

JORDAN ECONOMIC DEVELOPMENT AUTHORITY

MINUTES

August 18, 2009

Chair Ray Sandey called the meeting to order at 7:05 p.m.

Roll Call: Present: Ray Sandey, Mike Shaw, Tanya Velishek, Ron Jabs and Greg Sticha. Absent: Dave Wolf. Staff Present: Ed Shukle, Executive Director/City Administrator; Joe Janish, Senior Planner; and Joanne Foust, MDG, Inc. Also Present: Mayor Pete Ewals; Jim Fink and Kathy Lopic.

Approve Minutes: It was moved by Sticha, seconded by Shaw, to approve the minutes of the July 21, 2009 meeting. Motion passed unanimously.

Community Growth Options (CGO): Joanne Foust, MDG, Inc., and Joe Janish, Senior Planner, were present to discuss possible financial incentive programs for the downtown design standards implementation. Foust reviewed examples of model programs in metro area cities. It was suggested that, perhaps, the EDA ought to consider a survey to distribute to property and business owners in order to gauge the interest in programs such as facade improvements. It was suggested that we have a matching grant program. Also discussed is whether the city wanted to have quantity or quality projects. Consensus was to set aside monies in the 2010 EDA/HRA budget for purposes of creating an incentive program for downtown businesses to follow. Between now and the end of 2009, the EDA can work on the details of the financial incentive program. A survey will be conducted and results will be reported at the next EDA meeting on September 15.

First Impressions Program: First Impressions, a program for community assessment and improvement, was presented by Joanne Foust. She indicated that through the University of Wisconsin Extension Service, cities exchange ideas of each other's communities and develop an awareness of what community has versus another and how each deal with similar community and economic development issues. The City of Clearwater, Minnesota is interested in partnering with the city of Jordan on the First Impressions program. Visiting team members travel together to the exchange community. Team members tour the community, take photos, interact with people, businesses and public officials. Thoughts and observations are recorded in relation to assets, opportunities and problem areas. The EDA agreed to pursue the program and to have staff contact Clearwater regarding their interest in visiting Jordan. Shukle was asked to select 5 persons from Jordan to participate as the exchange team to visit Clearwater.

Adoption of 2010 EDA/HRA Levy and Budget: Shukle presented the proposed 2010 EDA/HRA Levy and Budget. The EDA agreed that \$20,000 should be in the budget for the facade improvement program under the CGO discussed above. Motion by Sticha

seconded by Karsky to recommend approval of the proposed 2010 EDA/HRA Levy and Budget as presented to the City Council with \$20,000 being set aside for the CGO program financial incentive program. Motion passed unanimously.

Also discussed was using budget dollars to share with the Chamber of Commerce in the cost of paying for a new billboard sign at the entrance to the city at 169 and 282. Motion by Sticha seconded by Karsky to have a discussion on a proposed billboard project on the September 15, 2009 agenda. Motion passed unanimously.

Hotel Development Update: Shukle indicated that he has been contacting several different hotel franchises about possible interest in a hotel for the community. He has furnished these franchises a copy of Hospitality Marketers International, Inc.'s, market analysis. He has received positive feedback from these franchises. He will continue to pursue these leads.

Update on Senior Housing: Shukle reported that Community Asset Development Group (CADG) is continuing to pursue an assisted living project for Jordan. In the meantime, CADG has been working with Ridgeview Medical Center regarding a clinic and pharmacy as a stand along project. The clinic/pharmacy would be located at the corner of Creek Lane and Seville Drive. CADG has a purchase agreement on Lot 8 of the Native Lands (Charlie Vig) property with the intent to build a clinic/pharmacy at this location. More information will be available on this topic at the next meeting.

Update on Additional Medical Clinic Option: Shukle reported that St. Francis/Allina have been working towards locating a medical clinic in Jordan. They have been considering renting space or owning their own building. Information will be provided as more is received. Shukle also reported that he has been appointed to serve on the St. Francis Hospital Board of Directors for a 3 year term. He is eligible to serve for 3 consecutive 3 year terms. He believes that have representation from Jordan will help influence the level of medical services to the Jordan area.

City/School Committee Discussions: Shukle reported that the City Council and School Board have created a joint committee for the purpose of discussing mutual issues and concerns of both entities. Councilmembers Goebel, Hanson and Schultz along with Shukle serve on this committee. The School Board representation is made up of Joe Benko and Scott Erickson with Kirk Nelson, Superintendent of Schools also attending. Shukle indicated that a number of issues have been identified that have joint impacts. The School District is intending to send a representative to the EDA meetings on a regular basis to follow what is going on relating to economic development in the city. A more formalized structure to this committee is currently being worked on by the committee.

REMINDER: The city picnic is scheduled for Monday, September 14, Lagoon Park, 6 p.m. The purpose of the picnic is to have the City Council and its advisory commissions become better acquainted with each other so that they can all better understand city issues

that are brought before the city council and the advisory commissions. Shukle encouraged the EDA to attend.

Other items: Questions were asked about the Rice Street Bridge replacement project. Also brought up was the SCALE Transportation and Land Use committee.

Ron Jabs indicated he is serving on this committee along with the St. Gertrude's/St. Francis Foundation out of Shakopee.

Tanya Velishek indicated that the community food shelf will be operational by October 2009.

Jabs also commented on the need for additional signage that could connect the Triangle Lane area to downtown Jordan. Perhaps a smaller version of the large signs made of brick along Hwy. 169 could be placed in the Triangle Lane area. This matter will be brought to the next EDA meeting for discussion.

It was noted that the next meeting of the EDA will be held on Tuesday, September 15, 2009, 7 p.m., City Hall.

Adjournment: There being no further business, it was moved by Velishek seconded by Sticha to adjourn the meeting at 9:15 p.m. Motion passed unanimously.

Respectfully submitted,

Ed Shukle
Executive Director/City Administrator