

CARVER COUNTY CDA REGULAR BOARD MEETING

705 N. Walnut Street, Chaska, MN 55318

February 15, 2018

MINUTES

PRESENT:

CDA Board: Sarah Carlson, Molly Koivumaki, Greg Anderson, John Fahey

Staff: Julie Frick, Allison Streich, Karen Reed, David Beddoe

Others: Kathy Aho, Springsted Incorporated
Matt Podhradsky, City Administrator, Chaska
Nate Kabat, Assistant City Administrator, Chaska
Nick Koltavy, Deputy Director of Public Services Carver County

Absent: Darrel Sudheimer, Board Member

I. CONVENE CARVER COUNTY CDA BOARD MEETING

II. CALL TO ORDER BY CHAIR

The meeting was called to order at 5:01 pm by Chair Sarah Carlson.

III. AGENDA REVIEW AND ADOPTION

Motion to approve Agenda as presented. Motion by Fahey, Second by Anderson. Motion carried.

IV. CONSENT AGENDA

Motion to approve the January 18, 2018 CDA Regular Board Meeting Minutes. Motion by Anderson, Second by Fahey. Motion carried.

V. PUBLIC PARTICIPATION – None.

VI. DASHBOARD REPORT/DEPARTMENT REPORTS

A. Housing

1. Resolution No. 17-56 - Approve the Sale of Governmental Development Refunding Bonds, Series 2018A (Carver County, Minnesota – Unlimited Tax General Obligation – Waybury Apartments Project)

A1. Aho presented to the Board on the bids received and the winning bid for the Waybury refinance. After discussion, Motion by Anderson, second by Fahey to approve Resolution No. 17-56 as presented. Motion carried.

B. Finance

1. Resolution No. 17-54 – Approving the January 2018 Record of Disbursements.

A1. Motion by Fahey, second by Koivumaki to approve Resolution No. 17-54 as presented. Motion carried.

C. Economic and Community Development

1. City of Chaska Redevelopment Presentation
 - a) City Administrator Podhradsky gave a brief overview of the redevelopment. He explained that at this time, the City is not asking for a commitment to sell but rather a commitment to be a part of the redevelopment process. Assistant City Administrator Kabat provided the Board and staff with hand-outs and provided an overview of the redevelopment project. The overall redevelopment

factors in work that will be done in the future to Hwy 41 and also Coopers Grocery store. As part of the work with Coopers, the city would acquire part of the parking lot and could designate spaces for staff and residents. Part of the goal with the redevelopment that is now the Curling Center and Fireman's Park was to spur economic development. This proposed project would be in line with that.

The proposed concept has not been through the city planning process yet. The city does have design guidelines in place that would be taken into future consideration of the redevelopment. The proposed concept is a vast improvement from what is there today and in line with what the city would like to see. It would serve downtown residents, our residents and bring folks downtown.

Anderson asked city staff how much of an economic impact the CDA site would contribute. Podhradsky said that is something the city will dig into but they do not want to do that until they knew they had something to work with. There is currently an April/May timeframe for the planning process. If the CDA does not participate, that could change. Anderson asked city staff how we would justify selling our land for \$1. Podhradsky stated that there is no loss if the objective is met. He also reminded the Board that the city was a direct investor in the Brickyard property, as the City backed the GO Bonds. Anderson further clarified that the city would not be buying the land but facilitating that with a private developer. Podhradsky stated that it would create tax base and bring in revenue. Koivumaki stated that it appears to have no public purpose. Anderson further stated it would benefit the City of Chaska. Podhradsky stated that it would also benefit Carver County residents and as the CDA is an economic development agency too, the missions meet to create economic vitality in the city.

Motion made by Anderson to accept and sign the LOI provided by the City of Chaska. Second made by Fahey. Fahey had questions on the bullet points and whether they covered all our concerns. Motion failed by a tie vote.

After further discussion, Carlson suggested a special meeting be scheduled. Anderson moved to table the motion until a special meeting on February 26. Motion to table passed.

2. Resolution No. 17-55 – Approving Contingent 2018 Redevelopment Incentive Grant Awards

A1. Streich presented on the 2018 applications. The CDA received one application for redevelopment from the City of Carver, one for community development from the City of Chanhassen, and one planning grant from the City of New Germany. After discussion, Motion by Anderson, second by Fahey to approve Resolution No. 17-55 as presented. Motion carried.

D. Administrative

1. Streich provided the board with an update on the Homes for All Legislative Agenda for 2018. After discussion, Motion by Koivumaki, Second by Anderson to continue endorsing the Homes for All Policy agenda.

VII. OTHER BUSINESS

A. County Project/Communication Manager Comments, Nick Koktavý

VIII. UNFINISHED BUSINESS/ITEMS OF INTEREST

IX. ADJOURNMENT

Motion by Fahey, Second by Anderson to adjourn the meeting at 7:10 p.m. Motion carried.

Sarah Carlson, Chair

Date