**CITY OF DUNDAS**

**ECONOMIC DEVELOPMENT AUTHORITY**

**MEETING MINUTES OF FEBRUARY 28, 2022**

**6:30 PM Dundas City Hall**

**UNOFFICIAL MINUTES**

Present: Glenn Switzer*,* Grant Modory, Luke LaCroix, Luke Swartwood, Larry Fowler

Staff Present: City Planner Nate Sparks, City Engineer Dustin Tipp, City Administrator Jenelle Teppen

CALL TO ORDER/ROLL CALL

President Switzer called to meeting of the meeting to order at 6:36p.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 Swartwood, second by Fowler, to approve minutes of November 22, 2021. MCU**

BILLS AND COMMUNICATIONS No bills or communications presented.

REPORTS No reports presented.

UNFINISHED BUSINESS No Unfinished Business presented.

NEW BUSINESS

Update on Mapping Project

Staff provided an update to the EDA on the Mapping Project, showing the EDA where utilities are located to serve possible development and redevelopment sites. Staff asked the EDA to prioritize redevelopment sites so that efforts can be focused there.

Staff identified a couple of areas south end of the downtown (the parcel next to City Hall), Hester Street corridor, the north side of the downtown that currently has non-conforming industrial uses, and the Highway 3 corridor – also having non-conforming industrial uses.

Staff highlighted the north end of the downtown, noting that the City has the right of first refusal on one property and will have 60 days to respond when that property is offered for sale.

Because that particular parcel is the former site of agricultural fertilizer/chemicals storage an environmental analysis of the property is likely going to be required by the title company before a sale. Staff recommends that the EDA consider moving forward with a Phase 1 Environmental analysis in advance of receiving a 60-day notice from the property owner. An environmental analysis could take longer than the 60-day timeframe allowed in the right of first refusal. This particular piece of property would be well suited for a redevelopment TIF district.

EDA members expressed exploring what, if any environmental issues might be present in any of the other parcels in that same general area.

EDA members mentioned a couple other properties in the general downtown area and made some comments regarding further amendments to the map.

ADJOURN **The meeting was adjourned at 7:02 p.m.**

Submitted by: Attest:

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