



Inver Grove Heights Economic Development Authority
Monday, June 9, 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, June 9, 2025, will be provided to the EDA at or before the June 9, 2025, meeting.

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. Minutes of the January 13, 2025, Economic Development Authority Meeting.

B. Minutes of the February 10, 2025, Economic Development Authority Special Meeting.

C. Minutes of the April 14, 2025, Economic Development Authority Meeting.

D. Minutes of the April 28, 2025, Economic Development Authority Special Meeting.

E. Approval of Claims.

5. Regular Agenda

A. Resolution Amending Purchase Agreement for Excess Golf Course Property from the City of Inver Grove Heights

B. Evaluation of City-Owned Properties Between Highway 52 and Blaine Avenue

6. Next Meeting

A. Next Regularly Scheduled Meeting is Monday, August 11, 2025, at 5:00 p.m.

7. Adjourn

June 9, 2025 - Economic Development Authority Agenda

**INVER GROVE HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY MEETING
MONDAY, JANUARY 13, 2025 - 8150 BARBARA AVENUE**

1. CALL TO ORDER

The Economic Development Authority (EDA) of Inver Grove Heights met in Regular Session Monday, January 13, 2025, in the Council Chambers at City Hall. President Gliva called the meeting to order at 5:00 p.m. The Pledge of Allegiance was said.

2. ROLL CALL

Present In-Person: President Gliva, Commissioner Scales, Dietrich, Murphy, and T'Kach.

Staff in Attendance: City Administrator Wilson, City Attorney Nason, EDA Executive Director Ziemer, and Deputy City Clerk Malott.

3. APPROVAL OF AGENDA

Motion by T'Kach; Second by Scales; to Approve Agenda as Published.

Motion Approved 5-0.

4. ELECTION OF OFFICERS

Executive Director Ziemer provided a brief overview, explaining that at the first meeting each year, the EDA elects officers to serve one-year terms. These positions include President, Vice President, Treasurer, Assistant Treasurer, and Secretary. While the bylaws permit the Vice President and Assistant Treasurer to serve terms of different lengths if designated by the EDA, these roles are typically elected on an annual basis.

Executive Director Ziemer explained that, according to the staff report and Article 3, Section 1 of the bylaws, the Community Development Director is designated as the EDA Executive Director. Although the City Administrator had previously been appointed as Interim Executive Director by resolution, staff recommended formally appointing the City Administrator to the role to replace the interim designation.

President Gilva asked the commissioners if they wished to retain the current officers or propose changes. Commissioner Scales expressed support for President Gilva to continue in her role and offered to nominate her. It was noted that one motion could be made to approve all officer appointments as presented. The commissioners unanimously agreed to retain the current officers.

Motion by Scales; Second by Murphy; to Approve Retaining Current Officers.

Motion Approved 5-0.

5. CONSENT AGENDA

A. Minutes of the October 7, 2024, Economic Development Authority Meeting.

B. Minutes of the December 2, 2024, Economic Development Authority Meeting.

C. Approval of Claims

D. Approval of a Third Amendment to the Professional Services Agreement with Krueger Real Estate Advisors, LLC.

E. Approve Change of Date for February 2025, EDA Meeting.

Motion by T'Kach; Second by Scales; to Approve Consent Agenda Items.

Motion Approved 5-0.

6. REGULAR AGENDA

A. Recap of Developer Roundtable Meetings Regarding Republic Services Site.

Executive Director Ziemer provided background information on the Republic Site discussion, explaining that it was first introduced at the December meeting along with a summary report from Ehlers. He noted that the purpose of the current discussion was to seek direction on potential next steps and shared a draft map for input, emphasizing that no formal recommendations were being made at this time.

Executive Director Ziemer introduced Mr. Jason Arsvold and Mr. Shane Rudlang from Ehlers, who presented an update on the Republic Site Redevelopment process. They shared insights from recent developer roundtables, which provided feedback on market conditions, the site's advantages and challenges, and its development potential. The roundtables also helped market the site to developers and set realistic expectations for any future redevelopment or land purchase efforts.

The Republic site consists of approximately 7.86 acres at 6520 Concord Boulevard, directly south of Heritage Village Park and adjacent to City-owned and EDA parcels. It is currently zoned industrial with an underlying parks/open space land use designation.

Developers expressed a generally positive view of the City's reputation and location, citing convenient highway access and lower taxes compared to Hennepin and Ramsey counties. However, they raised concerns about fees, the planning and zoning process, and how project decisions are made. While the site was noted to have good local access, its distance from major corridors was seen as a limitation for commercial development. Nearby park amenities were considered beneficial for potential residential use. Opinions were mixed regarding the impact of the adjacent King of Diamonds property.

A central theme in developer feedback was the site's challenging layout, particularly due to existing easements and the current parcel configuration. Most developers agreed that acquiring adjacent land to expand the redevelopment area would be critical to achieving an economically viable scale. There was also discussion about the potential to incorporate southern portions of Heritage Park into the broader redevelopment plan. While developers recognized the need for further study of contamination and floodplain issues, they also noted that the Mississippi River, though an asset for residential development, presents a market challenge for commercial uses.

Mr. Arsvold provided an overview of the site's easement constraints using a map that highlighted the overhead power line and railroad easements, both of which significantly limit buildable space. He emphasized the need for additional technical due diligence to evaluate the impact of easements, contamination, and floodplain conditions on the site's overall feasibility.

Developers generally agreed that the site is most suitable for medium-density residential development. They identified for-sale homes priced in the mid \$300,000 to \$400,000 range as the most financially viable option. While rental housing could be considered, it would likely require fewer amenities and greater subsidy support to be feasible. Overall, commercial development was seen as unlikely for the site.

Mr. Arsvold explained that public financial assistance would likely be required to make redevelopment feasible. Potential tools include tax increment financing (TIF), city land acquisition and resale, EDA funding, or tax abatement. He noted that developers expect clear communication from the City about their willingness to consider such financial partnerships. Developers also favor open-book financial discussions, working collaboratively with the City to identify funding gaps between project costs and market-supported revenues.

One developer expressed interest in potentially pursuing a medium-density residential project at the site and indicated a willingness to invest time and resources into developing conceptual plans, an encouraging outcome from the roundtable discussion.

Regarding next steps, Executive Director Ziemer emphasized that the EDA, City Council, and staff should establish clear goals for the site, defining preferred land uses and the level of public financial involvement they are willing to consider. It was recommended that a small area plan be developed to include the Republic Site and surrounding properties, promoting coordinated development and aligning with ongoing investments in Heritage Park. Additionally, the City was encouraged to explore the potential acquisition of adjacent properties to create a larger, more viable redevelopment footprint. Finally, a review of development fees and approval processes was suggested to address concerns raised by the development community.

Commissioner Dietrich inquired about the background and experience of the developers who participated in the roundtables. Mr. Arsvold responded that the group brought a wide range of expertise, spanning for-sale housing, multifamily rental, commercial, and industrial development. Notable participants included Centra Homes, specializing in for-sale residential; Enclave, with experience in multifamily, commercial/retail, and industrial projects; Inland Development Partners, focused on commercial, industrial, and multifamily development; and Phil Cattanach, formerly with The Opus Group, who has extensive experience in industrial and commercial development.

Commissioner Dietrich asked how the site compares to the South St. Paul Yards project, which is located near rail lines and has experienced strong success with no current vacancies. Mr. Arsvold explained that while the Yards project was successful, it was developed under more favorable financial conditions, including significant tax increment financing support, lower construction costs, and lower interest rates. Replicating a similar development today would require substantial financial assistance from the City, as current construction and financing costs are significantly higher. Although rental demand remains strong, current market research indicates that necessary rent levels to support such a project are not feasible under today's economic conditions. As a result, financial feasibility is a key constraint influencing recommendations.

Commissioner Dietrich also asked Director Ziemer about the status of a vacated easement. Executive Director Ziemer shared that discussions are ongoing with the railroad about vacating two easements. In addition, there is a City-owned easement for a sewer and water line along the western edge of the site, which could potentially be relocated in coordination with redevelopment. However, a major power easement cutting across the site will remain in place and will continue to divide the property into two separate areas. These site constraints highlight the need for more detailed technical information to guide developer planning.

When asked what additional information developers would need, Mr. Arsvold noted that developers are seeking more clarity on existing easements, floodplain impacts, and the possibility of site contamination. They emphasized the importance of having completed environmental studies and a clear understanding of any broader constraints or boundaries affecting the site beyond the immediate parcels.

Commissioner Dietrich also asked about the cost of the developer roundtable study. Executive Director Ziemer explained that the study cost between \$8,000 and \$10,000, with a not-to-exceed limit of \$10,000, billed hourly. Developers participated voluntarily and were not compensated for their time.

Commissioner Dietrich expressed disappointment that the City had not communicated more clearly regarding the status of the railroad easements.

Executive Director Ziemer explained that while there had been some communication with developers, negotiations with the railroad proved to be complex, as the railroad treated the process as a land acquisition rather than a standard easement vacation—requiring compensation to relinquish its rights. Discussions with developers remain ongoing. There was also interest in acquiring additional land to the east, closer to the river; however, those parcels had previously been purchased by the City for other purposes and through various funding sources. Staff, in coordination with the City Attorney’s office, reviewed title issues and existing encumbrances on these properties, which developers would need to address as part of any future plans. Ziemer emphasized that the City had made significant efforts to complete preliminary due diligence but needed direction from the Council before investing additional resources or engaging further with any specific developer.

President Gilva asked whether the City had previously pursued cleanup efforts at the Republic site, including exercising its right of first refusal or conducting an environmental study. Executive Director Ziemer confirmed that while these steps had been discussed, no action had been taken due to uncertainty about how far the City intended to proceed. He noted that a Phase II environmental study will ultimately be needed to assess the extent of contamination. However, current property owners are reluctant to allow additional testing unless the City demonstrates a clear intent to purchase the land, as any findings would become part of the public record and could affect property value.

President Gilva then asked if completing a Phase I environmental study might help generate interest among developers. Executive Director Ziemer explained that a Phase I study, which reviews the property’s historical uses, typically costs between \$2,000 and \$5,000 and determines whether a Phase II study is warranted. The cost of a Phase II study would depend on the number of soil borings and the depth of analysis required. Although no specific estimate was provided, Ziemer noted that the City could proceed with due diligence at any time. Completing a Phase I study could strengthen the City’s negotiating position by identifying potential contamination issues early on, and grant funding might be available to help cover future cleanup costs. He emphasized the importance of a deliberate, phased approach—identifying key steps, securing a committed development partner, and strategically leveraging funding. Having a development partner involved early would help align project timelines and support a more coordinated redevelopment process.

Commissioner T’Kach asked for clarification on what developers meant by “good local access.” Mr. Arsvold explained that this refers to how easily nearby residents can access the site—such as those visiting the marina or local restaurants—as opposed to sites located near major highway interchanges that tend to draw visitors from a broader region.

Commissioner T’Kach then inquired about pedestrian improvements near 65th Street and Concord, questioning whether those upgrades had been considered in relation to site accessibility, especially for residents living west of the site. She emphasized the importance of preserving strong public access to the riverfront and cautioned against allowing residential development to block or limit that access.

Commissioner T’Kach also asked about the feasibility and cost of acquiring the commercial property to the south of the site, expressing concern about potential relocation expenses. Mr. Arsvold explained that such an acquisition would trigger relocation benefit obligations, with total costs potentially reaching several hundred thousand dollars in addition to the property purchase itself.

Commissioner T'Kach further raised concerns about the site's development challenges, particularly in relation to floodplain impacts. She referenced past maps showing the floodplain extending across at least half of the property from the east and asked whether any jurisdictions could entirely prohibit development. She also questioned how much usable land would remain once easement areas—particularly those not owned by the City—were excluded, acknowledging that the City had not addressed those easements because it does not own the underlying land.

In response, Executive Director Ziemer acknowledged the existence of the floodplain but noted that at least one developer did not view it as a definitive barrier to development. That developer believed there were potential solutions or mitigation strategies that could be explored, though it would be the developer's responsibility to identify and address them as part of their due diligence. Ziemer added that the City has successfully acquired and developed other properties with similar challenges and emphasized that future development would depend on the flexibility and collaboration between the City and the developer.

