



Inver Grove Heights Economic Development Authority
Monday, May 2, 2022 at 5:30 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 Kim Fox (kfox@ighmn.gov). Comments received prior to 4:00 p.m. on Monday, May 2, 2022, will be provided to the EDA at or before the May 2, 2022 meeting.

1. **Call to Order**
2. **Roll Call**
3. **Consent Agenda**
 - A. Consider Approval of Minutes from the February 7, 2022 Regular EDA Meeting
 - B. Consider Approval of Claims
4. **Regular Agenda**
 - A. Staff Presentation on City and EDA Owned Land Parcels in N Concord Blvd/Riverfront Area
 - B. Discussion of Next Steps For City To Advance Redevelopment in North Concord Blvd and Riverfront Area
5. **Next Meeting**
6. **Adjourn**

**INVER GROVE HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY MEETING
MONDAY, FEBRUARY 7, 2022 - 8150 BARBARA AVE**

The Economic Development Authority (EDA) of Inver Grove Heights met in regular session February 7, 2022 at City Hall. President Piekarski Krech called the meeting to order at 5:00 p.m. Present were Economic Development Authority Members Bartholomew, Murphy, and Gliva, Executive Director Rand, City Attorney Nason, and City Clerk Kiernan. Absent: Member Dietrich

CONSENT AGENDA

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

Motion by Bartholomew; Second by Gliva to approve all consent agenda items.

Ayes: 4

Nays: 0 Motion approved

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.**

Heather Rand, Executive Director, introduced Natalie Mouilso Dakota County Business Advisor, Metropolitan Consortium of Community Developers (MCCD) to the Economic Development Authority.

Natalie Mouilso presented to the Economic Development Authority the 2021 Open to Business activity report, the program specifics of MCCD and how they are assisting entrepreneurs with connections and partnerships to the community on business counseling. MCCD also offers non-traditional financing events.

There were two businesses showcased and Ms. Mouilso looks forward to the partnership with Inver Grove Heights.

Motion by Bartholomew; Second by Murphy to approve Resolution EDA 22-01 Approving a Joint Powers Agreement with Dakota County Community Development Agency (CDA) to engage with MCCD to provide entrepreneurial support through a Dakota County 'Open to Business Program' through December, 2023.

Ayes: 4

Nays: 0 Motion approved

B. IGH Opportunity Sites Discussion.

Heather Rand, Executive Director presented to the Economic Development Agency members a map and a list of 14 City or EDA owned properties owned that could be opportunities for possible sales to provide further tax base to the City.

Boardmembers discussed parcels 1 and 2 next to the City Golf Course for a possible hotel and mini-golf course. President Piekarski Krech asked to wait on improvements to 70th Street with Dakota County.

Commission members advised Heather Rand, Executive Director, to continue to work on gathering information for Property 11 (between Highway 52 and Blaine Ave, south of Upper 55th Street) from MnDOT to find out what their intent is for their property just south of property 11.

C. EDA Executive Director Activity Report - Heather Rand*

*** Advised to email out the summary due to time restraints**

NEXT MEETING

The next regularly scheduled meeting is May 2, 2022 at 5:00 p.m.

ADJOURNMENT

Motion by Gliva second by Bartholomew, to adjourn. The meeting was adjourned by unanimous vote at 5:48 p.m.

Minutes prepared by City Clerk Rebecca Kiernan.

City of Inver Grove Heights EDA Operations Fund 290

Budget vs Actual through 3/31/2022

Account Description	2022 Amended Budget	3/31/22 Actual	Budget Remaining
Investment Earnings	-	-	-
Grants	-	-	-
Operating Transfers In	65,800.00	16,449.99	49,350.01
Total Revenue	65,800.00	16,449.99	49,350.01
Personnel	19,600.00	4,502.63	15,097.37
Prof/Tech Services	52,100.00	217.04	51,882.96
Purchased Services	300.00	75.00	225.00
Other Purchased Services	15,100.00	37.31	15,062.69
Supplies	100.00	-	100.00
Total Expenditure	87,200.00	4,831.98	82,368.02
Fund 290 Surplus (Deficit)	(21,400.00)	11,618.01	33,018.01

