



**INVER GROVE HEIGHTS  
ECONOMIC DEVELOPMENT AUTHORITY AGENDA  
SPECIAL MEETING  
MONDAY, MAY 24, 2021  
In-Person Meeting and Via Zoom  
5:45 P.M.**

**NOTICE TO RESIDENTS:** If you are interested in participating in the meeting, please contact Kim Fox prior to this meeting via telephone (651) 450-2545 or email ([kfox@ighmn.gov](mailto:kfox@ighmn.gov)) to inform her - your name, address and to what you wish to speak on. Individuals may submit written public comments in advance of the meeting by emailing comments to Kim Fox ([kfox@ighmn.gov](mailto:kfox@ighmn.gov)). Comments received prior to 4:00 p.m. on Friday, May 21, 2021 will be provided to the EDA at or before the May 24, 2021 meeting.

**Phone Number to Reach Meeting: 651-450-2471**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. REGULAR AGENDA**

- A. Consideration and Approval of House Plans for 1805 – 60<sup>th</sup> Street and related closing approvals

**4. NEXT MEETING**

**5. ADJOURN**

**Request for EDA Action****RESOLUTION APPROVING CONSTRUCTION PLANS AND AUTHORIZING CLOSING ON SALE OF PROPERTY**

|               |                           | <b>Fiscal/FTE Impact</b>           | <b>Mark all that apply</b> |
|---------------|---------------------------|------------------------------------|----------------------------|
| Meeting Date: | May 24, 2021              | None                               | <b>X</b>                   |
| Item Type:    | Regular EDA               | Amount included in current budget  |                            |
| Contact:      | Heather Rand,<br>Exec Dir | Budget amendment requested         |                            |
| Prepared by:  | Heather Rand              | FTE included in current complement |                            |
| Reviewed by:  |                           | New FTE requested - N/A            |                            |
|               |                           | Other                              |                            |

**PURPOSE/ACTION REQUESTED:** Consider approving the attached construction plans and authorize the closing on sale of property located at 1805 - 60<sup>th</sup> Street to Dakota County 55077 1805 60<sup>th</sup> Street Land Trust.

**SUMMARY:**

The Inver Grove Economic Development Authority is asked to approve and accept the construction plans found in Exhibit A of the attached resolution, find the plans conform to the terms and conditions of the Purchase Agreement and all applicable federal, state and local laws, and authorize the appropriate officials of the EDA to execute all necessary closing documents, for the property located at 1805 60<sup>th</sup> Street.

Attachments: Resolution w/ attached house plans

**INVER GROVE HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY  
DAKOTA COUNTY, MINNESOTA  
RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION APPROVING CONSTRUCTION PLANS AND AUTHORIZING  
CLOSING ON SALE OF PROPERTY**

**WHEREAS**, the Inver Grove Heights Economic Development Authority (EDA) adopted Resolution No. EDA21-01 on February 8, 2021, which authorized the sale of the real property located at 1805 60<sup>th</sup> Street in the City of Inver Grove Heights, County of Dakota, (the "Property") pursuant to that Purchase and Development agreement (the "Purchase Agreement") between the EDA and the Dakota County 55077 1805 60<sup>th</sup> Street Land Trust (the "Developer"); and

**WHEREAS**, a condition precedent to closing on the sale of the Property is that Developer provide construction plans for the Residence to be constructed on the Property, which plans shall substantially comply with the General Specifications found in Exhibit B and the preliminary plans and specifications found in Exhibit C to the Purchase Agreement; and

**WHEREAS**, approval of the construction plans must be made upon a recommendation of the Building Official; and

**WHEREAS**, Developer has provided the construction plans attached hereto as **Exhibit A**, which have been reviewed by the Building Official who has recommended approval of the same.

