



CARVER COUNTY
COMMUNITY
DEVELOPMENT
AGENCY

Board of Commissioners Packet

March 20th, 2025

5:00 p.m. - Regular Meeting

CDA Office, 705 N. Walnut Street, Chaska





**CARVER COUNTY CDA
BOARD OF COMMISSIONERS**

Agenda

Meeting Date: March 20, 2025

5:00 pm

CDA Boardroom, Chaska, MN

1. Call to Order by Chair

2. Audience

Anyone wishing to address the CDA Board on an item not on the agenda, or an item on the consent agenda, may notify Ellie Logelin (elliel@carvercda.org or 952-448-7715) and instructions will be given to participate during the meeting or provide written comments. Verbal comments are limited to five minutes.

3. Approval of Agenda and Meeting Minutes

- A. Approval of Meeting Minutes – February 20, 2025 Regular Meeting
- B. Approval of Meeting Minutes – March 5, 2025 Special Meeting

4. Consent Agenda

- A. Approval of March 2025 Dashboard
- B. Approval of Write-Off of Past Tenant Balances for February 2025
- C. Approval of Record of Disbursements – February 2025

5. Regular Agenda

- A. 2024 Year in Review
- B. Approval of Code of Conduct
- C. Approval of Community Growth Partnership Initiative Grant Award
- D. Greater MPS update
- E. Executive Director Performance Review – Close Meeting

6. Information

- A. John Fahey, Carver County Commissioner
- B. Nick, Koktavy, Assistant County Administrator Carver County

7. Adjournment

For More Information, call 952-448-7715

**Carver County CDA Board meeting agendas are available online at:
<https://www.carvercda.org/about-cccda/board-of-commissioners/>**

Next Meeting:

CDA Board of Commissioners Regular Meeting

April 17th, 2025, at 5:00 pm

Carver County CDA Boardroom, 705 N Walnut St Chaska, MN 55318



Board of Commissioners

Meeting Minutes

Meeting Date: February 20, 2025

5:00 pm

CDA Boardroom, Chaska, MN

Executive Director Allison Streich called the meeting to order at 5:00 p.m.

COMMISSIONER ROLL CALL:

		Present	Absent
Chair	Greg Anderson	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vice Chair	Adam Teske	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Secretary/Treasurer	Troy Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Commissioner	Sylvia MateKole	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commissioner	Celi Haga	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Commissioner Celi Haga joined the meeting at 5:03pm

CDA Staff in attendance:

Executive Director	Allison Streich
Director, Comm. Development	Melodie Bridgeman
Director, Finance	Karen Reed
Assistant Director, Finance	John Hackett
Director, Housing	Shanika Bumphurs
Director, HR & Operations	Janette Meyer
HR & Operations Specialist	Ellie Logelin

Others in attendance:

Bob Roepke, Community Asset Development Group
Bob left the meeting at 5:41pm

Dave Pokorney, Community Asset Development Group
Dave Pokorney left the meeting at 5:41pm

Greg Pavett, Humanity Alliance

John Fahey, Carver County Commissioner

Matt Udermann, Carver County Commissioner
Matt Udermann left the meeting at 6:29pm

Molly Koivumaki, Beyond New Beginnings
Molly Koivumaki left the meeting at 5:41pm

Nick Koktavy, Assistant County Administrator - Carver County

Russ St. John, Beyond New Beginnings
Russ St. John left the meeting at 5:41pm

AUDIENCE

No audience members addressed the board.

NOMINATION AND ELECTION OF BOARD CHAIR FOR 2025

Executive Director Allison Streich asked for nominations for the 2025 Carver County Community Development Agency's Board Chair.

Approval of Greg Anderson as CCCDA 2025 Board Chair.

Motion: Teske

Second: Williams

	Ayes: 3	Nays: 0	Absent: 2	Abstain: 0
	Yes	No	Absent	Abstain
Anderson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Teske	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MateKole	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Haga	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Greg Anderson elected as Board Chair for 2025.

Executive Director Allison Streich turned the meeting over to Chair Greg Anderson at 5:01pm.

NOMINATION AND ELECTION OF BOARD VICE CHAIR FOR 2025

Board Chair Greg Anderson asked for nominations for the 2025 Carver County Community Development Agency's Board Vice Chair.

Approval of Adam Teske as CCCDA 2025 Board Vice Chair.

Motion: Anderson

Second: Williams

	Ayes: 3	Nays: 0	Absent: 2	Abstain: 0
	Yes	No	Absent	Abstain
Anderson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Teske	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MateKole	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Haga	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Adam Teske elected as Board Vice Chair for 2025.

NOMINATION AND ELECTION OF BOARD SECRETARY/TREASURER FOR 2025

Board Chair Greg Anderson asked for nominations for the 2025 Carver County Community Development Agency's Board Secretary/Treasurer.

Approval of Troy Williams as CCCDA 2025 Board Secretary/Treasurer.

Motion: Teske

Second: Anderson

	Ayes: 3	Nays: 0	Absent: 2	Abstain: 0
	Yes	No	Absent	Abstain
Anderson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Teske	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MateKole	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Haga	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Troy Williams elected as Board Secretary/Treasurer for 2025.

SWEARING IN OF OFFICERS AND COMMISSIONERS

Board Chair Greg Anderson called the meeting to order at 5:03 pm

25-11 Approval of Revised Agenda and Meeting Minutes

BE IT RESOLVED by the Carver County Community Development Agency Board of Commissioners, that the revised agenda for the February 20, 2025, Regular CDA Board meeting be approved as written.

BE IT FURTHER RESOLVED by the Carver County Community Development Agency Board of Commissioners that the minutes for the January 23, 2025, Special meeting be approved as written.

Motion: Teske

Second: Williams

	Ayes: 4	Nays: 0	Absent: 1	Abstain: 0
	Yes	No	Absent	Abstain
Anderson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Teske	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MateKole	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Haga	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CONSENT AGENDA

25-12 Approval of Recommended Official Newspaper

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Community Development Agency (CDA) that after review and consideration, the Waconia Patriot is approved as the 2025 Official Newspaper.

25-13 Approval of 2025 Official Meeting Dates, Times and Locations

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Community Development Agency (CDA) that after review and consideration, the 2025 Meeting schedule is adopted.

25-14 Approval of the February 2025 Dashboard

BE IT RESOLVED by the Carver County Community Development Agency Board of Commissioners, that the February 2025 Dashboard is approved as written.

25-15 Approval of the Write-Off of Past Tenant Balance for January 2025

BE IT RESOLVED by the Carver County Community Development Agency Board of Commissioners that the Past Tenant balance for January 2025 is hereby approved to be written off.

25-16 Approval of Record of Disbursements – January 2025

BE IT RESOLVED by the Carver County Community Development Agency Board of Commissioners, that the January 2025 Record of Disbursements is approved as written.

25-17 Approval of Board of Directors for Carver County Community Land Trust, LLC

WHEREAS, the Carver County Community Development Agency ("CDA") is authorized under Minnesota Statutes, Section 469.012, Subd. 2j, to become a member in a limited liability company for

the purpose of developing, constructing, rehabilitating, managing, supporting, or preserving housing projects and housing development projects, including low-income housing tax credit projects; and

WHEREAS, limited liability companies and other entities created by the CDA pursuant to Section 469.012, Subd. 2j, are subject to the provisions of Minnesota laws applicable to housing and redevelopment authorities as if they were housing and redevelopment authorities; and

WHEREAS, it is in the best interest of the CDA to form a single purpose limited liability company to serve as the sole member of the CCCLT to hold real estate to support certain housing projects.

WHEREAS, the CDA authorized the creation of the Carver County Community Land Trust, LLC through resolution 23-08 and said creation includes the LLC Operating Agreement. And said Operating Agreement outlines the requirements for Officers of the Company.

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Carver County Community Development Agency as follows:

1. The Chair, Vice Chair and Secretary of the CDA Board shall act as the Chair, Vice Chair and Secretary for the Carver County Community Land Trust, LLC board.

25-18 Approval of the Execution and Delivery of Certain Documents Relating to the Development of Carver Oaks Apartments

The Board of Commissioners (the “Board of Commissioners”) of Carver County Community Development Agency, a public body corporate and politic of the State of Minnesota (the “CCCD”), the sole member of CCCDA Carver Oaks Senior Residence GP LLC, a Minnesota limited liability company (the “General Partner”), the general partner of CCCDA Carver Oaks Senior Residence LP, a Minnesota limited partnership (the “Partnership”), hereby adopts the resolutions set forth below with respect to the authorization of the following actions of the CCCDA, the General Partner, and the Partnership:

Investment in the Partnership by R4 Capital

WHEREAS, R4 COMN Acquisition LLC, a Delaware limited liability company (the “Limited Partner”) is making capital contributions in the approximate aggregate amount of \$4,745,983.00 to the Partnership in exchange for a limited partnership interest in the Partnership; and

WHEREAS, the Board of Commissioners has determined that it is in the best business and pecuniary interest of the CCCDA, the General Partner, and/or the Partnership to admit the Limited Partner as a limited partner in the Partnership.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners, authorizes and approves the following actions on behalf of the CCCDA, the General Partner, and/or the Partnership:

1. To determine the appropriate terms and conditions upon which the Limited Partner will make its capital contributions to the Partnership in exchange for its rights and obligations as a limited partner in the Partnership;
2. Without limiting the generality of the preceding resolutions, to cause the CCCDA to guarantee certain obligations of the General Partner and the Partnership;
3. To do such other acts and things, make such other agreements and execute and deliver such other contracts or writings as any such Authorized Signatory may deem appropriate in connection with any of the foregoing.

RESOLVED, FURTHER, that any one officer of the CCCDA and any one manager of the General Partner, including Allison Streich, or Karen Reed, the Executive Director, and Finance Director of the CCCDA, respectively, and the President/Secretary and Vice President/Treasurer of the General Partner, respectively (each an “Authorized Signatory”), be and is authorized on behalf of the CCCDA any time hereafter and without further action by or authority or direction from the Board of Commissioners to execute and deliver on behalf of the CCCDA, the General Partner and/or the Partnership with respect to the admission of the Limited Partner to the Partnership:

1. Amended and Restated Agreement of Limited Partnership of the Partnership;
2. Development Agreement by and between the CCCDA and the Partnership;
3. Guaranty by the CCCDA in favor of the Limited Partner and the Partnership; and
4. Any and all other documents, agreements and certificates to be executed by the Partnership, the General Partner and the CCCDA, in connection with the capital contributions by the Limited Partner and its admission to the Partnership as a limited partner therein.

Bond Financing from MHFA

WHEREAS, the Partnership is obtaining a loan from the Minnesota Housing Finance Agency (“MHFA”) in the approximate amount of \$5,985,000.00 (the “Tax-Exempt Bond Loan”), which loan is being made from the proceeds of certain tax exempt bonds being issued by the MHFA pursuant to its Bond Bridge Loan Program; and

WHEREAS, the Board of Commissioners has determined that it is in the best business and pecuniary interest of the CCCDA, the General Partner, and/or the Partnership to obtain the Tax-Exempt Bond Loan.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners authorizes and approves the following actions on behalf of the CCCDA, the General Partner and/or the Partnership:

1. To borrow money and obtain other credit or financial accommodations, in the amount of the Tax-Exempt Bond Loan;
2. To discount, sell, assign, transfer, mortgage, or pledge to MHFA or create security interest in, the real property, goods, instruments, documents of title, securities, chattel paper, accounts, contract rights or other intangibles or other property now or hereafter owned by the Partnership, either absolutely with or without recourse, for such consideration as any officer of the General Partner may deem to be appropriate or as security for the payment of the Tax-Exempt Bond Loan;
3. To execute, deliver and perform any and all documents, contracts and instruments pertaining to the Tax-Exempt Bond Loan (collectively, “Tax-Exempt Bond Loan Documents”) the terms and conditions of which shall be acceptable to the General Partner, which acceptance shall be evidenced by an officer of the General Partner signing said Tax-Exempt Bond Loan Documents in the name of, and on behalf of, the General Partner and the Partnership;
4. Without limiting the generality of the preceding resolutions, to cause the CCCDA and the General Partner to guarantee the Partnership’s obligations with respect to certain obligations of the Partnership to MHFA, if applicable; and
5. To do such other acts and things, make such other agreements and execute and deliver such other contracts or writings as such officer may deem to be appropriate with any of the foregoing.

RESOLVED FURTHER, that any one Authorized Signatory be and is authorized on behalf of the CCCDA any time hereafter and without further action by or authority or direction from the Board of

Commissioners to execute and deliver on behalf of the CCCDA, the General Partner and/or the Partnership any and all documents, contracts and instruments in connection with the Tax-Exempt Bond Loan.

MHFA LMIR Loan

WHEREAS, the Partnership is obtaining a Low and Moderate Income Rental Program Loan from MHFA in connection with the Project in the approximate amount of \$1,613,000 (the “MHFA LMIR Loan”).

WHEREAS, the Board of Commissioners has determined that it is in the best business and pecuniary interest of the CCCDA, the General Partner, and/or the Partnership to obtain the MHFA LMIR Loan.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners authorizes and approves the following actions on behalf of the CCCDA, the General Partner and/or the Partnership:

1. To borrow money and obtain other credit or financial accommodations, in the amount of the MHFA LMIR Loan from MHFA; and
2. To discount, sell, assign, transfer, mortgage, or pledge, or create security interests in, the real property, goods, instruments, documents of title, securities, chattel paper, accounts, contract rights or other intangibles or any other property now or hereafter owned by the Partnership, either absolutely, with or without recourse, for such consideration as any officer of the General Partner may deem to be appropriate or as security for the payment of the MHFA LMIR Loan;
3. To execute, deliver and perform any and all documents, contracts and instruments pertaining to the MHFA LMIR Loan (collectively the “MHFA LMIR Loan Documents”) the terms and conditions of which shall be acceptable to the General Partner, which acceptance shall be evidenced by the General Partner’s signing of said MHFA LMIR Loan Documents in the name of and on behalf of, the General Partner and the Partnership;
4. Without limiting the generality of the preceding resolutions, to cause the CCCDA and the General Partner to guaranty the Partnership’s obligations with respect to certain obligations of the Partnership to MHFA, if applicable; and
5. To do such other acts and things, make such other agreements and execute and deliver such other contracts or writings as such officer may deem to be appropriate in connection with any of the foregoing.

RESOLVED FURTHER, that any one Authorized Signatory be and is authorized on behalf of the CCCDA any time hereafter and without further action by or authority or direction from the Board of Commissioners to execute and deliver on behalf of the CCCDA, the General Partner and/or the Partnership any and all documents, contracts and instruments in connection with the MHFA LMIR Loan.

MHFA HIA Loan

WHEREAS, the Partnership is obtaining a Housing Infrastructure Appropriations (HIA) Loan from MHFA in connection with the Project in the approximate amount of \$7,446,000 (the “MHFA HIA Loan”).

WHEREAS, the Board of Commissioners has determined that it is in the best business and pecuniary interest of the CCCDA, the General Partner, and/or the Partnership to obtain the MHFA HIA Loan.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners authorizes and approves the following actions on behalf of the CCCDA, the General Partner and/or the Partnership:

1. To borrow money and obtain other credit or financial accommodations, in the amount of the MHFA HIA Loan from MHFA; and

2. To discount, sell, assign, transfer, mortgage, or pledge, or create security interests in, the real property, goods, instruments, documents of title, securities, chattel paper, accounts, contract rights or other intangibles or any other property now or hereafter owned by the Partnership, either absolutely, with or without recourse, for such consideration as any officer of the General Partner may deem to be appropriate or as security for the payment of the MHFA HIA Loan;
3. To execute, deliver and perform any and all documents, contracts and instruments pertaining to the MHFA HIA Loan (collectively the "MHFA HIA Loan Documents") the terms and conditions of which shall be acceptable to the General Partner, which acceptance shall be evidenced by the General Partner's signing of said MHFA HIA Loan Documents in the name of and on behalf of, the General Partner and the Partnership;
4. Without limiting the generality of the preceding resolutions, to cause the CCCDA and the General Partner to guaranty the Partnership's obligations with respect to certain obligations of the Partnership to MHFA, if applicable; and
5. To do such other acts and things, make such other agreements and execute and deliver such other contracts or writings as such officer may deem to be appropriate in connection with any of the foregoing.

