

**MINUTES OF THE PROCEEDINGS  
OF THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF JORDAN  
IN THE COUNTY OF SCOTT  
JULY 8, 2021**

1.0 CALL TO ORDER

**Present:** Ryan Dahnert, Dr. Amanda Schuh, Shane Ahlbrecht, Jeremiah Monyok, Joe Spillman, Dr. Chuck Cook

**Absent:** Derek Nelson

**Also Present:** Nathan Fuerst, Planner/Economic Development Specialist; Tom Nikunen, City Administrator; Revée Needham, Planning Intern

Meeting called to order at 7:01 pm.

2.0 ADOPT AGENDA

**Motion by Schuh, second Monyok to adopt the agenda with the modification of moving item 4B before item 4A. Vote all ayes. Motion carried 6-0.**

3.0 APPROVAL OF MINUTES

A. May 12, 2021

**Motion by Schuh, second Spillman to approve the minutes as presented. Vote all ayes. Motion carried 6-0.**

4.0 NEW BUSINESS

A. Walk Audit Discussion

Needham notes the observations from the Walk Audit:

- Hometown Hub, a new business, will be opening soon at 131 1<sup>st</sup> St. The owner has been sent letters about grants but has not expressed interest
- Xcel is leaving from their property at 137 1<sup>st</sup> St. There is one developer interested in the building and the City might buy the building to facilitate the progress.
- 123 1<sup>st</sup> St received grants for tuck-pointing and currently houses a publishing company
- Mousse Winery is expanding their patio.
- Anchor Counseling received an awning grant in the past and is currently remodeling.
- Creek Water Memories received an awning grant. Commissioners discussed how awnings with letters are more easily identifiable.
- Pekarna Meat Market has an example of a good mural. Commissioners discussed the possibility of grant funds for full size windows and possibly energy efficiency rebates.
- EDA commissioners discussed painting city light posts and upgrading to LEDs.
- Jordan Car Care is an existing non-conforming use and commissioners discussed the storage of older vehicles outside.
- The Feed Mill sign is in need of repair.
- Neon Orchid is a new business in town and wants to expand with a restaurant and outside patio and intends to apply for grants.
- Nathan's Barbershop received a grant for the awning.
- Commissioners discussed sending grant information to LB Antiques.

- 224 Water St, the location of the façade grant request, houses Voya Financial, with an older sign, and the front façade could also use some improvement. The stucco on the front is out of place with the rest of the downtown.
- Water St. Antiques has outside storage and lots of signage, including some temporary signs that might not be allowed.
- Commissioners discussed the Historic Register of Places.
- Packrat Garage is up for sale. The City discussed purchasing it to construct a parking lot.
- Zap Arcade received a grant for painting. Commissioners discussed sending more information on grants.
- In the past, the City offered to pay for some remodeling on 216 Broadway St. but the owner declined.
- The newly paved alleys look nice. The new parking lot is 60-70% full.
- 209 Broadway St is under construction for the rear façade.
- Commissioners discussed sending grant information to 205 Broadway St to clean up the rear façade.
- Commissioners point out the 7up sign next to the hamburger home.
- Studio J salon has been sold.
- Commissioners discussed the need for exterior work on Moola's Bar.
- 213 1<sup>st</sup> St has some signage that may require enforcement.

Monyok asks if the Zap arcade would be interested in a grant and about the design requirements. Fuerst replies it would need to fall within the Downtown Design Standards. Ahlbrecht asks about the cost to do brick. Monyok replies at least \$25,000. Schuh notes that sometimes brick is hidden behind a façade. Dahnert notes that the new city parking lot was being utilized. Nikunen notes that a fence will be installed soon and the EDA's support helped the parking lot. Schuh asks how much in façade grants have been spent this year so far. Fuerst replies \$10,000. Cook asks if the EDA could buy the Jordan Car Care. Dahnert asks if windows are a permitted improvement under the façade grant. Fuerst replies yes and they are also reviewed with design review. Dahnert is in favor an energy efficiency rebate for windows. Spillman asks about the hamburger home. Nikunen comments that the apartment building was condemned and right now it is used for storage. Dahnert notes that this a change of use and storage is not allowed. Nikunen replies that the City offered to buy it, but the asking price was too high.

