



**INVER GROVE HEIGHTS
ECONOMIC DEVELOPMENT AUTHORITY AGENDA
MONDAY, FEBRUARY 7, 2022
5:00 P.M.**

NOTICE TO RESIDENTS: Individuals may submit written public comments in advance of the meeting by emailing comments to Kim Fox (kfox@ighmn.gov). Comments received prior to 4:00 p.m. on Friday, February 4, 2022 will be provided to the EDA at or before the February 7, 2022 meeting. Residents can also attend the meeting and participate in-person.

1. CALL TO ORDER

2. ROLL CALL

3. CONSENT AGENDA

- A. Consider Approval of Minutes from the August 2, 2021 Regular Economic Development Authority Meeting
- B. Consider Approval of Claims

4. REGULAR AGENDA

- A. Consider Approval of Resolution Approving a Joint Powers Agreement with Dakota County Community Development Agency (CDA) and 11 Other Dakota County Cities to Engage with MCCD to Provide Entrepreneurial Support through a Dakota County 'Open To Business Program' through December, 2023.
- B. IGH Opportunity Sites Discussion
- C. EDA Executive Director Activity Report – Heather Rand

5. NEXT MEETING – The next regular EDA meeting is scheduled for May 2, 2022 at 5:00 PM

6. ADJOURN

**INVER GROVE HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY MEETING
MONDAY, AUGUST 2, 2021 - 8150 BARBARA AVE**

The Economic Development Authority (EDA) of Inver Grove Heights met in regular session May 24, 2021 at City Hall. President Piekarski Krech called the meeting to order at 5:00 p.m. Present were Economic Development Authority Members Bartholomew, Dietrich, Murphy, and Gliva, Executive Director Rand, City Attorney Nason, and City Clerk Kiernan.

CONSENT AGENDA

- A. Consider Approval of Minutes from the April 26, 2021 Regular Economic Development Authority Meeting and the May 24, 2021 Special Economic Development Authority Meeting
- B. Consider Approval of Claims
- C. Consider Approval of 2nd Quarter Report for "Open To Business" Program of Local Entrepreneurial Support
- D. Consider Approval of Amendment to the Purchase and Development Agreement for 1805 60th Street East (former blighted property now residential development)
- E. Consider Approval of Resolution No. EDA 21-05 Amending the Bylaws of the Inver EDA To Reflect 5 PM Meeting Start Time

**Motion by Bartholomew; Second by Dietrich to approve all consent agenda items.
Motion approved 5-0.**

REGULAR AGENDA

A. Discussion on Inver Grove Heights Retail Opportunities - Jen Helm, Managing Director - Retail, Newmark

Heather Rand, Executive Director, introduced Jen Helm, Managing Director, Newmark to the Economic Development Authority.

Jen Helm presented the reasons and changes to the commercial development areas of the city and what is driving the change.

B. Presentation of New IGH Community Development Website Content - Amy Looze and Heather Rand.

Heather Rand, Executive Director, introduced Amy Looze, Communications Manager to the Economic Development Authority.

Amy Looze presented the City of Inver Grove website's Community/Economic Development areas of the city's website.

C. Discussion on EDA Member Composition *

D. EDA Executive Director Activity Report - Heather Rand*

*** Moved to next meeting or special meeting due to time restraint.**

NEXT MEETING

The next regularly scheduled meeting is November 1, 2021 at 5:00 p.m.

ADJOURNMENT

Motion by Bartholomew, second by Gliva, to adjourn. The meeting was adjourned by unanimous vote at 6:00 p.m.

Minutes prepared by City Clerk Rebecca Kiernan.

City of Inver Grove Heights EDA Operations Fund 290

Budget vs Actual through 12/31/2021

Account Description	2021 Amended Budget	12/31/21 Actual	Budget Remaining
Investment Earnings	-	271.39	(271.39)
Grants	15,000.00	-	15,000.00
Operating Transfers In	65,800.00	65,799.96	0.04
Total Revenue	80,800.00	66,071.35	14,728.65
Personnel	20,000.00	18,765.79	1,234.21
Prof/Tech Services	92,300.00	70,841.09	21,458.91
Purchased Services	500.00	500.04	(0.04)
Other Purchased Services	15,600.00	2,081.96	13,518.04
Supplies	100.00	-	100.00
Total Expenditure	128,500.00	92,188.88	36,311.12
Fund 290 Surplus (Deficit)	(47,700.00)	(26,117.53)	21,582.47

Claim on Cash

235,176.06



City of Inver Grove Heights

Detail Report

Account Detail

Date Range: 7/01/2021 - 12/31/2021

[290.100.1010199](#)

Claim on Cash

Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
06/01/2021	GLPKT28031	JN13584		Agrees to Previous report ending 6/30/21				241496.82
07/01/2021	GLPKT27622	JN13381		Record 1st Half Interest Allocation			271.39	241768.21
07/02/2021	PYPKT01818	PYPKT01818 - PR 07/02/		Record July Allocations & Depreciation			5425	247193.21
07/13/2021	APPKT04063	235877		Packet PYPKT01818: PR 07/02/21 - IFT			-739.14	246454.07
				TASC GENESIS EMPLOYEE BENEFITS, INC SEC REI PMT	11063 - TASC GENESIS EMPLOYEE BENEFITS		-0.77	246453.3
07/13/2021	APPKT04063	235877		TASC GENESIS EMPLOYEE BENEFITS, INC SEC REI PMT	11063 - TASC GENESIS EMPLOYEE BENEFITS		-0.77	246452.53
07/16/2021	PYPKT01825	PYPKT01825 - PR 7/16/2		Packet PYPKT01825: PR 7/16/21 - IFT			-743.34	245709.19
07/30/2021	PYPKT01836	PYPKT01836 - PR 07/30/		Packet PYPKT01836: PR 07/30/21 - IFT			-739.14	244970.05
08/01/2021	GLPKT27696	JN13417		Record August Allocations & Depreciation			5425	250395.05
08/04/2021	APPKT04103	236040		HOISINGTON KOEGLER GROUP INC. SEC REI PMT	03358 - HOISINGTON KOEGLER GROUP INC.		-5030	245365.05
08/04/2021	APPKT04103	236080		UNITED STATES TREASURY SEC REI PMT	05915 - UNITED STATES TREASURY		-0.54	245364.51
08/10/2021	APPKT04118	236135		HOISINGTON KOEGLER GROUP INC. SEC REI PMT	03358 - HOISINGTON KOEGLER GROUP INC.		-5000	240364.51
08/13/2021	PYPKT01842	PYPKT01842 - PR 08/13/		Packet PYPKT01842: PR 08/13/21 - IFT			-739.14	239625.37
08/17/2021	APPKT04130	235877		TASC GENESIS EMPLOYEE BENEFITS, INC SEC REI PMT	11063 - TASC GENESIS EMPLOYEE BENEFITS		0.77	239626.14
08/17/2021	APPKT04130	235877		TASC GENESIS EMPLOYEE BENEFITS, INC SEC REI PMT	11063 - TASC GENESIS EMPLOYEE BENEFITS		0.77	239626.91
08/17/2021	APPKT04137	236208		TASC GENESIS EMPLOYEE BENEFITS, INC SEC REI PMT	11063 - TASC GENESIS EMPLOYEE BENEFITS		-1.54	239625.37
08/17/2021	APPKT04137	236208		TASC GENESIS EMPLOYEE BENEFITS, INC SEC REI PMT	11063 - TASC GENESIS EMPLOYEE BENEFITS		-1.54	239623.83
08/17/2021	APPKT04137	236208		TASC GENESIS EMPLOYEE BENEFITS, INC SEC REI PMT	11063 - TASC GENESIS EMPLOYEE BENEFITS		-0.07	239623.76



