



AGENDA
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
MEETING
ONE CITY HALL PLAZA, CHASKA CITY HALL
Monday, June 04, 2018
7:00 PM

1. Call to Order
2. Roll Call
3. Adopt Agenda
4. Approve Previous Meeting Minutes
 - A. EDA Draft Minutes - April 16, 2018
5. Discussion Items
 - A. Adopt Resolution 2018-07, Calling for a Public Hearing Regarding Sale of Land (Hot Spot Redevelopment)
 - B. Adopt Resolution 2018-08, Calling for a Public Hearing Regarding Sale of Land and the Granting of Business Subsidy (Formacoat Project)
6. Other Business
7. Adjourn

- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
APRIL 16, 2018

DRAFT

1. Call to Order

President Windschitl called the meeting to order at 9:26 pm.

2. Roll Call

Roll call was taken. Present: Commissioners Boe, Geisler, Rohe, Schulz and President Windschitl.

Absent: None.

Also Present: Matt Podhradsky, Executive Director; Nate Kabat, Assistant Executive Director; Luke Melchert, City Attorney; and, Kevin Ringwald, Community Development Director.

3. Agenda

Motion by Commissioner Boe, second by Commissioner Rohe to adopt the agenda as presented.
Motion carried.

4. Minutes

Commissioner Geisler referred to the roll call and requested the City Attorney's name be changed from Luke Melchert to Quinn O'Reilly.

Motion by Commissioner Boe, second by Commissioner Schulz to approve the amended minutes of the April 2, 2018 EDA meeting.

Motion carried.

5. Public Hearing: Adopt Resolution No. 2018-06 Authorizing the Sale of Public Property (Brewery Project)

Executive Director Podhradsky presented the item to the Commission.

President Windschitl opened the public hearing at 9:29 pm.

President Windschitl closed the public hearing at 9:30 pm.

Motion by Commissioner Schulz, second by Commissioner Boe to adopt Resolution No. 2018-06 Approving Conveyance of Certain Property located at 850 Chaska Boulevard (Brewery Project) and authorize staff to move forward with the closing once all the conditions of the purchase agreement have been met.

Motion carried.

6. Other Business

Commissioner Boe inquired about the old Kentucky Fried Chicken site.

City Administrator Podhradsky stated the property owner met with an architect to develop plan and move forward with the China Pagoda.

7. Adjourn

Motion by Commissioner Rohe, second by Commissioner Boe to adjourn the meeting at 9:32 pm.

Motion carried.

REQUEST FOR ACTION
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
06/04/2018

SUBJECT: Calling for a Public Hearing Regarding Sale of Land for Chaska Retail Center Project (Hot Spot Redevelopment)

Prepared By: Nate Kabat, Assistant Director

History

The Chaska Economic Development Authority has been working in support of a redevelopment that will include properties known as the former Hot Spot site, the former Schneiderman's (or Michael Cycles) building, and the east half of the CDA owned parking lot on Chestnut St. (Hwy. 41). The redevelopment will result in 10,507 sf of new retail space including a Dunkin' Donuts drive-thru.

Analysis

To assemble the redevelopment site, the EDA will be involved in two property transactions. The first transaction will convey the Hot Spot former gas station property at 650 Chestnut St. from the current owners to the developer. The second transaction will convey the west half of the CDA owned parking lot at the corner of Chestnut St. and Walnut St. from the CDA to the developer.

Minnesota Statutes, Section 469.105 requires a public hearing to be held on the proposed sale of land. The EDA Board is asked to authorize the public hearing to be held on June 18, 2018 in a meeting to immediately follow the 7:00 p.m. City Council meeting.

COUNCIL ACTION REQUESTED

Motion to adopt the resolution calling for a Public Hearing Regarding the Sale of Land for the Chaska Retail Center Project (Hot Spot Redevelopment).