Regarding commercial use, Executive Director Ziemer explained that while attracting entirely new commercial tenants to the site may be challenging, developers noted the potential for existing local businesses to relocate there. The site's proximity to parks and future residential development could make it an appealing option for businesses already within the community. He emphasized that conversations about commercial development should include the possibility of supporting internal business relocations, not just recruiting outside tenants.

Commissioner T'Kach asked whether the site could support a fully accessible development—similar to an inclusive playground concept—where housing, commercial, or retail spaces are intentionally designed from the outset with universal accessibility in mind, including features such as integrated landscape ramps and fully accessible buildings. Mr. Arsvold confirmed that this approach is feasible and noted that some builders are already implementing universal design principles, which could be effectively applied to both the site and the surrounding area.

Commissioner Scales expressed that nothing presented during the discussion sparked enthusiasm about the property. He made it clear, for the record, that he does not support expanding development into Heritage Village Park or reducing its size for any project. He noted that development south of the park could be acceptable but stood firmly against altering the park's boundaries, citing the considerable time, effort, and planning already devoted to it. President Gilva echoed his sentiments, emphasizing that substantial work has already been done on Heritage Village Park, the project remains ongoing, and there is a defined plan guiding its future.

President Gilva asked Executive Director Ziemer about the next steps. Ziemer acknowledged that while development in this area would be a complex and challenging endeavor, he personally finds redevelopment projects rewarding and believes this site presents an intriguing opportunity. He highlighted the city's substantial investment in the adjacent park and suggested exploring ways to leverage that asset to revitalize the surrounding area. Early in his role, he met with the Dakota County CDA—who owns nearby property—to discuss the possibility of partnering on a small area plan. He explained that such a plan could help shape a cohesive vision for the site by incorporating feedback from developers, landowners, and the city, while also improving the likelihood of securing grant funding.

Executive Director Ziemer emphasized the importance of the EDA determining the extent to which it wants to pursue redevelopment efforts. He noted that completing a small area plan, regardless of whether it leads to immediate development, would help clarify future opportunities for the site. He

shared that one developer has expressed strong interest and has asked for comprehensive information to help assess the project's viability. While supporting this effort would require some staff involvement, the primary responsibility rests with the developer. He concluded by underscoring the need for clear direction from the City on its desired path forward.

Commissioner Murphy stated that, in his opinion, the property cannot succeed as a standalone project due to existing easements and potential issues with adjacent properties. While he acknowledged that medium-density development might be viable, he warned that without a broader, coordinated plan, the area could face challenges within a few years particularly concerning rental viability. He recommended pursuing a small area plan as the next logical step, potentially in collaboration with Dakota County, depending on the associated costs. He also noted that neither the City nor the County owns enough land on their own to make redevelopment workable, and he stated he would not support further investment without a more comprehensive, joint approach.

President Gilva emphasized the importance of continuing conversations with the County, noting that the County brings valuable resources that could support future planning efforts. She pointed out that the last small area plan was completed around 2012 or 2014 and that subsequent land acquisitions make an updated plan both timely and necessary. Although she acknowledged uncertainty regarding the cost of a new plan, she stressed that development in the area should not proceed in a fragmented manner. She also recommended maintaining dialogue with the currently interested developer, suggesting their interest could strengthen with the guidance of a more comprehensive plan.

Commissioner T'Kach voiced concerns about repurposing the site for housing, whether market-rate or otherwise. She questioned the added value such a development would bring, particularly given the abundance of housing options already available or underway in other parts of the City. In her view, the site lacks amenities that would make it a compelling location for residential use. Instead, she emphasized the need to prioritize commercial or industrial development that could strengthen the City's tax base.

She also stressed the importance of continuing a collaborative relationship with Dakota County throughout the redevelopment process. Commissioner T'Kach noted that the County's involvement could be instrumental in achieving a successful outcome and should be actively maintained. A central issue raised was the City's financial readiness to support redevelopment. She asked whether the City is willing to commit public resources such as through Tax Increment Financing (TIF) to move the project forward. She highlighted that this question remains unresolved and called for a deeper discussion about the City's willingness to invest substantial funds, regardless of whether the future use is residential, commercial, or industrial.

Commissioner T'Kach emphasized the need to clearly communicate the City's commitment level to any potential developers, noting that transparency is crucial for progress.

Mr. Arsvold explained that the need for public financing will vary depending on the type of development ultimately pursued for the site. He emphasized the value of maintaining dialogue with interested developers and moving forward with a planning process, as it enables them to identify the specific support required to make a project viable. This process would then allow the City to assess whether it is willing to provide that support. He clarified that this exploration does not constitute a commitment but noted that developers are primarily seeking an indication of whether the City is open to being a potential partner especially as they consider investing time and resources into resolving complex issues like the floodplain.

Commissioner Dietrich voiced support for bringing new businesses to Inver Grove Heights and emphasized a willingness to be a collaborative partner in redevelopment efforts. President Gilva added that the upcoming strategic planning meeting focused on long-term goals and annual agenda-setting would be a fitting time to explore the City's stance on public financing and its overall redevelopment strategy.

Mr. Arsvold explained that many cities establish a policy framework that outlines the circumstances under which public financing may be considered, while still preserving the council's full discretion to assess each project individually. He emphasized that, unlike zoning decisions, public financing is not automatic and is granted based on the specific merits of a proposal.

Commissioner T'Kach inquired about the feasibility and timing of conducting a small area plan in collaboration with Dakota County. In response, Executive Director Ziemer estimated that the cost of such a plan could range from \$15,000 to \$50,000, depending on the size of the study area and the scope of work. He offered to contact consulting firms to obtain preliminary cost estimates for consideration at the February 10 meeting. Additionally, he plans to follow up with the developer who had previously shown interest in the site to gauge their current level of engagement and may include an update in the next meeting materials. The developer had previously indicated a willingness to remain patient while the City discussed its redevelopment priorities.

7. NEXT MEETING:

The next regularly scheduled meeting is Monday, February 10, 2025, at 5:00 p.m.

8. CLOSED SESSION

A. Discussion of Negotiations & Intent to Purchase Real Property

Motion by T'Kach, Second by Scales; to Move to Closed Session Pursuant to MN State Statute 13D.05 subd. 3(c) (3) to Consider Offers or Counter Offers for the Purchase of Real Property at 3095 65th Street East.

Motion Approved 5-0.

Motion by Murphy; Second by Scales; to Move Back into Open Session.

Motion Approved 5-0.

9. ADJOURN:

Motion by Dietrich; Second by Scales; to Adjourn at 6:15 p.m.

Motion Approved.

Minutes prepared by Tammy Greenlee, Recording Secretary.

**INVER GROVE HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY SPECIAL MEETING
MONDAY, FEBRUARY 10, 2025 - 8150 BARBARA AVENUE**

1. CALL TO ORDER

The Economic Development Authority (EDA) of Inver Grove Heights met in a Special Session Monday, February 10, 2025, in the Council Chambers at City Hall. President Gliva called the meeting to order at 5:30 p.m. The Pledge of Allegiance was said.

2. ROLL CALL

Present In-Person: President Gliva, Commissioner, Dietrich, Murphy, T’Kach, and Scales.

Staff in Attendance: City Administrator Wilson, City Attorney Nason, EDA Executive Director Ziemer, and City Clerk Kiernan.

3. APPROVAL OF AGENDA

Motion by T’Kach; Second by Sales; to Approve the Agenda as Published.

Motion Approved 5-0.

4. CONSENT AGENDA

A. Approval of Claims.

Motion by Murphy; Second by Sales; to Approve Consent Agenda Item.

Motion Approved 5-0.

5. REGULAR AGENDA

A. Land Use and Zoning Discussion Regarding EDA-Owned on 70th Street and Babcock Trail.

Executive Director Ziemer provided a comprehensive overview of land use and zoning considerations for a parcel located at the northwest intersection of 70th Street and Babcock Trail. The parcel is approximately 4.25 acres in size and was acquired by the EDA in 2012 at a cost of \$1,352,000. This acquisition was partially funded by a \$1,000,000 loan from the Host Community Fund. The purchase also included a second lot, which was intended for development. Survey and planning work was conducted to detach this lot from the golf course and incorporate the second lot into the golf course. The EDA also requested grant funding to support utility design work for the site.

Currently, the land use designation for the site is Public Parks and Open Space, and the zoning classification is “P, Institutional.” Several land use and zoning options are under consideration, including residential uses of varying density (low, medium, and high), commercial use, and mixed use. Considerations for selecting the most appropriate use include compatibility with adjacent properties, highest and best use of the land, development opportunity and potential, site constraints and requirements (i.e., ponding), and the financial objective to secure the highest possible price to repay the debt.

The suggested land use for the parcel is mixed-use, as this would offer the greatest opportunity and flexibility. Alternatively, medium or high-density residential use could also be considered. In terms of zoning, the recommendation is to implement a Mixed-Use Planned Unit Development (PUD) designation. Currently, the City does not have a mixed-use zoning district, and existing commercial zoning categories are deemed inadequate for the intended development. Since the EDA controls the land, it has the authority to proceed with these changes.

The next step in the process is to determine the approach for moving forward. This includes coordinating the re-guiding and rezoning of the property in conjunction with the plat review and

application process, which follows the City's typical procedures. A strategy for advertising the property for development also needs to be established.

Commissioner Scales emphasized the importance of keeping on record the history of a parcel that had been donated to the City by a long-term resident who also served as the City Clerk. He noted that the donation was made with the understanding that the land would not be developed. While acknowledging that many years have passed and circumstances may have changed, he expressed his strong belief that the City should honor that original understanding, even if it was not formalized in writing. He stated that he would not support any future development on that land out of respect for the agreement that was made at the time. He also clarified that he believed the current discussion was unrelated to that specific parcel.

Executive Director Ziemer confirmed that the property is being addressed separately. He explained that the City is replating the entire golf course into one consolidated lot, and as part of that process, the property in question will be incorporated into the overall golf course parcel.

Administrator Wilson explained that the City Council will need to take formal action this spring to reverse the prior sale of the property to the EDA. While the sale was legally executed with all necessary documentation, it must be rescinded as part of the process to replat the land into the golf course, requiring official Council approval.

Commissioner Scales said he had served on the Planning Commission when the decision was made and recalled it being a significant controversy. He expressed uncertainty about why the EDA pursued the action at the time, noting that it was not well-received by residents, which may be why the project never moved forward.

Commissioner T'Kach inquired as to how the decision would impact the existing financing and the loan that had been secured.

Administrator Wilson explained that if the remaining parcel cannot be sold for one million dollars, the City will likely ask the Council to write off the loan from the Host Community Fund, meaning it would not be fully repaid. She noted the Council has the discretion to do so since the City borrowed from itself. Preliminary discussions have taken place with the City Attorney, but the necessary documents and motions are still being prepared.

Commissioner T'Kach asked if there would be any possibility of using proceeds from future sales of other EDA-owned properties to help offset the loss, even if that occurs two or five years from now.

Administrator Wilson said it is possible the EDA could repay the Host Community Fund through another mechanism, though those options have not been explored. She noted that since the fund has gone without repayment for so long, staff's initial recommendation is to write off the unrecoverable portion of the loan.

President Gliva asked whether any payments had been made on the loan.

Administrator Wilson responded that no payments had been made on the loan and that it was established as an interest-free loan.

Commissioner Murphy stated that pursuing a mixed-use development approach would be a sensible and appropriate direction.

President Gliva asked if mixed-use would allow for a combination of commercial and residential uses. She also asked whether there are required units per acre or if the density depends on how the project is designed.

Executive Director Ziemer stated that the density for mixed-use is similar to high-density residential, around 12 to 35 units per acre, though reaching the upper limit on a four-acre site would be difficult. He emphasized the City and EDA's desire for a commercial component and noted that interested developers have generally been open to that, especially given the site's proximity to the golf course.

Commissioner T'Kach asked if a mixed-use designation could lead to a multi-story building with retail on the first floor and residential above, as had once been favored in the City. She then asked whether developers are now considering that model again or leaning more toward townhomes or owner-occupied housing.

Executive Director Ziemer explained that most developers are interested in constructing a three-story active senior living apartment complex, largely due to the site's proximity to the golf course. While vertically integrated mixed-use designs can be challenging, some developers are considering options where commercial space may be attached or partially integrated. He has had conversations with a senior housing developer and a medical clinic, both of whom have expressed interest in portions of the site. Although no formal commitments have been made, he has encouraged them to explore collaboration as they continue to assess the opportunity.