**NOW, THEREFORE, BE IT RESOLVED BY THE INVER GROVE HEIGHTS  
ECONOMIC DEVELOPMENT AUTHORITY AS FOLLOWS:**

1. The Inver Grove Heights Economic Development Authority hereby approves and accepts the construction plans found the **Exhibit A** upon the recommendation of the Building Official, and finds that the plans conform to the terms and conditions of the Purchase Agreement; appear to conform to all applicable federal, state and local laws; and are adequate to provide for the construction of the residence.
2. Provided all other conditions precedent to closing are met, closing on the sale of the Property to Developer is approved, and the appropriate officials of the EDA are authorized to execute all necessary closing documents.
3. Closing on the Property is scheduled for May 26, 2021, subject to satisfaction of all outstanding contingencies and conditions precedent to closing. If necessary, the time for closing is expressly extended to June 9, 2021.

Approved this 24<sup>th</sup> day of May, 2021 by the Inver Grove Heights Economic Development Authority.

---

By: Rosemary Piekarski-Krech  
Its: President

ATTEST:

---

Heather Rand  
Its: Executive Director

**EXHIBIT A**  
**CONSTRUCTION PLANS**

(Remainder of page intentionally left blank.)





FOUND  
SCALE: 1/4" = 1'-0"

---

---

---

---

Roof Section

Roof Plan

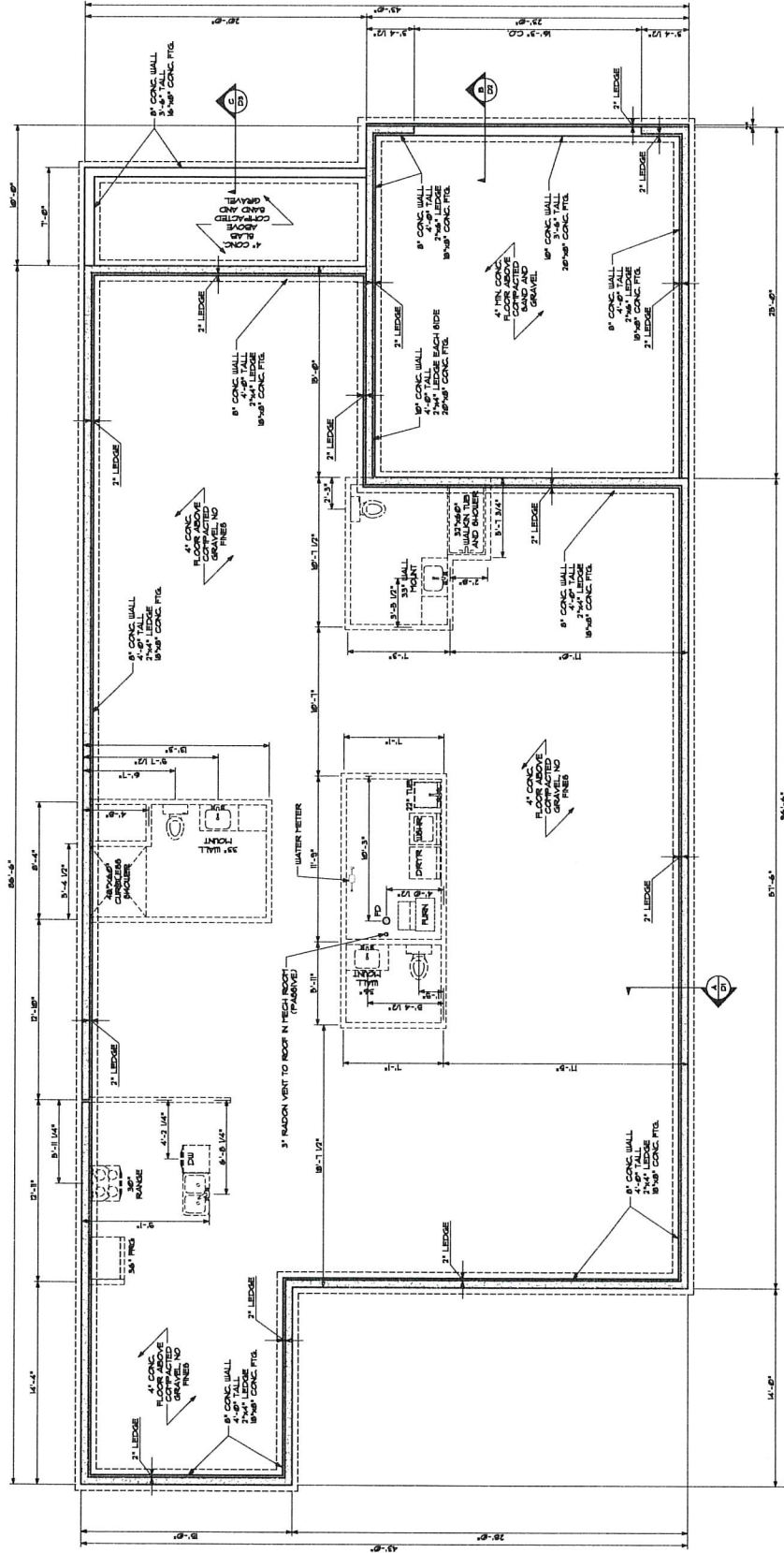
43'-0"

