



Inver Grove Heights Economic Development Authority
Monday, August 11, 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, August 11, 2025, will be provided to the EDA at or before the August 11, 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 May 12, 2025, Economic Development Authority Special Meeting.
- B.** Minutes of the June 9, 2025, Economic Development Authority Meeting.
- C.** Minutes of the July 14, 2025, Economic Development Authority Special Meeting.
- D.** Approval of Claims.
- E.** Approve 1st Amendment to the Purchase Agreement related to the purchase of excess golf course property.
- F.** Authorization to Enter into Contract for Soil Borings & Geotechnical Analysis

5. Regular Agenda

- A.** Next Steps Regarding Retail Recruitment and Consulting Services

6. Closed Session

- A.** Closed Session to Consider the Terms of Sale of Real Property

7. Adjourn

August 11, 2025 - Economic Development Authority Agenda

**INVER GROVE HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY SPECIAL MEETING
MONDAY, MAY 12, 2025 - 8150 BARBARA AVENUE**

1. CALL TO ORDER

The Economic Development Authority (EDA) of Inver Grove Heights met in a Special Session May 12, 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 recited.

2. ROLL CALL

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

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

Others Present: EDA Consultant, Lee Krueger

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

Ayes: 5

Nays: 0 Motion Carried.

3. CONSENT AGENDA None.

4. PUBLIC HEARING

A. Consideration of Proposed Sale of EDA-Owned Properties Located on Dickman Trail and Dixie Avenue and Resolution Authorizing Sale.

EDA Executive Director Ziemer presented an overview of a redevelopment project involving the sale of EDA-owned property located along Dickman Trail and Dixie Avenue. The site includes six properties, four of which are owned by the EDA, covering approximately 15 acres. The development concept is focused on small industrial use targeted at the trades sector, specifically for office, warehouse, and storage needs. The project is expected to include no fewer than three buildings totaling 27,000 square feet, along with 169,241 square feet of outdoor storage. It is anticipated that each building will support 10 to 20 jobs, resulting in a total of 30 to 60 jobs for the development. The land is currently designated for light industrial use and is zoned as I-1, Limited Industrial, allowing office, warehousing, and outdoor storage uses.

A letter of intent was submitted between the EDA and Interstate Development to sell the four EDA-owned properties for a total price of \$721,360 to Interstate Industrial, LLC. A formal purchase agreement was scheduled for consideration by the EDA on May 12, 2025. The proposed sale underwent a statutory review under Minnesota Statute §462.356, Subd. 2, which required the Planning Commission to evaluate whether the transaction aligned with the City's Comprehensive Plan. This review was completed on May 6, 2025, and resulted in findings supporting the sale. Additionally, under Minnesota Statute §469.105, a public hearing was required to gather community input regarding the sale.

The final action recommended was to hold the public hearing and to approve a resolution, approving the sale of the four properties owned by the EDA and authorizing the President and Executive Director to execute the purchase agreement with Interstate Industrial, LLC.

Motion by Dietrich; Second by Scales; to Close the Public Hearing.

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Ayes: 5
Nays: 0 Motion Carried.

Commissioner Dietrich inquired as to how the purchasing developer became aware of the property availability. Executive Director Ziemer stated that the developer was unable to attend tonight's meeting, but that to his knowledge they learned of the properties through the City's EDA Consultant during discussions that began last summer.

Commissioner T'Kach stated that assuming the sale proceeds without major obstacles, when could the public expect to see visible site improvements and/or building construction. Executive Director Ziemer stated that the developer is eager to begin the project and had initially targeted a Fall 2025 start. However, the Purchase Agreement includes contingencies, including environmental review and potential cleanup, as well as the finalization of utility designs. The developer must also complete the City's approval process, including plat and site plan applications. As a result, construction likely would not begin until Spring 2026 at the earliest.

Motion by Scales; Second by Murphy; to Approve EDA Resolution 2025-04, Authorizing the Sale of Four EDA-Owned Properties Located on Dickman Trail and Dixie Avenue.

Ayes: 5
Nays: 0 Motion Carried.

Motion by T'Kach; Second by Scales; to Authorize the EDA and Executive Director to Enter into a Purchase Agreement with Interstate Industrial, LLC.

Ayes: 5
Nays: 0 Motion Carried.

5. REGULAR BUSINESS

A. Update on Professional Services Recommended to Advance Potential Curling Center Development.

EDA Executive Director Ziemer outlined the Curling Center concept and proposed next steps as part of the City's master planning efforts. He provided an overview of the architectural and engineering approach aimed at high-level pre-design and cost estimation. The primary goal is to evaluate up to three potential development sites, including Argenta Hills and City-owned property, to understand site-specific development needs and overall project costs. This includes estimating the cost per square foot of a future facility, identifying necessary site improvements such as grading, utilities, parking, and stormwater management, and assessing other needs as they arise. Kraus-Anderson would serve as the architectural and engineering consultant, with a proposed scope of work totaling approximately \$25,000 and an estimated project duration of eight weeks. Their responsibilities would include conducting a needs assessment to determine required square footage, developing a cost estimate, exploring facility programming and occupancy potential, and conducting a comparative analysis of each site's appropriateness and capacity.

The second phase of the planning process focuses on the financial aspects of the proposed facility. A financial consultant, Ehlers, would conduct a high-level evaluation of funding sources and project expenses, with an estimated fee of \$12,500 and a project timeline of four to six weeks. Their tasks would include analyzing curling market trends and membership data, reviewing construction cost estimates and related budgets, assessing the life cycle and replacement timelines for major facility components, and evaluating management, operations, user revenues, and overall operational costs.

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Ehlers would also develop a financial pro forma, analyze all projected revenue assumptions, and create a multi-year financial model to guide decision-making.

The third part of the plan includes a full survey of the City-owned site located on Blaine Avenue, adjacent to Highway 52. The focus of the survey is to evaluate the site for fit and pre-design purposes and to identify potential constraints such as property boundaries and topography. The estimated cost of the survey is \$15,000 per parcel, with an estimated project timeline of six weeks. This amount excludes the cost of platting.

Executive Director Ziemer stated that the next-step costs, which include \$37,500 for architectural, engineering, and financial consulting, and \$15,000 for surveying. The City is also engaging with a curling partner regarding commitment and exclusivity. The importance of public involvement in delivering the facility was emphasized, and a discussion was requested on whether to proceed. If the EDA chooses to move forward, staff would be directed to negotiate and finalize scopes of work, pricing, and contracts to be presented for EDA approval at the June 9, 2025, meeting.

Commissioner T'Kach suggested that it would be beneficial to examine real-world financial data from similar projects to compare estimated versus actual revenues, maintenance costs, and outcomes such as membership levels and naming rights. The interest in understanding how accurate prior projections were and how any shortfalls might be addressed differently in this case. T'Kach inquired about the project timeline, recalling that the group involved may be operating on an accelerated schedule or considering other locations. Executive Director Ziemer stated that the group had been in discussions with other entities, both within Minnesota and nationally. Their timeline appeared to be partially influenced by the scheduling of upcoming events such as the next Winter Olympics or U.S. Nationals.

