

**INVER GROVE HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY SPECIAL MEETING
MONDAY, DECEMBER 14, 2020 - 8150 BARBARA AVENUE
Hybrid In-Person or Zoom Virtual Meeting**

1 & 2 CALL TO ORDER/ROLL CALL The Economic Development Authority (EDA) of Inver Grove Heights met in regular session via Zoom Video Conferencing on Monday, December 14, 2020. President Piekarski-Krech called the meeting to order at 6:00 p.m. Present were Economic Development Authority Members Bartholomew, Dietrich, Perry, and Tourville, Executive Director Rand, Finance Director Hove, City Administrator Lynch, City Attorney Kuntz, and Secretary Fox.

3. REGULAR AGENDA

A. Resolution Accepting the Conveyance of Certain Real Property from the City of IGH for Economic Development (1805-60th Street)

Heather Rand, Executive Director, advised that the City purchased the blighted residential property located at 1805 - 60th Street, removed the house, and prepared the property for redevelopment. The EDA recently authorized staff to issue an RFP for the purpose of securing bid proposals for the sale and redevelopment of the property, requiring that a new home be constructed within a 12-month period. Tonight staff is asking the EDA to accept the conveyance of this residential property and authorize the EDA President and Executive Director to execute the documents for the title transfer. The EDA will likely be asked to award sale of the property at its February 2021 EDA meeting.

Boardmember Tourville supported moving forward with the redevelopment of this formerly blighted property.

Motion by Tourville, second by Perry, to Approve Resolution EDA 20-12 Accepting the Conveyance of Certain Real Property from the City of IGH for Economic Development Purposes (1805-60th Street)

Ayes: 5

Nays: 0 Motion carried

B. Resolution Approving Contract with HKGI for Small Area Plan and Accepting \$22,000 in City Funds

Heather Rand, Executive Director, advised that the City has been receiving developer interest for the area south of Highway 55, east of Argenta Trail, north of 86th Street, and west of Alverno Avenue. This area has a mixture of uses, including office warehouse, a manufactured home park, a green cemetery, large tracts of agricultural land, and residential. For the purpose of studying this area's feasibility for development, staff recommended hiring a professional planning firm to develop a small area plan for the purpose of providing recommendations on maximizing the development potential and understanding the underlying ramifications of such development. Last month the EDA authorized staff to issue an RFP for that type of planning service and the City received two proposals. After careful evaluation, the selection team recommends that the EDA enter into a professional service contract with HKGI, who is also currently working on a small area plan north of Highway 55 and also assisted with the City's 2040 comprehensive plan update. HKGI will work with Ehlers Financial, who will assist with financial modeling regarding potential costs associated with future development, Bolton Menk, who will assist with utility and stormwater management, and a marketing firm, who will help the City understand the development potential of the site. The cost of this study is \$49,500. This will be funded from the EDA budget and from a pending city council approved transfer of \$22,000 General Fund Community Development budget, Planning Division. Staff recommends that the EDA award a contract for the small area plan to HKGI and accept a transfer of \$22,000 in funds from the City of Inver Grove Heights.

President Piekarski-Krech asked how staff planned to notify the affected residents in this area.

Ms. Rand replied that anyone residing within the defined geographic area will receive notices via the US postal service inviting them to attend virtual meetings and asking for their participation. If they do not want

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to participate, or are unable to participate in virtual meetings, they will be given contact information so they can call or email staff with comments or for updates.

President Piekarski-Krech suggested that the letter include verbiage requesting that recipients respond back to the City to let them know they received the notice.

Ms. Rand replied that she would discuss President Piekarski-Krech's suggestion with the consultant.

Boardmember Tourville suggested perhaps including a postage-paid postcard in the mailing asking people to return it so the City could ensure everyone had received notification.

Boardmember Bartholomew suggested that a story regarding this proposal be included in the *Insights* newsletter and on the City's website.

Ms. Rand advised she would work with Communications staff on Boardmember Bartholomew's suggestion.

Motion by Bartholomew, second by Dietrich, to approve Resolution EDA 20-13 Authorizing Acceptance of Fund Transfer and Acceptance of Proposal from HKGI for Small Area Planning Services South of Highway 55 and East of Argenta Trail.

Ayes: 5

Nays: 0 Motion carried

4. NEXT MEETING - The next regularly scheduled meeting is February 8, 2021 at 6:00 p.m.

5. ADJOURNMENT: Motion by Perry, second by Tourville, to adjourn. The meeting was adjourned by unanimous vote at 6:16 p.m.