



AGENDA
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
CHASKA EVENT CENTER - 2310 CHASKA BLVD & ZOOM
Monday, February 28, 2022
7:00 PM

1. Call to Order
2. Roll Call
3. Adopt Agenda
4. Approve Previous Meeting Minutes
 - A. Approve EDA Meeting Minutes 12-20-2021
 - B. Approve EDA Meeting Minutes 01-03-2022
5. Discussion Items
 - A. Adopt Resolution EDA 2022-1, Resolution Approving Sale of Property to Pulte Homes for the Del Webb Development
6. Other Business
7. Adjourn

**- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
DECEMBER 20, 2021**

DRAFT

1. Call to Order

President Windschitl called the meeting to order at 12:21 am.

2. Roll Call

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

Absent: None.

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

3. Agenda

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

Motion carried.

4. Minutes

Motion by Commissioner Grau, second by Hubbard to approve the October 4, 2021 EDA Meeting Minutes as presented.

Motion carried.

5.A. Authorize President and Executive Director to sign a Purchase and Redevelopment Agreement with the Carver County Community Development Agency for the Ernst House Redevelopment Project

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

Commissioner Huang asked for an explanation of how much the owner and county will recoup upon sale.

Elise Durbin, Director of Carver County Community and Economic Development addressed the Commission and stated the home owner gets 25% of the appreciation and 75% stays with the property. She noted the owner is responsible for the maintenance and they pay property taxes on the home.

Motion by Commissioner Huang, second by Commissioner Hubbard to Authorize President and Executive Director to sign a Purchase and Redevelopment Agreement with the Carver County Community Development Agency for the Ernst House Redevelopment Project.

Motion carried.

5.B. Adopt Resolution EDA 2021-4, Adopting 2022 EDA Budget and Property Tax Levy for Payable 2022

Executive Director Podhradsky presented this item to the Commission.

Motion by Commissioner Hubbard, second by Commissioner Grau to Adopt Resolution EDA 2021-4, Adopting 2022 EDA Budget and Property Tax Levy for Payable 2022.

Motion carried.

DRAFT

6. Other Business

None.

7. Adjourn

Motion by Commissioner Huang, second by Commissioner Grau to adjourn the meeting at 12:38 am.
Motion carried.

**- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
JANUARY 3, 2022**

1. Call to Order

President Windschitl called the meeting to order at 9:47 pm.

2. Roll Call

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

Absent: None.

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

3. Agenda

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

Motion carried.

4. Minutes

None.

This agenda item to approve the October 4, 2021 EDA Meeting Minutes, was skipped as they were previously approved at the December 20, 2021 meeting.

5.A. Update to TIF and Abatement Policy for Corporate and Industrial Development

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

Commissioner Huang explained the need for updates to this item.

Motion by Commissioner Huang, second by Commissioner Grau to approve the updates to the Tax Increment Financing and Tax Abatement Policy for the Chaska Biotech Center-Corporate/Industrial Development.

Motion carried.

6. Other Business

None.

7. Adjourn

Motion by Commissioner Hubbard, second by Commissioner Huang to adjourn the meeting at 9:50 pm.

Motion carried.

REQUEST FOR ACTION CHASKA CITY COUNCIL 02/28/2022

Subject: Resolution Approving Sale of Property to Pulte Homes for the Del Webb Development

Prepared By: Nate Kabat

Background

In 2018, the City of Chaska purchased the property at 3690 Creek Road from the Bontrager's (PID - 300055000). Most of the property is wooded steep slopes and Chaska Creek; however, the property contained a small pole barn (off Creek Road) that the city is using for storage purposes, and on the easternmost edge of the property exists slightly more than .1 acres of developable land adjacent to the Dell Webb development.

As the easternmost edge of the property contains developable property; the city is proposing to sell that portion of the property for low density residential development and to put this property back on the tax rolls.

On June 10, 2020 the Planning Commission recommended approval to the City Council of the Del Webb at Chaska Final Plat for a 92-lot subdivision on 34 acres of land (PC#2020-12).

On July 8, 2020, per Minnesota State Statutes the Planning Commission made a finding that the sale of the property would be consistent with the Comprehensive Plan (Mn State Statute, Chapter 462.356, Subd. 2). The 2040 Comprehensive Plan designates this portion of the property for Low Density Residential development. The proposed utilization of this property will be for single family residential development that is consistent with that designation.

On July 20, 2020, the City Council adopted Resolution 2020-57 approving the Del Webb at Chaska Final Plat for a 92-lot subdivision on 34 acres of land/Pulte Homes/P.C. No. 2020-12. That resolution included terms of sale for the piece of property being considered by the EDA tonight, which are reflected in the resolution attached to this staff report.

Update

Pulte is currently preparing to complete the final plat for this section of their subdivision as the lots in their initial phase have been sufficiently sold. Because the Outlot P, which is to be sold to Pulte is owned by the Chaska EDA, a resolution to authorize the sale is necessary to complete the planned transaction.

ECONOMIC DEVELOPMENT AUTHORITY ACTION REQUESTED

Motion to approve Resolution EDA 2022-1 approving sale of property to Pulte Homes for the Del Webb Development.