38'-0"

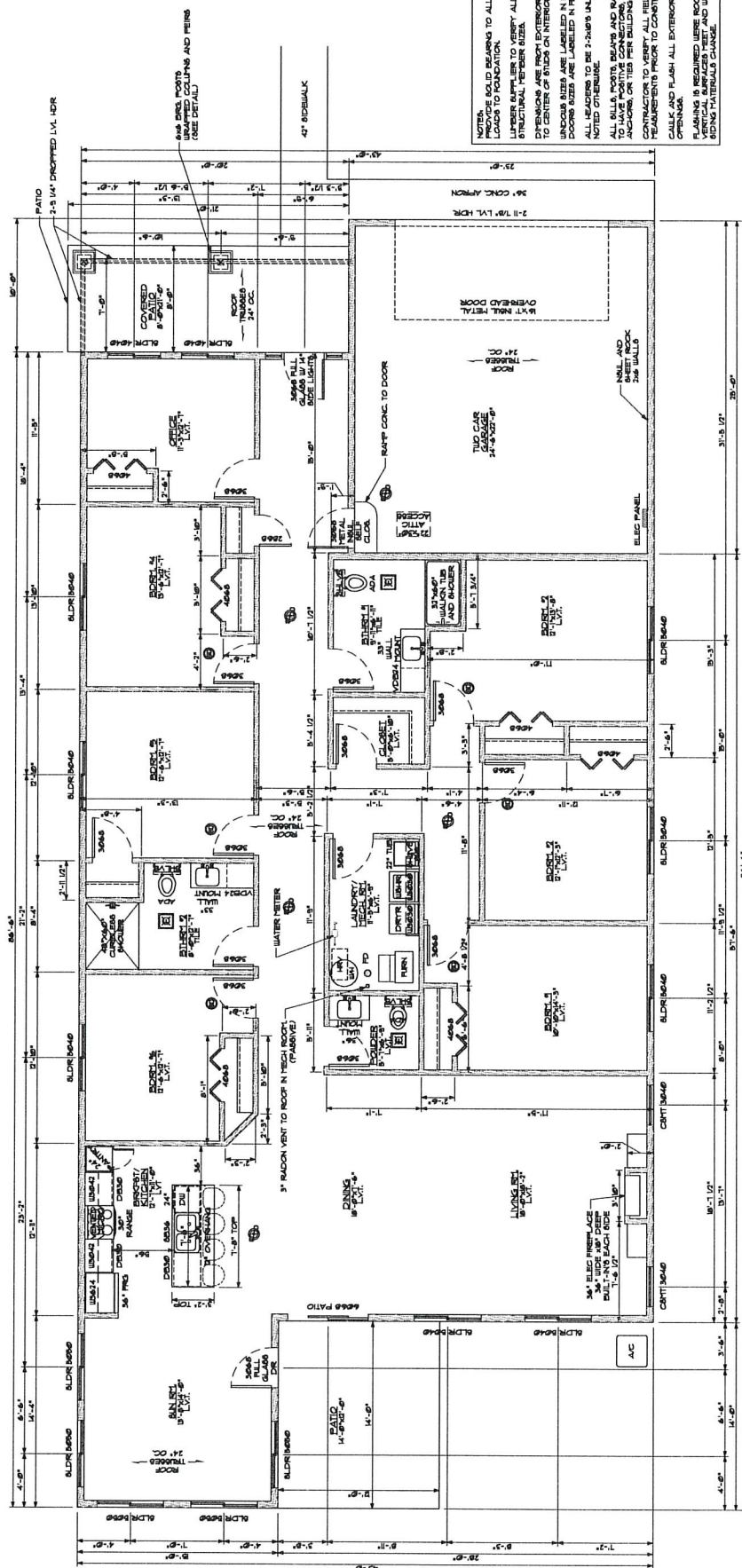
10'-0"

