

PROGRESS PLUS

Urban-Alternative Space Available

5782 Blackshire Path
Inver Grove Heights, MN 55076

Phone: 651.451.2266
Fax: 651.451.0846

www.progressplus.org

Connect yourself to hundreds of available sites and lease spaces in the Region without the congestion. Take your Progress Plus experience to the next level and visit www.progressplus.org. Our website is a one-stop shop for those interested in learning more about the countless economic development opportunities available throughout the Region. Whether you're looking for specific sites available for your next development, would like to learn more about the resources available through our partners, or take advantage of the incentives available, www.progressplus.org has your answers.

Inver Grove Heights and South St. Paul make up the Progress Plus Region. This region is within the seven-county Metropolitan Area, and offers extraordinary opportunities for open space development, re-development, purchase or lease as an entry point into a dynamic economic region.

The Progress Plus Region is exceptionally rich in transportation resources and infrastructure connectivity. Located just a few minutes from Minneapolis-St. Paul International Airport and a few minutes south of St. Paul, Minnesota's Capital City, the Progress Plus Region is at the crossroads of major transportation infrastructure. Interstate 494, which circles the entire Twin Cities metro, runs east and west across the communities, while Highway 52 is a major north/south connection.

The region is made up of communities known for an educated and motivated workforce, excellent schools and neighborhoods and a balance between commercial

prosperity and community vitality.

To this end, the Progress Plus Region stands as a country-classic, metropolitan convenient area, as rich in space and resources as any urbanized core. As a result, the Progress Plus Region makes business easy because it is free of congestion and urban limitations, yet intrinsically linked to the Twin Cities marketplace through a wealth of commercial and consumer transportation.

Low cost of entry, opportunities for growth, a synergistic relationship with the communities and a complete spectrum of opportunities make the Progress Plus Region an urban-alternative for economic development.

It is a value-added investment that will pay rich dividends to those that recognize the ground-floor opportunities inherent in shaping the future of this dynamic region on the cusp of new growth.

Progress Plus, an economic development initiative of the River Heights Chamber of Commerce

Inver Grove Heights

Inver Grove Heights is one of those fortunate and sought-after American cities where development delivers a truly balanced community environment. Home to approximately 33,000 residents with 2020 projections exceeding 44,000, Inver Grove Heights' boundaries extend over 28 square miles of rolling wooded terrain that provides for an engaging mix of residential dwellings and commercial facilities.

This balanced community located within the Progress Plus Region, is a rare and treasured find and as such delivers continued value to its residents and opportunity to future home owners as well as those commercial prospects looking for commercial space and available open land. Inver Grove Heights recognizes the value of being green and has and will continue to preserve this balance as the future unfolds.

Inver Grove Heights represents the optimum balance of residential charm, economic vitality, community resources, commercial vibrancy and metropolitan connectivity.



South St. Paul

Seldom does an Upper Midwest American city offer the wide-open opportunity represented by South St. Paul. This is a community that has taken its historical roots as a bustling cattle commercial center and translated it into the best expression of an American can-do, get it done, the sky is the limit, optimism.

This optimism translates into superior support and extraordinary opportunity for businesses. In turn, it attracts development that is seeking a new area that celebrates and rewards entrepreneurial spirit and channels that energy into the creation of a vitally dynamic community.

As a result, South St. Paul is the neighbor and business partner that you've always wished for!



Progress Plus: Your Go-To Resource

Progress Plus is a public/private partnership designed to accommodate planned development in Inver Grove Heights and South St. Paul. We work closely with city officials and business leaders to facilitate the economic development process. Progress Plus helps companies who are looking to expand or relocate with everything from finding appropriate space and connecting with training programs for workers, to attracting financing for growth.

Go to www.progressplus.org for more information or call us today at 651.451.2266.

Connectivity Without Congestion.
{ that's a new idea }

Now your business can thrive with metro connections and metro networks, but without metro hassles, congestion and costs!

The region is South St. Paul/Inver Grove Heights. Visit us online for low-cost entry, excellent location, easy access and plenty of parking!

PROGRESS PLUS 
Urban-Alternative Space Available

SOUTH ST. PAUL / INVER GROVE HEIGHTS

WWW.PROGRESSPLUS.ORG



The South East Metro area of the Twin Cities is now offering business locations that mean business solutions for you. Whether you're ready to buy, lease or build, the South East Metro delivers extraordinary value to your operations and to the bottom line.

Where your business location = business solutions.

Welcome to the land of affordable space. Great building sites are available with convenient freeway access. Existing space is available that can be custom tailored to fit your needs.



