

- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
JUNE 4, 2018

1. Call to Order

President Windschitl called the meeting to order at 8:15 pm.

2. Roll Call

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

Absent: Commissioners Schulz and Rohe.

Also Present: Nate Kabat, Assistant Executive Director and Matt Podhradsky, Executive Director.

3. Agenda

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

Motion carried.

4. Minutes

Motion by Commissioner Geisler, second by Commissioner Boe, to approve the minutes of the April 16, 2018 EDA meeting.

Motion carried.

5. Adopt Resolution 2018-07, Calling for a Public Hearing Regarding Sale of Land for Chaska Retail Center Project (Hot Spot Redevelopment)

Assistant Executive Director Kabat presented the item to the Commission.

President Windschitl looked to clarify that this was a formality.

Assistant Executive Director Kabat stated that it was.

President Windschitl asked Executive Director Podhradsky explain the Economic Development Authority (EDA) purchase process that this item will follow.

Executive Director Podhradsky stated there are three properties there; the city is purchasing the old gas station site, another is the old Schneiderman's Furniture building/Michael's Cycles, and the third is CDA's parcel. As part of this process, the EDA helps get under contract and purchase the Hot Spot gas station and utilize the tax increment that will be generated on that site over the next 25 years to pay the EDA back. He explained that initially the EDA will sell it to the developer who then has to implement the approved plan. He noted that although that portion of the property is one dollar, the overall purchase of that property is close to \$900,000 and the EDA's involvement is to help make that economically feasible.

Commissioner Geisler looked to clarify that the developer will purchase the other properties.

Executive Director Podhradsky stated the developer has already purchased them. He explained the process is to assemble the property and get rid of the property lines to create one parcel instead of three parcels.

President Windschitl commented that it was not likely this project would have happened without doing this. He stated this is one of their economic development tools is to be able to step in and purchase that to make the entire site developable.

Executive Director Podhradsky explained that due to the City's ordinances as far as setbacks and such, nothing could be done on the old gas station site except to mimic what was already there.

President Windschitl looked to clarify that the public hearing would be held on June 18, 2018 and then at that point the sale happens.

Executive Director Podhradsky stated that at that point it allows the EDA to go through the sale and the developer still has to complete the planning process. He explained is satisfies their statutory requirement to hold a public hearing prior to selling property and estimated the planning process would finish up in mid-July.

Motion by Commissioner Geisler, second by Commissioner Boe to adopt Resolution No. 2018-07 calling for a Public Hearing Regarding the Sale of Land for the Chaska Retail Center Project.
Motion carried.

6. Adopt Resolution 2018-08, Calling for a Public Hearing Regarding Sale of Land and the Granting of Business Subsidy (Formacoat Project)

Assistant Executive Director Kabat presented the item to the Commission.

Motion by Commissioner Boe, second by Commissioner Geisler to adopt Resolution No. 2018-08 calling for a Public Hearing Regarding the Sale of Land and the Granting of Business Subsidy (Formacoat Project).
Motion carried.

Mark Gross, owner of Formacoat, stated he was excited to see this happen.

7. Other Business

Commissioner Boe looked to verify the date to dig for the Hot Spot is mid to end of July.

Executive Director Podhradsky estimated it would be the end of July.

8. Adjourn

Motion by Commissioner Boe, second by Commissioner Geisler to adjourn the meeting at 8:27 pm.
Motion carried.