



AGENDA
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Monday, July 31, 2023
IMMEDIATELY FOLLOWING CITY COUNCIL MEETING

1. Call to Order
2. Roll Call
3. Adopt Agenda
4. Approve Previous Meeting Minutes
 - 4.A. EDA Meeting Minutes 6/26/2023
5. Discussion Items
 - 5.A. Approve Downtown Building Improvement Program Loan Application from Chaska Commons LLC for 210 Chestnut
6. Other Business
7. Adjourn

- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
JUNE 26, 2023

DRAFT

1. Call to Order

President Windschitl called the meeting to order at 7:58 p.m.

2. Roll Call

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

Absent: Commissioner Huang

Also Present: Elise Durbin, 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

4.A. Approve EDA Meeting Minutes of 6-5-2023

Motion by Commissioner Hatfield, second by Commissioner Hubbard to approve the minutes of the June 5, 2023 EDA Meeting Minutes.

Motion carried.

5. Discussion Items

5A. Approve an Amended and Restated Purchase and Redevelopment Agreement for the Ernst House/Chaska Yards Redevelopment Project

Assistant Executive Director Elise Durbin introduced and provided an overview of this item.

Motion by Commissioner Hatfield, second by Commissioner Grau to authorize the President and Executive Director to Sign an Amended and Restated Purchase and Redevelopment Agreement with the City of Chaska and the Carver County Community Development Agency. 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 8:04 p.m.

Motion carried.

REQUEST FOR ACTION

CHASKA ECONOMIC DEVELOPMENT AUTHORITY

7/31/2023

Subject: **Approve Downtown Building Improvement Program Loan
Application from Chaska Commons LLC for 210 Chestnut**

Prepared By: Elise Durbin, Assistant Executive Director

Background

Since the mid-1990's the Chaska Economic Development Authority (EDA) has offered a loan program to businesses and property owners in downtown to restore buildings and to strengthen the overall visibility of services within the downtown. Earlier this year, the EDA modified the program guidelines, expanding the program to include the rear of the building as well as changes in the funding amounts and terms.

Current Request

Staff has been working with the new property owners of 210 Chestnut Street N. for nearly a year discussing their plans for renovating the property. The property owner has begun some of the work by renovating some of the second-floor rental units and intends on renovating the first floor after their current tenant vacates upon completion of the Downtown Highway 41 project.

As part of their plans, the property owner also intends on improving the exterior of the building. The improvements planned as part of this request include:

- Removal of existing stucco on the front façade. The intent is that they remove the stucco to expose the original brick.
- New storefront glass and windows
- Rear deck removal and rebuild

The Heritage Preservation Commission reviewed a Site Alteration Permit for the work earlier this year and approved the request. Plans are included as an attachment.

The total cost of the project is \$70,356.63. Per the program guidelines, there is a 50 percent match by the property owner, so the requested loan amount is \$35,178.32. Of that loan, \$17,589.16 will be a low interest loan repayable over 10 years. The other, will be a deferred, forgivable loan, with 10 percent forgiven for each year that they remain the property owner. Should they decide the sell before the end of the 10 years, they will be required to pay back the remaining balance of the forgivable portion of the loan, in addition to any outstanding balance on the loan interest loan portion.

The project is consistent with the Downtown Building Improvement Program guidelines, and staff recommends the EDA approve a loan in the amount of \$35,178.32.

EDA ACTION REQUESTED

Motion to approve the Downtown Building Improvement Program Loan request for Chaska Commons LLC for work to be completed at 210 Chestnut, and authorize the Assistant Executive Director to execute the necessary loan documents.

CHASKA COMMONS, LLC

210 N. Chestnut Street
Chaska, MN

May 1, 2023

The property located at 210 N. Chestnut St. Chaska, MN is undergoing a number of extensive interior renovations. 1 of the 3 apartments, the largest of the 3 apartments, was renovated to the studs with new electrical, plumbing, drywall, HVAC, all new kitchen, bathroom and tub/shower, added laundry, and restored original hardwood floors.

Eventually, after MNdot vacates the 1st floor upon completion of the highway 41, then the tentative plan is to renovate the 1st floor commercial space into a modern co-working space for working professionals who are looking for an extension to their home office. In similar fashion as the upstairs apartment renovation, we will demo to studs and renovate and modernize the entire space.

The exterior of the building is masonry construction. The front of the building, facing Highway 41, has a cream cheese-like stucco that was spread on in the 70's or 80's. The initial (non-invasive) visual inspections by the masonry contractor, Acme Tuckpointing, indicate that a metal mesh was used to help adhere the stucco to the brick front - and that bolts were used to fasten the metal mesh to the Chaska brick. Therefore, it's likely that extensive, if not complete, replacement of all of the front brick will be necessary, which is how the contract has priced the job based on their previous experience with these types of buildings. If, after the stucco is removed, more brick can be saved, the contractor will make their best efforts to do that. The goal is to keep as much of the original brick as possible. The masonry contractor has suggested 2 options for the replacement bricks that will honor the Chaska Brick look:

1- "Summit Lakewood Chicago Tumbled"



<https://www.summitbrick.com/facebrick.html>

Per Acme Tuckpointing: With some precedence, a major project at Fort Snelling last year, the Summit Lakewood Chicago Tumbled was approved as a match to the old yellow chaskas.

2- “Thinstedown”

Per Acme Tuckpointing: Consider the thinstledown also. More white then yellow, versus the Chicago which is more yellow and some orange.



<https://www.summitbrick.com/facebrick.html>



Photograph of exterior of existing structure:



The removal of the stucco and replacement of the brick will provide an opportunity to restore the 3 window openings on 2nd level that are currently a mismatch of sizes. The new window frames would have a color that matches the color already selected by Bolton Menk & approved by Chaska for the new staircase being built, which is **Sherwin Williams RAL7043 Traffic Gray B.**

The type of the new windows would be double-hung, with the original transom windows above restored. The window manufacturer is TBD.

If the 1st floor storefront windows and frames were to also be replaced at this time, the color would match the windows above and new staircase, which is **Sherwin Williams RAL7043 Traffic Gray B.**

Proposed building changes (option 1, blade sign):



Proposed building changes (option 1, flat with building sign):



The city of Chaska should approve these changes as the existing stucco facade does not honor the historic design of the downtown district. The proposed changes above will significantly improve the historic character of this property and the surrounding historic downtown district. Given the complexity of and unknowns related to removing the stucco and repairing/replacing the brick underneath, some flexibility is needed for the property owner to finish this project within a not unlimited budget.



STOREFRONT COLOR #1
by SHERWIN WILLIAMS



Selected color:

Traffic Gray B

7043

Products available in this color:

Superdurable TGIC Free (R Series) High Gloss

③ COLOR SELECTION
12" = 1'-0"



HISTORIC CHASKA FACADE RENOVATION

[illegible]

Chaska Commons, LLC

210 Chestnut St

Project Number	23 - 00
Date	5/31/202
Drawn By	
Checked By	

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Scale	As indicate
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