

**MINUTES OF THE PROCEEDINGS  
OF THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF JORDAN  
IN THE COUNTY OF SCOTT  
May 21, 2019**

Present: Amanda Schuh, Dr. Chuck Cook , Joe Thill, Mayor Tanya Velishek, Ray Sandey and Ron Jabs

Absent: Ryan Dahnert

Also Present: Tom Nikunen, City Administrator, Nathan Fuerst, Planner/Economic Development Specialist, and Joseph Grannes

1.0 CALL TO ORDER

Chair Ron Jabs called the meeting to order at 6:35 p.m.

2.0 ADOPT AGENDA

Motion by Velishek to adopt the agenda, second by Schuh. Vote all Ayes. Motion Approved

3.0 APPROVAL OF MINUTES

A. April 10, 2019

Motion by Schuh, second by Velishek to approve the minutes of April 10, 2019. Vote all Ayes Motion Approved

4.0 NEW BUSINESS

A. Granneset, LLC., Joseph Grannes - The Pickled Pig at 205 Broadway Street S. – Downtown Matching Grant Application

Nikunen introduced the application request from Joseph Grannes for 205 Broadway Street S.

The grant application is for \$16,250. So far this year, the EDA has given out one grant to Mousse Sparkling Wine for \$15,000 and another to Tony Schmidt for \$6,920. The EDA budgets \$20,000 per year, however, the EDA's matching grant policy was changed to consider projects on a case by case basis.

The applicant's goal is to stabilize the building's façade as soon as possible while adding a garage door, new awning, and a painted façade. Applicant Joe Grannes discussed the light that a garage door will bring to the dining area and how the building's use will interact with the street downtown. A fabric awning would replace the current wooden awning and the building will be painted on two sides per the design review's approval. The

price for painting the building is not included in the application because a reasonable bid has not yet been secured. Applicant estimates that painting would add 10k to the project.

Sandey asked for clarification on the budget. Nikunen stated that the EDA's Downtown Matching Grant is over budget this year (2019) but has been under budget in previous years with remaining funds available to cover this grant request.

Motion by Thill to approve the Downtown Matching Grant application for 205 Broadway St. for the requested \$16250, second by Sandey. Vote all ayes. Motion Approved.

This item will go to the City Council on June 3<sup>rd</sup> for final approval. EDA members thanked the applicant Joe Grannes for his dedication to improving this building in an important corner of downtown Jordan.

## 5.0 OLD BUSINESS

### A. Update on the Commercial Kitchen Loan to Mousse Sparkling Wine

Nikunen updated EDA members regarding the City Council's discussion on the City's position with regards to a lien on the Mousse Sparkling Wine property. The City has agreed to sit in the third seat for the commercial kitchen loan in terms of the lien to help the applicants finance their project. There was discussion about the intent of the loan as a way to bridge funding gaps. The business is looking to the end of November for an the opening.

### B. Jordan Chamber discussion

No further actions have been taken regarding the potential for a chamber of commerce. Action postponed for another month.

## 6.0 MANAGEMENT REPORT

### A. General Management Updates

A brief discussion proceeded about other items of interest to the EDA. The area behind the Pickled Pig property may potentially be available for public parking and an outdoor dining area for restaurants. EDA members discussed the Caribou's approval and improvements to the Triangle Ln area. Nikunen updated EDA members on the yellow house and future coffee shop and take-out Mexican restaurant. Additional discussion centered on a potential flood control project and possible Hotel Development. City staff are working with developers to make the project pencil out. Staff are looking into abatement for the property. Developers have a deadline of June 10 to submit land use applications but are leery of doing so before the abatement discussions are further along.

### B. Next Meeting- June 18, 2019

## 7.0 CITY COUNCIL MEMBER UPDATE

8.0 COMMISSIONER MEMBER REPORT

9.0 ADJOURNMENT

Motion by Schuh to adjourn, second by Velishek. Vote all Ayes. Motion Approved. Meeting Adjourned at 7:45 p.m.