



AGENDA
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Monday, December 15, 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 from 10-20-2025
 - 4.B. Meeting Minutes from 11-17-2025
5. Discussion Items
 - 5.A. Memorandum of Understanding with Trident Development LLC for City Square West Project
 - 5.B. Adopt EDA Resolution No. 2025-92 Adopting the 2026 EDA Budget and EDA Property Tax Levy for Payable 2026.
6. Other Business
7. Adjourn

**- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
OCTOBER 20, 2025**

1. Call to Order

The meeting was called to order by President Hubbard at 9:13 p.m.

2. Roll Call

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

Absent: None.

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

3. Agenda

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

Motion carried.

4. Approve Previous Meeting Minutes

4.A. Meeting Minutes 09/29/2025

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

Motion carried.

5. Discussion Items

5.A. Amended Land Donation Agreement

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

Motion by Commissioner Hatfield, second by Commissioner Benesh to approve the Amended Land Donation Agreement.

Motion carried.

6. Other Business

There was no other business.

7. Adjourn

Motion by Commissioner Sheveland, second by Commissioner Grau to adjourn the meeting at 9:18 p.m.

Motion carried.

**- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
NOVEMBER 17, 2025**

1. Call to Order

The meeting was called to order by President Hubbard at 8:30 p.m.

2. Roll Call

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

Absent: None.

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

3. Agenda

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

Motion carried.

4. Approve Previous Meeting Minutes

4.A. Meeting Minutes 09/29/2025

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

Motion carried.

5. Discussion Items

5.A. Adopt EDA Resolution 2025-84 Amending Temporary Transfer Spending Plan

Executive Director Podhradsky presented this item to the Council.

Motion by Commissioner Benesh, second by Commissioner Hatfield, to Adopt Resolution EDA 2025-84 Amending the Temporary Transfer Spending Plan for Tax Increment Financing District No. 12, Tax Increment Financing District No. 13, and Tax Increment Financing District No. 19.

Motion carried.

6. Other Business

Commissioner Sheveland said that the Truth and Taxation Hearing is on December 1, and notices have been mailed out for residents who would like to attend the hearing. Executive Director Podhradsky said that at the December 1 meeting, the General Fund budget will be presented, but no action will be taken. He noted that on December 15, the tax levy will be adopted, as well as all other budgets.

7. Adjourn

Motion by Commissioner Hatfield, second by Commissioner Grau to adjourn the meeting at 8:35 p.m.

Motion carried.