RESOLVED FURTHER, that any one Authorized Signatory be and is authorized on behalf of the CCCDA any time hereafter and without further action by or authority or direction from the Board of Commissioners to execute and deliver on behalf of the CCCDA, the General Partner and/or the Partnership any and all documents, contracts and instruments in connection with the MHFA HIA Loan.

Subordinate CCCDA Financing

WHEREAS, the CCCDA is obtaining a grant through the Metropolitan Council's Local Housing Incentives Account program in the approximate principal amount of \$400,000.00 (the "LHIA Grant"), and the CCCDA intends to loan the proceeds of the LHIA Grant to the Partnership;

WHEREAS, the CCCDA is obtaining a loan through the Carver County CDA Housing Project Fund in the approximate principal amount of \$1,000,000.00 (the "CDA Fund Loan");

WHEREAS, the CCCDA is obtaining a Sales Tax Rebate and an Energy Rebate in the combined approximate principal amount of \$278,038.00 (the "Rebates"), and the CCCDA intends to loan the proceeds of the Rebates to the Partnership; (the "Rebate Bridge Loan" and, together with the LHIA Grant and the CDA Fund Loan, the "CCCD Loans");

WHEREAS, the Board of Commissioners has determined that it is in the best business and pecuniary interest of the CCCDA, the General Partner, and/or the Partnership to obtain the CCCDA Loans.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners authorizes and approves the following actions on behalf of the CCCDA, the General Partner and/or the Partnership:

1. To lend and/or borrow money and obtain other credit or financial accommodations, in the amount of the CCCDA Loans from the CCCDA;
2. To discount, sell, assign, transfer, mortgage, or pledge to the CCCDA, or create security interests in, the real property, goods, instruments, documents of title, securities, chattel paper, accounts, contract rights or other intangibles or any other property now or hereafter owned by the Partnership, either absolutely, with or without recourse, for such consideration as an officer of the General Partner may deem to be appropriate or as security for the payment of the CCCDA Loans;

3. To execute, deliver, and perform any and all documents, contracts and instruments pertaining to the CCCDA Loans (collectively, the “CCCDA Loan Documents”) the terms and conditions of which shall be acceptable to the General Partner, which acceptance shall be evidenced by the General Partner’s signing of said CCCDA Loan Documents in the name of, and on behalf of, the General Partner and the Partnership;
4. Without limiting the generality of the preceding resolutions, to cause the CCCDA and the General Partner to guaranty the Partnership’s obligations with respect to certain obligations of the Partnership to CCCDA, if applicable; and
5. To do such other acts and things, make such other agreements and execute and deliver such other contracts or writings as such officer may deem to be appropriate in connection with any of the foregoing.

RESOLVED FURTHER, that any one Authorized Signatory be and is authorized on behalf of the CCCDA any time hereafter and without further action by or authority or direction from the Board of Commissioners to execute and deliver on behalf of the CCCDA, the General Partner and/or the Partnership any and all documents, contracts and instruments in connection with the CCCDA Loans.

Project-Based Rental Assistance

WHEREAS, the Project will obtain project based rental assistance from Metro HRA (“Metro HRA”) through the United States Department of Housing and Urban Development (“HUD”) Section 8 Project-Based Voucher Program;

WHEREAS, the Board of Commissioners has determined it to be in the best business and pecuniary interests of each of the CCCDA, the General Partner, and the Partnership for the Partnership to obtain the Rental Assistance; and

WHEREAS, the CCCDA, General Partner and Partnership must enter into various documents for the Rental Assistance to occur, including but not limited to an Agreement to Enter Into a Housing Assistance Payments Contract (the “AHAP”), a Housing Assistances Payment Contract (the “HAP” and, together with the AHAP, the “Rental Assistance Documents”).

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the CCCDA, authorizes and approves the Rental Assistance and the execution of the Rental Assistance Documents and any additional documents that may be required with respect to the Rental Assistance.

RESOLVED FURTHER, that any one Authorized Signatory is authorized and directed on behalf of CCCDA, the General Partner, and/or the Partnership to execute and deliver the Rental Assistance Documents, as applicable.

Property Management Agreement

WHEREAS, the Partnership is entering into a Management Agreement with the CCCDA to obtain property management services for the Project (the “Management Agreement”); and

WHEREAS, the Board of Commissioners has determined it to be in the best business and pecuniary interests of the CCCDA, the General Partner and the Partnership to enter into the Management Agreement.

NOW, THEREFORE, BE IT RESOLVED, that any one Authorized Signatory be and is authorized on behalf of the CCCDA any time hereafter and without further action by or authority or direction from the Board of Commissioners to execute and deliver on behalf of the CCCDA, the General Partner, and/or the Partnership any and all documents, contracts and instruments in connection with the following instruments and agreements:

1. To cause the Partnership to execute, deliver, and perform the Management Agreement; and

2. To do such other acts and things, make such other agreements and execute and deliver such other contracts or writings as such officer may deem to be appropriate in connection with any of the foregoing.

RESOLVED FURTHER, that the foregoing resolutions are in addition to, and do not limit and shall not be limited by, any resolutions heretofore or hereafter adopted by or on behalf of the CCCDA, the General Partner, or the Partnership for the conduct of the business necessary to enable the execution of any and all documents in connection with the admission of the Limited Partner into the Partnership, the Tax-Exempt Bond Loan, the MHFA LMIR Loan, the MHFA HIA Loan, the CCCDA Loans, the Rental Assistance, and the Management Agreement (collectively, the “Resolved Matters”) and the foregoing resolutions shall continue in force until express written notice of their prospective rescission or modification as to future transactions that have not been undertaken or committed for has been received by the parties to the Resolved Matters.

RESOLVED FURTHER, that any one Authorized Signatory be and is authorized and directed on behalf of the CCCDA any time hereafter and without further action by or authority or direction from the Board of Commissioners to approve, execute, and deliver any documents that may be required with respect to the Resolved Matters on behalf of the CCCDA, the General Partner, and/or the Partnership as applicable.

RESOLVED FURTHER, that any and all actions regarding the Resolved Matters by or on behalf of the CCCDA, the General Partner, and/or the Partnership prior to the adoption of these resolutions be and are in all respects ratified, approved, and confirmed.

RESOLVED FURTHER, that each of the lenders herein described is authorized to rely on the continuing force and effect of these Resolutions until receipt by such party at its principal office of notice in writing from the CCCDA, the General Partner, and/or the Partnership, as applicable, of any amendments or alterations hereof.

RESOLVED FURTHER, to the extent required by the various counterparties referenced herein associated with the Resolved Matters, that any one Authorized Signatory be and is authorized and directed on behalf of the CCCDA any time hereafter and without further action by or authority or direction from the Board of Commissioners to revise the dollar amounts as they are listed herein and to add, amend, or replace the lists of documents provided in this Resolution, so long as such actions do not result in a material change to the Resolved Matters as they have been approved by the Board of Commissioners.

Motion: Williams

Second: Haga

	Ayes: 4	Nays: 0	Absent: 1	Abstain: 0
	Yes	No	Absent	Abstain
Anderson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Teske	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MateKole	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Haga	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

REGULAR AGENDA

Motion to Encompass All Security Bank Trust Locations on the List of Recommended Financial Institutions

Motion: Williams

Second: Teske

Ayes: 4	Nays: 0	Absent: 1	Abstain: 0
---------	---------	-----------	------------

	Yes	No	Absent	Abstain
Anderson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Teske	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MateKole	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Haga	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Dave Pokorney and Bob Roepke provided an update on West Creek Apartments.

Molly Koivumaki and Russ St. John provided an update on Beyond New Beginnings.

Allison Streich presented a review of the CDA Operating Rules

25-19 Approval of Contract with MJS Construction and Remodeling Inc. for the Franklin Avenue House Community Land Trust Project

Melodie Bridgeman presented

WHEREAS, the Carver County Community Development Agency (CDA) runs the Carver County Community Land Trust (CCCLT) which seeks to provide permanently affordable homeownership options in Carver County; and

WHEREAS, funding has been received from a Minnesota Housing and Metropolitan Council for gap financing in order to bring this unit into the CCCLT portfolio; and

WHEREAS, the City of Watertown is supportive of this new single family homeownership opportunity.

NOW, THEREFORE, BE IT RESOLVED by the Carver County Community Development Agency Board of Commissioners as follows:

The CDA Board of Commissioners approves execution of a contract with MJS Construction and Remodeling Inc. for the Franklin Avenue House in the amount not to exceed Five Hundred Fifty Thousand Dollars (\$550,000).

Motion: Haga

Second: Teske

Ayes: 4

Nays: 0

Absent: 1

Abstain: 0

	Yes	No	Absent	Abstain
Anderson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Teske	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MateKole	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Haga	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Allison Streich presented a follow-up recap of the CDA Summit event.

Motion to Approve an MOU and to Explore Transitional Housing Funding with Southern Valley Alliance

Allison Streich presented

Motion: Teske

Second: Haga

Ayes: 4

Nays: 0

Absent: 1

Abstain: 0

Yes	No	Absent	Abstain
-----	----	--------	---------

Anderson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Teske	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MateKole	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Haga	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Motion to Explore Financing and Purchase of 100 State Ave. S New Germany

Shanika Bumphurs presented

Motion: Williams

Second: Teske

Ayes: 4

Nays: 0

Absent: 1

Abstain: 0

	Yes	No	Absent	Abstain
Anderson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Teske	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MateKole	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Haga	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

25-20 Approval of Subordination of CDA Loan to Humanity Alliance

Allison Streich presented

WHEREAS, Carver County agreed to provide \$300,000 in grant funds towards the construction of the housing portion of Unite Lodge; and

WHEREAS, the CDA contributed \$149,999 in loan funds towards the construction of the commercial kitchen in Unite Lodge via approval of Resolution 21-43 on October 21, 2021.

WHEREAS, Humanity Alliance is requesting a subordination of the CDA loan and the CDA agrees to that subordination on the terms outlined, including becoming current on the loan at time of subordination and Humanity Alliance agree to the First Amendment Funding and Development Agreement.

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Carver County Community Development Agency as follows:

That the Executive Director is hereby authorized to execute the First Amendment to Funding and Development Agreement and Subordination agreement for the Humanity Alliance funding.

Motion: Teske

Second: Williams

Ayes: 4

Nays: 0

Absent: 1

Abstain: 0

	Yes	No	Absent	Abstain
Anderson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Teske	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MateKole	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Haga	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

INFO - Carver County update

Carver County Commissioner Fahey provided an update.

- There will be a work session on March 4th, 2025, for the Greater MSP presentation.
- The LAHA funding will be discussed at the County Board meeting on March 18th, 2025.

Carver County Assistant County Administrator Koktavy provided an update.

- West Creek Apartments will provide an update to the County Board at the February 25th meeting.
- The “Name the Snowplow” contest closes on February 23rd.

INFORMATION

Karen Reed provided an update.

- Karen Reed provided an update on the CDA and CDA property audits.
- Karen Reed provided the Board with her retirement notice for June 2025.

Melodie Bridgeman provided an update on the Chaska Yards project.

Janette Meyer provided an update on staffing.

Allison Streich provided an update.

- Allison Streich provided information for the Affordable Housing Summit.
- Allison Streich and Shanika Bumphurs were at the MN Capital on February 19th, 2025
- Allison Streich will be in Washington DC in March.
- Allison Streich will be in Detroit presenting at NCRC in April.

ADJOURNMENT

25-21 Adjournment

BE IT RESOLVED that the Carver County Community Development Agency Board of Commissioners hereby adjourns until Thursday, March 20, 2025.

Motion: Williams

Second: Haga

	Ayes: 4	Nays: 0	Absent: 1	Abstain: 0
	Yes	No	Absent	Abstain
Anderson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Teske	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MateKole	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Haga	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The CDA Board meeting adjourned at 6:40 p.m.



Board of Commissioners

Meeting Minutes

Meeting Date: March 5, 2025

3:00 pm

CDA Boardroom, Chaska, MN

Chair Greg Anderson called the meeting to order at 3:12 p.m.

COMMISSIONER ROLL CALL:

		Present	Absent
Chair	Greg Anderson	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vice Chair	Adam Teske	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Secretary/Treasurer	Troy Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Commissioner	Sylvia MateKole	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commissioner	Celi Haga	<input checked="" type="checkbox"/>	<input type="checkbox"/>

CDA Staff in attendance:

Executive Director	Allison Streich
Director, Comm. Development	Melodie Bridgeman
Director, Finance	Karen Reed
Assist. Director, Finance	John Hackett
HR & Operations Specialist	Ellie Logelin

Others in attendance:

Greg Pavett, Humanity Alliance

Greg Pavett joined the meeting at 3:23 p.m.

AUDIENCE

No audience members addressed the board.

25-22 Approval of Agenda

BE IT RESOLVED by the Carver County Community Development Agency Board of Commissioners, that the agenda for the March 5, 2025, Special CDA Board meeting be approved as written.

Motion: Williams

Second: Haga

	Ayes: 3	Nays: 0	Absent: 2	Abstain: 0
	Yes	No	Absent	Abstain
Anderson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Teske	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MateKole	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Haga	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

REGULAR AGENDA

25-23 Approval of Subordination of CDA Loan to Humanity Alliance

WHEREAS, Carver County agreed to provide \$300,000 in grant funds towards the construction of the housing portion of Unite Lodge; and

WHEREAS, the CDA contributed \$149,999 in loan funds towards the construction of the commercial kitchen in Unite Lodge via approval of Resolution 21-43 on October 21, 2021.

WHEREAS, Humanity Alliance is requesting a subordination of the CDA loan and the CDA agrees to that subordination.

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Carver County Community Development Agency as follows:

That the Executive Director is hereby authorized to execute the Subordination agreement for the Humanity Alliance funding.

Motion: Williams

Second: Haga

	Ayes: 3	Nays: 0	Absent: 2	Abstain: 0
	Yes	No	Absent	Abstain
Anderson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Teske	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MateKole	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Haga	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADJOURNMENT

25-24 Adjournment

BE IT RESOLVED that the Carver County Community Development Agency Board of Commissioners hereby adjourns until Thursday, March 20, 2025.

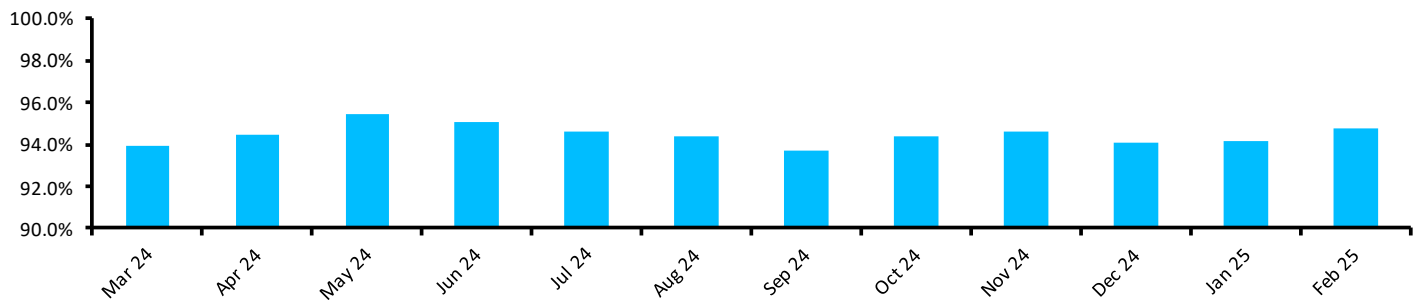
Motion: Haga

Second: Williams

	Ayes: 3	Nays: 0	Absent: 2	Abstain: 0
	Yes	No	Absent	Abstain
Anderson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Teske	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MateKole	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Haga	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The CDA Board meeting adjourned at 3:36 p.m.

