

Chapter 10: Economic Development

Goal: Achieve steady economic growth that is a benefit to the City of Dundas and the region.

Background

Economic development is the growth of jobs and tax base. Jobs provide purchasing power that in turn provides additional jobs. Increased tax base provides the funds for basic community services such as sewers, water lines, snow plowing, and parks.

Dundas' location is well suited to provide space for commercial expansion along the Highway 3 corridor. Most of the retail space in the City of Northfield is already occupied. Dundas can expect that retailers seeking a Northfield/Dundas location will be attracted to Dundas. Additional space remains available along the highway for further retail development.

Unfortunately, the retail development along the highway will compete with retail expansion opportunities in downtown Dundas as the demand for goods in the market will be satisfied along the highway. Dundas will have to find a niche market for its unique downtown location.

The City's industrial area is on the south end of Dundas. The area has railroad access and access to Interstate 35 via Highway 1. The existing industrial area is more suited to low impact, smaller scale industrial uses.

The following objectives and policies are intended to encourage and manage economic development within the City of Dundas.

Objectives

Quality Industrial Businesses

Objective: Attract quality industrial ventures.

Policies:

ED 1 The City will seek, and give priority City assistance to, industrial ventures that have the following characteristics.

- The products produced are vital to the high-tech economy.
- The businesses have a high quality appearance through landscaping and design.
- They have a low physical impact on the surrounding properties.
- They have high employment per acre or square foot.
- They pay relatively high taxes.
- They pay relatively high wages.

ED 2 The City will upgrade its development standards so that building quality is equal to those in other cities known for their quality developments.

ED 3 The City will consider the use of financial incentives to assist in attracting quality industrial ventures.

ED 4 The City supports the use of county and state programs to attract quality industrial ventures.

Well-Paying Jobs

Objective: Attract Well-Paying Jobs

Policies:

ED 5 The City will attempt to identify and recruit a business with well-paying jobs that could use a 20 to 30 acre industrial site.

ED 6 The City will engage in activities to encourage general community growth because growth will eventually lead to higher paying service jobs such as medical providers, lawyers, and teachers.

Industrial Locations

Objective: Provide land for industrial expansion.

Policies:

ED 7 The City supports the continued use of those areas currently developed for industrial activities.

ED 8 The City supports the expansion of the industrial area on the south side of town between CH 8 and the railroad tracks and between the railroad tracks and the west City limits.

ED 9 The City supports stronger development standards for the quality of buildings and the creation of a buffer in this area so the industrial operations do not adversely impact the area to the east of CH 8 that is reserved for new residential development.

Retail and Service Providers

Objective: Attract and retain basic retail and service businesses that satisfy the needs of the residents of Dundas and the surrounding area.

Policies:

ED 10 The City will designate undeveloped sites along Highway 3 for retail and service businesses.

ED 11 The City will advocate for traffic control measures along Highway 3 that provide safe and convenient access to businesses along the highway.

ED 12 The City will continue to support the presence of downtown businesses and restaurants by assisting in the creation of adequate off-street parking and allowing new businesses that choose to locate in the downtown area.

Implementation Actions/Directions

Dundas has to upgrade building design standards in its **zoning code** to improve the general industrial environment in order to attract quality businesses. The City will also have to amend its **zoning code** to require a buffer of some kind along Highway 8 so that industry can expand without discouraging single-family growth across the street.

The City, or economic development committee, will have to proactively seek businesses with well-paying jobs. This will require a local or, perhaps, a regional **marketing effort**. It could be done as simply as informing local real estate agents that Dundas is seeking proposals. However, it may require that money be spent to advertise Dundas and the land available for industrial development.

The City will have to **work with MnDOT** to provide adequate traffic control measures to allow the commercial area along Highway 3 to continue to grow. Without the traffic lights, businesses will not be able to achieve convenient access and economic development will be impeded.

The City will work cooperatively with MNDOT to provide adequate traffic control measures and work within MNDOT Access Management Guidelines to allow the commercial area along MN 3 to continue to grow. The ability to achieve safe and convenient access will likely improve economic development.