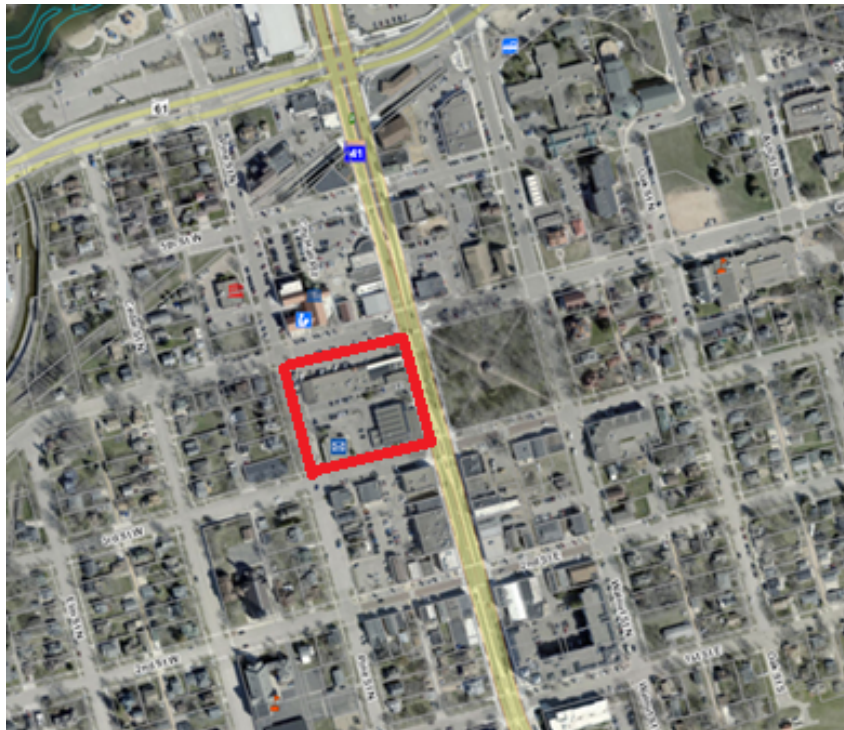
REQUEST FOR ACTION CHASKA ECONOMIC DEVELOPMENT AUTHORITY 12/15/2025

Subject: Memorandum of Understanding with Trident Development LLC for City Square West Project

Prepared By: Nate Kabat, Community Development Director
Elise Durbin, Assistant Executive Director

Background

In 2012, a Downtown Master Plan was adopted by the City Council. As a part of that plan, the Downtown Master Plan identified three catalyst redevelopment sites in downtown—one of which is the City Square West site.



A task force was brought together in 2017 and 2018 to develop a concept plan for the City Square West site. The concept plan was approved by the City Council in December 2018.

Following the approval of the concept plan the City issued a Request for Qualifications (RFQ) in 2020 to identify a preferred developer for the City Square West project. Inland Development Partners was selected as the preferred developer. The City and Inland Development Partnership worked together to build upon the preferred concept, reviewed financial feasibility, and sought outside dollars for the project.

In October 2025, the City and Inland Development Partners decided not to continue working together on the City Square West project.

During the RFQ process, in addition to Inland Development Partners, two other developers submitted proposals—Talle & Associates and Trident Development. Given Trident Development’s work in Chaska at Highland Shores, Jonathan Flats, and most recently at Hazeltine Plaza Apartments, staff reached out to them about the opportunity at City Square West. Trident Development has and continues to remain interested in developing the site.

Memorandum of Understanding

To formalize the relationship, staff and Trident Development have been preparing a Memorandum of Understanding (MOU) related to the redevelopment of City Square West between the City, EDA, and Trident. The attached MOU outlines the expectations of all parties. In summary:

- The first phase will be an evaluation phase where Trident and the City will work together to share background information and start to prepare a concept plan, review that plan with the Planning Commission and City Council, and develop preliminary cost estimates.
- If after the first phase, the project is deemed feasible by the City and Trident, then the project will move onto the pre-development phase, where the city and developer will continue to arrange financial sources for the project and city entitlements and financial assistance packages will be reviewed by the Planning Commission and City Council.
- Once the pre-development phase is complete, then the project will move onto the development phase where acquisition, relocation, and demolition will begin.

Recommendation

Given Trident’s track record of delivering high quality multi-family projects in Chaska, knowledge and continued interest of the Chaska market, and preliminary discussions about how they would approach the City Square West site, staff recommends approving the MOU so that formal work on the concept can begin. The City will be requested to take the same action since they are also a party to the agreement.

On a separate note, the City will be taking a two-pronged approach to this project at the Legislature in 2026. Requests for inclusion in a bonding bill have already been submitted. The request of \$7.825 million is in addition to the \$5.425 million approved in 2023. Additionally, a bill has been drafted that would extend the Tax Increment Financing District (in place, but not yet certified) for this project from a 25-year district to 35 years. The extension of the TIF district continues to help fill the gap of the redevelopment.

CITY COUNCIL ACTION REQUESTED

Motion to approve the Memorandum of Understanding with Trident Development, L.L.C., and the City of Chaska, and authorize the President and Executive Director to execute the MOU.

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (“MOU”) is entered into between the **City of Chaska**, a Minnesota municipal corporation (“Chaska”), the **Chaska Economic Development Authority**, a Minnesota municipal corporation (the “EDA”, and together with Chaska, the “City”), and **Trident Development, LLC.**, a Minnesota limited liability company (“Trident”) as of the latest date indicated below.