Commissioner T'Kach asked whether the utilities planned to be stubbed out during the County's 70th Street reconstruction would need to be coordinated with the size or type of development, to ensure adequate capacity and maximize the site's value for a potential buyer or developer.

Executive Director Ziemer said initial utility plans for this site and the Dickman parcel were based on rough estimates tied to grant funding discussions. While the utilities are intended to serve more than just this site, a detailed evaluation will be needed once a developer is in place to confirm they meet the capacity needs of the proposed project. He emphasized the goal of aligning utility work with future development.

Commissioner Dietrich agreed that mixed-use development is a strong option for the site's future. She expressed a preference to delay issuing a formal RFP and instead pursue discussions with developers who have already shown interest, to determine if those opportunities can advance. She added that, ideally, the project would complement the adjacent golf course, fostering a mutually beneficial relationship.

Commissioner T'Kach asked whether the EDA could restrict certain uses, such as a gas station, in favor of housing or other commercial developments if it retains ownership of the property. She also inquired whether that level of control would still be possible if the City Council rezoned the site to mixed-use.

Executive Director Ziemer explained that because EDA owns the land, it has the ability to include conditions in the sale, enabling the EDA to influence how the property is developed through the terms of the agreement.

Commissioner T'Kach stated that she did not believe a 24-hour or late-night convenience store would be appropriate in what is primarily a residential area.

President Gliva asked for confirmation that the EDA can evaluate developer proposals, reject those that do not align with its goals, and establish specific development conditions.

Director Ziemer confirmed that yes, the EDA can set conditions and approve or reject proposals accordingly.

Commissioner Scales said he does not favor issuing an RFP, noting that developers who have already shown interest may have well-thought-out ideas worth considering. He emphasized that the

EDA should rely on developers who understand the market and can propose a project that fits the neighborhood and complements the golf course.

President Gliva expressed agreement with both viewpoints and emphasized the importance of first pursuing discussions with the developers who have already shown interest. She recommended proceeding with that approach as an initial step.

Commissioner T'Kach recommended permitting staff to engage with potential developers and noted that the consultant should also be actively marketing the property. She added that this strategy could help generate development ideas without the need for a formal RFP.

President Gliva asked if the guidance provided was sufficient to move forward with a mixed-use approach.

Executive Director Ziemer confirmed that there is general agreement to pursue a mixed-use development and stated that staff will begin moving forward with that approach as the platting process advances.

B. EDA Executive Director Update.

Executive Director Ziemer provided a summary of ongoing EDA activities. For the Concord Boulevard Redevelopment project, the City is working on a Small Area Plan with an estimated cost of \$38,000. Dakota County Community Development Agency (CDA) has shown interest in partnering and may provide up to \$25,000 in grant funding. Conversations with developers continue regarding the Republic site and City-owned lots.

President Gliva asked about the timing and when a study related to the project might be conducted.

Executive Director Ziemer stated that while staff has considered a brief pause on the Republic site, they are continuing due diligence and conversations with developers to address key questions and sustain momentum on City-owned properties. This work may eventually include outreach to other property owners to explore potential partnerships. He noted that if progress slows, it may be necessary to reconsider the idea of a small area plan. Although not a current priority, staff will continue to monitor the situation and bring it back to the EDA as needed.

President Gliva noted that there is a meeting scheduled for Monday, April 7, 2025, and asked whether it would be reasonable to expect an update at that time, even if no significant progress has been made.

Executive Director Ziemer stated that staff has been leading the initial efforts, including a review of internal records to gain a clearer understanding of the site's history and related elements. He confirmed that it would be appropriate to provide a progress update at the April 7 meeting.

Commissioner T'Kach raised the topic of the 70th Street and Babcock Trail parcel, emphasizing that while no immediate action is required, the City should begin evaluating the broader implications of selling green space. She noted that, unlike some communities, the City does not appear to have a no-net-loss policy for parkland and recommended that any future sale include consideration of land replacement or contributions to a park acquisition fund. She also pointed out that the parcel's flat terrain could make it suitable for green space or community use and encouraged collaboration among the EDA, City Council, and Parks Commission on this matter.

Regarding the Argenta Trail and Highway 494 interchange, early discussions have focused on mostly alignment and design options but are now expanding to include land use and development. This

project is not expected to move forward in the near term, as it is projected to be at least five years out.

The EDA remains focused on pursuing transformational development opportunities. As part of this initiative, staff traveled to Duluth to meet with a group exploring potential development sites and are now engaged in follow-up conversations, including reviewing concept designs and renderings to evaluate the project's suitability and feasibility.

Commissioner Dietrich added that the representatives from the Olympic Curling group are very interested in Inver Grove Heights, despite having interest from other cities. She emphasized the importance of progressing to the next steps in the discussion.

Commissioner T'Kach asked whether there is a specific acreage or property size that the curling group or other interested parties may be seeking.

Executive Director Ziemer stated that the appropriate property size is still being determined and will be discussed further during the upcoming meeting with the curling group. He noted they have referenced various facility models, with similar developments typically exceeding 30,000 square feet. The final size will depend on their specific needs and how the facility can serve both the group's goals and the broader community as a unique and beneficial development.

Commissioner Dietrich stated that it was important for her to understand that the group envisions including a restaurant component in the project, as this aligns with the City's goals and objectives.

6. NEXT MEETING

The next regularly scheduled meeting is Monday, April 7, 2025, at 5:00 p.m.

Administrator Wilson stated that, in light of recent discussions about modifying the Work Session format, staff are considering moving EDA meetings to the second Monday of each month to accommodate the new structure. As a result, the April meeting may be rescheduled to Monday, April 14, 2025, with final details to be confirmed.

Commissioner Dietrich asked how the proposed EDA meeting schedule would align with the Planning Commission's schedule, particularly as they consider moving to one meeting per month.

Administrator Wilson noted that, because the Planning Commission meets on Tuesdays, changing the EDA meetings to the second Monday would not create a scheduling conflict. She added that staff can provide an overview of how agenda items would align under the revised schedule.

**Motion by Scales; Second by T'Kach; to Move to Closed Session Pursuant to MN State Statute 13D.05 Subdivision 3C (1 & 3) to discuss Development Offers for the EDA.
Motion Approved 5-0.**

7. CLOSED SESSION

A. Discussion of Negotiations and Intent to Sell Land Owned by the EDA.

**Motion by Scales; Second by T'Kach; to Move to Open Session.
Motion Approved 5-0.**

8. ADJOURN

**Motion by T'Kach; Second by Scales; to Adjourn at 6:00 p.m.
Motion Approved 5-0.**

Minutes prepared by Recording Secretary Tammy Greenlee.

**INVER GROVE HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY MEETING
MONDAY, APRIL 14, 2025 - 8150 BARBARA AVENUE**

1. CALL TO ORDER

The Economic Development Authority (EDA) of Inver Grove Heights met in Regular Session April 14, 2025, in the Council Chambers at City Hall. President Gliva called the meeting to order at 5:00 p.m. The Pledge of Allegiance was said.

2. ROLL CALL

Present In-Person: President Gliva, Commissioner Dietrich, Murphy, and Scales

Present Remotely: Commissioner T’Kach

Staff in Attendance: City Administrator Wilson, City Attorney Nason, EDA Executive Director Ziemer, and City Clerk Kiernan

3. APPROVAL OF AGENDA

Motion by Scales; Second by Murphy; to Approve the Agenda as Published.

Motion Approved 5-0.

4. CONSENT AGENDA

A. Approval of Claims

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

Motion by Murphy; Second by Scales; to Approve the Consent Agenda.

Motion Approved 5-0.

5. REGULAR AGENDA

A. EDA Executive Director Development Updates.

Executive Director Ziemer shared that USA Curling is considering Inver Grove Heights as a potential location for a national Olympic Training Center, citing its strategic location near the Minneapolis-Saint Paul International Airport. He, Commissioner Dietrich, and EDA Consultant Mr. Lee Krueger recently met with representatives from USA Curling to discuss the opportunity.

To support site planning, the City and EDA retained an architect to perform a fit analysis of the Hempel site. On March 24, 2025, Commissioner Dietrich, President Gliva, Director Ziemer, and Mr. Krueger received an update from the Project Architect, Mr. Chris Wilson. Conversations between Mr. Krueger and USA Curling are ongoing, and research into the facility’s requirements is still underway. Director Ziemer provided an update on the outcomes of the March meeting, highlighting key considerations for potential development. The team is currently working to estimate total project costs, which include building construction, site improvements such as grading and parking, the installation of an ice plant, engineering and design fees, land acquisition, and various development and construction-related expenses, including WAC/SAC charges and permits.

In parallel, the City is identifying potential revenue sources to support the project. These may include lease and event income, program fees, naming rights, and municipal contributions such as fee waivers, tax increment financing (TIF) or abatements, land discounts, and lease or land trust options. Bonding and the possibility of a public referendum are also being evaluated. Additionally, utility capacity studies are underway to inform planning efforts.

This meeting served as a timely opportunity to provide an update and act as a checkpoint to assess

the current status of the project. Moving forward, identifying the appropriate level of detail and information will be critical to support informed, thoughtful, and productive discussions.

He acknowledged that the complexity of the project is a key part of the challenge. He explained that the concept has been explored by the private sector over the past four to five years but has yet to be successfully executed. Interest from private developers has helped advance the project to a stage where it could now realistically be considered in Inver Grove Heights.

While he did not offer a specific recommendation regarding the City's role, he emphasized that such a decision rests with the elected officials. He expressed personal support for the project, describing it as something that could be both impactful and enjoyable for the community, while also recognizing the significant challenges that would need to be addressed.

Commissioner Scales asked whether the City is entering a phase of discussion where it can explore the opportunity without feeling as though it is in competition with another community.

Mr. Krueger stated that Inver Grove Heights is competing with other cities both locally and nationally, many of which are already working with the organization. While some cities are more aggressive, the Twin Cities have generally been less so. To give Inver Grove time to explore the opportunity, he proposed an exclusive right of first refusal for 18 to 24 months. This would allow the City to consider the project without outside pressure. The organization is open to the idea, and no other City has made this proposal.

President Gliva asked why the private sector has not supported this type of project over the past four or five years, questioning whether the reason is financial. She expressed concern that if the private sector is unwilling to pursue it, how the City could realistically make the project viable.

Mr. Krueger explained that the private sector is interested but the financial returns have not been strong enough to justify moving forward. He said they are still identifying potential revenue sources, including leagues, memberships, corporate events, camps, clinics, college use, individual training, public access, naming rights, sponsorships, and possibly food and beverage services. Operating expenses would include utilities, insurance, maintenance, staffing, payroll, benefits, rent, and debt service. At this point, the revenues do not cover the expenses, resulting in a funding gap. He stated that each City must decide whether public investment is appropriate. Some cities have moved ahead with similar projects while others have not. In his view, Inver Grove Heights would need public sector involvement to make the project viable. The best path may be a public-private partnership, as the numbers do not support a fully private investment at this time.

President Gliva questioned whether the City should own another building, raising concerns about long-term maintenance costs and major future expenses. She was unsure if ownership is being considered but felt it was important to raise the issue.

Mr. Krueger emphasized that repair and maintenance costs should not be ignored. He recommended including either an annual budget line item or an escrow for future capital improvements and general maintenance. While new construction may not require immediate repairs, funds should still be set aside each year to prepare for future needs. He stressed that this is a necessary part of responsible budgeting and should not be deferred.

Commissioner Dietrich asked Executive Director Ziemer how much progress has been made since the EDA directed staff to pursue a transformative project like this last year.

Executive Director Ziemer explained that the project consists of two key components: a high-profile, transformative facility with the potential to elevate Inver Grove Heights on a national level, and a community-oriented element that includes amenities such as restaurants and curling opportunities. While progress has been made through fit analysis and initial planning, additional time and resources are necessary to complete a comprehensive financial analysis, including detailed cost estimates, revenue projections, and the identification of potential funding gaps.

He emphasized that a project of this scale will likely require a public partner and may depend on legislative funding support. He also underscored the importance of securing USA Curling's formal participation and establishing lease structures that would cover both operational costs and debt obligations. He concluded by describing the current stage as a strategic checkpoint for the EDA to assess its commitment to moving the project forward.

Commissioner Dietrich asked what it would entail for the City to take the lead on the project and inquired about the next steps in that scenario. He further observed that the progress to date appears to have been relatively slow.

