

**MINUTES OF THE PROCEEDINGS  
OF THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF  
JORDAN  
IN THE COUNTY OF SCOTT  
August 1, 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 6:33pm.

2.0 ADOPT AGENDA

**Motion by Nelson, to adopt the amended agenda. Seconded by Cilliers. All Commissioners present voted aye and the motion was declared carried.**

3.0 APPROVAL OF MINUTES

A. Economic Development Agency Meeting Minutes, March 10, 2022

**Motion by Monyok, to adopt the March 10, 2022 Minutes. Seconded by Cilliers. All Commissioners present voted aye and the motion was declared carried.**

4.0 NEW BUSINESS

A. Commercial Kitchen Loan Request – Delia’s All-in-One

Tom Nikunen, City Manager, presented information on the purpose of the loan program, the details of the application, and the staff report.

Gabe Gonzalez, the project applicant, provided further details on the project proposal to fit up the building on 209 Broadway Street South to accommodate the business move and expansion of Delia’s All-in-One restaurant. Commissioner Spillman discussed parking.

**Motion by Monyok, to recommend approval of the commercial kitchen loan request in the amount of \$50,000 at an interest rate 2% less than the project participating lender. Seconded by Cilliers. All Commissioners present voted aye and the motion was declared carried by 7-0.**

B. Code Matching Grant Request – Delia’s All-in-One

Tom Nikunen, City Manager, presented information on the purpose of the grant program, the details of the application, and the staff report.

## Economic Development Agency Minutes – August 1, 2022

Gabe Gonzalez, the project applicant, provided further details on the anticipated HVAC, electric, and plumbing work to be performed. Mr. Nikunen suggested that quotes for the work to be performed would be needed prior to City Council review.

**Motion by Monyok, to recommend approval of the commercial kitchen loan request in the amount of \$5,000. Seconded by Ahlbrecht. All Commissioners present voted aye and the motion was declared carried by 7-0.**

### C. Walking Survey

Economic Development Authority (EDA) Commissioners and staff walked on a route in the downtown area designated by a route map included in the meeting agenda packet. During the tour, all EDA commissioners provided comments to staff on ideas to improve the downtown area.

Chairman Ahlbrecht stated that he would like a list of all of the comments provided. Council Member Monyok stated that he would like comments to be prioritized for action in the future. Council Member Schuh stated that she would like staff to prepare data of past communication with downtown owners and the result of that communication to evaluate the effectiveness of the program.

### 5.0 OLD BUSINESS

### 6.0 MANAGEMENT REPORT

#### A. General Management Updates

Tom Nikunen, City Manager, provided updates on the U.S. Highway 169 design process.

#### B. Next Meeting – Tuesday, September 6th, 2022

### 7.0 CITY COUNCIL MEMBER UPDATE

Council Member Monyok provided updates the new water tower designs. Council Member Schuh provided updates on the strategic planning process.

### 8.0 COMMISSION MEMBER UPDATE

### 9.0 ADJOURNMENT

**Motion by Monyok to adjourn. Seconded by Schuh. The meeting was adjourned at 8:28pm.**