



Inver Grove Heights Economic Development Authority
Monday, February 23, 2026 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, February 23, 2026, will be provided to the EDA at or before the February 23, 2026 meeting.

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Election of Officers**
 - A. Appoint 2026 Officers for the Economic Development Authority.
5. **Consent Agenda**
 - A. Minutes of the August 11, 2025, Economic Development Authority Meeting.
 - B. Minutes of the December 8, 2025, Economic Development Authority Minutes.
 - C. Approve a Resolution Amending the Economic Development Authority Bylaws Regarding Regular Meetings.
 - D. Approve the Economic Development Authority 2026 Meeting Schedule
 - E. Approval of Claims.
6. **Regular Business**
 - A. Discussion Proposed Excess SAC Credit Policy.
 - B. Discuss EDA Strategic Plan
7. **Public Comment**

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

February 23, 2026 - Economic Development Authority Agenda



**Economic Development Authority
Staff Report**

SUBJECT: **Appoint 2026 Officers for the Economic Development Authority.**

MEETING DATE: February 23, 2026

ITEM TYPE: Election of Officers

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

PURPOSE/ACTION REQUESTED

The Economic Development Authority is asked to appoint its slate of officers for 2026.

BACKGROUND

Article 2, Section 1 of the Inver Grove Heights Economic Development Authority (EDA) Bylaws require members of the EDA to elect a President, Vice President, Treasurer, Assistant Treasurer and Secretary (Officers) at its annual meeting of the year. According to Bylaws, the terms of President, Treasurer, and Secretary are for one year, or until a successor is elected by the EDA. The Vice President and Assistant Treasurer may hold office for any term as designated by the EDA. All officers are typically appointed to one year; Secretary and Assistant Treasurer are typically City staff. EDA officers for 2025 were as follows:

President	Sue Gliva
Vice President	Tony Scales
Treasurer	Brenda Dietrich
Assistant Treasurer	Amy Hove, Finance Director
Secretary	Katie Malott, Deputy City Clerk

According to Article 3, Section 1, the Community Development Director is designated as the EDA Executive Director.

City staff recommend individual motions and action to appoint each of the five officers.

FISCAL IMPACT

N/A

RECOMMENDATION

Staff recommend appointing officers for 2026.

ATTACHMENTS

None

**INVER GROVE HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY MEETING
AUGUST 11, 2025 - 8150 BARBARA AVENUE**

1. CALL TO ORDER

The Economic Development Authority (EDA) of Inver Grove Heights met in Regular Session on Monday, August 11, 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

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 Deputy City Clerk Malott.

3. APPROVAL OF AGENDA

Motion by T’Kach; Second by Dietrich; to Approve the Agenda as published.

Ayes: 5

Nays: 0 Motion carried.

4. CONSENT AGENDA

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.

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

Ayes: 5

Nays: 0 Motion carried.

5. REGULAR AGENDA

A. Next Steps Regarding Retail Recruitment and Consulting Services.

Past and present efforts related to retail recruitment included the EDA conducting RFPs for retail recruitment services in February 2023, which resulted in three proposals being received and the selection of Krueger Real Estate Advisors. The initial contract commenced in March 2023, and was extended three additional times, with those extensions providing continuity during the Community Development Director vacancy. The most recent extension focused on transformative, destination type development and expired July 31, 2025. With that phase complete, staff are recommending that the EDA revisit and restart more focused retail recruitment efforts through a recommended work plan that establishes a foundation for understanding the current state of retail, develops shared knowledge of the community, determines a direction specific to retail recruitment, and identifies the resources needed to support this work.

The current state of retail would be established by developing an updated list of existing vacant buildings and spaces and quantifying the amount of available commercial square footage. This effort would also include creating an inventory of vacant, development ready individual sites and gross acreage properties that are guided or zoned commercial and have accessible utilities and adjacent roadways. In addition, staff would identify retail-oriented businesses that have opened

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since 2024, as well as those that are currently planning or proposing to open, to provide a clear picture of recent activity and near-term development potential.

Retail broker outreach would focus on identifying specific retail segments that are considered priorities and hosting individual meetings with commercial brokers to discuss current market conditions and trends. These discussions would address market subsets and specific business projections such as expansion, scaling, or contraction, along with the identification of retail needs and issues. Findings from the broker outreach would be compiled and presented for review, followed by discussion regarding the potential hiring of a firm to develop a community retail profile, match that profile to targeted businesses, and assist with focused recruitment strategies. Community economic data would be reviewed to determine the currency of available information and to better understand how current data is being utilized. Recent usage metrics show that Economic Development related content received 127 views in the last month and 1,229 views over the past 12 months, while Jobs related content received 1,000 views in the last month. As part of this effort, EDA members would familiarize themselves with the available economic and demographic data and engage in discussion about how this information can be more effectively used to support retail recruitment, business attraction, and broader economic development efforts within the City.

The proposed timelines for the retail recruitment next steps estimate that the work could be completed within up to six weeks, with a report back anticipated at the October EDA meeting. Immediate actions include inventorying existing available and developable commercial sites, compiling a list of businesses that have recently opened or are projected to open, developing an invitation list and agenda along with a survey and schedule for meetings with commercial brokers, and scheduling meetings with EDA members to review and discuss available economic data.

Commissioner T'Kach stated that the overview outlining the Retail Recruitment Next Steps was helpful in framing the broader retail landscape. She noted that retail discussions often refer to factors such as rooftops, traffic counts, and trip generation. How the criteria are used by retail establishments differ from those considered by office, light industrial, or light manufacturing users. T'Kach inquired about the opportunity cost for the City in prioritizing retail recruitment compared to attracting office or other employment uses, particularly those that provide family supporting jobs, versus lower wage retail employment.

Executive Director Ziemer stated that the questions raised were significant and distinct and that he did not have a specific response prepared at that time. Industrial uses typically seek locations near transportation corridors and hubs, such as highways and interchanges, where access is efficient and visibility may or may not be a priority. Commercial uses, by contrast, place greater emphasis on visibility and access and often prefer locations near residential areas or activity centers where people congregate. Commercial development can also benefit from proximity to industrial areas, as nearby employment generates demand for services such as dining and retail. While factors such as traffic patterns, traffic counts, and rooftops are more commonly associated with commercial development, industrial users often focus on workforce availability, housing, education, and population to evaluate labor supply. Although there are similarities between commercial and industrial considerations, the two differ in scope, and his remarks were primarily focused on the retail perspective.

Commissioner T'Kach inquired about the cost of the EDA and the City focusing on retail recruitment. Could retail recruitment proceed alongside other development efforts, and whether Staff has the capacity to support both approaches or if additional or different consultant support would be required.

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Executive Director Ziemer stated that if the EDA and the City focus on retail, that focus should be clear and intentional. The City has limited land available for industrial development and while some areas could support industrial uses, there are not significant amounts of developable land, making this an ongoing consideration for the future. There is a connection between job generating uses such as industrial and office development and retail, as employment activity helps support retail demand. The importance of relying on data to understand retail needs rather than anecdotal feedback. While certain retailers are often requested, consumer spending patterns determine what is viable in a community. A data driven approach would help guide targeted retail recruitment and could also support job-related development, as employers consider the availability of services and amenities for their employees.

Commissioner Murphy stated that while information gathering is important, the City should not rely solely on measures such as rooftops or traffic counts, which he viewed as limited indicators of retail potential. Comparable communities have successfully attracted retail and services often assumed not to work locally and questioned those assumptions. Any plan should include updated input from residents seeking additional retail options and the ability to shop within the City. There is an importance of engaging landlords and existing business owners, particularly in strip mall areas, as part of the information gathering process, noting that some feel overlooked despite interest in attracting additional businesses. He added that while much of the data presented did not stand out to him, the City's relatively strong median disposable income is a key strength that should be highlighted when engaging prospective businesses and landlords and encouraged moving forward more quickly to maintain momentum.

President Gliva stated that she shared concerns about relying on overly simplistic conclusions, such as traffic pattern thresholds, to determine what retail can succeed in the City. There is an importance of focusing on the strengths of the community, including higher median income, rather than emphasizing limitations. She also asked whether the consultants previously engaged for similar work approximately 2 years ago were national consultants.

Director Ziemer stated that the prior consultants were national firms specializing in retail recruitment. He explained that the purpose of engaging such consultants is to analyze data to understand where residents shop, how they spend money, disposable income levels, and consumer preferences, rather than relying too heavily on measures such as rooftops or traffic counts. This analysis helps identify which businesses are most likely to be a good fit for the City based on comparable market data. This information allows for more targeted outreach to specific businesses by demonstrating how Inver Grove Heights aligns with their site selection criteria, whether for expansion, relocation, or new stores. While acknowledging that retailers can be unpredictable despite strong data, he emphasized that a data driven approach enables more focused recruitment efforts, shifting from a broad approach to a more intentional and strategic one.

President Gliva stated that she likely would not have supported that approach 2 years ago, as the focus at that time was broader, but noted it may be another option to consider.

