



Community Profile for

Inver Grove Heights , Minnesota

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Overview

As a Star City, this developing community has much to offer including an excellent transportation system with easy access to both downtown St. Paul and Minneapolis and the International Airport. There are open spaces for businesses to grow and a full range of housing opportunities. The City hosts high caliber public schools including Inver Hills Community College.

Location

County: [Dakota](#)
 Region: East Twin Cities Metro
 Distance from Minneapolis: 9
 Distance from nearest MSA*: 0 Miles from Minneapolis-St. Paul MSA
 US Congressional District: 4
 MN Legislative District(s): 39B
 Web site: www.progressplus.org
 Last Updated: 1/4/2008

Population

Area	2008 Estimate	2007 Estimate	2000 Census	1990 Census
Community:		33,608	29,751	22,477
County:		398,177	355,904	275,189
Nearest MSA:		3,261,588	2,968,806	2,538,776
Minnesota:		5,263,610	4,919,479	4,375,099

Source: U.S. Census, State Demographer * Metropolitan Statistical Area

Major Employers

Employer	NAICS	Products/Services	Employee Count
CHS Cooperatives	325320	Pesticide & Other Agricultural Chemical Mfg.	1,000
Inver Grove Hts School District #199	611110	Elementary & Secondary Schools	525
Travel Tags	323112	Comm. Flexographic Printing	430
Inver Hills Community College	611310	Colleges, Universities, & Prof. Schools	425
Evergreen Industries	111421	Nursery & Tree Prod.	300
Walmart	452910	Warehouse Clubs & Supercenters	270
BFI Waste Services	562111	Solid Waste Collection	140
Southview Chevrolet	441110	New Car Dealers	135
Lofton Label Inc	326130	Laminated Plastics Plate, Sheet (exc. Packaging), & Shape Mfg.	133
Inver Grove Heights, City of	921140	Executive & Legislative Offices, Combined	130
Inver Grove Ford	441110	New Car Dealers	100



Applebee's Neighborhood Grill	722110 Full-Service Restaurants	90
Kerasotes Theater	512131 Motion Picture Theaters (exc. Drive-Ins)	90
Outback Steakhouse	722110 Full-Service Restaurants	81
Damon's of Minnesota	722110 Full-Service Restaurants	75
View All Employers Listed		

Workforce

	<i>Dakota County</i>	<u><i>Metro Council (11)</i></u> <u><i>Econ Dev Region</i></u>
Total Employment	220,010	1,527,507
Available Workforce	231,370	1,608,920
Unemployment Rate	4.9%	5.1%

Source: DEED - Labor Market Information: LAUS Annual Average 2008

Employment By Industry

	<i>Dakota County</i>	<u><i>Metro Council (11)</i></u> <u><i>Econ Dev Region</i></u>
Natural Resources and Mining	915	3,503
Construction	9,403	61,177
Manufacturing	19,442	178,172
Trade, Transportation and Utilities	42,853	304,203
Information	8,859	40,671
Financial Activities	11,962	133,533
Professional and Business Services	18,918	256,989
Education and Health Services	18,794	233,243
Leisure and Hospitality	16,554	149,257
Other Services	6,973	55,520
Government	19,915	195,983

N/A - No Data Available

Source: DEED - Labor Market Information: CEW Annual Data 2008

Occupations and Wages in Seven County Mpls-St Paul, MN

<i>Job Title</i>	<i>Wage/Hr</i>	<i>Job Title</i>	<i>Wage/Hr</i>
Architecture and Engineering Occupations	\$32.59	Healthcare Support Occupations	\$14.31
Arts, Design, Entertainment, Sports, and Media Occupations	\$22.95	Installation, Maintenance, and Repair Occupations	\$22.13
Building and Grounds Cleaning and Maintenance Occupations	\$12.49	Legal Occupations	\$39.78
Business and Financial Operations Occupations	\$28.04	Life, Physical, and Social Science Occupations	\$31.23
Community and Social Services Occupations	\$19.17	Management Occupations	\$48.32
Computer and Mathematical Occupations	\$36.69	Office and Administrative Support Occupations	\$16.76
Construction and Extraction Occupations	\$28.32	Personal Care and Service Occupations	\$11.77
Education, Training, and Library Occupations	\$20.79	Production Occupations	\$16.78
Farming, Fishing, and Forestry Occupations	\$11.85	Protective Service Occupations	\$16.42
Food Preparation and Serving Related Occupations	\$10.12	Sales and Related Occupations	\$13.91



Healthcare Practitioners and Technical Occupations

\$32.32 Transportation and Material Moving Occupations

\$14.91

[View All Occupations and Wages](#)

