

**INVER GROVE HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY REGULAR MEETING  
MONDAY, FEBRUARY 12, 2018 – 8150 BARBARA AVENUE**

**1 & 2 CALL TO ORDER/ROLL CALL** The Economic Development Authority (EDA) of Inver Grove Heights met on Monday, February 12, 2018, in the City Hall Council Chambers. President Piekarski Krech called the meeting to order at 5:30 p.m. Present were Economic Development Authority members Bartholomew, Hark, Perry, and Tourville; Executive Director Link, City Attorney Kuntz, Finance Director Smith, and Secretary Fox.

**3. CONSENT AGENDA**

**A & B. Minutes**

**Motion by Tourville, second by Bartholomew, to approve the minutes from the November 13, 2017 Regular Economic Development Authority Meeting, and the disbursements from November 13, 2017 to February 11, 2018.**

**Ayes: 5**

**Nays: 0      Motion carried**

**4. REGULAR AGENDA**

**A. Election of Officers**

**Motion by Bartholomew, second by Tourville, to elect Piekarski Krech as President, Bartholomew as Vice-President, Tourville as Treasurer, City Finance Director as Assistant Treasurer, and the Executive Director's Designee as Secretary.**

**Ayes: 5**

**Nays: 0      Motion carried.**

**B. Approval of EDA Strategic Plan**

Mr. Link asked the EDA to consider adoption of the Economic Development Strategic Plan which was discussed at the EDA's last three meetings. Staff recommends approval of the Strategic Plan.

Boardmember Hark asked if they would have the ability to add small area studies in the future, specifically in the Argenta Hills area.

Boardmember Tourville replied in the affirmative but questioned the timing of having a small area study done so close to the comprehensive plan update hearing.

President Piekarski Krech was concerned about the potential for having a small area study done that differed from what was approved for the comprehensive plan update, thus requiring the recently completed plan to be changed.

Boardmember Hark was not opposed to that as it would be based on better information.

Mr. Link advised that the adoption of the strategic plan would not preclude subsequent studies or changes to the comprehensive plan. It was never intended for any small area plans to be completed in time to be incorporated into the comprehensive plan update which would be submitted to the Metropolitan Council in Spring 2018.

**Motion by Bartholomew, second by Hark, to approve the EDA Strategic Plan with additional language that recognizes that there are multiple commercial neighborhoods in the City that might be the subject of small area plans which may result in subsequent amendments to the Comprehensive Plan.**

**Ayes: 5**

**Nays: 0      Motion carried**

### **C. Approval of Open To Business Contract**

Mr. Link asked the EDA to consider approval of the Joint Powers Agreement between the Dakota County Community Development Agency and the City of Inver Grove Heights regarding the 2018-2020 Open To Business Program. The contract is identical to past years except for two changes: 1) the contract is for three years rather than one year and 2) the annual fee increases by 7% but is then locked in for three years. If at any point the City wants to pull out of the program it can do so with a 30-day notice.

**Motion by Tourville, second by Hark, to approve the Joint Powers Agreement between the Dakota County Community Development Agency and the City of Inver Grove Heights regarding the 2018-2020 Open To Business Program.**

Boardmember Bartholomew would like to see staff put more effort into promoting this program to hopefully increase participation.

President Piekarski Krech asked if mailings were sent to Inver Grove Heights businesses.

Mr. Link replied they had not done mailings but have used the website and electronic billboard on Highway 52. He advised it is staff's intent to meet with the Open To Business representative and Progress Plus to put together a more aggressive marketing plan.

President Piekarski Krech recommended mailing a brochure to the commercial businesses in the City as they may not frequent the billboard area.

Mr. Link agreed to explore the possibility of sending out mailings.

Boardmember Bartholomew suggested including information regarding the EDA when individuals make application for a small business.

**Ayes: 5**

**Nays: 0      Motion carried**

### **D. Progress Plus Update**

Jennifer Gale, Progress Plus, summarized the last quarters activities. She advised they are kicking off the 2018 economic development work plan and are looking for feedback as to what the EDA would like them to work on in 2018. They met with the Vikings regarding their facility opening in March, and she noted there is increased interest in the land in that area. Ms. Gale met with Ryan Rother, Arbor Pointe Center Manager, about lease comparisons and possible tenant ideas. Progress Plus has been meeting with the TriDistrict on local career paths, and they are likely going to kick off a program in the fall that will bring mechanics and transportation related skills back into the K-12 educational system. They have also secured a partnership with Twin City Orthopedics to further explore health care related career paths. She

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met with John Holm to outline the new format of the MNCAR Exchange database that is replacing Xceligent. The new program will be as strong as Xceligent and will continue to be available to staff.

She met with Tony Schertler of the Dakota County CDA on the County's economic development initiatives. She advised they are increasing their efforts in Grow Minnesota visits. One of their visits was to Wipaire, who are changing one of their old facilities into a research and development facility and will likely start product manufacturing in 2018 or 2019. They also met with Lash Envy, Inver Hills Community College, and Vermillion Bank and Insurance Agency. They had many meetings regarding the proposed McGough multi-housing development and, as a result of these discussions, they started looking at what amenities people are looking for and are considering possible marketing changes.

The Inver Grove Heights Visitors Bureau Director has been creating a presence for Inver Grove Heights, not just in what the community itself individually has to offer but how living here allows easy access to other amenities in the region. They are looking into a platform called Hoodstarter that allows the people who live in the area to give feedback on what they need, want, and would support in commercial space.

Boardmember Tourville advised that McGough may agree to help subsidize a study to be done around retail in the Argenta Hills area.

President Piekarski Krech stated a study would be useful as in her opinion Argenta Hills is ideal commercial property; however, someone with more expertise may think it is more conducive to residential. She would like to have more discussion regarding this before approving the comprehensive plan as she would not want to change the plan shortly after approving it.

Ms. Gale stated currently it is a very fluid development environment and they want to look at what the community could support rather than what the Chamber wants to see there.

Boardmember Hark stated one way to address President Piekarski Krech's concerns would be to designate multiple uses for certain properties in the comprehensive plan.

President Piekarski Krech noted that the uses had to be similar (i.e. single-family and multiple-family); not residential and commercial.

Ms. Gale stated the cities that are growing are the ones that are able to change quickly and adapt fast.

Boardmember Tourville stated perhaps the City should work with McGough to come forward with a presentation on the Argenta Hills area.

President Piekarski Krech suggested expanding the study to include the north end of Argenta as well.

Boardmember Tourville suggested that be a separate study since the interchange has not yet been approved whereas the Argenta Hills area already has the infrastructure in place.

Mr. Link responded that staff could have more meetings with McGough to see if there is something they can do jointly to address some of the outstanding questions/issues of the property.

President Piekarski Krech hoped the meetings could help determine what type of use should be on the property and whether it really could support retail or if other things in that area should be changed.

Mr. Link stated they could also look at what the neighborhood wants to see, the market, costs, the transportation network, surrounding uses, and what the market will bear.

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Boardmember Bartholomew stated rather than approving the first project that is proposed, he would like to figure out the best use for this property, something that benefits both the City and the neighborhood.

David Higgins, McGough Development, stated their reasons for the study would be to look at the demand in the marketplace for this property, but they would be happy to add additional topics if desired by the EDA. They will work with staff on the best way forward on this.

**5. NEXT MEETING:** May 14, 2018 at 5:00 p.m.

**6. ADJOURNMENT:** Motion by Tourville, second by Hark, to adjourn. The meeting was adjourned by unanimous vote at 6:11 p.m.