Executive Director Ziemer stated that he has used this approach in other cities and finds it valuable. It often identifies businesses that may not initially seem like a fit, which can prompt discussion about pursuing opportunities that fall outside traditional expectations. He added that the process also helps deepen understanding of the community from perspectives beyond standard demographic data.

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Commissioner Scales stated that while understanding demographic data has value, he favored a more proactive and outward facing approach to retail recruitment. He expressed concern about spending too much time on studies and emphasized the importance of actively pursuing opportunities, including having a clear process for responding when businesses express interest, engaging directly with prospects, and working with landlords to facilitate development, noting that this is where he believes the City should focus most of its efforts moving forward.

Executive Director Ziemer clarified that he was not advocating for a full retail profile study but rather noting that such an effort could be one component of broader data considerations. He emphasized that it was presented as an option for discussion, not a requirement, and sought to clarify that he was not recommending it as a necessary step.

Commissioner Scales emphasized a preference for active, hands-on engagement with businesses and stakeholders. He supported getting out into the community, building relationships, and taking a proactive role in attracting interest, noting that any planning effort should be brief and followed by a strong focus on outreach and engagement to encourage businesses to approach the City and pursue development opportunities.

Commissioner T'Kach requested clarification on how the City would identify and refine retail preferences expressed by residents and existing businesses. She noted that comparisons to nearby communities are often broad and asked whether a study could help better define specific retail needs. She also raised the question of whether retail development is dependent on a destination or anchor use to generate demand and whether this information would support clearer communication with prospective businesses regarding available sites and opportunities.

Executive Director Ziemer stated that the City continues to receive inquiries from businesses interested in locating or expanding in Inver Grove Heights, noting that activity is occurring even if it does not always align with specific retailer's residents may have in mind. He explained that staff regularly works to align business needs with available spaces, whether existing buildings or development opportunities, and to connect prospective businesses with property owners or developers as appropriate. His intent was not to replace resident input, but to begin with conversations with commercial brokers to better understand which businesses they represent, their expansion interests, and their site requirements. This information could then inform more productive discussions with residents by aligning expressed preferences with realistic market opportunities. He added that many retailers have specific site criteria, and broker engagement helps identify where there may be alignment between business needs, available sites, and community interest, allowing staff to more effectively connect opportunities and advance potential development.

Commissioner T'Kach noted that residents and those who work within the community must ultimately support the businesses established in the City.

Commissioner Murphy stated that his initial approach was to ask residents what they want, reach out directly to prospective businesses, and actively promote the City to attract retail that would encourage residents to spend more of their discretionary income locally. He indicated that this combination of information gathering, and proactive outreach is a plan he could support. He also requested clarification on the consumer behavior and tapestry data, asking whether the listed spending categories represent the top categories for the City or a standard set applied consistently across communities, and whether those categories vary by city.

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Executive Director Ziemer stated that the information presented was specific to Inver Grove Heights.

Commissioner Murphy stated that he did not find the information particularly useful, noting that categories such as travel are inherently more expensive and not directly actionable for the City. He questioned how such data should be interpreted in a practical sense and asked how it would translate into attracting specific types of businesses, such as travel related services or lodging, seeking clarification on what the data is intended to inform.

Executive Director Ziemer explained that the data reflects how residents spend their income rather than identifying specific businesses to recruit. He noted that categories such as travel indicate personal spending patterns, including trips and related expenses, and do not necessarily translate directly into local business opportunities. He added that the information is intended to show general consumer behavior, such as spending on entertainment or subscriptions, to provide context on how residents allocate their monthly income, rather than serving as a direct guide for targeting particular retailers.

President Gliva inquired as to how the data was obtained.

Executive Director Ziemer stated that the data is obtained through the City's contract with Esri, a GIS platform that compiles and analyzes demographic and consumer data and provides it back to the City. Staff are still working to confirm how frequently the data is updated and whether it reflects current or older information. This type of data is not widely available on many other cities' websites and requires significant effort to compile independently, making it a valuable resource despite the need for further clarity on its update cycle.

Commissioner Dietrich stated that during the prior Krueger consulting engagement, the EDA had visibility into how time was allocated, including outreach efforts and general contacts, and noted that this matter has been discussed previously by the Commission. She requested a regular summary of staff time dedicated to EDA activities, such as a periodic overview of outreach efforts, contacts made, and general discussion topics, without the inclusion of proprietary information. She indicated that this level of transparency would be beneficial and suggested initiating this practice promptly based on current activities.

President Gliva stated that she supported the idea, noting that during the prior engagement with Mr. Krueger there was visibility into outreach efforts and contacts, which provided helpful context. She indicated that a similar approach would be a useful starting point, expressed some uncertainty about how time is currently allocated to EDA activities, and noted that there appears to be room for improvement.

Commissioner T'Kach noted that the consumer behavior data shows projected population growth among younger age groups, which could influence the types of businesses interested in locating in the City. She also acknowledged that higher income levels may be present in other demographic groups and asked how these figures compare to neighboring communities. She suggested that comparative data would be helpful in identifying relative advantages and informing retail recruitment and outreach efforts.

Executive Director Ziemer stated that comparative information such as population growth, age projections, and similar data is generally available. He noted that more detailed consumer spending comparisons with neighboring communities may not be readily accessible without additional cost,

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as some data would require purchasing through Esri or similar providers. He added that other sources, such as regional organizations, may offer some comparative information, but emphasized the importance of clearly identifying which data points are most useful to avoid being overwhelmed by excessive information.

Commissioner T'Kach suggested that retail and commercial contacts likely already maintain extensive community level data, noting from prior industry experience that businesses often use detailed mapping and criteria-based tools to evaluate and compare potential locations.

Executive Director Ziemer stated that retail businesses, such as grocery stores and similar uses, typically conduct their own market and data analyses. He noted that these analyses can also identify where the City has advantages or disadvantages relative to other locations.

President Gliva asked whether there was clear direction for staff.

Executive Director Ziemer stated that he heard interest in increasing focus and effort on EDA activities, an emphasis on timelines and timely progress, and the need to engage residents, landlords, and existing businesses as part of the process. He indicated that these elements could form an initial framework, with additional steps to follow, and suggested providing periodic updates to the EDA as work progresses. He requested confirmation on whether this approach represents an appropriate initial direction for staff to proceed.

Commissioner T'Kach asked about the anticipated cost, specifically whether the proposed approach would require additional funding or consist primarily of staff time.

Executive Director Ziemer indicated that the effort would consist solely of staff time.

President Gliva expressed support for an active, hands-on approach and emphasized the importance of receiving regular updates. She noted that given the limited number of scheduled EDA meetings, updates need not require a meeting each time but should be provided on a frequent and consistent basis. She suggested beginning with a simple framework outlining recent outreach efforts and contacts on a weekly basis, acknowledging that the format could be adjusted over time if it becomes cumbersome, and emphasized that this work is a priority.

Commissioners Dietrich and Scales indicated their agreement with the proposed approach.

Commissioner T'Kach noted that weekly updates would be relatively frequent, as responses from contacts such as Hempel can take several days.

President Gliva stated that reporting the absence of return calls is also important, noting that documenting when contacts do not respond provides meaningful information for the EDA.

Executive Director Ziemer stated that staff can begin taking steps and adjust as needed over time.

6. CLOSED SESSION

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

Motion by Murphy; Second by Dietrich; to move into Closed Session pursuant to Minnesota Statute, Section 13D.05, Subdivision 3(c)(3), to develop or consider offers or counteroffers for the Sale of

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Real Property located near Dickman Trail and Dixie Avenue, identified by Dakota County Parcel ID numbers 20-01100-27-012, 20-17750-06-050, 20-17750-06-071, and 20-17750-06-091.

Ayes: 5

Nays: 0 Motion carried.

Motion by Scales; Second by T'Kach; to Reconvene in Open Session.

Ayes: 5

Nays: 0 Motion carried.

7. ADJOURN

Motion by Scales; Second by T'Kach; to Adjourn at 6:17 p.m.

Ayes: 5

Nays: 0 Motion carried.

Minutes prepared by City Recording Secretary Tammy Greenlee.

**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. The Pledge of Allegiance was recited.

2. ROLL CALL

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

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 Dietrich; to Approve the Agenda as Published.

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

Ayes: 4

Nays: 0 Motion carried.

5. REGULAR AGENDA

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

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, 2025, 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.

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.

Executive 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.

Executive 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 by Scales; Second by Dietrich; to Adjourn at 5:12 p.m.

Ayes: 5

Nays: 0 Motion carried.

Minutes prepared by Tammy Greenlee, Recording Secretary.



**Economic Development Authority
Staff Report**

SUBJECT: Approve a Resolution Amending the Economic Development Authority Bylaws Regarding Regular Meetings.

MEETING DATE: February 23, 2026

ITEM TYPE: Consent Agenda

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

PURPOSE/ACTION REQUESTED

The Economic Development Authority (EDA) is asked to approve a resolution, amending its Bylaws affecting the date of its regular meetings.

