

# JORDAN ECONOMIC DEVELOPMENT AUTHORITY

## MINUTES

December 16, 2003

**Roll Call:** The Jordan, Minnesota, Economic Development Authority was called to order by President Jeremy Goebel at 7:00 p.m. at Jordan City Hall on December 16, 2003.

Present: Commissioners Jeremy Goebel, Ron Jabs, John Mulcahy, Ray Sandey, Greg Sticha, Dave Wolf and Howard Senske

Absent: None

Also present: City Administrator Linda Waite Smith

**Approve Minutes of Previous Meeting:** The minutes were approved as written.

### **Management Report:**

1. January EDA Meeting.

City Administrator/Executive Director Waite Smith reported that Barry Stock, City Administrator of Savage, is willing to meet with the Jordan EDA in January. It was the consensus of the members to reschedule the January 2004 JEDA meeting to Tuesday, January 20 at 4:30 p.m. to accommodate Mr. Stock's schedule. There was discussion of topics EDA commissioners would like Mr. Stock to address: the work plan of the Savage economic development body; how leads are generated; the impact of design standards on potential businesses; where to focus resources; and how to accumulate a fund to assist existing or potential businesses.

2. February EDA Meeting.

The second City Council meeting in February is rescheduled to the normal EDA meeting time due to the Presidents' Day holiday. It was the consensus of the group to reschedule the EDA meeting for Monday, February 16, at 7:00 p.m.

Paul Steinman of Springsted Financial Advisors will be invited to the February meeting. Among the questions the JEDA would like Mr. Steinman to address: the difference between HRAs and EDAs; what authority the JEDA has to raise money; what sources of funding the EDA might tap; what EDA funds can be spent for; and which situations are most suited for TIF or tax abatement or other forms of assistance.

3. Highway 169 Interchange.  
Waite Smith reported on recent activities related to the Highway 169 Interchange design options. The City's advisory group met last week with Kimley-Horn, the City consultant to clarify issues from the City/business community perspective. Waite Smith accompanied the consultants to a meeting with MnDOT where the consultant clarified MnDOT's issues. The next meeting with the consultant will be in early January and a final report is due by the end of February.
4. Maxfield Research Report and JEDA Work Plan.  
Commissioners agreed the Maxfield Research report that was distributed at the November meeting helps identify elements of a work plan for the coming year. They requested that Waite Smith obtain an electronic version of the document so portions could be excerpted and shared with different audiences.

The group brainstormed ideas for the work plan, focusing on three areas: Purpose of the JEDA, Partners the JEDA can work with to accomplish its goals, and Tools the JEDA can develop to promote its goals. A draft summary of the ideas generated is attached to these minutes.

There was considerable discussion of the need for a full-time City staff member who is knowledgeable about and experienced in economic development. The consensus was that hiring another planner who also works on economic development has not been successful in the past because the planning work load displaces the time spent on economic development.

**Consent Agenda Items:** There were no consent items presented for approval.

**All Other Items:**

1. Next Meeting: Tuesday, January 20, at 4:30 p.m.
2. Information requested:
  - a. Copy of Space Planning Needs report by Paulsen Architects
  - b. List of current TIF and Tax Abatement agreements

**Adjournment:** The meeting was adjourned at 9:10 p.m.

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Secretary

ATTEST:

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Executive Director