City of Inver Grove Heights

Detail Report

Account Detail

Date Range: 7/01/2021 - 12/31/2021

[290.100.1010199](#)

Claim on Cash

Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
08/17/2021	APPKT04137	236208		SEC REI PMT				
				TASC GENESIS EMPLOYEE BENEFITS, INC	11063 - TASC GENESIS EMPLOYEE BENEFITS		-1.54	239622.22
				SEC REI PMT				
08/17/2021	APPKT04137	236208		TASC GENESIS EMPLOYEE BENEFITS, INC	11063 - TASC GENESIS EMPLOYEE BENEFITS		-0.2	239622.02
				SEC REI PMT				
08/27/2021	PYPKT01847	PYPKT01847 - PR 08/27/		Packet PYPKT01847: PR 08/27/21 - IFT			-744.14	238877.88
08/30/2021	APPKT04184	DFT0011630		DAVID R. CANTU SEC REI PMT	13803 - MEDSURETY, LLC		-0.69	238877.19
09/01/2021	GLPKT28023	JN13579		September Budget Allocation & Depreciation			5425	244302.19
09/10/2021	PYPKT01855	PYPKT01855 - PR 09/10/		Packet PYPKT01855: PR 09/10/21 - IFT			-731.46	243570.73
09/16/2021	APPKT04183	236557		EHLERS AND ASSOCIATES, INC. SEC REI PMT	02886 - EHLERS AND ASSOCIATES, INC.		-1083.75	242486.98
09/24/2021	PYPKT01863	PYPKT01863 - PR 09/24/		Packet PYPKT01863: PR 09/24/21 - IFT			-717.82	241769.16
09/30/2021	APPKT04217	DFT0011661		MEDSURETY, LLC SEC REI PMT	13803 - MEDSURETY, LLC		-0.97	241768.19
09/30/2021	APPKT04215	DFT0011667		LEVANDER, GILLEN & MILLER P.A. SEC REI PMT	00538 - LEVANDER, GILLEN & MILLER P.A.		-684	241084.19
10/01/2021	GLPKT28257	JN13710		Record October Allocations & Depreciation			5425	246509.19
10/08/2021	PYPKT01869	PYPKT01869 - PR 10/08/		Packet PYPKT01869: PR 10/08/21 - IFT			-713.52	245795.67
10/14/2021	APPKT04215	236887		HOISINGTON KOEGLER GROUP INC. SEC REI PMT	03358 - HOISINGTON KOEGLER GROUP INC.		-5951.1	239844.57
10/18/2021	APPKT04250	DFT0011708		UNITED STATES TREASURY SEC REI PMT	05915 - UNITED STATES TREASURY		-0.54	239844.03
10/22/2021	PYPKT01875	PYPKT01875 - PR 10/22/		Packet PYPKT01875: PR 10/22/21 - IFT			-717.82	239126.21
10/28/2021	APPKT04231	237128		EHLERS AND ASSOCIATES, INC. SEC REI PMT	02886 - EHLERS AND ASSOCIATES, INC.		-6311.25	232814.96
10/30/2021	APPKT04250	DFT0011707		TASC GENESIS EMPLOYEE BENEFITS, INC	11063 - TASC GENESIS EMPLOYEE BENEFITS		-0.52	232814.44



City of Inver Grove Heights

Detail Report

Account Detail

Date Range: 7/01/2021 - 12/31/2021

[290.100.1010199](#)

Claim on Cash

Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
10/31/2021	APPKT04250	DFT0011709		SEC REI PMT				
				WELLS FARGO CREDIT CARD ACH SEC REI PMT	11726 - WELLS FARGO CREDIT CARD ACH		-250	232564.44
10/31/2021	APPKT04250	DFT0011709		WELLS FARGO CREDIT CARD ACH SEC REI PMT	11726 - WELLS FARGO CREDIT CARD ACH		-30	232534.44
10/31/2021	APPKT04250	DFT0011709		WELLS FARGO CREDIT CARD ACH SEC REI PMT	11726 - WELLS FARGO CREDIT CARD ACH		-340	232194.44
10/31/2021	APPKT04250	DFT0011709		WELLS FARGO CREDIT CARD ACH SEC REI PMT	11726 - WELLS FARGO CREDIT CARD ACH		-55	232139.44
10/31/2021	APPKT04250	DFT0011709		WELLS FARGO CREDIT CARD ACH SEC REI PMT	11726 - WELLS FARGO CREDIT CARD ACH		-50	232089.44
10/31/2021	APPKT04250	DFT0011709		WELLS FARGO CREDIT CARD ACH SEC REI PMT	11726 - WELLS FARGO CREDIT CARD ACH		-375	231714.44
10/31/2021	APPKT04250	DFT0011709		WELLS FARGO CREDIT CARD ACH SEC REI PMT	11726 - WELLS FARGO CREDIT CARD ACH		-240	231474.44
11/01/2021	GLPKT28440	JN13831		Nov 2021 Allocations & Depreciation			5425	236899.44
11/05/2021	PYPKT01884	PYPKT01884 - PR 11/05/		Packet PYPKT01884: PR 11/05/21 - IFT			-713.52	236185.92
11/10/2021	APPKT04248	236080		UNITED STATES TREASURY SEC REI PMT	05915 - UNITED STATES TREASURY		0.54	236186.46
11/19/2021	PYPKT01922	PYPKT01922 - PR 11/19/		Packet PYPKT01922: PR 11/19/21 - IFT			-717.82	235468.64
11/30/2021	APPKT04293	DFT0011769		WELLS FARGO CREDIT CARD ACH SEC REI PMT	11726 - WELLS FARGO CREDIT CARD ACH		-8	235460.64
12/01/2021	GLPKT28722	JN13976		Record December Budget Allocations & Depreciation			5425	240885.64
12/03/2021	PYPKT01932	PYPKT01932 - PR 12/03/		Packet PYPKT01932: PR 12/03/21 - IFT			-713.52	240172.12
12/16/2021	APPKT04296	237744		NEWMARK KNIGHT FRANK VALUATION & ADVISORY SEC REI PMT	13238 - NEWMARK KNIGHT FRANK VALUAT		-3600	236572.12



