



Inver Grove Heights Economic Development Authority
Monday, April 14, 2025 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, April 14, 2025, will be provided to the EDA at or before the April 14, 2025 meeting.

NOTICE OF REMOTE ATTENDANCE: Council member T'Kach is expected to attend this meeting remotely from Wilton Hotel Bray, Southern Cross Rod, Kilruddery Demesne East, Bray, Co. Wicklow, Ireland

1. Call to Order

2. Roll Call

3. Approval of Agenda

4. Consent Agenda

All items on the consent agenda are considered routine and have been made available to the City Council at least two days prior to the meeting; the items will be enacted in one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which event the item will be removed from this agenda and considered in normal sequence.

A. Approval of Claims.

B. Resolution Changing the Meeting Dates of the Remaining 2025 Regular EDA Meetings.

5. Regular Agenda

A. EDA Executive Director Development Updates

6. Next Meeting

A. Next Regularly Scheduled Meeting is Monday, June 9, 2025, at 5:00 P.M.

7. Closed Session

A. Closed Session: Discussion of Purchase Offer and Continued Negotiations Regarding the Potential Sale of EDA-Owned Property on Dickman Trail.

8. Adjourn

April 14, 2025 - Economic Development Authority Agenda



Budget Report

Account Summary

For Fiscal: 2025 Period Ending: 04/30/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 290 - EDA-OPERATING FUND							
Revenue							
290.5800.000.4610	Investment Interest-Received	6,000.00	6,000.00	0.00	2,020.17	-3,979.83	66.33 %
290.5800.000.4990	Transfers In from Other Funds	177,990.00	177,990.00	0.00	44,497.50	-133,492.50	75.00 %
Budget Detail							
Description		Units	Price	Amount			
General Fund-Tax Levy Transfer		1.00	-177,990.00	-177,990.00			
Revenue Total:		183,990.00	183,990.00	0.00	46,517.67	-137,472.33	74.72 %
Expense							
290.5800.000.5000	Wages-Full Time Employees	114,000.00	114,000.00	621.92	4,314.68	109,685.32	96.22 %
290.5800.000.5030	Employer Social Security	7,100.00	7,100.00	39.21	270.42	6,829.58	96.19 %
290.5800.000.5032	Employer Medicare	1,700.00	1,700.00	9.17	63.23	1,636.77	96.28 %
290.5800.000.5040	Medical Insurance	19,400.00	19,400.00	0.00	0.00	19,400.00	100.00 %
290.5800.000.5046	Insurance-Cash Option	5,100.00	5,100.00	17.82	124.74	4,975.26	97.55 %
290.5800.000.5050	Life Insurance	200.00	200.00	0.00	5.55	194.45	97.23 %
290.5800.000.5052	LTD Insurance	400.00	400.00	0.00	8.10	391.90	97.98 %
290.5800.000.5058	Account Fees-HSA/HRA/FSA	100.00	100.00	0.00	0.21	99.79	99.79 %
290.5800.000.5060	Employer PERA	8,500.00	8,500.00	46.65	323.62	8,176.38	96.19 %
290.5800.000.5084	Workers Compensation	600.00	600.00	0.00	150.00	450.00	75.00 %
290.5800.000.5190	Other Supplies	500.00	500.00	0.00	0.00	500.00	100.00 %
290.5800.000.5305	Legal Services	6,000.00	6,000.00	0.00	724.00	5,276.00	87.93 %
290.5800.000.5310	Professional Services & Contracts	40,000.00	40,000.00	0.00	10,025.00	29,975.00	74.94 %
290.5800.000.5335	Dues, Licenses & Subscriptions	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
290.5800.000.5340	Training & Travel	3,500.00	3,500.00	0.00	43.72	3,456.28	98.75 %
290.5800.000.5380	Utility Charges-Storm Water	0.00	0.00	0.00	106.70	-106.70	0.00 %
290.5800.000.5450	Insurance Allocation	400.00	400.00	0.00	99.99	300.01	75.00 %
290.5800.000.5455	City Facilities Allocation	315.00	315.00	0.00	78.75	236.25	75.00 %
Expense Total:		208,815.00	208,815.00	734.77	16,338.71	192,476.29	92.18 %
Fund: 290 - EDA-OPERATING FUND Surplus (Deficit):		-24,825.00	-24,825.00	-734.77	30,178.96	55,003.96	221.57 %
Report Surplus (Deficit):		-24,825.00	-24,825.00	-734.77	30,178.96	55,003.96	221.57 %