Mr. Lee Krueger, EDA's Consultant, stated that the group has an immediate need and is likely to operate on a faster timeline than Inver Grove Heights can accommodate. The project may need to be approached in two phases, as they are engaged in serious discussions with other locations. An estimated decision could be made within six to eight weeks.

Commissioner T'Kach stated that bringing a contract forward by June 9th, further shortens the timeline.

Commissioner Scales expressed support for continuing to move forward, stating that the City has historically delayed decisions while other communities have taken advantage of opportunities. The outcome is uncertain but emphasized the importance of proceeding with the study to better understand the possibilities. Waiting further could result in missed opportunities, as has happened in the past.

Commissioner Murphy agreed, noting that other communities have benefited from similar projects and that Inver Grove Heights currently lacks comparable amenities. Supports moving forward promptly, emphasizing the importance of gathering information and expressing doubt about the exclusivity of the developer's interest.

Commissioner T'Kach expressed interest in moving forward but raised concerns about the project's accelerated timeline. She questioned whether it was prudent to invest approximately \$52,000 in a study, given the possibility that the developer may be advancing more quickly than the City can accommodate.

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Commissioner Scales emphasized that delaying a decision would likely result in the developer moving forward elsewhere, effectively removing the City from consideration. He stressed the importance of continuing to take incremental steps, acknowledging that while the outcome is uncertain, progress cannot be made without entering the process.

President Gliva expressed interest in reviewing detailed financials, specifically sources and uses. She questioned whether the process, particularly regarding Kraus-Anderson, could be accelerated to better support the project's timeline.

Executive Director Ziemer explained that the timeline provided is likely a best-case estimate and may be flexible. While timelines are often approximate, the City can request an expedited process to see what the team is able to deliver.

Commissioner Dietrich shared that she supported the project from the outset and had met multiple times with representatives from USA Curling. However, it may be time to shift focus, noting that the opportunity might no longer be viable in eight weeks. She acknowledged the complexity of public-private partnerships and expressed concern about continuing to allocate staff time and consultant fees, which she felt could no longer be reasonably justified to residents.

Commissioner T'Kach questioned whether, given the rapidly progressing timeline, it would be possible for Staff to negotiate and formalize the scope of work and then hold a Special EDA meeting in late May.

City Administrator Wilson stated that the City Council is meeting weekly and an EDA meeting could be scheduled sooner than June 9th, if the Council wishes to accelerate the process. Staff could pursue the developer's openness to an Exclusive Agreement and finalize the project scope but emphasized that more information is needed before entering into any agreement, including cost and revenue projections.

Commissioner T'Kach emphasized the importance of clarifying ownership and operational responsibilities, while expressing support for the project's potential benefits to the community. If the process can be accelerated, it may prove worthwhile in reviewing if the Highway 52 and Blaine Avenue property aligns well with the City's broader goals.

Executive Director Ziemer stated that although the Chaska Curling Center has been referenced as a possible model, the proposed project is broader in scope and intended to have a national impact. Some publicly available data on Chaska's costs and operations may help inform initial analysis but stressed the importance of further study into the evaluation of site-specific limitations, total project costs, and potential public investment. Consultant support would be critical to carry out this analysis.

President Gliva inquired about the process for drafting an Exclusivity Agreement, and whether it should be completed before or alongside the architectural and engineering work, and whether it could be done quickly. She also questioned what terms such an agreement would include and what USA Curling would be willing to commit to.

Executive Director Ziemer stated that the City Attorney would need to be involved in drafting an Exclusivity Agreement and emphasized the importance of confirming that USA Curling is not pursuing agreements with other entities simultaneously. Having such an agreement in place should be a key step before committing to further expenditures.

President Gliva inquired as to a general sense of whether USA Curling would be willing to enter into an Exclusivity Agreement and how quickly such an agreement could be put in place, noting prior discussions and their apparent readiness.

Mr. Krueger explained that while a full Exclusivity Agreement is unlikely, an Exclusive Right of First Refusal may be a workable option. This would allow the City to match competing offers without preventing USA Curling from exploring other opportunities. He stressed that the City initiated this opportunity and must first decide whether it wants to pursue attracting this type of business. If so, it should evaluate what would be necessary to make the project successful. The project will be both complex and costly, likely requiring public-sector involvement such as State bonding and County partnerships. USA Curling is financially limited due to previous leadership challenges and does not have significant financial backing. While the site presents strong development potential, the City should continue exploring this opportunity while also keeping alternative, more financially feasible projects in mind. If private funding had been sufficient, the project likely would have advanced by now.

President Gliva noted that if the project relies on bonding dollars and similar funding sources, the timeline would likely be significantly extended, pushing the project far into the future.

Mr. Krueger estimated that if the project were to move forward in Inver Grove Heights, it could take up to four years due to the time required for site work, construction, and securing funding. If legislative bonding is needed, funds likely would not be available until 2026 or later, potentially pushing full project funding to 2027. Given this timeline, there is doubt that USA Curling would wait, as they need to make decisions ahead of the 2029 trials. An Exclusive Right of First Refusal is more realistic than full exclusivity, allowing the City the opportunity to match other offers rather than being the sole negotiating party.

President Gliva inquired as to whether completing some of the architectural or engineering work could still be beneficial for future projects, even if this project does not move forward.

Commissioner Murphy inquired as to which of the proposed items, such as architectural, engineering, financial, or survey work, would provide the most useful information to support next steps. While the \$52,500 may be a reasonable cost for doing business, recent updates had caused him to reconsider. He also questioned the long-term value of the work and its potential shelf life.

Executive Director Ziemer stated that the property survey would offer the most immediate and essential details, including boundary lines, topography, and potentially a wetland review. While geotechnical work such as soil testing and earthwork evaluation is not currently included, it could provide valuable insight into construction requirements. The proposals are currently designed with the curling center concept in mind, focusing on building scope and size. It would be worthwhile to consult with Kraus-Anderson to assess whether any of the architectural and engineering work could still be useful to the City if the project does not move forward.

Commissioner Murphy inquired as to what the shelf life would be for a property survey.

Executive Director Ziemer stated that the shelf life of a property survey is essentially indefinite.

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City Administrator Wilson stated that exploring the potential of City-owned land offers the most long-term value, as the City controls the property and its future use. Understanding what is feasible to build on the site and what types of development it could support would be beneficial regardless of whether the curling center project moves forward. This information would also position the City to respond more effectively should the curling center remain an option in the coming weeks or if another development opportunity arises. Advised against proceeding with the architectural and engineering work proposed by Kraus-Anderson unless the project is specifically focused on a curling center, noting that such a facility has highly specialized design and operational requirements that may not be transferable to other projects. A brief overview of the Chaska model, the City of Chaska owns the facility, built it on City-owned property, and covers the annual debt service of \$1.5 million through City funds rather than revenue generated by the facility itself. There is importance in determining whether Inver Grove Heights is prepared to make a similar financial commitment before moving forward.