City of Inver Grove Heights

Detail Report

Account Detail

Date Range: 7/01/2021 - 12/31/2021

[290.100.1010199](#)

Claim on Cash

Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
12/17/2021	PYPKT01969	PYPKT01969 - PR 12/17/		Packet PYPKT01969: PR 12/17/21 - IFT			-682.83	235889.29
12/20/2021	APPKT04306	DFT0011779		WELLS FARGO CREDIT CARD ACH SEC REI PMT	11726 - WELLS FARGO CREDIT CARD ACH		-35	235854.29
12/31/2021	PYPKT01975	PYPKT01975 - PR 12/31/		Packet PYPKT01975: PR 12/31/21 - IFT			-677.19	235177.1
12/31/2021	APPKT04331	DFT0011806		MEDSURETY, LLC SEC REI PMT	13803 - MEDSURETY, LLC		-0.52	235176.58
12/31/2021	APPKT04331	DFT0011806		MEDSURETY, LLC SEC REI PMT	13803 - MEDSURETY, LLC		-0.52	235176.06
01/01/2022	GLPKT28941	JN14084		Monthly Allocation 1.2022			5441.67	240617.73
01/14/2022	PYPKT01987	PYPKT01987 - PR 01/14/		Packet PYPKT01987: PR 01/14/22 - IFT			-730.99	239886.74

City of Inver Grove Heights EDA Acquisitions Fund 291

Revenues Over (Under) Expenditures by Project

Project costs to Date as of 12/31/2021

Project	Revenues	Expenditures	Revenue Over (Under) Expenditures
E001 - Golf Course Land Purchase	358,670.60	358,720.04	(49.44)
E002 - 8195 Babcock Trail	356,932.86	218,491.30	138,441.56
E003 - 6671 Concord	160,007.03	160,007.03	-
E004 - 6685 Concord	139,568.18	139,568.18	-
E005 - River Country Cooperative	687,362.78	687,362.78	-
E006 - 6845 Dixie Ave	337,562.93	337,562.93	-
E007 - 4196 68th St E	228,255.55	228,255.55	-
E008 - 6639 Concord	525,972.13	526,960.42	(988.29)
E009 - 6656 Doffing	-	450.00	(450.00)
E010 - McPhillips	502,239.12	502,239.12	-
E011 - 6863 Dickman Trail	-	3,000.00	(3,000.00)
E012 - 6840 Dixie Ave E	-	21,958.88	(21,958.88)
E013 - 6900 & 6910 Dixie Ave	274,766.90	274,766.90	-
E014 - 6653 Concord Blvd	217,090.04	217,100.00	(9.96)
E015 - 11025 Courthouse Blvd	-	2,200.00	(2,200.00)
E016 - 11105 Courthouse Blvd	-	2,200.00	(2,200.00)
E017 - 11097 Courthouse Blvd	-	2,200.00	(2,200.00)

Account Balances as
of 6/30/21

2,582.56

1,138,500.00

-

1,000,000.00

Claim on Cash

E002 - Land Available for Sale

Accounts Payable

E002 - Loan from Host Community Fund for Land Purchase



City of Inver Grove Heights

Account Detail

Date Range: 7/01/2021 - 12/31/2021

Fund: 291 - EDA ACQUISITIONS

[291.100.1010199](#)

CLAIM ON CASH

Post Date	Source Transaction	Description	Vendor	Amount	Running Balance
05/31/2021	JN13440	Agrees to Previous report ending 6/30/21			-45920.46
07/31/2021	JN13663	5/2021 City UP		2.42	-45918.04
08/31/2021	JN13662	Record 7/2021 City UP		-22.58	-45940.62
09/29/2021	JN13664	Record 8/2021 City UP		-2.42	-45943.04
10/31/2021	JN13906	Record 9/2021 city up		-2.42	-45945.46
11/30/2021	JN13989	10/2021 City UP		-22.58	-45968.04
12/31/2021	JN14047	11/2021 CITY UP		-2.42	-45970.46
		2020/2021 HCF Transfers for EDA Land Acquisitions		50000	4029.54
12/31/2021	JN14085	12/2021 city up		-2.42	4027.12
12/31/2021	JN14101	2021 CITY SW FEES		-1444.56	2582.56

**Request for EDA Action**

RESOLUTION APPROVING A JOINT POWERS AGREEMENT(JPA) WITH DAKOTA COUNTY COMMUNITY DEVELOPMENT AGENCY (CDA) AND 11 OTHER DAKOTA COUNTY CITIES TO ENGAGE WITH MCCD TO PROVIDE ENTREPRENEURIAL SUPPORT

		Fiscal/FTE Impact	Mark all that apply
Meeting Date:	February 7, 2022	None	
Item Type:	Regular EDA	Amount included in current budget	X
Contact:	Heather Rand, Exec Dir	Budget amendment requested	
Prepared by:	Heather Rand	FTE included in current complement	
Reviewed by:	Heather Rand	New FTE requested - N/A	
		Other	

PURPOSE/ACTION REQUESTED:

EDA approve a Joint Powers Agreement (JPA) with Dakota County Community Development Authority (Dakota CDA) and 11 other Dakota County cities to engage the Metropolitan Consortium of Community Developers (MCCD) a non-profit, to provide entrepreneurial support via a "Open To Business (OTB)" Program.

SUMMARY:

For many years now the IGH EDA has supported the development of entrepreneurs in our city by collaborating with 11 other Dakota County cities and the Dakota CDA to provide small businesses and individuals wishing to start up a business with direct technical support including marketing advice, business planning fundamentals and loan packaging assistance. Presently, these entrepreneurial support services are provided by a non-profit called MCCD that has a professional services contract with Dakota CDA, and then the county and 11 Dakota county cities including IGH through its EDA contribute funds to support the contract with MCCD annually. This allows the local entrepreneurs to directly seek and receive the entrepreneurial assistance, without being burdened with having to pay upfront fees for the counseling. This arrangement is legally structured as a Joint Powers Agreement among the 11 cities and Dakota CDA, the county CDA acting as fiduciary, and the entrepreneurial support provided is branded as the Dakota County "Open To Business Program" (OTB). The term of the JPA is 2 years expiring in December, 2023.

Attached for EDA Commissioner consideration is the 2022-2023 JPA agreement for the Open To Business Program that each city or its EDA and Dakota CDA are being asked to approve, and a copy of the Dakota CDA contract for services with MCCD is an attachment to the JPA. The Dakota CDA is requesting a contribution of \$6500 from IGH EDA for calendar year 2022 and again for calendar year 2023.

The EDA 2022 budget included the JPA requested OTB funding contribution amount of \$6500. The program has proven helpful to IGH small businesses and start ups, and the MCCD team have continued to increase their professional ability to provide services to Dakota city and county entrepreneurs. As such, staff recommend approval of the JPA.