HOUSING UPDATES



2025 Capital Improvement Projects in Process:

Property	Improvement Project	Status and Tentative Schedule
Brickyard	<ul style="list-style-type: none"> Window Replacement 	<ul style="list-style-type: none"> Project to start April 2025.
Bluff Creek	<ul style="list-style-type: none"> Deck Repairs 	<ul style="list-style-type: none"> Project is on hold till late Spring in 2025.
Hilltop/Mayer	<ul style="list-style-type: none"> Adding Boiler to Hilltop 	<ul style="list-style-type: none"> Still waiting on an additional bid.
Lake Grace	<ul style="list-style-type: none"> Retaining Wall Replacement Intercom System 	<ul style="list-style-type: none"> Project to start Spring 2025. Project is currently out to bid.
Waybury	<ul style="list-style-type: none"> Smoke/CO2 Updates 	<ul style="list-style-type: none"> Project scheduled to be completed by the end of March.
Scattered Sites	<ul style="list-style-type: none"> Energy Efficiency Audits 110 Oak (NYA) 	<ul style="list-style-type: none"> Audit completed. Work to be completed by the end of March.

Staffing News:

- We have the following vacant positions to fill:
 - Caretaker for Lake Grace and Bluff Creek, this position has been posted, and we are actively interviewing.
 - Housing Assistance Manager, working to have this position posted by the end of March 2025.
 - Housing Quality Specialist (HQS)-we will be looking to post and hire in late 2025.

Miscellaneous Updates:

- The website for Carver Place is now live, the URL is <https://www.carverplaceapts.com/>. We have also opened the interest/wait list. We will start pulling names from the interest/wait list in May 2025 to begin processing applicants.
- In February our Family Properties hosted events for the 2025 NAHRO What Home Means to Me Poster Contest, in which minors in grades K-12 created posters that reflect the national theme of “What Home Means to Me”. The contest is a collaborative effort of NAHRO’s state, regional, and national organizations. Posters are selected from the state-level winner entries and can be honored at the National level.

Below are the winners from the posters received that will be going to the state level to be voted on.

Trail’s Edge Participant Grades 6-8



Carver Homes Participant Grades 6-8



Trail's Edge Participant Grades K-5



Trail's Edge Participant Grades K-5



Carver Homes Participant Grades K-5



- The Housing Opportunity Through Modernization Act of 2016, also known as HOTMA, is being delayed until 2025. The implementation of HOTMA will affect our Rural Development, Section 8, and LIHTC (Tax Credit) properties. HOTMA makes amendments to Sections 3, 8, and 16 of the Housing Act of 1937. These revisions to Sections 102, 103, and 104 of the HUD regulations found in 24 CFR Part 5 and 24 CFR Part 891, will have a significant impact on how we review, process, and define income and assets for households.

SPECIAL PROGRAMS			
Program	Grant Term	# Units Under Contract	% Under Contract
Bridges	7/1/23-6/30/25	13	92%
Bridges RTC	7/1/23-6/30/25	2	100%
Housing Trust Fund	10/1/23-9/30/25	15	80% Waiting on 2 referrals
CoC PSH	8/1/24-7/31/25	14	86% 1 searching

Resident Services

Presentations (2025)-Just switched to Yardi Case Manager for tracking so will have numbers next month**

Agency	Property	Number of Residents
SW Transit	Centennial	24

2025 YTD: Just switched to Yardi Case Manager for tracking so will have numbers next month**

# of residents/clients	Mobile food shelf participants	Energy Assistance Program Application assistance
5	42	4

CDA SERVICES BY COMMUNITY

The table below lists the main CDA services and number of participants or units for each Carver County Community. Numbers are updated on a quarterly basis (or are noted accordingly).

Updated as of December 31, 2024:

	Metro HRA Housing Choice Vouchers	CDA Affordable Rental Units	CDA Subsidized Rental Units	CDA Rental Assistance Participants	Community Growth Partnership Initiative (Projects Awarded 2016 - 2024)	NextStage – 2024 Year End Activity	Land Trust Units	Housing Rehab (Single Family and Multifamily Rental)
Carver	17	9	9	6	3	3		
Chanhassen	45	59	20	2	7	10		
Chaska	145	183	174	24	3	11	28	2
Cologne			3	2	3	1	1	
Hamburg								
Mayer			10		3	1	1	
New Germany				1	5			
NYA	3	47	10	1	6	4		3
Victoria		3	3		6	2	1	
Waconia	13	119	51	7	4	2	10	
Watertown	2		34		7	4	1	7
Townships					4			
Other						8		
TOTAL	225	420	314	43	51	46	42	12

FINANCE

FINANCE				
		February 2025 YTD Actual	February 2025 YTD Budget	Variance
CDA	Revenue	3,285,245	2,877,970	407,275
	Expenses	1,953,922	2,224,422	270,500
	Cash Balance	6,574,446		

		February 2025 YTD Actual	February 2025 YTD Budget	Variance
Properties	Revenue	1,711,136	1,652,200	58,936
	Expenses	1,145,722	1,217,502	71,780
	Cash Balance	3,348,701		

Revenue Recapture collected through February

Note-Write-off amounts and collected amounts may not be from the same year.

Property:	Written off:	Collected:	Notes:
Lake Grace	\$ 18,789	\$1,522	
Carver Homes	\$37,713	\$8,428	
Bluff Creek			
Centennial Hill	\$2,796		
Hilltop	\$2,378		
Trails	\$7,719	\$5,035	
Crossings			
Waybury			
Windstone		\$ 612	
Total:	\$69,395	\$15,597	

Other Finance updates

Consolidated YTD revenues for the CDA through February were \$3,285,245 and expenses were \$1,953,922. **Net Operating Income was \$1,331,323, 104% over budget.** YTD Revenues for the properties were \$1,711,136 and expenses were \$1,145,722. **Net Operating Income was \$565,414, 30% over budget.**

COMMUNITY & ECONOMIC DEVELOPMENT

COMMUNITY LAND TRUST (CCCLT)

Total Units	42
Total resales YTD	0
# of families helped	74
Waiting list	19
Acquisition this month	0

Notes:

Community Land Trust

CDA staff have conducted three CLT orientations with perspective owners and continued marketing efforts for the various upcoming CLT opportunities.

Down Payment Closing Assistance Program

The County Board will be taking up the recommendation to approve our Professional Service Agreement (PSA) for Distribution of Local Affordable Housing Aid (LAHA) at their meeting on March 18, 2025. This is the primary source of funding for the DPA program. We anticipate launching the program after execution of the PSA.

The contract has been executed with the Center for Energy and Environment to service the DPA loans.

413 Franklin Ave NE, Watertown

MJS Construction is working with the City of Watertown to secure the building permit. We anticipate construction to begin mid-May when road restrictions are lifted.

Chaska Yards (Ernst House)

Construction continues to progress on the project. We are excited to share how beautiful the new build units are looking. Siding on Unit 215 and Unit 217 is complete, and concrete steps have been poured. We are working on marketing materials and strategy.





BUSINESS DEVELOPMENT - NEXTSTAGE

	Q1 2024	Q2 2024	Q3 2024	Q4 2024	Total 4 Qtrs
Total Carver County Clients Assisted	19	24	34	46	46
# of Financing Events	2	1	1	1	5
Total Financing/Investment	\$483,150	\$460,000	\$746,650	\$1,013,150	\$2,702,950
New Business Starts	1	1	0	1	3
Business Expansions	0	0	0	0	0
New FT Jobs	2	2	0	0	4
New PT Jobs	6	1	0	0	7

MINNESOTA CITIES PARTICIPATION PROGRAM (MCP) –

2025 allocation is \$1,992,221 Numbers through February 2025

	# Committed loans	Total \$	% of allocated funds
First Mortgage Loans	2	\$608,548	31%
Additional Start-up loans	0	\$ -	N/A
Step Up loans	0	\$ -	N/A
Fix Up Loans	0	\$ -	N/A
Down Payment and Closing Cost Loans		\$34,500	N/A
TOTALS	2	\$608,548	N/A

SEPTIC / WELL LOAN PROGRAM (SSTS)

	2026 new assessments	Underway (anticipated 2026 assessment)	2025 Paid Off	Total active assessments
Applications	1	24	0	67

COMMUNITY GROWTH PARTNERSHIP INITIATIVE (CGPI)

Open Grants:

Year	Grant	City	Project	Budget
2023	Community Development	Waconia Township	Sovereign Estates	\$90,000
2024	Pre-Development	NYA	Urban Streetscape	\$7,500
2024	Pre-Development	Watertown	Spring Hills	\$10,000
2024	Pre-Development	Victoria	Tif Analysis	\$10,000
2024	Pre-Development	Chaska	Zoning Audit	\$10,000
2024	Community Development	Cologne	Cooperative	\$100,000
2024	Community Development	Chanhassen	Downtown	\$100,000

ECONOMIC DEVELOPMENT (social media)**FACEBOOK Choose Carver County**

	Q1 2024	Q2 2024	Q3 2024	Q4 2024	Totals
Facebook Reach	17,100	5,800	233	314	23,447
Facebook Page new likes	22	84	163	2	271
Total Facebook Likes	160	244	247	249	
Total Facebook Followers	232	314	318	326	

- Note: Social media advertisements ran in Q1 2024 through Q2 2024.

CHOOSECARVERCOUNTY.COM

	Q1 2024 VCC	Q2 2024 CCC	Q3 2024 CCC	Q4 2024 CCC	Totals
Page Views	2,605	3,446	4,641	3,331	14,023
Average Engagement		2:15m	1:19m	1:56m	
Top 3 Pages	Events, Home, Work Here	Events, Home, Contact Our Staff	Home, Events, Lake Auburn Campground	Home, Hillcrest Café & Catering, Events	

ADMINISTRATIVE/OTHER ITEMS OF INTEREST

Staff will be attending the April 7 Waconia City Hall for a discussion on Spruce Apartments and the city LAHA money.

Staff will begin the process of transferring our CoC Permanent Supportive Housing program to the CAP Agency as soon as we receive our award letter from HUD.

The Executive Director will be attending the NCRC (regional NAHRO) conference to present on a panel on housing special populations. She will be presenting on the CDA's partnership with Southern Valley Alliance.

The Executive Director attended NAHRO's Washington D.C. conference and Day on the Hill March 10-12. While there, the CDA was presented with an Award of Excellence for our partnership with Beyond New Beginnings.



A Notice to Proceed was issued for Carver Oaks on February 24 and our GC, Frana, has officially broken ground on this project. We are anticipating a March 1, 2026 opening.



Photos of Carver Place:





Board of Commissioners

Request for Board Action

Meeting Date: March 20, 2025

Agenda number: 4B

DEPARTMENT: Housing

FILE TYPE: Regular Consent

TITLE: Approval of Write-Off of Past Tenant Balances for February 2025

PURPOSE/ ACTION REQUESTED: Approve write-off of Past Tenant Balances

SUMMARY: The Carver County CDA's policy is to write off past tenant balances that have been submitted to MN Revenue Recapture and was approved by the CDA Board. When a past tenant moves out with a balance, the tenant has 10 business days to contact the CDA to either pay the balance in full or set up a repayment agreement. If the past tenant does not contact the CDA, the balance due is submitted to MN Revenue recapture. The CDA will "write-off" the past balance in Yardi once it has been submitted to MN Revenue Recapture. Any former resident that has been submitted to MN Revenue Recapture due to that past balance will remain there until such time as that balance is paid or the six-year statute of limitations has passed.

RECOMMENDATION: Staff recommend approval of the write-off of past tenant balances.

EXPLANATION OF FISCAL/ FTE IMPACTS:

☒ None ☐ Current budget ☐ Other ☐ Amendment requested ☐ New FTE(s) requested

RESOLUTION:

BE IT RESOLVED by the Carver County Community Development Agency Board of Commissioners that the Past Tenant balance for February 2025 is hereby approved to be written off.

PREVIOUS BOARD ACTION

N/A

ATTACHMENTS

Past tenant balances

BOARD GOALS

☐ Focused Housing Programs ☐ Collaboration ☐ Development/Redevelopment
☐ Financial Sustainability ☒ Operational Effectiveness

PUBLIC ENGAGEMENT LEVEL

☐ Inform and Listen ☐ Discuss ☐ Involve ☒ N/A

CONTACT

Department Head: Shanika Bumphurs, Director of Housing

Author: Shanika Bumphurs, Director of Housing

Status = Past

Property Code	Tenant Status	Charge Type	Current Owed	Amount Paid
carverhms				
Resident 1				
	Past	DAMAGE	\$3,872.56	\$372.33
Total For Resident 1			\$3,872.56	\$372.33
Resident 2				
	Past	DAMAGE	\$5,451.78	\$1,016.73
Total For Resident 2			\$5,451.78	\$1,016.73
Resident 3				
	Past	DAMAGE	\$6,126.15	\$1,001.74
Total For Resident 3			\$6,126.15	\$1,001.74
Resident 4				
	Past	DAMAGE	\$3,362.45	\$542.55
Total For Resident 4			\$3,362.45	\$542.55
waybury				
Resident 5				
	Past	DAMAGE	\$309.18	\$145.38
Total For Resident 5			\$309.18	\$145.38
windstn				
Resident 6				
	Past	DAMAGE	\$1,107.54	\$63.58
Total For Resident 6			\$1,107.54	\$63.58
Totals			\$20,229.66	\$3,142.31



Board of Commissioners

Request for Board Action

Meeting date: March 20, 2025

Agenda number: 4C

DEPARTMENT: Finance

FILE TYPE: Regular - Consent

TITLE: Approval of Record of Disbursements - February 2025

PURPOSE/ ACTION REQUESTED: Approve Record of Disbursements for February 2025

SUMMARY: In February 2025, the Carver County Community Development Agency (CDA) had \$1,896,901.05 in disbursements and \$186,698.80 in payroll expenses.

Attachment A provides the breakdown of disbursements. Additional detail is available from the Finance Department.

RECOMMENDATION: Staff recommends approval of the Record of Disbursements for February, 2025.

EXPLANATION OF FISCAL/ FTE IMPACTS:

☐ None ☒ Current budget ☐ Other ☐ Amendment requested ☐ New FTE(s) requested

RESOLUTION:

BE IT RESOLVED by the Carver County Community Development Agency Board of Commissioners, that the February 2025 Record of Disbursements is approved as written.

PREVIOUS BOARD ACTION

N/A

ATTACHMENTS

Attachment A: Record of Disbursements - February 2025

BOARD GOALS

☐ Focused Housing Programs ☐ Collaboration ☐ Development/Redevelopment

☒ Financial Sustainability ☐ Operational Effectiveness

PUBLIC ENGAGEMENT LEVEL

☐ Inform and Listen ☐ Discuss ☐ Involve ☒ N/A

CONTACT

Department Head: Karen Reed, Director of Finance

Author: Karen Reed, Director of Finance

**Carver County CDA
Record of Disbursements
For the Month of February 2025**

	Date	Amount	Total
Carver Homes	02/05/25	\$7,462.15	
	02/13/25	\$20,594.30	
	02/19/25	\$16,129.95	
	02/26/25	\$18,775.08	
			\$62,961.48
CDA	02/05/25	\$374,830.34	(1)
	02/13/25	\$73,864.63	
	02/19/25	\$267,065.29	(2)
	02/26/25	\$393,931.75	(3)
			\$1,109,692.01
Properties	02/05/25	\$323,541.12	(4)
	02/13/25	\$73,534.94	
	02/19/25	\$37,575.91	
	02/26/25	\$289,595.59	(5)
			\$724,247.56
Total February 2025 Disbursements			<u>\$1,896,901.05</u>
February 2025 Payroll			
	02/12/25	\$92,205.89	
	02/26/25	\$94,492.91	
			<u>\$186,698.80</u>

Disbursement detail is available in the Finance Office

- (1) **HART - pension contribution - \$20,000**
City of Carver - Carver Oaks - park dedication - \$191,400
Minnesota Counties Intergovernmental Trust (MCIT) - workers comp and liability insurance - \$77,000
MHFA - Carver Place - construction loan interest - \$23,000
- (2) **Titlemark LLC - purchase of 112 Benton - \$233,000**
- (3) **DDK Construction - progress billing on Chaska Yards - \$194,500**
Carver County - health, dental, life - \$45,000
West Creek Apartments - annual contribution for Land Trust - \$10,000
Old National Bank - CD for LC for Carver Oaks - \$48,390
Brickyard - progress payment on blockwork (CDA portion) - \$60,000
- (4) **US Bank -Waybury debt service - \$34,000**
Pacific Life - Trail's Edge debt Service - \$32,000
Interfund clearing to CDA- \$245,000
- (5) **Interfund clearing to CDA- \$185,000**
Project One - Brickyard - \$47,000



Board of Commissioners

Request for Board Action

Meeting date: March 20, 2025

Agenda number: 5B

DEPARTMENT: Human Resources

FILE TYPE: Regular Agenda

TITLE: Approval of the updated Code of Conduct Policy

PURPOSE/ ACTION REQUESTED: Approval of updated Code of Conduct to Code of Ethics and Standards of Conduct Policy

SUMMARY: The CDA Code of Conduct Policy was approved in April 2017. It is recommended to update this policy to clearly define and outline the Carver County CDA expectations of Agency employees and Commissioners regarding ethics and standards of conduct while being employed with the CDA.

