



AGENDA
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Monday, September 12, 2022
IMMEDIATELY FOLLOWING CITY COUNCIL MEETING

1. Call to Order
2. Roll Call
3. Adopt Agenda
4. Approve Previous Meeting Minutes
 - 4.A. Approve the May 16, 2022 EDA Meeting Minutes
5. Discussion Items
 - 5.A. Adopt EDA Resolution 2022-2 Establishing a Preliminary Chaska EDA Maximum Tax Levy for Payable 2023
6. Other Business
7. Adjourn

- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
MAY 16, 2022

DRAFT

1. Call to Order

President Windschitl called the meeting to order at 11:24 pm.

2. Roll Call

Roll call was taken. Present: Commissioners Grau, Hubbard, Huang, and President Windschitl.

Absent: Commissioner Hatfield

Also Present: Elise Durbin, Assistant Executive Director and Matt Podhradsky, Executive Director.

3. Agenda

Motion by Commissioner Hubbard, second by Commissioner Huang adopt the agenda as presented.

Motion carried.

4. Minutes

4.A. Approve EDA Meeting Minutes 4-4-2022

Motion by Commissioner Hubbard, second by Commissioner Grau to approve the April 4, 2022 EDA Meeting Minutes.

Motion carried.

5. Discussion Items

5.A. Authorize Letter of Intent for TIP Assistance for Proposed Chaska Creek Industrial Phase 3/Oppidan Project

Assistant Executive Director Durbin presented this item to the Commission and provided some background.

Executive Director Podhradsky stated

Jay with Oppidan provided some details on the phase timelines for the plan.

Motion by Commissioner Huang, second by Commissioner Hatfield authorizing the EDA Director to execute the Letter of Intent for TIF assistance to the proposed Chaska Creek Industrial Phase 3/Oppidan project.

Motion carried.

6. Other Business

None.

7. Adjourn

Motion by Commissioner Grau, second by Commissioner Hubbard to adjourn the meeting at 11:34 pm.

Motion carried.

REQUEST FOR ACTION

CHASKA ECONOMIC DEVELOPMENT AUTHORITY

9/12/2022

Subject: Adopt Resolution Establishing a Preliminary Chaska EDA Maximum Tax Levy for Payable 2023

Prepared By: Noel Graczyk, Administrative Services Director

Background

The 2023-2027 Financial Forecast includes a Chaska EDA property tax levy for HRA activities. This HRA levy is limited by a not to be exceeded amount and must be certified to the County Auditor each year. The preliminary maximum EDA property tax levy for payable 2023 is set at \$196,308 and must be certified to the County Auditor by September 30, 2022.

This proposed levy amount includes a 7.28% increase based on growth from new construction in the Community at 2.17% and a 5% inflationary increase. The following table compares the proposed levy and the total expenditure budget from the proposed 2023 EDA Budget to the adopted 2022 EDA Budget.

	<u>2022 Budget</u>	<u>2023 Proposed Budget</u>	<u>Increase</u>	<u>Percent Increase</u>
HRA Tax Levy: Operating levy	\$182,989	\$196,308	\$13,319	7.28%
Proposed Revenue Budget	\$422,489	\$527,194	\$104,705	24.8%
Proposed Expenditure Budget	\$422,489	\$527,194	\$104,705	24.8%

Recommendation

Attached is a draft EDA Resolution that establishes a proposed 2023 EDA Budget and the maximum payable 2023 EDA property tax levy. Staff recommends approval of the resolution.

CITY COUNCIL ACTION REQUESTED

Motion to adopt EDA Resolution 2022-2 establishing a preliminary maximum property tax levy for payable 2023.

**CHASKA ECONOMIC DEVELOPMENT AUTHORITY
CITY OF CHASKA,
CARVER COUNTY,
STATE OF MINNESOTA**

DATE 09/12/2022 **RESOLUTION NO.** EDA 2022-2

MOTION BY COUNCILMEMBER _____ **SECOND BY COUNCILMEMBER** _____

**RESOLUTION ESTABLISHING A PROPOSED 2023 BUDGET AND A PROPOSED 2023
MAXIMUM PROPERTY TAX LEVY**

WHEREAS, the Executive Director of the Chaska Economic Development Authority has presented a proposed 2023-2027 Financial Forecast; and,

WHEREAS, the Executive Director's proposed financial forecast also recommends an annual Housing and Redevelopment Authority special benefit property tax levy in accordance with Minnesota State Statutes, Section 469.033, Subdivision 6; and,

WHEREAS, in accordance with Minnesota State Statutes, Section 469.033, Subdivision 6, the special benefit property tax shall be an amount approved by the City Council of the City of Chaska but shall not exceed 0.0185 percent of estimated market value of the City of Chaska; and,

WHEREAS, the Chaska Economic Development Authority must certify to the County Auditor on or before September 30, 2022 a proposed 2023 Budget and a maximum not to exceed property tax levy for payable 2023.

NOW, THEREFORE, BE IT RESOLVED, by the Chaska Economic Development Authority that consistent with the Executive Director's proposed financial forecast that the following proposed 2023 Budget and maximum not to exceed payable 2023 property tax levy be adopted.

Proposed Maximum HRA Levy	\$196,308
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Proposed Budget	\$527,194
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Passed and adopted by the Chaska Economic Development Authority this 12th day of September 2022.

Mark Windschitl, President

Attest: _____
Chaska Deputy Clerk