Source: DEED - Labor Market Information: OES Third Quarter, 2009

Utilities

Utility Type	Utility Name	Utility Phone	Contact	Contact Phone
Electricity	Dakota Electric Assn	(651) 463-6232	LaDonna Boyd	(651) 463-6232
Electricity	Xcel Energy	(800) 642-6066	Customer Service	(800) 895-4999
Natural Gas	Xcel Energy	(800) 642-6066	Customer Service	(800) 895-4999
Wastewater	Metropolitan Council Environmental Services	(651) 602-1005	Sandra Selby	(651) 602-1005
Water	IGH Public Works	(651) 450-2579	Gary Johnson	(651) 450-2571

Water Information

Water Source: Wells
Storage Capacity: 7,300,000 gal.
Pumping Capacity: 6,000 gal./minute
Average Demand: 2,800,000 gal./day
Peak Demand: 7,300,000 gal./day
Total Water Hardness: 19 ppm
Industrial Water Rate: Base chg. \$4.87; \$1.96 per 1000 gallons over 7,000

Wastewater Information

Treatment Type: Mechanical Plant
Capacity of Plant: 250,000,000 gal./day
Average Flow: 220,000,000 gal./day
Peak Flow: 600,000,000 gal./day
Usage Charge: Base chg. \$5.38; \$12.04 per 1,000 gal. > 2,000 gal

Communications

Telephone Information

Local Telephone Company: Qwest Communications
Telephone Number: (800) 603-6000
Contact:
Telephone Number:
Digital Central Switch: Yes
Equal Access Market: Yes
Extended Area Service: Yes
Custom Calling Features: Yes
Customized Local Area Services: Yes
Current Technologies: DSL, ISDN, T1, Fiber Optics, Wired Building

Internet Service

Local Public Internet Access Site: Yes
Multiple Internet Service Providers: Yes
Speed of Service:
DEED Certification as E-Commerce Ready: Yes



Cable TV Information

<i>Local Company</i>	<i>Telephone</i>	<i>Website</i>
AT&T Broadband	(651) 457-1540	

Newspapers Information

<i>Newspaper Name</i>	<i>Telephone</i>	<i>Frequency</i>
<u>Minneapolis Star Tribune</u>	(612) 673-4343	Daily
Southwest Review	(651) 777-8800	Weekly
<u>St. Paul Pioneer Press</u>	(651) 222-5011	Daily
Sun Current	(952) 392-6809	Weekly

Additional Telecommunication Providers

<i>Telecommunication Type</i>	<i>Provider Name</i>	<i>Phone</i>
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Commercial Transportation & Shipping

Highway Information

<i>Interstate</i>	<i>Miles From Community</i>	<i>Load Limit in Tons</i>	<i>Seasonal Limit In Tons</i>
I-494	Within	10	

<i>Four Lane</i>	<i>Miles From Community</i>	<i>Load Limit in Tons</i>	<i>Seasonal Limit In Tons</i>
US-52	Within	10	

<i>Other</i>	<i>Miles From Community</i>	<i>Load Limit in Tons</i>	<i>Seasonal Limit In Tons</i>
MN-55	Within	10	
MN-56	Within	10	

Truck Information

Truck Lines: 334

Truck Terminals: 2

Navigable Water Information

<i>Water Name</i>	<i>Depth</i>
Mississippi River	9 Feet

Rail Information

Inter-Modal Facility:	No
Inter-Modal Facility Distance:	5 miles

<i>Rail Line</i>	<i>Frequency</i>	<i>Reciprocal Switching</i>	<i>Distance to Main Line</i>	<i>Passenger Service</i>
Soo Line	Daily	Yes		No
Union Pacific	Daily	Yes		No



Air Service Information

	<i>International</i>	<i>Local Regional</i>
<i>Name</i>	Mpls./St. Paul Intl. Airport	South St. Paul Mun. Airport
<i>Location</i>	Bloomington	South Saint Paul
<i>Miles to</i>	10	1
<i>Longest Runway Length</i>	10,000 Feet	4,000 Feet
<i>Surface Type</i>	Paved	Paved
<i>Lighted</i>	Yes	Yes
<i>Customs</i>	Yes	No
<i>Service Type</i>	Charter, Commercial, Freight, Jet	Charter, Freight
<i>Navigational Aids</i>	BEACON, DME, ILS, VOR/DME	BEACON
<i>Weather Info Systems</i>	AWOSA/MNWAS, SAWRS	AWOSA/MNWAS, AWOSIII, SATVIDEOWEATHER
<i>Major Airlines</i>	American, Continental, Delta, Northwest, TWA, United Airlines, US Air	

Daily Flights To MSP-Minneapolis-St. Paul Intl.:

Additional Commercial Transportation Providers

<i>Transportation Type</i>	<i>Provider Name</i>	<i>Phone</i>
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Housing & Commercial Activity

