

JORDAN ECONOMIC DEVELOPMENT AUTHORITY

MINUTES

JUNE 15, 2010

Ray Sandey called the meeting to order at 7:00 p.m.

Roll Call: Present: Ray Sandey, Greg Sticha, Dave Wolf, Tanya Velishek and Mike Shaw (arrived at 8 p.m.). Absent: Daryl Karsky and Ron Jabs. Also Present: Joe Benko, Jordan School District; Dave Pokorney and Bob Roepke, Community Asset Development Group (CADG); Mikaela Huot, Springsted, Inc.; Joe Janish, Senior Planner; and Ed Shukle, Executive Director/City Administrator.

Approve Minutes: Minutes of the May 18, 2010 meeting were approved with Sticha making the motion and Wolf seconding. Motion approved unanimously.

Application for Downtown Façade Improvement Program: Joe Janish explained that Nathan Hanson, Nathan's Barber Shop, wishes to add a parking lot improvement to his application for downtown façade improvements. He wishes to include it within the \$2,500 that he has requested on a 50/50 match basis. Motion by Sticha, seconded by Shaw to recommend approval with the majority of funds being used for the façade improvements (awning improvements). Motion carried unanimously.

Highway Commercial Zoning District and Performance Standards: Joe Janish, Senior Planner, reviewed information on the highway commercial zoning district and performance standards under review by the Planning Commission. Of some concern was the seasonal sales restrictions proposed. After discussion, it was moved by Sticha, seconded by Shaw, to endorse the highway commercial district changes as currently proposed and to ask the Planning Commission to consider possible exceptions to the seasonal sales portion of the proposed ordinance. Motion carried unanimously.

Proposed Assisted Living/Memory Care Facility Project: Dave Pokorney and Bob Roepke, Community Asset Development Group (CADG) were present to provide background on their proposed assisted living and memory care project to be located at 185th Street just west of County Road 9.

The purpose for this agenda item was to deal with CADG's request to obtain Tax Increment Financing (TIF) assistance on a "pay-as-you-go" basis. Mikaela Huot, Springsted, Inc., was also present to review a preliminary analysis she prepared on behalf of the city concerning the project. A number of questions were raised concerning permit fees and the ability to delay them, number of years assigned to the proposed district, whether TIF was even necessary, etc. Following the discussion, it was moved by Sticha, seconded by Wolf, to recommend preliminary approval of the TIF application with

conditions that a pro forma be developed by Springsted for review at the next EDA meeting. Motion carried unanimously.

Update on St. Francis/Allina Medical Clinic: Shukle reported on the status of this project. He indicated that a site adjacent to the Valley Bank, now Fransden Bank and Trust, is being studied as a possible site for the clinic.

Other Items: Chair Sandey distributed some information regarding the feasibility of the city of Jordan purchasing a property in the downtown area for public parking. He asked the EDA to consider this idea. Staff was asked to comment.

Ed Shukle indicated that the EDA needs to be careful not to have this idea driven by the fact that the property is currently up for sale and a reduced price. He indicated that there is a need for a comprehensive review of downtown parking and to not act hastily. Sticha agreed with Shukle's comments and asked that some information be brought to the next EDA meeting regarding consultants experienced in parking lot studies with some ideas on the scope of services that could be provided. The consensus was to have this item on next month's agenda.

Dave Wolf asked about having a guest speaker at future meetings. He was asked to contact Jerry Hartman, owner of Timberline Industrial Park, about attending either the July 20 or August 17 EDA meeting.

Shukle mentioned that the city has not received any applications for the EDA vacancy.

Next Meeting: It was noted that the next EDA meeting is scheduled for Tuesday, July 20, 7 p.m., Jordan City Hall.

It was moved by Velishiek, seconded by Wolf, to adjourn the meeting at 9:50 p.m.

Respectfully submitted,

Ed Shukle
Executive Director/City Administrator