AGENDA ITEM _3A____

INVER GROVE HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY REGULAR MEETING
MONDAY, FEBRUARY 8, 2021 – 8150 BARBARA AVENUE
****In Person Meeting and Via Zoom****

1 & 2 CALL TO ORDER/ROLL CALL The Economic Development Authority (EDA) of Inver Grove Heights met in regular session on Monday, February 8, 2021. President Piekarski-Krech called the meeting to order at 6:00 p.m. Present were Economic Development Authority Members Murphy, Dietrich, Bartholomew and Gliva, Executive Director Rand, City Attorney Nason, and Secretary Fox.

3. CONSENT AGENDA

C. Disbursements

Motion by Bartholomew, second by Dietrich, to approve disbursements from November 20, 2020 to February 8, 2021.

Ayes: 5
Nays: 0 Motion carried

Motion by Bartholomew, second by Dietrich, to approve minutes from the November 9, 2020 Regular EDA Meeting and the December 14, 2020 Special EDA Meeting

Ayes: 5
Nays: 0 Motion carried

President Piekarski Krech asked if the two new councilmembers were permitted to approve minutes from meetings they had not attended.

City Attorney Nason replied in the affirmative.

4. REGULAR MEETING

A & B. Hold Public Hearing to Approve Sale of Property Located at 1805 – 60th Street and Consider Resolution Approving the Purchase and Development Agreement and Sale of Property for Redevelopment Purposes to the Dakota County 55077 1805 60th Street Land Trust

Heather Rand, Executive Director, outlined the request for the EDA to hold a public hearing to consider the sale of a city lot zoned for residential use located at 1805 - 60th Street for the purpose of advancing economic development. Staff solicited an appraisal from Newmark Knight and Frank, which came back with an $84,000 valuation for this lot. Staff then issued a Request For Proposal and received one proposal from Eric Gullickson, doing business as Dakota County 55077 1805 60th. The proposal was found to be complete. The proposal offers a purchase price of $90,000 for the purpose of constructing up to a 6-bedroom, 3-bath 3,000 square foot residential home with attached two-car garage in conformance with all city and state codes at an approximate value of $450,000. Mr. Gullickson has constructed other projects in the City, most recently construction a new home at 5641 Babcock Trail and a renovation at 5039 Brent Avenue. The homes will be utilized for home health care residences and are licensed by the State and are a permitted use. Ms. Rand showed a diagram of the required setbacks for the lot, including a utility right-of-way at the corner of Babcock Trail and 60th Street. Staff recommends approval of the purchase and development agreement and sale of property to Dakota County 55077 1850 60th.

President Piekarski Krech opened the public hearing.

There was no public testimony.

Motion by Gliva, second by Bartholomew, to close the public hearing.

Ayes: 5
Nays: 0 Motion carried.

Boardmember Bartholomew stated he supported the sale.

Motion by Bartholomew, second by Murphy, to approve Resolution No. 21-01 Approving the Purchase and Development Agreement and Sale of Property for Redevelopment Purposes to Dakota County 55077 1805 60th

Ms. Rand shared a rendering of the proposed house and an engineering map demonstrating the required right-of-way and utility easement. These areas will be incorporated into the legal description at the point of sale. She hoped that language regarding these easements would be included in the motion.

President Piekarski-Krech asked if that language would need to be included in the purchase and development agreement.

City Attorney Nason replied that there is a reference in the purchase agreement regarding the need for a drainage and utility easement. The intent is to attach the diagram that Ms. Rand displayed as Exhibit B to the purchase agreement.

President Piekarski-Krech asked if the EDA needed to do anything additional regarding this language.

City Attorney Nason replied that the motion to approve the resolution authorizing the execution of the agreement should include the diagram in the purchase agreement listed as Exhibit B.

The motioner and seconder agreed to add that language to their motion.

Ayes: 5
Nays: 0 Motion carried.

C. Executive Director Activity Report

Heather Rand, Executive Director, summarized last quarter's activities. She advised that Small Area Plans are underway for 1) the underdeveloped area north of Highway 55 and 2) the area west of Argenta Trail, south of Highway 55 and east of Argenta Trail. The hope is that they will provide direction on maximizing development in those areas and minimizing any conflict with existing land uses. The creation of a Railroad Quiet Zone continues to move forward. Consultants from the Union Pacific Railroad will be visiting the City in March to evaluate what improvements are needed and what the costs will be. City community development and communications staff are partnering with River Heights Chamber of Commerce, the CVB, and others to work on placemaking initiatives for the purpose of growing a stronger sense of awareness of existing commercial corridors in IGH. The EDA has indicated they may want to change the composition of the EDA to include community members. She suggested they bring options back to the City Council in the coming months, perhaps at a work session in April. Ms. Rand advised that typically officer elections take place at the first regular EDA meeting of the year, and she suggested that be done tonight.

President Piekarski-Krech asked if that could be done when it was not on the agenda.

City Attorney Nason replied that the EDA could make a motion to add it to the agenda.

The EDA discussed who the current officers were, and it was determined that Piekarski-Krech was President, Bartholomew was Vice-President, former EDA member Tourville had been Treasurer, the Finance Director was Assistant Treasurer, and the Executive Director's designee Kim Fox was Secretary.

Motion by Bartholomew to elect Piekarski-Krech as President, Dietrich as Vice-President, and Fox as Treasurer.

City Attorney Nason advised that the Treasurer role must be filled by an EDA member.

Bartholomew modified his motion to elect Piekarski-Krech as President, Dietrich as Vice-President, and Gliva as Treasurer.

City Attorney Nason asked who would hold the Assistant Treasurer and Secretary positions.

President Piekarski-Krech replied City Finance Director Amy Hove would hold the Assistant Treasurer position and the Executive Director's Designee Kim Fox would hold the Secretary position.

Ms. Rand summarized the motion by Bartholomew to elect Piekarski Krech as President, Dietrich as Vice-President, Gliva as Treasurer, City Finance Director Amy Hove as Assistant Treasurer and Executive Director's Designee Kim Fox as Secretary.

Second by Gliva.

Ayes: 5
Nays: 0 Motion carried

5. NEXT MEETING – The next regular EDA meeting is scheduled for May 10, 2021 at 6:00 p.m.

Boardmember Murphy asked for further information regarding adding additional people to the EDA.

President Piekarski-Krech advised that when the EDA was reinvigorated a few members suggested other members be added to the Board. Her recollection was that they ultimately chose not to do that because non-councilmembers were required to serve something like an eight-year term. She noted that perhaps that has changed since then.

Boardmember Murphy asked if ultimately it would be Council's decision to change the model.

President Piekarski-Krech replied in the affirmative. She suggested perhaps Ms. Rand provide a refresher course on what things needed to be done by Council versus the EDA and why it was important to have both.

Boardmember Bartholomew replied that he would like that as well. He agreed that his recollection was that there was talk of adding non-voting members to the EDA, but things stalled out because of the eight-year term.

Boardmember Murphy supported bringing in additional members to the EDA.

Boardmember Bartholomew agreed but was concerned about giving non-elected officials that kind of authority for such a long length of time.

6. <u>ADJOURNMENT:</u> Motion by Murphy, second by Bartholomew, to adjourn. The meeting was adjourned by unanimous vote at 6:29 p.m.