#### B. Downtown Matching Grant Request- 224 Water St.

Fuerst presents the second grant request of 2021 from the same applicant for 224 Water St. The property is located in the central business district and houses a professional office and apartment. The grant request is for the rear façade which is visible from the public parking lot across Sand Creek. Monyok asks if the retaining wall for the river would remain the same. Fuerst replies yes, as there are restrictions within the floodway. Spillman asks about the concrete and notes it could pose a safety concern in the future. Monyok asks who responsibility it is along the river. Nikunen replies that it is private property.

Fuerst presents the application which proposes landscaping and a patio. Spillman asks if the stairs and deck are staying the same. Fuerst explains the eligibility for the grant, that it must be a façade or exterior of a building including parking or landscaping improvements. Dahnert notes that the previous grant was also for a rear façade. Fuerst notes that it was unsure if this request counted under the policy so it was brought to EDA to determine. Dahnert asks if there was a bid. Fuerst replies yes, a quote was included with the application. Nikunen notes that this grant would only improve the renters of the building. Dahnert comments that it is not public space, and could be a slippery slope, as this is flat work that is not visible from the public space. This project fits the

wording of the policy but potentially not the intent. Schuh comments that this will not be very visible. Spillman asks where EDA grant money goes if left unused. Nikunen replies that it is carried over to general EDA funds. Spillman notes that this could benefit the business and potentially incentivize neighbors to fix up their properties as well. Dahnert would be more in favor if this grant included part of the side façade. Cook comments that this is not to benefit to make Jordan better, but to improve the renting space. Monyok asks if the business uses the back area. Cook comments there is an access. Spillman is in favor of fixing up the area. Dahnert comments that sandblasting the side would make this a better project. Ahlbrecht asks if this is visible from the Mini Met. Nikunen replies no, just the parking lot. Cook asks about similar grants approved in the past or if this would set a precedent. Nikunen replies a grant was used for the frontage of an apartment at the brewery as well as tuck-pointing on sides of building. Monyok asked if Roets Brewery used a grant. Nikunen replies no, that is a city-owned building. Cook comments that if we allow this grant request, are we ok with the precedent it sets. Dahnert asks if the EDA would consider similar improvements behind the Xcel lot. Monyok asks if this could be tabled until after the walk audit.

**Motion by Schuh, Second Monyok, to table this item. Vote: all ayes. Motion carried 6-0.**

## 5.0 OLD BUSINESS

### A. City Owned Lots Update

Nikunen reports that an application should be submitted soon for abatement and sketch plan review for an apartment complex with commercial development. Monyok asked about the results of the housing study. Nikunen replied that the site is favorable for 75 units. Dahnert asked if 75 units can fit on the site. Nikunen replied probably and that the City is talking to other developers too with interest in the site. Cook asked about the commercial development. Fuerst replied that as part of the zoning, 40% of the ground floor must be commercial development. Ahlbrecht asked about the Church lot. Nikunen reports that the Church wants to put a park there with a small chapel and parking.

## 6.0 MANAGEMENT REPORT

### A. General Management Updates

Nikunen reported that staff met with the builder for Bridle Creek 10<sup>th</sup> and 11<sup>th</sup> additions. Dahnert asked about the Pieper development. Nikunen replied that it is not happening, as the developer was unable to secure builders. Fuerst reports that Bridle Creek 11<sup>th</sup> will be going to Planning Commission next week and the 10<sup>th</sup> addition is almost ready for lots.

### B. Next Meeting- August 12, 2021

## 7.0 CITY COUNCIL MEMBER UPDATE

Ahlbrecht asked about the flood control project. Monyok replied it was not approved. Cook asked if the vote was unanimous. Nikunen replied it was 2-3-0.

## 8.0 COMMISSION MEMBER REPORT

## 9.0 ADJOURNMENT

**Motion by Schuh, second Monyok to adjourn at 8:51pm. Vote all ayes. Motion carried 6-0.**