

**JORDAN ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
MINUTES**

August 16, 2011

Ray Sandey called the meeting to order at 7:07 p.m.

Roll Call: Present: Ray Sandey, Tanya Velishek, Ron Jabs, Greg Sticha, Dan Elke and Dave Wolf. Absent: Joe Thill. Also Present: Tim Loose, City Engineer; Jake Bongard, Bolton and Menk; Councilmember Thom Boncher; Rick Lockert; Liz Thelemann; Tom Nikunen, Finance Director; Joanne Foust, MDG; Brian Netz, Welsh Companies; Tim Lundquist, Dynotec Industries; and Ed Shukle, Executive Director/City Administrator.

Approve Minutes: Upon motion by Elke, seconded by Velishek, the minutes of the July 19, 2011 meeting were approved. Motion passed unanimously.

Chamber of Commerce Liaison Program: Shukle explained the request that came to the City Council from the Jordan Area Chamber of Commerce Board of Directors. The Chamber Board approached the Council at its August 1, 2011 meeting about having a non-voting member participate as a liaison to the EDA and Planning Commission. The purpose of the liaison was to have better communication between the Chamber and the city through these groups. Liz Thelemann, representing the Chamber Board indicated that the Board has not appointed the liaisons as of yet but will be doing so in September. The EDA thought this was a good idea and applauded the Chamber for becoming more involved in city activities.

Possible Application for Tax Abatement from Dynotec: Shukle explained that Dynotec Industries, Shakopee, is planning to purchase the former Vivant Cabinet building and relocating their business to Jordan. The business will bring 15 existing jobs to Jordan and has the potential add more in the future. Tom Nikunen, Finance Director, reviewed information from Springsted on the ramifications of a tax abatement program for the business. Brian Netz, Welsh Companies, representing Dynotec Industries and Tim Lundquist, President, Dynotec Industries were present to review their project and the need for their tax abatement request. Following this discussion, it was moved by Sticha, seconded by Jabs, to recommend approving the application for 12 years of tax abatement assistance with the abatement agreement not to exceed \$122,892 with employee incentives as negotiated with staff and city council. Motion carried unanimously.

Final Report on Downtown Parking Study: Tim Loose and Jake Bongard, Bolton and Menk, Inc., City Engineers, reported that 95% of the study is completed. The information is extremely helpful for future downtown parking planning and it was moved by Velishek, second by Sticha to schedule another stakeholders meeting for September or October to discuss the results with business and property owners in the downtown area. Motion carried unanimously.

Update on Economic Development Program – Joanne Foust, MDG: Joanne Foust, Municipal Development Group (MDG), reported on the final results of the resident survey. She also was asked if the results of the business survey could be shared with the Chamber of Commerce. Foust also addressed the marketing piece of the economic development grant program and offered some options that had been proposed by the Minnesota Real Estate Journal. Instead of taking advertisements out in the journal, it was recommended that sponsoring a local conference would be an excellent alternative to get Jordan's name in front of potential businesses who may wish to consider locating their business in Jordan. Some questions were raised about this idea and Foust was asked to get back to the EDA with responses.

The EDA also selected two resident survey participants through a drawing to receive \$50 each in Jordan dollars.

Report on SanMar Corporation re: Possible Location of Distribution Warehouse in Scott County: Shukle reported that Ron Jabs had read an article in the Minneapolis St. Paul Business Journal indicating that SanMar Corporation, out of Washington state, was looking to locate a distribution warehouse in the northwest or southwest suburbs of the Twin Cities. SanMar manufactures apparel sold to businesses who wish to advertise their companies or provide employees with embroidered apparel. Shukle said he passed this information onto Michael Sobota, Scott County, to see if there was anything available within the county that is tied to the SCALE initiative on transportation and economic development.

Proposed 2012 EDA/HRA Budget Levy and Budget: Shukle presented the 2012 Proposed EDA/HRA Budget Levy and Budget. Sandey indicated that he would like to see the general fund transfer restored. Sticha said he is unwilling to request this from the council when there is no plan to expend these dollars. Sticha added that the EDA already has a healthy fund balance and would find it difficult to ask the council for the additional \$20,000 previously transferred to the EDA budget. The EDA did suggest adding \$10,000 in the professional services line item to hire a consultant to study and recommend programs that would provide additional incentives for businesses to locate in Jordan. It was moved by Sticha second by Elke to recommend approval of the proposed 2012 EDA/HRA Budget and Levy with this change and keeping revenues the same as 2011. Motion passed unanimously. The EDA stated that a 5 year capital plan and work should begin on this during the October/November timeline.

Update on the St. Francis/Allina Medical Clinic: Shukle reported the latest information on the medical clinic for St. Francis. He indicated that St. Francis is committed to locating a clinic in Jordan and have been offered the opportunity to be a part of the joint county and city project on the former Vig site. The City Council recently took action on approving the city moving forward with Scott County and the Scott County CDA to locate a public library in a mixed use facility.

Other Items: Other items included announcement of a groundbreaking for Friday, September 23, 10 a.m. for the new Thelemann Dental Office in the Whispering Meadows development.

Chair Sandey asked Councilmember Boncher if he had anything to add to the meeting. Mr. Boncher responded that he had met with a professional architect who took a look at the existing library building and downtown. This architect indicated that there is a need for “traffic calming” in the downtown area. Boncher also discussed the library and stated that the county administrator has said publicly that there is no visible plan for downtown Jordan. Boncher also added that businesses need to have a voice in EDA discussions. Boncher discussed the need for commonality.

The EDA discussed its goal setting activities of the past. Chair Sandey says that the city council, by its recent action on the library, took a function out of the downtown that should have remained downtown. Sandey also stated that he would like the \$20,000 restored in the budget for 2013.

Sticha expressed his support for Liz Thelemann to be the liaison from the Chamber to the EDA. Sticha then addressed Councilmember Boncher by stating that the politics in Jordan are ridiculous. He further stated that Mr. Boncher was indirectly accusing the EDA of doing nothing. He believes Mr. Boncher should attend the EDA meetings and offer something positive. He finds Mr. Boncher’s comments insulting.

Jabs stated that he talked with John Sullivan, Carver County Economic Development Director, regarding 36 acres located in the City of Carver and that this property is being looked at for a transit station and strip mall for facilitating development and wondered if this kind of application is being considered in Scott County.

Next Meeting: The next meeting of the EDA is scheduled for Tuesday, September 20, 2011, 7 p.m., City Council Chambers.

Upon motion by Wolf, seconded by Velishek, to adjourn the meeting. Motion passed unanimously. The meeting was adjourned at 11:00 p.m.

Respectfully submitted,

Ed Shukle
Executive Director/City Administrator