

## City of Jordan

### Economic Development Authority Commission

#### January 15, 2002 Minutes

**Members present:** Chair Joe Benko, Vice Chair Steve Radermacher, Dave Wolf, John Mulcahy, Howard Senske, Ronald Jabs

**Members absent:** Barry Ullman, Scott Schoenike

**Staff present:** Troy Bonkowske- Economic Development / Planning Director, Joe Janish- Planning Intern

**Visitors present:** None

- I. *Call to Order*- Chair Benko called the meeting to order at 6:04 p.m.
- II. *Approval of Past Minutes*- Member Wolf made a Motion, Jabs second, to approve the November 20 and December 18, 2001, meeting minutes. Motion approved unanimously.
- III. *Whispering Meadows, Miscellaneous Development Activity*-
  - A.) Ms. Kitty Burton, from Burton Insurance Agency, approached the Planning Commission last Tuesday with her proposal for a commercial building in this subdivision. The Planning Commission and Staff looked favorably upon this application after reviewing her site plan and found it to be compliant with zoning regulations.

Director Bonkowske heard Sew Special, currently located in the downtown, and has plans to occupy the other half of the building. Member Jabs recently spoke with the owner of Sew Special and she indicated she wasn't going to move her business out of the downtown, however.
  - B.) Al Jensen, owner of the Subway in Belle Plaine, has confirmed he purchased a franchise for the Jordan area and will plan to be in operation by June. Subway would be a part of four or five businesses in a proposed mall in this subdivision, which is separate from Ms. Burton's lot.
  - C.) Director Bonkowske reported there had been an individual who recently applied for a liquor license. Mr. Bonkowske reported there were no formal development plans with this application and he expected to receive another application soon.

- D.) The City's current Building Official, Loren Kohen will inspect the old Yahnke property to determine if it meets the "blight" test for Tax Increment Financing (TIF) assistance on January 30, 2002.

**IV.** *Creation of Jordan Development Plan-*

Director Bonkowske indicated again he was cautious about starting this plan before the Highway 169 Interchange Study was completed. During this time though, Mr. Bonkowske asked if members could bring ideas of what they would like to see develop in the highway commercial and industrial areas.

Mr. Bonkowske also mentioned he was working for revenue sources to help fund this plan. Recently, Excel Energy indicated they would contribute \$1,500.00 for the plan, with contingencies.

**V.** *Highway 169 Interchange Study-*

Director Bonkowske said that MnDot and the City were moving cautiously for the next meeting to avoid many of the pitfalls already experienced. MnDot officials indicated they would include Jordan's business representatives in the Task Force and elected officials are open to attend the next meeting, scheduled for January 31st.

Member Wolf said he received the January 31st agenda packet in the mail recently and was disappointed when he reviewed it. The packet contained maps of Interchange designs that have already been rejected by the City. Director Bonkowske said he was dismayed as well, but was hopeful the next meeting would show progress.

**VI.** *Economic Development Association of Minnesota (EDAM) Transportation Conference; January 9 & 10, 2002 Report-*

Relating to the Interchange Study, Director Bonkowske reported this conference was excellent and he met important transportation leaders there. One example was Senator Dick Day from Owatonna, who has had several battles with MnDot in the past. Senator Day indicated he could be used as a resource if negotiations between the City and MnDot break down again.

**VII.** *Scott County Economic Forum; January 23, 2002, Shakopee Community Center-*

Mr. Bonkowske said he would be attending this forum next week in Shakopee.

**VIII.** *Adjournment-*

Member Senske made a Motion, Mulcahy second, to adjourn the meeting at 7:14 p.m. Motion approved unanimously.

Respectfully submitted,

Troy Bonkowske  
Economic Development / Planning Director