



CITY OF DALLAS
Economic Development Commission
Via RingCentral
Thursday, August 27, 2020 – 12:00 PM

MINUTES

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Members Present: Rita Grady, Bob Tucker, Craig Pope, Gerard Graveline, Diana Knaus

Members Absent: Brandon Schmidgall, Erik Andersson,

Staff present: City Manager Brian Latta, City Recorder Sam Kaufmann

CALL TO ORDER: Chair Graveline called the meeting to order at 12:04 PM

APPROVAL OF MINUTES: It was moved by Craig Pope to approve the Consent Agenda. The motion was duly seconded and CARRIED with a vote of 4-0 with Members Rita Grady, Bob Tucker, Brandon Schmidgall, Craig Pope, Erik Andersson, Diana Knaus and Gerard Graveline voting YES.

ECONOMIC OPPORTUNITIES ANALYSIS AND STRATEGIC ECONOMIC DEVELOPMENT PLAN:

Brian Latta introduced his staff report on the EOA Development plan. Mr. Latta noted the city has an abundance of industrial land and a shortage of commercial land.

Council Pope requested the EDC and city council develop a strategy as a starting point. Mr. Latta replied the city council does not have a specific economic development plan to work from and it's been a long time since the city has developed an official plan. Mr. Latta mentioned this is an opportunity to start a blank slate which enables the EDC to help guide the city council.

Chair Graveline commented he's interested in promoting diverse industries in Dallas.

Rita Grady asked Brian Latta to expand on the purpose of the Urban Renewal District and to clarify the benefits of rezoning and developing the old mill site. Mr. Latta replied the old mill site may be difficult to turn over without a developer with deep pockets. Mr. Latta mentioned a continuation of Monmouth cutoff would create some new blocks on the old mill site which could be designated as Central Business District. Furthermore, Mr. Latta described a proposal to use URA dollars to fund the new extension of the road.

Bob Tucker mentioned he was concerned with the cost of the environmental remediation at the old mill site. Mr. Latta replied the city would have to do its homework in order to establish any potential contamination issues on the site.

Craig pope asked if there was a plan to obtain an economic development advocate. Mr. Latta replied he's entertaining a contract with SEDCOR and the plan is for SEDCOR to be the city's long-term economic development partner.

36 Craig Pope mentioned he'd like to ask downtown business owners what they would like to see in
37 regards to economic development. Bob Tucker mentioned he'd like to make sure downtown parking is
38 addressed.

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40 **Shovel Ready Certification Program:**

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42 Brian Latta introduced his staff report on the shovel ready certification program. He highlighted the
43 three biggest items: Environmental work, wetland work and archeological work. Chair Graveline
44 inquired if there's a grant program to help with the three items Mr. Latta listed. Mr. Latta mentioned
45 there may be state funding sources to look at. Mr. Latta also mentioned one program which might be
46 utilized is the Enterprise Zone.

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48 **Commercial / Industrial Database:**

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50 Mr. Latta introduced his spreadsheet on the city's commercial and industrial zoned properties. Mr. Latta
51 asked EDC members if there were any additions to the list. Mr. Pope asked Mr. Latta to provide a map.
52 Mr. Latta replied he may be asking the county to lend a hand with GIS mapping. Mr. Pope mentioned he
53 would love to work with the city in order to provide GIS resources.

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55 **How to Forward Recommendations to City Council Future Meetings:**

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57 Mr. Latta introduced his staff report on how to recommend items to the city council for future meetings.

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59 **Other:** None.

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61 **ADJOURN:** 1:03 PM