Business Assistance Programs in Inver Grove Heights

The city of Inver Grove Heights staff and Progress Plus will work with businesses to analyze project requirements including planning, zoning, finance, and marketing related issues. Depending on the nature of the project, the following business incentives may be available:

Industrial Development Revenue Bonds (IRBs)

- Fixed rate, long term, equal or below market rate financing to help industrial businesses with:
 - new project land acquisition and construction
 - additions to existing facilities
 - purchase and renovation of an existing structure
 - purchase of production equipment

504 Loan Program - Long term, fixed rate financing (generally 1 to 2 points below market rates) for up to 90% of the necessary capital to help industrial businesses with:

- purchase of land and buildings

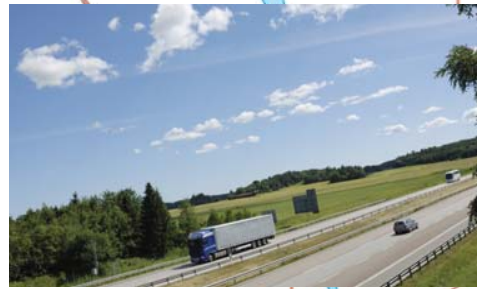
- rehabilitation and construction
- leasehold improvements
- purchase of machinery and equipment

SBA 7 (a) Loan Program - Assist manufacturing firms with fewer than 250 employees and wholesale firms with annual sales of less than \$9.5 million in obtaining loans from banks and other lending institutions by guaranteeing 90% of the principal and interest; funds can be used for:

- working capital and inventory
- machinery and equipment
- purchase of land and buildings
- land acquisition
- renovation and construction of facilities

Tax Increment Financing - Various districts exist throughout the city.

Programs may also be available through the Minnesota Department of Employment and Economic Development.



Progress Plus wants to help your business discover the added value of the South East Metro communities of South St. Paul and Inver Grove Heights. We can help you:

- Find building sites and existing facilities
- Make your relocation or expansion a smooth and efficient process.
- Put you in contact with the business assistance programs and incentives to meet your needs including industrial revenue bonds, 504 Loan Programs and a host of others.

Give us a call today and make the move south, to the South East Metro. It's the move where a business location means a host of business solutions for you!

Revolving Loan Fund - The South St. Paul HRA administers a revolving loan fund designed to aid expanding companies. These proceeds may be used for leasehold improvement, machinery and equipment or construction of new facilities. The maximum loan amount is \$50,000 with preference given to firms that demonstrate strong private investment and job creation. Terms and rates are negotiable and designed to meet the needs of the company.

Commercial Rehabilitation Loan - The South St. Paul HRA operates a loan program designed to encourage the rehabilitation of existing facilities. Under this program, business/developers may borrow up to \$15,000 to upgrade/redevelop structures. This program requires a 1:1 match of private funds.

South St. Paul Futures - A private, for profit, development corporation that will consider fixed asset loans of up to \$50,000 to credit worthy firms that are prepared to make substantial capital investment in operations based within the city.

Industrial Development Revenue Bonds (IRBs)

- Fixed rate, long term, equal or below market rate financing to help industrial businesses with:
 - new project land acquisition and construction
 - additions to existing facilities
 - purchase and renovation of an existing structure
 - purchase of production equipment

504 Loan Program - Long term, fixed rate financing (generally 1 to 2 points below market rates) for up to 90% of the necessary capital to help industrial businesses with:

- purchase of land and buildings
- rehabilitation and construction
- leasehold improvements
- purchase of machinery and equipment

SBA 7 (a) Loan Program - Assist manufacturing firms with fewer than 250 employees and wholesale firms with annual sales of less than \$9.5 million in obtaining loans from banks and other lending

institutions by guaranteeing 90% of the principal and interest; funds can be used for:

- working capital and inventory
- machinery and equipment
- purchase of land and buildings
- land acquisition
- renovation and construction of facilities

Tax Increment Financing - The South St. Paul Housing and Redevelopment Authority (HRA) administers the Concord Street Redevelopment Project which encompasses approximately 200 acres of land including property designated in the Project Gemini target area. Under this program the HRA will consider incentive financing proposals to stimulate redevelopment, enhance local tax base and create employment opportunities. Project proposals are reviewed on a case by case basis with priority given to value added manufacturing firms that leverage significant private investment.

Professional/Technical Assistance - The South St. Paul HRA will provide professional and technical

assistance to any firm that demonstrates a willingness and ability to undertake a significant development project within the community. Trained staff and consultants will work with a business to analyze project requirements including planning, zoning, building needs, legal, finance, marketing and related issues. As a part of this service the HRA may work with the client to develop appropriate applications/ requests to state or federal agencies.

Project Gemini - Manufacturing or wholesale trade businesses that expand or locate operations within a certain portion of the South St. Paul industrial area may be eligible to receive reduced electric rates for five years through Project Gemini. The discount is based upon the demand charge according to the following schedule:

Year	Reduction
1 - 3	50%
4	30%
5	20%

This region offers one of the best connected but least congested transportation networks in the area. The ease of access and travel means you can move product faster, make more calls, more deliveries and have more time with customers. It's the ideal location for businesses that need to optimize the efficiency of fleet drivers, deliveries, and service and sales calls.



Stay Connected, Not Congested.

South St. Paul/Inver Grove Heights to:

- Downtown Saint Paul: 10 Minutes*
- Downtown Minneapolis: 25 Minutes*
- MSP Airport: 12 Minutes*
- Maple Grove: 35 Minutes*

