

**JORDAN ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
MINUTES**

October 18, 2011

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

Roll Call: Present: Ray Sandey, Tanya Velishek, Ron Jabs, Dan Elke, Greg Sticha and Joe Thill. Absent: Dave Wolf . Also Present: Tim Loose, City Engineer; Joanne Foust, MDG; Councilmember Thom Boncher; and Ed Shukle, Executive Director/City Administrator.

Approve Minutes: Upon motion by Jabs seconded by Velishek, the minutes of the August 16, 2011 meeting were approved. Abstain: Thill.

Final Review and Recommendation re: Downtown Parking Study: Tim Loose, City Engineer, provided an overview of the downtown parking study. He stated that there is adequate parking in the downtown area but not all spaces are located where they should be in relation to business and residential properties. He further stated that if the city wants to have parking within a ½ block of a business, there needs to be additional spaces provided. He said that 4 areas were identified that could be looked at for the implementation of parking restrictions and/or land and building purchases. Two public meetings have been held regarding the study to obtain input into the study.

Sticha indicated that he supports restricted parking and suggests that if such a program were implemented, that it be monitored. If property is to be purchased, he supports it in the form of an overall redevelopment plan. He also stated that the city ought to keep its options open for properties as they become available. Jabs, too, supports the opinions of Sticha in this regard.

Sandey supports buying properties such as Wiereke's located along Broadway Street. These properties are available for sale and could be made into public parking.

Discussion did focus on the possible need for a redevelopment master plan which would encompass doing a visioning process for the downtown area.

Upon motion by Sticha, seconded by Jabs, the EDA recommends to the City Council that the city consider implementing the proposed signage changes and monitor parking restrictions. It was noted that due to the proposed mill and overlay project on TH 21, the signage restrictions should probably be delayed until 2013. Motion carried unanimously.

Review Final Draft of Hotel Market Study Update: Shukle provided an overview of the final draft of the hotel market study prepared by Hospitality Marketers International. The EDA was pleased to see that the report affirms the 2009 study that Jordan does have

a market for hotel. Upon motion by Elke, seconded by Jabs, the hotel market study update was accepted and approved for moving forward to the city council for their review and approval. Motion carried unanimously. Upon approval by the city council, the report will be distributed to hotel franchise corporations, investors and other interested parties.

Report on Minnesota Real Estate Journal Hospitality and Entertainment

Conference: Shukle, Thill, Velishek and Foust reported that they attended this event and found it interesting and valuable as the city of Jordan pursues a hotel development project.

Report on Minnesota Real Estate Journal Industrial Conference: Shukle and Foust reported on the upcoming conference scheduled for November 18, 2011. They indicated that part of the marketing program under the Scott County CDA Economic Development grant included attendance at this conference, marketing materials, a display and a representative of the city of Jordan speaking on a panel regarding industrial development. Shukle asked who on the EDA would be attending to participate in the conference and staff the exhibit booth? All members said they would be attending. Staff will also be there including Foust, Janish and Shukle. Shukle reminded members that the dress attire is formal. Foust and Shukle are working with Bolton and Menk to have a formal display for the exhibit along with marketing materials and trinkets to give away. Jabs will be the city's panelist member who will be speaking during the event on industrial property opportunities in Jordan.

Update on St. Francis/Allina Medical Clinic/Scott County CDA Project/Public

Library: Shukle reviewed the current proposal from Dunbar Development on behalf of the Scott County CDA regarding the mixed use development for a senior housing project, library, clinic and pharmacy. The Planned Unit Development (PUD) will be presented to the Planning Commission on November 9, 2011.

Pre-Packaged Tax Increment Financing (TIF): Shukle indicated that he hadn't had time to research this topic but would report on it at a future meeting.

Tax Abatement Question: Shukle explained that there might have been some confusion in the minutes from the August 16, 2011 meeting as tax abatement pertained to the Dynotec project. The question appears that even though the EDA considered the matter in August, it didn't reach the city council meeting until September because of a public hearing requirement and the timing of meetings. It wasn't that the city council wasn't supportive of the project.

Presentation to the Jordan Area Chamber of Commerce or Commercial Club: This topic had been mentioned at the September 20 meeting as a possible future opportunity to present EDA topics and activities to the business community. It would be an opportunity to educate organizations about what the city is doing and what accomplishments and other positive things that have been occurring. It may be possible to "dovetail" on the

Bolton and Menk presentation at the Commercial Club meeting in February and/or at a general membership meeting of the Chamber of Commerce.

Status of TH 282/Creek Lane Intersection Project: Shukle and Loose reported that this area does not meet traffic warrants to justify any further signalization. This may change in the future particularly as a result of the CDA project and Oak Terrace project.

Status of U.S. Hwy. 169/TH 282/CR 9 Interchange Project: Shukle reported that the city, MnDOT and Scott County are trying to arrange a meeting in the next few months to explore the feasibility of doing preliminary engineering for the interchange project. Shukle will keep the EDA posted as efforts on this project move forward.

Review Mission Statement and Strategic Plan from 2010; Discuss Future Goal-Setting for the EDA: The EDA wants this item on the next agenda. Members are to come to the November meeting with ideas and be ready to adopt goals at the January 18, 2012 meeting.

Other items:

Rice Street Bridge Update: Loose reported on the status of the project. The goal is still to begin construction in 2012 with completion by the end of 2012.

Next Meeting: The next meeting of the EDA is scheduled for Tuesday, November 15, 2011, 7 p.m., City Council Chambers.

Upon motion by Jabs, seconded by Elke, to adjourn the meeting. Motion passed unanimously. The meeting was adjourned at 10:05 p.m.

Respectfully submitted,

Ed Shukle
Executive Director/City Administrator