RECOMMENDATION: Approve the updated Code of Conduct Policy to Code of Ethics and Standards of Conduct Policy and its updated language

EXPLANATION OF FISCAL/ FTE IMPACTS:

☐ None ☐ Current budget ☒ Other ☐ Amendment requested ☐ New FTE(s) requested

RESOLUTION:

WHEREAS, the Carver County CDA Board approved a resolution to update the Code of Conduct Policy

THEREFORE, BE IT RESOLVED, by the Carver County Community Development Agency Board of Commissioners, that after review and consideration, the recommendations to update the Code of Conduct Policy will be updated to Code of Ethics and Standards of Conduct Policy and will be approved as written.

PREVIOUS BOARD ACTION

Resolution 17-17 Approving Code of Conduct Agreement

ATTACHMENTS

Code of Ethics and Standards of Conduct Policy

BOARD GOALS

☐ Focused Housing Programs ☐ Collaboration ☐ Development/Redevelopment
☐ Financial Sustainability ☒ Operational Effectiveness

PUBLIC ENGAGEMENT LEVEL

☐ Inform and Listen ☐ Discuss ☐ Involve ☒ N/A

CONTACT

Department Head: Janette Meyer, Director of Human Resources & Operations

Author: Janette Meyer, Director of Human Resources & Operations



CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY

CODE OF ETHICS AND STANDARDS OF CONDUCT POLICY

Adopted:

Resolution No.:

The Carver County Community Development Agency (hereafter, “the Agency”) has established standards of conduct for its employees and members of its Board of Commissioners. These standards are set in place to provide and ensure public trust in the policies of the Agency. This Code of Ethics and Standards of Conduct will describe in detail the standards by which employees and the Board of Commissioners are to be held accountable.

Applicability

The provisions contained herein apply to all employees and the Board of Commissioners of the Agency.

Purpose

This Code of Ethics and Standards of Conduct establishes standards for Agency employees and Commissioner conduct that will ensure the highest level of public service. Recognizing that compliance with any ethical standards rests primarily on personal integrity and recognizing in general the integrity of Commissioners and employees, it sets forth those acts or omissions of acts that could be deemed injurious to the general mission of the Agency.

This policy is not intended, nor should it be construed as an attempt to unreasonably intrude upon the individual employee’s or Commissioner’s right to privacy and the right to participate freely in our society.

The policy shall be applied to avoid the appearance of any favoritism or special treatment with residents, vendors, clients, or any business dealings of any kind between the Agency, Commissioners or employees for personal gain. No Commissioner or employee shall use his/her position to receive personal favors or work for himself/herself, or to influence of any kind.

The Agency, in establishing this conduct for its employees and Commissioners, cannot mandate the internal conduct or policies of vendors, clients, or residents, but it requires that they adhere to certain basic principles in conducting business with the Agency. These include:

1. No direct or indirect personal inducement of Agency employees. This includes giving gifts, money, tickets, or any item or services having a value of more than \$15.00.
2. No direct or indirect inducement of members of the Board of Commissioners. This shall include the same provisions covering employees, except that it is recognized that in the course of business dealings, there may be times when meals and/or visits may be arranged. In such cases, such events should be reported to the Chair of the Board, with the nature of the visit explained.
3. It is expected that vendors, suppliers, or clients of professional services to the Agency will be governed by the Code of Ethics to which their profession subscribes.

Any vendor, supplier, or client in violation of Agency policy shall be barred from future business dealings with the Agency. The Agency reserves the right to have vendors, suppliers, or clients sign a statement of compliance with the standards of conduct of the Agency.



Ethical Standards

No employee or Commissioner of the Agency shall have any employment, or engage in any business, commercial or professional activity, or incur any obligation in which directly or indirectly would impair independent judgment or action in their performance of their duties with the Agency or that would conflict with that performance.

No employee or Commissioner shall enter contract with any person that enters a contract with the Agency unless:

1. The contract between the person and the Agency is awarded pursuant to competitive bidding procedures and/or purchasing policies as outlined in regulations by the Agency Procurement Policy; or
2. The contract between the person and the Agency is one in which the Agency employee or Commissioner has no interest, has no duties or responsibilities, or if the contract with the Agency employee or Commissioner entered prior to becoming an employee.

There shall be no preferential treatment given by an employee or Commissioner of the Agency acting in the performance of his/her duties with any vendor, resident, person, agency, or organization. Agency employees and Commissioners should always maintain a professional relationship with all CCCDA vendors, clients, and residents. CCCDA Annual Fair Housing training defines what is appropriate, professional, and proper conduct and behavior with CCCDA residents. Unprofessional conduct includes but is not limited to personal relationships, requesting work or favors, and giving/receiving gifts.

No Agency employee or Commissioner shall use any services from a CCCDA vendor, client, or resident for personal gain for himself, herself, or for a family member of an Agency employee or Commissioner.

No Agency employee or Commissioner shall use or permit the use of Agency-owned vehicles, equipment, materials or property for the convenience or profit of himself, herself, or any other person.

No Agency shall solicit any gift or consideration of any kind, nor shall any Agency employee or Commissioner accept or receive a gift having a value of more than \$15.00 regardless of the form of the gift, from any person who has an interest in any matter proposed or pending before the Agency.

No Agency employee or Commissioner shall disclose without proper authorization non-public information or records concerning any aspects of the operation of the Agency, nor shall he or she use such information to the advantage or benefit of himself, herself, or any other person.

Agency employees and Commissioners should be aware that posting personal information on professional web sites or other media might cause boundary confusion and/or inappropriate dual relationships.

No Agency employee or Commissioner currently employed shall represent any person, other than himself, in business negotiations, judicial or administrative actions or procedures, to which the Agency may be a party.

No member of the family of any Agency employee or Commissioner shall be appointed or hired to serve under the direct supervision or Agency of that employee or Commissioner, and in no event shall any Agency employee or Commissioner participate in the decision-making regarding employment or contract for the services of any family member.

Code of Conduct Standards

No Agency employee, Commissioner, officer or agent of the grantee or subgrantee shall participate in selection, or in the award or administration of a contract supported by Federal, State, Local or Agency funds if a conflict of interest, real or apparent, would be involved. Such a conflict would arise when:



CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY

1. The employee, officer or agent,
2. Any member of his immediate family,
3. His or her partner, or
4. An organization which employs, or is about to employ, any of the above, has a financial or other interest in the firm selected for award. The grantee's or subgrantee's officers, employees, Commissioners, or agents will neither solicit nor accept gratuities, favors or anything of monetary value from contractors, potential contractors, or parties to sub-agreements. Grantee and the Agency may set minimum rules where the financial interest is not substantial, or the gift is an unsolicited item of nominal intrinsic value.
5. To the extent permitted by State or local law or regulations, such standards or conduct will provide penalties, sanctions, or other disciplinary actions for violations of such standards by the grantee's and sub grantee's officer, employees, Commissioners, or agents, or by contractors or their agents. The awarding agency may in regulation provide additional prohibitions relative to real, apparent, or potential conflicts of interest.

Administrative and Disciplinary Procedure for Remedy of Code Violations

If an employee, officer, or agent of the Agency witnesses a violation of the Code by any other employee, Commissioner, officer, or agent of the Agency, such violation shall be reported to the Executive Director in the form of a written memo. The memo shall contain a description of the alleged violation, person(s) committing involved, and the date and time of the violation. In cases where the Executive Director is alleged to be in violation of the Code, a memo with the same content shall be sent to the Agency's Board Chair. Upon receipt of the memo the Executive Director and/or Board Chair shall review the memo and use his or her discretion investigating of the allegations of misconduct. If a finding is made that the Code has indeed been violated, the following disciplinary action may be taken:

1. The person(s) found to be in violation of the Code may be given a warning that the Agency prohibits such action and any subsequent violation of the Code may result in termination of employment, or contract employment by the Agency.
2. If the violation of the Code may be considered severe and involves the taking or misappropriation of substantial financial resources of the Agency, then the Executive Director and/or the Board shall consider necessary legal action to recover such a loss in favor of the Agency.

Conflict of Interest After CCCDA Service

For one year after terminating a position as Agency employee or Commissioner, an individual may not appear personally before any court or governmental agency (on behalf of anyone other than CCCDA) in connection with any matter in which CCCDA is substantially interested, with respect to which the individual took any action or made any decision within a year prior to the termination of that position.

Responsible Official:

Executive Director
Allison Streich
705 N Walnut St
Chaska, MN 55318
952-448-7715
allisons@carvercda.org



CARVER COUNTY
COMMUNITY
DEVELOPMENT
AGENCY

CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY

CODE OF ETHICS AND STANDARDS OF CONDUCT POLICY

Adopted:

Resolution No.:

Procedure to Ensure that all Commissioners, Employees and Agents of the Agency are aware of this Code of Ethics and Standards of Conduct

Upon engagement of service to the Agency, all employees, officers and agents of the Agency shall be required to read and sign a copy of this Code. This signature shall constitute an agreement by the signatory to agree to the terms and conditions of this Code.

Commissioner or Employee Printed Name

Commissioner or Employee Signature and Date



Board of Commissioners

Request for Board Action

Meeting date: March 20, 2025

Agenda number: 5C

DEPARTMENT: Community Development

FILE TYPE: Regular Agenda

TITLE: Approval of Community Growth Partnership Initiative Grant Award

PURPOSE / ACTION REQUESTED: Awarding of 2025 Community Growth Partnership Initiative Funds

SUMMARY: The Community Growth Partnership Initiative Program (CGPI) was created and funded by the Carver County Community Development Agency (CDA) in January of 2016. The goals of the CGPI Program are to increase the tax base and improve the quality of life in Carver County through three specific strategies: Affordable Housing, Community Development, and Redevelopment strategies.

As part of the 2025 CDA budget, up to a maximum of \$406,000 was allocated to the CGPI program. Ten percent of the funds (\$40,600) are reserved for Pre-development grants with \$365,400 available for Community Development grants. Any city or township of Carver County is eligible to apply for both Pre-development and Community Development grant funds. Grants are limited to one (1) Pre-development and one (1) Community Development grant per municipality per calendar year.

We received the following three (3) Pre-development applications requesting a total of \$30,000, and five (5) Community Development applications requesting a total of \$450,000:

APPLICANT	PROJECT	TYPE	REQUEST
Mayer	Comprehensive Zoning Code Study	Pre-Development	\$10,000
Victoria	Transportation Initiative – Red Fox Drive Connector	Pre-Development	\$10,000
Waconia	Stormwater Management Study – Pine Business Park	Pre-Development	\$10,000
Chaska	EDCO Site Development	Community Development	\$100,000
Laketown Township	Sanitary Sewer System	Community Development	\$100,000
Norwood Young America	Norwood Flats Apartment Building	Community Development	\$100,000

Waconia	Old Fire Station Well Abandonment	Community Development	\$50,000
Watertown	Watertown Business Centers	Community Development	\$100,000

RECOMMENDATION: Based on the scoring totals from three CDA staff and three independent scorers, the recommendations are to fund the three (3) Pre-development applications totaling \$30,000 and the top four (4) ranked Community Development applications totaling \$350,000. Award recommendations include the following:

APPLICANT	PROJECT	TYPE	FUNDING AMOUNT
Mayer	Comprehensive Zoning Code Study	Pre-Development	\$10,000
Victoria	Transportation Initiative - Red Fox Drive Connector Project	Pre-Development	\$10,000
Waconia	Stormwater Management Study - Pine Business Park	Pre-Development	\$10,000
Chaska	EDCO Site Industrial Development	Community Development	\$100,000
Norwood Young America	Norwood Flats Apartment Building	Community Development	\$100,000
Waconia	Old Fire Station Well Abandonment	Community Development	\$50,000
Watertown	Watertown Business Centers	Community Development	\$100,000

The 5th ranked application from Laketown Township is not being recommended for funding based on the scores the application received along with staff determination of the project's readiness to proceed to secure the necessary federal, state and county funding commitments and complete the project within 18 months.

EXPLANATION OF FISCAL/ FTE IMPACTS:

☐ None ☒ Current budget ☐ Other ☐ Amendment requested ☐ New FTE(s) requested

RESOLUTION:

WHEREAS, the Carver County Community Development Agency (CDA) established a Community Growth Partnership Initiative program (CGPI) in 2016 to assist Carver County cities and townships with increasing their tax base and improving the quality of life through redevelopment, community development and affordable housing strategies; and

WHEREAS, the CGPI has an approved budget of available grant funds of \$406,000 for the fiscal year ending December 31, 2025; and

WHEREAS, Carver County cities and townships are eligible to apply for and receive one (1) Pre-development grant up to \$10,000 and one (1) Community Development grant funds up to \$100,000 per calendar year; and

WHEREAS, the CDA received three Pre-developments applications and five Community Development applications from Carver County cities or townships by the application deadline of February 28, 2025, for a total request of \$480,000; and

WHEREAS, the applications were scored by six scorers based upon the threshold and competitive criteria; and

WHEREAS, the results of the scores and analysis of CDA staff recommend all three Pre-development grant applications and the four highest scoring Community Development grant applications for funding; and

NOW, THEREFORE, BE IT RESOLVED by the Carver County Community Development Agency Board of Commissioners as follows:

The following projects are awarded 2025 Community Growth Partnership Initiative funding upon condition that the grantees meet the program guidelines, and entering into grant agreements with the CDA, in form and content acceptable to the Executive Director of the CDA:

APPLICANT	PROJECT	GRANT SOURCE	FUNDING AMOUNT
Mayer	Comprehensive Zoning Code Study	Pre-Development	\$10,000
Victoria	Transportation Initiative - Red Fox Drive Connector Project	Pre-Development	\$10,000
Waconia	Stormwater Management Study - Pine Business Park	Pre-Development	\$10,000
Chaska	EDCO Site Industrial Development	Community Development	\$100,000
Norwood Young America	Norwood Flats Apartment Building	Community Development	\$100,000
Waconia	Old Fire Station Well Abandonment	Community Development	\$50,000
Watertown	Watertown Business Centers	Community Development	\$100,000

PREVIOUS BOARD ACTION

CGPI Update - December 19, 2024

ATTACHMENTS

2025 CGPI Summary and Applications

BOARD GOALS

☐ Focused Housing Programs ☐ Collaboration ☒ Development/Redevelopment

☐ Financial Sustainability ☐ Operational Effectiveness

PUBLIC ENGAGEMENT LEVEL

☐ Inform and Listen ☐ Discuss ☐ Involve ☒ N/A

CONTACT

Department Head: Melodie Bridgeman, Director of Community Development

Author: Melodie Bridgeman, Director of Community Development

2025 CGPI Applications Received

Community Development Grant Applications

City	Project Name	CGPI Request	Leverage	Jobs Growth	Tax Base Increase	Project Description
Chaska	EDCO Site Industrial Development	\$ 100,000	\$ 26,152,000	80-100 FTE	\$ 520,898	Sewer and water improvements for a new 240,000 sq ft facility to serve as EDCO Products' headquarters, manufacturing and warehouse site. Will enhancing stormwater management, reducing peak runoff rates and improve water quality including reduction of agricultural runoff directly flowing into West Chaska Creek. Jobs relocated from Hopkins to Chaska.
Laketown	Sanitary Sewer System	\$ 100,000	\$ 25,000,000	TBD	TDB	Replace / upgrade aging (45 year old) 201 shared sewer system moving from individual solids septic tanks, lift stations and piping to full sanitary sewer. Construction design is next phase. Other funding not committed.
NYA	Norwood Flats Apartment Building	\$ 100,000	\$ 1,579,900	2 FTE	\$ 91,888	Funding for soil mitigation to allow for the construction of Norwood Flats, a 41-unit, three-story workforce apartment building with garage on blighted city owned site. Will include demolition and removal of substandard municipal storage building.
Waconia	Old Fire Station Well Abandonment	\$ 50,000	\$ 100,000	TDB	TBD	Abandonment and sealing of existing two well sites and demolition of former Water Treatment Plant #2 structures to allow for redeveloped in the downtown core.
Watertown	Watertown Business Centers	\$ 100,000	\$ 411,000	10+ FTE	\$ 9,234	Road access, power upgrades and building renovations to expand capacity at Watertown Business Park. This phase will add 9 more business units and allow for more efficient trucking access.
		\$ 450,000	\$ 53,242,900			