WHEREAS, the City desires to pursue a private/public re-development of Block 27, situated between Third Street and Fourth Street, west of Chestnut Street, City of Chaska, including Parcel ID numbers 300501800; 300501830; 300501840; consisting of approximately 90,918 Sq. Ft or 2.08 acres, known as the City Square West re-development (the “Project”); and

WHEREAS, the City desires to engage Trident as exclusive developer for project management and the overall re-development of the Project; and

WHEREAS, Trident is experienced in real estate development, project management and construction; and

WHEREAS, Trident desires to be engaged and participate as the exclusive developer for the Project; and

WHEREAS, the City has obtained, or will obtain public funding sources to be allocated and applied to the direct and indirect costs of the Project;

NOW THEREFORE, the parties agree to the following mutual understandings and expectations:

- 1) **INITIAL / EVALUATION PHASE – 90 Days:**
 - a. The City will formally terminate, in writing, any and all agreements with all previous developers involved in the Project.
 - b. Trident will conduct due diligence inspections, review and evaluation of the proposed Project, including but not limited to, review of existing market demand assessment, review of existing Phase 1 Environmental Site Assessment, review of existing ALTA survey map, review of existing geotechnical evaluation report. Any additional or updated reports will be at Trident’s expense.
 - c. City to provide its most recent title insurance commitment, dated as of 2017 for all parcels consisting of the Project at the City’s expense.
 - d. Trident will engage a Professional Surveyor at Trident’s expense, to advise as to the steps necessary to correct any title defects. The cost of correcting title defects will be at the City’s expense.
 - e. Based on findings and recommendations in the existing market demand assessment, Trident will produce a preliminary sketch plan (parking plan, site plan, floor plans), at Trident’s expense, describing the preliminary scope of construction for the Project for City’s review and approval. (note: a new, or updated market study may be required. If so, such new market study will be a Trident’s expense)
 - f. Based on the approved sketch plan, as described in 1) e above, Trident will obtain demolition and construction cost estimates from Lyon Contracting, Inc., at Trident’s expense.

- g. Based on the approved sketch plan and preliminary cost estimates, Trident will prepare for the Project a financial feasibility analysis for review by the City, at Trident's expense. Such analysis will include an estimate of "financial gap" to demonstrate Trident's need for public financial assistance (i.e., "but for any public financial assistance provided, Trident would not undertake the Project.").
 - h. Trident will submit for concept plan approval from the Chaska Planning Commission and City Council
 - i. Provided the City and Trident are in agreement on the Concept Plan and the supporting data and results of the Initial/Evaluation Phase and the financial feasibility analysis, the City and Trident agree to proceed to the Pre-development Phase.
- 2) **PRE-DEVELOPMENT PHASE – 120 Days:**
- a. Based on the 'financial gap' evidenced in the financial analysis, the City agrees to arrange, procure and contribute funds from various public and government sources for the Project, including, without limitation, review of Tridents request for Tax Increment Financing, Tax Abatement and other available public funds for the Project.
 - b. Trident will undertake the re-zoning, re-platting and obtaining the necessary entitlements, governmental approvals and permits for the construction of the Project, at Trident's expense.
 - c. Trident will arrange for private financing and investment capital for the Project, at Trident's expense.
- 3) **DEVELOPMENT PHASE – 120 Days:**
- a. The City will acquire all the real property and improvement contained within the Project area (Block 27), at the City's expense.
 - b. The City will relocate, or cause to vacate all occupants, tenants or users of buildings in Block 27, at the City's expense. The Parties acknowledge that site acquisition and relocation of tenants may require more than 120 days. If required, Trident will consider an extension of an additional 120 days of this phase, provided that such extension of time does not increase development costs to Trident.
 - c. The City will demolish, terminate all utilities, dispose of all demolition materials and clear the Project site in preparation for re-development, at City's expense.
 - d. Provided the City and Trident are in agreement with the results of the Initial/Evaluation Phase and the financial feasibility analysis, the City and Trident agree to enter into a comprehensive contract for public/private re-development/purchase agreement and agree to proceed with the Project pursuant to the terms of the agreement, as set forth in this MOU. The contract for public/private re-development/purchase agreement must meet any and all requirements of public fund sources.
- 4) **OTHER**
- a. If, prior to the execution of the comprehensive contract for public/private redevelopment, the City elects to discontinue working with Trident on the Project for any reason, the City then agrees to reimburse Trident for fifty percent (50%) of its costs incurred.
 - b. Additional terms and conditions related to, but not limited to construction, timing, public improvements and surety, will be contained in the contract for private/public re-development

