

**JORDAN ECONOMIC DEVELOPMENT AUTHORITY  
REGULAR MEETING  
MINUTES**

**OCTOBER 19, 2010**

Ray Sandey called the meeting to order at 7:10 p.m.

**Roll Call:** Present: Ray Sandey, Mike Shaw, Tanya Velishek, and Greg Sticha. Absent: Dave Wolf and Ron Jabs. Also Present: Ed Shukle, Executive Director/City Administrator.

**Approve Minutes:** Upon motion by Velishek, seconded by Sticha, the minutes of the September 21, 2010 meeting were approved. Motion passed unanimously.

**Façade Improvement Project:** Shukle presented an application for the downtown façade improvement program. The application is from Barb Lee for the replacement of 15 windows in the two story building located at 214 Water Street. The applicant is proposing colonial grids with dark brown trim. The applicant was not present at the meeting. Upon motion by Sticha, seconded by Velishek, the matter was tabled until the November 16, 2010 EDA meeting. Motion passed unanimously.

**Façade Improvement Project:** Shukle presented an application for the downtown façade improvement program. The application is from Barbara Johnston for gutter, downspout and a proposed masonry coat on the building at 200 Broadway Street. Ms. Johnston was present to review the application with the EDA. Concern was expressed that the application does not meet the guidelines of the program. Upon motion by Sticha, seconded by Velishek, the EDA recommends denial of the application. Motion passed unanimously.

**Façade Improvement Project:** Shukle presented an application from Barbara Johnston for the sanding, priming and painting of 28 windows and the installation of interlocking deck components on the building at 115 East First Street. Concern was expressed that previously approved applications for work under the downtown program have not been started. Upon motion by Sticha, seconded by Shaw, this item was tabled until the November 16, 2010 meeting to obtain an update on what has already been spent or committed for 2010 for the downtown façade improvement program. Motion passed unanimously.

**Update on Assisted Living/Memory Care Project – Community Asset Development Group (CADG)/Jordan Senior Cottages, LLC:** Shukle reported the group will be closing on the property at the end of October. An official groundbreaking will be scheduled for the first week of November.

**Assisted Living/Memory Care/Independent Living Apartments Project – Montag Development:** Shukle introduced Mick Montag, Montag Development who then presented a site plan for the proposed 56 unit assisted living/memory care/independent housing facility to be located at the intersection of Aberdeen Avenue, Sunset Drive and Beaumont Avenue.

Shukle then introduced Mikaela Huot, Springsted, the city's fiscal advisor, to review the Tax Increment Financing (TIF) analysis on the project. The TIF project is proposed to be over a 25 year period with approximately \$1.6 million in TIF assistance proposed under a pay-as-you-go TIF program.

Concern was expressed over the length of the district and the amount of money being pledged under the TIF plan. Montag explained that he proposed the TIF district for 25 years because that is what the previous developer of an assisted living/memory care project (Community Asset Development Group) had applied for and received recently. The EDA expressed that they would be more comfortable with a lesser time period. The EDA requested additional information on Montag Development's market study. Because of the timetable on the project and the fact that Montag Development wishes to begin the first phase of development in 2010, there was consensus to schedule a special EDA meeting prior to the City Council's TIF public hearing on the TIF plan. The dates of October 26, October 28 and November 4 were suggested. Shukle will contact members when one of these dates has been confirmed.

Due to the lateness of the meeting, the remaining agenda items were continued until the next meeting.

**Other items:** Shukle did ask the EDA if they would agree to transfer funds from the Twin Cities Community Capital Fund (TCCCF) to the Minnesota Community Capital Fund (MCCF) due to the dissolution of the TCCCF. Consensus was to move forward with the transfer from TCCCF to MCCF.

Shukle also mentioned the Scott County Community Development Agency (SCCDA) program on economic development. He stated that grants were being offered through the CDA to conduct programs to assist in marketing and attracting new business and strengthening existing businesses within Scott County cities. Shukle had sent the EDA a information previously on this program asking for suggestion on possible projects. Up to \$15,000 is available per city. Consensus was to have Shukle apply for funding of some economic development related projects regarding business retention and expansion surveys, marketing programs, etc.

**Next Meeting:** The next meeting of the EDA is scheduled for Tuesday, November 16, 2010, 7 p.m., city hall.

Respectfully submitted,

Ed Shukle,  
Executive Director/City Administrator