Housing Information

Single Family Units:	6,761	Percentage Owner Occupied:	78
Multiple Family Units:	5,853	Median Sales Price:	\$198,250.00
Mobile Homes:	858	Median Assessed Value:	\$168,700
Number of Units Built Since Last Census:	1,867	Median Rent:	\$767
Number of Residential Building Permits for 2005:	201	Vacancy Rate:	1
Value of Residential Building Permits for 2005:	\$40,294,600		

Source: Dakota County; Twin Cities Assoc of Realtors

Commercial Activity Information

Number of Commercial Building Permits for 2005:	62
Value of Commercial Building Permits for 2005:	\$18,159,600
Number of Public Building Permits for :	
Value of Public Building Permits for :	

Retail Sales Information

Year	Community Sales	County Sales
2007	\$947,589,894	\$6,698,056,299
2006	\$941,510,196	\$6,639,290,493
2005	\$948,161,974	\$6,636,695,083

Source: MN Dept. of Revenue



Business & Community Services

Financial Institutions Information

<i>Name</i>	<i>Phone</i>	<i>Total Assets</i>	<i>Capital as % of Assets</i>
<u>Bremer Bank</u>	(651)451-8581	\$1,704,477,000	7.4%
American Bank	(612)455-2900	\$595,317,000	10.2%
<u>First Federal FSB</u>	(651)306-4880	\$515,000,000	9%

[View All Financial Institutions](#)

Lodging & Meeting Facilities Information

<i>Facility</i>	<i>Number of Facilities Available</i>	<i>Facility Size</i>	<i>Teleconferencing Available</i>	<i>Teleconferencing Available to Public</i>
Hotel	3	232 rooms	No	No
Motel	0		No	No
Conference Center	4		No	No

Additional Lodging & Meeting Facilities

<i>Facility Type</i>	<i>Facility Name</i>	<i>Phone</i>
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Local Medical Facilities Information

<i>Facility Type</i>	<i>Nbr of Facilities</i>	<i>Total Nbr of Beds</i>	<i>Telemedicine Available</i>
Clinic	4		No
Dentist	14		No
Doctor	15		No
Hospital	0		No
Nursing Home	2	143	No

Name of Nearest Hospital (if none in community): St. Joseph's Hospital, St. Paul
Miles to Nearest Hospital: 9

Additional Local Medical Facilities

<i>Facility Type</i>	<i>Facility Name</i>	<i>Phone</i>	<i>Telemedicine Available</i>
Assisted Living	Alterra Sterling House	(651)306-0919	Yes
Assisted Living	Summer House	(651) 451-5959	Yes

Local Transit Information

<i>Service</i>	<i>Available</i>	<i>Service</i>	<i>Available</i>
Inter-Community Bus	Yes	Taxi/Cab	Yes
Intra-Community Bus	No	Disabled Transportation	Yes

Local Transit Providers

<i>Transit Type</i>	<i>Name</i>	<i>Phone</i>
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Library Information

<i>Name</i>	<i>Phone</i>	<i>Internet Access</i>
Inver Glen Library	(651) 552-7527	Yes
St. Paul Public Library	(651)266-7000	Yes

Worship Information

<i>Worship Type</i>	<i>Worship Name</i>	<i>Phone</i>	<i>Membership</i>
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Recreation Information

Facilities

Inver Hills Community College, 2 golf courses, 17 city parks, walking trails, two marinas, and one community center (Veterans Memorial and the Grove) with ice arena and aquatic center.

Festival/Arts

Inver Grove Heights Days (September), May Day 5K Run/Walk (May), Holiday on Mainstreet(December)

Service Organizations

Lions/Lioness, Rotary, Clown Club, Snowmobile Club.

Education

Post-Secondary Information

<i>Nearest Technical College & Specialty</i>	<i>Location</i>	<i>Miles To</i>
<u>Dakota County Technical College</u>	Rosemount, Apple Valley, Eagan	11

Dakota County Technical College is a two-year college that is part of the Minnesota State Colleges and Universities system. Our main campus is located in Rosemount, Minnesota, with additional sites in nearby Apple Valley and Eagan. Over 9,500 students are served by DCTC each year, with 4,582 enrolled in regular credit courses and 5,070 enrolled in customized training hour-based courses. DCTC provides students with hands-on skills training and experiential learning opportunities in over 50 specialized programs, all taught by faculty who are experts in the industry. 8/08

<i>Nearest Community College & Specialty</i>	<i>Location</i>	<i>Miles To</i>
<u>Inver Hills Community College</u>	Inver Grove Heights	0