BACKGROUND

Article 5, Section 1 of the EDA bylaws, establishes the regular meetings of the Economic Development Authority (EDA) as the first Monday of the month at 5 p.m. and in the months of February, April, June, August, October and December. The City Council formally adjusted its work session meeting format to take place on the first Monday of each month. Work sessions also now take place at the Veteran's Memorial Community Center (VMCC). The formal change in work session meeting dates directly conflicts with regularly scheduled EDA meetings.

City staff have prepared an amendment to the EDA Bylaws, moving meetings to the second meeting of months noted in the Bylaws. No change to time and location are proposed.

FISCAL IMPACT

N/A

RECOMMENDATION

Staff recommend approval of the proposed Bylaws amendment.

ATTACHMENTS

1. Resolution No_Amending EDA Bylaws_Meeting Date_02-23-2026
2. Proposed Revisions_Amended EDA Bylaws (02-23-2026 Meeting)

**CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA**

EDA RESOLUTION NO. _____

**A RESOLUTION CHANGING THE DATE OF THE JUNE AND AUGUST
MEETINGS OF THE ECONOMIC DEVELOPMENT AUTHORITY**

WHEREAS, Article IV, Section 1 of the Bylaws of the Inver Grove Heights Economic Development Authority (“EDA”) establishes the date, time and place for the regular meetings of the EDA as the first Monday of February, April, June, August, October and December at 5:00 p.m. at Inver Grove Heights City Hall; and,

WHEREAS, a change to the regular City Council meeting schedule, moving City Council work sessions to the first Monday of each month, conflicts with regular of the EDA meetings; and,

WHEREAS, to accommodate the change to those work sessions, the EDA desires to amend its Bylaws to adjust the dates of its regular meetings; and,

WHEREAS, Article VIII, Section 1 of the Bylaws provides that the Bylaws may be amended by a majority vote of the EDA membership at a regular or special meeting, and that amendments to the Bylaws must be in written form.

NOW, THEREFORE, BE IT RESOLVED BY THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF INVER GROVE HEIGHTS, Article IV, Section 1 of the Bylaws are hereby amended as follows and directs the Executive Director to cause the Bylaws to reflect said amendment.

Regular Meetings. Regular meetings shall be held on the ~~first~~second Monday of February, April, June, August, October and December at 5:00 p.m., at the City of Inver Grove Heights City Hall unless otherwise determined by the Board after notice as required for a special meeting.

Passed by the City Council of the City of Inver Grove Heights this 23rd day of February 2026.

Sue Gliva, President

ATTEST:

Katie Mallot, Secretary

**AMENDED BYLAWS OF THE
INVER GROVE HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY**

ARTICLE I - THE AUTHORITY

Section 1. Name of Authority. The name of the Authority shall be the “City of Inver Grove Heights Economic Development Authority.”

Section 2. Office of Authority. The office of the Authority shall be at the City Hall in the City of Inver Grove Heights, State of Minnesota, but the Authority may hold its meetings at such other place or places as it may designate by resolution.

Section 3. Seal of Authority. The seal of the Authority shall be in the form of a circle and shall bear the name of the Authority.

Section 4. Establishment. The City of Inver Grove Heights Economic Development Authority is established by Resolution No. 11-13, approved by the City Council of the City on January 24, 2011 (“Enabling Resolution”), pursuant to Minnesota Statutes, Section §469.090 to 469.1081, as amended.

Section 5. Commissioners. In accordance with the Enabling Resolution, the Mayor of the City and four council members shall serve as the Board of Commissioners (“Board”) of the Authority. Their terms as commissioners coincide with their respective term of office as Mayor and council members.

ARTICLE II - THE OFFICERS

Section 1. Officers. The Authority shall elect a president, a vice president, a treasurer, a secretary, and an assistant treasurer. The president, treasurer and secretary shall be elected at each annual meeting and shall hold office one year or until their successors are elected and qualified. The vice president and assistant treasurer may hold office for any term designated by the Board, or until any successors are elected and qualified. A commissioner must not serve as president and vice president at the same time. The other offices may be held by the same commissioner. The offices of secretary and assistant treasurer need not be held by a commissioner.

Section 2. President. The President shall preside at all meetings of the Authority.

Section 3. Vice President. The Vice President shall perform the duties of the President in the absence or incapacity of the President, including signing all contracts, deeds, and other instruments executed by the Authority; and in the case of the resignation or death of the President, the Vice President shall perform such duties as are imposed on the President (including without limitation execution of contracts) until such time as the Board shall select a new President.

Section 4. Secretary. The Secretary shall keep minutes of all meetings of the Board and shall maintain all records of the Authority. The office of Secretary may be held by a person who is an employee of the City or Authority.

Section 5. Treasurer. The duties of the Treasurer:

- (1) shall receive and is responsible for Authority money;
- (2) is responsible for the acts of the assistant treasurer;
- (3) shall disburse Authority money by check only;
- (4) shall keep an account of the source of all receipts and the nature, purpose, and authority of all disbursements; and
- (5) shall file the Authority's detailed financial statement with its secretary at least once a year at times set by the Authority.

Section 6. Assistant Treasurer. The assistant treasurer has the powers and duties of the treasurer if the treasurer is absent or disabled.

ARTICLE III - EXECUTIVE DIRECTOR

Section 1. Designation. The Community Development Director of the City is designated as Executive Director of the Authority, unless and until another person is so designated by the Board. Any person appointed to fill the office of Executive Director, or any vacancy herein, shall have such terms as the Authority fixes, but no commissioner of the Authority shall be eligible to serve as the Executive Director.

Section 2. Duties. The Executive Director shall have general supervision over the administration of the Authority's business and affairs subject to the direction of the Board.

ARTICLE IV - MEETINGS

Section 1. Regular Meetings. Regular meetings shall be held on the ~~first~~-second Monday of February, April, June, August, October and December at 5:00 p.m. at the City of Inver Grove Heights City Hall unless otherwise determined by the Board after notice as required for a special meeting.

Section 2. Annual Meeting. The annual meeting of the Authority shall be held as part of the regular February meeting each year.

Section 3. Special Meetings. Special meetings of the Authority may be called by the

President, two members of the Authority, or the Executive Director, for the purpose of transacting any business designated in the call. All commissioners of the Authority shall be notified, and the special meeting shall be noticed in accordance with state law.

Section 4. Quorum. At any meeting of the Authority, the presence of three commissioners shall constitute a quorum. If a quorum is not present at any meeting, those present shall have power to adjourn the meeting from time to time without notice other than announcement at such meeting until the requisite number of votes shall be present to constitute a quorum. At any such adjourned meeting at which a quorum is present, any business may be transacted which might have been transacted at the meeting as originally called. Any resolution, election, or other formal action of the Authority shall be adopted upon the affirmative vote of a majority of the Authority membership.

Section 5. Rules of Procedure. All meetings of the Authority shall be conducted in accordance with the most recent editions of Roberts' Rules of Order.

Section 6. Manner of Voting. The voting on all questions coming before the Authority shall be by voice unless any commissioner calls for a roll call vote. The yeas and nays shall be entered upon the minutes of such meetings.

Section 7. Adoption of Resolutions. Resolutions need not be read aloud prior to vote. Resolutions are deemed adopted if approved by at least a simple majority of all commissioners present, unless State law requires otherwise.

Section 8. Presentation of Recommendations and Information. At any meeting of the Authority, the officers, commissioners and the Executive Director may present such recommendations and information as they may consider proper concerning the business, affairs and policies of the authority.

ARTICLE V - ADMINISTRATION OF FINANCES

Section 1. Contracts, Checks and Drafts. The Executive Director shall be the chief purchasing agent of the Authority. All purchases and contracts on behalf of the Authority shall be made by the Executive Director, provided that the approval of the Authority must be given whenever the amount of such purchase or contract exceeds \$5,000.00. All contracts, bonds, and instruments of every kind to which the Authority is a party shall be executed in the name of the Authority and shall be signed by the President and Executive Director.

Section 2. Manner of Presentation of Claims. All bills, invoices, statements and claims for payment of money in discharge of any obligation of the Authority shall be filed with the Executive Director who shall cause the same to be examined and entered into the record. Each claim against the Authority shall be accompanied by either an itemized bill or payroll, or time sheet, each of which shall be approved and signed by the responsible officer who vouches for the correctness and reasonableness thereof and, except in the case of salaries and wages of employees and laborers of the Authority, shall be accompanied by the claimant's verified

statement of claim as required by law.

ARTICLE VI - EMPLOYEES; SERVICES; SUPPLIES

Section 1. Employees. Subject to limits set by the appropriations or other funds made available, the Authority may employ such staff, technicians, and experts as may be deemed proper and may incur such other expenses as may be necessary and proper for the conduct of its affairs.

Section 2. Contract for Services. The Authority may contract for services of consultants, agents, public accountants, and other persons needed to perform its duties and exercise its powers.

Section 3. Legal Services. The Authority may use the services of the city attorney or hire a general or specialized counsel, and any combination thereof, for its legal needs.