**CHASKA ECONOMIC DEVELOPMENT AUTHORITY
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 06/04/2018 **RESOLUTION NO.** EDA 2018-07

MOTION BY COMMISSIONER _____ **SECOND BY COMMISSIONER** _____

**RESOLUTION CALLING FOR A FOR A PUBLIC HEARING REGARDING SALE OF LAND
(CHASKA RETAIL CENTER PROJECT)**

BE IT RESOLVED by the Board of Commissioners (the "Board") of the Chaska Economic Development Authority (the "EDA") as follows:

1. Public Hearing. A public hearing pursuant to Minnesota Statutes, Section 469.105 on the proposed sale of land described in the Notice of Hearing attached hereto as **Exhibit A** will be held by this Board at the time and place set forth in the Notice of Hearing attached hereto as **Exhibit A**.

2. Notice of Public Hearing, Filing of Plans. The EDA and consultants are directed and authorized to prepare the necessary documents and the EDA Secretary is authorized and directed to cause notice of the hearing in substantially the form attached as **Exhibit A** hereto, to be published at least once in the official newspaper of the City not less than 10, nor more than 20, days prior to the public hearing.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 4th day of June 2018.

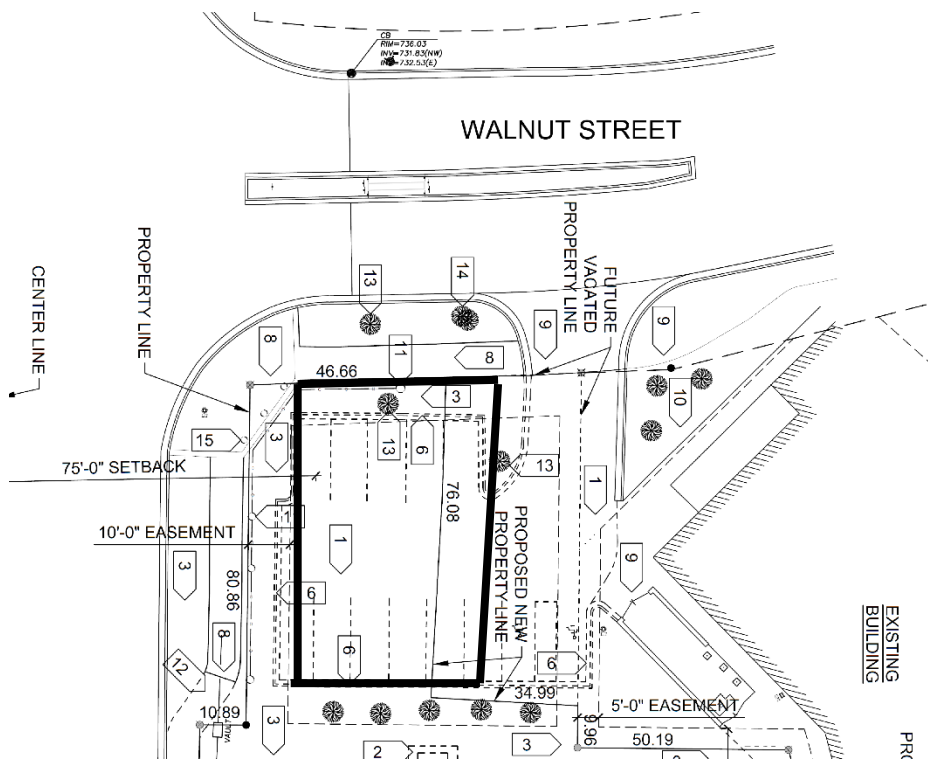
Mark Windschitl, President

Attest: _____
Chaska Deputy Clerk

EXHIBIT A

CITY OF CHASKA NOTICE OF PUBLIC HEARING REGARDING LAND SALE (CHASKA RETAIL CENTER PROJECT)

NOTICE IS HEREBY GIVEN that the Board of Commissioners of the Chaska Economic Development Authority (the "EDA") will meet at City Hall, One City Hall Plaza, Chaska, Minnesota (the "City") at or after 7:00 p.m. on Monday, June 18, 2018 to conduct a public hearing on the proposed sale of certain real property ("Property") located in the City to Chaska Growth Holdings, LLC (or an affiliate thereof). The Property includes a portion of Tax Parcel Identification Number 306560030, which is currently legally described as Lot 2, Block 1, The Klein Brick Yard Seventh Addition and located at 710 Chestnut Street North in the City of Chaska, Minnesota, consisting of an area approximately equal to the area of the 8 westernmost parking stalls currently located thereon approximately as depicted below:



The Property also includes Tax Parcel Identification Number 306560060, which is currently legally described as Lot 4, Block 1, The Klein Brick Yard Seventh Addition and located at 650 Chestnut St. N. in the City of Chaska, Minnesota.