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

RESOLUTION

DATE 02/28/2022 **RESOLUTION NO.** EDA 2022-01

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

**A RESOLUTION APPROVING THE SALE OF REAL PROPERTY TO PULTE HOMES OF
MINNESOTA, LLC PLATTED AS OUTLOT P IN THE DEL WEBB DEVELOPMENT**

WHEREAS, on June 10, 2020, the Planning Commission recommended approval to the City Council of the Del Webb at Chaska Final Plat for a 92-lot subdivision on 34 acres of land (PC#2020-12); and

WHEREAS, on July 20, 2020, the City Council adopted Resolution 2020-57 approving the Del Webb at Chaska Final Plat for a 92-lot subdivision on 34 acres of land/Pulte Homes/P.C. No. 2020-12 (the "Resolution 2020-57") as part of the larger Del Webb Development (the "Development"); and

WHEREAS, the Resolution 2020-57 includes 92 lots for 90 new detached villa lots, a lot for the amenity center, and Outlots A through P; and

WHEREAS, in September 2018 the City of Chaska (the "City") purchased the property at 3690 Creek Road from the Bontrager's (PID – 300055000) which contains 6.37 acres (the "Bontrager Property"); and

WHEREAS, most of the Bontrager Property is wooded steep slopes and Chaska Creek; however, the Bontrager Property contains, on the easternmost edge, a small section of developable land adjacent to the Development, legally described as:

That part of the North Half of the Southwest Quarter of Section 5, Township 115, Range 23, Carver County, Minnesota described as follows:

Commencing at the northeast corner of said North Half of the Southwest Quarter; thence South 00 degrees 07 minutes 37 seconds East, assumed bearing along the east line of said North Half of the Southwest Quarter, a distance of 221.61 feet to the point of beginning; thence South 31 degrees 05 minutes 59 seconds West, a distance of 58.40 feet; thence South 01 degrees 09 minutes 11 seconds West, a distance of 128.65 feet; thence South 32 degrees 11 minutes 29 seconds East, a distance of 62.44 feet to said east line; thence North 00 degrees 07 minutes 37 seconds West, along said east line a distance of 231.48 feet to the point of beginning.

which the City split from the Bontrager Property and the same became known as Outlot P upon the final plat, joined by the City, as stated in Resolution 2020-57; and

WHEREAS, in December 2020, the City conveyed Outlot P to the Chaska Economic Development Authority, (the "EDA"), which joined in the recorded Del Webb at Chaska final plat as the owner of Outlot P; and

WHEREAS, as stated by Resolution 2020-57, Outlot P shall be conveyed to Pulte Homes of Minnesota, LLC (the "Developer") by Quit Claim Deed for use as residential lots at such time as Developer platted the individual residential lots on the portion of Outlot B; and

WHEREAS, if by December 31, 2024, Developer has not met the criteria for acquisition and actually acquired Outlot P then its rights to acquire Outlot P are terminated; and

WHEREAS, Resolution 2020-57 establishes that the Developer shall purchase Outlot P for the following consideration depending upon the year of acquisition:

<u>Acquisition During</u>	<u>Price</u>
2022	\$11,390.00
2023	\$11,959.00
2024	\$12,557.00

WHEREAS, Developer has applied for and received final plat approval to develop Outlot B into residential lots; and

WHEREAS, Developer wishes to add Outlot P into the Development; and

WHEREAS, Developer and EDA shall close on the sale of Outlot P in March 2022; and

WHEREAS, Developer is solely responsible for all investigation, costs, and expenses relating to the acquisition, sale, and conveyance of Outlot P and the City and the EDA make no representations or warranties as to the condition of Outlot P other than the EDA having marketable title; and

WHEREAS, pursuant to Minnesota Statutes §462.356, subd. 2, the EDA finds the sale of the property, as described above, has no relationship to the City of Chaska's comprehensive municipal plan and the EDA may dispense with the requirements of §462.356, subd. 2, to the extent they apply.

NOW, THEREFORE, BE IT RESOLVED, by the Chaska Economic Development Authority as follows:

1. The above recitals and findings are incorporated as part of these resolutions.
2. The sale of Outlot P to Developer for \$11,390 is hereby approved, subject to the terms of these resolutions and Resolution 2020-57.

3. The President of the EDA shall work with the EDA's attorney and Developer to effectuate the sale of Outlot P.
4. The President and Executive Director of the EDA are hereby authorized and directed to execute, acknowledge, and deliver the documents or instruments that are necessary or desirable to effectuate the sale of Outlot P. In the event of the absence or disability of the President or Executive Director such officers of the EDA as, in the opinion of the EDA's attorney may act on their behalf shall, without further act or authorization of the EDA, do all things and execute all instruments and documents required to be done or executed by such absent or disabled officers. The execution of any document or instrument by the appropriate officer or officers of the EDA authorized herein shall be conclusive evidence of the approval of such document or instrument in accordance with the terms of this resolution.
5. The President of the EDA is authorized to pay all transaction costs associated with the sale of the property.

Passed and adopted by the Chaska Economic Development Authority of the City of Chaska, Minnesota, this 28th day of February, 2022.

Mark Windschitl, President

Attest: _____
Matt Podhradsky, Executive Director