



AGENDA
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Monday, December 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 Minutes 10-16-2023
5. Discussion Items
 - 5.A. Adopt Resolution No. EDA 2023-97 Adopting the 2024 EDA Budget and EDA Property Tax Levy for Payable 2024
6. Other Business
 - 6.A. City Administrator's Report
7. Adjourn

- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
OCTOBER 16, 2023

1. Call to Order

President Windschitl called the meeting to order at 9:12 p.m.

2. Roll Call

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

Absent: Councilmember Grau.

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

3. Agenda

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

Motion carried.

4. Minutes

There were no meeting minutes included in the EDA packet.

5. Discussion Items

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

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

Motion by Commissioner Hatfield, second by Commissioner Huang to authorize the President and Executive Director to sign an Amended and Restated Purchase and Redevelopment Agreement with the Chaska City Council and the Carver County Community Development Agency.

Motion carried.

6. Other Business

There was no other business.

7. Adjourn

Motion by Commissioner Hatfield, second by Commissioner Hubbard to adjourn the meeting at 9:16 p.m.

Motion carried.

REQUEST FOR ACTION

CHASKA ECONOMIC DEVELOPMENT AUTHORITY

12/18/2023

Subject: Adopting 2024 EDA Budget and Property Tax Levy for Payable 2024

Prepared By: Matt Burt, Accounting Supervisor

Reviewed By: Noel Graczyk, Administrative Services Director

Background

The proposed 2024 Budget for the Chaska EDA includes a proposed HRA levy that must be certified to the County Auditor by December 28, 2023. The following table compares EDA tax levies and budgets from the proposed 2024 Budget to the adopted 2023 Budget.

	2023 Adopted Budget	2024 Proposed Budget	Increase (Decrease)	Percent Increase (Decrease)
HRA Property Tax Levy	\$196,308	\$212,801	\$16,493	8.4%
Total all Revenue Sources	\$527,194	\$610,401	\$104,705	15.8%
Total all Expenditure Uses	\$527,194	\$610,401	\$104,705	15.8%
Net Total	\$ 0	\$ 0	\$ 0	n/a

The proposed property tax levy for payable 2024 includes an 8.4% increase based on new construction, inflation, and operational needs.

Staff Recommendation

Staff recommends approval of the proposed resolution adopting the 2024 EDA Budget and an EDA property tax levy for payable 2024.

EDA ACTION REQUESTED

Motion to adopt EDA Resolution No. 2023-97 adopting the 2024 EDA Budget and an EDA property tax levy for payable 2024.

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

RESOLUTION

DATE 12/18/2023 **RESOLUTION NO.** EDA 2023-97

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

**A RESOLUTION APPROVING THE 2024 EDA BUDGET AND PROPERTY TAX LEVY FOR
PAYABLE 2024**

WHEREAS, the Executive Director's proposed 2024 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 4, 2023 to receive comment from the public on the proposed 2024 Budget and the tax levies recommended therein including the proposed 2024 EDA Budget and the EDA tax levy recommended therein; and,

WHEREAS, the EDA must certify to the County Auditor on or before December 28, 2023, a property tax levy for assessed 2023 payable 2024.

NOW, THEREFORE, BE IT RESOLVED, that the following assessed 2023 payable 2024 property tax levy be adopted consistent with the 2024 Budget:

Fund	Levy Amount
EDA Fund, HRA Levy	\$212,801

FURTHER, BE IT RESOLVED, that the following 2024 EDA special revenue fund budget be adopted:

Fund	Revenues and Other Sources	Expenditures and Other Uses	Fund Balance Increase (Decrease)
EDA Fund	\$610,401	\$610,401	\$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 18th day of December 2023.

Mike Huang, President Pro Tem

Attest: _____
Matt Podhradsky, Executive Director