

**INVER GROVE HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY MEETING  
DECEMBER 8, 2025 – 8150 BARBARA AVENUE**

**1. CALL TO ORDER:**

The Economic Development Authority (EDA) of Inver Grove Heights met in Regular Session on Monday, December 8, 2025, in the Council Chambers at City Hall. President Gliva called the meeting to order at 5:00 p.m.

**2. ROLL CALL:**

Present In-Person: President Gliva, Commissioners, Dietrich, Murphy, and Scales (Commissioner T’Kach arrived late at 5:10 p.m.)

Staff in Attendance: City Administrator Wilson, City Clerk Kiernan, City Attorney Nason, & Community Development Director Ziemer.

**3. APPROVAL OF AGENDA:**

**Motion to approve Agenda as published by Scales, second by Dietrich.**

**Ayes: 4**

**Nays: 0      Motion carried.**

**4. CONSENT AGENDA:**

- A. Minutes of the October 6, 2025, Economic Development Authority Special Meeting
- B. Minutes of the October 13, 2025, Economic Development Authority Meeting
- C. Minutes of the October 27, 2025, Economic Development Authority Special Meeting
- D. Minutes of the November 3, 2025, Economic Development Authority Special Meeting
- E. Minutes of the November 10, 2025, Economic Development Authority Special Meeting
- F. Approval of Claims
- G. Approve Termination of Purchase Agreement with Interstate Industrial, LLC

**Motion to approve Consent Agenda Items A-G by Scales, second by Murphy.**

**Ayes: 4**

**Nays: 0      Motion carried.**

**5. REGULAR AGENDA:**

- A. Update regarding Highway 52 and Blaine Avenue Properties Due Diligence Work.

EDA Executive Director Ziemer provided an overview of the Highway 52 Blaine Avenue Development Site and the work underway to evaluate the development potential of City owned property located east of Highway 52

The City authorized due diligence work on the Highway 52 Blaine Avenue property to better understand the development potential of land east of Highway 52. This effort includes replating the land to create development parcel(s) and combining all McGroarty Park land. The proposed scope of work includes a survey, preliminary and final platting, soil borings, geotechnical analysis, and a Phase 1 Environmental Site Assessment. The estimated cost for this work is approximately \$68,000.

Survey and platting work are focused on creating three to four lots across the site. The proposed configuration identifies the development site, McGroarty Park, and City land designated for stormwater purposes. This process will determine the plat of the development site and resolve existing survey related lot line issues that have been identified.

Soil boring and geotechnical results indicate that the site appears suitable for development. The northern lot is more conducive to development than the southern lot. Organic materials were identified in the soil, which may require soil corrections as part of future development. Minimal groundwater was encountered during testing. The geotechnical report provides an overview of grading and construction requirements associated with the site.

Next steps include finalizing the lot line issues identified through the survey process and approving quit claim deeds for identified overlaps at the December 15 meeting. The City will then determine the final plat for the development site and evaluate next steps, including whether to market the site for development or retain it under City ownership.

**B. Updated on 2025 EDA Budget and Related Projects**

EDA Executive Director Ziemer shared an update on the Fiscal Year 2025 Budget, outlining the current financial status of the EDA and summarizing approved funding levels, projected expenditures, and funded priorities. The approved 2025 EDA Budget totals \$208,815, with final expenditures now projected to range between \$221,815 and \$238,815. These projections reflect ongoing work and expenditures aligned with established EDA priorities.

The update detailed the allocation of funds across several priority areas and the amount spent to date for each. Commercial Recruitment was budgeted at \$16,250, with \$13,500 expended as a final expense. The Curling Center Concept was allocated \$5,000, with final expenditures totaling \$5,142.30. The Dickman Trail and Golf Course priority carried a budget of \$41,044, with \$37,064.25 spent to date. Highway 52 and Blaine Avenue improvements were budgeted at \$64,775, with \$37,130.91 expended. Funding for MNCAR totaled \$10,000, with final expenses of \$10,480.74. A Development Opportunity was budgeted at \$29,000, with \$37,159 expended to date.

President Gliva asked about the MNCAR expense, noting that it included the full booth cost, which will not be incurred next year since the existing booth materials can continue to be used.

Director Ziemer confirmed that this understanding was correct.

Commissioner Dietrich inquired about MNCAR and emphasized the importance of remaining relevant with offerings, including maintaining funding for giveaways and similar engagement items.

Director Ziemer responded that the 2026 budget will include funding to continue the presence at MNCAR, covering registration costs as well as giveaways and engagement materials for those participating in the event.

**6. ADJOURN:**

**Motion to Adjourn at 5:12 p.m. by Scales second by Dietrich.**

**Ayes: 5**

**Nays: 0      Motion carried.**

Minutes prepared by City Recording Secretary Tammy Greenlee.