

**MINUTES OF THE PROCEEDINGS  
OF THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF JORDAN  
IN THE COUNTY OF SCOTT  
September 19, 2017**

1. Roll Call

Present: Ron Jabs, Ray Sandey, Tanya Velishek, Ryan Dahnert, Dr. Chuck Cook  
Absent: Mike Franklin, Dan Elke

2. Approve the minutes of the August 15, 2017 regular meeting

[August 15, 2017 EDA Minutes](#)

Motion Tanya Velishek second Ryan Dahnert to approve minutes. Oppose: None. Motion approved.

3. Management Report

A. EDA 2018 Budget and Levy

[3A Budget and Levy Packet](#)

Discussion led by City Administrator Tom Nikunen over the history of the budget and levy and changes since 2013. Nikunen stated that the budget for the EDA does not need to be acted upon at this time, and that the funds can decrease but cannot increase at this time.

Commissioner Sandy inquired about the state of the water budget and rates. Nikunen responded that the City has received an application for subdivision for 48 residential lots under a Planned Unit Development (PUD), which is expected to contribute to the water budget. Sandey inquired upon the propose of allowing a PUD, stating that he does not believe smaller lots are appropriate in that area. Sandey sited Clover Ridge in Chaska for attractive smaller lots and houses.

Chair Jabs inquired upon the status of the Sand Companies workforce housing project in northwest Jordan. Administrator Nikunen explained how their funding fell through due to the structuring of the application scoring criteria. Nikunen explained that according to their scoring criteria, Jordan is too far to score points for jobs in Shakopee, and not far enough to score points for being a long commute community. The result being that the Sand Companies were unable to qualify for the funding needed for their project.

B. Potential St. Johns Redevelopment Support Letter

[3 B Potential St. John's Redevelopment Site Memo](#)

City Administrator Tom Nikunen requested the EDA recommend the City Council approve directing staff to prepare a letter of support for upfront TIF to make the proposed redevelopment project more feasible and to better market the project to developers. Nikunen indicated that the Glenn's were unable to make their project work at the St. Johns site, and in response the City asked the Church if they would let Sand Companies take a shot at it. The church obliged and the City has since been working to move things along.

The Commission discussed the item at length. Sandey wondered if the developer doesn't pay for the lot, if they would still be church interested? Nikunen asserted that the church is willing to entertain the idea if they receive a new site with adequate parking.

Jabs inquired upon whether the developer or the City is requesting that the park land dedication requirement be waived. Sandey wants them to pay the \$5,000 for parkland dedication. Jabs stated that if the city increases density then the city needs to maintain parks capable of accommodating increasing numbers of users.

Sandey inquired about the types of residential units involved in the project. City Administrator Nikunen stated they would be market rate units for senior citizens, and that a new City Hall would be included on the first floor of the proposed development. The commission discussed what could be done with the current city hall site/building and consider constructing a parking garage at the current city hall site. The garage could be free, and is centrally located in the downtown.

Chair Jabs inquired upon the worst-case scenario- if the city progresses with TIF but the development falls through. Administrator Nikunen responded that if they don't pay their taxes upfront the City could be on the hook for them. Where does the upfront money come from? The City would issue bonds. They get it upfront and don't pay taxes on it, basically 25% down payment (2.5 million upfront TIF).

Sandey stated that he would rather see the city join with the church to develop the lot, or at the very least reconsider the 4 million dollars that would go to the developer. Sandey questioned whether the project needed to include a new city hall or be a public building. Dahnert wondered if it was a public space if the city could rent it out to users, similar to an incubator space. The big issue, according to Sandey, is that no one wants to pay to tear the church down. If the lot is shovel ready, it is more lucrative in terms of marketability.

Ron Jabs inquired upon the status of the downtown Post Office. The inquiry was not answered fully, however someone indicated that it might be a long-term lease.

Ultimately, the EDA expressed concern with locating the City Hall in the development. Sandey is interested in developing housing on the GenCon site, however, and would be willing to support incentivizing redevelopment at that particular site. Administrator Nikunen countered that the site doesn't qualify for redevelopment TIF.

Chair Jabs expressed an interest in acquiring rights to property and tearing down building to create a shovel ready site.

Motion Sandey, Second Dahnert to support TIF and the use of the site for housing and reevaluate retail or office in lieu of City Hall.

Motion Ray Sandey second Ryan Dahnert to approve. Motion approved. Vote all ayes.

4. Next Meeting -Tuesday October 17, 2017, 6:30 PM, Jordan Chambers

5. Adjournment

Motion Ray Sandey second Chuck Cook to adjourn. Motion approved. Vote all ayes.

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Tayna Velishek, Mayor

ATTEST:

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Tom Nikunen  
City Administrator