Commissioner Scales stated that this approach is like how the City is currently using its Host Community Fund.

City Administrator Wilson confirmed that while the City currently has no debt on its community center, capital needs are funded through the Host Community Agreement. Private ice rinks and curling clubs are rare because they often are not financially viable, which is why the public sector is typically called upon to support such amenities. If prioritized by the community, the City could leverage alternative funding sources to help make these projects possible.

President Gliva inquired as to whether the group was ready to provide any direction on moving forward with the project, either in full capacity or part. The survey stands somewhat separately from the financial, architectural, and engineering components.

Commissioner Scales expressed interest in exploring development options for the City-owned property that has remained unused for years. Supports investing time, effort, and funding to determine what the site could support, regardless of whether it becomes the location for a curling center. While acknowledging the challenges of bringing in a curling facility, a forward-looking approach and the importance of focusing on what is possible rather than why it may not work. He also noted that not owning the other potential site near Highway 52 may complicate development efforts and reiterated his support for evaluating the City-owned property.

Commissioner Dietrich stated that perhaps the City should move forward with only the survey portion at this time.

Commissioner Scales stated that a survey is a necessary starting point regardless of the project's outcome.

Commissioner Dietrich inquired whether a survey currently exists for the site.

Commissioner T'Kach inquired if Commissioner Scales was referring to a full survey of the property, including utilities and its capacity to support a facility such as an office building or curling center. And whether \$15,000 would be sufficient to cover that scope of work.

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City Administrator Wilson clarified that the \$15,000 would cover only a basic land survey, including topography, lot dimensions, and identification of existing easements. A separate effort would be required to conduct a capacity or fit study to determine what could reasonably be built on the site.

President Gliva stated that the survey appears to be necessary regardless of how the project proceeds and asked for confirmation of agreement, to which others responded affirmatively.

Executive Director Ziemer stated that, given the discussion, it would be helpful for the EDA to provide formal direction if they intend to move forward with a survey of the City-owned property. Given the feedback received, a detailed proposal will be developed outlining the scope of the survey, which may include additional elements such as soil analysis. This would be separate from the broader proposal previously presented and a decision on that full proposal is still pending.

Commissioner T'Kach stated that she does not support selling the land at this time but believes that there is value in completing the survey. The information will be needed regardless of future use and confirmed support for the survey while clarifying it should not imply immediate plans to sell the property.

Commissioner Dietrich made a motion to proceed with reviewing the scope of work for a potential curling center, provided there is no staff or financial cost involved, and expressed support for moving forward with a survey of the City-owned parcel. For clarification, she confirmed that the \$15,000 portion of the \$37,500 total cost would apply to the survey work for the Blaine Avenue area.

Commissioner Scales stated that he supports moving forward with the survey of the City-owned property and expressed interest in learning more about the curling center. While acknowledging the concerns and potential costs. It was worthwhile continuing the discussion and gathering more information as the next step.

Commissioner T'Kach asked for clarification, stating her understanding that the land survey would be completed, but it would not include information about soils or the site's capacity to support a curling center.

Commissioner Dietrich stated that it was her understanding that Executive Director Ziemer would return with details outlining exactly what the survey would include, confirming that it would be for the survey only.

City Administrator Wilson stated that no formal motion was needed at this time and confirmed that Staff has clear direction to proceed. Staff will continue to keep things moving and be in contact with President Gliva in case an additional EDA meeting is needed.

6. NEXT MEETING

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

7. PUBLIC COMMENT None.

8. ADJOURN

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

Motion Carried 5-0.

Respectfully submitted by Tammy Greenlee, Recording Secretary.

**INVER GROVE HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY MEETING
MONDAY, JUNE 9, 2025 - 8150 BARBARA AVENUE**

1. CALL TO ORDER

The Economic Development Authority (EDA) of Inver Grove Heights met in Regular Session June 9, 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 recited.

2. ROLL CALL

Commissioners Present In-Person: President Gliva, Commissioners, 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 Scales; Second by T’Kach; to Approve the Agenda as Published.

Ayes: 5

Nays: 0 Motion Carried.

4. CONSENT AGENDA

- 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.

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

Ayes: 5

Nays: 0 Motion Carried.

5. REGULAR AGENDA

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

Executive Director Ziemer provided an overview of the proposed purchase of excess golf course land located at the northwest intersection of Babcock Trail and 70th Street. The subject property is approximately 4.25 acres. The EDA took ownership in 2012 as part of a land acquisition that included a second lot. The total acquisition cost was \$1,352,000, which included a \$1,000,000 Host Community Fund loan. The property was originally purchased with the intention of future development.

Recent approvals by the City on May 27, 2025, included approval of the Preliminary and Final Plat, a Comprehensive Plan Amendment to designate the property as Mixed Use, and Rezoning to R-3C, Multi-Family Residential.

The proposed action is to complete the 2012 land transaction by having the EDA acquire the 4.25-acre parcel. The value of the transaction remains the same at \$1,352,000. Final valuation will be determined at the time of a future land sale.

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Commissioner T'Kach inquired about the purchase agreement, specifically Section 1.7e, which states that one of the requirements of the agreement is for the property to be zoned Mixed Use and R-3C. T'Kach questioned what the possibility of removing this condition from the agreement in case an alternative use for the property might be considered in the future.

Executive Director Ziemer explained that the Zoning and Comprehensive Plan requirements outlined in the purchase agreement are part of the entitlement process necessary to complete the current land transaction. He clarified that these requirements are typical conditions of approval, similar to those any developer would need to satisfy before closing. These conditions apply only to the transaction itself and do not limit future decisions if the property is later sold, any new developer could propose different zoning or land use changes through the standard City process.

Motion by Dietrich; Second by Murphy; to Approve the EDA Resolution authorizing the purchase of real property from the City of Inver Grove Heights.

Ayes: 5

Nays: 0 Motion Carried.

City Administrator Wilson stated that the City Council will be addressing the City's side of the same transaction during tonight's 6:00 p.m. meeting. The item has been placed on the Consent Agenda to avoid repeating the same presentation, as all five EDA members also serve on the City Council.

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

Executive Director Ziemer provided an update on the development readiness of City-owned land located near Highway 52 and Blaine Avenue. The land is adjacent to Highway 52, west of Blaine Avenue, east of McGroarty Park, and directly south of the AmericInn Hotel. It consists of four parcels with a total area of 32.26 acres.

The first set of actionable items includes replating City-owned parcels located west of Highway 52 and creating a single parcel for McGroarty Park. There are no proposed changes to the land east of Highway 52. However, the development potential of the land east of Highway 52 still needs to be determined.