Executive Director Ziemer explained that the next steps involve identifying a viable site that can accommodate the building, parking, and stormwater needs. Once a preferred site is determined, they can begin detailed cost analysis. This may require expanding the architect's scope and possibly hiring an external engineering consultant if internal staff are unavailable. The goal is to develop a complete project cost estimate, then assess financing options, including debt and revenue projections. Ultimately, the City must determine the funding gap and whether it can realistically be closed.

Commissioner Dietrich asked if a more focused group, including Council members, is needed to lead the project. She questioned who is currently driving it and whether curling stakeholders have shared expectations for lease terms, building size, and contract details, noting these are all negotiable.

Executive Director Ziemer said curling stakeholders need to clarify their needs and show commitment, as their role as a key tenant will impact the project's design and funding.

Administrator Wilson explained that the City must define its role in the project along a spectrum of potential partnership models, which could range from a limited promotional role to fully developing and leasing the facility. Each option carries different levels of commitment, including actions such as rezoning, fee reductions, tax incentives, the use of City-owned land, or assuming full financial responsibility and associated risk. She emphasized the importance of receiving clear direction from the EDA and City Council regarding the extent of their willingness to participate. She noted that USA Curling is expecting a defined proposal, and without this guidance, staff are unable to effectively move the project forward.

Commissioner Murphy expressed support for continued exploration of the project and noted that bringing in additional assistance could be warranted given the current limitations on staff capacity. He emphasized that the project should not place a financial burden on taxpayers, citing concerns raised in previous discussions. He also shared his uncertainty regarding how attractive Inver Grove Heights is to USA Curling, as he has not been directly involved in meetings or communication with the organization. He questioned how the City compares to other potential locations beyond its proximity to the airport and requested further insight into the City's overall competitiveness.

Mr. Krueger stated that USA Curling is definitely interested in Inver Grove Heights and that multiple sites could work for their facility. He emphasized that their primary need is the interior function of the training center, not the building's appearance. He believes a deal can be worked out and that the partnership could involve multiple parties with flexible cost-sharing arrangements. The City must decide its role and contribution. He added that the project numbers are close enough to begin drafting a workable pro forma and that some sites are more shovel-ready than others, which could reduce costs.

Commissioner Murphy stated that, based on the discussion, it seems there is enough interest from USA Curling and Inver Grove Heights, along with sufficient historical examples of similar projects, to begin assembling cost estimates.

Mr. Krueger highlighted several examples of curling centers, including in Lakeville, Chaska, and Colorado, noting that successful models include key features like food and beverage services and an event space for 200-250 people to host national and international events. He emphasized Inver Grove Heights' advantage due to its proximity to the airport, making it attractive for global travel compared to locations like Duluth or Rochester. He said various funding options exist, including bonding, hotel-motel taxes, and potential legislative support, and noted additional opportunities like PACE financing and energy incentives. He concluded by stressing the need to decide whether to move forward with the project concept.

Commissioner Scales voiced strong support for the project, particularly if the Argenta Hills site proves to be a viable option, describing it as the type of development residents have long desired. He stressed that while full City ownership is not necessary, the City should assume a leadership role in guiding the project, including establishing clear timelines and deadlines. He cautioned that without decisive action, the opportunity could be lost to another community, resulting in a missed chance to deliver a unique and impactful project that attracts people to Inver Grove Heights.

President Gliva expressed support for setting deadlines and creating a clear project plan.

Executive Director Ziemer stated that the project has thus far remained at a high-level discussion and must now transition to a more detailed, data-driven phase in order to move forward. He emphasized the importance of clearly demonstrating how the project will meet the needs of national partners and prospective tenants, including outlining costs, roles, and responsibilities. He noted that having specific and reliable information would also strengthen efforts to attract additional partners, such as restaurants. Acknowledging that limited staff capacity has contributed to slower progress, he underscored the need to develop a comprehensive and well-defined proposal to present to both the EDA and external stakeholders.

Commissioner Scales stated that staff should communicate what is needed, and the Council will evaluate whether it can provide the necessary support.

President Gliva recommended evaluating an alternative City-owned site that could be made shovel ready in case the Argenta location proves unviable. She also proposed forming a taskforce with Council representation to maintain oversight and reiterated that the Council is willing to assist, pending clear direction from staff on what is needed.

Commissioner Dietrich echoed this sentiment, stating that the Council is willing to support the effort and staff simply needs to communicate what is needed.

Executive Director Ziemer stated that while he is not opposed to the initial site, the City should explore other options and avoid relying solely on one location. He emphasized the importance of analyzing multiple sites to determine their feasibility.

Commissioner Dietrich asked whether the curling representatives have a preferred site.

Executive Director Ziemer said that the curling representatives are likely open to various sites as long as their core needs can be met.

Mr. Krueger said that while multiple sites are being considered, the Argenta site stands out due to its advanced readiness, with infrastructure like roads and utilities already in place, making it nearly shovel-ready. He noted that timing is a key factor, and Argenta could be a year or two ahead of other options. He confirmed that the Hempel group is aware of and supportive of planning efforts and may be a logical partner, given their history with joint ventures. Although some site work will still be needed, such as installing GeoPeers, the cost and timeline advantages are significant. He also supported Administrator Wilson's estimated project cost as a reasonable figure to use for planning.

Commissioner T'Kach expressed hesitation about fully supporting the project at this stage, citing too many unanswered questions. She acknowledged the project's potential but asked whether there has been any discussion about the length of contract the Curling Olympic Training Center would be willing to sign.

Mr. Krueger stated that a minimum 15-year lease is likely, possibly tied to an operating agreement. He emphasized that the facility should be managed by the partner, not the City, as the end user will be highly particular about ice conditions and will prefer to use their own personnel.

Commissioner T'Kach raised several important considerations, beginning with a request to review pro formas from comparable cities or projects to avoid duplicating efforts and to better estimate potential costs. She expressed support for the facility being privately managed rather than operated by the City, citing concerns related to staffing demands and potential impacts on other municipal priorities, such as Parks and Recreation.

Commissioner T'Kach also questioned the extent of long-term regional support, particularly from neighboring states and affiliated organizations, and cautioned against engaging in costly competition with other facilities. She encouraged staff to explore collaborative opportunities with nearby cities and to assess the City's overall capacity, especially in light of other significant initiatives already underway. She emphasized the importance of evaluating the City's ability to manage such a project before moving forward.

Commissioner T'Kach inquired about the timeline and expectations from the representatives of the Curling Olympic Training Center.

Mr. Krueger stated that representatives from the Curling Olympic Training Center are prepared to move forward if a viable agreement can be reached. He explained that while the project is relatively new to the City, it has been in development for four to five years by the organization. Their earlier plans to establish the facility at Viking Lakes in Eagan were ultimately unsuccessful due to financial challenges. Acknowledging the complexity of the project, he noted that there are public sector examples such as the facility in Chaska that can provide useful benchmarks for estimating operating costs.

Commissioner Dietrich stated that she disagrees with the notion that Olympic curling is merely a temporary trend, emphasizing that the United States has been a gold medal contender for 27 years and that the sport's relevance is unlikely to diminish.

Mr. Krueger stated that curling is a stable Winter Olympic sport likely to remain for the long term. He emphasized that with the 2034 Winter Olympics in Salt Lake City, there is a key opportunity to gain visibility. He recommended aiming to have a deal in place to align with the global attention the sport will receive during the Games.

Commissioner Dietrich agreed with Commissioner Scales on the importance of establishing a clear timeline and expressed support for moving the project forward.

Executive Director Ziemer proposed holding a special meeting in the coming weeks to present a summary of project needs, potential costs, and proposed timelines. He emphasized the importance of maintaining momentum and keeping the discussion active.

Administrator Wilson recommended concluding the Executive Director's update and recessing the EDA meeting. The meeting would be reconvened following the City Council meeting to enter a closed session for the final item on the agenda.

Commissioner Dietrich asked who would be responsible for distributing a questionnaire to collect availability for the proposed meeting dates.

Executive Director Ziemer confirmed that he will send out the questionnaire to gather available dates.

6. NEXT MEETING

The next regularly scheduled meeting is Monday, June 9, 2025, at 5:00 p.m.

Motion by Scales; Second by Dietrich; to Recess at 5:57 p.m.

**Motion by Scales; Second by Dietrich; to Reconvene at 7:10 p.m.
Approved 5-0.**

**Motion by Dietrich; Second by Scales; to Move into Closed Session Pursuant to Minnesota State Statute 13D.05 subd. 3(b) (3), 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
Motion Approved 5-0.**

7. CLOSED SESSION

A. Discussion of Purchase Offer and Continued Negotiations regarding the Potential Sale of EDA-Owned Property on Dickman Trail.

**Motion by Dietrich; Second by Scales; to Move into Open Session.
Motion Approved 5-0.**

8. ADJOURN

**Motion by Scales; Second by Dietrich; to Adjourn at 7:46 p.m.
Motion Approved 5-0.**

Minutes prepared by Recording Secretary Tammy Greenlee.

**INVER GROVE HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY SPECIAL MEETING
MONDAY, APRIL 28, 2025 - 8150 BARBARA AVENUE**

1. CALL TO ORDER

The Economic Development Authority (EDA) of Inver Grove Heights met in a Special Session April 28, 2025, in the Council Chambers at City Hall. President Gliva called the meeting to order at 5:30 p.m. The Pledge of Allegiance was said.

2. ROLL CALL

Present In-Person: President Gliva, Commissioner, Dietrich, Murphy, T'Kach, and Scales.

Staff in Attendance: City Administrator Wilson, City Attorney Nason, EDA Executive Director Ziemer, and City Clerk Kiernan.

3. CONSENT AGENDA

4. REGULAR BUSINESS

A. Resolutions Authorizing Grant Application(s) for Environmental Investigation Studies for the Redevelopment of Dickman Trail Properties. **Resolutions EDA 2025-02 & EDA 2025-03.**

EDA Executive Director Ziemer provided an overview of the Dickman Trail Redevelopment Project that involves the sale of four EDA-owned lots along with adjacent private properties under contract with a developer. The combined site includes six lots totaling approximately 15 acres, designated for a new industrial development projected to create 30 to 60 new jobs in Inver Grove Heights. The purchase agreement will be presented to the EDA on May 12, 2025, with a public hearing on the same date and a Planning Commission review of the land sale scheduled for May 6, 2025.

The grant funding request supports due diligence efforts that include environmental investigation assessments. The funding will assist with costs related to the investigation, as well as future cleanup and environmental remediation. Applications will be submitted to the Minnesota Department of Employment and Economic Development (DEED) and the Metropolitan Council's Tax Base Revitalization Account (TBRA), with eligibility limited to public entities. The total funding request is \$39,083, consisting of a 25% local match of \$9,770 and a 75% grant amount of \$29,313. The funds will cover Phase 1 site assessment, Phase 2 investigation, and the development of a Response Action Plan (RAP) and Contingency Cleanup Plan (CCP). An MPCA-approved RAP/CCP is required to secure redevelopment cleanup funding, and each investigation phase will determine whether the next phase is necessary.

Two motions are proposed:

Motion 1: To approve the resolution, authorizing submittal of an Investigation Grant application to the Minnesota Department of Employment and Economic Development for the purpose of funding environmental investigation studies for a proposed industrial development on Dickman Trail.

Motion 2: to approve the resolution, authorizing submittal of a Tax Base Revitalization Account grant application to the Metropolitan Council for the purpose of funding environmental investigation studies for a proposed industrial development on Dickman Trail.

Both motions establish the EDA's authority to seek financial assistance, serve as the legal sponsor and administrator of the grant funding, commit the required local match, and authorize the EDA

President and Executive Director to execute related grant agreements.

President Gliva inquired about the typical timeline for receiving a response once a submission is made and assuming unanimous agreement among members.

Executive Director Ziemer responded that he had followed up to confirm the timeline. Both DEED and the Metropolitan Council offer cleanup funding rounds in May and November, and decisions are typically made within 30 days. He noted that the developer had asked about the overall project timeline, especially how long it would take to complete the work after receiving a grant. He clarified that work cannot begin until the grant is officially awarded and all agreements are signed, otherwise the expenses would not be eligible for reimbursement. Based on this schedule, he expects they should know by mid-June whether the project has been awarded funding.

