



**INVER GROVE HEIGHTS
ECONOMIC DEVELOPMENT AUTHORITY AGENDA
SPECIAL MEETING
MONDAY, JULY 2, 2018
CITY COUNCIL CHAMBERS
(IMMEDIATELY FOLLOWING CITY COUNCIL WORK SESSION)**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. REGULAR AGENDA**
 - A. Consider Approval of Resolution Calling for Public Hearing
- 4. ADJOURN**

**LEVANDER,
GILLEN &
MILLER, P.A.**

ATTORNEYS AT LAW

TIMOTHY J. KUNTZ
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DAVID L. SIENKO
CASSANDRA C. WOLFGAM

MEMO

TO: Inver Grove Heights Economic Development Authority
FROM: Timothy J. Kuntz, City Attorney
DATE: July 2, 2018
RE: Consider Creation of Economic Development District No. 11 relating to
Acquisition of property located at 6639 Concord Boulevard
July 2, 2018 Special EDA Meeting

Section 1. Background. The City of Inver Grove Heights, on behalf of the Economic Development Authority (EDA), has been negotiating the purchase of the property located at 6639 Concord Boulevard owned by Timothy Biljan and Barb Biljan. The property is a .91 acre parcel used as mixed use automotive repair and residential purposes containing a 1,352 square foot single family residence, a 1,680 square foot service garage and a 1,024 square foot garage/storage building.

The City hired Integra Realty Resources to perform an appraisal which determined the property is valued at \$442,000. The City offered the appraised purchase price of \$442,000 to the landowners and the landowners accepted.

The City obtained a Phase I and Phase II Environmental Assessment of the property. The Phase I Report concluded that based on the current use of petroleum compounds and hazardous substances on the property as well as past solid waste handling and the potential for buried demolition debris on the property, a Phase II investigation was recommended. The Phase II Report concluded that soil vapor concentrations were below applicable MPCA action criteria. No field screening indications of contamination were identified with the exception of one elevated sample reading. The report indicates that if redevelopment occurs at the property and disturbs the elevated reading area, response actions would be recommended.

Section 2. Schedule. The following schedule has been proposed for the acquisition:

June 18, 2018: City Attorney's office orders title commitment for property at 6639 Concord Boulevard

- June 18, 2018: Staff post Notice of Special EDA Meeting on 7/2/18 (immediately following Council work session) to Call for Public Hearing to Consider Creation of Economic Development District No. 11
- July 2, 2018: Special EDA Meeting (immediately following the Council work session) to call for a public hearing on July 23, 2018 to consider the establishment of EDA Development District No. 11
- July 3, 2018: Send Notice of Public Hearing to South-West Review newspaper for publication
- July 8, 2018: Publish Notice of Public Hearing in official newspaper (South-West Review)
- July 9, 2018: Mail Notice of Public Hearing to landowners who own land in proposed EDA Development District No. 11
- July 9-16, 2018: City Attorney's office circulate Purchase Agreement; Landowners sign Purchase Agreement
- July 17, 2018: Planning Commission reviews the Purchase Agreement to determine that the acquisition of the property is consistent with Comprehensive Plan
- July 23, 2018: EDA Meeting and public hearing at 6:30 p.m. (before regular Council meeting) to consider the following:
- Creation of EDA Development District No. 11
 - Approve signed Purchase Agreement for property
 - Approve financing sources for acquisition of property
- July 23, 2018: City Council Meeting at 7:00 p.m. to consider Resolution Authorizing Financing for Acquisition of Property at 6639 Concord Boulevard
- August 6-10, 2018: Closing of acquisition of property

Section 3. EDA Action. At the special EDA meeting on July 2, 2018, the EDA is asked to consider the attached Resolution Calling for a Public Hearing on July 23, 2018 to Consider Creation of Economic Development District No. 11.

Attachment

CITY OF INVER GROVE HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY

RESOLUTION NO. _____

**RESOLUTION CALLING FOR A PUBLIC HEARING TO CONSIDER CREATION OF
ECONOMIC DEVELOPMENT DISTRICT NO. 11**

BE IT RESOLVED by the Board of Commissioners ("Board") of the City of Inver Grove Heights Economic Development Authority (the "Authority") as follows:

Section 1. Recitals.

1.01. Under Minnesota Statutes, Sections 469.090 to 469.1082 (the "EDA Act"), and specifically Section 469.101, Subd. 1 thereof, the Authority is authorized to create and define the boundaries of economic development districts at any place or places within the City of Inver Grove Heights (the "City").

1.02. Within the boundaries of such economic development districts, the Authority may exercise any of the powers under the EDA Act.

1.03. The Authority desires to consider whether to establish Economic Development District No. 11 (the "District") in order to carry out foster the development of those areas pursuant to the EDA Act.

1.04. Minnesota Statute § 469.101, Subd. 1 requires that the District may not be created until the Authority holds a public hearing on the matter preceded by published notice of the hearing in a newspaper of general circulation in the City at least ten days before the hearing.

Section 2. Consideration of District / Hearing Date.

2.01. The Authority shall hold a public hearing on **Monday, July 23, 2018 at 6:30 p.m.** to consider whether to create the District.

2.02. The tax parcel identification number and legal description of the proposed District is described in Exhibit A hereto, which is incorporated by reference.

2.03. The Executive Director shall cause notice of the hearing to be published at least ten days before the hearing in a newspaper of general circulation in the City. Further, the Executive Director shall mail notice of the hearing to the owner of the property proposed to be included in the District; for the purpose of giving mailed notice, owner is the owner on the tax records of the county.

Approved by the Board of Commissioners of the City of Inver Grove Heights Economic Development Authority this 2nd day of July, 2018.

Ayes:
Nayes:

Attest:

Rosemary Piekarski Krech, President

Tom Link, Executive Director

EXHIBIT A

**LEGAL DESCRIPTION AND TAX IDENTIFICATION NUMBER OF
ECONOMIC DEVELOPMENT DISTRICT NO. 11**

Real property located in the City of Inver Grove Heights, County of Dakota, State of Minnesota, legally described as follows:

Lots Five (5), Six (6), Seven (7) and Eight (8) in Block One (1) of William F. Krech Addition to Inver Grove Dakota County Minnesota, according to the plat thereof now on file and of record in the office of the Register of Deeds within and for said County and State.

Abstract Property

Dakota County Tax Identification No.: 20-43250-00-080

Property Address: 6639 Concord Boulevard, Inver Grove Heights, Minnesota