

**MINUTES OF THE PROCEEDINGS  
OF THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF  
JORDAN  
IN THE COUNTY OF SCOTT  
November 7, 2022**

1.0 CALL TO ORDER

**Present:** Shane Ahlbrecht, Andre Cilliers, Jeremiah Monyok, Derek Nelson, Dr. Amanda Schuh, Eric Shaughnessy and Joe Spillman

Chairman Ahlbrecht called the meeting to order at 6:34p.m.

2.0 ADOPT AGENDA

**Motion by Schuh to amend the agenda by switching the order of items 4A and 4B. Seconded by Monyok. All Commissioners present voted aye and the motion was declared carried.**

3.0 APPROVAL OF MINUTES

A. Economic Development Agency Meeting Minutes, October 3, 2022

**Motion by Monyok to adopt the October 3, 2022 Minutes. Seconded by Shaughnessy. All Commissioners present voted aye and the motion was declared carried.**

4.0 NEW BUSINESS

A. Scott County CDA Housing and CI Study Presentation  
Julie Siegert and Jo Foust of the Scott County Community Development Agency (CDA) provided a presentation on data results from a comprehensive study on housing, commercial, and industrial demand within Scott County.

B. Facade Matching Grant – Nathan’s Barbershop  
Barrett Voigt, Planner/Economic Development Specialist, presented information on an application request for a Façade Matching Grant in the amount of \$1,262.50 for Nathan’s Barbershop on 213 Water Street to replace the existing awnings on the building with new awnings of the same color and style.

**Motion by Monyok, to recommend approval of the Façade Matching Grant request in the amount of \$1,262.50. Seconded by Spillman.**

**All Commissioners present voted aye and the motion was declared carried by 7-0.**

C. Billboard Design Selection

Tom Nikunen, City Manager, presented information on the update of the new photos available to replace and update the city billboards at the intersection of Highway 282 and Interstate 169. Commissioners provided feedback on preferred photos to be used to represent the words “Live”, “Shop”, and “Dine”. Mr. Nikunen stated that a draft billboard concept document would be sent out for review and a vote prior to selecting the new photos for the new billboards.

D. Parking Land Purchase Proposal

Tom Nikunen, City Manager, presented information on the proposal to have the City purchase the property legally described as Lot 1 & 2 Holmes Addition No 3, located between 301 and 315 Broadway Street South (Former Empire Wok building and MRP Services). Mr. Nikunen stated that there is currently an offer of \$25,000 to purchase the parcel and construct an 11 space public parking lot. Mr. Nikunen stated that the lot would be accessed through the access point on 315 Broadway Street South. The process to convert the lot into a parking lot would include demolition of the structure on the property, fill the basement, and pave the lot over.

Commissioner Schuh inquired whether a fence would be provided on the western edge of the parcel. Mr. Nikunen stated that it could if requested by the City Council.

Commissioner Monyok stated that the parking lot would be an opportunity to make development of surrounding properties more attractive to prospective developers and could result as a catalyst to spur more development that would lead to ancillary benefits to other businesses in the downtown area.

**Motion by Cilliers, to recommend approval of purchasing the property legally described as Lot 1 & 2 Holmes Addition No 3 for the purpose of constructing a public parking lot. Seconded by Spillman. All Commissioners present voted aye and the motion was declared carried by 7-0.**

E. Parking Study Discussion

Tom Nikunen, City Manager, presented information on the proposal to initiate a parking study. Mr. Nikunen stated that some of the work for the study could be performed by city staff that would result in a reduced cost of \$7,500.

Commissioner Shaughnessy stated that it may be more beneficial to wait for anticipated businesses to occupy their respective properties and initiate business activity prior to initiating the study so that better data can be collected.

**Motion by Spillman to table the item until the next following EDA meeting. Seconded by Shaughnessy. All Commissioners present voted aye and the motion was declared carried by 7-0.**

5.0 OLD BUSINESS

6.0 MANAGEMENT REPORT

A. General Management Updates

Tom Nikunen, City Manager, provided updates the Beaumont Bluffs and Bridle Creek developments, the Jordan Apartment construction activity, the Interstate 169 interchange update, update on the roundabout at the Highway 21 and Old Highway 169 intersection, prospective development at 116 2<sup>nd</sup> Street East, updates on Brick's Boatworks Addition, and an update on the Strategic Plan.

B. Next Meeting – Monday, December 5th, 2022

7.0 CITY COUNCIL MEMBER UPDATE

Council Member Schuh provided comments on the City Halloween Business to Business Trick or Treat event and the upcoming election.

8.0 COMMISSION MEMBER UPDATE

9.0 ADJOURNMENT

**Motion by Shaughnessy to adjourn. Seconded by Cilliers. The meeting was adjourned at 8:32p.m.**