**CITY OF INVER GROVE HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. _____

**RESOLUTION APPROVING A JOINT POWERS AGREEMENT WITH DAKOTA COUNTY
COMMUNITY DEVELOPMENT AGENCY AND OTHER DAKOTA COUNTYCITIES TO
ENGAGE WITH NON-PROFIT MCCD TO PROVIDE ENTREPRENEURIAL SUPPORT VIA A
DAKOTA COUNTY OPEN TO BUSINESS PROGRAM**

WHEREAS, the EDA has a goal of fostering economic development growth within the city and county and has found it most effective to partner with Dakota CDA and other Dakota County cities when feasible to achieve such ends; and

WHEREAS, the EDA has partnered with Dakota CDA and 11 other Dakota County cities in recent years via a Joint Powers Agreement to engage a non-profit called the Metropolitan Consortium of Community Developers (MCCD) to provide an entrepreneurial support program called Dakota 'Open To Business' for Dakota County located small businesses and start-ups; and

WHEREAS, Dakota CDA has provided the IGH EDA with a 2 year (2022-2023) Joint Powers Agreement and a corresponding request of \$6,500 for each year, from the IGH EDA to continue to support the Dakota Open To Business Program of entrepreneurial support.

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

That the City of Inver Grove Heights Economic Development Authority hereby approves a Joint Powers Agreement with the Dakota CDA and 11 other Dakota Cities for the purpose of continuing to support the Dakota Open To Business Program, and hereby authorizes the appropriate EDA signatories to execute said agreement.

Approved this 7th day of February, 2022 by the City of Inver Grove Heights
Economic Development Authority.

By: Rosemary Piekarski-Krech
Its: President

ATTEST:

Heather Rand
Its: Executive Director

JOINT POWERS AGREEMENT

Open to Business Program

THIS JOINT POWERS AGREEMENT (this “**Agreement**”), is made as of _____, by and between the DAKOTA COUNTY COMMUNITY DEVELOPMENT AGENCY (the “**CDA**”), a public body corporate and politic organized and existing under the laws of the State of Minnesota (the “**State**”), and each of the BURNSVILLE ECONOMIC DEVELOPMENT AUTHORITY, CITY OF LAKEVILLE, CITY OF MENDOTA HEIGHTS, INVER GROVE HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY, APPLE VALLEY ECONOMIC DEVELOPMENT AUTHORITY, EAGAN ECONOMIC DEVELOPMENT AUTHORITY, HASTINGS ECONOMIC DEVELOPMENT AND REDEVELOPMENT AUTHORITY, ROSEMOUNT PORT AUTHORITY, FARMINGTON ECONOMIC DEVELOPMENT AUTHORITY, SOUTH ST. PAUL ECONOMIC DEVELOPMENT AUTHORITY, AND WEST ST. PAUL ECONOMIC DEVELOPMENT AUTHORITY, MINNESOTA (each individually a “**Local Government Entity**” and together the “**Local Government Entities**”), each a political subdivision of the State.

RECITALS:

A. In order to pursue common goals of fostering economic development, the CDA and the Local Government Entity Cities desire to engage the Metropolitan Consortium of Community Developers, a Minnesota non-profit corporation (“**MCCD**”) to undertake the “Open To Business Program” (the “**Program**”) within Dakota County (the “**County**”).

B. Pursuant to the Program, MCCD will provide technical assistance and access to capital to small business and potential entrepreneurs in the County.

C. The CDA and the Local Government Entities propose to jointly exercise their common economic development powers to undertake the Program.

NOW, THEREFORE, in consideration of the mutual covenants and obligations of the CDA and each of the Local Government Entities, each party does hereby represent, covenant and agree with the others as follows:

Section 1. **Representations.** Each of the Local Government Entities and the CDA makes the following representations as to itself as the basis for the undertaking on its part herein contained:

(a) It is a political subdivision of the State of Minnesota with the power to enter into this Agreement and carry out its obligations hereunder.

(b) Neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement is prevented, limited by or conflicts with or results in a breach of, the terms, conditions or provisions of any restriction or any evidences of indebtedness, agreement or instrument of whatever nature to which it is now a party or by which it is bound, or constitutes an event of default under any of the foregoing.

Section 2. **Powers to be Exercised.** The powers to be jointly exercised pursuant to this Agreement are the powers of the CDA and the Local Government Entities under Minnesota Statutes, Chapter 469, to undertake activities to promote economic development within their respective jurisdictions.

Section 3. **Method for Exercising Common Powers; Funds.** The CDA, on its own behalf and on behalf of the Local Government Entities, will initially enter into an agreement with MCCD in substantially the form attached hereto as Exhibit A (the “**Agreement**”) to engage MCCD to operate the Program within Dakota County. The CDA and each of the Local Government Entities will make payments to MCCD as described in Exhibit A of the Agreement.

The CDA may from time to time execute and deliver documents amending, modifying or extending the Agreement as it deems necessary or convenient, provided, that no such document will adversely affect services provided to, or amounts payable by, any Local Government Entity without the prior written consent of such Local Government Entity.

Section 4. **Limited Liability.** Neither the CDA nor the any of the Local Government Entities shall be liable for the acts or omissions of the other in connection with the activities to be undertaken pursuant to this Agreement. To the extent permitted by law, (a) the CDA hereby indemnifies the Local Government Entities for costs associated with claims made against the Local Government Entities directly relating to actions taken by the CDA, and (b) each Local Government Entity hereby indemnifies the CDA for costs associated with claims made against the CDA directly relating to actions taken by such Local Government Entity. Nothing herein shall be deemed a waiver by the indemnifying party of the limits on liability set forth in Minnesota Statutes, Chapter 466; and the indemnifying party shall not be required to pay, on behalf of the indemnified party, any amounts in excess of the limits on liability set forth in Minnesota Statutes, Section 466.04, less any amounts the indemnifying party is required to pay on behalf of itself, its officers, agents and employees for claims arising out of the same occurrence.

Section 5. **Conflict of Interests; Representatives Not Individually Liable.** The CDA and each of the Local Government Entities, to the best of its knowledge, represents and agrees that no member, official or employee of their respective bodies shall have any personal interest, direct or indirect, in this Agreement, nor shall any such member, official or employee participate in any decision relating to this Agreement which affects his or her personal interests or the interests of any corporation, partnership, or association in which he or she is directly or indirectly interested. No member, official or employee of the CDA or any Local Government Entity shall be personally liable with respect to any default or breach by any of them or for any amount which may become due to the other party or successor or on any obligations under the terms of this Agreement.

Section 6. **Term; Distribution of Property.** The term of this Agreement shall expire on December 31, 2023. There is no property which will be acquired by the CDA or any Local Government Entity pursuant to the Program which would need to be distributed at the end of the term hereof.

