

**MINUTES OF THE PROCEEDINGS  
OF THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF  
JORDAN  
IN THE COUNTY OF SCOTT  
March 3, 2025**

**1.0 CALL TO ORDER**

**Present:** Clint Mack, Derek Nelsen, Jonathan Pho, Dr. Amanda Schuh, Eric Shaughnessy. Shane Ahlbrecht and Alisha Broden were absent.

Also Present: Donovan Tegg, owner of Frankie's Wunderbar.

Vice Chairman Nelson called the meeting to order at 6:30 p.m.

**2.0 ADOPT AGENDA**

**Motion by Schuh to adopt the agenda. Seconded by Mack. All Commissioners present voted aye, and the motion was declared carried 5-0.**

**3.0 APPROVAL OF MINUTES**

A. Economic Development Agency (EDA) Meeting Minutes, February 3, 2025

**Motion by Pho to adopt the February 3, 2025 Minutes. Seconded by Shaughnessy. All Commissioners present voted aye, and the motion was declared carried 5-0.**

**4.0 NEW BUSINESS**

A. Franchise Opportunity Analysis

Tom Nikunen, City Administrator, presented information on population numbers, traffic patterns, trade areas and franchise requirements, stating this information was last presented in February 2022, but has been updated for 2025. Nikunen stated generally we have about 36,000 cars on Highway 169 per day whereas it's only 10,000 per day in downtown. Nikunen presented Placer.ai for restaurants and bars in Jordan showing how many visits each location received in the past 12 months, including 686 thousand for McDonalds from Feb 1<sup>st</sup> 2024 to Feb 1<sup>st</sup> 2025 and indicated what franchises may be a future possibility in Jordan depending on future growth.

5.0 OLD BUSINESS

A. EDA Grant Review

Tom Nikunen, City Administrator, stated the staff made proposed changes to the Code-Matching Grant according to what changes were discussed at the February EDA meeting. Nikunen stated information about the revisions to this grant were sent to the businesses that would benefit from this program including Donovan Tegg, the property owner of Frankie's Wunderbar, and Ryan Lewis, the business owner of Owl's Nest Café and Blossom Baby and Maternity at 231 Broadway St S.

Donovan Tegg, stated he keeps finding more and more projects to do here in Jordan because of these grant programs instead of putting money elsewhere in other cities as the city of Jordan provides these opportunities.

Mack recommended going ahead with the changes and letting City Council decide on if anything else needed to be changed.

**Motion by Mack to approve the EDA Building Code Improvement Program as updated. Seconded by Shaughnessy. All Commissioners present voted aye, and the motion was declared carried 5-0.**

6.0 MANAGEMENT REPORT

A. General Management Updates

Tom Nikunen, City Administrator, stated that both Delia's All-In-One restaurant and Stilleven Spirits are hoping to open in June and Broadway Market hopes to be open again in a few weeks. Nikunen stated Bluff Drive should hopefully finish this year and 190<sup>th</sup> and Sunset Drive, 169 and 59, should start this year and after getting bids, and the city is saving \$600,000 from what was initially estimated on the Sunset Drive project.

B. Next Meeting – Monday, April 7, 2025

7.0 CITY COUNCIL MEMBER UPDATE

Schuh stated Sandcreek Social is having a ribbon cutting on Friday, March 7<sup>th</sup> and there is a Highway 169 open house on Wednesday, March 12<sup>th</sup>.

8.0 COMMISSION MEMBER UPDATE

No updates.

9.0 ADJOURNMENT

**Motion by Schuh to adjourn. Seconded by Pho. The meeting was adjourned at 7:15 p.m.**