The initial step is gathering detailed land information. This includes conducting boundary, topographic, and ALTA surveys; preparing preliminary and final plats; obtaining soil borings and a geotechnical report; completing a wetland delineation and a tree inventory; and performing a Phase 1 Environmental Site Assessment (ESA). These steps will support the creation of a future Master Development Plan. The estimated cost to complete this work is \$78,465. Updated costs are based on information regarding soil borings, geotechnical evaluations, and environmental assessments. Soil borings and geotechnical work are projected within a range of \$25,000 to \$35,000, depending on the level of detail selected. Legal costs for title work are not included in this estimate. The breakdown includes three surveys at \$16,180, platting and staking at \$9,460, wetland delineation at \$6,525, a tree inventory at \$6,800, soil borings and geotechnical work at \$35,000, and a Phase 1 ESA at \$4,500.

Funding for this work may come from the EDA Fund and the City Properties Fund. Assuming a start date of June 16th, the timeline for completion includes the tree inventory by the end of June and surveys by the end of July. The timing for other components will vary. Platting will depend on the

completion of other deliverables: the tree inventory, wetland delineation, and survey. Some of the field work can be completed simultaneously.

The EDA is asked to provide direction on whether to proceed with the full scope of work proposed or wait. If the decision is to proceed, it is recommended to move forward with the Alliant proposal and bring back a proposal from Braun at a later date.

Commissioner Scales expressed strong support for the proposed plan, stating that it provides clear direction and is essential for determining the future use of the property. There is importance in moving forward to fully understanding the site's capabilities and recommend proceeding with the work.

Commissioner T'Kach supports moving forward if adequate funding is available in the budget, noting it is EDA's responsibility to fund the work. T'Kach inquired as to whether the soil borings would identify any lead contamination from the former gun club.

Executive Director Ziemer stated that while soil borings could potentially identify contamination, the results depend on where the samples are taken. The Phase 1 ESA will provide a history of the property's use and determine whether a Phase 2 investigation is necessary. The borings are strategically placed, but there is no guarantee they will detect contamination.

Commissioner T'Kach stated that she is not convinced there is a need to move quickly on developing the property, noting other priorities such as the excess acreage at the movie theater property. While the information is valuable for the future, her support is not based on the assumption that development will occur in the near term.

President Gliva inquired as to what the costs for the soil borings, geotechnical work, and the Phase 1 ESA are variable and not yet fully determined.

Executive Director Ziemer stated that the Phase 1 ESA is the most certain cost, estimated at approximately \$4,500 if all three parcels, including the MnDOT parcel, are included. By removing the MnDOT parcel, the cost could be reduced slightly. If the parcels were assessed individually, the cost would be around \$3,000 each, but conducting the assessment all at once results in savings.

President Gliva questioned if the cost for the soil borings is still uncertain.

Executive Director Ziemer stated that the estimate for soil borings ranges from 6 to 10, based on a preliminary review of the property. This estimate could change depending on site conditions and final determination of where the borings need to be placed.

President Gliva inquired as to whether, from a budget standpoint, the full \$78,000 could be covered by the EDA. Prior discussions about available savings from other line items within the budget. Ziemer confirmed that there are savings in the EDA budget. But since the parcel is City-owned, the City's Properties Fund could cover a portion of the cost, possibly splitting it with the EDA.

Commissioner Dietrich stated that she was interested in hearing more about the behind-the-scenes discussions, specifically the pros and cons of using the different funding sources and any other related considerations that were discussed. Ziemer stated that he did not know the current balance of the City Properties Fund. Since the City owns the property, there is a rationale for the City to cover

the cost but also acknowledged the EDA's interest in future development. There may be logic in sharing the cost but did not propose a specific split.

Commissioner Dietrich questioned what the EDA might have to forgo if it uses a significant portion of its funds for this project and what potential opportunities could be missed as a result. Ziemer stated that it would need to be reviewed within the budget to confirm, but he is not aware of any specific studies or projects currently planned that would be affected. Items such as participation in the fall MNCAR Expo are already accounted for in other areas of the budget, so typical activities would not be impacted by this expense.

Commissioner Murphy expressed support for moving forward with the project, stating that the City would ultimately benefit from a potential future sale. Agreed that splitting the cost between the two funds made sense and would support that approach, depending on how the Council decides.

Commissioner T'Kach questioned whether the City has evaluated using the property or a portion, possibly including the MnDOT land, for future City needs such as storage for Parks and Recreation or salt storage. T'Kach inquired as to whether an economic tradeoff analysis had been done to compare potential development value with the cost savings of meeting future municipal needs without purchasing additional property at a later date. City Administrator Wilson stated that the only current land needs the City is actively exploring is for a potential third fire station. However, a recent preliminary study suggested that any relocation would likely be to the west, while this site is located to the east. Public Works can always use land for temporary storage such as snow or storm debris, using high-profile land near the highway for material storage does not align with the goals and principles of the EDA.

President Gliva stated that there appears to be consensus to moving forward, with some uncertainty remaining about how to split the cost between City and EDA funds.

City Administrator Wilson reported that as of the end of April, the City Properties Fund had a balance of approximately \$392,000. With no known expenditure in the past six weeks, that amount has remained steady.

President Gliva stated that there are funds available and suggested the EDA should contribute a portion of the cost. Would recommend developing a reasonable method for splitting the cost, such as by land area or another staff-recommended approach.

Executive Director Ziemer stated that if there is interest in proceeding, Staff can determine the cost split and present it at a future meeting. It would be recommended to begin the initial work now to ensure consultants can accommodate the project in their schedules. Ziemer questioned whether the EDA would like staff to obtain a more detailed quote from Braun. President Gliva agreed and stated that bringing back a more detailed quote from Braun would be appropriate.

Executive Director Ziemer stated that components of the survey work, such as the tree inventory and wetland delineation, fall under the Alliant proposal and not the others, which is beneficial as it allows that work to begin promptly.

Commissioner Dietrich questioned what types of expenses typically come out of the City Properties Fund.

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City Administrator Wilson stated that the City Properties Fund has no formal designation but has been informally used to clean up and organize City-owned land. This includes consolidating parcels like those at Heritage Village Park to simplify legal descriptions and enable grants or improvements. The fund may also cover costs related to transferring land to the EDA, such as legal, title, and survey work. Though not guided by a City Council resolution, the fund supports long-term City land management and development.

Commissioner Dietrich inquired as to whether the City Properties Fund grows solely through interest. City Administrator Wilson confirmed that this is correct.

City Administrator Wilson stated that when the City Council previously approved the platting and cleanup of the golf course property, a portion of the cost was covered by the City Properties Fund. Using a similar cost-sharing approach for the current proposal would be consistent with that earlier decision.

Executive Director Ziemer suggested that if there is agreement to proceed with the Alliant work, the EDA could make a motion to accept it and direct staff to move forward. The Braun estimate can be brought back and added to a future agenda once it is received.

