



AGENDA
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Monday, September 16, 2024
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 7/15/2024
5. Discussion Items
 - 5.A. Adopt EDA Resolution No. 2024-72 Establishing a Preliminary Chaska EDA Maximum Levy for Payable 2025
6. Other Business
7. Adjourn

**- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
JULY 15, 2024**

1. Call to Order

President Windschitl called the meeting to order at 9:13 p.m.

2. Roll Call

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

Absent: Commissioner Huang.

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

3. Agenda

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

Motion carried.

4. Minutes

4.A. Approve EDA Meeting Minutes of 1-7-2024

Motion by Commissioner Hubbard, second by Commissioner Grau to approve the minutes of the July 1, 2024 EDA Meeting Minutes.

Motion carried.

5. Discussion Items

5A. Approve 2nd Downtown Business Improvement Program Loan Application from Chaska Commons LLC for 210 Chestnut

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

Commissioner Hatfield noted her excitement for the effort.

President Windschitl asked if there is a planned user. Assistant Executive Director Durbin stated they are looking for a user once Minnesota Department of Transportation is done in that space.

President Windschitl asked if the step issue has been addressed. Assistant Executive Director Durbin explained the ramp has been replaced, but it is not completely done. There needs to be access to the paseo.

Commissioner Hatfield noted there have been efforts to make the area more parkable.

Motion by Commissioner Grau, second by Commissioner Hatfield to approve the 2024 Downtown Building Improvement Program Loan request for Chaska Commons LLC for the patio work to be completed at 210 Chestnut and authorize the Assistant Executive Director to execute the necessary loan documents.

Motion carried.

6. Other Business

Executive Director Podhradsky noted Rouge 41 will be having samples at an upcoming event.

7. Adjourn

Motion by Commissioner Hatfield, second by Commissioner Hubbard to adjourn the meeting at 9:25 p.m.

Motion carried.

REQUEST FOR ACTION

CHASKA ECONOMIC DEVELOPMENT AUTHORITY

9/16/2024

Subject: **Adopt Resolution Establishing a Preliminary Chaska EDA Maximum Tax Levy for Payable 2025**

Reviewed By: Noel Graczyk, Administrative Services Director

Prepared By: Erica Mattice, Finance Division Director

Background

The 2025-2029 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 2025 is set at \$231,440 and must be certified to the County Auditor by September 30, 2024.

This proposed levy amount includes an 8.76% increase based on growth from new construction in the Community at 3.58% and a 5% inflationary increase. The following table compares the proposed levy and the total expenditure budget from the proposed 2025 EDA Budget to the adopted 2024 EDA Budget.

	2024 Budget	2025 Proposed Budget	Increase	Percent Increase
HRA Tax Levy: Operating levy	\$212,801	\$231,440	\$18,639	8.76%
Proposed Revenue Budget	\$610,401	\$646,185	\$35,784	5.9%
Proposed Expenditure Budget	\$610,401	\$646,185	\$35,784	5.9%

Recommendation

Attached is a draft EDA Resolution that establishes a proposed 2025 EDA Budget and the maximum payable 2025 EDA property tax levy. Staff recommends approval of the resolution.

CITY COUNCIL ACTION REQUESTED

Motion to adopt EDA Resolution 2024-72 establishing a Preliminary Maximum Property Tax Levy for payable 2025.

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

DATE 09/16/2024 **RESOLUTION NO.** EDA 2024-72

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

**RESOLUTION ESTABLISHING A PROPOSED 2025 BUDGET AND A PROPOSED 2025
MAXIMUM PROPERTY TAX LEVY**

WHEREAS, the Executive Director of the Chaska Economic Development Authority has presented a proposed 2025-2029 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, 2024 a proposed 2025 Budget and a maximum not to exceed property tax levy for payable 2025.

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 2025 Budget and maximum not to exceed payable 2025 property tax levy be adopted.

Proposed Maximum HRA Levy	\$231,440
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Proposed Budget	\$646,185
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Passed and adopted by the Chaska Economic Development Authority this 16th day of September 2024.

Mark Windschitl, President

Attest: _____
Chaska Deputy Clerk