

**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.