

**INVER GROVE HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY REGULAR MEETING
MONDAY, APRIL 26, 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, April 26, 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

A. Minutes

Motion by Gliva, second by Murphy, to approve the minutes from the February 8, 2021 Regular EDA Meeting

Ayes: 5

Nays: 0 Motion carried

B. Claims

Motion by Bartholomew, second by Gliva, to approve disbursements from February 9, 2021 to April 26, 2021.

Ayes: 5

Nays: 0 Motion carried

C. Open To Business Program 1st Quarter Activity Report

Motion by Bartholomew, second by Gliva, to Accept the Open to Business Program 1st Quarter Activity Report

Ayes: 5

Nays: 0 Motion carried

4. REGULAR MEETING

A. Resolution Approving Joint Powers Agreement with Dakota County Community Development Agency (CDA) and 10 Other Dakota County Cities to Engage with MCCD to Provide Entrepreneurial Support Via a Dakota County Open to Business Program

Executive Director Rand advised that the EDA is being asked to approve the annual joint powers agreement with the Dakota County CDA to provide the Open To Business Program (OTB), which provides entrepreneurial support to small businesses and startups. This service is provided by MCCD, a non-profit. Natalie Mouilso, the City's OTB representative, provides free guidance, connects business owners to resources, and can assist with gap financing. The fee that the EDA would contribute is \$5,500. Staff recommends approval of the Joint Powers Agreement.

Boardmember Murphy asked for clarification that approval of this agreement would give residents starting up businesses in Inver Grove Heights access to these services.

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President Piekarski-Krech replied in the affirmative.

Motion by Bartholomew, second by Murphy, to Approve Resolution 21-02 Approving Joint Powers Agreement with Dakota County CDA and 10 Other Dakota County Cities to engage with MCCD to Provide Entrepreneurial Support via a Dakota County Open to Business Program.

Ayes: 5

Nays: 0 Motion carried.

B. Resolution Approving a Right-of-Entry Agreement with Dakota County 55077 1805 60th Street Land Trust

Executive Director Rand advised that in February 2021 the EDA approved a development and purchase agreement to this land trust. The agreement specified certain conditions of the sale, including providing a house plan. In order to do that the land trust is requesting a right of entry agreement to allow them to conduct soil borings and a land survey. Staff recommends approval of the right of entry agreement.

Boardmember Bartholomew asked who paid for the drafting of the agreement.

Executive Director Rand replied that the city attorney drafted the agreement and billed their time to the EDA.

Boardmember Bartholomew asked if there was an escrow agreement that could cover the cost.

Executive Director Rand replied there was no escrow and only limited legal assistance that would be needed.

Motion by Gliva, second by Bartholomew, to Approve Resolution No. 21-03 Approving a Right of Entry Agreement with Dakota County 55077 1805 60th Street Land Trust.

Ayes: 5

Nays: 0 Motion carried.

C. Discuss Schedule for Quarterly EDA Meetings

Executive Director Rand advised that changing the start time of City Council meetings from 7 PM to 6 PM triggered a discussion about the start time of EDA meetings. For many years EDA regular meetings have started at 6 PM on a quarterly basis prior to the first City Council meeting of the months of February, May, August, and November. However, City Attorney Nason researched the ordinance that references the EDA and found that the regular meetings are supposed to occur on the first Monday of the month on the work session evenings. She recommended that the EDA establish a regular calendar for these quarterly meetings.

Boardmember Murphy noted that the third Monday of the month is normally free.

President Piekarski-Krech did not think a separate Monday was necessary as the EDA meetings typically last less than an hour.

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Boardmember Murphy stated that he appreciated the clarification from President Piekarski-Krech.

Boardmember Gliva advised that originally, she had a conflict with 5:00 PM meetings, but four times a year should be manageable.

Boardmember Bartholomew noted that they could hold the EDA meetings after the City Council meetings if a 5:00 PM start time was problematic. He was agreeable with either time.

Boardmember Murphy advised he was fine with either time as well.

Boardmember Dietrich stated she liked the idea of a 5:00 PM start time.

President Piekarski-Krech preferred a 5:00 PM start time as it could be problematic for people giving presentations at the EDA meeting to sit through long Council meetings.

Executive Director Rand clarified that future regular EDA meetings would be held quarterly on the first Monday of the month at 5:00 PM prior to Council work sessions.

D. EDA Executive Director Activity Report

Executive Director Rand stated that staff continues to identify what they consider high value development and redevelopment opportunities. She thanked Boardmember Gliva for requesting they include the redevelopment opportunities on Cahill and noted that she was able to reach out to at least one developer who specializes in that type of redevelopment. The two small area plans for the underdeveloped areas north of Highway 55 and for the areas south of Highway 55 are close to completion and will eventually go before the Planning Commission and City Council. Some changes may be recommended pertaining to zoning to maximize the use of some of the properties in those areas. They worked with Ehlers to determine what the utility extensions would cost. Hopefully those additional costs would be paid for by the developer or new business; however, that often requires a lot of density. Fortistar is working on getting final approvals for their project that will capture the gas at the Pine Bend Landfill. Hopefully there will be a groundbreaking yet this summer. She advised that she reached out to Republic, the operator of Pine Bend Landfill, regarding the 100 acres they own just west of the landfill. She would like to see them relocate their trash collection business to this location or potentially the Swift Trucking Center site. Much of this hinges on improvements to 117th Street, which is one of the reasons that was the City's legislative ask this session. Staff continues to focus on the Argenta Hills area as they would like to see that retail continue to grow and thrive. To do so staff believes more rooftops are needed and they are working with a multi-family housing developer for the property west of Target and the main street businesses. On the Concord redevelopment front, the Dakota County CDA has submitted an application for a 35-unit workforce housing project in the 6300 block of Concord. The City also received an application for a memory care unit located across from Cub Foods. The City continues to look for opportunities to partner with the River Heights Chamber of Commerce and to hopefully hold an informational event to discuss special service marketing districts within the City's commercial districts and help create an identity for each of the retail areas.

5. NEXT MEETING – The next regularly scheduled EDA meeting is August 2, 2021 at 5:00 pm.

Executive Director Rand noted that Mr. Gullickson will likely be bringing his house plans to the EDA for approval at an upcoming meeting.

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6. ADJOURNMENT: Motion by Murphy, second by Bartholomew, to adjourn. The meeting was adjourned by unanimous vote at 6:23 p.m.