Pre-Development Grant Applications

City	Project Name	CGPI Request	Leverage	Project Description
Mayer	Comprehensive Zoning Code Study	\$ 10,000	\$ 14,875	Conduct a complete review and comprehensive update to the zoning code to align with current and future land use needs.
Victoria	Transportation Initiative - Red Fox Drive Connector Project	\$ 10,000	\$ 20,000	A transportation infrastructure development initiative focused on enhancing connectivity and supporting economic growth in the city's south expansion area. The scope includes the design, environmental impact assessment, and phased construction of a key north-south collector roadway linking Marsh Lake Road and County Road 10. This plan aims to improve local and regional mobility by providing a direct and efficient transportation corridor for residents, businesses, and emergency services. It incorporates sustainable planning principles to minimize environmental impact, particularly concerning Chaska Creek, wetlands, and significant tree preservation areas.
Waconia	Stormwater Management Study - Pine Business Park	\$ 10,000	\$ 35,100	Investigation and correction of the storm water management of the Pine Business Park to prepare for the construction of a 24,640 square foot industrial building in the Pine Business Park.
		\$ 30,000	\$ 69,975	



CARVER COUNTY
COMMUNITY
DEVELOPMENT
AGENCY

**2025 Chaska
Community Growth
Partnership Initiative (CGPI)
Community Development
Application**

**CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY
COMMUNITY GROWTH PARTNERSHIP INITIATIVE (CGPI)
COMMUNITY DEVELOPMENT APPLICATION**

I. APPLICANT INFORMATION

Applicant	Organization: City of Chaska Contact Name: Julie Grove Address: One City Hall Plaza, Chaska, MN 55318 Phone Number: 952-227-7518 Email: jgrove@chaskamn.gov Authorized representative for execution of contract(s): Name: Taylor Hubbard Title: Mayor
Project Request	Name of Project: EDCO Site Industrial Development Amount of funding request: \$ 100,000 Total environmental costs: \$ Total redevelopment costs: \$

II. AREA OR SITE CONDITIONS

General location of Area (Property ID and/or Address):	PID 306940070
Legal Description of Site:	Wetzels Woods Outlot C
Site Size (acres):	27.91 acres
Number of Parcels:	1
Number of buildings on site:	0 currently
Current Site Owner:	Cal & Sharon Haasken
Current appraised or assessed value of the Project Area properties:	\$1,080,700
Current property taxes of the Project Area properties	\$1,736.00



III. COMMUNITY DEVELOPMENT PROJECT INFORMATION

Describe the city's goals and need for the Project including anticipated businesses, housing units, and other proposed components. Please explain the public benefit of the Project.	See attached Question 1
Provide a brief history of the site including previous uses, activities, prior or existing contamination, and other attempts at redevelopment.	See attached Question 2
Describe the Project including location map, photos, and current and projected site plans. Maps should include property boundaries, north arrow, and an accurate bar scale.	See attached Question 3
Describe the specific components or activities that are part of the Project.	See attached Question 4
What is the end use of the Project site?	See attached Question 5
After redevelopment is completed, will properties in the Plan Area be publicly or privately owned?	<input type="checkbox"/> Publicly owned <input checked="" type="checkbox"/> Privately owned
Is demolition of slum or blighted buildings or other structures an activity of the Project?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, please describe.	
Describe how the Project will make more efficient use of the site.	See attached Question 6
Post-redevelopment Site Owner(s): <u>If end user has committed, attach documentation of commitment.</u>	EDCO Products will own the site post-development. Utilities in roadway will be publicly owned.
Identify any other Project partners such as developers, consultants, and regulating/permitting agencies.	EDCO Products (developer), Pope Design Group (consultant), City of Chaska

**CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY
COMMUNITY GROWTH PARTNERSHIP INITIATIVE (CGPI)
COMMUNITY DEVELOPMENT APPLICATION**

IV. ELIGIBLE ACTIVITIES

Please check all activities that apply, briefly describe the activity, and provide the dollar amount requested for the activity. Please see the “**Community Growth Partnership Initiative Policy and Procedures Guide**” for a description of the eligible activities.

<u>Eligible Activity</u>	<u>Description</u>	<u>CGPI Funding Requested</u>
<input type="checkbox"/> Acquisition		
<input type="checkbox"/> Relocation Payments		
<input type="checkbox"/> Clearance and Demolition		
<input type="checkbox"/> Historic Preservation		
<input checked="" type="checkbox"/> Public Improvements	Sanitary Sewer and Water Main	\$100,000
<input type="checkbox"/> Soil Corrections		
<input type="checkbox"/> Rehabilitation/Expansion New Const – Job Creation		

V. ACQUISITION AND RELOCATION ACTIVITIES

If the project includes property acquisition, clearance and/or construction activities, describe how owners, tenants, and businesses will be temporarily or permanently relocated.	NA
When has/will the acquisition be completed?	
Attach relocation plan, if applicable.	

VI. PROJECT ENVIRONMENTAL INFORMATION

Has an environmental assessment been completed for the Redevelopment Project?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If so, what level of investigation was done as part of the Redevelopment Project?	Wetland delineation draft submitted. Will be finalized May 2025
Has the Redevelopment Project site been found or suspected to be contaminated?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

The CDA reserves the right to seek additional information after initial review of the application.

**CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY
COMMUNITY GROWTH PARTNERSHIP INITIATIVE (CGPI)
COMMUNITY DEVELOPMENT APPLICATION**

Does your Redevelopment Project include the cleanup of contaminated soils, hazardous waste, or materials?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, please describe information on type of cleanup, what measures have been taken to address the contamination, consultant reports, and/or Response Action Plan.	
Describe positive environmental impacts of the activities that are part of the Project.	See attached Question 7

VII. HOUSING AFFORDABILITY INFORMATION

Indicate the number of housing units planned in the Project, if any. *Attach separate sheets if necessary.*

Unit Type	Total # of Units	# of Owner Units	# of Rental Units	Proposed Rents/ Sales Prices
Single Family				
Townhouse				
Apartments/Condominiums				
Duplexes				
Other:				

Will there be any mechanisms to ensure long-term affordability?

☐ Yes

☐ No

If yes, please describe.

The CDA reserves the right to seek additional information after initial review of the application.



**CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY
COMMUNITY GROWTH PARTNERSHIP INITIATIVE (CGPI)
COMMUNITY DEVELOPMENT APPLICATION**

VIII. ECONOMIC BENEFITS

Projected appraised or assessed value of the site after redevelopment:	\$ 26,326,000 Pay Year: 2027
What will be the estimated property taxes after redevelopment?	\$ 522,634 Pay Year: 2027
Project the number of <u>new</u> jobs on the Project site created after redevelopment.	Total new jobs (FTEs only) = 80-100
Number of new jobs with wages greater than \$17.00 per hour	80-100
Project the number of jobs <u>retained</u> on the Project site after redevelopment.	Total retained jobs (FTEs only) =
Number of retained jobs with wages greater than \$17.00 per hour	

IX. PROJECT SOURCES AND USES

Itemize all funding sources for the Project and the Activities identified as part of the Project. Please include requested CGPI funds in total.

Source of Funds	Amount	Committed	Pending
Developer	\$ 23,525,000	<input type="checkbox"/>	<input checked="" type="checkbox"/>
City - Economic Dev TIF	\$ 1,000,000	<input type="checkbox"/>	<input checked="" type="checkbox"/>
CGPI Grant	\$ 100,000	<input type="checkbox"/>	<input checked="" type="checkbox"/>
City portion road & utilities	\$ 1,627,000	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	\$	<input type="checkbox"/>	<input type="checkbox"/>
	\$	<input type="checkbox"/>	<input type="checkbox"/>
	\$	<input type="checkbox"/>	<input type="checkbox"/>
	\$	<input type="checkbox"/>	<input type="checkbox"/>
Total:	\$ 26,252,000		

The CDA reserves the right to seek additional information after initial review of the application.



**CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY
COMMUNITY GROWTH PARTNERSHIP INITIATIVE (CGPI)
COMMUNITY DEVELOPMENT APPLICATION**

Itemize all Project expenses for the Project and the Activities identified as part of the Project. Be as detailed as possible. Please include requested CGPI funds in the Funding Sources column.

Project Activities/Expenses	Amount	Funding Source
acquisition	\$ 4,000,000	Developer
construction	\$ 19,000,000	Developer/City TIF
Utilities Sewer & Water	\$ 876,000	Developer/City
Road & Sidewalk improvem	\$ 2,376,000	Developer/City
	\$	
	\$	
	\$	
Total:	\$ 26,252,000	

List other sources of funds requested or considered but not obtained for the Project, and explain why they were not obtained, to the best of your knowledge. (The purpose of this question is to ensure all other funding sources have been exhausted.)

X. PROJECT READINESS TO PROCEED

Project with all actions, phases, and anticipated dates for completion.	See attached Question 8
or have been completed for the Project:	
<input checked="" type="checkbox"/> Comprehensive plan amendment: Status: no amendment needed	<input type="checkbox"/> Environmental review: Status: See attached Question 10
<input type="checkbox"/> Zoning amendments or variances: Status: See attached Question 9	<input type="checkbox"/> Market or feasibility study: Status: NA
Funding will not be completed in 12 months, please explain why. (NOTE: The CGPI program requires all CGPI-funded activities to be completed within an 18-month period.)	

The CDA reserves the right to seek additional information after initial review of the application.

Carver County CDA Community Growth Partnership Initiative Community Development Application 2025 - City of Chaska Application Attachment

1. Describe the city's goals and need for the Project including anticipated businesses, housing units, and other proposed components. Please explain the public benefit of the Project.

The city aims to develop the proposed development area as a higher intensity business park, in alignment with its 2040 Comprehensive Plan and the Southwest Chaska Growth and Development Plan (2013). These plans envision the business park will create strong connections and significantly contribute to its revitalization as the community's primary hub of business, civic, social and recreational destinations.

This proposed project will support these goals and serve as a key step toward advancing the city's long-term vision. The proposed project looks to build a 240,000 sq ft facility to serve as EDCO Products' headquarters, as well as their manufacturing and warehouse site. Essential public infrastructure, including sewer and water main extensions, as well as road improvements and sidewalk installations, are necessary to advance this development. Extension of public utilities to this area will also be instrumental for future development of the southwest growth area.

The EDCO project is expected to create 80-100 new jobs. By broadening the city's job offerings and increasing the variety of jobs in the city, the project supports economic sustainability. It also promotes high-quality site and architectural design and is expected to generate higher tax revenues. Public benefits include job creation, enhanced tax revenues, and revitalizing the community's primary business and social hub, and being a catalyst to attract additional development and jobs in this southwest growth area.

2. Provide a brief history of the site including previous uses, activities, prior or existing contamination, and other attempts at redevelopment.

The site was historically used for agricultural purposes and features a generally flat terrain with a gentle slope from west to east. Approximately 5 acres of wetlands are present on the site. Currently, no public utilities are connected to the area, and the extension of these utilities has been under discussion for years as part of the area's development plans as a new industrial/business park. Creek Road will also need to be rebuilt to support the new development/business park. While there has been development adjacent to the site, there have been no significant previous development efforts on the site. However, the site is part of a larger, long-term redevelopment vision outlined in the Chaska Southwest Growth and Development Plan and this project will act as a catalyst.

3. Describe the Project including location map, photos, and current and projected site plans. Maps should include property boundaries, north arrow, and an accurate bar scale.

EDCO Products is proposing to acquire the subject 27.91 acre site and construct a new facility to serve as their headquarters and manufacturing, warehouse facility. The site is located west of Hwy 212, along the city's western border between County Rd 10 and Creek Road. Location maps, photos and site plans are attached. The city owns property on the north and east sides of the site which encompasses a public trail system, wetlands and an improved creek. An existing trail currently terminates near the SE corner of the site and will be extended as part of the project. See attached maps, photos and site plans.

4. Describe the specific components or activities that are part of the Project.

The development plans include the construction of a 240,000 sq ft office, manufacturing, and warehouse facility to serve as the headquarters for EDCO Products, with future expansion plans for an additional 120,000 sq ft. The site, currently 27.91 acres of agricultural land, will require the extension of public utilities and infrastructure from the east for development. Additionally, road upgrades are necessary. The required utilities include extending an 18-inch sanitary sewer and a 12-inch water main west from Creek Blvd. In addition, Creek Road will need to be upgraded with curb, gutter and sidewalk/trails. This development, along with the essential infrastructure, is viewed as a crucial step in sparking further growth and development of the SW Chaska Business Park and implementing the city's vision for the SW Chaska growth area.

5. What is the end use of the Project site?

The end user for the project is EDCO Products, one of the oldest and largest manufacturers of prefinished metal siding and roofing products in the U.S. The products they offer include a comprehensive line of metal siding, roofing, soffit, fascia, and gutter systems. Founded nearly 80 years ago in 1946, the company currently employs over 200 people. Approximately 80-100 employees will work at this new facility. EDCO Products is currently operating in two separate locations within Hopkins but plans to consolidate its operations in Chaska while maintaining a distribution center in Hopkins.

6. Describe how the Project will make more efficient use of the site.

Public infrastructure improvements support future business park expansion in the area, maximize land density, and boost local economy through job creation. Will allow development to occur in an orderly manner rather than leapfrog.

Additionally, building a company headquarters and manufacturing facility on former agricultural land will optimize the site by:

- Economic Growth: Boosting the local economy through job creation, investment, and industry diversification.
- Job Creation: Offering various jobs with opportunities for expansion.
- Infrastructure Improvements: Upgrading infrastructure including utilities and road and sidewalk network will support the future business park growth in this area.
- Efficient Land Use: Maximizing land density to align with the business park vision.

7. Describe positive environmental impacts of the activities that are part of the Project.

The development will have positive environmental impacts by enhancing stormwater management, effectively reducing peak runoff rates and improving water quality. A key benefit will be the reduction of agricultural runoff directly flowing into West Chaska Creek, located adjacent to the site on the south and east sides. Furthermore, the project will contribute to environmental sustainability by constructing an extension of the SW Regional Trail, part of a developing 13-mile trail corridor that will connect to the Minnesota River Bluffs Regional Trail, promoting green space and eco-friendly transportation options for the community.

