

JORDAN ECONOMIC DEVELOPMENT AUTHORITY SPECIAL MEETING

MINUTES

AUGUST 17, 2010

Ray Sandey called the meeting to order at 7:11 p.m.

Roll Call: Present: Ray Sandey, Greg Sticha, Mike Shaw and Tanya Velishek. Absent: Daryl Karsky, Dave Wolf and Ron Jabs. Also Present: Joe Benko, School Board Representative; and Ed Shukle, Executive Director/City Administrator.

Approve Minutes: Upon motion by Sticha, seconded by Shaw, the minutes of the July 20, 2010 meeting were approved. Motion passed unanimously.

Update on Assisted Living/Memory Care Project: Shukle noted that the City Council gave their final approval on the Tax Increment Financing request for Community Asset Development Group (CADG) to move forward with its assisted living/memory care facility in Jordan. He indicated that construction should begin in the next 30 to 60 days.

Introduction of Assisted Living/Memory Care/Independent Living Apartments Project: Shukle indicated that a developer from North Mankato, Minnesota is interested in an assisted living/memory care/independent living project. The developer has obtained a purchase agreement on 5 acres of land outside of the city limits at Aberdeen Avenue and Sunset Drive. An ordinance of annexation process has begun and there will be a public hearing on September 20, 2010 to consider the proposed annexation.

The project will entail building 56 units of assisted living, memory care and independent housing. An application for pay-as-you-go Tax Increment Financing is expected within the next few weeks.

Update on St. Francis/Allina Medical Clinic: Shukle reported that a purchase agreement has been submitted to Fransden Bank for review and consideration. The site is just east of the existing bank building along Creek Lane.

Existing TIF Policy: The EDA discussed the existing TIF policy in light of questions that have occurred regarding the proposed assisted living/memory care project. It was suggested that further research and discussion be done on this matter.

Downtown Parking: This matter was continued until the September 21, 2010 meeting. It is intended that the EDA will work on defining the scope of services for such a study.

TIF Policies: This item was continued until the next meeting.

Guest Speakers: Jerry and Terry Hartman, Timberline Industrial Park, will be present at the next meeting to discuss how the city can help to promote and market the industrial park.

Adoption of 2011 EDA/HRA Levy and Budget: There was discussion about the HRA levy and EDA budget. It was suggested that the former transfer of general fund monies be restored to the EDA budget. It was also suggested that this request be delayed for one year. It was the consensus that Account #590 be reduced by approximately \$14,715 as a demonstration to the city council that the EDA has been prudent in its spending and that this should be taken into account in budgeting for 2012 and beyond.

Upon motion by Sticha, seconded by Velishek, the EDA recommends setting the levy for the HRA at \$59,215 and the EDA budget at \$53,750 for 2011. Motion passed unanimously. The EDA would also like to discuss a policy on EDA fund balance. This discussion will take place at the next meeting.

Other Items: Shukle stated that he was told that Daryl Karsky does not intend to resign as his schedule is becoming more flexible that will allow him to attend future meetings. He also stated that the City Council reappointed Dave Wolf to a five year term.

Next Meeting: The next meeting of the EDA is scheduled for Tuesday, September 21, 2010, 7 p.m., city hall.

It was moved by Velishek, seconded by Sticha, to adjourn the meeting at 8:38 p.m.

Respectfully submitted,

Ed Shukle,
Executive Director/City Administrator