



Inver Grove Heights Economic Development Authority
Monday, April 28, 2025 at 5:30 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 28, 2025, will be provided to the EDA at or before the April 28, 2025 meeting.

1. **Call to Order**
2. **Roll Call**
3. **Consent Agenda**
4. **Regular Business**
 - A. Resolutions Authorizing Grant Application(s) for Environmental Investigation Studies for the Redevelopment of Dickman Trail Properties
5. **Public Comment**

Public comment provides an opportunity for the public to address the Council on items that are not on the agenda. Comments will be limited to three (3) minutes per person.
6. **Commission and Staff Comments**
7. **Adjourn**



Economic Development Authority Staff Report

**SUBJECT: Resolutions Authorizing Grant Application(s) for
Environmental Investigation Studies for the
Redevelopment of Dickman Trail Properties**

MEETING DATE: April 28, 2025

ITEM TYPE: Regular Business

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

PURPOSE/ACTION REQUESTED

The Economic Development Authority is asked to approve two resolutions, authorizing the submittal of grant applications to the Minnesota Department of Employment and Economic Development and Metropolitan Council for the purpose of funding assistance for environmental investigation studies for the proposed industrial redevelopment project on Dickman Trail.

BACKGROUND

The Inver Grove Heights Economic Development Authority (EDA) reached negotiated terms with a developer to sell four EDA-owned properties – one property on Dickman Trail (PID: 20-01100-27-012) and three properties on Dixie Avenue (PIDs: 20-17750-06-050, 20-17750-06-071 and 20-17750-06-090) – for a proposed industrial redevelopment project. Terms of the Letter of Intent between the EDA and developer were finalized and agreed by the EDA in a closed session on April 14, 2025. The purchase agreement will be presented to the EDA for approval at a special EDA meeting on May 12, 2025, at which time the purchase price and terms of the agreement will be made public, along with a sketch plan of the development.

City staff advised EDA members the City would seek grant funds to assist the developer with completing the necessary environmental investigation studies, including but not limited to Phase 1, Phase 2 and Response Action Plan. Completion of the studies, notably a Minnesota Pollution Control Agency-approved development Response Action Plan, is necessary if the City and/or developer were to seek funding support for any required remediation of contamination within the development site. The developer provided a combined cost estimate totaling \$39,083 for completing the three environmental investigation studies.

City staff recommend pursuing funding from both the Minnesota Department of Employment and Economic Development (DEED) Contamination Investigative grant program and the Metropolitan Council's Tax Base Revitalization Account (TBRA) program. The hope is one program would fund 100% of the work. Both DEED and Metropolitan Council grants require a 25% local match, which can be funded by the developer. City staff did confirm with DEED, although the City is the recipient of the grant funding, the developer could complete the work and seek reimbursement from the awarded funding via the City.

Environmental investigation is a due diligence item within the negotiated terms between the EDA and developer.

As directed by the EDA, and funded by a DEED Host Community Economic Development (HCED) grant, the City hired an engineering firm to proceed with the utility design work to bring utilities into the area to support the redevelopment project. The City was also awarded a DEED HCED grant to assist with the construction of water and sewer utilities.

FISCAL IMPACT

Either grant program requires a 25% local match, which can be provided by the developer.

RECOMMENDATION

Staff recommends approval of the resolutions supporting the grant funding applications to the Minnesota Department of Employment and Economic Development and Metropolitan Council to support environmental investigation studies for the proposed industrial redevelopment project on Dickman Trail.

