



AGENDA
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Monday, September 14, 2026
IMMEDIATELY FOLLOWING CITY COUNCIL MEETING

1. Call to Order
2. Roll Call
3. Adopt Agenda
4. Approve Previous Meeting Minutes
 - 4.A. EDA Meeting 08-03-2026
5. Discussion Items
 - 5.A. Adopt EDA Resolution No. 2026-83 Establishing a Preliminary Chaska EDA Maximum Levy for Payable 2027
 - 5.B. Resolution 2026-91 Amending 2026 EDA Fund Budget
6. Other Business
7. Adjourn

**- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
AUGUST 3, 2026**

1. Call to Order

The meeting was called to order by President Hubbard at 7:37 p.m.

2. Roll Call

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

Absent: Commissioner Benesh.

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

3. Adopt Agenda

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

Motion carried.

4. Approve Previous Meeting Minutes

4.A. Meeting Minutes 07/20/2026

Motion by President Hubbard, second by Commissioner Grau to approve the minutes from July 20, 2026.

Motion carried.

5. Discussion Items

5.A. Adopt Resolution EDA No. 2026-71, Calling for a Public Hearing on the Establishment of TIF District No. 2026 (Big Woods Business Park)

Executive Director Podhradsky presented this item to the EDA. President Hubbard asked if a Public Hearing is called during both the Council meeting and the EDA meeting for this resolution. Executive Director Podhradsky stated the Public Hearing is in both meetings, and Staff is recommending approval. President Graves noted the Public Hearing will be set for August 31.

Motion by Commissioner Sheveland, second by Commissioner Hatfield to adopt Resolution No. 2026-71 calling for a Public Hearing on August 31, 2026, to consider the establishment of TIF District No. 26 and subsequent business subsidy.

6. Other Business

7. Adjourn

Motion by Commissioner Hatfield, second by Commissioner Sheveland to adjourn the meeting at 7:39 p.m.

Motion carried.

REQUEST FOR ACTION

CHASKA ECONOMIC DEVELOPMENT AUTHORITY

9/14/2026

Subject: **Adopt Resolution Establishing a Preliminary Chaska EDA Maximum Tax Levy for Payable 2027**

Reviewed By: Noel Graczyk, Administrative Services Director

Prepared By: Erica Mattice, Finance Division Director
 Mitchell O'Sell, Accountant

Background

The 2027-2031 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 2027 is set at \$262,904 and must be certified to the County Auditor by September 30, 2026.

This proposed levy amount includes an 5.49% increase based on growth from new construction in the Community at 1.63% and a 3.8% inflationary increase. The following table compares the proposed levy and the total expenditure budget from the proposed 2027 EDA Budget to the adopted 2026 EDA Budget.

	2026 Budget	2027 Proposed Budget	Increase	Percent Increase
HRA Tax Levy: Operating levy	\$249,217	\$262,904	\$13,687	5.49%
Proposed Revenue Budget	\$856,071	\$679,080	-\$176,991	-26.06%
Proposed Expenditure Budget	\$856,071	\$679,080	-\$176,991	-26.06%

Expenditures and Revenue have decreased by \$200,000 compared to last year when the EDA replaced the roof on the Peacock Inn.

Recommendation

Attached is a draft EDA Resolution that establishes a proposed 2027 EDA Budget and the maximum payable 2027 EDA property tax levy. Staff recommends approval of the resolution.

CITY COUNCIL ACTION REQUESTED

Motion to adopt EDA Resolution 2026-83 establishing a Preliminary Maximum Property Tax Levy for payable 2027.

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

DATE 09/14/26 **RESOLUTION NO.** EDA 2026-83

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

**RESOLUTION ESTABLISHING A PROPOSED 2027 BUDGET AND A PROPOSED 2027
MAXIMUM PROPERTY TAX LEVY**

WHEREAS, the Executive Director of the Chaska Economic Development Authority has presented a proposed 2027-2031 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, 2026 a proposed 2027 Budget and a maximum not to exceed property tax levy for payable 2027.

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 2027 Budget and maximum not to exceed payable 2027 property tax levy be adopted.

Proposed Maximum HRA Levy	\$262,904
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Proposed Budget	\$679,080
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Passed and adopted by the Chaska Economic Development Authority this 14th day of September 2026.

Taylor Hubbard, President

Attest: _____
Chaska Deputy Clerk

REQUEST FOR ACTION
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
09/14/2026

Subject: Amending the 2026 EDA Fund Budget

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

Background

In preparation of the 2027 Budget, staff have evaluated and identified amendments and reallocations to the 2026 EDA Fund Budget. A Budget Amendment requires adoption by the Economic Development Authority due to the moving of dollars between funds or changing of final budgets.

Economic Development Authority Fund: Staff identified that administration charges for the Economic Development Authority Fund were not in accordance with the final adopted budget and identified a need to increase administration charge expense for the Economic Development Authority by \$2,059.

Recommendation

Staff recommends adoption of the proposed resolution.

ECONOMIC DEVELOPMENT ACTION REQUESTED

Motion to adopt EDA Resolution 2026-91 Amending the 2026 EDA Fund Budget.

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

DATE 09/14/2026 **RESOLUTION NO.** EDA 2026-91

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

Resolution Amending 2026 EDA Fund Budget

WHEREAS, the City Council, on December 15, 2025, adopted Resolution No. 2025-91 adopting the 2026 EDA Budget; and,

WHEREAS, budget amendments to the EDA Fund have been identified to reflect adjusted revenues and expenditures as estimated for 2026 for correcting administrative fees.

NOW, THEREFORE, BE IT RESOLVED, by the Economic Development Authority of the City of Chaska, Minnesota, that the following amendments to the 2026 Budget be adopted:

2026 Budget	Revenues and Other Sources	Expenditures and Other Uses	Net Increase (Decrease)
EDA Fund (Fund 251)	\$854,722	\$784,811	\$69,911
Increases	6,983	\$9,042	(\$2,059)
Decreases	0	0	0
Amended Fund Budget	\$861,705	\$793,853	\$67,852

Passed and adopted by the Economic Development Authority of the City of Chaska, Minnesota, this 14th day of September 2026.

Taylor Hubbard, President

Attest: _____
Chaska Deputy Clerk