Group Summary

Account Typ...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance	
					Favorable (Unfavorable)	Percent Remaining
Fund: 290 - EDA-OPERATING FUND						
Revenue	183,990.00	183,990.00	0.00	46,517.67	-137,472.33	74.72 %
Expense	208,815.00	208,815.00	734.77	16,338.71	192,476.29	92.18 %
Fund: 290 - EDA-OPERATING FUND Surplus (Deficit):	-24,825.00	-24,825.00	-734.77	30,178.96	55,003.96	221.57 %
Report Surplus (Deficit):	-24,825.00	-24,825.00	-734.77	30,178.96	55,003.96	221.57 %

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
290 - EDA-OPERATING FUND	-24,825.00	-24,825.00	-734.77	30,178.96	55,003.96
Report Surplus (Deficit):	-24,825.00	-24,825.00	-734.77	30,178.96	55,003.96



Economic Development Authority Staff Report

SUBJECT: **Resolution Changing the Meeting Dates of the
Remaining 2025 Regular EDA Meetings.**

MEETING DATE: April 14, 2025

ITEM TYPE: Consent Agenda

CONTACT: Jason Ziemer, Community Development Director, 651-450-2546

PURPOSE/ACTION REQUESTED

The Economic Development Authority (EDA) is asked to approve a resolution, changing the dates for the remaining 2025 EDA meetings in June, August, October and December.

BACKGROUND

Article 5, Section 1 of the EDA bylaws, establishes the regular meetings of the Economic Development Authority (EDA) as the first Monday of the month at 5 p.m. and in the months of February, April, June, August, October and December. During the February 2025 City Council retreat, Council members expressed interest in a new format for City Council work sessions, notably moving work sessions away from the Council Chambers at City Hall to allow for more informal discussions on agenda topics. Council work sessions currently follow EDA meetings on the first Monday of each month. Thus, the change in format, creates conflicts with regularly scheduled EDA meetings.

As the City Council experiments with the new approach to its work sessions, City staff suggest temporarily moving EDA meetings to the second Monday of each month for the remainder of the year. If approved, EDA meetings would be on June 9, August 11, October 13 and December 8. The meeting would take place prior to a regular Council meeting; the EDA meeting time would remain the same at 5 pm. If the new Council work session format becomes permanent, City staff would seek an official change to the EDA bylaws regarding the dates of regularly EDA meetings.

FISCAL IMPACT

N/A

RECOMMENDATION

City staff recommend the proposed date changes as presented.

ATTACHMENTS

1. Resolution No_Changing 2025 EDA Meeting Dates_04-14-2025

**CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA**

EDA RESOLUTION NO. _____

**A RESOLUTION CHANGING THE DATE OF THE REMAINING
MEETINGS (JUNE, AUGUST, OCTOBER, & DECEMBER)
OF THE ECONOMIC DEVELOPMENT AUTHORITY**

WHEREAS, Article IV, Section 1 of the Bylaws of the Inver Grove Heights Economic Development Authority ("EDA") establishes regular meetings of the EDA as the first Monday of the months of February, April, June, August, October and December at 5:00 p.m.; and,

WHEREAS, EDA regular meetings occur prior to City Council work sessions ("Work Sessions"), and the temporary schedule change to those Work Sessions has created a conflict with scheduled EDA regular meetings; and,

WHEREAS, to accommodate the change to those Work Sessions, the EDA desires to adjust the dates of its remaining meetings in 2025.