A-A

100



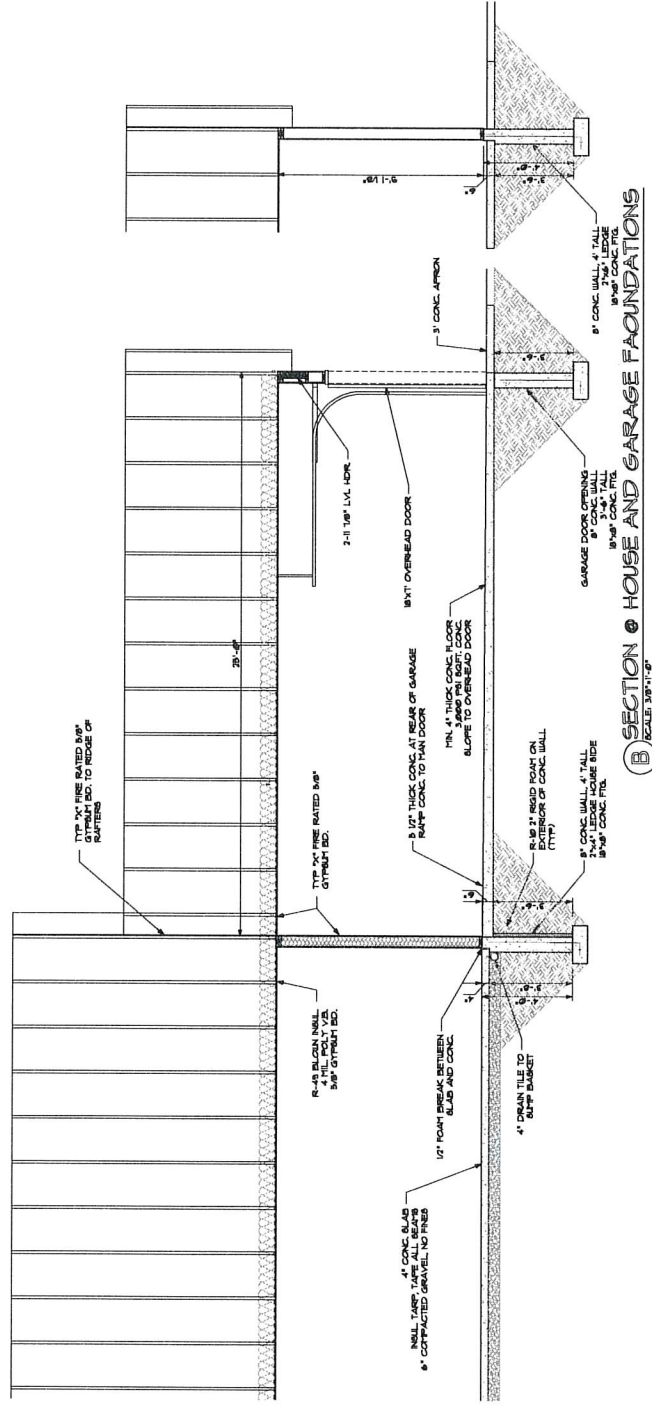
FOUNDATION PLAN  
SCALE: 1/4"=1'-0"

