

**INVER GROVE HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY MEETING
MONDAY, AUGUST 1, 2022 - 8150 BARBARA AVE**

The Economic Development Authority (EDA) of Inver Grove Heights met in regular session August 1, 2022, at City Hall. President Piekarski Krech called the meeting to order at 5:02 p.m. Present were Economic Development Authority Members Bartholomew, Dietrich, Murphy, and Gliva, Executive Director Rand, City Attorney Nason, City Administrator Wilson and City Clerk Kiernan.

CONSENT AGENDA

- A. Consider Approval of Minutes from the May 2, 2022, Regular Economic Development Authority Meeting
- B. Consider Approval of Claims

**Motion by Murphy; Second by Gliva to approve all consent agenda items.
Motion approved 5-0.**

REGULAR AGENDA

A. Mid-year Open To Business Update

Heather Rand, Executive Director, introduced this item to review and accept the mid-year activity report from the Metropolitan Consortium of Community Developers (MCCD) on the Open to Business Program of support for local business entrepreneurs in IGH.

**Motion by Bartholomew; Second by Murphy to accept the mid-year activity report.
Motion approved 5-0.**

B. EDA Update and Discussion on Retail Attraction

Heather Rand, Executive Director presented to the Economic Development Authority an update and discussion on retail attraction in the eight identified commercial districts of Arbor Pointe Commercial District, Argenta Hills Commercial District, Bishop Heights Commercial District, Cahill Corridor Commercial District, Concord Corridor Commercial District, Groveland Commercial District, Salem Square Plaza Commercial District, and Simley Square Plaza Commercial District.

Kris Wilson, City Administrator discussed the goals and work plan of the EDA. Common Economic Development Goals for Cities:

Create well-paying jobs

- Allows people to live and work in the community
- Creates daytime customers for local businesses

Grow the community's tax base

- Under MN law, business properties pay more in property taxes than an equivalently value residential property
- Creates additional tax base to share the burden with homeowners

- Retention and growth of existing businesses
- Diversify local economy to enhance resiliency
- Add convenience and quality of life for residents
- Attract tourists and corresponding spending

Commissioner Gliva mentioned the first two items mentioned should be a priority.

Commissioner Bartholomew suggested the EDA need to come up with a consensus of where to spend our resources in the short term. Concord Blvd was suggested since there is a need for redevelopment.

President Piekarski Krech would like to see the MN Deed grants go to redevelopment and the use to grow brick-and-mortar retain businesses and jobs, rather than to park land like it has in the recent past. Dakota County is investing in this area.

Questions to consider

- What are IGH's priorities?
- What is within the City's ability to control? To influence?
- What partnership opportunities are available to us?
- How activist should the city be? Is a supportive or responsive roll a better fit?
- What resources does the city have to put into its economic development activities?
Time? Money? Approvals
- How much risk is the city willing to take?
- What is the role of the private sector vs the public sector?

Commissioner Murphy suggested making a priority to have daytime retail businesses and have convenience and quality of life for the residents.

Commissioner Dietrich would like help understanding the types of interest the city has received and the process the business goes through. She would like to see an excel spreadsheet to track the interest and have it available to all staff and council.

Kris Wilson, City Administrator, stated that the inquiries coming in are decentralized depending on what calls come in. Many businesses are sensitive to the giving out information because that data becomes public data.

Kris Wilson, City Administrator, concluded the discussion with restating what EDA's needs to set goals/priorities. Staff will forward comments from the Chamber director that happens monthly. Next steps would be to look into the budget process to see if there is a want to add an objective going forward and to add staff time.

NEXT MEETING

The next regularly scheduled meeting is Monday, November 7, 2022, at 5:00 p.m.

ADJOURNMENT

Motion by Gliva; all in favor to adjourn. The meeting was adjourned by unanimous vote at 6:04 p.m.

Minutes prepared by City Clerk Rebecca Kiernan.