

**- MINUTES -**  
**CHASKA ECONOMIC DEVELOPMENT AUTHORITY**  
**APRIL 18, 2011**

1. Call to Order

President Windschitl called the meeting to order at 9:36 p.m.

2. Roll Call

Roll call was taken. Present: Commissioners Schulz, Ford, Millard, Boe and Chair Windschitl.  
Absent: None.

Also Present: Matt Podhradsky, Executive Director; Luke Melchert, City Attorney; and Bart Fischer, Assistant Administrator.

3. Agenda

Motion by Commissioner Boe, second by Commissioner Millard to adopt the agenda as presented.

Motion carried.

4. Minutes

Motion by Commissioner Ford second by Commissioner Boe to approve the minutes of the March 21, 2011 EDA meeting.

Motion carried.

5. Store Front Loan for Topaz Investments at 1057 and 1059 Stoughton Avenue, Chaska

The Executive Director introduced the item to the Commission.

The Assistant Administrator presented the item to the Commission.

Chairperson Windschitl asked if the loan funds cover costs for all the exterior improvements. He was advised that these funds are available for exterior improvements. The Chairperson also inquired what the Carver County CDA loan was for and was told their loans are for various improvements to the exterior and interior but the City's loan is for exterior only.

Commissioner Boe asked where the funding comes from for storefront loans and was told by the Executive Director that originally it was from grants, but now it is from a revolving loan fund.

Motion by Commissioner Boe, second by Commissioner Ford to approve a Store Front Loan to Topaz Investments for a term of 10 years, in the amount of \$25,000, at an interest rate of 2% for rehabilitation of the properties located at 1057 & 1059 Stoughton Avenue and to authorize the Mayor and City Administrator to enter into and execute a loan agreement with Topaz Investments with said terms.

Motion carried.

6. Approve the Contract for Private Redevelopment between CEDA and Klingelhutz Land and Building Company

The Executive Director presented the item to the Commission.

Commissioner Ford asked if a TIF District will be created, and was told it will be.

Commissioner Millard asked what the purchase price is and was told by the Executive Director that it is \$4.175 million, broken down into different components. The City would have to give the property back to the bank if it cannot pay. The interest payment is covered in the plan.

The Chairperson asked if the residential property to the north is included, and was told yes, and there is a developer interested in it.

Commissioner Schulz said this will allow the City to jump start, clean up, and renovate the property.

Commissioner Millard asked if we will be able to market the site, and was told it will be more marketable as light industrial versus commercial.

Commissioner Boe had the sites pointed out to him on the map that the City would own. He asked what assurance we would have that we could walk away at the end and was told by the Executive Director that the bank could take back the property.

Chairperson Windschitl asked what happens if there are contaminants in the ground, and the Executive Director stated there would be a partnership with the City to get grant dollars to clean up the site. The Chairperson also asked if a multi-story building could be erected and was told it could be. The Chairperson inquired whether there would be an extension of Firelane Road and was advised it would be dealt with.

The Chairperson further stated he has concerns over the issuance of a temporary certificate of occupancy.

Motion by Commissioner Schulz, second by Commissioner Ford to approve the Contract for Private Redevelopment between CEDA and Klingelhutz Land and Building Company for the redevelopment of the former Chaska Building Center site, and to authorize the Chairperson and Executive Director to enter into this agreement on behalf of CEDA.

Motion carried.

#### 7. Other Business

There was no other business.

#### 8. Adjourn

Motion by Commissioner Boe, second by Commissioner Millard to adjourn the meeting at 10:25 pm.

Motion carried.