

**- MINUTES -**  
**CHASKA ECONOMIC DEVELOPMENT AUTHORITY**  
**MAY 1, 2023**

1. Call to Order

President Windschitl called the meeting to order at 8:07 p.m.

2. Roll Call

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

Absent: None.

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

3. Agenda

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

Motion carried.

4. Minutes

4.A. Approve EDA Meeting Minutes of 1-9 -2023

Motion by Commissioner Hatfield, second by Commissioner Hubbard to approve the minutes of the January 9, 2023 EDA Meeting Minutes.

Motion carried.

5. Discussion Items

5A. Adopt EDA Resolution 2023-43 Approving a Letter of Undertaking

Executive Director Podhradsky introduced the item and invited Assistant Executive Director Elise Durbin to continue the presentation.

Assistant Executive Director Elise Durbin provided a presentation. Alex Sellke, special counsel to the EDA for redevelopment matters from Dorsey Whitney, also provided information.

President Windschitl asked why the particular parcel is so difficult. Mr. Sellke explained Formacoat was released from the Bremer mortgage when it was sold. Around 2008 Bremer entered into a voluntary foreclosure agreement, and it was amended in 2012 and 2018 as parcels were released for development. In 2020, the foreclosure proceeding went through.

President Windschitl noted Bremer knows the EDA has actively been trying to sell the property. He asked why the title hasn't come up previously. Mr. Sellke stated there were likely issues due to turnover within Bremer.

Commissioner Huang asked why the letter of undertaking can't be issued. Mr. Sellke explained he recommended pausing due to the issues and the issues faced in court.

Commissioner Huang asked what the repercussion is for issuing a letter of undertaking without resolving the other issues. Mr. Sellke stated the solution might be going through another foreclosure process, but that option requires time and money.

Executive Director Podhradsky suggested tabling the item rather than putting themselves into the same position Bremer is already in.

President Windschitl asked when the paperwork is due to the court. Executive Director Podhradsky stated if the discussion is held again in two weeks, there won't be much impact on the court process. Mr. Sellke added there isn't a court date set currently.

Executive Director Podhradsky pointed out starting another foreclosure process would allow others to lay claim to the property.

President Windschitl asked if the EDA could take the required fees from Bremer. Executive Director Podhradsky stated the City should not have to take the issue on, so he recommends tabling the item for now.

Ms. Durbin noted Staff thought the process would be easier, hence the previous Staff recommendation. Executive Director Podhradsky added it is a red flag that Bremer hasn't made any effort to resolve the issue.

Commissioner Huang asked what incentives Bremer to move forward. Executive Director Podhradsky stated Bremer wants money from the resolution. However, they are hoping the EDA will take over the effort and financial responsibility.

Motion by Commissioner Huang second by Commissioner Grau to table the item Resolution 2023-43 Approving a Letter of Undertaking to May 15, 2023 EDA meeting.

Motion carried.

#### 6. Other Business

There was no other business.

#### 7. Adjourn

Motion by Commissioner Hubbard, second by Commissioner Hatfield to adjourn the meeting at 8:32 p.m.

Motion carried.