Motion by Scales; Second by Dietrich; to Approve and Proceed with the Alliant Proposal.

Ayes: 5

Nays: 0 Motion Carried.

6. NEXT MEETING

The next regularly scheduled meeting is Monday, August 11, 2025, at 5:00 p.m.

7. ADJOURN

Motion by Scales; Second by T'Kach; to Adjourn at 5:28 p.m.

Motion Carried 5-0.

Respectfully Submitted by Tammy Greenlee, Recording Secretary.

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

1. CALL TO ORDER

The Economic Development Authority (EDA) of Inver Grove Heights met in a Special Session July 14, 2025, in the Council Chambers at City Hall. President Gliva called the meeting to order at 6:30 p.m. The Pledge of Allegiance was recited.

2. ROLL CALL

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

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

3. REGULAR BUSINESS

A. Closed Session to Consider the Terms of Sale of Real Property.

Motion by Scales; Second by Dietrich; to Move into Closed Session Pursuant to Minnesota Statutes 13D.05 Subd. 3(c)(3) to Consider Offers or Counteroffers for the Sale of Real Property located near Dickman Trail and Dixie Avenue; Parcel ID Numbers 20-01100-27-012, 20-17750-06-050, 20-17750-06-071, and 20-17750-06-090.

Ayes: 5

Nays: 0 Motion Carried.

Motion by T’Kach; Second by Scales; to Adjourn Closed Session and Reconvene the EDA Meeting at 7:27 p.m.

Ayes: 5

Nays: 0 Motion Carried.

4. ADJOURN

Motion by Scales; Second by T’Kach; to Adjourn at 7:28 p.m.
Motion Carried 5-0.

Respectfully Submitted by Tammy Greenlee, Recording Secretary.



Budget Report Account Summary

For Fiscal: 2025 Period Ending: 08/31/2025

		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	6,204.02	204.02	103.40 %
290.5800.000.4990	Transfers In from Other Funds	177,990.00	177,990.00	14,832.50	118,660.00	-59,330.00	33.33 %
Budget Detail							
Description		Units	Price	Amount			
General Fund-Tax Levy Transfer		1.00	-177,990.00	-177,990.00			
	Revenue Total:	183,990.00	183,990.00	14,832.50	124,864.02	-59,125.98	32.14 %
Expense							
290.5800.000.5000	Wages-Full Time Employees	114,000.00	114,000.00	637.28	9,933.46	104,066.54	91.29 %
290.5800.000.5010	Wages-Non-Benefited Employees	0.00	0.00	5.77	51.95	-51.95	0.00 %
290.5800.000.5030	Employer Social Security	7,100.00	7,100.00	40.52	625.66	6,474.34	91.19 %
290.5800.000.5032	Employer Medicare	1,700.00	1,700.00	9.48	146.31	1,553.69	91.39 %
290.5800.000.5040	Medical Insurance	19,400.00	19,400.00	0.00	0.00	19,400.00	100.00 %
290.5800.000.5046	Insurance-Cash Option	5,100.00	5,100.00	17.82	285.12	4,814.88	94.41 %
290.5800.000.5050	Life Insurance	200.00	200.00	0.00	12.95	187.05	93.53 %
290.5800.000.5052	LTD Insurance	400.00	400.00	0.00	25.05	374.95	93.74 %
290.5800.000.5058	Account Fees-HSA/HRA/FSA	100.00	100.00	0.00	0.49	99.51	99.51 %
290.5800.000.5060	Employer PERA	8,500.00	8,500.00	48.24	748.98	7,751.02	91.19 %
290.5800.000.5084	Workers Compensation	600.00	600.00	50.00	400.00	200.00	33.33 %
290.5800.000.5190	Other Supplies	500.00	500.00	0.00	10.53	489.47	97.89 %
290.5800.000.5305	Legal Services	6,000.00	6,000.00	0.00	11,778.00	-5,778.00	-96.30 %
290.5800.000.5310	Professional Services & Contracts	40,000.00	40,000.00	0.00	47,730.05	-7,730.05	-19.33 %
290.5800.000.5330	Ads, Notices & Publications	0.00	0.00	28.05	646.80	-646.80	0.00 %
290.5800.000.5335	Dues, Licenses & Subscriptions	1,000.00	1,000.00	0.00	1,150.00	-150.00	-15.00 %
290.5800.000.5340	Training & Travel	3,500.00	3,500.00	0.00	53.47	3,446.53	98.47 %
290.5800.000.5380	Utility Charges-Storm Water	0.00	0.00	0.00	355.82	-355.82	0.00 %
290.5800.000.5450	Insurance Allocation	400.00	400.00	33.33	266.64	133.36	33.34 %
290.5800.000.5455	City Facilities Allocation	315.00	315.00	26.25	210.00	105.00	33.33 %
	Expense Total:	208,815.00	208,815.00	896.74	74,431.28	134,383.72	64.36 %
Fund: 290 - EDA-OPERATING FUND Surplus (Deficit):		-24,825.00	-24,825.00	13,935.76	50,432.74	75,257.74	303.15 %
Report Surplus (Deficit):		-24,825.00	-24,825.00	13,935.76	50,432.74	75,257.74	303.15 %

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	124,864.02	-59,125.98	32.14 %
Expense	208,815.00	208,815.00	896.74	74,431.28	134,383.72	64.36 %
Fund: 290 - EDA-OPERATING FUND Surplus (Deficit):	-24,825.00	-24,825.00	13,935.76	50,432.74	75,257.74	303.15 %
Report Surplus (Deficit):	-24,825.00	-24,825.00	13,935.76	50,432.74	75,257.74	303.15 %

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	13,935.76	50,432.74	75,257.74
Report Surplus (Deficit):	-24,825.00	-24,825.00	13,935.76	50,432.74	75,257.74



**Economic Development Authority
Staff Report**

SUBJECT: **Approve 1st Amendment to the Purchase Agreement related to the purchase of excess golf course property.**

MEETING DATE: August 11, 2025

ITEM TYPE: Consent Agenda

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

PURPOSE/ACTION REQUESTED

The EDA is asked to adopt the attached Resolution, authorizing an amendment to the purchase agreement for real property from the City of Inver Grove Heights.

BACKGROUND

On June 9, 2025, the City Council and Economic Development Authority (“EDA”) approved an Amended and Restated Purchase Agreement (“Agreement”) specific to the sale of 4.25 acres of land (“Subject Property”) from the City to the EDA. The Subject Property is situated on the northwest corner of 70th Street and Babcock Trail. The Agreement included a closing date of July 15, 2025; however, the closing was unable to occur on this date.

The plat approved by the City Council, creating the Subject Property, included a condition requiring the City to provide the necessary additional right of way (“ROW”) to Dakota County (“County”) to support the 70th Street reconstruction project and intersection improvements at Babcock Trail. The County recently provided a general sketch of that additional ROW but has not provided the final drawings to be incorporated into the plat. Thus, the plat is not yet finalized and still requires a review by the County before it can be printed, signed and recorded.