Section 7. **Notices and Demands.** A notice, demand or other communication under this Agreement by any party to another shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested or delivered personally to the person and at the addresses identified on each signature page hereto, or at such other address with respect to either such party as that party may, from time to time, designate in writing and forward to the other as provided in this Section.

Section 8. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall constitute one and the same instrument.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the CDA and the Local Government Entities have caused this Agreement to be duly executed in their respective names and behalf as of the date first above written, with actual execution on the dates set forth below.

DAKOTA COUNTY COMMUNITY
DEVELOPMENT AGENCY

Dated: _____

By _____
Its Executive Director

Notice Address:

Dakota County Community Development Agency
1228 Town Centre Drive
Eagan, MN 55123
Attn: Lisa Alfson, Director of Community and Economic Development

INVER GROVE HEIGHTS ECONOMIC
DEVELOPMENT AUTHORITY

Dated: _____

By _____
Its President

By _____
Its Executive Director

Notice Address:

8150 Barbara Avenue
Inver Grove Heights, MN 55077
Attn: _____

Exhibit A

Contract for Services for the Open To Business Program

**Contract for Services
for the
Open To Business Program**

THIS AGREEMENT is dated _____, and is between the Dakota County Community Development Agency (“CDA”) and Metropolitan Consortium of Community Developers, a Minnesota nonprofit corporation (“MCCD”).

WHEREAS, the CDA, on behalf of itself and the 11 political subdivisions of the State of Minnesota listed on Exhibit A here to (the “Local Government Entities”), which each have powers with respect to a city with a population over 10,000 (collectively the “Municipalities”), wishes to engage MCCD to render services under the model known as “Open To Business,” an initiative providing small business technical assistance and capital to existing businesses and residents and other parties interested in opening a business within Dakota County (the “County”) (the “Initiative”); and

WHEREAS, MCCD has successfully provided the services required to administer and carry out the Initiative in Dakota County from 2013 – 2021; and

WHEREAS, pursuant to CDA Resolution No. 21-6500, adopted on December 14, 2021 (the “Resolution”), the CDA is authorized to enter into this agreement with MCCD for the Initiative; and

WHEREAS, pursuant to the Resolution and certain joint powers agreements to be entered into between the CDA and the Local Government Entities “the “Joint Powers Agreements”), the CDA will act as fiscal agent for the Local Government Entities in connection with this Agreement; and

WHEREAS, the CDA will pay from its own funds 50% of the fee charged by MCCD for the Initiative in the Municipalities and 100% of the fee charged by MCCD for the Initiative in the small cities and townships within the County with populations less than 10,000 residents (“Small Cities and Townships”), as further described herein and in Exhibit A; and

WHEREAS, pursuant to the Joint Powers Agreements, the Local Government Entities will be required to pay a Participation Fee to the CDA in accordance with the schedule in Exhibit A, representing the remaining 50% of the fee charged by MCCD for the Initiative in the Municipalities.

Now therefore, for good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows”

TIME OF PERFORMANCE

The term of this Agreement and the period during which MCCD will provide services hereunder will commence upon the first day of January 2022, and automatically renew January 1, 2023. This agreement will terminate on December 31, 2023, subject to earlier

termination as provided herein. MCCD will perform services necessary to carry out the Initiative as promptly as possible, and with the fullest due diligence.

COMPENSATION

The CDA will compensate MCCD for its services hereunder an amount equal to One Hundred Fifty Thousand Dollars (\$150,000) ("Contract Amount"). The CDA will pay such amount in two equal installments, the first no earlier than March 1st and the second no earlier than September 30th, upon receipt of invoices from MCCD. Subject to the limits above, payments will be due within 15 days of receipt of the respective invoices. The portion of the Contract Amount payable from Participation Fees will be payable by the CDA only from and to the extent such Participation Fees are paid by the respective Local Government Entities.

In the event a Local Government Entity does not pay the CDA its Participation Fee in amounts and by deadline described in Exhibit A, the CDA will notify MCCD, and MCCD will immediately cease the Initiative in that Municipality. Upon such termination, the Contract Amount will be reduced by an amount equal to the Participation Fee which such Local Government Entity did not pay and the amount the CDA would have paid as a matching payment.

SCOPE OF SERVICES

MCCD will provide technical assistance and access to capital to existing businesses, residents and those parties interested in starting a business in any of the Municipalities, Small Cities, and Townships within Dakota County as further described on Exhibit B and Exhibit C hereto, which sets forth the Dakota Open To Business Program Scope of Services.

REPORTING

MCCD will submit quarterly reports to the CDA in form and substance acceptable to the CDA. Reports will provide information in the agreement for County and will include a sub-report for each Municipality and each of the Small Cities and Townships Reports will include the following information:

- Number of inquiries, entrepreneurs, and businesses served
- Hours of technical assistance provided
- Hours of dedicated program (including but not limited to – city initiatives, program outreach, public events, city meetings, research, client follow-up, general inquiries)
- Type of business/industry
- Annual sales revenue
- Number of businesses opened

- Number of businesses expanded/stabilized
- Number and amount of financing packages
- Demographic information on entrepreneurs
- Business city and/or resident city

The required reporting schedule is as follows:

1st quarter January – March, report due April 30th

2nd quarter April – June, report due July 31st

3rd quarter July – September, report due October 31st

4th quarter October – December, report due January 31st

In addition to the foregoing, MCCD will provide additional reports as reasonably requested by the CDA or Local Government Entities.

Client confidentiality being a core component of the service model, MCCD will not typically report specific client/business information in its regular reporting. However, where permission from the client, MCCD will produce profiles of successful clients for publication dissemination and media release.

PERSONNEL

MCCD represents that it has, or will employ or contract for, at its own expense, all personnel required to perform the services necessary to carry out the Initiative. Such personnel will not be employees of, or have any contractual relationship with, the County, the CDA, or any of the Local Government Entities. No tenure or any other rights or benefits, including worker's compensation, unemployment insurance, medical care, sick leave, vacation pay, severance pay, or any other benefits available to County, CDA, or any of the Local Government Entities' employees shall accrue to MCCD or employees of MCCD performing services under this Agreement. MCCD is an independent contractor.

All of the services required to carry out the Initiative will be performed by MCCD and all personnel engaged in the work shall be fully qualified and shall be authorized or permitted under State and local law to perform such work.

Natalie Mouislo shall be the dedicated MCCD Initiative advisor for the County, CDA, and Local Government Entities for the duration of this Agreement. If there are material¹ changes to Ms. Mouislo's position with MCCD during the time of this Agreement, the CDA will be informed by MCCD immediately.

¹ Material is defined as any event or events that would prohibit Ms. Mouislo from being the full-time Initiative Advisor for Dakota County.

USE OF CDA OFFICE SPACE

The CDA will make available a cubicle space for MCCD personnel at the CDA office building for use by MCCD in carrying out the Initiative. MCCD personnel will have access to the CDA meeting rooms, wireless internet services, copy machines, and printers. MCCD personnel shall comply with all CDA office rules and policies regarding the use of CDA office space, equipment, and internet access. If the CDA, in its sole direction, determines that MCCD personnel has failed to comply with CDA office rules and policies, MCCD personnel will be required to vacate the CDA office and the CDA will cease to provide MCCD office space to carry out the Initiative.