**NOW, THEREFORE, BE IT RESOLVED BY THE ECONOMIC DEVELOPMENT
AUTHORITY OF THE CITY OF INVER GROVE HEIGHTS**, the regular meetings scheduled for the remainder of 2025 are hereby changed as follows:

1. Moved from June 2, 2025 to June 9, 2025;
2. Moved from August 4, 2025 to August 11, 2025;
3. Moved from October 6, 2025 to October 13, 2025; and
4. Moved from December 1, 2025 to December 8, 2025.

BE IT FURTHER RESOLVED, the location and meeting times for the EDA meetings shall remain at City Hall, 8150 Barbara Avenue, and 5:00 p.m., respectively, as defined by EDA bylaws.

Passed by the EDA of the City of Inver Grove Heights this 14th day of April, 2025.

Sue Gliva, President

ATTEST:

Rebecca Kiernan, City Clerk



Economic Development Authority Staff Report

SUBJECT: EDA Executive Director Development Updates

MEETING DATE: April 14, 2025

ITEM TYPE: Regular Agenda

CONTACT: Jason Ziemer, Community Development Director, 651-450-2546

PURPOSE/ACTION REQUESTED

No action required. This EDA Executive Director reports provides a general update regarding several EDA and community-wide development topics and projects.

BACKGROUND

General Development News

Specific project and general development interest is on the rise in Inver Grove Heights; housing development remains the main topic. Here are updates on the higher-profile developments and discussions.

- National Land Holdings and its developer are continuing their work on a formal development design and application related to its 110-acre site on 70th Street and Robert Trail. On December 2, 2024, the City Council approved a Comprehensive Plan amendment and rezoning related to the concept development plan. Much of the emphasis currently is on working through Northwest Area development requirements in relation to the developer's preferred development designs.
- MV Ventures received approval of a Comprehensive Plan amendment and rezoning of its land on the southwest corner of 65th Street and Argenta Trail. The entity is working through the application process, and is likely to submit its requests for Preliminary Plat, etc. on May 1, 2025. MV Ventures proposed a 119-unit rental townhome development.
- Two vacant parcels located on the southside of the Buckley Way-65th Street intersection recently sold at public auction. Two developers are exploring projects, including a multi-family, workforce apartment project on one site, adjacent to the other residential developments, and a commercial development on the other. Both properties are guided Mixed Use, allowing for each of the development types.
- The Dakota County CDA is completing its plans and preparing to submit its request for approval to construct the second and final building of the Hillcrest Pointe Senior Living development. The second building plan shows 57 new units; the original building has 66 units. The CDA hosted a neighborhood meeting back in February 2025.
- Other housing development project progress:
 - Stuart Development is underway with its 159-unit rental townhome development east of Argenta Trail.

- Yellow Tree has adjusted down its total apartment unit count from 242 to 217. The change will remove an amendment to its approved PUD development plan; that application was under review.
- Builders Lot Group is exploring options for another phase of its Peltier development; the site being explored is the vacant land adjacent to Argenta Trail. The developer has submitted a smaller request to replat an existing outlot within the current development to create two additional residential lots.
- The developer exploring a market rate apartment project on Babcock Trail, north of Interstate 494, has opted to pause pursuit of the development. The land is guided and zoned for the type of development proposed, but is located in a Shoreland Overlay District, creating obstacles. The property owner is still working through the Shoreland issues.

In other news, the draft Northwest Area Alternative Urban Areawide Review (AUAR) 2025 Update was provided to City staff for review and comment. Bolton & Menk was hired to complete the required five-year update. And, the consultant that completed the housing needs assessment for the Dakota County CDA will present the report and findings at a special joint meeting of the City Council and Planning Commission on May 5, 2025, at 6 pm at the Veteran's Memorial Community Center.