**Motion by T’Kach; Second by Scales; to Approve Resolution EDA 2025-02 Approving Submittal of a Minnesota Department of Employment and Economic Development (DEED) Contamination Investigation Grant Application, Committing a Local Match, and Authorizing Contract Signature for a Proposed Industrial Redevelopment Project.
Motion Approved 5-0.**

**Motion by Scales; Second by Murphy; to Approve Resolution EDA 2025-03 Authorizing an Application for the Tax Base Revitalization Account (TBRA).
Motion Approved 5-0.**

5. PUBLIC COMMENT

6. COMMISSION AND STAFF COMMENTS

7. ADJOURN

**Motion by Dietrich; Second by Scales; to Adjourn at 5:39 p.m.
Motion Approved 5-0.**

Minutes prepared by Recording Secretary Tammy Greenlee.



Budget Report Account Summary

For Fiscal: 2025 Period Ending: 06/30/2025

		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	3,967.31	-2,032.69	33.88 %
290.5800.000.4990	Transfers In from Other Funds	177,990.00	177,990.00	14,832.50	88,995.00	-88,995.00	50.00 %
Budget Detail							
Description							
General Fund-Tax Levy Transfer			Units 1.00	Price -177,990.00	Amount -177,990.00		
Revenue Total:		183,990.00	183,990.00	14,832.50	92,962.31	-91,027.69	49.47 %
Expense							
290.5800.000.5000	Wages-Full Time Employees	114,000.00	114,000.00	0.00	6,802.36	107,197.64	94.03 %
290.5800.000.5030	Employer Social Security	7,100.00	7,100.00	0.00	426.16	6,673.84	94.00 %
290.5800.000.5032	Employer Medicare	1,700.00	1,700.00	0.00	99.65	1,600.35	94.14 %
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	0.00	196.02	4,903.98	96.16 %
290.5800.000.5050	Life Insurance	200.00	200.00	0.00	9.25	190.75	95.38 %
290.5800.000.5052	LTD Insurance	400.00	400.00	0.00	16.70	383.30	95.83 %
290.5800.000.5058	Account Fees-HSA/HRA/FSA	100.00	100.00	0.00	0.35	99.65	99.65 %
290.5800.000.5060	Employer PERA	8,500.00	8,500.00	0.00	510.22	7,989.78	94.00 %
290.5800.000.5084	Workers Compensation	600.00	600.00	50.00	300.00	300.00	50.00 %
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	2,590.00	3,410.00	56.83 %
290.5800.000.5310	Professional Services & Contracts	40,000.00	40,000.00	0.00	46,677.55	-6,677.55	-16.69 %
290.5800.000.5330	Ads, Notices & Publications	0.00	0.00	0.00	99.00	-99.00	0.00 %
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	51.72	3,448.28	98.52 %
290.5800.000.5380	Utility Charges-Storm Water	0.00	0.00	0.00	231.26	-231.26	0.00 %
290.5800.000.5450	Insurance Allocation	400.00	400.00	33.33	199.98	200.02	50.01 %
290.5800.000.5455	City Facilities Allocation	315.00	315.00	26.25	157.50	157.50	50.00 %
Expense Total:		208,815.00	208,815.00	109.58	58,367.72	150,447.28	72.05 %
Fund: 290 - EDA-OPERATING FUND Surplus (Deficit):		-24,825.00	-24,825.00	14,722.92	34,594.59	59,419.59	239.35 %
Report Surplus (Deficit):		-24,825.00	-24,825.00	14,722.92	34,594.59	59,419.59	239.35 %

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	14,832.50	92,962.31	-91,027.69	49.47 %
Expense	208,815.00	208,815.00	109.58	58,367.72	150,447.28	72.05 %
Fund: 290 - EDA-OPERATING FUND Surplus (Deficit):	-24,825.00	-24,825.00	14,722.92	34,594.59	59,419.59	239.35 %
Report Surplus (Deficit):	-24,825.00	-24,825.00	14,722.92	34,594.59	59,419.59	239.35 %

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	14,722.92	34,594.59	59,419.59
Report Surplus (Deficit):	-24,825.00	-24,825.00	14,722.92	34,594.59	59,419.59



**Economic Development Authority
Staff Report**

SUBJECT: Resolution Amending Purchase Agreement for Excess Golf Course Property from the City of Inver Grove Heights

MEETING DATE: June 9, 2025

ITEM TYPE: Regular Agenda

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

PURPOSE/ACTION REQUESTED

The Economic Development Authority is asked to adopt the attached Resolution, approving an amended and restated purchase agreement for excess property from the Inver Wood Golf Course, to be purchased from the City of Inver Grove Heights.

BACKGROUND

In 2012, the City Council authorized the sale of two parcels identified as “excess golf course land” to the EDA for the purpose of development. One was a 4.93-acre parcel on the south side of 70th Street, west of the golf course's clubhouse. The second was 4.25-acre parcel on the north side of 70th St., west of Babcock Trail. According to records at the time, the EDA was to acquire the land for \$1,352,000, utilizing some cash on hand and a \$1 million loan from the City's Host Community Fund. While the sale was approved in 2012 and the money changed hands (allowing the City to pay off some debt on the golf course), the land transaction was never fully completed, resulting in the parcels remaining legally owned by the City.

On May 27, 2025, the City Council approved a preliminary and final plat for Inver Wood Golf Course, which platted the 4.93 acre parcel on the south side of 70th back into the golf course lot and created the 4.25-acre parcel on the north side of 70th as Outlot A, with the intention of proceeding with the sale of that portion of the deal originally envisioned back in 2012.

With the 4.93-acre parcel having been re-combined into golf course land, the Amended and Restated Purchase Agreement, as attached, only covers the 4.25-acre parcel. If approved, this transaction will formally sell the land and convey ownership of the 4.25-acre parcel from the City to the EDA. At this time, City staff are recommending no change to the financial side of the transaction. The EDA will continue to have an outstanding loan from the Host Community Fund in the amount of \$1 million, which can be paid off or adjusted when the EDA sells Outlot A.

FISCAL IMPACT

None. There is no change in the purchase price as initially established in 2012.

RECOMMENDATION

Staff recommends adoption of the attached Resolution.

ATTACHMENTS

1. EDA Resolution Purchase of Excess Golf Course Property
2. Amendment No. 1 to Golf Course Note_06-09-2025
3. Purchase_Agreement_Excess Golf Course Land_06-09-2025

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

RESOLUTION NO. EDA 25-05

**A RESOLUTION AUTHORIZING THE PURCHASE OF REAL PROPERTY FROM THE CITY OF
INVER GROVE HEIGHTS**

WHEREAS, the City of Inver Grove Heights ("City") owns vacant land in the City of Inver Grove Heights, which is in the process of being platted, and which is legally described in Exhibit A ("Real Property"); and,

WHEREAS, in 2012, the City approved the sale of the Real Property, along with additional property owned by the City, to the City of Inver Grove Heights Economic Development Authority ("EDA"), but that transaction was never completed and title to the Real Property was never conveyed to the EDA; and

WHEREAS, the EDA desires to complete the purchase of the Real Property from the City, pursuant to the terms and conditions of the Amended and Restated Purchase Agreement for Inver Wood Golf Course Excess Property.

NOW, THEREFORE, BE IT RESOLVED BY THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF INVER GROVE HEIGHTS, MINNESOTA, the Amended and Restated Purchase Agreement for the Inver Wood Golf Course Excess Property between the City of Inver Grove Heights and City of Inver Grove Heights Economic Development Authority is hereby approved, and the President and Executive Director are authorized to execute the same.

BE IT FURTHER RESOLVED, the Economic Development Authority authorizes the following:

1. The President, Executive Director, and Secretary of the EDA to execute such other documents as may be necessary to complete this transaction.
2. The approval of Amendment Number 1 to the City of Inver Grove Heights Economic Development Authority Taxable Revenue Note (Golf Course Property), Series 2012 to reflect that the note has been issued pursuant to the Purchase Agreement, as amended, and authorizes execution of Amendment Number 1.

Approved by the Economic Development Authority of the City of Inver Grove Heights this 9th day of June, 2025.

Sue Gliva, EDA President

ATTEST:

Rebecca Kiernan, City Clerk

**FIRST AMENDMENT TO
CITY OF INVER GROVE HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY
TAXABLE REVENUE NOTE (GOLF COURSE PROPERTY), SERIES 2012**

WHEREAS, the City of Inver Grove Heights (“City”) and the City of Inver Grove Heights Economic Development Authority (“EDA”), hereafter referred to collectively as “Parties,” executed that City of Inver Grove Heights Economic Development Authority Taxable Revenue Note (“Golf Course Property”) Series 2012 (“Note”) on February 13, 2012, in connection with the Purchase Agreement between the Parties for the purchase of certain excess golf course property by the EDA; and,

WHEREAS, the Parties have approved an Amended and Restated Purchase Agreement for Inverwood Golf Course Excess Property, and wish to amend the Note to provide that the Note is issued pursuant to that Amended and Restated Purchase Agreement for Inver wood Golf Course Excess Property.

NOW THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. The Note is hereby amended to reflect that it is issued pursuant to that Amended and Restated Purchase Agreement for Inverwood Golf Course Excess Property approved by the parties on June 9, 2025.
2. All other terms and conditions of the Note shall remain the same.

IN WITNESS WHEREOF, the City of Inver Grove Heights and the City of Inver Grove Heights Economic Development Authority hereby approve this First Amendment to the City of Inver Grove Heights Economic Development Authority Taxable Revenue Note (Golf Course Property), Series 2012.

CITY OF INVER GROVE HEIGHTS

Brenda Dietrich, Mayor

Rebecca Kiernan, City Clerk

**CITY OF INVER GROVE HEIGHTS
ECONOMIC DEVELOPMENT
AUTHORITY**

Sue Gliva, President

Jason Ziemer, Executive Director

**AMENDED AND RESTATED PURCHASE AGREEMENT
FOR
INVER WOOD GOLF COURSE EXCESS PROPERTY**

SELLER:

City of Inver Grove Heights
8150 Barbara Avenue
Inver Grove Heights, MN 55077

BUYER:

City of Inver Grove Heights
Economic Development Authority
8150 Barbara Avenue
Inver Grove Heights, MN 55077

AMENDED AND RESTATED PURCHASE AGREEMENT

THIS AMENDED AND RESTATED PURCHASE AGREEMENT (“Agreement”) is made this 9th day of June, 2025 by and between Seller and Buyer as hereafter defined.

WHEREAS, Seller and Buyer entered into a Purchase Agreement dated February 13, 2012 (“2012 Agreement”), whereby Seller agreed to sell two parcels of real property to Buyer in exchange for \$1,352,000; and,

WHEREAS, at that time, Seller received \$352,000 in cash and an inter-fund transfer of \$1,000,000, which interfund loan was secured by a taxable revenue note in the amount of \$1,000,000 in favor of the City, but the real property was not transferred to Buyer; and,

WHEREAS, Seller wishes to convey one of the parcels of the real property to Buyer and retain the other parcel; and,

WHEREAS, Buyer is willing to agree to this conveyance, and Buyer and Seller agree that based on the value of the parcel to be conveyed, a purchase price of \$1,352,000 for the developable parcel to be conveyed to the EDA remains a fair price for the parcel; and,

WHEREAS, Seller and Buyer wish to amend the 2012 Agreement to reflect this new arrangement; and,

WHEREAS, subject to the performance by the Buyer of the provisions and conditions hereinafter set forth, Seller in consideration of the Purchase Price to be paid as hereinafter provided agrees to sell and convey to Buyer and Buyer agrees to purchase the Real Property. Subject to the covenants, warranties, representations and mutual consideration herein contained, the parties hereby agree as follows:

Section 1. DEFINITIONS.

1.1 TERMS. The following terms, unless elsewhere defined specifically in this Agreement, shall have the following meanings as set forth below.

1.2 BUYER. Buyer shall mean the City of Inver Grove Heights Economic Development Authority, an economic development authority established under Minnesota Statutes Sections 469.090 to 469.1081.

