



AGENDA
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Monday, September 20, 2021
7:00 PM

1. Call to Order
2. Roll Call
3. Adopt Agenda
4. Approve Previous Meeting Minutes
 - A. Approve September 13, 2021 EDA Meeting Minutes
5. Discussion Items
 - A. Adopt Resolution 2021-23, Adopt Resolution Establishing a Preliminary Chaska EDA Maximum Tax Levy for Payable 2022
6. Other Business
7. Adjourn

- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
SEPTEMBER 13, 2021

1. Call to Order

President Pro Tem Hatfield called the meeting to order at 7:42 pm.

2. Roll Call

Roll call was taken. Present: Commissioners Hubbard, Grau, Huang, and President Pro Tem Hatfield.

Absent: President Windschitl

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

3. Agenda

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

Motion carried.

4. Minutes

Motion by Commissioner Hubbard, second by Commissioner Huang to approve the July 19, 2021 EDA Meeting Minutes as presented.

Motion carried.

5. Letter of Intent with Lariat Companies, Inc., for 3.72 acres of land at Chaska Boulevard and Fire Lane – Former Building Center Site

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

Commissioner Hubbard asked if the businesses that move into the industrial slots will fall under the Downtown Business Alliance. Executive Director Podhradsky stated no and noted where the area is that a business would need to be in order to be part of the Downtown Business Alliance.

Motion by Commissioner Huang, second by Commissioner Hubbard to authorize the EDA President Pro Tem Hatfield to sign the Letter of Intent with Lariat Companies, Inc. for 3.72 acres of land at the former Chaska Building Center site at Chaska Boulevard and Fire Lane.

Motion carried.

6. Other Business

There was no other business.

7. Adjourn

Motion by Commissioner Grau, second by Commissioner Hubbard to adjourn the meeting at 7:53pm.

Motion carried.

REQUEST FOR ACTION

CHASKA ECONOMIC DEVELOPMENT AUTHORITY

9/21/2021

Subject: Adopt Resolution Establishing a Preliminary Chaska EDA Maximum Tax Levy for Payable 2022

Prepared By: Noel Graczyk, Administrative Services Director

Background

The 2022-2026 Financial Forecast includes a Chaska EDA property tax levy for HRA activities. This levy for HRA activities is limited by a maximum not to be exceeded amount that must be certified to the County Auditor each year. The maximum preliminary EDA property tax levy is set at \$182,989 for taxes payable 2022 and must be certified to the County Auditor by September 30, 2021.

This proposed levy amount includes a 6.64% increase based on new construction growth in the Community at 1.56% and a 5% inflationary increase. The following table compares the proposed levy and the total expenditure budget from the proposed 2022 EDA Budget to the adopted 2021 EDA Budget.

	2021 Budget	2022 Proposed Budget	Increase	Percent Increase
HRA Tax Levy: Operating levy	\$171,598	\$182,989	\$11,391	6.64%
Proposed Expenditure Budget	\$405,833	\$433,000	\$27,167	6.69%

Recommendation

Attached is a draft EDA Resolution that establishes a proposed 2022 EDA Budget and the maximum payable 2022 EDA property tax levy. Staff recommends approval of the resolution.

CITY COUNCIL ACTION REQUESTED

Motion to adopt EDA Resolution 2021-23 establishing a preliminary maximum property tax levy for payable 2022.

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

DATE 09/20/2021 **RESOLUTION NO.** EDA 2021-23

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

**RESOLUTION ESTABLISHING A PROPOSED 2022 BUDGET AND A PROPOSED 2022
MAXIMUM PROPERTY TAX LEVY**

WHEREAS, the Executive Director of the Chaska Economic Development Authority has presented a proposed 2022-2026 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, 2021 a proposed 2022 Budget and a maximum not to exceed property tax levy for payable 2022.

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 2022 Budget and maximum not to exceed payable 2022 property tax levy be adopted.

Proposed Maximum HRA Levy	\$182,989
Proposed Budget	\$433,000

Passed and adopted by the Chaska Economic Development Authority this 20th day of September 2021.

Mark Windschitl, President

Attest: _____
Chaska Deputy Clerk