

**MINUTES OF THE PROCEEDINGS
ECONOMIC DEVELOPMENT AUTHORITY
JANUARY 18, 2017**

1. Roll Call
2. Approve the minutes of the October 18, 2016 regular meeting

Present: Ron Jabs, Ray Sandey, Dan Elke, Dr. Chuck Cook, Jeff Will

Absent: Ryan Danhert, Councilmember Mike Franklin, Mayor Tanya Velishek

Also Present: Tom Nikunen, Andrew Barbes, Mike Waltman, Tim Loose

3. Management Report

A. 190th ST Traffic Study

Bolton and Menk Engineer Mike Waltman gave a presentation on the 190th St Traffic Study. In April, 2016 the City was selected to receive a corridor readiness grant from the Scott County CDA for a traffic analysis related to future growth along and inside the 190th St / Hwy 169 / CR 9 / Delaware Ave corridors. Scott County CDA has routinely supported regionally significant growth areas in the County such as this area in Jordan. This area is proposed to be served by sanitary sewer in 2017 with installation of the SW Interceptor available for commercial and industrial development. Some potential developments in this area include an outlet mall, other retail, light industrial, and other highway commercial type uses. The Minnesota Renaissance Festival is also proposed to relocate to the area in 2020. These land use changes would assuredly generate higher traffic volumes to 190th St, Delaware Ave, CR 9, and Highway 169. Therefore, to prevent the need for more costly after-the-fact improvements to accommodate increased traffic volumes, this grant was sought after and secured. Implementing appropriate improvements in conjunction with development will provide safety and congestion relief benefits. Additionally, this information will provide a better of idea of infrastructure needs to reduce uncertainty for developers and allow the City to accurately garner developer funding to pay for all or a portion of necessary infrastructure. The Board and Staff looked at different options and discussed conceptual development areas.

No motion needed.

B. St. John's Redevelopment Update

Administrator Nikunen gave an update on the St. Johns Development site. The Church has a committee that interviewed a handful of developers to help with the site. The Church is currently doing a market study to research housing and business mixed use on the bottom portion of the building. The EDA has been asked to provide a letter of support to use TIF. This does not mean the project has been awarded TIF just that the project would warrant it as an option.

Motion to support the St. Johns redevelopment and the idea of TIF based on the merits of the project by Ron Jabs second by Dr. Chuck Cook. Motion approved. Vote all ayes.

C. Marketing Plan Update

Administrator Nikunen gave an update on the different marketing materials the City has been working on. Including the city video which will be done in 2017 and looking at different magazine options for running potential ads.

Administrator Nikunen presented an idea to create a Redevelopment and Commercial Kitchen revolving loan fund. The Cities Master Vision calls for more amenities like restaurants in the community however very few of the buildings has commercial kitchens. This program would be for gap financing and only on equipment. The EDA discussed the idea and asked for a rough draft policy to be brought to the next meeting.

No motion needed

D. Commission Seats

An EDA term is up at the top of 2017 and applications have been put online. Current seat holder can reapply for another term.

No motion needed

4. Next Meeting -Tuesday February 28, 2017, 6:30 PM, Jordan Chambers

5. Adjournment

Motion Dan Elke second Ray Sandey to adjourn Motion approved. Vote all ayes.