1.3 SELLER. Seller shall mean the City of Inver Grove Heights, a Minnesota municipal corporation.

1.4 CLOSING DATE. Closing Date shall mean a date on or before July 15, 2025.

1.5 CLOSING DOCUMENTS. Closing Documents shall mean and comprise the following to be provided by Seller:

- a.) A quit claim deed for the Real Property to be signed by Seller.
- b.) An affidavit by Seller of no judgments, no tax liens and no unrecorded interests, which shall include a statement that there has been no labor or materials furnished for which mechanic's liens can be filed.
- c.) Satisfaction of any liens and mortgages on the Real Property.
- d.) All other documents affecting title to and possession of the Real Property and necessary to transfer or assign the same to Buyer.

1.6 CLOSING LOCATION. Closing Location shall mean the offices of the City of Inver Grove Heights at 8150 Barbara Avenue, Inver Grove Heights, Minnesota 55077, or at such other location as the parties may agree in writing.

1.7 CONDITIONS PRECEDENT TO CLOSING BY SELLER. Conditions Precedent To Closing by Seller shall mean the following:

- a.) **ACCURACY OF REPRESENTATIONS.** The representations, warranties, covenants and agreements of Buyer contained in this Agreement or in any written statement, memorandum, or exhibit that shall be delivered pursuant to this Agreement shall be true in all respects at and as of the Closing Date as though such representations, warranties, covenants and agreements were made at and of the Closing Date.
- b.) **PERFORMANCE.** The Buyer shall have performed and complied with all agreements and conditions required by this Agreement to be performed or complied with by Buyer prior to or at the Closing Date.
- c.) **ABSENCE OF LITIGATION.** No action or proceeding by or before any court or other governmental body shall have been instituted or threatened pertaining to any transaction contemplated by this Agreement or its consummation or the transfer or sale of the Real Property.
- d.) **APPROVAL OF DOCUMENTS.** Other than documents the form of which are specified in exhibits hereto, the form and substance of all certificates, instruments, opinions and other documents delivered by one party to another under this Agreement shall be satisfactory in all reasonable respect to the party to receive the document and its counsel.
- e.) **LAND USE APPROVALS.** The Real Property is part of a larger parcel of land. Seller is platting the larger parcel along with a number of other parcels so that it may separate the Real Property from the larger parcel. Approval of the preliminary and final plat by the City Council for the parcels is required prior to Closing. In addition, the Real Property must be reguided to MU, Mixed Use and Rezoned to

R-3C, multiple family. Approval of the rezoning by the City Council is also required prior to Closing.

1.8 CONDITIONS PRECEDENT TO CLOSING BY BUYER. Conditions Precedent To Closing by Buyer shall mean the following:

- a.) **ACCURACY OF REPRESENTATIONS.** The representations, warranties, covenants and agreements of Seller contained in this Agreement or in any written statement memorandum or exhibit that shall be delivered pursuant to this Agreement shall be true in all respects at and as of the Closing Date as though such representations, warranties, covenants and agreements were made at and of the Closing Date.
- b.) **PERFORMANCE.** Seller hereto shall have performed and complied with all agreements and conditions required by this Agreement to be performed or complied with by Seller prior to or at the Closing Date.
- c.) **ABSENCE OF LITIGATION.** No action or proceeding by or before any court or other governmental body shall have been instituted or threatened pertaining to any transaction contemplated by this Agreement or its consummation or the transfer or sale of the Real Property.
- d.) **APPROVAL DOCUMENTS.** Other than documents the form of which is specified in exhibits hereto, the form and substance of all certificates, instruments, opinions and other documents delivered by one party to another under this Agreement shall be satisfactory in all reasonable respect to the party to receive the document and its counsel.
- e.) **ACCEPTANCE BY BUYER.** An express condition precedent is that in Buyer's sole opinion and judgment, the following are found by Buyer to be satisfactory and acceptable to Buyer:
 - 1) the recorded easements to which the Real Property is subject.
 - 2) the status of the encumbrances and the marketability of title with respect to the Real Property.
 - 3) an ALTA boundary survey for the Real Property.
 - 4) the status of any boundary line issues and any encroachments on the Real Property.

1.9 PERMITTED ENCUMBRANCES. Permitted Encumbrances shall mean and comprise the following:

- a.) building and zoning laws, ordinances, state and federal regulations;

- b.) utility, road and drainage easements which do not interfere with improvements to the premises; all such easements must be confined by a specific legal description for a specific width of the easement and such easements must not be “blanket” easements that encumber more area than needed for the specific easement purpose;
- c.) easements, restrictions and reservations of record, if any, that are satisfactory and acceptable to Buyer, in Buyer’s sole judgment.

1.10 POSSESSION DATE. Possession Date shall mean Closing Date.

1.11 PURCHASE PRICE. Purchase Price shall mean the total sum of (\$1,352,000.00) payable as stated in Section 2.

1.12 REAL PROPERTY. Real Property shall mean that certain real property located in the City of Inver Grove Heights, Dakota County, State of Minnesota, legally described on the attached Exhibit A.

The Real Property shall also include all of the right, title and interest of the owner of the property in and to any easements, rights of way, privileges, appurtenances, and right to the same belonging to or inuring to the benefit of the Real Property.

1.13 SELLER’S WARRANTIES. Seller’s Warranties shall mean and comprise the following:

Seller represents and warrants to Buyer that:

- a.) **TITLE.** At Closing Date, Seller will have good and marketable title pursuant to the laws of the State of Minnesota to the Real Property to be conveyed hereunder. At Closing Date, the Real Property will not be subject to a contract or other agreement of sale and the Real Property will not be subject to security interests, judgments, pledges, mortgages, encumbrances, liens (including income, personal property and other tax liens) or off-sets, claims, reductions or charges of any kind or character.
- b.) **LITIGATION.** There is no suit, action, arbitration or legal, administrative or other proceeding or governmental investigation pending or, to the best knowledge of Seller, threatened, against or affecting Seller with respect to the Real Property.

Section 2. PURCHASE PRICE AND MANNER AND TIME OF PAYMENT.
Buyer, in consideration of the mutual promises and covenants herein contained, agrees to pay to the Seller for the Real Property the Purchase Price in the following manner and at the following times:

Buyer has already paid Seller \$1,352,000 for its purchase of the Real Property in the form of a \$352,000 cash payment and a \$1,000,000 transfer of funds from the City’s Host

Community Fund to the City's Golf Course Fund, repayment of which was secured by a duly executed Taxable Revenue Note in favor of the City. The EDA shall make payments on the Taxable Revenue Note as noted therein. No additional payments are required related to this transaction.

Section 3. OBLIGATION TO PROVIDE A QUIT CLAIM DEED. Subject to performance by the Buyer of the Agreement herein, the Seller agrees to execute and deliver a Quit Claim Deed to the Buyer agreeing conveying marketable title to the Real Property subject only to the Permitted Encumbrances. The Real Property shall be free of any lien, mortgage, charge or encumbrance or lease.

Section 4. REAL ESTATE TAXES. Seller shall pay all real estate taxes payable prior to the year of Closing, plus any penalty and interest. Seller does not make any representation concerning the amount of real estate taxes which will be assessed against the Real Property subsequent to the Closing Date.

With respect to real estate taxes payable in the year of Closing, the real estate taxes shall be pro-rated between Seller and Buyer with Seller's paying for the days before Closing and Buyer paying for the days after Closing. The Seller's share of taxes shall be an adjustment at Closing and credited to Buyer.

Section 5. SPECIAL ASSESSMENTS. Prior to or at closing, the Seller shall pay all special assessments against the Real Property, including those levied and pending as of the Closing Date and including the special assessment installment payable in the year of closing.

Section 6. PURCHASE OF PROPERTY "AS IS". It is agreed and understood that the Buyer will be inspecting the Real Property and that the Buyer will be purchasing the Real Property in its "AS IS" condition with no warranties or representations by the Seller as to the condition of the premises or any structures or improvements thereon, except as stated in the Seller's Warranties.

Section 7. CLOSING DATE AND POSSESSION DATE. Subject to performance by the Buyer of this Agreement, the closing shall occur on the Closing Date and the Seller agrees to deliver possession not later than the Possession Date provided that all conditions of this Agreement have been met. The delivery of all papers, monies and matters relating to the closing shall take place at the Closing Location.

Section 8. DOCUMENTS TO BE FURNISHED BY SELLER. By July 1, 2025, the Seller shall furnish to the Buyer at the Seller's expense the following:

- a.) A title insurance commitment covering the Real Property and appurtenant easements, if any, in either case to include property searches covering bankruptcies, state and federal judgments and tax liens, evidencing the Seller's title to the property.

- b.) Within 10 days following the Buyer's receipt of the documents referred to above, the Buyer shall give the Seller written notice of any objections to the title of the Real Property.
- c.) If any objections are so made, the Seller shall be allowed 30 days after receipt of such written objections to make such title marketable. The Seller further agrees to use all reasonable efforts and to expend such sums as may be reasonably necessary to make said title marketable in the event a defect is disclosed. Pending correction of title, the payments herein required shall be postponed but upon correction of title and within 10 days after written notice to the Buyer, the Buyer and the Seller shall perform this Agreement according to its terms.
- d.) If said title is not marketable and is not made so within 30 days from the date of delivery of the written objections thereto as above provided, then Buyer shall have the right (a) to terminate this Agreement upon notice given to Seller or (b) to waive such objections and proceed with such purchase. If title to said property is marketable or is made marketable within said time, and Buyer shall default in any of the agreements herein contained, then and in such case, the Seller may terminate this Agreement, time being of the essence hereof or Seller may specifically enforce this Agreement.
- e.) This provision shall not deprive either party of the right of enforcing the specific performance of this Agreement, provided this Agreement is not terminated and provided that action to enforce specific performance is commenced within six months after such right of action arises.

Section 9. WARRANTIES. Seller represents and warrants to Buyer all of the Seller's Warranties as defined in this Agreement. The Seller's Warranties shall survive the closing and shall not merge with the Closing Documents.

Section 10. CONDITIONS PRECEDENT. The obligations of Buyer to purchase the Real Property are subject to the satisfaction, at or before the Closing, of all the Conditions Precedent To Closing by Buyer. Buyer may waive any or all of the conditions which are included herein for its benefit in whole or in part without prior notice, provided, however, that no such waiver of a condition shall constitute a waiver by Buyer of any of its other rights or remedies, at law or in equity, if Seller shall be in default of any of its representations, covenants, indemnifications, warranties or agreements under this Agreement.

The obligations of Seller to sell the Real Property are subject to the satisfaction, at or before the closing, of all the Conditions Precedent To Closing By Seller. Seller may waive any or all of the conditions which are included herein for his benefit in whole or in part without prior notice, provided, however, that no such waiver of a condition shall constitute a waiver by Seller of any of his other rights or remedies, at law or in equity, if Buyer shall be in default of any of its representations, warranties or agreements under this Agreement.

Section 11. CLOSING DOCUMENTS. Subject to performance by the Buyer, the Seller agrees to execute as necessary and deliver at the Closing Date the Closing Documents to be provided by Seller. Subject to performance by the Seller, the Buyer agrees to deliver at the Closing Date the Purchase Price recited in Section 2.

Section 12. PLAT. Seller, at its own expense, will be obtaining a preliminary and final plat of the Real Property and surrounding parcels. Seller shall deliver said preliminary and final plats to Buyer for its review.

Section 13. ENVIRONMENTAL ASSESSMENT. Buyer, at its own expense, may obtain a Phase I environmental assessment of the Real Property. Seller agrees to cooperate in the preparation of the Phase I environmental assessment and to accurately respond to any questions and inquiries that are posed to Seller relating to preparation of Phase I environmental assessment. Seller agrees to make the Real Property available for on-site and field inspections.

Section 14. TITLE INSURANCE. Buyer intends to obtain a title insurance policy with respect to the Real Property. Buyer shall be obligated to pay for the title insurance policy up to a face value of the policy equal to the Purchase Price. Seller shall pay for the title insurance commitment.

Section 15. COSTS OF CLOSER. If at the Closing a closer is used by the title insurance company, then the costs for the closer shall be paid one-half by Buyer and one-half by Seller.

Section 16. STATE DEED TAX. At closing, Seller shall pay the state deed tax due on the Quit Claim Deed.

Section 17. MISCELLANEOUS.