INTEREST OF MEMBERS OF THE CDA AND OTHERS

No officer, member, or employee of the CDA and no member of its governing body, and no other public official or governing body of any locality in which the Initiative is situated or being carried out, who exercises any functions or responsibilities in the review or approval of the undertaking or carrying out of the Initiative, will participate in the decision relating to this Agreement which affects he/she is, directly or indirectly, interested or has any personal or pecuniary interest, direct or indirect, in this Agreement.

ASSIGNABILITY

MCCD will not assign any interest in this Agreement and will not transfer any interest in the same without the prior written approval of the CDA.

COMPLIANCE WITH LOCAL LAWS

MCCD agrees to comply with all federal laws, statutes, and applicable regulations of the State of Minnesota and the ordinances of the Local Government Entities.

INSURANCE

General Terms. In order to protect itself and to protect the CDA under the indemnity provisions set forth above Contractor shall, at Contractor's expense, procure and maintain a policy of Professional Liability (PL) insurance covering the term of this Contract. Such policy of PL insurance shall apply to the extent of, but not as a limitation upon or in satisfaction of, the indemnity provisions herein. All retentions and deductibles under such policies of insurance shall be paid by Contractor. Each such policy of insurance shall contain a clause providing that such policy shall not be cancelled by the issuing insurance company without at least 30 days' written notice to the CDA of intent to cancel.

Certificates. Prior to or concurrent with execution of this Contract, Contractor shall file certificates of such policies of insurance with the CDA.

Failure to Provide Proof of Insurance. The CDA may withhold payments or immediately terminate this Contract for failure of Contractor to furnish proof of insurance coverage or to comply with the insurance requirements as stated above.

INDEMNIFICATION

MCCD agrees to defend, indemnify, and hold harmless the County, the CDA, the Local Government Entities, and each of their respective officials, agents, volunteers and

employees from any liability, claims, causes of action, judgements, damages, losses, costs, or expenses, including reasonable attorney's fees, resulting directly or indirectly from any act or omission of MCCD, its subcontractors, anyone directly or indirectly employed by MCCD or any of its subcontractors, and/or anyone for whose acts and/or omissions MCCD may be liable in the performance of the services required by this Agreement, and against all loss by reason of failure of MCCD to perform any obligation under this Agreement.

NOTICES

A notice, demand, or other communication under the Agreement by either party to the other shall be sufficiently given or delivered if it is dispatched by mail, postage prepaid, return receipt requested, or delivered personally; and

(a) In the case of MCCD is addressed or delivered personally to:

Tyler Hilsabeck
Metropolitan Consortium of Community Developers
3137 Chicago Avenue South
Minneapolis, MN 55407

(b) In the case of the CDA is addressed or delivered personally to:

Lisa Alfson, Director of Community and Economic Development
Dakota County Community Development Agency
1228 Town Centre Drive
Eagan, MN 55123

Or at such other address with respect to any party as that party may designate in writing and forward to the other as provided in this Section.

MODIFICATION

This Agreement may not be modified, changed, or amended in any manner whatsoever without the prior written approval of all the parties hereto.

NON-DISCRIMINATION

In connection with its activities under this Agreement, MCCD will not violate any Federal or State laws against discrimination.

DEFAULT AND CANCELLATION

Failure of the MCCD to perform any of its obligations under this Agreement to the satisfaction of the CDA will constitute a default hereunder.

If a default occurs, MCCD will have 60 days to cure any and all defaults and come into compliance with this Agreement. MCCD will immediately notify the CDA of any default. MCCD and the CDA will develop agreed upon milestones that must be met within the 60-day period to avoid cancellation of this Agreement.

The primary default would be the loss of Ms. Mouilso as the dedicated MCCD Initiative advisor. If Ms. Mouilso is no longer the dedicated MCCD Initiative advisor, MCCD will be expected to meet the following milestones within the 60-day period –

1. MCCD will inform the CDA within 48 hours of Ms. Mouilso's employment departure notice.
2. The name and contact information of the interim MCCD Initiative advisor for Dakota County will be shared with CDA and Local Government Entities within three business days of Ms. Mouilso's departure notice.
3. MCCD will continue to actively work with Dakota County clients on a full-time basis in the event of a default and respond to client communication in a timely manner as defined elsewhere in this Agreement.
4. MCCD will continue to track and input client data to ensure the quarterly report is accurate when generated (see REPORTING section, page 2, for details).
5. MCCD staff, including the interim MCCD Initiative advisor, will meet with CDA staff weekly (at a minimum) to provide updates on clients, Initiative work in Dakota County, etc. Local Government Entities will be invited to these meetings.
6. MCCD will continue to actively market the MCCD Initiative in the same capacity as prior to the default.
7. Hiring a new dedicated MCCD Initiative advisor for Dakota County is not expected within 60 days of the default; however, steps to securing a new, qualified, full-time MCCD Initiative advisor will occur within the 60 days. Steps taken to secure a new advisor will be regularly communicated to CDA.

If a default is not remedied in 60 days, and/or the agreed upon milestones are not met within the 60 days, the CDA may cancel this Agreement in its entirety by five additional days' written notice to MCCD.

MINNESOTA LAWS GOVERN

The Laws of the State of Minnesota shall govern all questions and interpretations concerning the validity and construction of this Agreement and the legal relations between the parties and their performance. The appropriate venue and jurisdiction for any litigation will be those courts located within the County. Litigation, however, in the federal courts involving the parties will be in the appropriate federal court within the State of Minnesota. If any provision of this Agreement is held invalid, illegal or unenforceable, the remaining provisions will not be affected.

**DAKOTA COUNTY COMMUNITY
DEVELOPMENT AGENCY**

By: _____
Tony Schertler, Executive Director

Date: _____

MCCD

By: _____

Printed Name: Elena Gaarder

Printed Title: Chief Executive Officer

Date: _____

Exhibit A
2022 & 2023 Local Government Entity Annual Participation Fee
Schedule

Municipality	Local Government Entity	Total Fee	CDA Share of Fee	Local Government Entity Participation Fee
Lakeville	City of Lakeville	\$18,900	\$9,450	\$9,450
Eagan	Eagan Economic Development Authority	\$18,900	\$9,450	\$9,450
Burnsville	Burnsville Economic Development Authority	\$18,650	\$9,325	\$9,325
Apple Valley	Apple Valley Economic Development Authority	\$16,200	\$8,100	\$8,100
Inver Grove Heights	Inver Grove Heights Economic Development Authority	\$13,000	\$6,500	\$6,500
Rosemount	Rosemount Port Authority	\$10,400	\$5,200	\$5,200
Farmington	Farmington Economic Development Authority	\$10,300	\$5,150	\$5,150
Hastings	Hastings Economic Development and Redevelopment Authority	\$10,300	\$5,150	\$5,150
South St. Paul	South St. Paul Economic Development Authority	\$10,100	\$5,050	\$5,050
West St. Paul	West St. Paul Economic Development Authority	\$10,100	\$5,050	\$5,050
Mendota Heights	City of Mendota Heights	\$5,600	\$2,800	\$2,800
Small Cities and Townships	n/a	\$7,550	\$7,550	\$0
Total		\$150,000	\$78,775	\$71,225