8. Project with all actions, phases, and anticipated dates for completion

Project planning and TIF district creation/ final approvals -summer 2025

Project anticipated to begin grading and site prep -summer 2025

Full construction commencement – fall 2025

Construction completion – mid- 2026

9. Zoning Amendments

- Concept plan approval –In progress, anticipated to be complete March 2025
- Preliminary Site Plan approval anticipated completion late spring 2025
- Final Site Plan approval anticipated completion summer 2025
- Construction commences summer 2025

10. Environmental Review

Draft wetland delineation has been submitted and reviewed. Final delineation and approval anticipated May 2025



CARVER COUNTY
COMMUNITY
DEVELOPMENT
AGENCY

**2025 Laketown Township
Community Growth
Partnership Initiative (CGPI)
Community Development
Application**



I. APPLICANT INFORMATION

Applicant	Organization: Contact Name: Address: Phone Number: Email: Authorized representative for execution of contract(s): Name: Title:
Project Request	Name of Project: Amount of funding request: \$ Total environmental costs: \$ Total redevelopment costs: \$

II. AREA OR SITE CONDITIONS

General location of Area (Property ID and/or Address):	
Legal Description of Site:	
Site Size (acres):	
Number of Parcels:	
Number of buildings on site:	
Current Site Owner:	
Current appraised or assessed value of the Project Area properties:	
Current property taxes of the Project Area properties	



III. COMMUNITY DEVELOPMENT PROJECT INFORMATION

Describe the city's goals and need for the Project including anticipated businesses, housing units, and other proposed components. Please explain the public benefit of the Project.	
Provide a brief history of the site including previous uses, activities, prior or existing contamination, and other attempts at redevelopment.	
Describe the Project including location map, photos, and current and projected site plans. Maps should include property boundaries, north arrow, and an accurate bar scale.	
Describe the specific components or activities that are part of the Project.	
What is the end use of the Project site?	
After redevelopment is completed, will properties in the Plan Area be publicly or privately owned?	<input type="checkbox"/> Publicly owned Utilities <input type="checkbox"/> Privately owned Residences
Is demolition of slum or blighted buildings or other structures an activity of the Project?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, please describe.	
Describe how the Project will make more efficient use of the site.	
Post-redevelopment Site Owner(s): <u>If end user has committed, attach documentation of commitment.</u>	
Identify any other Project partners such as developers, consultants, and regulating/permitting agencies.	



CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY
COMMUNITY GROWTH PARTNERSHIP INITIATIVE (CGPI)
COMMUNITY DEVELOPMENT APPLICATION

IV. ELIGIBLE ACTIVITIES

Please check all activities that apply, briefly describe the activity, and provide the dollar amount requested for the activity. Please see the “**Community Growth Partnership Initiative Policy and Procedures Guide**” for a description of the eligible activities.

<u>Eligible Activity</u>		<u>Description</u>	<u>CGPI Funding Requested</u>
<input type="checkbox"/>	Acquisition		
<input type="checkbox"/>	Relocation Payments		
<input type="checkbox"/>	Clearance and Demolition		
<input type="checkbox"/>	Historic Preservation		
<input type="checkbox"/>	Public Improvements		
<input type="checkbox"/>	Soil Corrections		
<input type="checkbox"/>	Rehabilitation/Expansion New Const – Job Creation		

V. ACQUISITION AND RELOCATION ACTIVITIES

If the project includes property acquisition, clearance and/or construction activities, describe how owners, tenants, and businesses will be temporarily or permanently relocated.	
When has/will the acquisition be completed?	
Attach relocation plan, if applicable.	

VI. PROJECT ENVIRONMENTAL INFORMATION

Has an environmental assessment been completed for the Redevelopment Project?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If so, what level of investigation was done as part of the Redevelopment Project?	
Has the Redevelopment Project site been found or suspected to be contaminated?	<input type="checkbox"/> Yes <input type="checkbox"/> No

The CDA reserves the right to seek additional information after initial review of the application.



**CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY
COMMUNITY GROWTH PARTNERSHIP INITIATIVE (CGPI)
COMMUNITY DEVELOPMENT APPLICATION**

Does your Redevelopment Project include the cleanup of contaminated soils, hazardous waste, or materials?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, please describe information on type of cleanup, what measures have been taken to address the contamination, consultant reports, and/or Response Action Plan.	
Describe positive environmental impacts of the activities that are part of the Project.	

VII. HOUSING AFFORDABILITY INFORMATION

Indicate the number of housing units planned in the Project, if any. *Attach separate sheets if necessary.*

Unit Type	Total # of Units	# of Owner Units	# of Rental Units	Proposed Rents/ Sales Prices
Single Family				
Townhouse				
Apartments/Condominiums				
Duplexes				
Other:				

Will there be any mechanisms to ensure long-term affordability?

☐ Yes

☐ No

If yes, please describe.

The CDA reserves the right to seek additional information after initial review of the application.



CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY
COMMUNITY GROWTH PARTNERSHIP INITIATIVE (CGPI)
COMMUNITY DEVELOPMENT APPLICATION

VIII. ECONOMIC BENEFITS

Projected appraised or assessed value of the site after redevelopment:	\$ Pay Year:
What will be the estimated property taxes after redevelopment?	\$ Pay Year:
Project the number of <u>new</u> jobs on the Project site created after redevelopment.	Total new jobs (FTEs only) =
Number of new jobs with wages greater than \$17.00 per hour	
Project the number of jobs <u>retained</u> on the Project site after redevelopment.	Total retained jobs (FTEs only) =
Number of retained jobs with wages greater than \$17.00 per hour	

IX. PROJECT SOURCES AND USES

Itemize all funding sources for the Project and the Activities identified as part of the Project. Please include requested CGPI funds in total.

Source of Funds	Amount	Committed	Pending
	\$	<input type="checkbox"/> *	<input type="checkbox"/>
	\$	<input type="checkbox"/> *	<input type="checkbox"/>
	\$	<input type="checkbox"/> *	<input type="checkbox"/>
	\$	<input type="checkbox"/> *	<input type="checkbox"/>
	\$	<input type="checkbox"/>	<input type="checkbox"/>
	\$	<input type="checkbox"/>	<input type="checkbox"/>
	\$	<input type="checkbox"/>	<input type="checkbox"/>
	\$	<input type="checkbox"/>	<input type="checkbox"/>
Total:	\$		

The CDA reserves the right to seek additional information after initial review of the application.



**CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY
COMMUNITY GROWTH PARTNERSHIP INITIATIVE (CGPI)
COMMUNITY DEVELOPMENT APPLICATION**

Itemize all Project expenses for the Project and the Activities identified as part of the Project. Be as detailed as possible. Please include requested CGPI funds in the Funding Sources column.

Project Activities/Expenses	Amount	Funding Source
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
Total:	\$	

List other sources of funds requested or considered but not obtained for the Project, and explain why they were not obtained, to the best of your knowledge. (The purpose of this question is to ensure all other funding sources have been exhausted.)

X. PROJECT READINESS TO PROCEED

Project with all actions, phases, and anticipated dates for completion.	
or have been completed for the Project: <input type="checkbox"/> Comprehensive plan amendment: Status: <input type="checkbox"/> Zoning amendments or variances: Status:	<input type="checkbox"/> Environmental review: Status: <input type="checkbox"/> Market or feasibility study: Status:
Funding will not be completed in 12 months, please explain why. (NOTE: The CGPI program requires all CGPI-funded activities to be completed within an 18-month period.)	

*** Please see attached "2025 Laketown Township CDA CGPI Development Application Additional Information" sheet for a more complete description of our project.

The CDA reserves the right to seek additional information after initial review of the application.

Carver County CDA CGPI Development Application – Additional Information
Laketown Township

Hello-

Thank you for the opportunity to apply for funds to use toward the replacement of our aging community wastewater sewer system to a sanitary sewer system.

It was a challenge to communicate our situation on the application, so we wanted to provide some additional information. Also please note on our application there was the ability to type more than is shown in each field, so please review on a computer (instead of a printed document) in order to have the ability to scroll thru the information in each field.

Our 201 community wastewater sewer system was installed with a federal 201 grant approximately 45 years ago to remove lake area residents off private septic systems that were experiencing seepage, in order to protect the lakes, wetlands and groundwater from sewage contamination. The system was designed with a life expectancy of 20 years, which at the time was more than sufficient as these areas would have been fully annexed to their respective cities (Chaska, Victoria, Waconia) within the 20 year timeframe.

None of these areas have been annexed to their respective cities, and thru the creation of our Facility Plan in 2023, where we and our project engineer worked with the three cities, it is not expected that any of these sewered areas will be annexed anytime soon.

Here we are 45 years later and the system is in dire need of upgrade / replacement.

There are 208 homes on or near 3 lakes in the orderly annexation areas of 3 cities:

Lake Bavaria (Chaska) / Piersons Lake (Victoria) / Reitz Lake (Waconia)

With assistance from the CDA through this same program, we were able initially complete a Feasibility Study for the project. Through an additional grant from MPCA, we were able to complete a Facility Plan (attached). We are now ready to move onto the next step of construction design / engineering, and your support would greatly assist us with this next step.

For funding (Section IX), we have listed the total cost of the project and the expected funding sources. While we consider these “committed”, we have yet to actually receive the funds, so therefore they are “pending”.

We will be breaking the project into 2 phases, approx. \$12.5 million each due to funding availability and timing. I have listed the funds as committed with ^{*}, here are some further comments:

- State of Minnesota – in 2024, our request for funds was included in the bonding bill in the amount of \$6.4 million, however the bonding bill was not passed in that session. In 2025, we currently have bonding bills dropped in both the House (HF928) and Senate (SF899) The head of the House Capital Investment Committee has indicated their support for approx. \$6.4 million in each of the next 2 bonding sessions, so now the bonding bill just needs to be passed.
- Federal Government – Both Senator Tina Smith and Representative Tom Emmer are requesting \$2.1 million for our project. This is also waiting to be voted on.
- Carver County – the county has considered our request for funding with the specific amount to be determined, most likely after the State and Federal governments are able to commit their funds.
- Residents – We held a public hearing in March 2024 for our residents to describe the project and funding sources. The residents were in favor of pursuing the project, knowing the overall estimated costs and estimated resident assessments.

We appreciate the opportunity to provide our residents with reliable sanitary sewer while protecting our lakes, streams, wetlands and groundwater that are such an important part of not just Laketown Township, but all of Carver County.

Thank you for your consideration.

Sincerely,

Laketown Township



CARVER COUNTY
COMMUNITY
DEVELOPMENT
AGENCY

**2025 Norwood
Young America
Community Growth
Partnership Initiative (CGPI)
Community Development
Application**



I. APPLICANT INFORMATION

Applicant	Organization: City of Norwood Young America Contact Name: Karen Hallquist Address: 310 W Elm Street, PO Box 59, NYA MN 55368 Phone Number: 952-467-1800 Email: economicdev@cityofnya.com Authorized representative for execution of contract(s): Name: Andrea Aukrust Title: City Administrator
Project Request	Name of Project: Norwood Flats Apartment Building Amount of funding request: \$ 100,000 Total environmental costs: \$ 700,000 Total redevelopment costs: \$ 8,800,875

II. AREA OR SITE CONDITIONS

General location of Area (Property ID and/or Address):	Parcel A 58.0500700, Parcel B 58.0144550, and Area C 123 Reform Street N
Legal Description of Site:	Attached Exhibit A
Site Size (acres):	2.18 acres
Number of Parcels:	2
Number of buildings on site:	1
Current Site Owner:	Norwood Young America EDA
Current appraised or assessed value of the Project Area properties:	\$488,000 appraisal \$458,300 assessed
Current property taxes of the Project Area properties	\$0 (EDA-owned)



III. COMMUNITY DEVELOPMENT PROJECT INFORMATION

Describe the city's goals and need for the Project including anticipated businesses, housing units, and other proposed components. Please explain the public benefit of the Project.

The City of Norwood Young America (NYA) actively addresses its need for workforce and lifecycle housing, as identified in the 2040 Comp Plan and two recent housing studies, by supporting innovative, sustainable growth. Several factors contribute to growing demand in NYA, including the four-lane expansion of Highway 212, the renovation of Central Public Schools to accommodate 400 additional students within the next ten years, overall population growth, an increasing senior population, and workforce housing due to the expansion of the industrial park. Recognizing the need and value of a housing project, the City entered into a predevelopment agreement with Community Asset Development Group to construct a multi-residential apartment project known as "Norwood Flats" at 123 Reform Street N. The agreement outlines the commitments of both parties, which include applying for the Carver County CDA CGPI Community Development Grant Program, applying for an MN DEED Redevelopment Grant, utilizing deferred loans, and Tax Increment Financing (TIF) as a financial subsidy to support the project.

During the early stages of planning, the developer conducted a geotechnical study, which revealed the need for significant soil corrections at the site. Despite this unexpected challenge, the developer and the City remain committed to moving forward, acknowledging the project's long-term benefits for the community. The Norwood Flats project will provide environmental and economic benefits to the local region by prioritizing responsible land reclamation, addressing soil corrections, and promoting sustainable development.

Redevelopment of this site will serve as a catalyst for future development in the surrounding area and beyond by improving infrastructure, increasing property values, and attracting new investment. Nearby properties in the C-3 Downtown District and R-3 Medium Density Mixed Residential Districts with redevelopment potential include older residential neighborhoods, underutilized commercial buildings, and vacant lots that could be repurposed for modern mixed-use developments, residential housing, or commercial spaces. Additionally, nearby vacant lots or aging retail spaces could see renewed interest from developers looking to capitalize on the enhanced appeal of the area. Infrastructure improvements associated with the site's redevelopment will make adjacent properties more attractive for investment. As residents move into the newly



**CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY
COMMUNITY GROWTH PARTNERSHIP INITIATIVE (CGPI)
COMMUNITY DEVELOPMENT APPLICATION**

	redeveloped site, demand for complementary services, retail, and housing will likely rise, further accelerating economic growth and revitalization throughout these districts and Norwood Young America as a whole.
Provide a brief history of the site, including previous uses, activities, prior or existing contamination, and other attempts at redevelopment.	<p>Since the 1930s, the site has undergone several uses and ownership changes. Initially, it was primarily undeveloped or used for agriculture. From the mid-1950s to the early 1990s, it was used for agricultural chemical and fertilizer storage and distribution. During this time, Oak Grove Dairy also utilized part of the site for truck parking, constructing a garage in 1979 (still remaining).</p> <p>In 1991, the site changed ownership, and by 2000, operations related to dairy processing began to decline. Parcel B was acquired by the NYA Economic Development Authority (EDA) and Carver County Housing Authority in 2000, while Parcel A was purchased by NYA EDA in 2006. In 2004, Oak Grove Dairy ceased operations, and by 2010, its adjoining facility was demolished to make way for the current Oak Grove Residence, a mixed-use redevelopment project constructed in partnership with the NYA EDA and Carver Co HRA. Since 2010, the site has remained largely unchanged, serving as a gravel-covered storage area with limited outdoor use, including material staging for various purposes and a substandard building for indoor storage.</p> <p>Braun Intertec Phase I Environmental investigation identified past contamination at the site due to its historical use as an agricultural chemical facility and vehicle maintenance area. Remediation efforts were conducted, including the removal of impacted soil and the closure of reported releases by regulatory agencies, including the MPCA. The GeoTechnical Study conducted by Haugo confirmed with multiple borings that residual contamination remains, though it is not currently considered a risk to public health. The full Phase I Environmental Study and GeoTechnical Study is available for review if requested.</p>
Describe the Project including location map, photos, and current and projected site plans. Maps should include property boundaries, north arrow, and an accurate bar scale.	The Norwood Flats will consist of a 41-unit, three-story apartment building that will include 11x one-bedroom, 2x one-bedroom with den, and 28x two-bedroom/two-bath units. The building would contain 20 enclosed parking stalls with garages, with 62 surface parking stalls along the front of the building. There will be no commercial space included with this project. See Exhibit B



**CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY
COMMUNITY GROWTH PARTNERSHIP INITIATIVE (CGPI)
COMMUNITY DEVELOPMENT APPLICATION**

Describe the specific components or activities that are part of the Project.	The proposed development plan calls for the demolition and removal of the substandard municipal storage building, site-wide soil corrections, infrastructure installation, stormwater requirements, and site improvements to facilitate the construction of a new workforce housing development.
What is the end use of the Project site?	The Norwood Flats project will provide much-needed workforce housing and encourage further residential development within the city. Additionally, the project will stimulate local economic growth by supporting businesses and increasing neighboring property values. Beyond economic benefits, it will contribute to a stronger, more vibrant community by fostering connectivity, accessibility, and an improved quality of life.
After redevelopment is completed, will properties in the Plan Area be publicly or privately owned?	<input type="checkbox"/> Publicly owned <input checked="" type="checkbox"/> Privately owned
Is demolition of slum or blighted buildings or other structures an activity of the Project?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, please describe.	Yes. The City of NYA hired LHB to inspect and evaluate the property to determine whether the proposed TIF District meets the statutory requirements for coverage and whether the existing city-owned storage building meets the substandard qualifications for a Redevelopment District. This determination was confirmed. The building is set to be demolished as part of the Project. The full LHB Redevelopment TIF District Study is available for review if requested.
Describe how the Project will make more efficient use of the site.	The proposed development site is underutilized, given its size and location, only three blocks south of the crossroads of Hwy 212 and Hwy 5/25. Redeveloping this vacant site instead of using undeveloped land helps preserve natural habitats and reduces urban sprawl, aligning with smart growth principles. Beyond these benefits, the project will help meet the growing demand for workforce housing by transforming an underutilized site into a livable, well-planned community.
Post-redevelopment Site Owner(s): <u>If end user has committed, attach documentation of commitment.</u>	Community Asset Development Group

The CDA reserves the right to seek additional information after initial review of the application.



**CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY
COMMUNITY GROWTH PARTNERSHIP INITIATIVE (CGPI)
COMMUNITY DEVELOPMENT APPLICATION**

Identify any other Project partners such as developers, consultants, and regulating/permitting agencies.

Project partners include:
City of Norwood Young America (Seller/Planning/Permitting)
Community Asset Development Group (Buyer/Developer)
Bolton & Menk (Engineering)
Ehlers Advisors (Municipal Advisor)
Kennedy & Graven (TIF Attorney)
Carver County WMO (Stormwater)
101 Development (Building Inspector)
Met Council (Comprehensive Plan Amendment)
Braun Intertec (Phase I Environmental)
LHB (Redevelopment TIF Analysis)
DDK Construction Inc. (Builders)
Haugo GeoTechnical Services (GeoTech Study)
Christopher Hokanson (Certified Appraiser)



IV. ELIGIBLE ACTIVITIES

Please check all activities that apply, briefly describe the activity, and provide the dollar amount requested for the activity. Please see the “**Community Growth Partnership Initiative Policy and Procedures Guide**” for a description of the eligible activities.

<u>Eligible Activity</u>	<u>Description</u>	<u>CGPI Funding Requested</u>
<input checked="" type="checkbox"/> Acquisition	The City will be offering the land to the developer for \$1 with the intent to utilize TIF financing.	
<input type="checkbox"/> Relocation Payments		
<input checked="" type="checkbox"/> Clearance and Demolition	Demolition and clearance of a substandard building on the premises.	
<input type="checkbox"/> Historic Preservation		
<input type="checkbox"/> Public Improvements		
<input checked="" type="checkbox"/> Soil Corrections	Significant soil mitigation on the majority of the premises in order to construct.	100,000
<input checked="" type="checkbox"/> Rehabilitation/Expansion New Const – Job Creation	New Construction of Norwood Flats multi-residential apartment building	

V. ACQUISITION AND RELOCATION ACTIVITIES

If the project includes property acquisition, clearance and/or construction activities, describe how owners, tenants, and businesses will be temporarily or permanently relocated.	The property's indoor storage building is city-owned and used—there are no offices. All items stored in the building (picnic tables, snowplow equipment, etc.) will be permanently relocated to other city facilities.
When has/will the acquisition be completed?	Land acquisition is set to be no later than July 15, 2025.
Attach relocation plan, if applicable.	na

VI. PROJECT ENVIRONMENTAL INFORMATION

Has an environmental assessment been completed for the Redevelopment Project?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If so, what level of investigation was done as part of the Redevelopment Project?	<input type="checkbox"/> Braun Intertec conducted a Phase I Environmental Study, followed by a Geotechnical Soil Report completed by Haugo GeoTechnical Services.

The CDA reserves the right to seek additional information after initial review of the application.



Has the Redevelopment Project site been
found or suspected to be contaminated?

☒ Yes

☐ No



**CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY
COMMUNITY GROWTH PARTNERSHIP INITIATIVE (CGPI)
COMMUNITY DEVELOPMENT APPLICATION**

Does your Redevelopment Project include the cleanup of contaminated soils, hazardous waste, or materials?	<input checked="checked" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, please describe information on type of cleanup, what measures have been taken to address the contamination, consultant reports, and/or Response Action Plan.	Per the Phase I Environmental Study, the need for significant soil corrections is directly related to the site's past industrial uses, which included a fertilizer company, a dairy producer, and a city storage building. These historical uses have resulted in environmental and structural issues for redevelopment. In this report, the MPCA guided corrections at the time of unfortunate releases. The Phase I did suggest further investigation to verify contamination. Based on the GeoTechnical Soils Report, the soils remain unsuitable for both the building and parking lot – it confirmed material inconsistency with potential contamination. An average of 8 feet of soil deep on 1.34 acres will be removed, a total of 17,295 cubic yards will be revoked, and a similar amount of sand will be imported. Given the soil material correction plans, this process will also rectify any contamination concerns.
Describe positive environmental impacts of the activities that are part of the Project.	The Norwood Flats project will provide environmental benefits to the region by mitigating the soil to eliminate substances left from previous industrial uses, preventing pollutants from leaching into groundwater or affecting nearby ecosystems. The project will also incorporate modern, energy-efficient building designs, potentially reducing carbon emissions and lowering overall environmental impact. The project enhances regional sustainability efforts by transforming an underutilized site into a livable space while setting a precedent for responsible land reclamation and future redevelopment. By doing so, it shows balancing environmental responsibility with the need for increased housing availability.

VII. HOUSING AFFORDABILITY INFORMATION

Indicate the number of housing units planned in the Project, if any. *Attach separate sheets if necessary.*

The CDA reserves the right to seek additional information after initial review of the application.



CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY
COMMUNITY GROWTH PARTNERSHIP INITIATIVE (CGPI)
COMMUNITY DEVELOPMENT APPLICATION

Unit Type	Total # of Units	# of Owner Units	# of Rental Units	Proposed Rents/ Sales Prices
Single Family				
Townhouse				
Apartments/Condominiums	41	0	41	2025 Rent/month: One bedroom \$1,450, one bedroom w den \$1,550, two-bedroom two-bath \$1,820, Average \$1,710. The average Rent for 2026 is \$1,778. For 2027, it is \$1,849.
Duplexes				
Other:				

Will there be any mechanisms to ensure long-term affordability?

☒ Yes

☐ No

If yes, please describe.

The Community Asset Development Group has a proven history of providing multi-family housing solutions designed to meet the unique needs of the community. This project relies on innovative financing to make naturally occurring affordable workforce housing possible.



VIII. ECONOMIC BENEFITS

Projected appraised or assessed value of the site after redevelopment:	\$ 7,351,000 Pay Year: 2027
What will be the estimated property taxes after redevelopment?	\$ 91,888 Pay Year: 2027
Project the number of <u>new</u> jobs on the Project site created after redevelopment.	Total new jobs (FTEs only) = 2
Number of new jobs with wages greater than \$17.00 per hour	2
Project the number of jobs <u>retained</u> on the Project site after redevelopment.	Total retained jobs (FTEs only) = na
Number of retained jobs with wages greater than \$17.00 per hour	na

IX. PROJECT SOURCES AND USES

Itemize all funding sources for the Project and the Activities identified as part of the Project. Please include requested CGPI funds in total.

Source of Funds	Amount	Committed	Pending
City Land Subsidy – Public Land Acquisition	\$488,000	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Developer Funds – GeoTech Soil Study	\$6,900	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MN DEED Redevelopment Grant Program – GeoTech Soil Corrections	\$700,000	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Carver County CGPI – Soil Corrections	\$100,000	<input type="checkbox"/>	<input checked="" type="checkbox"/>
TIF Note/City Loan Water and Sewer Connections	\$350,550	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TIF Note/City Loan Demolition and clearance	\$29,000	<input checked="" type="checkbox"/>	<input type="checkbox"/>
City Funds Public Land Appraisal	\$2,800	<input checked="" type="checkbox"/>	<input type="checkbox"/>
City Funds Environmental Phase I	\$2,650	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Total:	\$1,679,900		

The CDA reserves the right to seek additional information after initial review of the application.



**CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY
COMMUNITY GROWTH PARTNERSHIP INITIATIVE (CGPI)
COMMUNITY DEVELOPMENT APPLICATION**

Itemize all Project expenses for the Project and the Activities identified as part of the Project. Be as detailed as possible. Please include requested CGPI funds in the Funding Sources column.

Project Activities/Expenses	Amount	Funding Source
Residential Building	\$ 7,579,600	Loan, TIF & CGPI Fund
Permits/Fees	\$9,000	Investor Equity
Professional Services	\$156,400	TIF
Financing Costs	\$350,875	Deferred Developer Fee Equity
Developer Fee (Deferred)	\$490,000	
Developer Fee	\$80,000	
Working Capital	\$135,000	
Total:	\$ 8,800,875	

List other sources of funds requested or considered but not obtained for the Project, and explain why they were not obtained, to the best of your knowledge. (The purpose of this question is to ensure all other funding sources have been exhausted.)

X. PROJECT READINESS TO PROCEED

Project with all actions, phases, and anticipated dates for completion.	05/2024 – Public Land Appraisal Completed 06/2024 – Environmental Phase I Completed 09/2024 – GeoTechnical Soil Study Completed 09/2024 – Vacation of ROW Completed 12/2024 – PreDevelopment Agreement Executed 01/2025 – Application for MN DEED Redevelopment Program Completed 02/2025 – Application for Carver Co CDA CGPI Completed 04/2025 – Survey Work 04/2025 – Local entitlements & Zoning Amendment Approvals 05/2025 – Local TIF approvals 06/2025 - Project Financing/Closing 06/2025 – Site Acquisition & Lot Combination 07/2025 – Demolition and Clearance 07/2025-08/2025 Soil Corrections and Site Prep 09/2025 – Construction Starts 12/2026 – Construction Ends
<input type="checkbox"/>	
<input type="checkbox"/>	

The CDA reserves the right to seek additional information after initial review of the application.



or have been completed for the Project:

☒ Comprehensive plan amendment:
Status: Density Amendment Pending

☒ Zoning amendments or variances:
Status: Completed (Amended C-3 Downtown District to allow 100% Residential with a CUP), and Pending (Density zoning amendment to address restrictive density numbers for multi-family residential within City code. This amendment is not only to accommodate the Norwood Flat development project but was also identified by planning consultants in the recent NYA Housing Study and with the guidance of Met Council as necessary and proactive to attract future housing development opportunities.)

☒ Environmental review:
Status: Completed

☒ Market or feasibility study:
Status: Completed - Housing Study

Funding will not be completed in 12 months, please explain why. (NOTE: The CGPI program requires all CGPI-funded activities to be completed within an 18-month period.)

Per the PreDevelopment Agreement, the developer will close on the acquisition of the property by July 15, 2025, commence construction by August 15, 2025, and complete construction of the development by December 31, 2026. The predevelopment Agreement with Community Asset Development Group is attached.



CARVER COUNTY
COMMUNITY
DEVELOPMENT
AGENCY

**2025 Waconia
Community Growth
Partnership Initiative (CGPI)
Community Development
Application**

**CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY
COMMUNITY GROWTH PARTNERSHIP INITIATIVE (CGPI)
COMMUNITY DEVELOPMENT APPLICATION**

I. APPLICANT INFORMATION

Applicant	Organization: City of Waconia Contact Name: Shane Fineran Address: 201 S Vine Street, Waconia, MN 55387 Phone Number: 952-442-3100 Email: sfineran@waconia.org Authorized representative for execution of contract(s): Name: Tim Litfin Title: Mayor
Project Request	Name of Project: Old Fire Station Well Abandonment Amount of funding request: \$ 50,000 Total environmental costs: \$ 120,000 Total redevelopment costs: \$ 150,000

II. AREA OR SITE CONDITIONS

General location of Area (Property ID and/or Address):	PID: 750503120 26 S Maple St, Waconia, MN 55387
Legal Description of Site:	Lot 13 & 15, Block 32, City Lots of Waconia
Site Size (acres):	.55
Number of Parcels:	1
Number of buildings on site:	1
Current Site Owner:	City of waconia
Current appraised or assessed value of the Project Area properties:	\$760,600
Current property taxes of the Project Area properties	\$0 (city owned site)



CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY
COMMUNITY GROWTH PARTNERSHIP INITIATIVE (CGPI)
COMMUNITY DEVELOPMENT APPLICATION

III. COMMUNITY DEVELOPMENT PROJECT INFORMATION

Describe the city's goals and need for the Project including anticipated businesses, housing units, and other proposed components. Please explain the public benefit of the Project.	Due to well head protection requirements, the city needs to abandon and demolish the existing 2 well sites and former water treatment plant #2 structures on the site in order for the site to be used or redeveloped by an entity other than the City of Waconia.
Provide a brief history of the site including previous uses, activities, prior or existing contamination, and other attempts at redevelopment.	This site formerly housed the operations of the Waconia Fire Department and Water Treatment Plant #2.
Describe the Project including location map, photos, and current and projected site plans. Maps should include property boundaries, north arrow, and an accurate bar scale.	The abandonment and sealing of the wells and demolition of the water treatment plant structure will make this property marketable and available for private use or redevelopment. Turning a once public structure over to the private structure in the downtown core of the community.
Describe the specific components or activities that are part of the Project.	Sealing, Abandonment, Demolition.
What is the end use of the Project site?	B-2 Zoning: commercial, retail, or multi-family housing.
After redevelopment is completed, will properties in the Plan Area be publicly or privately owned?	<input type="checkbox"/> Publicly owned <input checked="" type="checkbox"/> Privately owned
Is demolition of slum or blighted buildings or other structures an activity of the Project?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, please describe.	Watertreatment Plant #2 is abandoned and blighted. The fire station structure could be reused consistent with B-2 zoning or the site could be completely redeveloped.
Describe how the Project will make more efficient use of the site.	The site is unusable for other than municipal uses due to the existence of wells on the site.
Post-redevelopment Site Owner(s): <u><i>If end user has committed, attach documentation of commitment.</i></u>	To be determined through RFP or sale of the property.
Identify any other Project partners such as developers, consultants, and regulating/permitting agencies.	Minnesota Department of Health (regulating & permitting)

The CDA reserves the right to seek additional information after initial review of the application.

**CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY
COMMUNITY GROWTH PARTNERSHIP INITIATIVE (CGPI)
COMMUNITY DEVELOPMENT APPLICATION**

IV. ELIGIBLE ACTIVITIES

Please check all activities that apply, briefly describe the activity, and provide the dollar amount requested for the activity. Please see the “**Community Growth Partnership Initiative Policy and Procedures Guide**” for a description of the eligible activities.

<u>Eligible Activity</u>	<u>Description</u>	<u>CGPI Funding Requested</u>
<input type="checkbox"/> Acquisition		
<input type="checkbox"/> Relocation Payments		
<input checked="" type="checkbox"/> Clearance and Demolition	Abandonment of wells, site investigation and Phase 1 Environmental.	\$50,000
<input type="checkbox"/> Historic Preservation		
<input type="checkbox"/> Public Improvements		
<input type="checkbox"/> Soil Corrections		
<input type="checkbox"/> Rehabilitation/Expansion New Const – Job Creation		

V. ACQUISITION AND RELOCATION ACTIVITIES

If the project includes property acquisition, clearance and/or construction activities, describe how owners, tenants, and businesses will be temporarily or permanently relocated.	None
When has/will the acquisition be completed?	December of 2025
Attach relocation plan, if applicable.	

VI. PROJECT ENVIRONMENTAL INFORMATION

Has an environmental assessment been completed for the Redevelopment Project?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If so, what level of investigation was done as part of the Redevelopment Project?	N/A
Has the Redevelopment Project site been found or suspected to be contaminated?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

The CDA reserves the right to seek additional information after initial review of the application.

**CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY
COMMUNITY GROWTH PARTNERSHIP INITIATIVE (CGPI)
COMMUNITY DEVELOPMENT APPLICATION**

Does your Redevelopment Project include the cleanup of contaminated soils, hazardous waste, or materials?	<input checked="checked" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, please describe information on type of cleanup, what measures have been taken to address the contamination, consultant reports, and/or Response Action Plan.	TBD, part of the redevelopment work will be to perform a pre-demolition report and Phase 1 of the existing water plant structure.
Describe positive environmental impacts of the activities that are part of the Project.	The proper sealing of the wells will ensure that ground water sources are protected from potential contamination.

