

# Dundee Urban Renewal Agency Board Meeting Minutes October 19, 2021

## Call to Order

Chair David Russ called the meeting to order at 7:58 P.M.

## Attendance

Chair David Russ; Ted Crawford, Tim Weaver and Patrick Kelly. Attendance via Zoom: David Ford, Storr Nelson and Jeannette Adlong. Staff members: Rob Daykin, Executive Director; Bill Monahan, City Attorney; and Melissa Lemen, Administrative Assistant.

**Public Attendance:** Saj Jivanjee, Jivanjee Group of Companies; Rick Hohnbaum.

## Public Comment

None.

## Approval of Minutes

A **motion** was made and seconded to approve the Dundee Urban Renewal Agency meeting minutes from June 15, 2021. **The motion** passed unanimously.

## Ninth Street Improvements Project

C.A. Daykin explained that he has provided an update on information provided previously, though there are some new cost estimates associated with the project. He reviewed information contained in his meeting agenda report regarding financing the street improvements.

Saj Jivanjee discussed that he has been following the urban renewal program for the past three years and has been awaiting the formation of a plan. He discussed efforts he has made in this regard and noted his desire to develop the industrial park. Jivanjee expressed frustration that at this time he can see no direction from the Dundee Urban Renewal Agency (DURA) regarding Ninth Street and stated that he cannot start his development program as he doesn't know what kind of support he might receive. Jivanjee stated that he would like to finish his development and indicated that he has two proposals that he cannot yet provide to build his industrial park until the City makes a decision on Ninth Street improvements. He pointed out that his development will help the City acquire more tax base.

C.A. Daykin discussed that he and C.E. Reid had a follow-up conversation since the preparation of the agenda report. He discussed that one item of concern is the high cost of undergrounding, and how trying to take that on at this time might really crimp the Agency from other projects. C.A. Daykin discussed that their recommendation is to complete the street improvements (sidewalks, street, landscaping, street lighting) with the exception of undergrounding – and leave undergrounding for a future project. He suggested that perhaps addressing the undergrounding on the highway first (before coming down Ninth Street) may be advantageous as well. Discussion ensued. C.A. Daykin noted that the estimated cost to complete the undergrounding on Ninth Street is close to \$1 million. Crawford pointed out that there is much more visual clutter on the highway due to the wires crossing back and forth across the highway; he felt it more important to prioritize the highway undergrounding over Ninth Street. C.A. Daykin reviewed that Staff is suggesting application to OTIB for the road improvements and this process was reviewed in detail. C.A. Daykin offered that at best the Ninth Street improvements would be a 2023 project. C. Crawford pointed out that the sooner the loan is obtained the better; interest rates are anticipated to increase.

It was noted that the project does not include Linden Lane extension at this time. C.A. Daykin discussed that more information is needed regarding Linden Lane and how it will connect to a future extension of Tenth Street; he felt knowing what the proposed development will be for that property would be important, as well as a dialogue with the owner to discuss how these improvements might come about. He explained that there was a valid issue raised by the owner regarding having a proportional share based on the impact of the improvements as far as what they would be obligated to provide in terms of a development land use application. Staff will discuss with the owner the road improvement related to the proposed project through pre-land use application and it's possible an agreement may brought back to Council and DURA that would balance the dedication of property needed for the Linden Lane extension and the improvements that would be going into the project.

**A motion** was made and seconded to authorize the preparation of an agreement with the City of Dundee for the construction and financing of the Ninth Street improvements. It was noted that the City would be the applicant for the loan and in turn would have a relationship with DURA in terms of some part of that project to be repaid. C.A. Daykin explained that Staff understood that there will be a local improvement district (LID) formed; eventually feedback will need to be provided to the engineer and the city administrator. Additionally, C.A. Daykin explained that if the City were to obtain the loan and it is determined that a deal is reached on Linden Lane, the City could go back to the State and request an addendum to the loan to add more funds to it. C.A. Daykin discussed the process moving forward; a timeline is being developed for this potential project as well which will be available for future discussions. Chair Russ acknowledged that Jivanjee is very concerned about his timeline and making sure he has his business plans in order. C.A. Daykin discussed that he and Jivanjee need to sit down with the City Planner and have a pre-application meeting for his specific project and ideas so that there is a clear understanding. C.A. Daykin asked Jivanjee to stay tuned and City Staff will keep him apprised of when there are discussions with City Council on allocations between DURA and the City Council. **The motion** passed unanimously.


### **Seventh Street Sidewalk Improvements Loan**

**A motion** was made and seconded to authorize the Mayor and City Administrator to sign the Agreement for construction and financing of sidewalk and ADA ramp improvements. **The motion** passed unanimously.

### **Agency Member Concerns**


Crawford voiced strong support of moving forward with the Ninth Street project; this will be a very visible project to the citizens of Dundee.

The Dundee Urban Renewal Agency meeting was adjourned at 8:24 P.M.



---

David Russ, Chair



---

Rob Daykin, Executive Director