

## City of Dayton Economic Development Authority (EDA)

March 15, 2022- 7:30 a.m.

### Agenda

1. Call to Order
2. Approve Agenda
3. Approval of Minutes- January 15, 2022
4. Development Update
  - a. Industrial/Commercial- current and potential applications
5. Update on Levee Street Lot
6. Discuss Business Visits
  - a. Business List
  - b. Discussion -Send letter of interest
7. Adjourn

*The mission of the EDA is to promote economic growth in the City of Dayton through the attraction of new business, retention of existing business and promotion of managed growth and redevelopment of key areas by providing resources that enable development and enhance the quality of life in Dayton.*

MINUTES OF THE FEBRUARY 15, 2022 ECONOMIC DEVELOPMENT AUTHORITY  
MEETING  
JOINT MEETING WITH CITY COUNCIL

Chair Huttner called the February 15, 2021 EDA to order at 7:30 AM.

**Roll Call**

Present: EDA members Huttner, Bernens, Berge, Salonek,

Absent: Gustafson

Also, in attendance: Tina Goodroad, City Administrator/Development Director

**Approval of the Agenda**

Motion to approve the agenda by Salonek seconded by Berge, all ayes. Motion Passed.

**Approval of EDA Minutes from January 18, 2021**

Motion to approve the minutes by Salonek seconded by Berge all ayes; the motion passed.

**AGENDA ITEMS**

**Proposal for EDA Strategic Plan**

Jason Aarsvold from Ehlers provided a proposal to work with the EDA to develop a strategic plan as we discussed during our meeting in January. The process will involve the EDA in all phases to develop a plan for future projects and efforts the EDA will lead.

Huttner questioned the hourly rate. Goodroad explained that Ehlers is providing a discount of their hourly rate to do this work as Dayton is a client.

Salonek believes tackling the city owned property would be a good achievement for the EDA and we may not need this plan, does not see the benefit.

Berge believes this study would be important to help organize for the future activities of the EDA.

Motion by Berge to accept Elhers proposal to create strategic plan for fee of \$14,840 seconded by Huttner; all ayes.

**City Owned property-**

Goodroad provided a map of the parcels owned outright or by tax forfeit for discussion. EDA also discussed the property near the interchange. Discussed RFP options for the different sites. Bernes believes the RFP approach is good for city owned property. Make residents, neighbors aware the property is available. Discussed for the Levee Street lot not limiting to owner occupied. Have a sunset date for the construction.

Staff will start the process to get the property removed from tax forfeit status.

Discuss remaining lots in the village that the city owns warrants additional discussion before sold.

Motion by Salonek to start process the release the Levee Street lot from tax forfeiture and sell the property via an RFP process; seconded by Bernens, all ayes.

Discussed proceeds for sale to EDA fund. Goodroad stated that a resolution may be required to exchange the property to the EDA for final sale.

### **Development Update**

Goodroad provided an update on development. Park Place storage submitted an application for a CUP and site plan. This is located immediately adjacent to the recently approved ALRO building. The Cubes will be submitting for a building permit this week.

Two concept plans for residential development have been submitted for review. One is a 156-unit SF rental townhome development and the second is a SF development on 117<sup>th</sup> as an extension of Brayburn Trails.

### **Business Visits**

Salonek asked what is the point of the visits? Goodroad stated that the visits can be seen as a good will meet and greet; opportunity for the city to learn more about their business and help the business learn about the city. Opportunity to welcome new businesses.

Huttner likes the idea of sending a letter to find out who may be interested in a business visit. Huttner has reached out to businesses on his list.

Berge reviewed the list, and it includes home occupations. EDA requested staff to send out the electronic list to EDA. Staff provide a letter or postcard to businesses recommended for a visit.

### **ADJOURN**

Motion by Berge and seconded by Salonek to adjourn at 8:55 a.m. All ayes; the motion passed.

Respectfully submitted,  
Tina Goodroad, City Administrator/Development Director