The proposed new closing date is September 30, 2025, but the attached Resolution includes a provision that allows for a date mutually agreed to by the City and EDA, if there is an additional delay with the plat work.

FISCAL IMPACT

N/A

RECOMMENDATION

Staff recommends adoption of the attached Resolution, amending the purchase agreement to provide for a later closing date on the land sale.

ATTACHMENTS

1. EDA Resolution_Amend to Purchase Agreement
2. 1st Amend to Purchase Agreement_Golf Course Property

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

RESOLUTION NO. EDA 25-06

**A RESOLUTION APPROVING THE FIRST AMENDMENT TO THE AMENDED AND
RESTATED PURCHASE AGREEMENT FOR THE PURCHASE OF THE INVER WOOD
GOLF COURSE EXCESS PROPERTY FROM THE CITY OF INVER GROVE HEIGHTS**

WHEREAS, the City of Inver Grove Heights ("City") owns a vacant, 4.25-acre parcel of land, located at the northwest corner of the intersection of 70th Street and Babcock Trail, as legally described in Exhibit A ("Subject Property"); and,

WHEREAS, on June 9, 2025, the Economic Development Authority ("EDA") approved an Amended and Restated Purchase Agreement for Inver Wood Golf Course Excess Property ("Agreement"), authorizing the purchase of the Subject Property from the City; and,

WHEREAS, the Agreement has a closing date of July 15, 2025 to complete the land sale transaction, of which the City and EDA desire to extend to September 30, 2025 by entering into the First Amendment to the Amended and Restated Purchase Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE INVER GROVE HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY, that the First Amendment to Amended and Restated Purchase Agreement for the Inver Wood Golf Course Excess Property is hereby approved.

Approved by the Inver Grove Heights Economic Development Authority this 11th day of August, 2025.

Sue Gliva, EDA President

ATTEST:

Rebecca Kiernan, City Clerk

EXHIBIT A

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

An approximately 4.25-acre parcel to be platted as "Outlot A" of the Inverwood Golf Course Addition plat which is currently a part of the property legally described as follows:

All that part of the North Half of the Northeast Quarter of Section 8, Township 27, Range 22, Dakota County, Minnesota, lying Westerly of Babcock Trail (aka German Road) except the following described parcel:

Beginning at the Northwest corner of the Northeast Quarter of said Section 8; thence East along the North line of said Section 8, a distance of 300 feet; thence South at right angles a distance of 726 feet; thence West at right angles 300 feet to the North South Quarter Section line of said Section 8; thence North along said Quarter Section line 726 feet to the point of beginning, Dakota County, Minnesota.

AND Except that part of Section 8 lying within the following description:

That part of the South Half of the Southeast Quarter of Section 5 and that part of the North Half of the Northeast Quarter of Section 8, all in Township 27, Range 22, Dakota County, Minnesota, described as follows:

Commencing at the North Quarter corner of said Section 8; thence South 89 degrees 27 minutes 58 seconds East, assumed bearing, along the north line of said Section 8 a distance of 910.68 feet to the point of beginning of the parcel to be described; thence continuing South 89 degrees 27 minutes 58 seconds East 223.70 feet; thence North 00 degrees 32 minutes 02 seconds East 41.25 feet; thence South 89 degrees 27 minutes 58 seconds East 97.92 feet; thence South 03 degrees 30 minutes 26 seconds East 645.40 feet; thence South 83 degrees 33 minutes 18 seconds West 361.75 feet; thence North 00 degrees 10 minutes 40 seconds West 646.55 to the point of beginning.

AND

That part of the South Half of the Southeast Quarter of Section 5 and that part of the North Half of the Northeast Quarter of Section 8, all in Township 27, Range 22, Dakota County, Minnesota, described as follows:

Commencing at the North Quarter corner of said Section 8; thence South 89 degrees 27 minutes 58 seconds East, assumed bearing, along the north line of said Section 8 a distance of 910.68 feet to the point of beginning of the parcel to be described; thence continuing South 89 degrees 27 minutes 58 seconds East 223.70 feet; thence North 00 degrees 32 minutes 02 seconds East 41.25 feet; thence South 89 degrees 27 minutes 58 seconds East 97.92 feet; thence South 03 degrees 30 minutes 26 seconds East 645.40 feet; thence South 83 degrees 33 minutes 18 seconds West 361.75 feet; thence North 00 degrees 10 minutes 40 seconds West 646.55 feet to the point of beginning.

AND

That part of the South Half of the Northeast Quarter of Section 8, Township 27 North, Range 22 West, Dakota County, Minnesota lying westerly of the following described Line A:

Commencing at the southeast corner of said South Half of the Northeast Quarter; thence North 89 degrees 55 minutes 19 seconds West, assumed bearing, along the south line of said South Half of the Northeast Quarter 305.97 feet to a point of the 4000.00 foot radius, non-tangential curve, the center of circle which bears South 87 degrees 08 minutes 07 seconds East from said point; thence northeasterly along said curve 365.47 feet; thence North 89 degrees 55 minutes 19 seconds West 621.02 feet; thence South 0 degrees 04 minutes 41 seconds West to the south line of said South Half of the Northeast Quarter and the point of beginning of Line A to be described; thence North 0 degrees 04 minutes 41 seconds East to the north line of said South Half of the Northeast Quarter and said Line A there terminating.

AND

The West one-half of the Southeast Quarter of Section 8, Township 27, Range 22, Dakota County, Minnesota.

AND

The south 618.55 feet of the East Half of the Northwest Quarter of Section 8, Township 27, Range 22, Dakota County, Minnesota and that part of said East Half of the Northwest Quarter lying westerly of the east 1038.92 feet thereof; lying northerly of the south 618.55 feet thereof, and which lies southerly of a line described as follows:

Beginning at a point on the east line of said East Half of the Northwest Quarter, said point being 1511.9 feet south of the northeast corner thereof; thence West and parallel with the north line of said East Half of the Northwest Quarter 459.57 feet; thence North and parallel with the east line of said East Half of the Northwest Quarter 191.9 feet; thence West and parallel with the north line of said East Half of the Northwest Quarter 851.69 feet more or less to a point on the west line of said East Half of the Northwest Quarter, said point being 1320.00 feet South of the northwest corner thereof and there terminating, according to the United States Government Survey thereof and situate in Dakota County, Minnesota.

AND

The West 1/2 of the Northwest 1/4 except the North 1561 feet thereof, in Section 8, Township 27 North, Range 22 West, Except therefrom the following described parcel: That part of the Southwest 1/4 of the Northwest 1/4 of said Section 8, described as follows: Commencing at a point 33 feet North of the Southwest corner of the Northwest 1/4 of Section 8, Township 27, Range 22; thence East 254.3 feet to a point; thence North parallel with the West line of said section, 200 feet to a point; thence West 254.3 feet to the section line; thence South along said section line to the point of beginning.

