



AGENDA
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Monday, August 4, 2025
IMMEDIATELY FOLLOWING CITY COUNCIL MEETING

1. Call to Order
2. Roll Call
3. Adopt Agenda
4. Approve Previous Meeting Minutes
 - 4.A. Meeting Minutes 07-21-2025
5. Discussion Items
 - 5.A. Adopt EDA Resolution 2025-45 Calling for a Public Hearing on the Approval of a Business Subsidy for EDCO Products Inc.
6. Other Business
7. Adjourn

**- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
JULY 21, 2025**

1. Call to Order

President Hubbard called the meeting to order at 8:29 p.m.

2. Roll Call

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

Absent: Commissioner Sheveland.

Also Present: Matt Podhradsky, Executive Director; Julie Grove, Economic Development Coordinator; and Elise Durbin, Assistant Executive Director.

3. Agenda

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

Motion carried.

4. Minutes

4.A. Approve EDA Meeting Minutes of 30-06-2025

Motion by Commissioner Benesh, second by Commissioner Hatfield to approve the minutes of the June 30, 2025, EDA Meeting Minutes.

Motion carried.

5. Discussion Items

5A. Letter of Intent with Auto Pros to purchase and expand on EDA property at 1595 Old Audubon Road

Executive Director Podhradsky introduced the item. Economic Development Coordinator Julie Grove provided the Staff presentation.

Commissioner Hatfield noted that the proposal makes sense. President Hubbard stated that the solution is a great opportunity.

Commissioner Grau shared his positive experiences with Auto Pros.

Brandon Goeman, representative of Auto Pros of Chaska, thanked the Council for their support.

Motion by Commissioner Hatfield, second by Commissioner Benesh to authorize the Executive Director to sign a Letter of Intent with Auto Pros of Chaska for the sale of the EDA-owned property at 1595 Old Audubon Rd, to support the expansion of the business located at 1601 Old Audubon.

Motion carried.

5B. Authorize Letter of Intent for TIF Assistance for the Proposed EDCO Project

This item was discussed during the regular Council meeting.

Motion by Commissioner Hatfield, second by Commissioner Grau to authorize the EDA Executive Director to execute the Letter of Intent for TIF assistance to the proposed EDCO Project.

Motion carried.

DRAFT

6. Other Business

There was no other business.

7. Adjourn

Motion by Commissioner Hatfield, second by Commissioner Benesh to adjourn the meeting at 8:47 p.m.

Motion carried.

REQUEST FOR ACTION
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
8/4/25

Subject: **Adopt EDA Resolution 2025-45 Calling for a Public Hearing on the Approval of a Business Subsidy for EDCO Products Inc.**

Prepared By: Julie Grove, Economic Development Coordinator

Background

On May 19, 2025, the City Council approved the EDCO Preliminary Site & Building Plan, Preliminary Plat & Rezoning for a two-story office/manufacturing/warehouse building totaling approximately 235,800 square feet. City Council is expected to consider the final Site and Building Plan in August 2025. The property is located southeast of Engler Blvd and Creek Road in the SW Chaska Business Park. The planned project will include manufacturing and warehousing of prefinished metal siding products, along with office space to serve as the corporate headquarters and accommodate supporting operations. Construction is scheduled to begin in the spring of 2026.

The new headquarters will create significant tax base and bring new industrial jobs to the community. This building is located north of Creek Road just west of the Chaska Creek Boulevard, within the Southwest Chaska Industrial area. There are significant infrastructure extensions that are triggered to serve both the building directly and future industrial development in the area. Among the needed public improvements include the sewer extension on Creek Road, water connections, and the upgrade of Creek Road to Chaska west of Chaska Creek Boulevard. To help make the construction financially feasible, EDCO is requesting Tax Increment Financing (TIF) assistance.

Under the City's policy, industrial development is eligible for TIF assistance and may receive TIF assistance equal to two times the amount of TIF-eligible property taxes generated upon project completion. That amount may increase to three times the eligible taxes if the project includes sufficient land to accommodate a future expansion of at least 50% of the building's size. This project meets that later criterion and is therefore eligible for TIF assistance equal to three times the TIF-eligible property taxes generated. A Letter of Intent for TIF assistance was approved at the July 21, 2025 City Council and EDA meetings which outlined general terms for the assistance and set in motion the next steps, including establishment of a TIF district and negotiating a TIF agreement.

As part of the establishment of the TIF District, the EDA will be required to hold a public hearing and consider a resolution approving the tax increment financing which is considered a business subsidy under Minnesota Statutes.

Recommendation

With the City Council/EDA approving a Letter of Intent with EDCO on July 15, 2025, the next step is to set a public hearing date for the TIF district establishment and business subsidy. Staff is

asking the EDA to adopt the attached Resolution setting September 15th as the date of the public hearing on this matter.

