

**JORDAN ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
MINUTES**

SEPTEMBER 25, 2012

Greg Sticha called the meeting to order at 7:10 p.m.

Roll Call: Present: Greg Sticha, Ray Sandey, Dan Elke, Tanya Velishek, Dave Wolf, Ron Jabs and Joe Thill. Also Present: Yvonne Perkins; Mayor Pete Ewals; Jeff Will ; Rick Lockert; Terri Knox; and Ed Shukle, Executive Director/City Administrator.

Approve Minutes of the August 21, 2012 Regular Meeting: Upon motion by Elke seconded by Sandey, the minutes of the August 21, 2012 regular meeting were approved.

Jobs for Fees Program: The next draft of the Jobs for Fees program was reviewed. Several changes were recommended related to the program purpose, demonstrated market demand, disclaimer regarding overall project, impact on tax rate and example scenarios to measure existing businesses and where they might fall in the analysis.

Update on TH 169/TH 282/CR 9 Project with Kimley- Horn: Shukle reported that Kimley-Horn held a meeting on September 10 with businesses and/or property owners in the area. About 20 people were in attendance. He indicated that K/H was in the process of arranging one-on-one meetings with the property owners that requested them. K/H is also working on reviewing/updating the cost estimates of the previous options. At the October 16 meeting, K/H will be presenting the EDA with potential ways to move the project forward. This will get back to the 4 options that K/H presented previously.

Discussion Re: 212 and 216 Broadway Street: Shukle reported that the owner wishes to sell the properties but would like to do a combination of cash and trading of properties. The EDA did not believe that the amount cited with the city giving up its ownership of the apartment building at 101 East First Street was fair and equitable to the city. They directed that the Executive Director/City Administrator have further discussions with the property owner and bring back further information at the next meeting.

Proposed 2013 EDA/HRA Budget and Levies: Shukle updated the EDA on the City Council's action on the preliminary levy and budget.

Update on Downtown Parking Implementation: Shukle reported on the concerns expressed by property owners along Broadway Street in regard to the downtown parking restrictions that were to be implemented as part of the TH 21 Mill and Overlay project. He stated that several property owners attended a recent council meeting regarding their objections to the new signage and the restrictions being placed along Broadway Street. Discussion then continued regarding the need for a downtown master plan. The EDA requested staff to obtain Request for Proposals (RFP) examples that could be brought to

the next EDA meeting for review. It is the intent that the EDA recommend to the City Council that a RFP for planning consultant services be issued prior to the end of this year with a study to commence after January 1, 2013

Regarding the parking implementation, the city administrator will be working to accommodate property owners' needs to loosen the restrictions proposed as to not hinder businesses and their customers. Further restrictions are intended to be implemented along First Street and Water Street, east and west of Broadway Street, in Spring 2013.

Update on St. Francis/Allina Medical Clinic/Pharmacy/Scott County CDA Project/Public Library: Shukle reported that construction continues to progress on schedule. He also reported that a lease between the county and St. Francis has been signed and is under review by legal counsel for both the county and St. Francis. In addition, a lease between the county and a pharmacy is also being reviewed by legal counsel of both parties.

Report from Yvonne Perkins, Jordan Area Chamber of Commerce: Yvonne Perkins reported on items being worked on by the Chamber.

General Business Updates: There were none noted.

Other Items: Shukle reported Minnesota Manufacturers Week is the week of October 22-26, 2012. Upon motion by Elke seconded by Velishek, a proclamation declaring the week of October 22 as Minnesota Manufacturers Week in the city of Jordan was recommended to the City Council for approval. Motion carried unanimously.

Shukle also reported that a presentation was made before the city council from the Metropolitan Area Agency on Aging. The city council had suggested that the EDA, through the HRA, consider budgeting monies for home modifications for senior citizens who wish to remain in their homes. The EDA suggested having staff contact other cities and the agency regarding options to leverage dollars to assist. Rick Lockert, Hometown Bank, suggested that perhaps the EDA could work to buy down interest rates to assist these homeowners.

Next Meeting: It was noted that the next EDA meeting is scheduled for Tuesday, October 16, 2012, 7 p.m.

Upon motion by Wolf seconded by Jabs, to adjourn the meeting. Motion passed unanimously. The meeting was adjourned at 9:40 p.m.

Respectfully submitted,

Ed Shukle
Executive Director/City Administrator