ATTACHMENTS

1. Resolution No_DEED Environmental Investigation Grant_04-28-2025
2. Resolution No_Met Council TBRA Environmental Investigation Grant_04-28-2025

**INVER GROVE HEIGHTS
ECONOMIC DEVELOPMENT AUTHORITY
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. EDA 25-02

**A RESOLUTION APPROVING SUBMMITTAL OF A MINNESOTA DEPARTMENT OF
EMPLOYMENT AND ECONOMIC DEVELOPMENT CONTAMINATION INVESTIGATION
GRANT APPLICATION, COMMITTING A LOCAL MATCH, AND AUTHORIZING CONTRACT
SIGNATURE FOR A PROPOSED INDUSTRIAL REDEVELOPMENT PROJECT**

WHEREAS, the Economic Development Authority (“EDA”) of the City of Inver Grove Heights (“City”) has entered into a purchase agreement to sell land owned by the EDA for the purpose of redeveloping that land and other private property, also currently under purchase agreement; and,

WHEREAS, the following public and private properties subject to the redevelopment project are currently vacant and/or underutilized, and are located on Dickman Trail and Dixie Avenue (“Subject Properties”):

Address	PID	Ownership
6910 Dixie Avenue	20-17750-06-050	EDA
6940 Dixie Avenue	20-17750-06-071	EDA
6950 Dixie Avenue	20-17750-06-090	EDA
Unaddressed Dickman Trail	20-01100-27-012	EDA
Unaddressed Dickman Trail	20-39900-00-170	Private
6971 Dickman Trail	20-00200-56-070	Private

WHEREAS, the developer is proposing an industrial development on the Subject Properties that will enhance the City’s tax base and create a minimum of 30 to 60 new jobs in Inver Grove Heights; and,

WHEREAS, given the current and historical uses of the Subject Properties, the City has identified the potential for contamination that warrants completion of environmental investigation studies and potential remediation (“Project”) that meet the requirements of the Minnesota Department of Employment and Economic Development (“DEED”) Contamination Investigative Grant purpose and criteria; and,

WHEREAS, the City is located within the seven-county Twin Cities metropolitan area, as defined in Minnesota Statute, Section §473.121, Subd. 2, and is a participant in the Local Housing Incentives Account (“LHIA”) program under Minnesota Statute, Section §473.254, and is, therefore, eligible to apply for and receive funding through the DEED Contamination Investigative Grant program.

NOW, THEREFORE, BE IT RESOLVED BY THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF INVER GROVE HEIGHTS, MINNESOTA, the Contamination Investigative Grant application is hereby approved for submittal to the Minnesota Department of Employment and Economic Development (DEED), and the President and Executive Director of the EDA are authorized to execute related agreements as are necessary to implement the Project.

BE IT FURTHER RESOLVED, the EDA shall act as the legal sponsor for the Project contained in the Contamination Investigative Grant Program to be submitted on or before May 1, 2025, and the Community Development Director is hereby authorized to apply to DEED for funding for this project on behalf of the City of Inver Grove Heights.

BE IT FURTHER RESOLVED, the EDA has the legal authority to apply for financial assistance, and the institutional, managerial, and financial capability to ensure adequate project administration.

BE IT FURTHER RESOLVED, the sources and amounts of the local match identified in the application are committed to the above-referenced Project identified.

BE IT FURTHER RESOLVED, the EDA has not violated any Federal, State or local laws pertaining to fraud, bribery, graft, kickbacks, collusion, conflict of interest or other unlawful or corrupt practice.

BE IT FURTHER RESOLVED, upon approval of its application by the State of Minnesota ("State"), the EDA may enter into an agreement with the State for the above-referenced Project, and that the EDA certifies that it will comply with all applicable laws and regulation as stated in all contract agreements.

Passed by the Economic Development Authority of the City of Inver Grove Heights this 28th day of April, 2025.

Sue Gliva, EDA President

ATTEST:

Jason Ziemer, EDA Executive Director

**INVER GROVE HEIGHTS
ECONOMIC DEVELOPMENT AUTHORITY
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. EDA 25-03

**A RESOLUTION AUTHORIZING AN APPLICATION FOR THE
TAX BASE REVITALIZATION ACCOUNT (TBRA)**

WHEREAS, the Economic Development Authority (“EDA”) of the City of Inver Grove Heights (“City”) has entered into a purchase agreement to sell land owned by the EDA for the purpose of redeveloping that land and other private property, also currently under purchase agreement; and,