EDA ACTION REQUESTED

Motion to adopt Resolution 2025-45 calling for a public hearing on September 15, 2025 to consider the approval of a business subsidy for EDCO Products Inc.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE: August 4, 2025 **RESOLUTION NO.** 2025-45

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

**A RESOLUTION CALLING FOR A PUBLIC HEARING ON APPROVAL OF A BUSINESS
SUBSIDY FOR EDCO PRODUCTS INC.**

BE IT RESOLVED by the Board of Commissioners (the "Board") of the Chaska Economic Development Authority (the "EDA"), as follows:

1. Tax Increment Financing Plan. The EDA and the City of Chaska (the "City") desire to establish Tax Increment Financing (Economic Development) District No. 1-25 (the "TIF District"), an "economic development" district, as defined in Minnesota Statutes, Section 469.174, Subdivision 12, and adopt a Tax Increment Financing Plan, as described in Minnesota Statutes, 469.175, Subdivision 1 for the TIF District (the "TIF Plan"). The City is required to approve the TIF Plan only after a public hearing thereon after published notice in a newspaper of general circulation in the municipality at least once not less than ten days nor more than 30 days prior to the date of the hearing.

2. Business Subsidy. The EDA will consider a resolution approving certain tax increment financing assistance for the construction of a 235,805 square foot office, manufacturing, and warehouse facility in the TIF District by EDCO Products Inc. The tax increment financing assistance is a business subsidy under Minnesota Statutes, Sections 116J.993 to 116J.995 (the "Business Subsidy Act") to the extent it does not qualify for an exemption therefrom.

3. Public Hearing. This Board will hold a public hearing following the City Council meeting, which City Council meeting shall start at 7:00 p.m. on September 15, 2025, in the Council Chambers on the 2nd floor of City Hall (1 City Hall Plaza), on the proposed business subsidy.

4. Notice of Public Hearing, Filing of the TIF Plan. The EDA staff is authorized and directed to work with the City and Baker Tilly Municipal Advisors, LLC to prepare the TIF Plan and to provide the information required by Minnesota Statutes, Section 469.175 Subdivision 2 to the appropriate taxing jurisdictions, including Carver County and Eastern Carver County School District 112. The Executive Director is authorized and directed to: 1) cause notice of such public hearing, in substantially the form of Exhibit A attached hereto, to be published on the City's website (if possible) and in the *Patriot*, the official newspaper of the EDA, not less than 10 days nor more than 30 days prior to the date of the hearing; and 2) to place a summary of the terms of the proposed business subsidy on file in the Executive Director's office at City Hall and to make such copies available for inspection by the public.

Passed and adopted by the Economic Development Authority of the City of Chaska, Minnesota, this 4th day of August, 2025.

Taylor Hubbard, President

Attest: _____
Chaska Deputy Clerk

EXHIBIT A

NOTICE OF PUBLIC HEARING

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

NOTICE IS HEREBY GIVEN that the Board of Commissioners (the "Board") of the Chaska Economic Development Authority (the "EDA"), Carver County, State of Minnesota, will hold a public hearing on September 15, 2025, following the City Council of Chaska's meeting, which City Council meeting shall start at 7:00 P.M., in the Council Chambers on the 2nd floor of City Hall located at 1 City Hall Plaza, Chaska, Minnesota 55318, for the purpose of conducting a public hearing on approval of a business subsidy (the "Business Subsidy") in the form of tax increment financing assistance for construction of a 235,805 square foot office, manufacturing, and warehouse facility by EDCO Products Inc., in the TIF District, pursuant to Minnesota Statutes, Sections 116J.993 to 116J.995 (the "Business Subsidy Act").

Following the public hearing, the Board will consider a resolution approving the granting of the Business Subsidy.

A summary of the terms of the proposed Business Subsidy is available for inspection at City Hall during regular business hours. Any person with a residence in the City or who is the owner of taxable property in the City may file a written complaint with the EDA if the EDA fails to comply with the Business Subsidy Act. No action may be filed against the EDA for the failure to comply unless a written complaint is filed.

All interested persons may present their views orally during the hearing or present their views prior to the meeting in writing. More information on the EDA's meetings can be found online at: <https://www.chaskamn.gov/155/Economic-Development-Authority>.

Visit www.chaskamn.com to learn more about participating or watching meetings. Any questions about how to participate should be directed to the Chaska Communications Department at communications@chaskamn.gov or (952) 448-9200.

BY ORDER OF THE CITY COUNCIL OF
THE CITY OF CHASKA, MINNESOTA

/s _____
City Administrator