



**INVER GROVE HEIGHTS
ECONOMIC DEVELOPMENT AUTHORITY AGENDA
SPECIAL MEETING
MONDAY, SEPTEMBER 26, 2016
CITY COUNCIL CHAMBERS
(IMMEDIATELY FOLLOWING CITY COUNCIL MEETING)**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **REGULAR AGENDA**
 - A. Consider Approval of Resolution Calling for Public Hearing
4. **ADJOURN**

3.A.

**MEMO
CITY OF INVER GROVE HEIGHTS**

TO: Inver Grove Heights Economic Development Authority
FROM: Thomas J. Link, Director of Community Development 
DATE: September 22, 2016 for Special EDA Meeting of September 26, 2016
SUBJECT: Creation of Economic Development District No. 9

PURPOSE/ACTION REQUESTED

The Inver Grove Heights Economic Development Authority (EDA) is to consider adopting a 'Resolution Calling for a Public Hearing to Consider Creation of Economic Development District No. 9', as enclosed.

BACKGROUND

Christopher and Kathleen Shepard, owners of 6653 Concord Boulevard, have expressed an interest in selling their property to the EDA. The purpose of the acquisition would be economic development. The property is located within one of the 'catalyst' redevelopment sites identified in the Concord Neighborhood Plan Update. The EDA would acquire the property, remove the structures, assemble other parcels, and, at some future time, sell the property for redevelopment. The EDA performed its due diligence, including the preparation of an appraisal and a Phase I environmental assessment. Staff has completed negotiations with the Shepards and is now working with the City Attorney to prepare the purchase agreement.

ANALYSIS

Minnesota Statutes requires that a property must be in an economic development district before an EDA can acquire it. The EDA can consider establishing the requisite development district at its regular meeting on November 14. Minnesota Statutes also requires that the EDA conduct a public hearing when considering an economic development district. Consistent with previous EDA actions, the economic development district consists of only the Shepard property.

CONCLUSION

The Inver Grove Heights Economic Development Authority (EDA) is to consider adopting a 'Resolution Calling for a Public Hearing to Consider Creation of Economic Development District No. 9', as enclosed.

Enc: Resolution Calling for a Public Hearing to Consider Creation of Economic Development District No. 9
Notice of Public Hearing
Map of Economic Development District No. 8 Boundary
Aerial Photograph of Economic Development District No. 9

cc: Christopher and Kathleen Shepard

CITY OF INVER GROVE HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY

RESOLUTION NO. _____

**RESOLUTION CALLING FOR A PUBLIC HEARING TO CONSIDER CREATION OF
ECONOMIC DEVELOPMENT DISTRICT NO. 9**

BE IT RESOLVED By the Board of Commissioners ("Board") of the City of Inver Grove Heights Economic Development Authority (the "Authority") as follows:

Section 1. Recitals.

1.01. Under Minnesota Statutes, Sections 469.090 to 469.1082 (the "EDA Act"), and specifically Section 469.101, subd. 1 thereof, the Authority is authorized to create and define the boundaries of economic development districts at any place or places within the City of Inver Grove Heights (the "City").

1.02. Within the boundaries of such economic development districts, the Authority may exercise any of the powers under the EDA Act.

1.03. The Authority desires to consider whether to establish Economic Development District No. 9 (the "District") in order to carry out foster the development of those areas pursuant to the EDA Act.

1.04. Minnesota Statute § 469.101 requires that the District may not be created until the Authority holds a public hearing on the matter preceded by published notice of the hearing in a daily newspaper of general circulation in the City at least ten days before the hearing.

Section 2. Consideration of District / Hearing Date.

2.01. The Authority shall hold a public hearing on Monday, November 14, 2016 at 5:00 p.m. to consider whether to create the District.

2.02. The tax parcel identification number and legal description of the proposed District is described in Exhibit A hereto, which is incorporated by reference.

2.03. The Executive Director shall cause notice of the hearing to be published at least ten days before the hearing in a daily newspaper of general circulation in the City. Further, the Executive Director shall mail notice of the hearing to the owner of the property proposed to be included in the District; for the purpose of giving mailed notice, owner is the owner on the tax records of the county.

Approved by the Board of Commissioners of the City of Inver Grove Heights Economic Development Authority this 26th day of September, 2016.

Ayes:
Nayes:

Attest:

Rosemary Piekarski Krech, President

Tom Link, Executive Director

EXHIBIT A

**LEGAL DESCRIPTION AND TAX IDENTIFICATION NUMBER OF
ECONOMIC DEVELOPMENT DISTRICT NO. 9**

The property contained within the boundary of Development District No. 9 is described below:

Lots Nine (9) and Ten (10), Block One (1), William F. Krech Addition to Inver Grove, Dakota County, Minnesota;

Together with that part of the vacated street adjacent thereto, which accrued thereto by reason of the vacation thereof, according to the recorded plat thereof, and situate in Dakota County, Minnesota.

Tax Identification Parcel No.: 20-43250-00-100

NOTICE OF PUBLIC HEARING

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

NOTICE IS HEREBY GIVEN that the Board of Commissioners of the City of Inver Grove Heights Economic Development Authority, Dakota County, State of Minnesota (the "EDA"), will hold a public hearing on **Monday, November 14, 2016**, at 5:00 p.m. at the Inver Grove Heights City Hall, 8150 Barbara Avenue, Inver Grove Heights, Minnesota, relating to the establishment of Economic Development District No. 9 under Minnesota Statutes, Section 469.101, subdivision 1.

Economic Development District No. 9 consists of the tax parcel identification number and legal description described in Exhibit A hereto, which is incorporated by reference. The parcel proposed to comprise Economic Development District No. 9 is located at 6653 Concord Boulevard East, Inver Grove Heights, Minnesota.

The purpose of Economic Development District No. 9 is to authorize the EDA to acquire (through negotiation) the parcel within the district for future economic development purposes, including without limitation, resale to private parties for redevelopment.

All interested persons may appear at the hearing and present their views orally or prior to the meeting in writing.

If you have questions, please contact Thomas J. Link, EDA Executive Director, at 651-450-2546 or tlink@invergroveheights.org. Written comments may be sent to Thomas J. Link, EDA Executive Director at 8150 Barbara Avenue, Inver Grove Heights, Minnesota, 55077.

BY ORDER OF THE BOARD OF COMMISSIONERS OF
THE CITY OF INVER GROVE HEIGHTS
ECONOMIC DEVELOPMENT AUTHORITY

Dated: September 26, 2016.

/s/ _____

Thomas J. Link, Executive Director

EXHIBIT A
TAX IDENTIFICATION NUMBER AND LEGAL DESCRIPTION
OF ECONOMIC DEVELOPMENT DISTRICT NO. 9

Tax Identification Parcel No.: 20-43250-00-100

Lots Nine (9) and Ten (10), Block One (1), William F. Krech Addition to Inver Grove, Dakota County, Minnesota;

Together with that part of the vacated street adjacent thereto, which accrued thereto by reason of the vacation thereof, according to the recorded plat thereof, and situate in Dakota County, Minnesota.



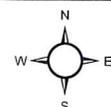
Economic Development District No. 9



Legend

-  City-owned Property
-  Shepard Parcel

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.
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Map not to scale

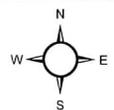


Economic Development District No. 9



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