



## Community Profile for

# Inver Grove Heights , Minnesota

[Show Map](#)



### 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:	<a href="#">Dakota</a>
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:	<a href="http://www.progressplus.org">www.progressplus.org</a>
Last Updated:	1/4/2008

### Population

Area	2007 Estimate	2006 Estimate	2000 Census	1990 Census
Community:	33,608	33,139	29,751	22,477
County:	398,177	391,613	355,904	275,189
Nearest MSA:	3,261,588	3,229,615	2,968,806	2,538,776
Minnesota:	5,263,610	5,231,106	4,919,479	4,375,099

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

### Major Employers

Employer	NAICS	Products/Services	Employee Count
<a href="#">CHS Cooperatives</a>	325320	Pesticide & Other Agricultural Chemical Mfg.	1,000
<a href="#">Inver Grove Hts School District #199</a>	611110	Elementary & Secondary Schools	525
<a href="#">Travel Tags</a>	323112	Comm. Flexographic Printing	430
<a href="#">Inver Hills Community College</a>	611310	Colleges, Universities, & Prof. Schools	425
<a href="#">Evergreen Industries</a>	111421	Nursery & Tree Prod.	300
<a href="#">Walmart</a>	452910	Warehouse Clubs & Supercenters	270
BFI Waste Services	562111	Solid Waste Collection	140
<a href="#">Southview Chevrolet</a>	441110	New Car Dealers	135
<a href="#">Lofton Label Inc</a>	326130	Laminated Plastics Plate, Sheet (exc. Packaging), & Shape Mfg.	133
<a href="#">Inver Grove Heights, City of</a>	921140	Executive & Legislative Offices, Combined	130
<a href="#">Inver Grove Ford</a>	441110	New Car Dealers	100
<a href="#">Applebee's Neighborhood Grill</a>	722110	Full-Service Restaurants	90
<a href="#">Kerasotes Theater</a>	512131	Motion Picture Theaters (exc. Drive-Ins)	90



<a href="#">Outback Steakhouse</a>	722110 Full-Service Restaurants	81
<a href="#">Damon's of Minnesota</a>	722110 Full-Service Restaurants	75
<a href="#">View All Employers Listed</a>		

### Workforce

	<i>Dakota County</i>	<u><i>Metro Council (11) Econ Dev Region</i></u>
Total Employment	223,523	1,546,310
Available Workforce	232,913	1,613,159
Unemployment Rate	4.0%	4.1%

Source: DEED - Labor Market Information: LAUS Annual Average 2007

### Employment By Industry

	<i>Dakota County</i>	<u><i>Metro Council (11) Econ Dev Region</i></u>
Natural Resources and Mining	932	3,488
Construction	10,414	67,668
Manufacturing	19,273	182,459
Trade, Transportation and Utilities	43,834	311,097
Information	8,931	41,222
Financial Activities	12,014	136,035
Professional and Business Services	19,221	258,315
Education and Health Services	17,822	224,993
Leisure and Hospitality	17,480	149,183
Other Services	6,835	54,848
Government	19,646	193,172

N/A - No Data Available

Source: DEED - Labor Market Information: CEW Annual Data 2007

### 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	\$31.88	Healthcare Support Occupations	\$14.32
Arts, Design, Entertainment, Sports, and Media Occupations	\$23.24	Installation, Maintenance, and Repair Occupations	\$21.82
Building and Grounds Cleaning and Maintenance Occupations	\$12.35	Legal Occupations	\$38.55
Business and Financial Operations Occupations	\$28.10	Life, Physical, and Social Science Occupations	\$30.39
Community and Social Services Occupations	\$19.00	Management Occupations	\$48.61
Computer and Mathematical Occupations	\$35.74	Office and Administrative Support Occupations	\$16.56
Construction and Extraction Occupations	\$27.66	Personal Care and Service Occupations	\$11.71
Education, Training, and Library Occupations	\$20.83	Production Occupations	\$16.54
Farming, Fishing, and Forestry Occupations	\$11.29	Protective Service Occupations	\$16.90
Food Preparation and Serving Related Occupations	\$9.75	Sales and Related Occupations	\$14.13
Healthcare Practitioners and Technical Occupations	\$31.47	Transportation and Material Moving Occupations	\$14.99

[View All Occupations and Wages](#)



Source: DEED - Labor Market Information: OES Third Quarter, 2008

**Utilities**

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

**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>
----------------------------	----------------------	--------------

**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**

<b>Year</b>	<b>Community Sales</b>	<b>County Sales</b>
2006	\$941,510,196	\$6,639,290,493
2005	\$948,161,974	\$6,636,695,083
2004	\$776,111,525	\$6,203,335,056

*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%
<u>American Bank</u>	(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>
----------------------	----------------------	--------------

**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>
---------------------	-------------	--------------



**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>
---------------------	---------------------	--------------	-------------------

**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 &amp; 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 &amp; 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 &amp; Specialty</i>	<i>Location</i>	<i>Miles To</i>
		7

<i>Nearest Private College/University &amp; 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 2007**

**Property Tax Information**

State Tax Rate	48.05%
Municipal Tax Rate	37.13%
County Tax Rate	25.13%
School Tax Rate	18.17%
Misc. Tax Rate	4.42%
<b>Total Tax Rate</b>	<b>132.90%</b>

**Assessed Market Value Information**




Commercial	\$316,988,700
Residential	\$2,586,561,040
Other	\$521,833,761
<b>Total</b>	<b>\$3,425,383,501</b>

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.

**Commercial Buildings and Land Sites**

Building Name Address City, State Zip Code	Type of Building Total Bldg Sqft Total Available	Contact Name Organization Phone Number	 Photo
<u>6288 Claude Way</u> 6288 Claude Way Inver Grove Heights, MN 55076	Industrial 21,970 6,033	<u>Bryan Van Hoof</u> CB Richard Ellis (952) 924-4624	
<u>Invercity Print Building</u> 7365 Concord Blvd E Inver Grove Heights, MN 55076	Industrial 8,382 8,382	<u>Bryan Van Hoof</u> CB Richard Ellis (952) 924-4624	

Land Site Address City, State Zip Code	Space Available Build To Suit Zoning	Contact Name Organization Phone Number	 Photo
--	--	--	--



**Economic Development Services**

Economic Development Authority:	Yes	<b>Incentives</b>
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**

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

**Disaster & Emergency Services**

<i>Name</i>	<i>Phone Number(s)</i>
<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

---

*Inquiries regarding this community's data go to Jennifer Gale*

---

Print This Page - Contact Us

Copyright © 1999-2009 Minnesota Department of Employment and Economic Development  
All rights reserved. Information in this system is deemed reliable, but is not guaranteed.  
Read Full Disclaimer