Section 4. Supplies. The Authority may purchase the supplies and materials it needs to carry out its function pursuant to Minnesota Statutes, Sections §469.090 to §469.1081.

Section 5. City Purchasing. The Authority may use the facilities of the city's purchasing department in connection with construction work and to purchase equipment, supplies, or materials.

Section 6. City Facilities, Services. The City may furnish offices, structures and space, and stenographic, clerical, engineering, or other assistance to the Authority.

Section 7. Delegation Power. The Authority may delegate to one or more of its agents or employees the powers or duties as it may deem proper.

ARTICLE VII - POWERS

Section 1. Functions, Powers, and Duties. The Authority has all the powers set forth in the Enabling Resolution.

ARTICLE VIII - AMENDMENTS

Section 1. Amendment to Bylaws. The bylaws of the Authority may be amended by a majority vote of the Authority membership at a regular or special meeting. The amendments must be in written form.

Section 2. Conflicts. In any instance where these bylaws are in conflict with the Enabling Resolution, the Enabling Resolution shall control.

Section 3. Effective Date. These bylaws are effective upon their adoption by the

Adopted February 23, 2026.

Sue Gliva, President
Inver Grove Heights Economic Development Authority

ATTEST:

Jason Ziemer, Executive Director
Inver Grove Heights Economic Development Authority

Index of Amendments

February 23, 2026, Amendment to Section 1, Article IV
February 6, 2023 – Amendment to Section 1, Article IV
August 2, 2021 – Amendment to Section 1, Article IV
March 11, 2013 – Amendment to Section 1, Article IV
March 7, 2011 – Amendment to Section 1, Article V



**Economic Development Authority
Staff Report**

SUBJECT: Approve the Economic Development Authority 2026 Meeting Schedule

MEETING DATE: February 23, 2026

ITEM TYPE: Consent Agenda

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

PURPOSE/ACTION REQUESTED

The Economic Development Authority is asked to formally approve its meeting dates for 2026.

BACKGROUND

Regular meetings of the Economic Development Authority (EDA) are scheduled for February, April, June, August, October and December. Meetings take place at Inver Grove Heights City Hall at 5:00 p.m. the second Monday of those months, as approved by an amendment to the EDA Bylaws. The City Council set the meeting calendar for all City Commissions on December 15, 2025. The EDA is asked to formally approve these meeting dates.

February 9	April 13	June 8
August 10	October 12	December 14

Note: The February 9 regular meeting was rescheduled to February 23 due to schedule conflicts with EDA members.

FISCAL IMPACT

N/A

RECOMMENDATION

Staff recommends adoption of the listed meeting calendar for the EDA in 2026.

ATTACHMENTS

None



		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	10,500.00	10,500.00	0.00	0.00	-10,500.00	100.00 %
290.5800.000.4990	Transfers In from Other Funds	182,390.00	182,390.00	15,199.17	30,398.34	-151,991.66	83.33 %
Budget Detail							
Description		Units	Price	Amount			
5% Increase for 2026		1.00	-8,900.00	-8,900.00			
Add'l Reduction 9.9.2025		1.00	800.00	800.00			
Reduced 9.9.2025		1.00	3,700.00	3,700.00			
Trsfr from General Fund Tax Levy (2025 Levy)		1.00	-177,990.00	-177,990.00			
	Revenue Total:	192,890.00	192,890.00	15,199.17	30,398.34	-162,491.66	84.24 %
Expense							
290.5800.000.5000	Wages-Full Time Employees	118,400.00	118,400.00	659.60	1,960.94	116,439.06	98.34 %
290.5800.000.5010	Wages-Non-Benefited Employees	1,300.00	1,300.00	0.00	71.37	1,228.63	94.51 %
290.5800.000.5030	Employer Social Security	7,400.00	7,400.00	41.07	125.99	7,274.01	98.30 %
290.5800.000.5032	Employer Medicare	1,700.00	1,700.00	9.60	29.46	1,670.54	98.27 %
290.5800.000.5040	Medical Insurance	20,800.00	20,800.00	0.00	0.00	20,800.00	100.00 %
290.5800.000.5046	Insurance-Cash Option	5,100.00	5,100.00	17.82	53.46	5,046.54	98.95 %
290.5800.000.5050	Life Insurance	200.00	200.00	0.00	1.99	198.01	99.01 %
290.5800.000.5052	LTD Insurance	400.00	400.00	0.00	4.18	395.82	98.96 %
290.5800.000.5053	MN Paid Family & Medical Leave	900.00	900.00	2.58	7.94	892.06	99.12 %
290.5800.000.5058	Account Fees-HSA/HRA/FSA	100.00	100.00	0.00	0.00	100.00	100.00 %
290.5800.000.5060	Employer PERA	9,000.00	9,000.00	49.47	152.43	8,847.57	98.31 %
290.5800.000.5084	Workers Compensation	500.00	500.00	41.67	83.34	416.66	83.33 %
290.5800.000.5105	Office Supplies	500.00	500.00	0.00	0.00	500.00	100.00 %
290.5800.000.5190	Other Supplies	5,500.00	5,500.00	0.00	0.00	5,500.00	100.00 %
Budget Detail							
Description		Units	Price	Amount			
General Other Supplies		1.00	500.00	500.00			
Marketing Campaign Materials-Signs,Flyers, Etc.		1.00	1,500.00	1,500.00			
MNCAR Fall Expo-Booth Display		1.00	1,000.00	1,000.00			
MNCAR Fall Expo-SWAG		1.00	2,500.00	2,500.00			
290.5800.000.5305	Legal Services	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
Budget Detail							
Description		Units	Price	Amount			
Legal Services		0.00	0.00	10,000.00			
290.5800.000.5310	Professional Services & Contracts	50,000.00	50,000.00	0.00	0.00	50,000.00	100.00 %
Budget Detail							
Description		Units	Price	Amount			
Financial Assistance (Ehlers)		0.00	0.00	10,000.00			
KREA Consulting Services		12.00	2,500.00	30,000.00			
Remove KREA Consulting for 2026		1.00	-30,000.00	-30,000.00			
Small Area Plan - Republic & Concord		0.00	0.00	35,000.00			
StrPlan: Marketing Campaign (Graphic Designer)		0.00	0.00	5,000.00			
290.5800.000.5335	Dues, Licenses & Subscriptions	2,635.00	2,635.00	0.00	0.00	2,635.00	100.00 %
Budget Detail							
Description		Units	Price	Amount			
Membership: EDAM (ORG)		0.00	0.00	330.00			
Membership: MNCAR		0.00	0.00	325.00			

Budget Report

For Fiscal: 2026 Period Ending: 02/28/2026

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
MNCAR Fall Expo Exhibit Hall Booth		0.00	0.00	1,150.00			
Subscription: MNCAR Exchange (Fee+Setup)		0.00	0.00	830.00			
290.5800.000.5340	Training & Travel	2,600.00	2,600.00	0.00	0.00	2,600.00	100.00 %
Budget Detail							
Description		Units	Price	Amount			
Chamber of Commerce Annual meeting		7.00	50.00	350.00			
Chamber of Commerce Awards & Trade Show		7.00	50.00	350.00			
EDA Winter Conference (Reg+Lodge+Travel)		0.00	0.00	600.00			
EDAM Summer Conference (Reg+Lodge+Travel)		0.00	0.00	1,120.00			
MNCAR Fall Expo Registration		3.00	60.00	180.00			
290.5800.000.5380	Utility Charges-Storm Water	3,000.00	3,000.00	0.00	70.50	2,929.50	97.65 %
290.5800.000.5450	Insurance Allocation	300.00	300.00	25.00	50.00	250.00	83.33 %
290.5800.000.5455	City Facilities Allocation	350.00	350.00	29.17	58.34	291.66	83.33 %
	Expense Total:	240,685.00	240,685.00	875.98	2,669.94	238,015.06	98.89 %
	Fund: 290 - EDA-OPERATING FUND Surplus (Deficit):	-47,795.00	-47,795.00	14,323.19	27,728.40	75,523.40	158.02 %
	Report Surplus (Deficit):	-47,795.00	-47,795.00	14,323.19	27,728.40	75,523.40	158.02 %

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	192,890.00	192,890.00	15,199.17	30,398.34	-162,491.66	84.24 %
Expense	240,685.00	240,685.00	875.98	2,669.94	238,015.06	98.89 %
Fund: 290 - EDA-OPERATING FUND Surplus (Deficit):	-47,795.00	-47,795.00	14,323.19	27,728.40	75,523.40	158.02 %
Report Surplus (Deficit):	-47,795.00	-47,795.00	14,323.19	27,728.40	75,523.40	158.02 %

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
290 - EDA-OPERATING FUND	-47,795.00	-47,795.00	14,323.19	27,728.40	75,523.40
Report Surplus (Deficit):	-47,795.00	-47,795.00	14,323.19	27,728.40	75,523.40



**Economic Development Authority
Staff Report**

SUBJECT: Discussion Proposed Excess SAC Credit Policy.