And Except:

That part of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 8, Township 27 North, Range 22 West, Dakota County, Minnesota, described as follows:

Commencing at the Southwest corner of said Northwest Quarter; thence Northerly along the West line of said Section 8, a distance of 233.00 feet; thence South 89 degrees 45 minutes 42 seconds East (assumed bearing) parallel with the South line of said Northwest Quarter, a distance of 254.30 feet to the point of beginning of the parcel to be described; thence south 89 degrees 45 minutes 42 seconds East, 32.86 feet; thence South 48 degrees 30 minutes 30 seconds East, 157.52; thence South 57 degrees 31 minutes 11 seconds West, 177.84 feet to a point which is 200.00 feet South of the afore-described point of beginning, measured parallel with said West line; thence Northerly to the point of beginning and there terminating.

AND

That part of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 8, Township 27 North, Range 22 West, Dakota County, Minnesota, described as follows:

Commencing at the Southwest corner of said Northwest Quarter; thence Northerly along the West line of said Section 8, a distance of 233.00 feet; thence South 89 degrees 45 minutes 42 seconds East (assumed bearing) parallel with the South line of said Northwest Quarter, a distance of 254.30 feet to the point of beginning of the parcel to be described; thence south 89 degrees 45 minutes 42 seconds East, 32.86 feet; thence South 48 degrees 30 minutes 30 seconds East, 157.52; thence South 57 degrees 31 minutes 11 seconds West, 177.84 feet to a point which is 200.00 feet South of the afore-described point of beginning, measured parallel with said West line; thence Northerly to the point of beginning and there terminating.

**FIRST AMENDMENT TO AMENDED AND RESTATED PURCHASE AGREEMENT
FOR
INVERWOOD GOLF COURSE EXCESS PROEPRTY**

THIS FIRST AMENDMENT TO AMENDED AND RESTATED PURCHASE AGREEMENT FOR INVERWOOD GOLF COURSE EXCESS PROEPRTY (“Amendment”) is made as of this 11th day of August, 2025, by and between the City of Inver Grove Heights, a Minnesota municipal corporation (“Seller”), and the Inver Grove Heights Economic Development Authority, a public body corporate and politic under the laws of the State of Minnesota (“Buyer”).

1. Seller and the Buyer entered into that certain Amended and Restated Purchase Agreement for Inverwood Golf Course Excess Property dated June 9, 2025 (the “Purchase Agreement”) providing for the conveyance by the Seller to the Buyer of certain property located in the City of Inver Grove Heights, Dakota County, Minnesota and legally described on the attached Exhibit A (the “Property”).
2. The Purchase Agreement provides for a Closing Date on or before July 15, 2025.
3. Seller and Buyer desire to extend the Closing Date to on or before September 30, 2025, or such date mutually acceptable to Seller and Buyer.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, Seller and Buyer hereby amend the Purchase Agreement as follows:

1. The closing of this transaction shall be extended to occur in no event later than September 30, 2025, or such other later date as the Mayor of the City and the President of the EDA shall agree to in writing for the closing.
2. All other terms of the Purchase Agreement and any amendments remain binding.

[Signatures on following page]

IN WITNESS WHEREOF, the undersigned have executed this Amendment on the date and year above.

BUYER:

SELLER:

Inver Grove Heights Economic Development
Authority

City of Inver Grove Heights

By: _____
Sue Gliva
Its: President

By: _____
Brenda Dietrich
Its: Mayor

By: _____
Jason Ziemer
Its: Executive Director

By: _____
Rebecca Kiernan
Its: City Clerk

EXHIBIT A
LEGAL DESCRIPTION OF THE REAL PROPERTY

An approximately 4.25-acre parcel to be platted as "Outlot A" of the Inverwood Golf Course Addition plat which is currently a part of the property legally described as follows:

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Beginning at the Northwest corner of the Northeast Quarter of said Section 8; thence East along the North line of said Section 8, a distance of 300 feet; thence South at right angles a distance of 726 feet; thence West at right angles 300 feet to the North South Quarter Section line of said Section 8; thence North along said Quarter Section line 726 feet to the point of beginning, Dakota County, Minnesota.

AND Except that part of Section 8 lying within the following description:

That part of the South Half of the Southeast Quarter of Section 5 and that part of the North Half of the Northeast Quarter of Section 8, all in Township 27, Range 22, Dakota County, Minnesota, described as follows:

Commencing at the North Quarter corner of said Section 8; thence South 89 degrees 27 minutes 58 seconds East, assumed bearing, along the north line of said Section 8 a distance of 910.68 feet to the point of beginning of the parcel to be described; thence continuing South 89 degrees 27 minutes 58 seconds East 223.70 feet; thence North 00 degrees 32 minutes 02 seconds East 41.25 feet; thence South 89 degrees 27 minutes 58 seconds East 97.92 feet; thence South 03 degrees 30 minutes 26 seconds East 645.40 feet; thence South 83 degrees 33 minutes 18 seconds West 361.75 feet; thence North 00 degrees 10 minutes 40 seconds West 646.55 to the point of beginning.

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AND

That part of the South Half of the Northeast Quarter of Section 8, Township 27 North, Range 22 West, Dakota County, Minnesota lying westerly of the following described Line A:

Commencing at the southeast corner of said South Half of the Northeast Quarter; thence North 89 degrees 55 minutes 19 seconds West, assumed bearing, along the south line of said South Half of the Northeast Quarter 305.97 feet to a point of the 4000.00 foot radius, non-tangential curve, the center of circle which bears South 87 degrees 08 minutes 07 seconds East from said point; thence northeasterly along said curve 365.47 feet; thence North 89 degrees 55 minutes 19 seconds West 621.02 feet; thence South 0 degrees 04 minutes 41 seconds West to the south line of said South Half of the Northeast Quarter and the point of beginning of Line A to be described; thence North 0 degrees 04 minutes 41 seconds East to the north line of said South Half of the Northeast Quarter and said Line A there terminating.

AND

The West one-half of the Southeast Quarter of Section 8, Township 27, Range 22, Dakota County, Minnesota.

AND

The south 618.55 feet of the East Half of the Northwest Quarter of Section 8, Township 27, Range 22, Dakota County, Minnesota and that part of said East Half of the Northwest Quarter lying westerly of the east 1038.92 feet thereof; lying northerly of the south 618.55 feet thereof, and which lies southerly of a line described as follows:

Beginning at a point on the east line of said East Half of the Northwest Quarter, said point being 1511.9 feet south of the northeast corner thereof; thence West and parallel with the north line of said East Half of the Northwest Quarter 459.57 feet; thence North and parallel with the east line of said East Half of the Northwest Quarter 191.9 feet; thence West and parallel with the north line of said East Half of the Northwest Quarter 851.69 feet more or less to a point on the west line of said East Half of the Northwest Quarter, said point being 1320.00 feet South of the northwest corner thereof and there terminating, according to the United States Government Survey thereof and situate in Dakota County, Minnesota.