Claim on Cash

245,863.28



City of Inver Grove Heights

Detail Report Account Detail

Date Range: 1/01/2022 - 3/31/2022

[290.100.1010199](#)

Claim on Cash

Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
				Agrees to Previous report ending 12/31/21				235,176.06
10/30/2021	APPKT04250	DFT0011860		MEDSURETY, LLC SEC REI PMT	13803 - MEDSURETY, LLC		-0.52	235,175.54
12/01/2021	GLPKT29261	JN14197		Record 2nd Half Interest Allocation			1501.82	236,677.36
12/31/2021	GLPKT29733	JN14420		Record Dec 2021 Int Allocation			44.59	236,721.95
12/31/2021	GLPKT29794	JN14586		Record 2021 Compensated Absences Activity			-1651.68	235,070.27
01/01/2022	GLPKT28941	JN14084		Monthly Allocation 1.2022			5441.67	240,511.94
01/01/2022	APPKT04393	DFT0011877		MEDSURETY, LLC SEC REI PMT	13803 - MEDSURETY, LLC		-0.52	240,511.42
01/14/2022	PYPKT01987	PYPKT01987 - PR 01/14/		Packet PYPKT01987: PR 01/14/22 - IFT			-730.99	239,780.43
01/28/2022	PYPKT02010	PYPKT02010 - PR 01/28/		Packet PYPKT02010: PR 01/28/22 - IFT			-751.05	239,029.38
01/31/2022	APPKT04372	DFT0011848		WELLS FARGO CREDIT CARD ACH SEC REI PMT	11726 - WELLS FARGO CREDIT CARD ACH		-215	238,814.38
01/31/2022	APPKT04372	DFT0011848		WELLS FARGO CREDIT CARD ACH SEC REI PMT	11726 - WELLS FARGO CREDIT CARD ACH		-295	238,519.38
01/31/2022	APPKT04372	DFT0011848		WELLS FARGO CREDIT CARD ACH SEC REI PMT	11726 - WELLS FARGO CREDIT CARD ACH		-315	238,204.38
02/01/2022	APPKT04394	DFT0011878		MEDSURETY, LLC SEC REI PMT	13803 - MEDSURETY, LLC		-0.52	238,203.86
02/01/2022	GLPKT29402	JN14266		Record February 2022 Allocations & Depreciation			5441.67	243,645.53
02/11/2022	PYPKT02029	PYPKT02029 - PR 02/11/		Packet PYPKT02029: PR 02/11/22 - IFT			-746.75	242,898.78
02/14/2022	APPKT04386	DFT0011861		MEDSURETY, LLC SEC REI PMT	13803 - MEDSURETY, LLC		-0.52	242,898.26
02/14/2022	APPKT04387	DFT0011862		MEDSURETY, LLC SEC REI PMT	13803 - MEDSURETY, LLC		-0.52	242,897.74
02/14/2022	APPKT04392	DFT0011861		MEDSURETY, LLC SEC REI PMT	13803 - MEDSURETY, LLC		0.52	242,898.26
02/14/2022	APPKT04392	DFT0011862		MEDSURETY, LLC SEC REI PMT	13803 - MEDSURETY, LLC		0.52	242,898.78
02/16/2022	APPKT04392	DFT0011860		MEDSURETY, LLC SEC REI PMT	13803 - MEDSURETY, LLC		0.52	242,899.30
02/25/2022	PYPKT02035	PYPKT02035 - PR 02/25/		Packet PYPKT02035: PR 02/25/22 - IFT			-751.05	242,148.25



City of Inver Grove Heights

Detail Report Account Detail

Date Range: 1/01/2022 - 3/31/2022

[290.100.1010199](#)

