

**MINUTES OF THE PROCEEDINGS
OF THE ECONOMIC DEVELOPMENT AUTHORITY
APRIL 18, 2017**

1. Roll Call: Ron Jabs, Ryan Dahnert, Ray Sandey, Dan Elke, Tanya Velishek, Mike Franklin, Dr. Chuck Cook. Absent: None.
Also Present: Tom Nikunen, Nathan Fuerst,

Suggested by staff to start with a brief walking tour of downtown. (15-20minutes) Looking for issues dealing with the Downtown Master Vision.

2. Approve the minutes of the March 21, 2017 regular meeting
3. Management Report
 - A. Sand Companies Request for a Letter of Support

Councilor Franklin stated he would like to front load the TIF. Megan Sand Car said they need at least \$510,000. Ryan Dahnert said the number would be \$561,000 based on the term and taxes.

Sand Companies Presentation – Megan Sand Car

Megan Sand Car of Sand Companies stated that Sand Companies is proposing a 49 unit, building with 1, 2, 3 bedroom apartments containing universal design and amenities. Councilor Franklin asked if the plan was to use abatements. Ms. Car stated that it is through TIF, abatement, and a package of different things. Administrator Nikunen asked if a lower income building was tried in Shakopee. Ms. Car stated that there was one in the works, but that the first phase was market rate. Ms. Car stated that past buildings have had underground parking, commissioner Jabs confirmed that this one would also have underground parking along with one parking space per unit of surface parking. The proposed building would have options on aesthetic appearance. The community would have fitness and storage area for residents. Each unit would have its own heating and cooling, this will dramatically save on energy.

Administrator Nikunen asked if there was any space for a park. Ms. Car clarified that if the city wanted, a chunk of land for a park could be kept open by Sand Companies as long as they can meet the ponding requirements. Commissioner Jabs stated that if the city lost an opportunity at this park area, it would be deferring a problem into the future. Commissioner Dahnert stated that with more kids in the area, lack of a park could be a problem. Ms. Car inquired if the city had funds for a park. Administrator Nikunen explained that the biggest issue is not having land for a park.

Ms. Car, would like to see a letter of support from the city, and stated that any financial backing would be advantageous. Sand company would like to break ground in June and finish in one

year. Completing a project worth about \$4.65 million. Sand Companies was drawn to Jordan because of previous work with the community and great need for affordable housing.

Discussion

Administrator Nikunen clarified that the request was for a letter of support for TIF. The goal is to supply affordable housing for residents, there is huge demand for affordable housing.

Commissioner Elke agreed that there is a large need for this type of housing. Administrator Nikunen stated that this extra housing could create competition with housing in the downtown area resulting in increased quality all around. Commissioner Elke asked if a park could be added into TIF somehow.

Motion Dan Elke second Tanya Velishek to approve the city to work with Sand Companies to create a Letter of Support with a TIF of 5.62. Motion approved. Vote all ayes.

B. Downtown Master Vision walking tour discussion

Councilor Franklin noted that Broadway seems like the best bang for the buck, the city should take over dilapidated buildings. Commissioner Dahnert agreed that those actions can have a big impact. Administrator Nikunen stated that this tool allows Jordan to implement its vision for the downtown. Commissioner Dahnert added that action in the downtown can get surrounding owners to spruce up their own properties. Councilor Franklin asked if the city could offer either market transactions with TIF or just give away lots to potential entrepreneurs. Commissioner Jabs inquired about the shape of the palm tree building. Commissioner Dahnert stated it may be a good spot for a restaurant. Councilor Franklin asked if the downtown would be better off with or without the building.

Commissioner Cook asked what options the city has to induce investment in the downtown buildings. Mayor Velishek asked if it would be possible for the city to acquire the buildings. Councilor Franklin offered that the city has options with the apartments that it owns. Administrator Nikunen stated that the apartments have been the cities best investment. Commissioner Dahnert stated that aesthetic enforcement would benefit the downtown appearance immediately. Councilor Franklin asked if it was possible to do code enforcement downtown. Commissioner Jabs asked if storage was a legitimate use in the downtown C-2 district. Commissioner Dahnert asked what the city's options would be if it owned buildings. Administrator Nikunen stated that any builder working in the downtown area would have to offer commercial space on the ground floor. Commissioner cook stated that the first step is to engage with property/building owners.

Commissioner Jabs stated that the pocket planter near Roets could use replacement. Commissioner Cook followed that there is not much more space for greenery.

C. Revolving Loan Fund Policy Update

Administrator Nikunen stated that there were some changes since the commission last saw it, but that it was approved by the city council. Councilor Franklin clarified that the policy is targeted more towards property owners, not tenants. The concern is that property owners get value but that the change mitigates that concern. Councilor Franklin agreed with Administrator Nikunen that most changes were in the application, and that the city's economic development authority is in the business of taking risks for increasing business by reducing the risk of potential businesses. Commissioner Dahnert explained that all equipment sold to tenants will benefit landlords due to having a building with restaurant facilities. Commissioner Jabs clarified that if there are issues between the tenant and landlord, that the city and landlord could work together to resolve the situation. All agreed that the tool is important for economic development in Jordan.

D. Marketing Plan Update

Administrator Nikunen announced that the business of the week posts have been successful. The city is still working on ideas for cutting the video and to continue updating the video with new footage. The current Live Shop Dine video has had about 98,000 hits. Commissioner Elke explained that negative comments will happen, but that most are very happy with the video. CC - do we have Facebook analytics? Mayor Velishek explained that other mayors in surrounding cities are copying the idea. Commissioner Dahnert stated he'd like to see footage from the weekly food truck edited into existing videos. Administrator Nikunen explained that the videos with the Parade of Homes did very well, reaching 14,000 in two weeks. New developers are contacting the city now.

E. General Staff Report

Commissioner Jabs asked what could be said about the annexation. Administrator Nikunen explained that the city is close to one with St. Lawrence. The city will not actively be taking any more land, and has not looked at what would be developed, but that the Comprehensive Plan will. Taco Bell hopes to be operational by July, and the hotel group is still looking for more money with a deadline of July. Commissioner Jabs asked if the mall was on the backburner for the time being, Administrator Nikunen agreed.

4. Next Meeting -Tuesday, May 16, 2017, 6:30 PM, Jordan Chambers

5. Adjournment

Motion Dan Elke second Mike Franklin to adjourn. Motion approved. Vote all ayes.