



AGENDA
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Monday, December 19, 2022
IMMEDIATELY FOLLOWING CITY COUNCIL MEETING

1. Call to Order
2. Roll Call
3. Adopt Agenda
4. Approve Previous Meeting Minutes
 - 4.A. Approve EDA Meeting Minutes of 5/16/2022 and 9/12/2022
5. Discussion Items
 - 5.A. Adopt Resolution No. EDA 2022-146 Adopting the 2023 EDA Budget and
and EDA Property 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.

**- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
SEPTEMBER 12, 2022**

1. Call to Order

President Windschitl called the meeting to order at 9:39 pm.

2. Roll Call

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

Absent: None.

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

3. Agenda

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

Motion carried.

4. Minutes

4.A. Approve EDA Meeting Minutes 5-16-2022

Motion by Commissioner Hubbard, second by Commissioner Hatfield to approve the May 16, 2022 EDA Meeting Minutes.

Motion carried.

5. Discussion Items

5.A. Adopt EDA Resolution 2022-2 Establishing a Preliminary Chaska EDA Maximum Tax Levy for Payable 2023

Executive Director Podhradsky introduced and provided an overview of this item.

Motion by Commissioner Grau, second by Commissioner Hubbard Motion to adopt EDA Resolution 2022-2 establishing a preliminary maximum property tax levy for payable 2023.

Motion carried.

6. Other Business

None.

7. Adjourn

Motion by Commissioner Hatfield, second by Commissioner Huang to adjourn the meeting at 9:46 pm.

Motion carried.

REQUEST FOR ACTION

CHASKA ECONOMIC DEVELOPMENT AUTHORITY

12/19/2022

Subject: Adopting 2023 EDA Budget and Property Tax Levy for Payable 2023

Prepared By: Noel Graczyk, Administrative Services Director

Background

The proposed 2023 Budget for the Chaska EDA includes a proposed HRA levy that must be certified to the County Auditor by December 28, 2022. The following table compares EDA tax levies and budgets from the proposed 2023 Budget to the adopted 2022 Budget.

	2022 Adopted Budget	2023 Proposed Budget	Increase (Decrease)	Percent Increase (Decrease)
HRA Property Tax Levy	\$182,989	\$196,308	\$13,319	7.3%
Total all Revenue Sources	\$422,489	\$527,194	\$104,705	24.8%
Total all Expenditure Uses	\$422,489	\$527,194	\$104,705	24.8%
Net Total	\$ 0	\$ 0	\$ 0	n/a

The proposed property tax levy for payable 2023 includes a 7.3% increase based on new construction, inflation, and operational needs.

Staff Recommendation

Staff recommends approval of the proposed resolution adopting the 2023 EDA Budget and an EDA property tax levy for payable 2023.

EDA ACTION REQUESTED

Motion to adopt EDA Resolution No. 2022-146 adopting the 2023 EDA Budget and an EDA property tax levy for payable 2023.

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

RESOLUTION

DATE 12/19/2022 **RESOLUTION NO.** EDA 2022-146

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

**A RESOLUTION APPROVING THE 2023 EDA BUDGET AND PROPERTY TAX LEVY FOR
PAYABLE 2023**

WHEREAS, the Executive Director's proposed 2023 EDA Budget recommends a 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 City has conducted a public hearing on December 6, 2022 to receive comment from the public on the proposed 2023 Budget and the tax levies recommended therein including the proposed 2023 EDA Budget and the EDA tax levy recommended therein; and,

WHEREAS, the EDA must certify to the County Auditor on or before December 28, 2022, a property tax levy for assessed 2022 payable 2023.

NOW, THEREFORE, BE IT RESOLVED, that the following assessed 2022 payable 2023 property tax levy be adopted consistent with the 2023 Budget:

Fund	Levy Amount
EDA Fund, HRA Levy	\$196,308

FURTHER, BE IT RESOLVED, that the following 2023 EDA special revenue fund budget be adopted:

Fund	Revenues and Other Sources	Expenditures and Other Uses	Fund Balance Increase (Decrease)
EDA Fund	\$527,194	\$527,194	\$0

AND, FURTHER, BE IT RESOLVED, that the Executive Director of the EDA is directed to file the approved EDA levy with the Carver County Auditor on or before December 28, 2023.

Passed and adopted by the Economic Development Authority of the City of Chaska, Minnesota, this 19th day of December 2022.

Mark Windschitl, President

Attest: _____
Matt Podhradsky, Executive Director