



Inver Grove Heights Economic Development Authority
Monday, August 14, 2023 at 5:00 PM
8150 Barbara Avenue, Inver Grove Heights, MN 55077

AGENDA

NOTICE TO RESIDENTS: Individuals may submit written public comments in advance of the meeting by emailing comments to Stacy Bodsberg (sbodsberg@ighmn.gov). Comments received prior to 4:00 p.m. on Monday, August 14, 2023, will be provided to the EDA at or before the August 14, 2023 meeting.

1. **Call to Order**
2. **Roll Call**
3. **Consent Agenda**
 - A. Minutes of the June 5, 2023, Economic Development Authority Meeting.
4. **Regular Agenda**
 - A. Presentation by Tony Schertler, Executive Director, Dakota County Community Development Agency
5. **Next Meeting**
6. **Adjourn**

This document is available upon a one (1) business day request in alternate formats such as braille, large print, audio recording, etc. Please contact Stacy Bodsberg, Community Development Support Specialist, at 651-450-2545 or sbodsberg@ighmn.gov.

INVER GROVE HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY

REGULAR MEETING

MONDAY, JUNE 5, 2023 - 5:00 P.M. - 8150 BARBARA AVE

1. CALL TO ORDER:

The Economic Development Authority of Inver Grove Heights met in regular session on Monday, June 5, 2023. President Gliva called the meeting to order at 5:00 p.m. The Pledge of Allegiance was recited.

2. ROLL CALL:

Present In-Person: President Gliva, Commissioners Dietrich, Murphy, Scales and T'Kach;
Staff: Executive Director Rand, City Administrator Wilson, City Attorney McCauley Nason, Communications Manager Looze, City Clerk Kiernan.

3. CONSENT AGENDA:

A. Approval of Minutes from April 3, 2023, Economic Development Authority Meeting.

B. Approval of Financial Claims.

Motion by Dietrich, Second by Scales, to approve all consent agenda items.

Ayes: 5

Nays: 0 Motion carried.

4. REGULAR AGENDA:

A. Update on Retail Recruitment, Lee Krueger, Krueger Real Estate Advisors.

Executive Director Rand introduced Mr. Lee Krueger to provide an update on retail recruitment progress.

Mr. Krueger stated that he has started by getting in contact with current landlords and brokers in town and has been well received and supported by them. Krueger worked with Communications Manager Looze to put together a brochure on Inver Grove Heights. An open house was held at Jersey's Bar & Grill and was well attended by residents. There has been a large request by residents for a bakery to come to town. Krueger stated that he and Ms. Rand attended a national convention and held meetings with brokers and developers. They met with AMC Theaters, who currently have excess parking spaces in their lot and are talking about their options for developing a portion of the parking lot. The meeting went well. Met with some possible development options for the Argenta Hills area. Another open house will be held at the Community Center for residents to attend and provide their input. Krueger stated that he is anticipating being able to bring before the Economic Development Authority some things to consider by the end of the summer.

Commissioner Dietrich thanked Mr. Krueger for putting together the brochure with Ms. Looze. Very informative. Dietrich stated that she had someone reach out to her inquiring about a bakery site and questioned if Inver Grove Heights has a current site that would work for such use.

Mr. Krueger stated that he believes that he may have spoken with that same person, and he had put them in touch with the broker of the old Dunn Brothers location. The site already has bathrooms that meet the building code, a drive-thru, and depending on how they bake, the only thing that the site doesn't include is a hood and vent.

Commissioner Dietrich questioned if there were break-out sessions or training at the convention that they could attend. Krueger stated that there were but chose to concentrate on networking and deal making.

Commissioner T'Kach questioned if any of the questions that are asked of residents at the open house were included in the summer issue of the Insights. Executive Director Rand stated that they were not included this time around and chose to concentrate on the in-person meetings. City Administrator Wilson stated that the summer issue hasn't been published yet and will go out shortly after the 4th of July.

Commissioner Murphy questioned if Krueger has connections with people at Argenta Hills. Krueger confirmed that he does. Krueger stated that he worked on the TRIA Rink project and their partner is the owner of Argenta Hills. A very good relationship is in place.

5. ADJOURN:

Motion by Scales, Second by Murphy, to adjourn the meeting at 5:25 p.m.

Ayes: 5

Nays: 0 Motion carried.

Minutes prepared by Stacy Bodsberg, Community Development Support Specialist.



Economic Development Authority Staff Report

SUBJECT: **Presentation by Tony Schertler, Executive Director,
Dakota County Community Development Agency**

MEETING DATE: August 14, 2023

ITEM TYPE: Regular Agenda

CONTACT: Kris Wilson, City Administrator, 651.450.2511

PURPOSE/ACTION REQUESTED

The Council is asked to hear a presentation by Tony Schertler, Executive Director of the Dakota County Community Development Agency (CDA).

BACKGROUND

Staff have invited Tony Schertler, Executive Director of the Dakota County CDA, to speak to the EDA regarding the following:

1. An Introduction / Overview of the CDA, including the scope of their work, the programs they operate, etc.
2. An overview of the CDA's ownership or financing of various residential properties within IGH.
3. A preliminary look at opportunities for future partnership, which may include efforts in the area of land assembly / redevelopment as well as a possible partnership to utilize new sales tax revenues coming to cities for affordable housing.

FISCAL IMPACT

RECOMMENDATION

ATTACHMENTS

None