

JORDAN ECONOMIC DEVELOPMENT AUTHORITY

MINUTES

August 17, 2004

1. Roll Call: The Jordan, MN, Economic Development Authority was called to order by President Jeremy Goebel at 7:05 p.m. at Jordan City Hall on August 17, 2004. Present: Commissioners Jeremy Goebel, Howard Senske, Greg Sticha and Ray Sandey
Absent: John Mulcahy (excused), Ron Jabs (excused) and Dave Wolf
Also present: City Administrator Linda Waite Smith

2. Approve Minutes of Previous Meeting: The July 20 meeting minutes were approved as written.

3. Management Report:

a. Presentation by William Jaffa, Executive Director of Scott County HRA
Mr. Jaffa explained the main HRA programs that might prove helpful to Jordan.

1) Land banking: the HRA holds property and manages it until a city is ready to proceed with development

2) Revitalization for Small Cities: the HRA and city are partners in analyzing and responding appropriately to needs for downtown preservation, economic growth and housing. Examples include:

Northbridge in Shakopee: opened August 1, 2004; has 58 apartments for adults 55 and older; rates just below market rates; 30% leased at time it opened.

River City Centre in Shakopee: has 52 senior rental units above retail space.

Hamilton Apartments Project in Savage: has 42 mixed use rental housing for low and moderate income elderly persons, located above office/classroom space.

Belle Plaine City Hall: plans are currently on hold for new city facility on ground floor with rental housing units above. Plan saves \$600,000 over cost of separate facilities.

Mr. Jaffa stated the HRA might be able to assist the City of Jordan in developing new City facilities for administration/library/police functions. Ideas that could be explored include lease arrangements with other governmental units such as post office, school district or state agencies or perhaps the HRA acquiring the existing facilities for redevelopment. It was agreed that Mr. Jaffa would send Linda a copy of the contract recently developed between the HRA and Elko. Linda will

also schedule a City Council work session in September to discuss capital projects.

b. Interview Questions for Businesses

Members reviewed and revised the draft questionnaire to be used in interviewing business owners/operators in Jordan. They then reviewed the Chamber of Commerce membership roster to determine interviewees. Linda will add names of downtown businesses that are not Chamber members. The interview process might include a phone call or letter to notify the person they will be receiving a questionnaire that will be followed up by a phone call to collect the information. The questionnaire and contact list will be finalized at the September meeting.

4. **Consent Agenda Items:** There were no consent items presented for approval.
5. **All Other Items:**
Next meeting date is September 21, 2004.
6. **Adjournment:** The meeting was adjourned at 9:40 p.m.

Secretary

ATTEST

Executive Director