The EDA will meet at the public hearing to determine if the sale is advisable. A copy of the terms and conditions of the proposed sale of the Property will be on file and available for inspection at City Hall during regular business hours.

Any person wishing to express an opinion on the matters to be considered at the public hearing will be heard orally or in writing. Anyone needing reasonable accommodations or an interpreter should contact the City Administrator's office at the City Hall, 952-44

REQUEST FOR ACTION
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
06/04/2018

**SUBJECT: Calling for a Public Hearing Regarding Sale of Land and the
Granting of Business Subsidy (Formacoat Project)**

Prepared By: Nate Kabat, Assistant Director

History

For the past several months Staff has been working with Formacoat, LLC on plans to develop a new manufacturing facility at the former building center site on Chaska Blvd. (Cty. Rd 61).

Incorporated in 2002, Formacoat is privately held and currently located in Savage, MN. Mark Gross, Owner of Formacoat, is a 27-year resident of Chaska and is excited about fulfilling his long-time dream of bringing his company to Chaska. Formacoat is a medical device contract manufacturing company. The company specializes in applying medical device coating applications. Their collaboration with customers includes access to a wide range of coating vendors and their technologies, to bring the right coating to each product.

Formacoat is seeking to build an approximate 32,000 square foot building on 3.85 acres of the former building center site. The expansion will enable Formacoat to significantly expand its core business and add other technologies to its capabilities. The project would bring about 15 well paying manufacturing jobs upon opening with plans to expand by 10-15 more jobs within the first 2 to 3 years of operation.

Analysis

To facilitate the land for the project, the EDA will sell approximately 3.85 acres of the 7.5 acre former Building Center Site to Formacoat. The sale of land will be assisted with TIF dollars from the district currently established on the site, representing business subsidy.

Minnesota Statutes, Section 469.105 and Minnesota Statutes, Sections 116J.993 to 116J.995 require a public hearing to be held on the proposed sale of land and the granting of a business subsidy. The EDA Board is asked to authorize the public hearing to be held on June 18, 2018 in a meeting to immediately follow the 7:00 p.m. City Council meeting.

Staff intend to present the Purchase and Development Agreements that will detail the transaction at the June 18 meeting as well.

COUNCIL ACTION REQUESTED

Motion to adopt the resolution calling for a Public Hearing Regarding the Sale of Land and the Granting of Business Subsidy (Formacoat Project).

**CHASKA ECONOMIC DEVELOPMENT AUTHORITY
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 06/04/2018 **RESOLUTION NO.** EDA 2018-08

MOTION BY COMMISSIONER _____ **SECOND BY COMMISSIONER** _____

**RESOLUTION CALLING FOR A FOR A PUBLIC HEARING REGARDING SALE OF LAND
AND
THE GRANTING OF A BUSINESS SUBSIDY
(FORMACOAT PROJECT)**

BE IT RESOLVED by the Board of Commissioners (the "Board") of the Chaska Economic Development Authority (the "EDA") as follows:

1. Public Hearing. A public hearing pursuant to Minnesota Statutes, Section 469.105 and Minnesota Statutes, Sections 116J.993 to 116J.995 on the proposed sale of land and the granting of a business subsidy as described in the Notice of Public Hearing attached hereto as **Exhibit A** will be held by this Board at the time and place set forth in the Notice of Hearing attached hereto as **Exhibit A**.