- a.) The EDA hereby acknowledges that Dakota County will need to obtain right-of-way along Babcock Trail and 70th Street in order to facilitate the reconstruction of the intersection of Babcock Trail and 70th Street. The EDA agrees to convey the necessary right-of-way to Dakota County prior to conveyance of the Real Property to a third party; alternatively, the EDA agrees that any conveyance to a third party occurring before such right-of-way conveyance shall include as a term of that conveyance a requirement for the third-party to convey the required right-of-way to Dakota County for the Babcock Trail/70th Street intersection reconstruction.
- b.) The headings in this Agreement are for convenience only and are not part of this Agreement and do not in any way limit or amplify the terms and provisions hereof. It is understood and agreed that this Agreement has been made following negotiation by the parties and it is, therefore, not to be construed against any party because of draftsmanship.
- c.) All modifications to this Agreement must be in writing and signed by the parties hereto.

- d.) The parties hereto agree that all of their respective representations and warranties, wherever in this Agreement contained, shall survive the closing of this transaction and the delivery of consideration, and that all representations and warranties made herein and in any document delivered in connection herewith shall not merge with the warranty deed but shall survive said Closing Documents.
- e.) This Agreement constitutes the entire understanding between the parties hereto with respect to the subject matter of this Agreement and supersedes all prior arrangements and understandings between the parties hereto.
- f.) This Agreement may be executed simultaneously in any number of counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

Section 18. NOTICES. Any notices hereunder shall be deemed sufficiently given by one party to the other if in writing and if and when delivered or tendered either in person or by depositing it in the United States mail in a sealed envelope, by certified mail, return receipt requested, with postage and postal charges prepaid, addressed as follows:

If to Buyer:

City of Inver Grove Heights
 Economic Development Authority
 c/o Sue Gliva, President
 8150 Barbara Avenue
 Inver Grove Heights, Minnesota 55077

If to Seller:

City of Inver Grove Heights
 c/o Kris Wilson, City Administrator
 8150 Barbara Avenue
 Inver Grove Heights, Minnesota 55077

or to such other address as the party addressed shall have previously designated by notice given in accordance with this Section. Notices shall be deemed to have been duly given on the date of service if served personally on the party to whom notice is to be given, or on the third day after mailing if mailed as provided above, provided, that a notice not given as above shall, if it is in writing, be deemed given if and when actually received by a party.

Section 19. AMENDMENT AND WAIVER. Both parties acknowledge and agree that the 2012 Purchase Agreement is of no further force and effect with respect to all or any part of the Real Property, or any of the additional property listed therein which is no longer going to be included in this transaction. The parties, by their signatures below, hereby release any and all rights or interests they may have pursuant to the 2012 Purchase Agreement with respect to the Real Property; notwithstanding the foregoing, nothing herein shall invalidate or otherwise change the terms of the existing Taxable Revenue Note, which shall remain in full force and effect. The parties hereto may by mutual written agreement amend this Agreement in any respect. Any party hereto may extend the time for the performance of any of the obligations of another, waive any

inaccuracies in representations by another contained in this Agreement or in any document delivered pursuant hereto which inaccuracies would otherwise constitute a breach of this Agreement, waive compliance by another with any of the covenants contained in this Agreement and performance of any obligations by the other or waive the fulfillment of any condition that is precedent to the performance by the party so waiving of any of its obligations under this Agreement. Any agreement on the part of any party for any such amendment, extension or waiver must be in writing. No waiver of any of the provisions of this Agreement shall be deemed, or shall constitute, a waiver of any other provisions, whether or not similar, nor shall any waiver constitute a continuing waiver.

IN WITNESS WHEREOF, the parties have hereto executed this Amended and Restated Purchase Agreement the day and year first above written.

**BUYER:
CITY OF INVER GROVE HEIGHTS
ECONOMIC DEVELOPMENT AUTHORITY**

By: _____
Sue Gliva
Its: President

By: _____
Jason Ziemer
Its: Executive Director

ATTEST:

Secretary

**SELLER:
CITY OF INVER GROVE HEIGHTS**

By: _____
Brenda Dietrich
Its: Mayor

ATTEST:

Rebecca Kiernan
Its: City Clerk

EXHIBIT A

LEGAL DESCRIPTION OF THE REAL PROPERTY

Outlot A of the Inver Wood Golf Course Addition



**Economic Development Authority
Staff Report**

SUBJECT: Evaluation of City-Owned Properties Between Highway 52 and Blaine Avenue

MEETING DATE: June 9, 2025

ITEM TYPE: Regular Agenda

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

PURPOSE/ACTION REQUESTED

The EDA is asked to receive information and provide direction to staff regarding completing due diligence items related to land owned by the City between Highway 52 and Blaine Avenue, and south of Upper 55th St.

BACKGROUND

On May 12, 2025, the Economic Development Authority (“EDA”) received an update regarding a curling center concept and potential next steps in further pursuit of such a project. EDA members were presented cost estimates for architectural, engineering and financial consulting costs to assist in the evaluation of 2 to 3 potential development sites and develop a project cost estimate. At the conclusion of that discussion, the EDA opted not to immediately pursue the curling center project but rather focus on the development potential of 17.91 acres of land currently owned by the City adjacent to Highway 52 and south of Upper 55th St.

If the EDA desires to explore the development potential of these parcels, staff recommends that the next step would be to complete the following steps: boundary, topography and ALTA surveys; tree inventory; soil borings; geotechnical analysis; wetland delineation; preliminary plat, final plat and Phase 1 Environmental Site Assessment (ESA).

Alliant Engineering was asked to provide a cost estimate for each of these 10 items for the City-owned properties, with an option to also complete soil borings, geotechnical analysis and wetland delineation on the adjacent, 30.75-acre parcel owned by the Minnesota Department of Transportation (MnDOT). This would help determine whether the City or EDA wishes to negotiate for the purchase of the MnDOT parcel in order to combine it in with the City-owned parcels. Any work to be performed on the MnDOT parcel would require MnDOT approval; City staff have not pursued that request at this time.

The City has recently worked with Alliant on survey and plat work related to land owned on Dickman Trail and Dixie Avenue and the recently approved Inver Wood Golf Course plat. Alliant is also on the City’s approved vendors list.

Alliant has provided a cost estimate for most components of the work, but is still awaiting price quotes from potential subcontractors for the soil borings, geotechnical analysis and Phase 1 work from Braun Intertech; that information is not available and not provided with the attached quote. Bopray Environmental provided a quote for the wetland delineation task. The estimated services

fees, as provided in the attached quote are:

Boundary Survey	\$4,250
Topographical Survey	\$4,700
ALTA Survey	\$7,230
Tree Inventory (Optional)	\$6,800
Preliminary Plat	\$2,900
Final Plat	\$4,680
Final Plat Staking	\$1,880
Wetland Delineation	\$6,525
Total	\$38,965

As Highway 52 divides the two main parcels, the Plat work would allow the City to replat the land, moving the land west of Highway 52 and combining those remnant parcels into McGroarty Park, thereby establishing one parcel for the entire park. That would be similar to the plat work recently completed with the golf course project. Alliant noted in their quote that if the tree inventory work was selected, the topographical survey price would be reduced to \$2,800. Legal costs to obtain and review title work are not included.

City staff will continue to research and attempt to obtain price quotes for the three items not included in the quote from Alliant. From experience, given the combined size of the two properties, it is estimated a Phase 1 study could cost approximately \$4,000 to \$7,000. Soil borings are typically priced per boring, and the corresponding Geotechnical Analysis report could cost upwards of \$5,000. These are all just estimates based on experience and research, but are not specific to the land in question. Conservatively, a budget of \$60,000 would likely cover all of the 10 work items.

To recap, the two main goals associated with this work are:

1. Plat. Formally separate the two main parcels with land east of Highway 52 and west of Highway 52 and combine all the adjoining City-owned parcels west of Highway 52 into a single lot for McGroarty Park. At this time, it is assumed the land east of Highway 52 would remain as two parcels.
2. Development Readiness. The initial work is part of a larger due diligence necessary to understand the development potential of the area between Highway 52 and Blaine Avenue. Survey work, wetland delineations, soil borings and environmental assessments are large undertakings with development; completing them now would not only enhance the appeal for a developer but also add speed to a potential development.

A next step to this goal would be to develop a Master Development Plan (MDP) for the area, of which the curling center concept could benefit. The MDP would allow the City to establish its vision for how this area develops and what development looks like (conceptually). This planning process can cost upwards of \$50,000 to complete. This work would enable the City to actively pursue a development partner. And, additionally, these deliverables would inform the architectural and engineering work as initially presented for the curling center, possibly reducing some costs there.

The EDA could certainly just complete the survey and plat work and opt not to proceed with the other items listed. That work would cost \$23,760.

Summary of Projected Costs

As cited above, the known costs, as provided by Alliant and Bopray, total \$38,965. City staff further estimated a total (conservative) project all-in cost of \$60,000, including the soil boardings, geotechnical report and Phase 1 ESA. None of these costs factor in the MnDOT parcel. Conservatively, if authorized to proceed immediately, completion of all work items is likely this fall. Several of the work items may be completed simultaneously, reducing the timeline.

FISCAL IMPACT

A total budget of \$60,000 is recommended to complete all of the work identified. It is recommended costs associated with platting of McGroarty Park should be coded to the City Properties Fund, with remaining costs coded to the EDA as the end goal is development.

RECOMMENDATION

City staff request direction from the EDA as to how to proceed.

ATTACHMENTS

1. IGH_ALTA Survey_Hwy 52 Project_06042025



ALLIANT

June 4, 2025

Jason Ziemer, Community Development Director
City of Inver Grove Heights
8150 Barbara Avenue
Inver Grove Heights, MN 55077

RE: Request for Proposal – ALTA Land Title Survey – Hwy 52 Project, Inver Grove Heights, MN

Via email: jziemer@ighmn.gov

Dear Jason,

Alliant Engineering, Inc. appreciates the opportunity to provide you with the following Proposal for Professional Services. Our proposed Scope of Services includes all tasks necessary to perform the requested land surveying and platting services per the emailed request received May 15, 2025. Certain scope items have been struck through and are not included in this response as those services would be provided by others. For your consideration, we have also included as an attachment the proposal from Bopray Environmental Services, LLC related to the wetlands delineation effort. The project area is situated within the Southwest Quarter of Section 33, T28N, R22W, and within the Northwest Quarter of Section 4, T27N, R22W in the City of Inver Grove Heights, Minnesota.

The following tasks are as called for in the request, or as may have been identified as a need of the project. The applicability of each task is noted within the scope items section of the table below as it pertains to individual parcels. (See attached Exhibit A for graphical representation).

Task Items

1. Boundary Survey
2. Topographic Survey (for sure the two areas with the purple line through below)
3. ALTA Survey (for sure the two areas with the purple line through below)
4. ~~Soil Borings with Water Table Identification (for sure the two areas with the purple line through below)~~
5. Wetland Delineation (for sure the two areas with the purple line through below)
6. ~~Geotechnical Analysis (for sure the two areas with the purple line through below) Note: Not exactly sure what this looks like or what the deliverable is.~~
7. ~~Optional: Phase 1 ESA~~
8. Optional Tree Inventory per City of Inver Grove Heights guidance.
9. Preliminary Plat
10. Final Plat

Parcel ID	Acres	Owner	Section/Qtr Section	Task Items
20-03310-56-011 (East of Hwy 52)	12.20	City of Inver Grove Heights	SW S33-T28N R22W	1, 2, 3, 4, 5, 6, 7, 8, 9, 10
20-03310-56-011 (West of Hwy 52)	1.05	City of Inver Grove Heights	SW S33-T28N R22W	1, 3, 9, 10
20-00400-25-015 (East of Hwy 52)	12.21	City of Inver Grove Heights	NW S4-T27N R22W	1, 2, 3, 4, 5, 6, 7, 8, 9, 10
20-00400-25-015 (West of Hwy 52)	2.45	City of Inver Grove Heights	NW S4-T27N R22W	1, 3, 9, 10
20-00400-26-010	2.92	City of Inver Grove Heights	NW S4-T27N R22W	1, 9, 10
20-65950-00-010	1.43	City of Inver Grove Heights	NW S4-T27N R22W	1, 9, 10
20-00400-25-032	30.75	State of Minnesota DOT	NW S4-T27N R22W	Optional 5,6

PROPOSED SERVICES

The following is a description of the necessary project tasks **Alliant Engineering, Inc.** will provide and the associated Service Fees.

Task 1. Boundary Survey

Upon receipt of all title work related to the subject properties, Alliant will conduct the necessary reconnaissance survey fieldwork to collect information needed to define the boundaries of the subject parcels.

