

**INVER GROVE HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY MEETING
MONDAY, AUGUST 5, 2024 - 8150 BARBARA AVE**

1. CALL TO ORDER

The Economic Development Authority (EDA) of Inver Grove Heights met in Regular Session August 5, 2024, in the Council Chambers at City Hall. President Gliva called the meeting to order at 5:00 p.m. The Pledge of Allegiance was recited.

2. ROLL CALL

Present: EDA President Gliva; EDA Members Scales, Dietrich and T'Kach.

Staff Present: City Administrator Wilson, City Attorney Nason, Deputy City Clerk Malott, Community Development Director Ziemer, and Finance Director Hove.

Absent: EDA Member Murphy.

3. CONSENT AGENDA

A. Minutes of the June 3, 2024, Economic Development Authority Meeting.

B. Financial Claims Report.

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

Motion approved 4-0.

4. REGULAR AGENDA

A. Update from EDA Consultant Lee Kruger.

EDA Consultant Lee Krueger provided updates since he last met with the EDA. He mentioned the following:

- Dining continues to grow
- Social media drives many decisions
- Competitive Socializing shows no sign of slowing
 - Concord Street Site has a lot of interest; at least three groups have interest
- IGH has increased market awareness

Mayor Dietrich noted she spoke at a shopping center convention several months ago, noting there are opportunities for Inver Grove Heights to be more visible this coming year through shopping center events and the Minnesota Commercial Association of Realtors (MNCAR). They host an expo with 600 to 700 vendors every year.

Mr. Krueger discussed the key commercial locations in the City. He reported Arbor Point saw some new businesses open up and still had excellent infill opportunities, and there was interest in Salem Square and Simley Plaza. Krueger offered some observations about the City based on his recent conversations, including the continued need for people to associate Inver Grove Heights with different types of businesses or community amenities. He said the EDA had opportunities to be a catalyst towards development, which would require forming partnerships with groups interested in working with the City on potential projects.

Krueger reported the new Chipotle restaurant on Blaine Avenue has had strong sales and different sites are wanting to bring in similar restaurants. He also discussed the "the third place" concept. Most people's first place is their home, their second place is their office or workplace

and the third place is where their sense of community occurs. People are seeking a third place because many people lost their second place due to work at home. Looking a retail development in terms of destination retail would help create that third place.

Commissioner T'Kach inquired if there have been any more discussions about the Hempel commercial sites. Mr. Krueger stated there is a potential game plan that will work but it is not necessarily traditional retail. Groups do like the site, and the site has great accessibility to the Hempel site. People are willing to drive 20 to 30 minutes for these types of experiences.

Commissioner Dietrich questioned what their goals were for this month. Krueger stated that the hope is to resolve the issue with the Concord site. He was not leading the project but have spoken with some people that have proposed good options. He added the end of the month would hopefully see steps taken at the Argenta site or a couple options at the Bishop Heights site. Yo-Yo Donut's has signed on for an open space in Arbor Point.

President Gliva stated that she would like to stay on top of making sure people know where "Inver Grove Heights" is located and name recognition. Krueger stated the development community does know about Inver Grove Heights, but did not know what land or sites that were available. Location options have been provided to developers and has been helpful.

B. Potential Sale of EDA Owned Property on Dickman Trail.

City Administrator Wilson provided background information on an EDA parcel subject to the closed session. She reviewed potential options for selling the land and steps required of the EDA if it were to sell the land.

Wilson stated the EDA is not required to use a commercial real estate broker or accept multiple offers. She said the Planning Commission must review the sale for concurrence with the City's Comprehensive Plan and the EDA must have a public hearing after the terms and conditions of the sale are known. When it comes to selling EDA-owned land, Wilson stated there are no requirements that allows everyone an opportunity to make an offer, but said there is value in being transparent with the surrounding property owners, existing residents and owners. She said listing the property for sale can force competitive bids to get the best price. But, advised, if the EDA was looking for development to benefit the tax base, the EDA may want to evaluate the track record of the buyer and also consider whether the proposed use was aligned with the City's goals and priorities and needs.

Commissioner T'Kach inquired if the city could ask the buyer to help pay for the infrastructure and have it included in the contract. City Administrator Wilson stated that they can sell the property as is and the buyer would know any infrastructure costs would be their responsibility.

President Gliva inquired if there are any deadlines that need to abide by. City Administrator Wilson stated that there is generally a due diligence period in the terms and conditions of the offer.

C. CLOSED SESSION to Discuss an Offer to Purchase EDA-Owned Property

Motion by T'Kach, Second by Scales, to go into closed session.

Motion approved 4-0.

**Motion by Scales, Second by Dietrich, to reconvene open session.
Motion approved 4-0.**

5. NEXT MEETING

The next regularly scheduled meeting is Monday, October 7, 2024, at 5:00 p.m.

6. ADJOURN

Motion by Scales, Second by T’Kach, all in favor to adjourn.

The meeting was adjourned by unanimous vote at 5:55 p.m.

Minutes prepared by Sara Lyons, Recording Secretary.