

**JORDAN ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
MINUTES**

September 20, 2011

Ray Sandey called the meeting to order at 7:05 p.m.

Roll Call: Present: Ray Sandey, Tanya Velishek, Ron Jabs, Dan Elke and Dave Wolf.
Absent: Joe Thill, and Greg Sticha. Also Present: None

Approve Minutes: Upon motion by Velishek, seconded by Elke, to approve the minutes of the August 16, 2011 meeting. Chair Sandey questioned if the heading related to the Tax Abatement from Dynotec, was suppose to read as possible or have that word struck. Janish noted that he would verify with Ed Shukle, City Administrator. Motion passed unanimously.

Update on St. Francis/Allina Medical Clinic/Scott County CDA Project/Public Library: Janish explained the Planning Commission has a special meeting established for September 27 and members should feel free to attend. Janish provided a quick summary of the project and members expressed concern with allowing for housing in the Highway Commercial and traffic impacts due to the location of the proposed project.

Minnesota Real Estate Journal Hospitality and Entertainment Conference – 9/30/11 at Golden Valley Country Club: Janish noted that three individuals are attending the conference to see what is needed for the industrial conference when the City of Jordan is a sponsor.

Minnesota Real Estate Journal Industrial Conference – 11/18/11 at Golden Valley Country Club: Janish explained that several members have indicated a desire to attend this conference. Janish stated that depending on the review of the previous topic staff would gather items in order to develop a display and also look for small items to hand out such as pens. Chair Sandey stated he also had an interest in attending this conference as well.

Ground Breaking Ceremony, Thelemann Dental, 10 a.m., Friday September 23:
Janish invited the EDA to attend the Ground Breaking Ceremony.

Downtown Parking Study Meeting – Downtown Property Owners and Businesses – Thursday, October 6, 2011, 6:30 p.m., City Hall: Janish encouraged EDA members to feel free to attend the presentation of the Downtown Parking Study to property owners and business operators. Janish noted an invitation was sent to property owners also asking them to share the invite to those who may be renting the property.

Other items:

Janish informed members of the EDA that Greg Harris is in progress with the Hotel Market Study and expects to have it completed for the meeting in October.

Wolf stated the City of Jordan needs to have codes in place in order to allow for small business to grow. Wolf noted that small businesses grow into large ones and by creating a situation in which small business can grow into larger ones, the odds of the business expanding in Jordan are greater.

Members also discussed the possibility of creating a package TIF in order to attract business to Jordan. The discussion centered on selling land for a dollar or some other amount to a business and then using TIF to provide the original owner additional funds for the land.

Members also questioned if it might be possible to use Tax Abatement in order to provide a tax reimbursement back to a property owner for creating space within an industrial building for incubator companies.

Members also questioned if it might be possible to spread the word that existing business and members of the social organizations can help to attract business to Jordan. Members thought it would be appropriate to “piggy back” on a future meeting with the Commercial Club when the City Engineer typically explains projects the city is working on.

Next Meeting: The next meeting of the EDA is scheduled for Tuesday, October 18, 2011, 7 p.m., City Council Chambers.

Upon motion by Velishek, seconded Wolf, to adjourn the meeting. Motion passed unanimously. The meeting was adjourned at 9:02 p.m.

Respectfully submitted,

Ed Shukle
Executive Director/City Administrator