Exhibit B

Dakota Open To Business Program Scope of Services

Open To Business (“OTB”) Technical Assistance Services

MCCD will provide intensive one-on-one technical assistance to Municipalities’ and Small Cities’ and Townships’ businesses, residents and aspiring entrepreneurs intending to establish, purchase, or improve a business in Municipalities and Small Cities and Townships within Dakota County. MCCD will dedicate one full time staff person based in Dakota County to provide the Technical Assistance Services (“Dakota OTB Staff”). In addition, MCCD will make available the expertise of all MCCD technical and support staff in the delivery of services to Dakota Open to Business Program. Technical assistance includes, but is not limited to, the following:

- Business plan development
- Feasibility analysis
- Marketing
- Cash flow and other financial projection development
- Operational analysis
- City and State licensing and regulatory assistance
- Loan packaging, and other assistance in obtaining financing
- Help in obtaining competent legal advice

MCCD Dakota OTB Staff will be available to meet clients at the CDA office building, various Municipality city halls or at the client’s place of business. During the COVID-19 pandemic, MCCD Dakota OTB staff will only meeting clients in-person if the MCCD Dakota OTB staff are comfortable; otherwise, client meetings will be held virtually and/or on the phone.

Open To Business Access to Capital

Access to capital will be provided to qualifying businesses through MCCD’s Emerging Small Business Loan Program (see **Exhibit C** Small Business Loan Program Guidelines below). MCCD also provides it’s financing in partnership with other community lenders, banks or Local Government Entities interested in making capital available to residents and/or businesses in their community.

EXHIBIT C

Small Business Loan Program Guidelines

Loan Amounts:

- Up to \$25,000 for start-up businesses
- Larger financing packages for established businesses
- Designed to leverage other financing programs as well as private financing provided by the commercial banking community.

Eligible Projects:

- Borrowers must be a “for-profit” business.
- Business must be complimentary to existing business community.
- Borrowers must have equity injection as determined by fund management.

Allowable Use of Proceeds:

- Loan proceeds can be used for working capital, inventory, building and equipment and general business operations.

Interest Rates:

- Loan interest rate is dependent on use, term and other factors, not to exceed 7%.

Loan Term Length:

- Loan repayment terms will generally range from three to five years, but may be substantially longer for major asset financing such as commercial property.

Fees and Charges:

- Borrowers are responsible for paying all customary legal and other loan closing costs.



Memorandum

TO: IGH EDA

FROM: Heather Rand, EDA Executive Director

SUBJECT: IGH Opportunity Property

DATE: February 2, 2022

BACKGROUND:

The EDA will hold its annual discussion on city/EDA owned opportunity properties for the purpose of prioritizing the sale and redevelopment of such sites.

OVERVIEW:

For the purpose of eliminating blight and promoting economic development within the city of Inver Grove Heights, the city and its Economic Development Authority have acquired a limited amount of land parcels to strategically position for ultimate sale and/or reuse.

Most parcels were acquired via a county/state tax forfeit process, or utilizing state and county grants, or on special occasion utilizing city host community funds. We refer to these parcels as opportunity properties as they hold what is deemed to be opportunity for development which can lead to an increase in city tax base and both short term and long-term job creation.

To ready the opportunity properties for sale, the city and its EDA must secure land surveys, title work, phase 1 environmental study, land and property appraisals and then the city or its EDA may authorize the creation and issuance of an RFP soliciting proposals from development groups to develop the property. Some opportunity parcels have existing structures that must be removed due to their deteriorated condition and/or the soils and groundwater have environmental degradation that must be mitigated. Sometimes, the property is more valuable for sale and the benefit of the community when it is assembled with other adjacent property parcels to provide for a more desirable economic development project such as a business park or mixed-use development. There are also county, state and met council grants that can assist with larger scale economic development projects that serve as catalysts for future redevelopment and private sector investment in a given area.

Attached is a "IGH Opportunity Properties" document summarizing pertinent information pertaining to each of the 14 existing IGH opportunity sites. Also attached is a map with numbers that correspond to each of the 14 opportunity parcel sites.

At the February 7, 2022 EDA meeting, the executive director will lead the EDA in a discussion on the merits of prioritizing development for a few of the sites in 2022, in hopes of receiving EDA direction.

IGH OPPORTUNITY PROPERTIES

City Owned Parcel s	Location / Address	PID #	Land Value	Funding Source	Zoning Type	Disclosures
1	17XX 70 th Street E (Parcel 1)	20-00800-01-013	\$681,000	EDA	Public Institutional	Parcel 1 is 15-Acre Inver Wood Golf Course that has some excess land in NE corner for future housing project (MDR). Needs title work and water/sewer. Parcel 2 could be developed as golf related housing project (MDR). Is 4.93 acre site. Needs water/sewer to site.
2	17XX 70 th Street E (Parcel 2)	20-00800-01-014				
3	8195 Babcock Trail (W of VMCC) by Barbara	20-01700-03-010	\$184,600	EDA	Agricultural	Acquired for land assembly purposes. Is 4.2 acres and zoned industrial/office park. Requires further land assembly by EDA for business park.
4	Blaine & Upper 55th	20-14175-00-010	\$28,900	Unknown	Planned Unit Development	0.18 Acre - frontage sliver on Hwy 52. Potential sale to adjacent hotel if/when they choose to expand.
5	2399 53 rd Street E off Blaine	20-41300-02-080	\$47,500	Unknown	Commercial PUD	.35 acre. Land assembly for commercial development with Fine & Associates.
6	52 nd Street E off Blaine & Bishop, 2200 62 nd St.	20-41300-02-030	\$48,200	Unknown	Commercial PUD	0.44 acre. Land assembly for commercial development with Fine & Associates. Good visibility from 494.
7	Upper 55 th & 9 th Ave S	20-03410-51-012	\$22,500	Unknown	Public Institutional	Located nearly across Upper 55 th from Walgreen's. 0.56 lot. Will need rezone. Small for commercial use.
8	Gisch Property / River Road (N & S of Upper 71 st)	20-01100-40-010	\$46,700	Unknown	Limited I-1 Industrial	2.28A / Former RR Row 60 ^W , thin sliver for trail, or assembly with nearby parcels for redevelopment project use or construction staging
9	Marcott Woods 96 th street near Hwy 52	20-47521-03-030	\$472,600	Unknown	Public Institutional	Challenged site as requires intensive drainage and storm water mgmt. 14 acres in size surrounded by estate Lots/ag lots the view as public green space and oppose development
10	"Pinkville" Properties (88 lots) near Albavay Path	20-03100-56-670	\$149,600	Unknown	Single-Family Residential	Out of 177 undeveloped small parcels in this area, city owns 88 parcels. However, Dakota County recorded as plat in error. City seeking developer who can acquire (assemble) all lots to create new single family housing plat.
12	6940-6950 Dixie Ave, 6971 Dickman Trail	20-17750-06-090 20-17750-06-071 20-00200-56-070 20-39900-00-170	Approx \$36,200 per parcel	EDA/DEED Grant	Commercial/HD Res (mixed use PUD)	Concord Blvd Redevelopment Plan Land Assembly Project. 7 parcels total plus River Country Coop land acquisitions. Four more adjacent parcels to acquire and redevelopment project is sizable for marketing.

