

**JORDAN ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
MINUTES**

SEPTEMBER 21, 2010

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

Roll Call: Present: Ray Sandey, Mike Shaw, Tanya Velishek, Dave Wolf and Ron Jabs. Absent: Daryl Karsky. Also Present: Jerry Hartman, Timberline Industrial Park; Kim Hanner, Carasim Coffee; and Ed Shukle, Executive Director/City Administrator.

Approve Minutes: Upon motion by Shaw, seconded by Wolf, the minutes of the August 17, 2010 meeting were approved. Motion passed unanimously.

Façade Improvement Project: Shukle presented an application for the downtown façade improvement program. The application is for new windows on the Carasim Coffee building on Broadway Street. The applicant is Kim Hanner. Upon motion by Velishek, seconded by Jabs, the EDA supports the project as presented and recommends that \$2,500 be approved from the downtown façade improvement program per the guidelines of the program. Motion passed unanimously.

Presentation from Jerry Hartman, Timberline Industrial Park: Jerry Hartman, Timberline Industrial Park discussed how to better market the industrial park to prospective businesses. He indicated that prospective buyers want incentives in order to locate in the park. He expressed concerns over the city's fees particularly the city's storm water utility fund fees.

Resolution Authorizing an Internal Loan for Advance of Funds: Shukle explained that the purpose of this resolution is to provide for an interfund loan to pay certain development fees of up to \$48,000 related to the construction of a 20 unit rental housing facility for Jordan Senior Cottages, LLC, as part of the Tax Increment Financing project to be located in the northwest corner of the city. The City Council has already approved this resolution. The loan will be provided from the Housing and Redevelopment Authority (HRA). Upon motion by Wolf, seconded by Velishek to approve Resolution Authorizing and Internal Loan for Advance of Funds in Connection with Tax Increment Financing District 1-10. Motion approved with Shaw, Velishek, Wolf and Jabs in favor. Sandey abstained.

Update on Assisted Living/Memory Care Project – Community Asset Development Group (CADG)/Jordan Senior Cottages, LLC: Shukle reported that he hasn't heard officially when the project will begin construction but that he is still anticipating that construction will begin yet this fall.

Assisted Living/Memory Care/Independent Living Apartments Project – Montag Development: Shukle indicated that a public hearing had been held on September 20, 2010 before the City Council regarding an annexation by ordinance for 5 acres of property located in St. Lawrence Township at Aberdeen Avenue and Sunset Drive for an assisted living/memory care/independent housing project. The developer is Montag Development from North Mankato, Minnesota. He stated that the developer is applying for TIF assistance and the application for review and consideration by the EDA will be at the October 19, 2010 EDA meeting. The project consist of 56 units.

Update on St. Francis/Allina Medical Clinic: Shukle reported that city staff is still waiting to review revised plans for a medical clinic to be located adjacent to the Fransden Bank.

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

Downtown Parking: This matter was continued to a future meeting.

Resignation of Daryl Karsky: Daryl Karsky has officially resigned from the EDA. A letter of resignation was presented to the EDA. The EDA directed staff to post the vacancy. Upon motion by Wolf, seconded by Sandey, the letter of resignation was accepted with regret. Motion passed unanimously.

Other items: Shukle distributed a survey to be completed by the EDA members with regard to the Community Growth Options (CGO) program. Currently, the Planning Commission is working on possible revisions to the city's zoning ordinance in regard to the industrial district.

Next Meeting: The next meeting of the EDA is scheduled for Tuesday, October 19, 2010, 7 p.m., city hall.

It was moved by Wolf, seconded by Velishek, to adjourn the meeting at 9:40` p.m.

Respectfully submitted,

Ed Shukle,
Executive Director/City Administrator