At Inver Hills, "community" is our middle name. Our charge, for more than 30 years, has been to serve our community by providing higher education possibilities for a variety of learners. Founded in 1970, Inver Hills is a comprehensive community college offering over 20 degree options including liberal education courses (A.A.) that lead to transfer to four-year colleges and career-related degrees (A.S., A.A.S.) in leading occupational areas such as nursing, computers, law enforcement, human services, business, emergency health care, and more. Inver Hills is fully accredited for delivery of programs online including the A.A. degree, the Paralegal Certificate, Building Inspection Technology, and numerous courses in other disciplines. Top five programs by enrollment are Liberal education (A.A./transfer preparation); Nursing; Law Enforcement; Business; Paralegal; Human Services; PSEO. 8/08

<i>Nearest Public College/University & Specialty</i>	<i>Location</i>	<i>Miles To</i>
		7

<i>Nearest Private College/University & Specialty</i>	<i>Location</i>	<i>Miles To</i>
		9



Telecommunications Use Available at Area Post-Secondary Institutions: Yes

Local K-12 Information

<i>School Type</i>	<i>Nbr of Schools</i>	<i>Enrollment</i>	<i>Grades</i>	<i>Pupil/Teacher Ratio</i>
Elementary	4	1,980	K-5	18:1
Middle School	1	1,050	6-8	27:1
Junior High				
Senior High	1	1,115	9-12	19:1
Private/Parochial	1	50	K-8	

School District: 199
 Telecommunications Use Available at Local K-12: Yes
 High School Graduates Attending Post-Secondary: 88%
 State Wide Average: 68%

Education Institutions

<i>Education Type</i>	<i>Name</i>	<i>Phone</i>
Charter School		

Government

Structure Information

Organization: Council Manager
 Budget: \$18,002,400
 Community Bond Rating: Moody's - - Aa3
 Comprehensive Land Use Plan: Yes
 Locally Controlled Loan Program: No
 Recycling: Yes
 Fire Insurance Rating: 4
 Industrial Plans Approved By: City Council, Economic Development Authority

Public Protection Services

<i>Service Type</i>	<i>Regular</i>	<i>Part-Time</i>	<i>Volunteer</i>	<i>Seasonal</i>
Fire	55	---	---	---
Police	30	---	---	---
Sheriff	---	---	---	---
EMT	---	---	---	---



Property Taxes Payable 2008

Property Tax Information

State Tax Rate	45.95%
Municipal Tax Rate	37.97%
County Tax Rate	25.18%
School Tax Rate	20.06%
Misc. Tax Rate	4.39%
Total Tax Rate	133.56%

Assessed Market Value Information

Commercial	\$2,654,617,480
Residential	\$356,880,333
Other	\$539,100,139
Total	\$3,550,597,952

Minnesota commercial real estate taxes are based upon market value of taxable property as set by the local assessor. To calculate the tax for the current year, first compute the tax capacity by multiplying all property value up to \$150,000 times .015, plus any value over \$150,000 times .02. Example: net tax capacity on a \$200,000 business property: $(\$150,000 \times .015) + (\$50,000 \times .02) = \$2,250 + \$1,000 = \$3,250$. Tax capacity times the tax rate equals taxes owed. Commercial and industrial property must also pay a state property tax, which is equal to the tax capacity times the State Tax Rate.

In some localities where voters have approved referendums, an additional referendum tax must be added, calculated by multiplying the referendum tax rate times the total market value of the commercial property.

Please note: Specific property tax classifications and computations can be more complex and result in different tax amounts. This simplified explanation applies in the most general situations and will allow a business to roughly estimate its potential property tax burden. The county assessor or auditor may be able to answer questions about specific properties and uses.

Economic Development Services

Economic Development Authority:	Yes	Incentives
Housing Redevelopment Authority:	No	Tax Increment Financing, 504 Loan Programs, SBA 7(a) Loan Program, local lending institutions, state loan programs.
County Development Corporation:	No	
Chamber of Commerce:	Yes	
Port Authority:	No	

Contact Information

Jennifer Gale

Progress Plus
5782 Blackshire Path
Inver Grove Heights, MN 55076
(651) 451-2266

Tom Link

Director of Planning & Dev
Inver Grove Heights, City of
8150 Barbara Avenue
Inver Grove Heights, MN 55077
(651) 450-2545

Economic Development Organizations

Type	Name	Phone	Fax
Other	<u>Progress Plus</u>	(651) 451-2266	(651) 451-0359

Disaster & Emergency Services

Name	Phone Number(s)
<u>Public Safety emergency resources</u>	1-800-422-0798 or metro 651-649-5451
<u>Federal Emergency Management Agency</u>	Region V FEMA 312-408-5500
<u>Small Business Administration Disaster Resources</u>	Disaster Area Offices 404-347-3771



www.mnpro.com

Inquiries regarding this community's data go to Jennifer Gale

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