

**CITY OF DUNDAS
ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES OF MARCH 28, 2022
6:30 PM Dundas City Hall**

Present: Glenn Switzer, Larry Fowler, Luke LaCroix, Luke Swartwood
Staff Present: City Planner Nate Sparks, City Administrator Jenelle Teppen

CALL TO ORDER/ROLL CALL

President Switzer called to meeting of the meeting to order at 6:30p.m. A quorum was present.

APPROVAL OF AGENDA

Motion by Fowler, second by LaCroix, to approve the agenda.

Motion Carried Unanimously (MCU)

APPROVAL OF MINUTES

Motion by Fowler, second by LaCroix, to approve minutes of February 28, 2022. MCU

BILLS AND COMMUNICATIONS

No bills or communications presented.

REPORTS

No reports presented.

UNFINISHED BUSINESS

No Unfinished Business presented.

NEW BUSINESS

Environmental Site Analysis

City Planner Nate Sparks discussed the need to conduct environmental site analyses on the redevelopment property formerly home to Central Valley Co-Op. He stated this would consist of a two-phase process, a more general Phase 1, and a deeper Phase 2 which looks into a remediation process. He brought a quote from WSB of \$3,700 for Phase 1. The environmental engineer with WSB that Staff had spoken to deemed the property likely to fail Phase 1, but that it is a required step. Sparks believes that a third phase is likely necessary, authorizing an architectural firm to conduct an analysis on the redevelopment of the property. He stated the City holds right of first refusal and has a sixty-day timeframe to match any offers on the property, but he believes the full analysis can likely not be completed in that timeframe. Sparks noted the topsoil around the property is likely to be contaminated and would need to be cleaned up/replaced.

Motion by Modory, seconded by Swartwood to approve WSB & Associates, Minneapolis, MN, to conduct a Phase 1 analysis at a cost of \$3,700. MCU

ADJOURN

The meeting was adjourned by Switzer at 6:53 PM.

Submitted by:

Attest:

Jenelle Teppen, Secretary

Glenn Switzer, President