		20-39900-00-210 20-39900-00-250 20-00200-57-093					Contaminated soil will require state grants to clean up as part of redevelopment.
13	2 parcels Carleda Way	20-19500-01-050 20-19500-01-060	unknown	unknown	unknown	SF residential/green space	Was guided for single family residential pending gas pipeline removal. Last comp plan incorrectly noted land use as green space. One parcel is .50 and other is .25 and could be sold for development of 3 new homes.
14	4 parcels on 6500 Block of Doffing Avenue	20-36500-33-140 20-36500-33-120 20-36500-33-110 20-36500-33-101	DEED Grants			Green space or Mixed use (redevelopment)	Comp plan guides for green space/public park and Concord Redevelopment plan guides for Mixed Use (commercial/housing) on the block pending relocation of Republic Services. Republic owns 5 parcels of block.



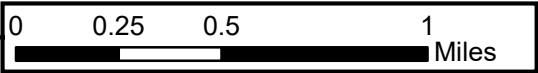
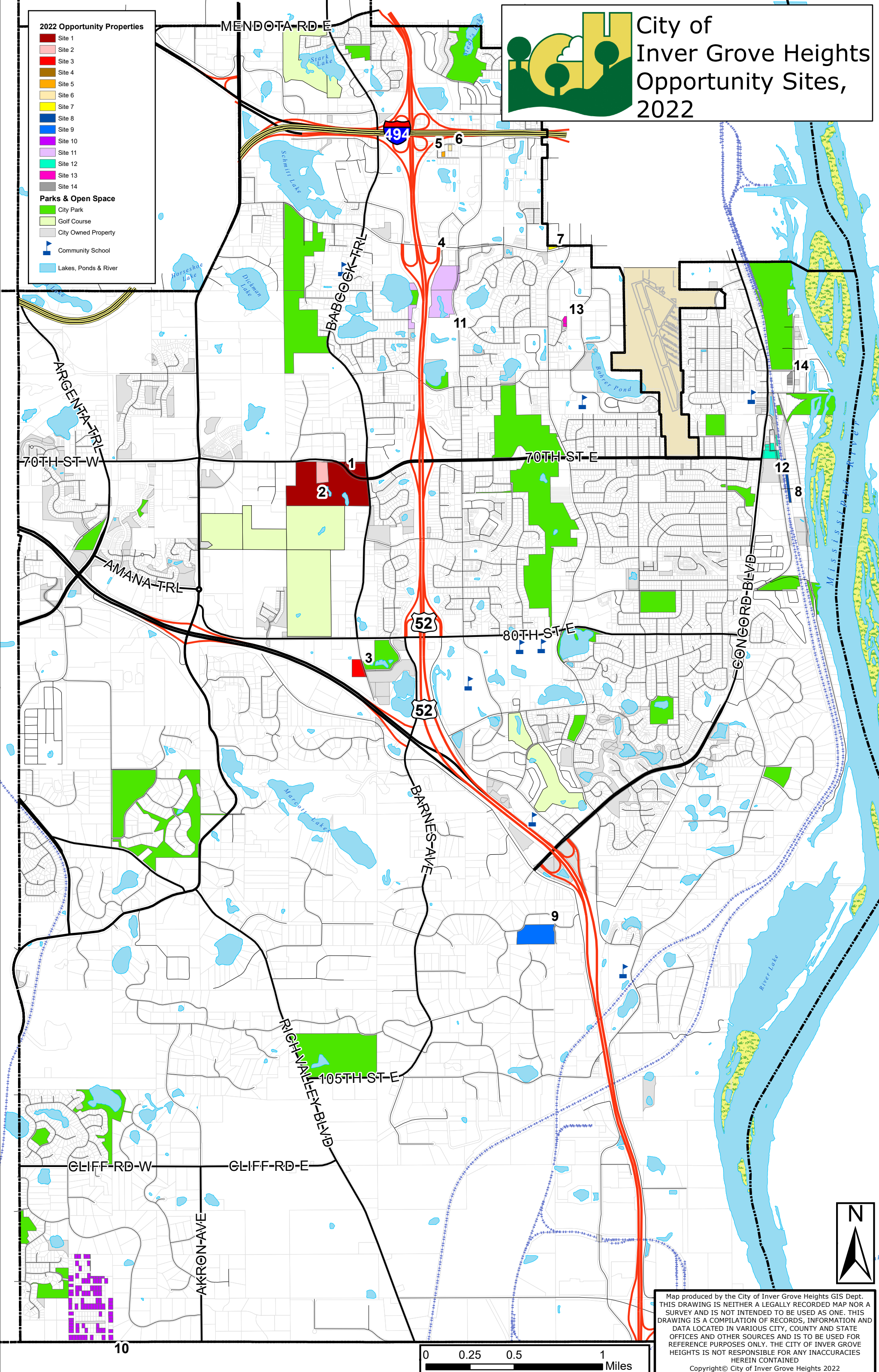
City of Inver Grove Heights Opportunity Sites, 2022

2022 Opportunity Properties

- Site 1
- Site 2
- Site 3
- Site 4
- Site 5
- Site 6
- Site 7
- Site 8
- Site 9
- Site 10
- Site 11
- Site 12
- Site 13
- Site 14

Parks & Open Space

- City Park
- Golf Course
- City Owned Property
- Community School
- Lakes, Ponds & River



Map produced by the City of Inver Grove Heights GIS Dept.
THIS DRAWING IS NEITHER A LEGALLY RECORDED MAP NOR A
SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS
DRAWING IS A COMPILATION OF RECORDS, INFORMATION AND
DATA LOCATED IN VARIOUS CITY, COUNTY AND STATE
OFFICES AND OTHER SOURCES AND IS TO BE USED FOR
REFERENCE PURPOSES ONLY. THE CITY OF INVER GROVE
HEIGHTS IS NOT RESPONSIBLE FOR ANY INACCURACIES
HEREIN CONTAINED
Copyright© City of Inver Grove Heights 2022