MEETING DATE: February 23, 2026

ITEM TYPE: Regular Business

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

PURPOSE/ACTION REQUESTED

The Economic Development Authority is asked to provide feedback and direction regarding a draft SAC Policy.

BACKGROUND

Sewer Availability Charge (SAC) is a one-time fee paid at the time of a building permit for a home or business. The amount of the fee is set by the Metropolitan Council, which owns, operates and maintains the regional wastewater treatment system. It is paid by all use types – residential, commercial, industrial and institutional, including public facilities.

The Metropolitan Council assigns a certain number of SAC units to each property based on the type of use and/or development, and the anticipated amount of wastewater contributed to, or demand placed on, the regional system by that use. For example, a single-family home typically equals 1 SAC unit. Conversely, commercial and industrial uses vary depending on different factors and the space occupied by those businesses and the size of each use within that space (i.e. office, warehouse, dining areas, kitchens, etc.). The fee is collected by the City of Inver Grove Heights (City) and paid to the Metropolitan Council. The SAC unit is also used by the City to calculate City SAC and WAC to be paid by the property owner.

From time to time, a property may end up with “excess SAC.” Every property pays an initial SAC fee at the time of the initial connection to the regional and local sanitary sewer system. A change in occupancy or use of a building may cause an increase in the demand on the public system, requiring additional SAC charges to be paid by the property owner. Conversely, a change in occupancy or use of a building may result in a SAC credit. It is this credit, or excess SAC, that becomes available to the City and may be used as an economic development tool to attract business or help local, existing small businesses.

The City has SAC unit credits totaling approximately 67 units, which equals \$166,495 in fee value. Thus, a policy is necessary to determine how the City will use these credits.

EDA members were provided the draft policy on February 3, 2026, which included a series of questions to help finalize the final document. In addition to defining eligible uses SAC credits and procedure for granting those, the policy also includes business assistance options other than using SAC credits or when there are no credits available. As this is an economic development tool, the policy establishes the EDA as the body to receive applications and recommend the usage of SAC credits to the City Council for final approval.

Comments from EDA members will be used to finalize the document and prepare for adoption at the April EDA meeting.

FISCAL IMPACT

N//A

RECOMMENDATION

None.

ATTACHMENTS

1. REVISED DRAFT_V4_IGH SEWER AVAILABILITY CHARGE (SAC) POLICY_02-02-2026

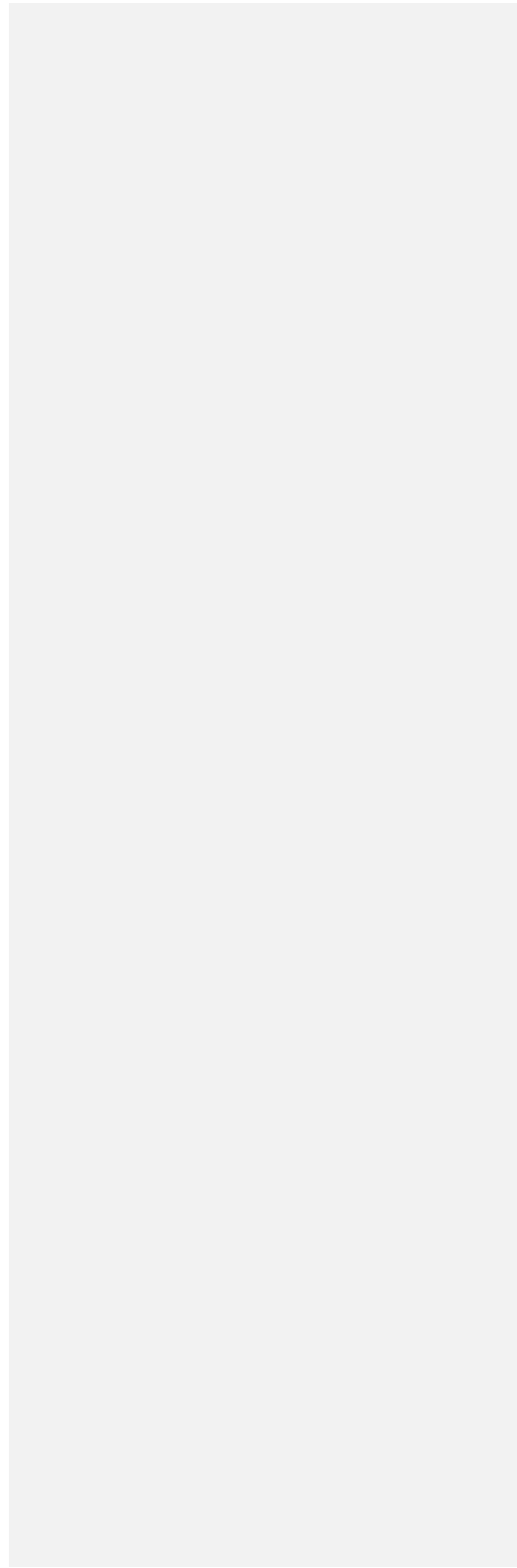


SEWER AVAILABILITY CHARGE (SAC) POLICY

ADOPTED
TBD

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INTRODUCTION

The Sewer Availability Charge (SAC) is a one-time fee required when a residence or business connects to the Twin Cities metropolitan regional wastewater treatment system. The amount of the fee is set by the Metropolitan Council Environment Services (MCES), which owns, operates and maintains the regional wastewater treatment system. The MCES SAC fee is paid by all use types - residential, commercial, industrial and institutional, including public facilities.

MCES assigns a certain number of SAC units to each property based on the type of use and/or development, and the anticipated amount of wastewater contributed to, or demand placed on, the regional system by that use. For example, a single-family home typically equals 1 SAC unit. Conversely, commercial and industrial uses vary depending on different factors and the space occupied by those businesses and the size of each use within that space (i.e. office, warehouse, dining areas, kitchens, etc.). The fee is collected by the City of Inver Grove Heights (City) and transmitted to MCES. The MCES SAC unit is also used by the City to calculate City SAC and WAC to be paid by the property owner.

Commented [JZ1]: This sentence simply clarifies how the SAC unit is also used beyond the MCES SAC calculation, so this is a throwaway sentence.

SAC fees are paid with the building permit for either a new building or building remodel, or when a connection permit is issued for an existing building connecting to the sanitary sewer system for the first time. Even though a property may have an existing sewer connection, a change in occupancy or use of a building may cause an increase in the demand on the public system, requiring additional SAC charges to be paid by the property owner. Conversely, a change in occupancy or use of a building may result in a SAC Credit.

SAC Credits are excess, or unused, SAC units that are created when the SAC determination for a new use equals less SAC units than what was paid by the previous use. These SAC Credits become available to the City and may be claimed and designated for use community wide.

PURPOSE & OBJECTIVES

- A. **Purpose:** This Sewer Availability Charge (SAC) Policy (SAC Policy) establishes the policies and procedures related to the collection and use of community-wide SAC unit credits to aid in economic development and redevelopment within the City. The Economic Development Authority (EDA) shall receive and review applications for SAC Credits and provide a recommendation to the City Council for the allocation of any available credits.
- B. **Objective:** The program, as outlined by this SAC Policy, allows the consideration of aid to small businesses or certain types of businesses, as identified by the EDA as priority businesses, that choose to locate within Inver Grove Heights, or the expansion of an existing business within the City through the reduction of SAC fees.

COLLECTION OF COMMUNITY-WIDE CREDITS

The Sewer Availability Charge (SAC) Procedure Manual issued by the Metropolitan Council Environmental Services (MCES) allows local governments the ability to retain excess net credits upon redevelopment of a property or when a change in use occurs on a property. SAC Credits eligible to become community-wide credits include only those previously paid for.

- A. Excess credits shall be designated and retained as community wide only after a new end-user has been identified for a property. If a site or building sits vacant, the SAC Credits previously paid for on that site or building remain tied to that site until such time as a new use is put in place and a determination regarding any excess net credits is made. The City shall claim those excess net credits on the MCES SAC-A form when a building permit is issued for the new use. If not claimed, the SAC Credits shall become site-specific and will remain with the site for a period of five years.
- B. The collection of SAC Credits may only be deemed excess following the determination of SAC Units required for the new use, and if the new SAC Units are fewer than those SAC Units associated with the property. The City shall not collect any excess net credits if the existing credits on the property are below or equal to what is required for the new use.
- C. The City shall maintain records of excess net credits. This includes maintaining record of community-wide credits available and record of businesses which have benefitted from this program. Records shall be kept within the Community Development Department.

USAGE OF COMMUNITY-WIDE CREDITS

The excess net SAC credits collected by the City shall be used to attract, retain and support the expansion of new businesses within the community, at the discretion of the City Council and in accordance with established City goals and priorities for development and redevelopment.

A. Eligible Business Types

Business types eligible to apply for SAC Credits include retail, food and beverage-based businesses, entertainment businesses and small manufacturing. Additional use types shall be considered at the sole discretion of the EDA. Eligible businesses must either open a new business within the City or expand an existing operation that requires additional SAC units to be paid by the business.