AND

The West 1/2 of the Northwest 1/4 except the North 1561 feet thereof, in Section 8, Township 27 North, Range 22 West, Except therefrom the following described parcel: That part of the Southwest 1/4 of the Northwest 1/4 of said Section 8, described as follows: Commencing at a point 33 feet North of the Southwest corner of the Northwest 1/4 of Section 8, Township 27, Range 22; thence East 254.3 feet to a point; thence North parallel with the West line of said section, 200 feet to a point; thence West 254.3 feet to the section line; thence South along said section line to the point of beginning.

And Except:

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**Economic Development Authority
Staff Report**

SUBJECT: Authorization to Enter into Contract for Soil Borings & Geotechnical Analysis

MEETING DATE: August 11, 2025

ITEM TYPE: Consent Agenda

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

PURPOSE/ACTION REQUESTED

The EDA is asked to authorize the appropriate officials to enter into a contract with Braun Intertec for the remaining components of work intended to provide information about the development potential of the City-owned land between Highway 52 and Blaine Ave.

BACKGROUND

On June 9, 2025, the Economic Development Authority (“EDA”) authorized City staff to engage Alliant Engineering to proceed with due diligence work related to City-owned property adjacent to Highway 52. The work has two objectives: 1) determine the development potential of the land east of Highway 52 and adjacent to Blaine Avenue, and 2) replat the land west of Highway 52 into one parcel for McGroarty Park.

The scope of already approved work includes: boundary, topography and ALTA surveys; tree inventory; wetland delineation; and preliminary plat and final plat. The work has a cost of \$38,965. At the June meeting, the EDA also discussed the added need for soil borings, geotechnical analysis and report, and Phase 1 Environmental Site Assessment (“ESA”).

The estimated cost, scope and timeline for that work is as follows:

- \$3,500 – Phase 1 ESA (Timeline: up to 4 weeks)
- \$25,000 – Soil Borings & Geotechnical (Timeline: up to 3 months)

The timeline for the soil borings and geotechnical work includes field work, groundwater wells installation and monitoring, data analysis and report generation. This work needs to be completed prior to winter weather setting in.

FISCAL IMPACT

The total project cost is expected to be \$67,465, based on previously authorized work and the proposed soil boring and geotechnical analysis.

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
Phase 1 ESA	\$3,500*
Soil Borings & Geotechnical	\$25,000*
Project Total	\$67,465

Based on previous EDA direction and a review of available funds, staff recommends splitting the total project costs 50/50 between the EDA and City Properties funds.

RECOMMENDATION

Staff recommends the EDA authorize entering into contracts with Braun Intertec for a Phase 1 Environmental Site Assessment, soil borings and geotechnical analysis of the City-owned land east of Hwy 52 and west of Blaine Ave, at a cost not to exceed \$30,000.

ATTACHMENTS

None



**Economic Development Authority
Staff Report**

SUBJECT: Next Steps Regarding Retail Recruitment and Consulting Services

MEETING DATE: August 11, 2025

ITEM TYPE: Regular Agenda

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

PURPOSE/ACTION REQUESTED

The EDA is asked to discuss next steps regarding the City’s retail recruitment efforts.

BACKGROUND

During the August 4, 2025, City Council budget meeting, Councilmembers asked staff to include an agenda item on the August 11, 2025, Economic Development Authority (“EDA”) agenda to discuss the City’s retail recruitment strategies.

In March 2023, the EDA hired Krueger Real Estate Advisors (“KREA”) to assist with the recruitment of retail business to Inver Grove Heights. That contract was subsequently extended three additional times, with the most recent agreement expiring on July 31, 2025. The initial agreement and first two extensions with KREA were focused on retail recruitment. The most recent extension was specific to assisting the EDA with pursuing a transformative destination-type development; with the work notably focused on a possible curling center development. On May 12, 2025, the EDA opted to pause its pursuit of the curling center concept.

From the August 11, 2025, budget meeting, City staff understand the EDA wishes to revisit and restart the focused retail recruitment efforts. With that in mind, staff proposed the following workplan to reset or refresh efforts related to attracting retail to Inver Grove Heights:

1. Current State of Retail

- Establish an updated list of existing vacant buildings and spaces; quantify the available commercial square footage.
- Create inventory of vacant, development-ready individual commercial and gross acreage properties with accessible municipal utilities and adjacent roadways.
- Identify retail-oriented businesses that have opened since 2024 and plan/propose to open in Inver Grove Heights.

2. Retail Broker Outreach

- Identify specific retail segments of importance/priority to Inver Grove Heights. Host individual commercial broker meetings to discuss current market needs and trends; projections of market subsets and specific businesses (i.e. expansion, scaling, contraction, etc.); and retail issues identification.
- Compile findings and present results.
- Discuss hiring of firm to develop community retail profile, match profile to businesses and assist with targeted recruitment strategies.

3. Community Economic Data

- Determine whether current economic profile data available on City Web site is relevant/current or outdated; update as necessary.

As noted, the City has robust economic data available on its website, via a City subscription with ESRI, a GIS software company. That data is available here: [Inver Grove Heights Economic Development Data](#)

With this step, EDA members are encouraged to familiarize themselves with the data on these pages, notably "Consumer Behavior" under the Community Profile section and the "Tapestry Segments" on the Consumer Behavior page. Tapestry Segments are specific residential groupings based on shared demographic and socioeconomic characteristics. Each segment is a unique classification based on lifestyle and purchasing habits.

Work Plan Timeline

It is estimated the work noted above will take approximately 6 weeks to complete, with a goal to report back at the October 6, 2025, EDA meeting, at the latest. Staff would also look to meet individually with EDA members to further discuss their perspectives on the economic data and tapestry segments.

The goal here is to establish a foundation of shared knowledge based on the data available, to determine direction and strategies specific to commercial/retail recruitment and identify what other resources (i.e. retail recruitment firm, consultant, etc.) are necessary to deliver on those goals.

FISCAL IMPACT

N/A

RECOMMENDATION

Staff recommends proceeding with the workplan outlined above over the coming weeks.

ATTACHMENTS

None



Request for Council Action

SUBJECT: **Closed Session to Consider the Terms of Sale of Real Property**

MEETING DATE: August 11, 2025

ITEM TYPE: Closed Session

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

ACTION REQUESTED

The EDA is asked to enter into a closed session pursuant to Minnesota Statutes, Section 13D.05, Subd. 3(c)(3) to develop or consider offers or counteroffers for the sale of real property located near Dickman Trail and Dixie Ave, with the Dakota County parcel ID numbers of 2001-1002-7012, 2017-7500-6050, 2017-7500-6071, and 2017-7500-6090.

BACKGROUND

FISCAL IMPACT

RECOMMENDATION

ATTACHMENTS

None