



AGENDA
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Monday, August 3, 2026
IMMEDIATELY FOLLOWING CITY COUNCIL MEETING

1. Call to Order
2. Roll Call
3. Adopt Agenda
4. Approve Previous Meeting Minutes
 - 4.A. Meeting Minutes 07-20-2026
5. Discussion Items
 - 5.A. Adopt Resolution EDA 2026-71 Calling for a Public Hearing on the Establishment of TIF District No. 26 (Big Woods Business Park)
6. Other Business
7. Adjourn

**- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
JULY 20, 2026**

1. Call to Order

The meeting was called to order by President Hubbard at 9:20 p.m.

2. Roll Call

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

Absent: President Hubbard.

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

3. Adopt 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 06/15/2026

Motion by Commissioner Sheveland, second by Commissioner Hatfield to approve the minutes from June 15, 2026.

Motion carried.

5. Discussion Items

5.A. Authorize Letter of Intent for TIF Assistance for the Proposed Big Woods Business Park Project

Executive Director Podhradsky recommended approval by EDA.

Motion by Commissioner Benesh, second by President Pro Tem Grau to authorize the EDA Executive Director to execute the Letter of Intent for TIF assistance to the proposed Big Woods Business Park Project. Motion carried.

6. Other Business

7. Adjourn

Motion by Commissioner Hatfield, second by Commissioner Sheveland to adjourn the meeting at 9:21 p.m.

Motion carried.

REQUEST FOR ACTION

CHASKA ECONOMIC DEVELOPMENT AUTHORITY

8/3/26

Subject: **Adopt Resolution 2026-71 Calling for a Public Hearing on the Establishment of TIF District No 26 (Big Woods Business Park)**

Prepared By: Julie Grove, Economic Development Coordinator

Background

On June 15, 2026, the City Council approved the Big Woods Business Park (North) Phase I Preliminary Site & Building Plan, Preliminary Plat & Comprehensive Plan Amendment for a 218,000 square foot distribution center and Phase I public improvements including road infrastructure, utilities, trails and grading for the entire north business park located in the SW Chaska. City Council is expected to consider the final Site and Building Plan in August 2026. Construction is anticipated to begin in the fall of 2026. To help make the construction of the public improvements financially feasible, the developer, Scannell Properties, has submitted an application requesting Tax Increment Financing (TIF) assistance.

In order, to construct the project, the developer must make significant upfront investments in public infrastructure, including new roads, utility extensions, mass grading and site preparation. These improvements are needed not only for the Phase I facility but also to prepare the entire northern portion of the business park for future industrial development. To help make the construction of the infrastructure financially feasible, the developer is requesting Tax Increment Financing (TIF) assistance. No TIF assistance is being requested for the Phase I warehouse building or any associated private improvements. The project qualifies for TIF assistance as an eligible eight-year Economic Development TIF District.

On July 20, 2026, the City Council and EDA approved a Letter of Intent for TIF assistance to support public infrastructure improvements. The Letter of Intent outlined the general terms of the assistance and authorized the next steps in the process, including the establishment of a TIF district and negotiation of a TIF agreement.

State statutes requires a public hearing to be held at both the City Council and EDA in order to establish a TIF district and adopt the TIF Plan and TIF Agreement.

Recommendation

With the City Council/EDA approving a Letter of Intent with Scannell Properties on July 20, 2026, staff is asking the EDA to adopt the attached Resolution setting August 31st as the date of the public hearing on this matter.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution 2026-71 calling for a public hearing on August 31, 2026, to consider the establishment of TIF District No. 26 and subsequent business subsidy.

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

RESOLUTION

DATE AUGUST 3, 2026 **RESOLUTION NO.** EDA 2026-71

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

**RESOLUTION REQUESTING CITY COUNCIL TO APPROVE TIF PLAN AND
CALLING FOR A PUBLIC HEARING ON APPROVAL OF A BUSINESS SUBSIDY
FOR SCANNELL PROPERTIES**

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; Request for City Council Approval. The EDA desires to establish Tax Increment Financing (Economic Development) District No. 26 (Big Woods Business Park) (the "TIF District"), an "economic development" district, as defined in Minnesota Statutes, Section 469.174, Subdivision 12, in Redevelopment Project Area No. 4 and adopt a Tax Increment Financing Plan, as described in Minnesota Statutes, Section 469.175, Subdivision 1 for the TIF District (the "TIF Plan").

The EDA is required to obtain approval of the TIF Plan from the City of Chaska (the "City"), and 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 218,000 square foot distribution center and public infrastructure improvements including road infrastructure, utilities, trails and grading in the TIF District by Scannell Properties. 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 August 31, 2026, 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 the business subsidy 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.

NOW, THEREFORE BE IT RESOLVED the Executive Director is authorized and directed to: 1) cause notice of the public hearing on the business subsidy, 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 Chaska EDA, Minnesota, this 3rd day of August, 2026.

Taylor Hubbard, EDA 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 August 31, 2026, 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 Scannell Properties for construction of a 218,000 square foot distribution center and public infrastructure improvements including road infrastructure, utilities, trails and grading in Tax Increment Financing (Economic Development) District No. 26 (Big Woods Business Park) in Redevelopment Project Area No. 4, 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.com or (952) 448-9200.

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

/s/ _____
City Administrator