular Meeting

Motion by Wolf, second by Elke to approve the minutes of the February 19, 2014 meeting as presented. Motion passed 6-0.

3.0 Management Report

A. Update on 169/282/CR 9 Interchange Project

Consultant Gary Ehret of Kimley-Horn presented the draft and summary report on the Highway 169 interchange at 282 & County Road 9. The first goal of the report is to document the process and make a formal conclusion of the City and EDA. The second goal of the report is to communicate the conclusion on behalf of the City to MnDot and Scott County. There was some discussion of the next steps in the process after approving the final report and whether to do a non-formal foot printing or official mapping. After much discussion,

Motion by Velishek, second by Elke to approve the draft report with language changes and recommend to the City Council that they approve the plan and go forward with the official mapping of the ROW for the approved interchange footprint. Motion passed 6-0.

B. Conference call with Greg Hanis, of Hospitality Marketers International

Mr. Hanis explained about the hotel study that was done in 2009 with the update done in 2011. The EDA asked questions about the options going forward. One option is to get another update of the hotel market study. The other option was to use the current market study as it is and prepare a letter that would go out to potential hotel franchises. The EDA directed staff to prepare a letter and a list of hotel franchises to send it to for the next meeting.

Ray Sandey left the meeting at 8:07pm.

C. Interview of Application to Fill the Vacant Seat on the EDA

Dr. Chuck Cook was interviewed to fill the seat left by Greg Sticha after he moved out of the area. Ms. Velishek stepped out of the meeting to take a phone call at 8:30pm. The EDA thanked Dr. Cook for applying to fill the vacancy and discussed his knowledge of the community and ability to add to the EDA.

Motion by Thill, second by Elke to recommend to the City Council that Dr. Chuck Cook be approved to fill the 5 ½ year term on the EDA that Mr. Sticha had remaining. Motion passed 4-0.

Tanya Velishek rejoined the meeting at 8:35pm.

D. Update on 860 Quaker Avenue

Staff gave a brief update on the old Valley Plumbing site. The packet included a promotional package the new owners have been working on to help market the property for lease or sale.

E. Update on Wolf Motors Expansion Project

EDA member Wolf updated the EDA on the process of his expansion project. Mr. Wolf has been meeting with City Staff to deal with the flood plain issues. The flood proofing plans are currently with the DNR to seek their approvals. The next step after that would be for Mr. Wolf to apply for a variance to build in the flood plain. The projected time that application will be at the Planning Commission is their July meeting.

F. Downtown Advisory Committee Update and Minutes

Interim City Administrator Nikunen updated the EDA with the minutes of the last DAC meeting. Greg Ott was at the meeting and briefly covered some of the issues on the first meeting of the DAC.

G. Chamber of Commerce – Greg Ott

Mr. Ott gave a chamber update. He discussed insurance costs, trying to reduce the costs, the Wolf building clean up and the reconstruction project in 2015 on 1st and Water Street.

H. General Business Updates

None

I. Other Items

Nikunen gave a brief update on the Strom Property. The EDA made a consensus that the asking price of the property was far too much for them to recommend the City pursue purchase. The direction was to let the property go up for public auction.

4.0 Next Meeting – Tuesday, June 17th, 2014

5.0 Adjournment

Motion by Wolf, Second by Elke to adjourn at 9:17 pm. Motion passed 5-0.

Respectfully submitted,

Tom Nikunen
Interim City Administrator