

**JORDAN ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
MINUTES**

August 21, 2012

The EDA met at City Hall and then went on a walking tour of the downtown area, primarily, Broadway Street between First Street and Water Street and Water Street west of Broadway Street. Members of the public joined the EDA during this walking tour. Following the tour, members returned to city hall to resume the regular meeting.

Greg Sticha called the meeting to order at 7:10 p.m.

Roll Call: Present: Greg Sticha, Ray Sandey, Dan Elke, Tanya Velishek, Dave Wolf Ron Jabs and Joe Thill. Also Present: Mark Seifert; Mikaela Huot, Springsted, Inc.; Mayor Pete Ewals; Councilmember Thom Boncher; and Ed Shukle, Executive Director/City Administrator.

Approve Minutes of the July 17, 2012 Regular Meeting: Upon motion by Jabs seconded by Velishek, the minutes of the July 17, 2012 regular meeting were approved.

Jobs for Fees Program: Mikaela Huot, Springsted, Inc., was present to review proposed changes to the Jobs for Fees policy. EDA Member Wolf was concerned that the overall policy be as flexible as possible. Consensus was that the points structure was satisfactory. Huot reviewed the various provisions of the proposed policy and will make changes per the EDA to review at the September meeting.

Update on TH 169/TH 282/CR 9 Project with Kimley- Horn: Shukle reported that Kimley-Horn has scheduled a meeting with businesses and/or property owners in the area of the intersection for Monday, September 10 at Riverland Bank. The meeting will review past history and what possible options should be considered to re-energize the interchange project.

Review Discussion of Highway Commercial Design Standards: It was noted that the City Council discussed highway commercial design standards with the Planning Commission and EDA at its work session on Monday, July 30, 2012, 6:45 p.m., City Hall.

Discussion Re: 212 and 216 Broadway Street: Shukle reported that this item was raised by Mayor Ewals at the July 2, 2012 City Council meeting. It was directed by the City Council that the EDA discuss possible purchase of the property for parking or other related public purposes. That discussion took place at the July 17 EDA meeting and more information was requested from staff to bring back at the August 21, 2012 meeting. Shukle reported that the county's market value for both of these properties is at \$175,000. At this point, the owner did not know if we wished to sell the property and if he did, at

what price. Staff is waiting for the owner to advise if the property is for sale and what price.

Staff was directed to obtain more information and to bring that information back to the EDA at the September meeting.

Proposed 2013 EDA/HRA Budget and Levies: Shukle reviewed the EDA/HRA Budget and Levies for 2013. Discussion focused on previous years' transfer of \$20,000 from the city's general fund. Discussion also focused on a possible downtown master planning effort where this allocation from the general fund could be used. Also discussed was budgeting \$25,000 for the Jobs for Fees program and reducing the amount allocated to the downtown façade improvement program to \$20,000.

Upon motion by Jabs seconded by Wolf, the proposed 2013 Budget and levies were recommended for approval to include the above changes. Motion carried unanimously.

Update on St. Francis/Allina Medical Clinic/Pharmacy/Scott County CDA Project/Public Library: Shukle reported that construction continues to progress on schedule.

Update on EDA Members Re-appointments Process: Shukle reported that the terms of Sticha and Elke have not expired. He reported that he had brought information to the city council that indicates that members terms are 6 years rather than 5 years. Thus, there are no vacancies on the EDA at this time. He indicated that all members of the EDA have an additional year placed on their terms due to this discovery. Also, legal counsel has advised that the mayor has the authority to appoint members to the EDA subject to city council approval.

Report from Mark Seifert, Jordan Area Chamber of Commerce: Mark Seifert reported on items being worked on by the Chamber: Bean Bag Tournament, Ladies Night Out and annual golf tournament.

General Business Updates: There were none noted.

Other Items: Shukle reported that the TH 21 Mill and Overlay project is underway. He also noted that the groundbreaking for the Rice Street Bridge project will be held on Thursday, August 30, 2012, 10 a.m.

Next Meeting: Due to scheduling conflicts, the next meeting of the EDA is scheduled for Tuesday, September 25, 2012, 7 p.m., City Hall, rather than September 18, 2012.

Upon motion by Jabs seconded by Wolf, to adjourn the meeting. Motion passed unanimously. The meeting was adjourned at 10:18 p.m.

Respectfully submitted,

Ed Shukle
Executive Director/City Administrator