

**Dundee Urban Renewal Agency
Board Meeting Minutes
January 17, 2023**

Call to Order

Chair David Russ called the meeting to order at 7:15 P.M.

Attendance

Agency Member Attendance:

Chair David Russ; Agency Members: Jeannette Adlong; Storr Nelson; David Ford; Tim Weaver; and Bruce Starr. Absent: David Hinson.

Staff Attendance: Steve Dahl, City Administrator; Bill Monahan, City Attorney; and Melissa Lemen, Administrative Assistant.

Public Attendance

None.

Public Comments

None.

Approval of Minutes

None.

Urban Renewal Study

C.A. Dahl explained that he hopes to go out for an RFP to reexamine the urban renewal area and the urban renewal amount of revenue. Urban renewal will have greater opportunity once 9th Street is finished. If construction of the hotel project moves forward there will be more funds than originally planned.

Urban Renewal Expansion

A new elementary school will be built in Dundee. C.A. Dahl feels it would be beneficial for the city to expand the urban renewal district so the City of Dundee could potentially purchase the old elementary school property and possibly Billick Park. Studies have been done to support the feasibility. C.A. Dahl has communicated with two representatives from the school district, though he has not spoken to the superintendent of the school district yet. He discussed thoughts and potential ideas for the future use of the school and Billick Park properties. Jeannette Adlong reminded the Board that the park was developed through federal funds on a perpetuity agreement. It was noted that all of the park facilities and the park equipment would need to be replaced. It was noted that the agreement was in place prior to current staffing at the City and the School District.

C.A. Dahl suggested making the first gymnasium a historic building and tear down the building to allow for workforce housing and possibly a new City Hall. Chair Russ stated that workforce housing could make Dundee more accessible to workers and look more appealing to businesses which is the goal. David Ford questioned building a housing complex in a commercial zone. Chair Russ discussed the importance of the Board being prepared and ready to make decisions on expansion. C.A. Dahl suggested going out for an RFP to have a company come in and work the city through the process for a major expansion, which would include increasing the amount of businesses and the land size. It was noted that up to 25% of the city can be in urban renewal; at present the city is 15.3%..

Mr. Ford discussed the timing. He felt moving the levy for the fire department to be a higher priority and would like that solved prior. The levy would impose a tax. An expansion would affect taxation. C.A. Dahl suggested that DURA consider meeting every two months moving forward. He discussed additional details pertaining to the possibility of going out for an RFP to evaluate expansion.

C.A. Dahl asked for the boards permission to put out an RFP for a major adjustment to the urban renewal. Storr Nelson requested C.A. Dahl find more information out on the legal relationship between the park and the school to which Chair Russ agreed. The consensus of the Board was not to go out for the RFP at this time. The Board expressed their appreciation to C.A. Dahl for bringing his thoughts to the board, though felt that there are issues of greater importance that need addressed at this time.

Executive Session: Review of Grant Request

The Dundee Urban Renewal Agency entered into Executive Session at 8:39 P.M. Executive Session ended at 9:12 P.M.

Agency Member Concerns

None.

The Dundee Urban Renewal Agency meeting was adjourned at 9:13 P.M.



David Russ, Chair



Steve Dahl, Executive Director