2. Notice of Public Hearing, Filing of Plans. The EDA and consultants are directed and authorized to prepare the necessary documents and the EDA Secretary is authorized and directed to cause notice of the hearing in substantially the form attached as **Exhibit A** hereto, to be published at least once in the official newspaper of the City not less than 10, nor more than 20, days prior to the public hearing.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 4th day of June 2018.

Mark Windschitl, President

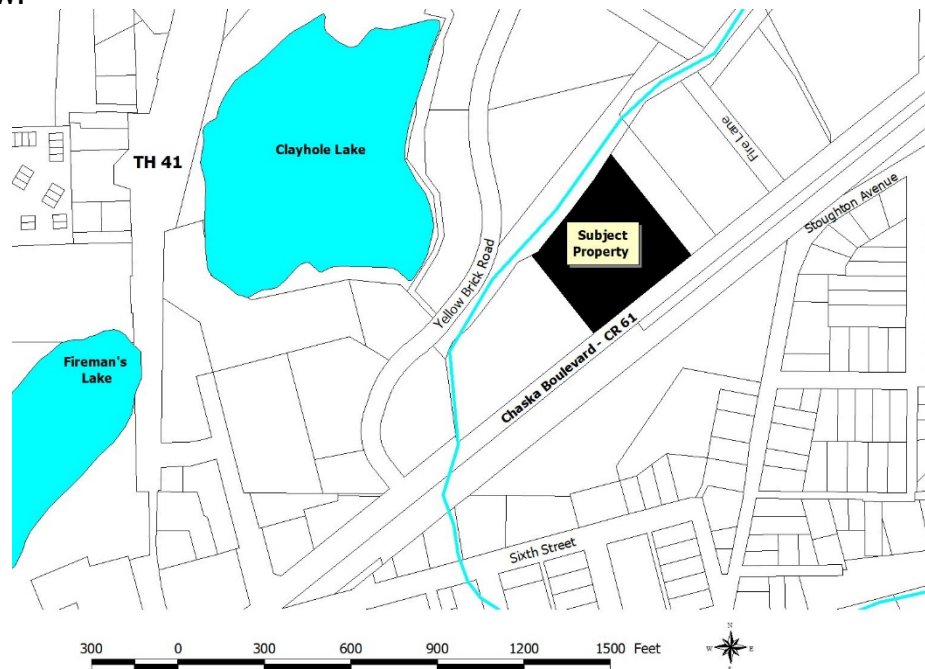
Attest: _____
Chaska Deputy Clerk

EXHIBIT A

CITY OF CHASKA

NOTICE OF PUBLIC HEARING REGARDING LAND SALE AND BUSINESS SUBSIDY (FORMACOAT PROJECT)

NOTICE IS HEREBY GIVEN that the Board of Commissioners of the Chaska Economic Development Authority (the "EDA") will meet at City Hall, One City Hall Plaza, Chaska, Minnesota (the "City") at or after 7:00 p.m. on Monday, June 18, 2018 to conduct a public hearing on the proposed sale of certain real property ("Property") located in the City to Formacoat Leasing LLC, or an affiliate thereof (the "Developer"). The Property is an approximately 167,706 square foot parcel located at 2960 Chaska Boulevard between Yellow Brick Road and Chaska Boulevard as depicted below:



The EDA will meet at the public hearing to determine if the sale is advisable. A copy of the terms and conditions of the proposed sale of the Property will be on file and available for inspection at City Hall during regular business hours.

In addition, the EDA proposes entering into an agreement with the Developer and the City of Chaska, Minnesota (the "City") under which the EDA will provide tax increment assistance to the Developer, and the Developer will agree to construct an approximately 31,840 square foot manufacturing facility for use by the Developer in its medical device manufacturing business. The tax increment assistance will be a "business subsidy" under Minnesota Statutes, Sections 116J.993 to 116J.995 (the "Business Subsidy Law"). A copy of the proposed business subsidy agreement is on file and available for public inspection at the office of the City Administrator.

Any person wishing to express an opinion on the matters to be considered at the public hearing will be heard orally or in writing. Anyone needing reasonable accommodations or an interpreter should contact the City Administrator's office at the City Hall, 952-448-9200.