



AGENDA
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Monday, September 18, 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 7/31/2023
5. Discussion Items
 - 5.A. Adopt EDA Resolution No. 2023-71 Termination of Tax Increment District No 15
 - 5.B. Adopt EDA Resolution No. 2023-78 Establishing a Preliminary Chaska EDA Maximum Tax Levy for Payable 2024
6. Other Business
7. Adjourn

- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
JULY 31, 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, Grau, and Huang.

Absent: None.

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

3. Agenda

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

4. Minutes

4.A. Approve EDA Meeting Minutes of 6-26-2023

Motion by Commissioner Hatfield, second by Commissioner Hubbard to approve the minutes of the June 26, 2023 EDA Meeting Minutes.

Motion carried.

5. Discussion Items

5A. Approve Downtown Building Improvement Program Loan Application from Chaska Commons LLC for 210 Chestnut

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

Motion by Commissioner Hatfield, second by Commissioner Huang 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.

Commissioner Hubbard noted her appreciation of the resource.

Motion carried.

6. Other Business

Commissioner Grau noted he received a question about the KFC. The building is privately owned, and they have the City's permission for a full remodel. Commissioner Hatfield added the building is listed as contingent online.

7. Adjourn

Motion by Commissioner Hatfield, second by Commissioner Huang to adjourn the meeting at 8:09 p.m.

Motion carried.

ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CHASKA

CARVER COUNTY, MINNESOTA

RESOLUTION

DATE: 09/18/2023 **RESOLUTION NO.** EDA 2023-71

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

Resolution relating to the termination of Tax Increment District No. 15 and directing decertification thereof by the county auditor

WHEREAS, by adoption of a resolution on May 17, 2004, the Board of Commissioners of the Chaska Economic Development Authority (the “Authority”) and the City of Chaska (the “City”) created Tax Increment Financing District No. 15 (the “District”) and approved a Tax Increment Financing Plan (the “TIF Plan”) for the District; and

WHEREAS, the County Auditor of Carver County has certified the original net tax capacity and the original local tax rate of the District pursuant to the provisions of Minnesota Statutes, Section 469.177; and

WHEREAS, as of the date hereof, the projects have been completed, all obligations to which tax increment from the District has been pledged have been paid in full or defeased, and the Authority has determined that it is in the best interests of the Authority to terminate and decertify the District.

NOW, THEREFORE, BE IT RESOLVED by the Authority that:

- (1) Tax Increment Financing District No. 15 is hereby terminated as of December 31, 2023.
- (2) The Clerk of the Authority shall provide a certified copy of this resolution and the resolution adopted by the City to the County Auditor of Carver County so that the District may be decertified on the books and records of the County Auditor with no further tax increment from the District being remitted to the Authority.

Approved by the Chaska Economic Development Authority this 18th day of September 2023.

Mark Windschitl, President

Attest _____
Chaska Deputy Clerk

ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CHASKA

CARVER COUNTY, MINNESOTA

RESOLUTION

DATE: 09/18/2023 **RESOLUTION NO.** 2023-71

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

Resolution relating to the termination of Tax Increment District No. 15 and directing decertification thereof by the county auditor

WHEREAS, by adoption of a resolution on May 17, 2004, the Board of Commissioners of the Chaska Economic Development Authority (the “Authority”) and the City of Chaska (the “City”) created Tax Increment Financing District No. 15 (the “District”) and approved a Tax Increment Financing Plan (the “TIF Plan”) for the District; and

WHEREAS, the County Auditor of Carver County has certified the original net tax capacity and the original local tax rate of the District pursuant to the provisions of Minnesota Statutes, Section 469.177; and

WHEREAS, as of the date hereof, the projects have been completed, all obligations to which tax increment from the District has been pledged have been paid in full or defeased, and the Authority has determined that it is in the best interests of the Authority to terminate and decertify the District.

NOW, THEREFORE, BE IT RESOLVED by the Authority that:

- (1) Tax Increment Financing District No. 15 is hereby terminated as of December 31, 2023.
- (2) The Clerk of the Authority shall provide a certified copy of this resolution and the resolution adopted by the City to the County Auditor of Carver County so that the District may be decertified on the books and records of the County Auditor with no further tax increment from the District being remitted to the Authority.

Approved by the Chaska Economic Development Authority this 18th day of September 2023.

Mark Windschitl, President

Attest _____
Chaska Deputy Clerk

REQUEST FOR ACTION

CHASKA ECONOMIC DEVELOPMENT AUTHORITY

9/18/2023

Subject: Adopt Resolution Establishing a Preliminary Chaska EDA Maximum Tax Levy for Payable 2024

Prepared By: Noel Graczyk, Administrative Services Director

Background

The 2024-2028 Financial Forecast includes a Chaska EDA property tax levy for HRA activities. This HRA levy is limited by a not to be exceeded amount and must be certified to the County Auditor each year. The preliminary maximum EDA property tax levy for payable 2024 is set at \$212,801 and must be certified to the County Auditor by September 30, 2022.

This proposed levy amount includes a 8.40% increase based on growth from new construction in the Community at 3.24% and a 5% inflationary increase. The following table compares the proposed levy and the total expenditure budget from the proposed 2024 EDA Budget to the adopted 2023 EDA Budget.

	<u>2022 Budget</u>	<u>2023 Proposed Budget</u>	<u>Increase</u>	<u>Percent Increase</u>
HRA Tax Levy: Operating levy	\$196,308	\$212,801	\$16,493	8.4%
Proposed Revenue Budget	\$527,194	\$610,401	\$83,207	15.8%
Proposed Expenditure Budget	\$527,194	\$610,401	\$83,207	15.8%

Recommendation

Attached is a draft EDA Resolution that establishes a proposed 2024 EDA Budget and the maximum payable 2024 EDA property tax levy. Staff recommends approval of the resolution.

CITY COUNCIL ACTION REQUESTED

Motion to adopt EDA Resolution 2023-78 establishing a preliminary maximum property tax levy for payable 2024.

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

DATE 09/18/2023 **RESOLUTION NO.** EDA 2023-78

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

**RESOLUTION ESTABLISHING A PROPOSED 2024 BUDGET AND A PROPOSED 2024
MAXIMUM PROPERTY TAX LEVY**

WHEREAS, the Executive Director of the Chaska Economic Development Authority has presented a proposed 2024-2028 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, 2023 a proposed 2024 Budget and a maximum not to exceed property tax levy for payable 2024.

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 2024 Budget and maximum not to exceed payable 2024 property tax levy be adopted.

Proposed Maximum HRA Levy	\$212,801
---------------------------	-----------

Proposed Budget	\$610,401
-----------------	-----------

Passed and adopted by the Chaska Economic Development Authority this 18th day of September 2023.

Mark Windschitl, President

Attest: _____
Chaska Deputy Clerk