

**MINUTES OF THE PROCEEDINGS
OF THE CITY COUNCIL OF THE CITY OF JORDAN
IN THE COUNTY OF SCOTT
August 15, 2017**

1. Roll Call
2. Approve the minutes of the July 18, 2017 regular meeting

EDA July 18 2017 minutes

Ryan Dahnert motioned to approve minutes and Tanya Velishek seconded.

3. Management Report
 - A. Building Code Improvement Grant Program Application for Old Town Coffee Saloon

[Downtown Building Code Application](#)

[Budget for Proposed Improvements](#)

[Building Layout](#)

[2017-08-14 Proposed Layout](#)

[2018-08-15 3 A Building Code Matching Grant](#)

Kathleen Hammer, Planner, gives background regarding Old Town Coffee Saloon.

Mike Franklin recommended motion for recommendation of grant.

Tanya Velishek seconded. Item open for discussion.

Chuck Cook asked staff what happens to the current location.

Kathleen Hammer explained the Coffee Saloon owners are currently leasing and the owner of the building will likely look for another renter.

Mike Franklin asked for clarification on the amount requested (\$5,000.00)?

Kathleen Hammer explained the policy allows a 1:1 match for ADA improvements.

Mike Franklin stated the request of \$5,000 was well below the 20,000 project estimate and asked if the architect can pull this off?

Kathleen Hammer confirmed the application included purchase is pending final negotiations and City approval.

Chuck Cook stated that building has some other tenants in the back.

Ryan Dahnert asked staff if the City can we issue a grant even though its' not owned yet?

Kathleen Hammer stated the approval is contingent on acquiring property.

All ayes.

B. Discussion of Redevelopment Areas for the 2040 Comprehensive Plan

[2018-08-15 3 B Redevelopment Map](#)

[5.1-Redevelopment-Sites-Map - KH](#)

[5.1-Redevelopment-Sites-Map - KH - cropped](#)

Kathleen Hammer explained the redevelopment map and explained how the map is used to set ground for land use chapter for the Comprehensive Plan Updated. The map indicates redevelopment but is not binding.

At the previous meeting the EDA asked for additional parcels to be included on the map. The parcels are now included (items 7-11) and include possible redevelopment descriptions.

Kathleen Hammer gives brief discussion of items 7-11.

No formal motion needed just review and update to EDA members.

Tanya Velishek asked if the EDA had questions.

Mike Franklin asked when the Comprehensive Plan Update process is finished.

Kathleen Hammer indicated staff is working with the Metropolitan Council to determine growth boundary.

Chuck Cook asked to clarify that the parcel west of funeral home building is just a home now but potential is for commercial correct?

Kathleen Hammer stated she is not sure of current zoning but the Metropolitan Council should not have an issue rezoning and guiding for commercial due to the proximity to downtown.

Chuck Cook asked if the property is for sale now, closer to south house. Auto place? What about that?

Kathleen Hammer stated she has no information but can add that to the map.

Mike Franklin indicated the parcel is already on the map as site 5- Broadway West.

C. Update on Hamburger Home and Clancy's

Kathleen Hammer explained that Clancy's is undergoing the TIF analysis this week will allow for forward movement.

Hamburger Home

Kathleen Hammer explained that the City Council approved the bid request for the building but after conversations with the property owner he doesn't want to sell for less than \$300,000.00 and Scott County values them at much less.

Ray Sandey asked City Staff what is the tax value of apartment building?

Kathleen Hammer said she is not sure but can follow back with you him.

Mike Franklin asked for clarification, and asked if the property owner wants the City to pay double?

Kathleen Hammer confirmed he wants to see well over \$300,000.00.

Ray Sandey stated Al has mortgages on his properties. The City is foolish to not do it.

Tanya Velishek stated the City is not going to do it. The City is not selling the building.

Mike Franklin stated the City has other priorities than selling it the City-owned apartment. The apartment is making us money.

Ray Sandey asked where the money came from to purchase it the City-owned apartment building. We have an issue with downtown. Look at the needs.

Tanya Velishek clarified that we are not talking about the apartment at this time; we are discussing the Hamburger Home property.

Ray Sandey stated the Hamburger Home has same value as the City-owned apartment.

Tanya Velishek asked Ray Sandey if Al Weirerke is using it when he shouldn't be.

Ray Sandey stated he would like to see the City do something about it instead of fighting him

Chuck Cook asked what Al's goal is?

Ray Sandey stated Al would like to keep the building. It pays for itself he would consider trading for triplex. Simple exchange.

Mike Franklin stated he would like to see the value of the apartment.

Tanya Velishek stated every time the discussion of selling the City-owned triplex, the City Council decides to not sell it.

Mike Franklin asked what the City would do if they did sell it.

Tanya Velishek stated the money most likely will go to water fund.

Ray Sandey stated the money should go to EDA fund since that's where it came from.

Tanya Velishek stated that will not happen.

Chuck Cook stated that in the future, to protect EDA, the EDA should we make conditions to council that the funds should be placed back in the EDA account.

Mike Franklin stated he did not know EDA funded that.

Kathleen Hammer wrapped up the conversation stating the City has decided to not move forward with the appraisal at this time.

4. Next Meeting -Tuesday September 19, 2017, 6:30 PM, Jordan Chambers

5. Adjournment

Mike Franklin motioned to adjourn.

Ryan Dahnert seconded.

All ayes.

Tanya Velishek Mayor

ATTEST:

Tom Nikunen

City Administrator