

City of Jordan

Economic Development Authority Commission

April 16, 2002 Minutes

Members present: Chair Joe Benko, Dave Wolf, John Mulcahy, Dale Oldenberg, Barry Ullman, Howard Senske

Members absent: Vice Chair Steve Radermacher, Scott Schoenike

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

Visitors present: Trudy Smith- Jordan City Councilmember, Jim Benshoof- transportation engineer, Curt Olson- local business owner

- I. *Call to Order-* Chair Benko called the meeting to order at 6:03 p.m.
- II. *Highway 169 Interchange Study Update, Benshoof & Associates Design Proposal-*

Previously, Member Wolf mentioned a transportation engineer, Jim Benshoof, could present a proposal to the Authority to create alternative interchange designs for the Highways 169/282 intersection.

Director Bonkowske gave some background information about Mr. Benshoof and introduced him to the Authority members. Mr. Benshoof explained the history of his engineering firm and other highway projects he has worked with MnDot in the past.

One particular project Mr. Benshoof highlighted included Highway 371 in Baxter, Minnesota. This project was similar to the Highway 169 interchange because it involved access management and he worked on behalf of the City and private property owners. As a result, the City, property owners and MnDot agreed on an alternative design Mr. Benshoof helped developed.

Director Bonkowske asked Mr. Benshoof how long he estimated the alternative designs would take to develop. Jim replied he estimated approximately six weeks to complete the interchange designs.

Mr. Olson asked Jim whether there are similar situations to that of the Highway 169/ 282 intersection that Jordan could use as an example to MnDot. Mr. Benshoof said the 24th Avenue exit off of Interstate 494 could be used as an example to MnDot officials for an interchange design.

Member Oldenberg asked Mr. Benshoof if his proposal included representing Jordan on the Interchange Task Force. Jim said his proposal only includes designing interchange designs and not replacing the City's engineering firm, Bolton & Menk, on the Task Force. Mr. Benshoof did say he would be willing to represent the City on the Task Force for additional fees, though.

Director Bonkowske informed members Highway 169 business owners have expressed support for hiring Mr. Benshoof and are willing to pay half (\$7,500) for the proposal's costs. Member Wolf stated that the highway business community is concerned about a conflict of interest the City's engineers, Bolton & Menk, present by working for the City and MnDot on this project. Member Wolf also expressed support of hiring Benshoof & Associates for the interchange project.

Chair Benko informed members the EDA could move forward and hire Benshoof & Associates, without Council approval. Other members thought it might look better if the Council approved hiring Benshoof & Associates as a consensus. It was agreed the Council would consider hiring Benshoof & Associates at next Monday's meeting.

Member Senske made a Motion, Ullman second, to approve hiring Benshoof & Associates to represent the City and create alternative interchange designs for the Highway 169 and 282 intersection. Motion approved unanimously.

III. *Joint Marketing Venture for Whispering Meadows-*

Director Bonkowske said the City could take the next step and assist in marketing this commercial subdivision since the Creek Lane connection will be completed this summer. It was agreed certain businesses are needed, such as; pizza delivery, pharmacies, restaurants, entertainment facilities, hotels, etc...that the City doesn't have presently.

Mr. Bonkowske also told the members the Minnesota Real Estate Journal will publish two ads 5" wide and 7" high for \$895.00. Journal staff, Mr. Bonkowske and Kirby Morlock will work together on the development of these ads.

The Morlocks have agreed to pay for half of the ads costs and they will be published in the May 13 and 27th editions. Finally, Director Bonkowske recommended the EDA approve authorizing the release of \$1,000.00 for marketing purposes in the Whispering Meadows subdivision.

Member Oldenberg said the City has previously conducted similar campaigns in the past for the Jordan Development Corporation. Member Wolf asked if the EDA could work with other developers on similar projects. Director Bonkowske replied the City could work with other developers in the future.

Member Ullman, Wolf second, to authorize the release of \$1,000.00 for marketing purposes in the Whispering Meadows subdivision. Motion approved unanimously.

IV. *Miscellaneous-*

- Director Bonkowske said the Burton insurance agency has submitted a permit application for a building in the Whispering Meadows subdivision. This building would be split evenly between office space for the insurance agency and half leased out to a retail store.
- Mr. Bonkowske also told me the members that the City of Jordan is still "in the running" to be the headquarters for Dow Chemicals, a Fortune 100 company. Member Wolf asked what incentives the City presented to this firm to locate here. Director Bonkowske replied the use of tax abatements and low-interest loans from the state.

Mr. Bonkowske also said the property Dow is looking at property in Timberline Business Park and in St. Lawrence township. Members Oldenberg strongly questioned how could the City offer tax abatements to a property in the township. Director Bonkowske informed him this property would have to be annexed into the City first. This answer seemed satisfactory to Member Oldenberg.

- Member Mulcahy suggested a map showing the City's vacant industrial properties is available over the City's website. Director Bonkowske agreed and said Staff will work on accomplishing this project before next month's meeting.
- Director Bonkowske told the members he has been working with Dominio's pizza delivery to locate a branch in Jordan. Mr. Bonkowske reported the prospects for this project look "good" to happen soon.

V. *Adjournment-*

Member Oldenberg made a Motion, Wolf second, to adjourn the meeting at 7:10 p.m. Motion approved unanimously.

Respectfully submitted,

Troy Bonkowske
Economic Development / Planning Director