The following businesses are ineligible to apply for SAC Credits through this program: businesses with no physical location in the City; non-profit organizations; national chain businesses; adult-, gambling- and cannabis-oriented businesses; and/or businesses that do not meet the Purpose and Objectives of this SAC Policy.

B. Demonstrated Need

Any applicant for this program must provide proof of demonstrated financial hardship and how assistance through this program would alleviate that hardship.

C. Timing of Applicants

Applications for this program shall only be accepted prior to the issuance of a building permit. Applications may not seek reimbursement of previously paid-for credits.

D. Maximum Credits Allowed Per Application

Commented [J22]: Council Question: Financial hardship is a MCES requirement; seems most do cities use that same methodology and criteria. Is financial hardship the #1 reasoning or is attraction of a certain type of business a higher priority or both? If yes, what documentation is needed to support/determine. Not exactly sure what financial hardship looks like for this purpose so may be too subjective of a condition.

The maximum number of SAC Credits that may be requested by an applicant shall be limited to not-more-than five (5) credits or more than 80% of the total number of SAC Credits needed, whichever is smaller. At no time shall SAC Credits be used to zero out SAC owed for a project. Additional credits more than the maximum, as stated above, shall only be granted upon recommendation by the EDA and approved by the City Council for businesses with significant SAC Credit needs. Under no circumstance shall the total number of credits given to one applicant exceed ten (10) credits. Potential applicants should consult with City staff prior to application to determine availability of credits.

Commented [JZ3]: Council Question: Should the policy allow for administrative decision/award of SAC Credits, if use equals the policy criteria. For example, if SAC Credits used equals 5 SAC Units or less; could be administrative approval. Anything above 5 and up to the maximum of 10, or beyond, requires EDA/Council approval.

SAC Credits issued are limited to the number of SAC Credits available up to the maximum allowed. The EDA retains the sole discretion to consider and recommend to the Council the issuance of SAC Credits greater than the maximums, as defined above, if the resulting development satisfies a significant community goal.

E. Additional Considerations

Job Creation

Commented [JZ4]: Council Question: An additional option for consideration could be awarding SAC Credits based on job creation. If a business maybe does not meet hardship standards but creates/adds X jobs to the community then the EDA/Council could award SAC Credits.

Development and Redevelopment Focused Areas

SEWER AVAILABILITY CHARGE (SAC) PROGRAMS

In lieu of awarding SAC Credits, or if no SAC Credits are available, the EDA and City Council may consider these other program options for the purpose of supporting new business and business growth in the community.

Commented [JZ5]: Council Question: An additional option would be to use SAC Credits only in areas of development / redevelopment. Do we want to focus SAC Credits in certain commercial areas or (future) redevelopment districts to help attract business and investment into those areas vs. just business types across the entire City. It is likely SAC Credits may be gone by the time redevelopment districts are identified, but this policy program would not just end when the last SAC Credit is used up. The narrowed focus could help entice redevelopment, but it could impact other businesses the Council may want to support. Or maybe there is a policy angle that focuses the use in redevelopment districts but allows for use elsewhere under certain circumstances

Payment Arrangement. The EDA may recommend and the City Council may approve a no- to low-interest Payment Arrangement with an eligible business. Terms of a Payment Arrangement shall include, but not be limited to the following plan terms:

- an initial downpayment, followed by an equivalent number of payments;
- payment installment plan not exceeding 12 months;
- interest rate with waiver of interest option;
- provisions related to failure to pay and ability for special assessment due to lack of payment.

Commented [JZ6]: Council Question: This is a good approach and can allow the City to partner with small business. We had such an agreement proposed for the Mississippi Pub and its outstanding SAC due. This is not a bad option but it does require us to pay the fee upfront and then collect from the business.

Grant or Forgivable Loan. The City Council shall have the option to establish the Payment Arrangement as a Grant or Forgivable Loan. Terms of a Grant or Forgivable Loan shall be the same as the Payment Arrangement, except for the payment installment plan shall require annual payments that may be waived each year the business is open. If the business ceases operation at any time during the term of the Payment Arrangement, the business shall be required to remit payment for the full SAC amount outstanding. The City shall reserve the right to assess the property for the balance due. The business must be eligible through this Policy and must apply for the Grant or Forgivable Loan according to the City's Public Subsidy and Business Assistance Policy.

SAC Deferral or Deferred Payment Agreement. Businesses not eligible for SAC credits or other program options through this Policy, or eligible businesses seeking assistance when no SAC credits are available, may make application to the MCES for assistance or deferral of SAC owed.

Commented [JZ7]: I would keep this here as it is an option through MCES and it is ok to show options.

GENERAL TERMS & CONDITIONS

- A. The City Council reserves the right to determine and limit the number of SAC Credits issued to applicants. Such limitations shall be implemented to ensure maximum utilization and benefit of SAC Credits available. Nothing herein shall imply or suggest that the City is under any obligation to issue SAC Credits to any applicant.
- B. SAC Credits are first-come, first-served and awarded to applicants that satisfy the Purpose and Objectives of this SAC Policy, as recommended by the EDA and approved by the City Council. If credits are not available, applications shall not be accepted.
- C. Businesses and/or property owners are limited to one (1) SAC Credit application per calendar year, and not more than two (2) applications in a three (3) year period. No subsequent SAC Credit applications will be considered for the same project or expansion of project for a business or property owner.
- D. Residential-related projects or requests are not eligible for SAC Credits. The EDA will not consider such applications.
- E. A fee for requests under this Policy may be charged by the EDA or City, according to the adopted City Fee Schedule.
- F. Applicants shall not have their application considered if their business and/or property is not in compliance with any state and local licensing, building code and zoning, and/or not in good financial standing with EDA or City, including but not limited to: any outstanding balances due, property taxes or utility bills in arrears, or other charges.
- G. Information contained in the application for assistance will become a matter of public record with the exception of those items protected under Minnesota Statute §13.591.
- H. No officer of the EDA and/or City will have any personal financial interest or personally benefit financially from the business to be assisted under this program.
- I. The City and EDA retain the right to deny issuance of SAC Credits to any application and for any reason. All SAC Credit recipients shall be required to indemnify the City of Inver Grove Heights, the Inver Grove Heights Economic Development Authority, and any officers acting on their behalf.
- J. Neither the EDA nor City shall be responsible or liable for any expenses incurred by applicants in the preparation of their applications and related documentation for consideration under this program.

Commented [JZ8]: This does not guarantee funding; only that we handle applications as they come in and if credits are available.

Commented [JZ9]: Council Question: Do we want this type of limitation?

Commented [JZ10]: Council Question: Staff is not proposing to have a fee for an application, but good to have such language in the event we may wish to, or of such a fee is required where a business seeks to apply under the subsidy policy.

APPLICATION PROCESS

All applications for SAC Credits through this program shall be accepted on a first-come, first-served basis. Applicants shall use the application form provided by the City and must include additional information as may be required by the application form. City staff shall follow the process generally outlined below. City staff shall have the authority to request additional information from the applicant as may be necessary to review and process an application. All requests for SAC Credits shall be reviewed by the EDA, which shall make a recommendation for approval or denial to the City Council.

- A. Deadline: Applications must be submitted not less than 15 business days prior to the next scheduled EDA meeting. EDA meetings are in February, April, June, August, October and December. No special meetings shall be called to consider applications.
- B. Submission: The Application shall be submitted electronically (PDF) and must include all supporting and necessary documentation as required or requested. Applications shall be emailed to the Community Development Director.
- C. Staff Meetings: City staff may request a meeting with the Applicant to review the application, discuss status and additional information needed, and review staff recommendations.
- D. EDA Meeting: A complete application, along with the staff recommendation, shall be presented to the EDA for consideration. The EDA retains the right to attach conditions of approval onto an application.
- E. Agreement: Upon approval of an application, an agreement may be required between the City and the Applicant and/or Property Owner.

Commented [JZ11]: Council Question: If just a SAC credit, we could not require an agreement as the credit would just be applied to the building permit. Given we want the ability to claw back a corresponding fee that would be paid with the SAC unit. Agreements would for sure be required if other options were pursued by the business.



**Economic Development Authority
Staff Report**

SUBJECT: **Discuss EDA Strategic Plan**

MEETING DATE: February 23, 2026

ITEM TYPE: Regular Business

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

PURPOSE/ACTION REQUESTED

The Economic Development Authority is asked to discuss the creation of an Economic Development Strategic Plan and advise the Executive Director as to the next steps.

BACKGROUND

An Economic Development Strategic Plan (EDSPs) sets a vision for how an organization approaches and creates opportunities for economic growth and supports economic stability of the community. Strategies focus on long-term outcomes, addressed over immediate- and short-term timelines. Success requires clear goals and vision and a work plan that establishes tangible outcomes that allows for ease of implementation.