Claim on Cash

Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
02/28/2022	APPKT04445	DFT0011932		PETTY CASH - WF PURCHASE CARD FEES SEC REI PMT	11698 - PETTY CASH - WF PURCHASE CARD I		-12.32	242,135.93
03/01/2022	GLPKT29692	JN14398		03.2022 Monthly Allocations & Depreciation			5441.67	247,577.60
03/10/2022	APPKT04410	238606		LEVANDER, GILLEN & MILLER P.A. SEC REI PMT	00538 - LEVANDER, GILLEN & MILLER P.A.		-36	247,541.60
03/11/2022	PYPKT02050	PYPKT02050 - PR 3/11/2		Packet PYPKT02050: PR 3/11/22 - IFT			-746.75	246,794.85
03/11/2022	APPKT04475	DFT0011974		MEDSURETY, LLC SEC REI PMT	13803 - MEDSURETY, LLC		-0.52	246,794.33
03/24/2022	APPKT04423	238781		LEVANDER, GILLEN & MILLER P.A. SEC REI PMT	00538 - LEVANDER, GILLEN & MILLER P.A.		-180	246,614.33
03/25/2022	PYPKT02058	PYPKT02058 - PR 03/25/		Packet PYPKT02058: PR 03/25/22 - IFT			-751.05	245,863.28
04/01/2022	GLPKT30051	JN14590		04.2022 Monthly Allocations & Depreciation			5441.67	251,304.95
04/07/2022	APPKT04450	238897		DAKOTA CTY COMM DEV AGENCY SEC REI PMT	04629 - DAKOTA CTY COMM DEV AGENCY		-6500	244,804.95
04/08/2022	PYPKT02072	PYPKT02072 - PR 04/08/		Packet PYPKT02072: PR 04/08/22 - IFT			-746.75	244,058.20
04/14/2022	APPKT04462	238972		DCA TITLE SEC REI PMT	06585 - DCA TITLE		-1500	242,558.20

City of Inver Grove Heights EDA Acquisitions Fund 291

Revenues Over (Under) Expenditures by Project

Project costs to Date as of 3/31/22

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	160,009.55	(2.52)
E004 - 6685 Concord	139,568.18	139,570.70	(2.52)
E005 - River Country Cooperative	687,362.78	687,362.78	-
E006 - 6845 Dixie Ave	337,562.93	337,565.93	(3.00)
E007 - 4196 68th St E	228,255.55	228,258.07	(2.52)
E008 - 6639 Concord	525,972.13	526,969.08	(996.95)
E009 - 6656 Doffing	-	450.00	(450.00)
E010 - McPhillips	502,239.12	502,244.16	(5.04)
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	274,769.20	(2.30)
E014 - 6653 Concord Blvd	217,090.04	217,102.52	(12.48)
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

Claim on Cash

27,553.96

E002 - Land Available for Sale

1,138,500.00

Accounts Payable

-

E002 - Loan from Host Community Fund for Land Purchase

1,000,000.00



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
		Agrees to Previous report ending 12/31/21			2582.56
01/31/2022	JN14078	2022 HCF Budgeted Transfers		25000	27582.56
01/31/2022	JN14368	1/2022 City UP		-22.58	27559.98
02/28/2022	JN14369	2/2022 City UP		-3.01	27556.97
03/31/2022	JN14564	3/2022 City UP		-3.01	27553.96



Request for Council Action

SUBJECT: **Staff Presentation on City and EDA Owned Land
Parcels in N Concord Blvd/Riverfront Area**

MEETING DATE: May 2, 2022

ITEM TYPE: Regular Agenda

CONTACT: Heather Rand, Community Development Director, 651.450.2546

ACTION REQUESTED

Discussion

BACKGROUND

City staff will present a brief overview of city and EDA owned land parcels in north Concord Blvd Area and Riverfront

FISCAL IMPACT

RECOMMENDATION

ATTACHMENTS

None



Request for Council Action

SUBJECT: **Discussion of Next Steps For City To Advance
Redevelopment in North Concord Blvd and Riverfront
Area**

MEETING DATE: May 2, 2022

ITEM TYPE: Regular Agenda

CONTACT: Heather Rand, Community Development Director, 651.450.2546

ACTION REQUESTED

General Discussion

BACKGROUND

City staff will present options for advancing redevelopment in the area of Northern end of Concord Blvd and Riverfront.

FISCAL IMPACT

RECOMMENDATION

ATTACHMENTS

None