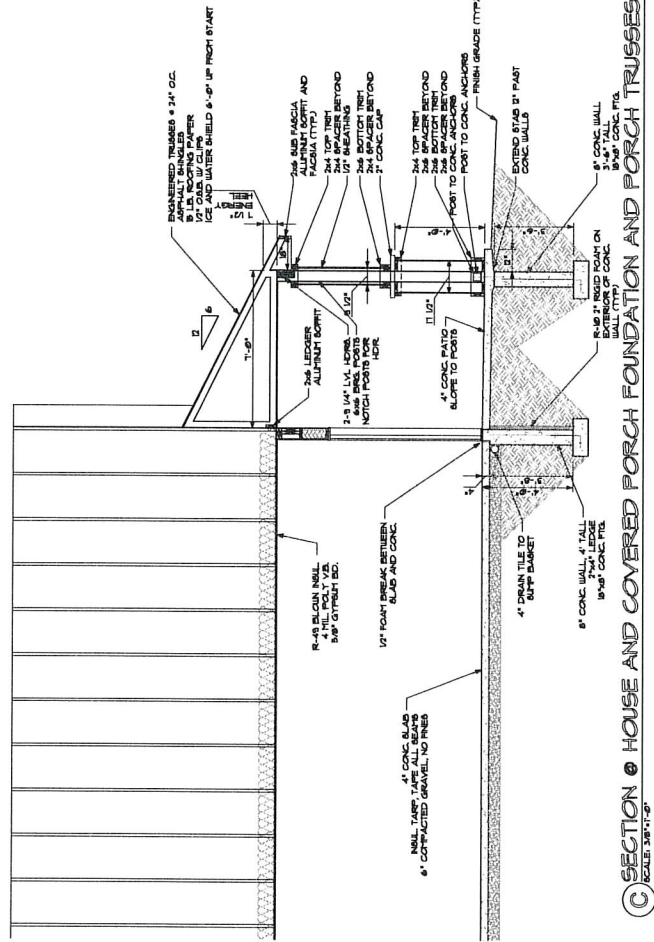


NOTES:  
 PROVIDE SOLID BEAMS TO ALL POINT  
 LOADS TO FOUNDATION.  
 LINGERER SUPPLIER TO VERIFY ALL  
 STRUCTURAL MEMBER SIZES.  
 DIMENSIONS ARE FROM EXTERIOR STUDS  
 TO CENTER OF STUDS ON INTERIOR WALLS.  
 UNOAK STUDS ARE LABELED IN FEET.  
 DOOR SIZES ARE LABELED IN FEET.  
 ALL HEADINGS TO BE 2-2x10 UNLESS  
 NOTED OTHERWISE.  
 ALL SILLIA, PORTA, BEAMS AND RAFTERS  
 TO HAVE POSITIVE CONNECTIONS  
 ANCHORS ON THIS PER BUILDING CODES.  
 CONTRACTOR TO VERIFY ALL FIELD  
 DIMENSIONS PRIOR TO CONSTRUCTION.  
 GULKS AND FLASH ALL EXTERIOR  
 FLASHING IS REQUIRED LESS ROOF AND  
 WHERE THERE ARE WALLS AND WHERE  
 THERE ARE INTERNAL CHANGES.

MAN LEVEL FLOOR PLAN  
SCALE, 1/4"=1'-0"  
210000 80FT.

|                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                |                                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| <p>Midwest Drafting &amp; Design<br/>         2533 Cedar Dr.<br/>         Minnetonka, Minn. 55112<br/>         (612) 810-6861</p> | <p>NOTE: NOT TO BE REPRODUCED FOR ANY PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF THE ARCHITECT AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ALL RIGHTS RESERVED.</p> | <p>SECTION AT HOUSE<br/>         FOUNDATION AND<br/>         ROOF RELEASED</p> | <p>PROJECT<br/>         1805 South Street NE<br/>         Inver Grove Heights, MN 55077<br/>         CURRENT DATE: 06/24/2021</p> |
|-----------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|





SECTION 9 HOUSE AND COVERED PORCH FOUNDATION AND PORCH TRUSSES  
 SCALE: 3/8\"/>