Perform review of the title commitments and supporting documents to define title boundaries.

Compare field evidence against computed values and draft boundaries to reflect title of the subject parcels.

Deliverable will be a pdf electronic format file representing the title boundaries of the subject parcels.

Task 2. Topographical Survey

Alliant will collect spot shots and break-lines representing the ground surface for the two City of Inver Grove Heights parcels lying East of Highway 52.

Alliant will process the topographical data and create a surface to allow for the generation of contours.

Deliverable will be an existing conditions drawing showing the parcel boundary together with contours at an appropriate interval reflective of the site conditions.

Task 3. ALTA/NSPS Land Title Survey

Conduct an ALTA/NSPS Land Title Boundary survey of the selected parcels. Alliant will certify to the 2021 ALTA/NSPS Land Title Survey Standards. The survey will include Table A Items 1, 2, 3, 4, 6(a), 7(a), 8, 9, 11(a), 13, 16, 17, & 18.

Alliant will request Gopher State One Call (GSOC) for the parcels that are the subject of the ALTA /NSPS Land Title Survey task.

Deliverable will include a “draft” copy or copies of the completed ALTA Survey for review and comment by the client and or client’s agents.

A final signed/stamped copy of the ALTA Survey would be provided within 30 days of submittal of the “draft” copy, or within 7 business days of receipt of comments from the city.

Task 8. Tree Inventory (Optional).

If authorized, Alliant will conduct a tree inventory following city requirements for the two City of Inver Grove Heights parcels lying East of Highway 52.

Deliverable would include a drawing depicting the tree locations with data reflective of the species and diameter.

Task 9. Preliminary Plat

Prepare a preliminary plat reflective of the objective to separate the two City held properties east of Highway 52 from their smaller sub-parcels by either keeping them as their own individual parcels or in combining them, in addition to combining the four City held properties west of Highway 52 into a singular parcel intended for park purposes.

Submit the preliminary plat for review and comment by the City of Inver Grove Heights.

Task 10. Final Plat

Prepare the final plat reflective of the approved preliminary plat.

Submit the final plat for review and comment by the City of Inver Grove Heights.

Submit to Dakota County Surveyor’s Office for review.

Provide a final deliverable for recording by the City of Inver Grove Heights.

Set property irons as necessary to define the platted parcel boundaries.

The following is a description of the necessary project tasks **Bopray Environmental Services, LLC.** will provide and the associated Service Fees.

Task 5. Wetlands Delineation (Bopray Environmental Services, LLC)

See attached Exhibit B for Wetlands Delineation Services and associated costs. Alliant will enter into an agreement with Bopray Environmental Services, LLC based on the site or sites selected by the City of Inver Grove Heights for wetlands delineation services.

The following tasks are excluded from this scope of services and should be provided by others, if needed.

~~Task 4. Soil Borings with Water Table Identification~~

~~Task 6. Geotechnical Analysis (for sure the two areas with the purple line through below).~~

~~Task 7. Optional: Phase 1 ESA~~

SERVICE FEES (Survey fees are associated with the parcels that are the subject of the task).

TASK 1.	BOUNDARY SURVEY	\$4,250.00
TASK 2.	TOPOGRAPHICAL SURVEY (If no Tree Inventory selected)	\$4,700.00*
TASK 3.	ALTA/NSPS LAND TITLE SURVEY (FIELDWORK AND MAPPING)	\$7,230.00
TASK 8.	TREE INVENTORY (OPTIONAL).	\$6,800.00
TASK 9.	PRELIMINARY PLAT (Assumes no more than three parcels)	\$2,900.00
TASK 10.	FINAL PLAT	\$4,680.00
	FINAL PLAT STAKING	\$1,880.00
TASK 5.	WETLANDS DELINEATION (BOPRAY ENVIRONMENTAL SERVICES, LLC)	(SEE EXHIBIT B)

***If Task 8 is selected and is completed as part of the overall project, Task 2 Service Fees would be reduced to \$2,500.00.**

SCHEDULE

TASK 1.	Boundary Survey	Conducted simultaneous to the ALTA Surveying Fieldwork
TASK 2.	Topographical Survey	Conducted simultaneous to the ALTA

		Surveying Fieldwork or as part of the Tree Inventory, if selected.
TASK 3.	ALTA Surveying Fieldwork	Collected within 20 business days of the notice to proceed, subject to completion of GSOC
	Draft ALTA Drawing	Provided within 20 business days of the completion of the fieldwork and receipt of the title commitments & supporting documents
	Final ALTA Signed/Stamped	Within 10 business days of receipt of final Lender comments
TASK 8.	Tree Inventory (optional).	Completed within 30 business days of notice to proceed.
TASK 9.	Preliminary Plat	TBD by City of Inver Grove Heights
TASK 10.	Final Plat	TBD by City of Inver Grove Heights (Allow up to 30 days for county review)
TASK 5.	Wetlands Services	See Exhibit B, subject to notice to proceed.

Client/Owner Responsibilities:

- Provide current title commitment(s) and documents affecting the subject properties.
- Provide a zoning letter or other information clarifying zoning interpretation in order to certify to zoning matters on the ALTA survey.
- Provide permission to access the subject properties and adjoining access corridors.
- Respond to consultant questions in a timely manner.
- Fees for applications, mapping reproductions, or for recording are not included and are the responsibility of the Client/Owner.

Assumptions:

- Subdividing beyond that as noted in this scope of work is not included. We recommend working with a reputable engineering firm to develop concepts of the site for the intended use to determine feasibility for the site and potential cost estimates.
- Tasks that have been struck through should be solicited by firms who provide such services.

For land surveying services requested beyond those listed and for land surveying services provided, we will bill for our time at our standard hourly rates as follows:

Associate Surveyor	\$205.00/hr.
Survey Crew	\$235.00/hr.
Technician	\$130.00/hr.

Rates for other services would be provided if additional services are requested.

If acceptable, please sign and return a copy of this agreement to initiate the project. We will schedule the GSOC locates upon receipt of the agreement and will schedule our field efforts accordingly. Please call me at 612-767-9326 should you have any questions or comments regarding the contents of our proposal or associated Service fees. Thank you.

Sincerely,

Alliant Engineering, Inc.

Accepted:

Daniel Ekrem, PLS
Associate
Alliant Engineering, Inc.

Mr. Jason Ziemer
Community Development Director
City of Inver Grove Heights

cc: File

Attachments: Exhibit A
Exhibit B

Inver Grove Heights Hwy 52 Project



- Menu of Scope Items**
1. Boundary Survey
 2. Topographic Survey
 3. ALTA Survey
 4. Soil Borings with Water Table Identification
 5. Wetland Delineation
 6. Geotechnical Analysis
 7. Optional: Phase 1 ESA
 8. Optional Tree Inventory per City of Inver Grove Heights guidance.
 9. Preliminary Plat
 10. Final Plat



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 400 feet
 5/21/2025



May 28, 2025

Jerry Ripley
Alliant Engineering
733 Marquette Ave.
Suite 700
Minneapolis, MN 55402

Subject: Wetland Delineation, 3 parcels
City of Inver Grove Heights, Minnesota
BES Proposal No. 2025-526

Dear Mr. Ripley:

As requested, Bopray Environmental Services, Inc. (BES) is pleased to present this proposal which describes those tasks necessary to conduct a wetland delineation on your client's (City of Inver Grove Heights) three sites east of Hwy 52 and south of Upper 55th Street E., Inver Grove Heights, Minnesota. For this proposal, the three sites are referred as North City Site, South City Site, and MnDoT Site. The cost estimate is for each site as if they were treated as three completely separate sites and reports. There would be some time/cost savings if the sites were combined. The North City Site and South City Site are approximately 12 acres each and the MnDoT Site is approximately 31-acre. The North City Site is part of the SE $\frac{1}{4}$, SW $\frac{1}{4}$, Sec. 33, T28N, R22W, in Dakota County, Minnesota. The South City Site and MnDoT Site is part of the NW $\frac{1}{4}$, Sec. 4, T27N, R22W. Below, we have provided a scope and associated cost estimates to perform the necessary services for delineating the wetlands on the site and get a delineation approval from the City/Dakota Soil and Water Conservation District. BES assumes the work would be completed during the 2025 growing season.

Task 1. On-Site Wetland Delineation and Report.

BES will delineate the boundaries of the wetlands on the site. Wetland boundaries will be flagged so they can be located by your project surveyor. The delineation will be completed in accordance with the U.S. Army Corps of Engineers "*Wetlands Delineation Manual*" (Technical Report Y-87-1, 1987), and the "Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region". Based on the Dakota County Soil Survey, the National Wetland Inventory, the Dakota County property mapper, and the site map you provided, there appears to be; no wetlands on the North City Site, four wetlands on the South City Site, and three wetlands on the MnDoT Site that needs to be evaluated/delineated. However, if more wetlands are found during the site review our on-site delineation time may be more. Conversely, if there are fewer wetlands on the site, the field and report time will be less. After the fieldwork is completed, BES will prepare a report documenting our findings. Information contained in the report will include methodologies and findings regarding vegetation, soils, hydrology characteristics and whether or not any wetlands are present. BES will include a preliminary assessment of whether any wetlands are isolated basins for purposes of Corps of

3 Parcels East of Hwy 52
Inver Grove Heights, MN
May 28, 2025

Engineers purposes. Ground photos and other supporting graphics will also be provided in the report.

Estimated Cost – Task 1 North City Site	\$1950
South City Site	\$3475
MnDoT Site	\$3350

Task 2. TEP Meeting/Site Visit if Necessary

BES will attend the on-site Technical Evaluation Panel (TEP) meeting at which the City/Soil and Water Conservation District reviews the wetland delineation. BES assumes the meeting could be completed in one to two hours, but the time schedule is out of BES's control. If the City charges a review fee for the wetland delineation, you/your client will need to make arrangements to pay the City's fees when the report is submitted. BES will request the Corps of Engineers project manager for the area also attend the TEP meeting to provide input on how their program will apply to the site.

Estimated Cost – Task 2 North City Site	\$500
South City Site	\$600
MnDoT Site	\$600

Project Budget and Schedule

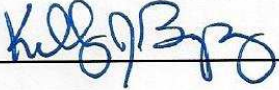
The total estimated cost for Tasks 1 and 2 will range from \$2450 to \$4075 for each site. Every effort will be made to minimize costs whenever possible. BES's cost estimate assumes there are no restrictions or delays on when/where we can access the site that would result in additional site visits and travel. If the wetland regulatory agencies charge a fee for the wetland review, the applicant will be responsible for paying that fee directly to the agency(ies). If not authorized within 30 days of the proposal BES reserves the right to modify or withdraw the proposal. BES generally would complete the delineation report within a week of receiving the surveyed wetland boundaries. After receiving authorization BES will begin wetland delineation work in the at a mutually agreeable time during the growing season of 2025.

Our delineation report documents the presence or absence of wetlands on the site. During the review of the findings and report regulatory agencies could require additional work such as pre-application meetings, historical review and/or hydrology monitoring for areas which have been altered. This proposal does not include wetland functional analyses or buffer management plans. A separate proposal for services such as these can be provided after the extent of the wetlands is known and the extent of any wetland alterations is defined, and/or any additional tasks required by the agencies are identified.

3 Parcels East of Hwy 52
Inver Grove Heights, MN
May 28, 2025

Please sign and date a copy of this proposal and return it to us, as your indication for BES to proceed. If you want another party to contract directly with BES, please have him/her sign the proposal and provide contact information including name, company, address, and phone number. We greatly appreciate your business. Please let us know if you have any questions regarding this proposal.

Respectfully,
Bopray Environmental Services LLC



Kelly J. Bopray
Professional Soil Scientist
Certified Wetland Delineator

Authorization:

Name of Company

Address

Name of Authorizing Representative

City, State, Zip Code

Signature of Authorizing Representative

Phone

Date

email

Check Site(s) Authorized

North City Site

South City Site

MnDoT Site

Inver Grove Heights Hwy 52 Project



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**Economic Development Authority
Staff Report**

SUBJECT: Next Regularly Scheduled Meeting is Monday, August 11, 2025, at 5:00 p.m.

MEETING DATE: June 9, 2025

ITEM TYPE: Next Meeting

CONTACT:

PURPOSE/ACTION REQUESTED

BACKGROUND

FISCAL IMPACT

RECOMMENDATION

ATTACHMENTS

None