This MOU is intended to set forth an understanding of the more significant business terms and conditions of the subject matter and is not binding on either party.

Chaska: City of Chaska, Minnesota, a Minnesota Municipal Corporation

By: _____ Dated _____, 2025

By: _____

EDA: Economic Development Authority of Chaska, a Minnesota Municipal Corporation

By: _____ Dated _____, 2025

By: _____

TRIDENT DEVELOPMENT, LLC., a Minnesota limited liability company

By: _____ Dated _____, 2025

EXHIBIT

**REQUEST FOR ACTION
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
12/15/2025**

Subject: Adopting 2026 EDA Budget and Property Tax Levy for Payable 2026

Reviewed By: Noel Graczyk, Administrative Services Director
Prepared By: Erica Mattice, Finance Division Director
Mitchell O'Sell, Accountant I

Background

The proposed 2026 Budget for the Chaska EDA includes a proposed HRA levy that must be certified to the County Auditor by December 29, 2025. The following table compares EDA tax levies and budgets from the proposed 2026 Budget to the adopted 2025 Budget.

	2025 Adopted Budget	2026 Proposed Budget	Increase (Decrease)	Percent Increase (Decrease)
HRA Property Tax Levy	\$231,440	\$249,217	\$17,777	7.7%
Total all Revenue Sources	\$646,185	\$854,722	\$208,537	32.3%
Total all Expenditure Uses	\$624,145	\$784,811	\$160,666	25.7%
Net Total	\$ 22,040	\$ 69,911	\$ 69,911	n/a

The proposed property tax levy for payable 2026 includes a 7.7% increase based on new construction, inflation, and operational needs. This proposed budget also includes an additional \$200,000 in revenue and expense to pay for the roof on the Peacock Inn.

Staff Recommendation

Staff recommends approval of the proposed resolution adopting the 2026 EDA Budget and an EDA property tax levy for payable 2026.

EDA ACTION REQUESTED

Motion to adopt EDA Resolution No. 2025-92 adopting the 2026 EDA Budget and EDA property tax levy for payable 2026.

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

RESOLUTION

DATE 12/15/2025 **RESOLUTION NO.** EDA 2025-92

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

**A RESOLUTION APPROVING THE 2026 EDA BUDGET AND PROPERTY TAX LEVY FOR
PAYABLE 2026**

WHEREAS, the Executive Director’s proposed 2026 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 Statues, 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 1, 2025 to receive comment from the public on the proposed 2026 Budget and the tax levies recommended therein including the proposed 2026 EDA Budget and the EDA tax levy recommended therein; and,

WHEREAS, the EDA must certify to the County Auditor on or before December 29, 2025, a property tax levy for assessed 2025 payable 2026.

NOW, THEREFORE, BE IT RESOLVED, that the following assessed 2025 payable 2026 property tax levy be adopted consistent with the 2026 Budget:

<u>Fund</u>	<u>Levy Amount</u>
EDA Fund, HRA Levy	\$249,217

FURTHER, BE IT RESOLVED, that the following 2026 EDA special revenue fund budget be adopted:

<u>Fund</u>	<u>Revenues and Other Sources</u>	<u>Expenditures and Other Uses</u>	<u>Fund Balance Increase (Decrease)</u>
EDA Fund	\$854,722	\$784,811	\$69,911

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 29, 2025.

Passed and adopted by the Economic Development Authority of the City of Chaska, Minnesota, this 15th day of December 2025.

Taylor Hubbard, President

Attest: _____
Matt Podhradsky, Executive Director