EDSPs are often affiliated with macro strategies focused on business attraction and retention, job creation, tax base growth, redevelopment, and other quality of life concepts. At the micro level, they can also focus on smaller programs that build community identity, promote local business and low-cost business investment assistance, streamlined processes, public infrastructure and placemaking investments, providing access to resources via partners that perform workforce development and access to workers. In addition to the vision, strategies, goals and outcomes, effective plans also identify and allocate resources (i.e. financial, personnel, etc.) and establishes monitoring and evaluating mechanisms.

In 2018, the EDA adopted a strategic plan; that plan and a corresponding 2018 work plan is attached. The EDA adopted work plans from 2012 to 2018. Also attached are EDA work plan concepts drafted in 2025 based in feedback provided by EDA members during individual meetings with the Executive Director.

If EDA members see the benefit of developing such a plan, the Executive Director would look to host separate EDA work sessions aimed at working on that. Examples from other cities would also be provided at that time. This work typically takes several meetings to develop strategic themes, and identify core areas, outcomes, targets and initiatives, in addition to time reviewing and adopting the plan document and developing the implementation work plan. Certain City staff would also be invited to participate. An EDSP would become part of a larger Strategic Plan for the City.

FISCAL IMPACT

N/A

RECOMMENDATION

None.

ATTACHMENTS

1. 2018 EDA Strategic Plan
2. 2018 EDA Work Plan
3. EDA Work Plan Concepts

Inver Grove Heights Economic Development Authority

Strategic Plan 2017 - 2027

Introduction and Overarching Purpose

The Inver Grove Heights Economic Development Authority (EDA) was originally established in 1992 by resolution that was amended and restated in 2011. Per the establishing resolution, the overarching purpose of the EDA is: “to carry out certain economic development, redevelopment, and housing activities...”

This Strategic Plan recognizes that to carry out its purpose, the EDA will focus on building and growing the job base, increasing the tax base, and offering economic development services to its citizens and businesses. Furthermore, it is recognized that economic development is more than jobs, services, and tax base. The City strives to foster an attractive environment for economic development by retaining existing businesses, assisting businesses with start-up operations or expansion, attracting new businesses to the community, and enabling the rehabilitation and redevelopment of commercial areas within the City. The EDA’s efforts will thus focus on supporting a strong community that offers great neighborhoods to live in, a strong park and recreation system, quality infrastructure (including communication technology), a safe and connected transportation system, and sustainable/efficient government. The Inver Grove Heights City Council serves as the Board of the EDA and directs economic development activities.

Background

As part of developing its 2040 comprehensive plan, the City identified an interest in developing an EDA Strategic Plan, to offer more comprehensive and long-range thinking about EDA activities in the coming years. Objectives included outlining the EDA’s strategic priorities for the coming years, to focus its activities, and improve the EDA’s capacity to effectively address those priorities. The EDA Board engaged in two strategic plan workshop sessions, on April 10 and August 14, 2017. That led to the development and approval of this Strategic Plan.

Economic Development Goals

The big picture goals (in no particular order) that guide the EDA actions include the following:

1. **Economic Development Goal #1 (EDG1)** – Grow the number of living wage jobs available within Inver Grove Heights.

2. **Economic Development Goal #2 (EDG2)** – Establish and maintain a thriving and vibrant commercial (retail goods and services) presence in Inver Grove Heights.
3. **Economic Development Goal #3 (EDG3)** – Establish and maintain a quality and diverse tax base.

Economic Development Strategies and Implementation Actions

The economic development goals of the City of Inver Grove Heights will be pursued through a series of strategies. Each strategy includes the following:

- identification of which goal the strategy advances using “primary” and “secondary” to note the goals relevance to the strategy - it is important to note that each strategy can further advance all goals based on how it is implemented
- a general indication of priority (timing wise) as follows:
 - immediate;
 - near term within 3 years;
 - mid-term – within 5 years;
 - long term – beyond 5 years; and,
 - ongoing meaning the strategy or action is will continue indefinitely or until no longer part of the strategic plan
- resource needs are identified including staff resources and general financial implications where known
- possible metrics are identified to measures success of each strategy, which is important to continually assess progress in achieving the City’s overarching goals

Strategy #1. Revitalize or redevelop ageing commercial nodes and corridors where vacancies threaten the loss of important community services and declining property values or where parcel reorganization and public improvements can create more useable/developable parcels. (Primary EDG1 – Secondary EDG2)

Key implementation actions:

- 1-1. **Conduct Small Area Redevelopment/Revitalization Plans:** Small area plans provide an opportunity to drill down into a specific area to better understand the on the ground conditions that prevent an area from achieving success and vibrancy. Through the small area planning process, a planning team can meet with property owners, business owners, brokers, developers, and prospective tenants to help identify barriers, opportunities, and to leverage investments. The scope and degree of small area plans vary based on the area of study. Generally, the larger the area, the larger the scope and effort of the small area plan. Some plans may include more physical redevelopment and public improvements (i.e. building demolition, roadway changes, park/open space improvements, etc.), while others might need more programmatic needs (i.e. marketing, communications, or financial assistance). Candidate sites for this implementation action strategy should be identified through periodic updates to the comprehensive plan and in response to community input and observation. The Arbor Pointe area near Concord Boulevard and Broderick Boulevard represents an immediate opportunity site for a small area plan. **(immediate term and ongoing)**

1-2. **Continue to implement the existing Small Area Plan for Concord Boulevard area:** A Small Area Plan was established for the Concord Neighborhood in 2012. The EDA will continue the acquisition of individual properties in the North Dickman Trail and 66th/68th Concord Block, assemble the properties into a large enough mass to interest the development community, and negotiate with a developer for redevelopment of the catalyst site. Pursuing these strategies will result in maintaining and improving the existing residential neighborhood, increasing property values and tax base, strengthening and improving the commercial neighborhood, and increasing the employment base. (immediate term)

1-3. **Monitor and understand vacancy/occupancy rates of key commercial nodes/centers:** Establish a database of commercial spaces and periodically (not more than twice a year) evaluate vacancy/occupancy of each commercial center/node in the city. If a pattern emerges of having recurring high vacancy rates (greater than 15% over one to two year period) conduct follow up research and meet with key property owners to determine if the center needs to be a focus of small area planning for redevelopment or revitalization. This action step helps determine future Small Area Study needs (see 1-1). (near term and ongoing)

Resource Needs:

- Funding for small area studies. Funding is needed for outside expertise or where existing staffing does not afford time to complete or facilitate the study. Typical small area studies could require 400-600 hours of total (consulting and city) staff time on an annual basis to facilitate the process and prepare the plan, of which EDA staff could consume 20-25 percent of this time. Outside resources are most helpful in the areas of market analysis, urban design, environmental specialists, architecture, traffic engineering, and redevelopment financing. Depending on the area, specific expertise such as environmental analysis, architecture, or historic resources would likely need to be outsourced.
- Funding for parcel assembly and acquisition. The city has been leading the implementation efforts for the Concord Neighborhood Plan. EDA Staff resources are necessary to negotiate and facilitate the acquisition of parcels. Approximately 300 to 400 hours of time could be consumed facilitating this process. Funding will be needed to continue with these efforts. Some if not all of the acquisition funds can be recouped at time of sale. When enough land is assembled, city efforts will switch to finding potential development partners to finish any remaining acquisitions and proceed with new development.
- Maintain subscription to a real estate data base through Progress Plus and provide staffing time to monitor commercial centers (resource needs vary based on centers performance). EDA Staff resources would need 10 to 20 hours per year.

Possible measures of success:

- Number of Small Area Plans Completed
- Parcels acquired for redevelopment (parcels or acres)
- Parcels under contract for redevelopment (parcels or acres)
- Parcels sold and redeveloped (parcels or acres)
- Increase in estimated market value (\$ for area pre study – post study implementation)
- Vacancy rates in commercial centers (center by center or aggregate)

Strategy #2. Conduct Small Area Plan around proposed interchange at I-494 and realigned Argenta Trail. (Primary EDG 1 – Secondary EDG 2 and EDG3)

The area near the proposed interchange of the realigned Argenta Trail and I-494 is an exciting and prime opportunity area for future development in Inver Grove Heights. The area benefits from planned access and visibility to I-494, a new major road corridor, proximity to the new Vikings Training facility and sizable land parcels with few owners. Providing a small area plan for this area will promote and market the property for a land use and development pattern that helps achieve more specific Northwest Area needs. (near term)

Resource Needs:

Resource needs for Strategy 2 are similar to the resource needs identified in Strategy 1 for the small area planning process. However, depending on the need to design interchange access and impacts, this study could be much more complex. It is likely this kind of study would be outsourced. If outsourced, EDA staff resources would include project coordination and management of approximately 60-80 hours.