EDA Property at Babcock Trail & 70th Street

Action items related to the EDA-owned property located at the northwest corner of the Babcock Trail-70th Street Intersection ("Babcock Site") were paused for one month. The Planning Commission was set to consider the Preliminary Plat, Comprehensive Plan amendment and rezoning of the Babcock Site at its April 1, 2025, meeting. However, those items were pushed to the May 6, 2025, meeting to accommodate a Dakota County open house regarding the reconstruction of 70th Street, also scheduled for the same date and time.

As discussed at the February meeting, the EDA "acquired" the Babcock Site in 2012. However, the lot was never splitting off from the golf course, and ownership was never transferred from the City to EDA. The planning items noted above will come to the City Council for action on May 26, 2025. Transfer of ownership will take place at the June 9, 2025, EDA and City Council meetings.

Dawnway Landfill Redevelopment Planning

City Administrator Kris Wilson and Community Development Director Jason Ziemer met with South St. Paul City staff and a representative from Frattalone regarding the Dawnway Landfill ("Landfill"). The Landfill is a construction and demolition debris landfill located in both cities, and northeast of the South St. Paul Municipal Airport (Flemming Field); both cities have operational agreements with Frattalone through 2027. In October 2024, the company submitted a permit renewal to the Minnesota Pollution Control Agency (MPCA) for continued operation of the landfill. The MPCA only issues 10-year permit renewals, which is beyond the term of the existing agreements and the anticipated life of the landfill. Staff from both cities will continue working on this topic and provide an update regarding an extension at a future date. Frattalone is required to have an approved restoration and future redevelopment plan for the Landfill. As a demolition landfill, the area can be repurposed for reuse, with limitations as to how the site redevelops. The company is open to working with both cities on a Small Area Plan for the Landfill; paid by the company. This site creates opportunities for future industrial development in Inver Grove Heights.

Curling Center Update

Mayor Brenda Dietrich, EDA President Sue Gliva, City Administrator Kris Wilson, EDA Executive Director Jason Ziemer sat down recently with EDA Consultant Lee Krueger and architect Jeff Agnes regarding the concept Curling Center project. Mr. Agnes was hired by the EDA to complete a property fit analysis using a sketch plan approach of a Curling Center concept, emphasizing a 4.79-acre outlot owned by Hempel Real Estate in the Argenta Hills commercial area. At the March 24, 2025, meeting, the group reviewed the initial fit analysis and discussed additional site options elsewhere in the community, as well as initial thoughts on costs, ownership, etc. It was agreed information was needed regarding construction and total project costs to understand cost impacts and potential approaches to funding and financing. Mr. Krueger will attend the April 14, 2025, EDA meeting to provide an update to the EDA.

FISCAL IMPACT

N/A.

RECOMMENDATION

N/A.

ATTACHMENTS

None



Economic Development Authority Staff Report

SUBJECT: **Closed Session: Discussion of Purchase Offer and Continued Negotiations Regarding the Potential Sale of EDA-Owned Property on Dickman Trail.**

MEETING DATE: April 14, 2025

ITEM TYPE: Closed Session

CONTACT: Jason Ziemer, Community Development Director, 651-450-2546

PURPOSE/ACTION REQUESTED

The EDA is asked to go into closed session for the purpose of receiving an update regarding continued negotiations to sell EDA-owned land on Dickman Trail for the purpose of a proposed redevelopment project.

BACKGROUND

Pursuant to Minnesota Statute 13D.05, Subd. 3.(b)(3), the City Council is asked to go into closed session to receive an update regarding continued negotiations and consider a revised Letter of Intent for the potential sale of an EDA-owned parcel located on Dickman Trail (PID: 20-01100-27-012) for the purpose of a redevelopment project.

FISCAL IMPACT

N/A

RECOMMENDATION

Staff recommends the EDA go into closed session.

ATTACHMENTS

None