

**MINUTES OF THE PROCEEDINGS
OF THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF JORDAN
IN THE COUNTY OF SCOTT
APRIL 17, 2018**

Present: Ron Jabs, Ray Sandey, Mike Franklin, Dr. Chuck Cook, Ryan Danhert, Dan Elke

Absent: Tanya Velishek

Also Present: Addison Lewis, Planner/Economic Development Specialist

1.0 CALL TO ORDER

Chair Jabs called the meeting to order at 6:37 p.m.

2.0 ADOPT AGENDA

Motion by Cook, second by Sandey to adopt the agenda. All ayes. Motion passes.

3.0 APPROVAL OF MINUTES

A. March 20, 2018

Motion by Franklin, second by Cook to approve the minutes. All ayes. Motion passes.

4.0 NEW BUSINESS

A. Review of Draft Economic Competitiveness Chapter for 2040 Comprehensive Plan Update

Planner Lewis provided an overview of the draft Economic Competitiveness chapter of the comprehensive plan. The comprehensive plan is intended to guide policy and investment decisions on a number of topics, including land use, housing, transportation, parks, infrastructure, resilience, and economic competitiveness. Comprehensive plans are required to be updated every ten years and must be submitted to the Metropolitan Council for review for consistency with regional system plans. In order to meet the Metropolitan Council's deadline, the plan must be completed and distributed for the required six month adjacent community review in June. The Economic Competitiveness chapter provides an overview of existing economic conditions in Jordan and the surrounding area, identifies key redevelopment sites, and includes goals and actions related to economic development. The goals and actions included in the chapter are consistent with those developed for the EDA strategic plan. Staff is recommending the EDA review the draft chapter and provide any comments.

Commissioner Cook stated that he thought the chapter looked excellent.

Commissioner Franklin asked if the plan is intended to guide us or do we guide it? Lewis responded that the city has a lot of flexibility in determining what to include in the chapter for goals and policies but once it is adopted, the intent is that it would guide city decision making.

The commissioners discussed the proposed redevelopment sites, specifically number 5, 108-112 1st Street West. Commissioner Sandey said that the text says this building is vacant but it is not so the word vacant should be removed. The group asked if it is not vacant, why it is listed as a redevelopment site. Lewis said it is because the use is more industrial and not a retail/service oriented businesses, which is the purpose of the downtown district. The commissioners also discussed site number 8, which is an existing home located within the industrial park.

The group discussed whether this takes into account our annexation agreement. Chair Jabs said he believes we have an annexation agreement but not an orderly annexation agreement. An orderly annexation agreement would specify which property would be brought into the city by a certain date. Our agreement requires the landowner to request that they be annexed. Jabs said he believes we should be looking towards the north for future industrial expansion, which the plan does not do. The group discussed orderly annexation agreements and how it impacts the city's future growth. The group discussed properties northeast of the city's wastewater treatment plant for future industrial development. Commissioner Elke made a motion to pursue looking at the land use along Valley View Drive to 173rd Street for inclusion in the 2040 plan as industrial, seconded by Cook. All ayes. Motion passes.

Jabs directed staff to send the future land use map to the EDA.

B. Update on Business Appreciation Week Meetings

Staff provided an update regarding the Business Appreciation Week Meetings. The Jordan City Council declared the week of April 2-6 to be Business Appreciation Week in Jordan. During this week, staff offers to meet with individual businesses. The meetings are a good opportunity to hear how businesses are doing, find out if they have plans to expand or hire new employees, and offer ways that the city may be able to assist them. Staff directly contacted 19 businesses and promoted the event on the city's website and through social media. During the week, staff met with Enterprise Pattern & Prototype, Oak Terrace Senior Living, Swager Nutrition, Siwek Lumber, S.M. Hentges, and Mid County Fabricating. The meetings were positive in that the businesses we met with expressed they are doing well. Staff noted in the meetings that a page has been added to the city website where businesses can send job postings if they are looking to hire and the city will post them on the webpage to assist the businesses in promoting the position.

Commissioner Sandey asked how the meeting with Hentges went and who was there. Planner Lewis noted that the meeting included Steve, Jeanette, and Nate Hentges and Jim Krasowski. The meeting went well. Discussion at the meeting was mostly focused on other developments and things happening in the city.

5.0 OLD BUSINESS

6.0 MANAGEMENT REPORT

- A. General Management Updates
- B. Next Meeting- May 15, 2018

7.0 CITY COUNCIL MEMBER UPDATE

Commissioner Franklin said that the Council did approve the support for TIF for Schrom Construction to build workforce housing units near Wexford Square. He noted that the Council should provide additional guidance to the EDA on what we should be using to evaluate requests for TIF.

Franklin said that the Council also approved final plats for Bridle Creek and Stonebridge, which includes 59 single family lots to be developed this year. We're hopeful that future phases will continue soon. We also directed staff to pursue a purchase agreement for 10 acres directly south of Stonebridge. The intent is that this land would eventually be developed as part of a community park. There is a possibility some of the parkland is usable this year.

Franklin said we're also starting a joint effort with MnDOT and Scott County to study the potential for a 282/169/CR9 interchange. It's about \$189,000 project. The city will be responsible for about \$48,000 or so.

Commissioner Danhert asked how that came about.

Franklin said it is because the County and MnDOT are pushing for an interchange and the city's stance has been that they don't want any businesses to lose any land or impacts to access. We agreed to hire Kimley Horn to do a traffic study and come up with alternatives.

Jabs asked if there is going to be a meeting where a number of city council and county commissioners and MnDOT staff are all in the same room to get on the same page. Franklin said yes.

Danhert asked if the city could stop this from happening if it wanted to. Franklin said that is essentially what we have been doing but since it is a MnDOT and County roadway, I'm not sure we could stop it. MnDOT wants to work with the community to find a solution that works for everyone. I think we need to be a little bit flexible so that we can get this done. Jabs said he would be interested in serving on the committee regarding the interchange if possible.

Franklin said that the Council approved a sign variance for Pekarna's. The Planning Commission is going to be looking at changing the color pallet because it doesn't appear that it was ever intended to apply to signs.

8.0 COMMISSIONER MEMBER REPORT

9.0 ADJOURNMENT

Motion by Elke, second by Cook to adjourn at 8:13. All ayes. Motion passes.

Tanya Velishek, Mayor

ATTEST:

Tom Nikunen
City Administrator