WHEREAS, the following public and private properties subject to the redevelopment project are currently vacant and/or underutilized, and are located on Dickman Trail and Dixie Avenue (“Subject Properties”):

Address	PID	Ownership
6910 Dixie Avenue	20-17750-06-050	EDA
6940 Dixie Avenue	20-17750-06-071	EDA
6950 Dixie Avenue	20-17750-06-090	EDA
Unaddressed Dickman Trail	20-01100-27-012	EDA
Unaddressed Dickman Trail	20-39900-00-170	Private
6971 Dickman Trail	20-00200-56-070	Private

WHEREAS, the developer is proposing an industrial development on the Subject Properties that will enhance the City’s tax base and create a minimum of 30 to 60 new jobs in Inver Grove Heights; and,

WHEREAS, given the current and historical uses of the Subject Properties, the EDA has identified the potential for contamination that warrants completion of environmental investigation studies and potential remediation (“Project”) that meet the purpose and criteria of the Tax Base Revitalization Account (“TBRA”) and are consistent with and promote the purposes of the Metropolitan Livable Communities Act (“LCA”) and the policies of the Metropolitan Council’s adopted metropolitan development guide;

WHEREAS, the EDA represents that it has undertaken reasonable and good faith efforts to procure funding for the activities for which TBRA funding is sought but was not able to find or secure from other sources funding that is necessary for cleanup completion, and states that this representation is based on the following reasons and supporting facts:

The largest parcel within the development site was predominantly used for mining-related operations, including exterior storage of earthen materials (i.e. soils, gravel, etc.) and related trucking operations from 1970 until 1985. That use resumed in 2000 and was operated in support of the adjacent trucking and contractor operation on the adjacent private property to the north, which is inclusive of the development site. That use continued again until the City acquired the property in 2012. City files also note that a previous operator had obtained a hazardous waste license as a very small waste generator and had been cited for operating in violation of that license. Aerial images suggest the trucking and contractor operation has continually operated on

adjacent private properties, which are inclusive of the development site; since the mid-1990s; and,

WHEREAS, based on those reasons and facts, the EDA finds that the contamination investigation studies and resulting clean-up will not occur through private or other public investment within the reasonably foreseeable future without TBRA funding; and,

WHEREAS, the City is located within the seven-county Twin Cities metropolitan area, as defined in Minnesota Statute, Section §473.121, Subd. 2, and is a participant in the LCA Local Housing Incentives Account (“LHIA”) program under Minnesota Statute, Section §473.254, and is, therefore, eligible to apply for and receive funding through the TBRA program.

NOW, THEREFORE, BE IT RESOLVED BY THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF INVER GROVE HEIGHTS, MINNESOTA, the Contamination Investigative Grant application is hereby approved, and the EDA Executive Director is authorized to submit the EDA’s grant funding application to the Tax Base Revitalization Account (TBRA) program through the Metropolitan Council.

BE IT FURTHER RESOLVED, the EDA has the legal authority to apply for financial assistance, and the institutional, managerial, and financial capability to ensure adequate project administration.

BE IT FURTHER RESOLVED, the sources and amounts of the local match identified in the application are committed to the above-referenced Project identified.

BE IT FURTHER RESOLVED, the EDA has not violated any Federal, State or local laws pertaining to fraud, bribery, graft, kickbacks, collusion, conflict of interest or other unlawful or corrupt practice.

BE IT FURTHER RESOLVED, if awarded a Tax Base Revitalization Account grant for this Project, the EDA will be the grantee and agrees to act as legal sponsor to administer and be responsible for grant funds expended for the project contained in the Tax Base Revitalization grant application submitted on May 1, 2025.

BE IT FURTHER RESOLVED, upon approval of its application by the Metropolitan Council, the EDA may enter into an agreement with the Metropolitan Council State for the above-referenced Project, and the President and Executive Director of the EDA are authorized to execute related agreements as are necessary to implement the Project.

Passed by the Economic Development Authority of the City of Inver Grove Heights this 28th day of April, 2025.

Sue Gliva, President

ATTEST:

Jason Ziemer, Executive Director