Possible measures of success:

- Completion of a Small Area Plan
- Parcels or acres that are certified as “Shovel Ready” under Mn DEED Shovel Ready Site Certification program - <https://mn.gov/deed/government/shovel-ready/>

Strategy #3. Support the retention and growth of local businesses and provide business development support services to both existing and new businesses (Primary EDG1 – Secondary EDG2 and 3)

The EDA will assume and expand the responsibilities recently performed by Progress Plus. It will strengthen the City’s relationship with the existing business community and expanding it through marketing and financial assistance. Pursuing these strategies will result in retaining and increasing the City’s job base, and increasing the City’s property value and tax base.

Key implementation actions:

- 3-1. Develop and maintain a current inventory of available commercial land and buildings (near term)
- 3-2. Develop a list of city businesses including home based businesses that could become a source for business growth and expansion (near term)
- 3-3. Develop a business retention program, with annual business visitation targets (near term and ongoing implementation)
- 3-4. Connect local businesses with resources to assist with growth and development of existing businesses including financial (local bank institutions), state and regional economic development agencies, Open to Business (business consulting) and technical colleges for labor, training, or educational resources. (near term and ongoing)
- 3-5. Collaborate with Chamber of Commerce, Dakota County CDA, Progress Plus, Greater Minnesota Partnership and Minnesota DEED to provide ... (ongoing)
- 3-6. Increase communications within the City to inform the business community, civic leaders, and the general public of ongoing and upcoming economic development related activities and initiatives. (ongoing)

3-7. Develop a financial assistance program and policies for City businesses (including tax increment financing, tax abatement, and small business loans) (long-term)

3-8. Develop a liaison program, that would offer businesses a first point of contact and support for the City regulatory, licensing and development processes that businesses go through. (mid-term)

Resource Needs:

Staff resources would be necessary to:

- build and maintain databases and business lists
- administer a business retention program
- provide services to connect businesses with resources
- prepare marketing, promotional, and communication materials;
- and represent the City at local and regional economic development events.

In all, this task would consume 250 to 300 hours of staff resource time per year. Resource needs also include funding of ongoing programs such as Open To Business.

Possible measures of success:

- Number of businesses assisted and types of requests
- Number and type of inquiries received, including applications for assistance
- Number of meetings with existing businesses
- Number of site selection visits hosted or attended and proposals offered
- Customer feedback surveys

Strategy #4. Assist with the disposition of City or other government excess property. (Primary EDG1 – Secondary EDG3)

The City of Inver Grove Heights from time to time has excess lands from prior land purchases, tax forfeiture or repurposed public facilities. Other regional agencies such as MnDot also have excess land inventory in the community. The EDA should take a lead role in understanding potential uses for vacant land and actively working to put such parcels into an active/productive land use as opposed to being vacant and simply a liability. (immediate and ongoing)

Resource Needs:

Resource needs for this strategy mostly include staff time coordinating and building relationships with agencies and brokers, to work towards achieving common goals. Resources also are need to assemble database, prepare marketing materials, determining land use/design, establish values, review and process proposals/transactions. Staff resourcing and costs vary based on parcels and transaction details.

Possible measures of success:

- Number of meetings with brokers or buyers and proposals tendered
- Acres of land placed back on tax rolls (Acres)
- Newly created market value (\$)

Strategy #5. Measure progress and revisit strategies annually.

A key to successful economic development is the ability to measure successes and recognize where strategies or action items maybe are not delivering on desired outcomes. The City should annually revisit the strategies, celebrate successes, and identify new strategies and implementation actions where needed.

Resource needs:

Staff resources will be needed for on-going monitoring of strategies, collection of data to measure progress and effectiveness, and preparation of an annual report. 40-50 hours a year is estimated for this strategy. (ongoing)

End of Report

**MEMO
CITY OF INVER GROVE HEIGHTS**

TO: Inver Grove Heights Economic Development Authority
FROM: Thomas J. Link, Director of Community Development
DATE: May 3, 2018 for EDA Meeting of May 14, 2018
SUBJECT: 2018 Economic Development Authority Work Plan

PURPOSE/ACTION REQUESTED: The Inver Grove Heights Economic Development Authority (EDA) is to identify issues that it would like to focus on the remainder of this year.

BACKGROUND: The EDA should review this past year's accomplishments when setting upcoming priorities. In the last year, the EDA has held four regular meetings and three special meetings and accomplished the following:

- Heard a presentation regarding the Chamber of Commerce's "Grow Minnesota" results
- Approved the 2017 EDA Work Plan
- Approved the Joint Powers Agreement with the Dakota County Community Development Agency regarding the 'Open to Business' program
- Heard presentations and discussed drafts of the Inver Grove Heights Economic Development Authority Strategic Plan 2017-2027 at three meetings
- Created an Economic Development District and approved a purchase agreement for the two McPhillips's residences

ANALYSIS: The Draft EDA Work Plan for 2018 is attached. The plan focuses on the following activities:

- Small Area Plan(s)
- Concord Redevelopment
- Financial Assistance Programs
- EDA Funding

The above items are listed in order of priority, as ranked by staff. It is recognized that other unanticipated issues may arise. Due to limited staff capacity, direction would be appreciated on which of the above items the EDA considers most important.

CONCLUSION: The Economic Development Authority (EDA) is to identify issues that it would like to focus on the remainder of this year.

Enc: Draft 2018 Work Plan

DRAFT
INVER GROVE HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY
2018 WORK PLAN

The following work plan provides guidance to the Inver Grove Heights Economic Development Authority (EDA) and its staff throughout the year. It is recognized that other unanticipated issues may arise throughout the year that may be more critical than the work plan items.

Small Area Plan(s)

Prepare one or more Small Area Plans for specific commercial neighborhoods. The plans will provide guidance and direction to the City and property owners for subsequent redevelopment and revitalization activities. The plans may analyze land uses, development design principles, infrastructure, public services, pedestrian and vehicular access, market and demographic forces, financial feasibility, and implementation actions. Implementation may include comprehensive plan amendments, zoning map and ordinance amendments, infrastructure modifications, financial assistance, and marketing/outreach efforts.

Concord Redevelopment

Continue to work towards the redevelopment of the Concord Neighborhood, consistent with the Comprehensive Plan, the Concord Boulevard Neighborhood Plan, and the Concord Boulevard Design Guidelines. Specific actions include:

- Pursue acquisitions, from willing sellers, of properties in the selected redevelopment areas
- Undertake environmental remediation, as grant funds become available.

Financial Assistance Programs

Research and analyze possible financial assistance programs. These programs may include a supplement to the “Open to Business” program for new or small businesses, a loan program to assist small businesses with the payment of the Metropolitan Council Sewer Availability Charge (SAC), and a program to assist businesses with the implementation of a Small Area Plan.

EDA Funding

Research and analyze funding options for continued EDA operations and activities.

EDA Work Plan Concepts

Community Development Department



Community Economic Development Branding

- Develop brand identity specific to economic development; rebrand accordingly and develop corresponding marketing strategies and materials for awareness campaign.
- Leverage and enhance existing partnerships with Chamber of Commerce and Convention and Visitor's Bureau; seek opportunities to sponsor and cross-promote each entity.
- Activate networks and participation with groups and organizations Minnesota Commercial Real Estate Association (MNCAR) Minnesota Real Estate Journal (MREJ), Minnesota Shopping Center Association (MSCA), etc.
- Produce monthly informational TV short program about development activities.
- Increase presence in community newsletter; create quarterly development "magazine."

Business Development & Recruitment

- Consider retail recruitment firm to identify and assist retail matches to community based on demographic and psychographic market segmentation.
- Establish priority focus areas for expansion, redevelopment and revitalization, including infill development sites. Develop master (re)development plan with needs and opportunities analysis and investment and implementation strategy.
- Develop and implement Business Recruitment and Expansion (BRE) program, focused on existing business community needs, opportunities and relationships.
- Meet routinely with property owners and real estate agents.
- Maintain contact with USA Curling as to potential location and specific site options in IGH.
- Improve ability to participate in participate in DEED and Greater MSP site selection RFIs.

Workforce & Jobs

- Build profile of existing workforce and workforce and employer needs, including housing with a goal to stem outflow of workers and spendable income necessary to support commercial growth, job creation and business expansion.
- Review and update economic development ESRI data.

Specific Ideas & Active Projects

- Develop and adopt Economic Development Strategic Plan and implementation (work) plan.
- Update current Web site to creation "Open Business" how-to with resource information.
- Acquire excess Inver Hills Community College land for strategic commercial and residential development opportunities; partner with identified developers to deliver on projects.
- Authorize Concord Boulevard Small Area Plan (or Master Development Plan) including EDA-owned land on Turrito's block, Republic site and Doffing Avenue properties. Continuing work on Doffing Avenue properties background.
- Continue presence at events specific to commercial and industrial real estate agents, brokers and developers (i.e. MNCAR, etc.)
- Complete Highway 52 due diligence work to determine development viability of land between 52 and Blaine Avenue.
- More...



Resource Access

- Enhance presence, information and access to resources available via City Web page; create resource directory.
- Develop list of EDA- and City-owned properties with development potential, inventory of existing vacant land specific to commercial and industrial growth, and inventory of empty spaces; create page on Web site providing access and information to those properties.