VII. HOUSING AFFORDABILITY INFORMATION

Indicate the number of housing units planned in the Project, if any. *Attach separate sheets if necessary.*

Unit Type	Total # of Units	# of Owner Units	# of Rental Units	Proposed Rents/ Sales Prices
Single Family				
Townhouse				
Apartments/Condominiums				
Duplexes				
Other:				

Will there be any mechanisms to ensure long-term affordability?

☐ Yes

☐ No

If yes, please describe.

The CDA reserves the right to seek additional information after initial review of the application.



VIII. ECONOMIC BENEFITS

Projected appraised or assessed value of the site after redevelopment:	\$ 760,600.00 Pay Year: 2027
What will be the estimated property taxes after redevelopment?	\$ 760,600.00 Pay Year: 10,000
Project the number of <u>new</u> jobs on the Project site created after redevelopment.	Total new jobs (FTEs only) = This will be dependent on the new use.
Number of new jobs with wages greater than \$17.00 per hour	To be determined.
Project the number of jobs <u>retained</u> on the Project site after redevelopment.	Total retained jobs (FTEs only) =
Number of retained jobs with wages greater than \$17.00 per hour	

IX. PROJECT SOURCES AND USES

Itemize all funding sources for the Project and the Activities identified as part of the Project. Please include requested CGPI funds in total.

Source of Funds	Amount	Committed	Pending
City of Waconia	\$ 100,000	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CGPI	\$ 50,000	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	\$	<input type="checkbox"/>	<input type="checkbox"/>
	\$	<input type="checkbox"/>	<input type="checkbox"/>
	\$	<input type="checkbox"/>	<input type="checkbox"/>
	\$	<input type="checkbox"/>	<input type="checkbox"/>
	\$	<input type="checkbox"/>	<input type="checkbox"/>
	\$	<input type="checkbox"/>	<input type="checkbox"/>
Total:	\$ 150,000		

The CDA reserves the right to seek additional information after initial review of the application.

**CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY
COMMUNITY GROWTH PARTNERSHIP INITIATIVE (CGPI)
COMMUNITY DEVELOPMENT APPLICATION**

Itemize all Project expenses for the Project and the Activities identified as part of the Project. Be as detailed as possible. Please include requested CGPI funds in the Funding Sources column.

Project Activities/Expenses	Amount	Funding Source
Well Sealing	\$ 120,000	CGPI & City
Pre-Development/Phase 1	\$ 30,000	City
	\$	
	\$	
	\$	
	\$	
	\$	
Total:	\$ 150,000	

List other sources of funds requested or considered but not obtained for the Project, and explain why they were not obtained, to the best of your knowledge. (The purpose of this question is to ensure all other funding sources have been exhausted.)

X. PROJECT READINESS TO PROCEED

Project with all actions, phases, and anticipated dates for completion.	Well #9 is underconstruction. As soon as this is operational we can proceed with abandonment.
or have been completed for the Project: <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> Comprehensive plan amendment: Status: </div> <div style="width: 45%;"> <input checked="" type="checkbox"/> Environmental review: Status: To be completed summer of 2025. </div> </div> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> Zoning amendments or variances: Status: </div> <div style="width: 45%;"> <input type="checkbox"/> Market or feasibility study: Status: </div> </div>	
Funding will not be completed in 12 months, please explain why. (NOTE: The CGPI program requires all CGPI-funded activities to be completed within an 18-month period.)	

The CDA reserves the right to seek additional information after initial review of the application.



CARVER COUNTY
COMMUNITY
DEVELOPMENT
AGENCY

**2025 Watertown
Community Growth
Partnership Initiative (CGPI)
Community Development
Application**

**CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY
COMMUNITY GROWTH PARTNERSHIP INITIATIVE (CGPI)
COMMUNITY DEVELOPMENT APPLICATION**

I. APPLICANT INFORMATION

Applicant	Organization: Jefferson Ave, LLC Contact Name: Parker Smith Address: 709 Jefferson Ave SW Watertown Phone Number: 612-867-3879 Email: parker@rentspace.com Authorized representative for execution of contract(s): Name: Parker Smith Title: President
Project Request	Name of Project: Watertown Business Centers Amount of funding request: \$100,000 Total environmental costs: \$ Total redevelopment costs: \$500,000

II. AREA OR SITE CONDITIONS

General location of Area (Property ID and/or Address):	850080100
Legal Description of Site:	See attached
Site Size (acres):	17.47
Number of Parcels:	1
Number of buildings on site:	1
Current Site Owner:	Jefferson Ave, LLC
Current appraised or assessed value of the Project Area properties:	1.9M
Current property taxes of the Project Area properties	55,766



CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY
COMMUNITY GROWTH PARTNERSHIP INITIATIVE (CGPI)
COMMUNITY DEVELOPMENT APPLICATION

III. COMMUNITY DEVELOPMENT PROJECT INFORMATION

Describe the city's goals and need for the Project including anticipated businesses, housing units, and other proposed components. Please explain the public benefit of the Project.	The City has requested that we re-do High St (public Road) to complete our building renovations. We are requesting the grant to go towards covering this public road access which 2 other site owners have access to besides us. We will also be re directing power to make this road possible.
Provide a brief history of the site including previous uses, activities, prior or existing contamination, and other attempts at redevelopment.	Site is still being renovated to add more small business condos for lease. This phase will be adding 9 more units and connecting High St to our existing paved parking lot to allow efficient trucking access.
Describe the Project including location map, photos, and current and projected site plans. Maps should include property boundaries, north arrow, and an accurate bar scale.	See attached for the High St renovations as well as the new units added.
Describe the specific components or activities that are part of the Project.	Adding new units, upgrading power, adding garage doors and service doors, newly paved High St.
What is the end use of the Project site?	Industrial business center
After redevelopment is completed, will properties in the Plan Area be publicly or privately owned?	<input type="checkbox"/> Publicly owned <input checked="" type="checkbox"/> Privately owned
Is demolition of slum or blighted buildings or other structures an activity of the Project?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, please describe.	
Describe how the Project will make more efficient use of the site.	The new road will properly redirect water to flow towards drains and not sit on the road. It will also convert a large unusable and undesirable building into a multi tenant space.
Post-redevelopment Site Owner(s): <u><i>If end user has committed, attach documentation of commitment.</i></u>	
Identify any other Project partners such as developers, consultants, and regulating/permitting agencies.	Smith Co Management (developer and building manager), Plowe Engeneering, City of Watertown, Bluementals Architects

**CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY
COMMUNITY GROWTH PARTNERSHIP INITIATIVE (CGPI)
COMMUNITY DEVELOPMENT APPLICATION**

IV. ELIGIBLE ACTIVITIES

Please check all activities that apply, briefly describe the activity, and provide the dollar amount requested for the activity. Please see the “**Community Growth Partnership Initiative Policy and Procedures Guide**” for a description of the eligible activities.

<u>Eligible Activity</u>	<u>Description</u>	<u>CGPI Funding Requested</u>
<input type="checkbox"/> Acquisition		
<input type="checkbox"/> Relocation Payments		
<input checked="" type="checkbox"/> Clearance and Demolition	Removing and regrading old rd.	50,000
<input type="checkbox"/> Historic Preservation		
<input checked="" type="checkbox"/> Public Improvements	adding new pavement and drainage, moving existing powerlines	50,000
<input type="checkbox"/> Soil Corrections		
<input type="checkbox"/> Rehabilitation/Expansion New Const – Job Creation		

V. ACQUISITION AND RELOCATION ACTIVITIES

If the project includes property acquisition, clearance and/or construction activities, describe how owners, tenants, and businesses will be temporarily or permanently relocated.	This road is only being sparsly used by the storage tenants. limited access to road will be One (1) day when the pavement is being poured. Otherwise it will be fully accessible during grading portion and prep work
When has/will the acquisition be completed?	property has already been aquired and permission has been granted by watertown city.
Attach relocation plan, if applicable.	

VI. PROJECT ENVIRONMENTAL INFORMATION

Has an environmental assessment been completed for the Redevelopment Project?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If so, what level of investigation was done as part of the Redevelopment Project?	
Has the Redevelopment Project site been found or suspected to be contaminated?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

The CDA reserves the right to seek additional information after initial review of the application.

**CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY
COMMUNITY GROWTH PARTNERSHIP INITIATIVE (CGPI)
COMMUNITY DEVELOPMENT APPLICATION**

Does your Redevelopment Project include the cleanup of contaminated soils, hazardous waste, or materials?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, please describe information on type of cleanup, what measures have been taken to address the contamination, consultant reports, and/or Response Action Plan.	
Describe positive environmental impacts of the activities that are part of the Project.	

VII. HOUSING AFFORDABILITY INFORMATION

Indicate the number of housing units planned in the Project, if any. *Attach separate sheets if necessary.*

Unit Type	Total # of Units	# of Owner Units	# of Rental Units	Proposed Rents/ Sales Prices
Single Family				
Townhouse				
Apartments/Condominiums				
Duplexes				
Other:				

Will there be any mechanisms to ensure long-term affordability?

☐ Yes

☐ No

If yes, please describe.

The CDA reserves the right to seek additional information after initial review of the application.



CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY
COMMUNITY GROWTH PARTNERSHIP INITIATIVE (CGPI)
COMMUNITY DEVELOPMENT APPLICATION

VIII. ECONOMIC BENEFITS

Projected appraised or assessed value of the site after redevelopment:	\$ Pay Year: 2026
What will be the estimated property taxes after redevelopment?	\$65,000 Pay Year: 2026
Project the number of <u>new</u> jobs on the Project site created after redevelopment.	Total new jobs (FTEs only) = 10+
Number of new jobs with wages greater than \$17.00 per hour	10+
Project the number of jobs <u>retained</u> on the Project site after redevelopment.	Total retained jobs (FTEs only) =
Number of retained jobs with wages greater than \$17.00 per hour	10+

IX. PROJECT SOURCES AND USES

Itemize all funding sources for the Project and the Activities identified as part of the Project. Please include requested CGPI funds in total.

Source of Funds	Amount	Committed	Pending
Jefferson Ave, LLC	\$411,000	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CGPI	\$100,000	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	\$	<input type="checkbox"/>	<input type="checkbox"/>
	\$	<input type="checkbox"/>	<input type="checkbox"/>
	\$	<input type="checkbox"/>	<input type="checkbox"/>
	\$	<input type="checkbox"/>	<input type="checkbox"/>
	\$	<input type="checkbox"/>	<input type="checkbox"/>
	\$	<input type="checkbox"/>	<input type="checkbox"/>
Total:	\$511,000		

The CDA reserves the right to seek additional information after initial review of the application.

**CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY
COMMUNITY GROWTH PARTNERSHIP INITIATIVE (CGPI)
COMMUNITY DEVELOPMENT APPLICATION**

Itemize all Project expenses for the Project and the Activities identified as part of the Project. Be as detailed as possible. Please include requested CGPI funds in the Funding Sources column.

Project Activities/Expenses	Amount	Funding Source
Grading/pavement/	\$200,000	Jefferson Ave, LLC
CPI Grant (applied towards t	\$100,000	CPI Grant
Electric Renovations	\$55,000	Jefferson Ave, LLC
Plumbing	\$51,000	Jefferson Ave, LLC
Garage Doors and Frames	\$60,000	Jefferson Ave, LLC
Gutters and Downspouts	\$15,000	Jefferson Ave, LLC
Construction/Sheetrock	\$30,000	Jefferson Ave, LLC
Total:	\$511,000	

List other sources of funds requested or considered but not obtained for the Project, and explain why they were not obtained, to the best of your knowledge. (The purpose of this question is to ensure all other funding sources have been exhausted.)

X. PROJECT READINESS TO PROCEED

Project with all actions, phases, and anticipated dates for completion.	Spring 2025
or have been completed for the Project: <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> Comprehensive plan amendment: Status: </div> <div style="width: 45%;"> <input type="checkbox"/> Environmental review: Status: </div> </div> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> Zoning amendments or variances: Status: </div> <div style="width: 45%;"> <input type="checkbox"/> Market or feasibility study: Status: </div> </div>	
Funding will not be completed in 12 months, please explain why. (NOTE: The CGPI program requires all CGPI-funded activities to be completed within an 18-month period.)	

The CDA reserves the right to seek additional information after initial review of the application.



CARVER COUNTY
COMMUNITY
DEVELOPMENT
AGENCY

**2025 Mayer
Community Growth
Partnership Initiative (CGPI)
Pre-Development
Application**



**CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY
COMMUNITY GROWTH PARTNERSHIP INITIATIVE (CGPI)
PRE-DEVELOPMENT APPLICATION**

I. APPLICANT INFORMATION

Applicant	Organization: City of Mayer Contact Name: Nicholas Johnson Address: 413 Bluejay Avenue, Mayer, MN 55360 Phone Number: 952-657-1502 Email: cityadmin@cityofmayer.com Authorized representative for execution of contract(s): Name: Nicholas Johnson Title: City Administrator
Project Request	Name of Project: Zoning Study: Zoning Code Review and Update Amount of funding request: \$ 10,000 Total environmental costs: \$ 0 Total redevelopment costs: \$ 0

II. AREA OR SITE CONDITIONS

General location of Area (Property ID and/or Address):	City limits and those areas where zoning control has been transferred to the City of Mayer through annexation agreements.
Legal Description of Site:	N/A
Site Size (acres):	N/A
Define boundary of plan area:	City limits and those areas where zoning control has been transferred to the City of Mayer through annexation agreements.
After redevelopment is completed, will properties in the Plan Area be publicly or privately owned?	<input type="checkbox"/> Publicly owned <input type="checkbox"/> Privately owned
Post-redevelopment owners?	City of Mayer
Current Appraised or Assessed Value of the Plan Area properties:	N/A



**CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY
COMMUNITY GROWTH PARTNERSHIP INITIATIVE (CGPI)
PRE-DEVELOPMENT APPLICATION**

III. PRE-DEVELOPMENT PROJECT INFORMATION

Describe the type and scope of the Plan.	The City of Mayer is proposing to conduct a zoning study to perform a complete review and comprehensive update to the zoning code.
Describe the city's goals and needs for the Plan. Please explain why the Plan is needed.	The zoning code has been piecemeal updated over the course of the last fifteen years or so. The City wishes to embark on a full-scale review of the zoning code and rebuild it entirely. The goal is to align the zoning code with the current and future land use existing and growth needs to align with our comprehensive plan.
Describe the desired redevelopment project that will occur.	N/A
Who will lead the planning efforts (i.e. City, Consultant, etc.)?	John Anderson, consulting city planner, will lead the planning efforts along with city administrator Nicholas Johnson. The Planning Commission will be the main board tasked with the update with City Council receiving regular updates.
Identify any partners that will participate in the redevelopment of the Plan Area (developers, consultants, regulating/permitting agencies, etc.).	John Anderson, consulting city planner.
Estimated time for Plan completion?	Approximately one year.

Provide details on funding sources for the Plan.

Source of Funds	Amount	Committed	Pending
City of Mayer	\$ 14,875	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CDA Pre-Development Grant	\$ 10,000	<input type="checkbox"/>	<input type="checkbox"/>
	\$	<input type="checkbox"/>	<input type="checkbox"/>
	\$	<input type="checkbox"/>	<input type="checkbox"/>
	\$	<input type="checkbox"/>	<input type="checkbox"/>
	\$	<input type="checkbox"/>	<input type="checkbox"/>
	\$	<input type="checkbox"/>	<input type="checkbox"/>
Total:	\$ 24,875		

The CDA reserves the right to seek additional information after initial review of the application.



CARVER COUNTY
COMMUNITY
DEVELOPMENT
AGENCY

**2025 Victoria
Community Growth
Partnership Initiative (CGPI)
Pre-Development
Application**



**CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY
COMMUNITY GROWTH PARTNERSHIP INITIATIVE (CGPI)
PRE-DEVELOPMENT APPLICATION**

I. APPLICANT INFORMATION

Applicant	Organization: City of Victoria Contact Name: Jenn Brewington Address: 1670 Stieger Lake Lane Phone Number: 952-443-4219 Email: jbrewington@victoriamn.gov Authorized representative for execution of contract(s): Name: Dana Hardie Title: City Manager
Project Request	Name of Project: Red Fox Drive Connector Project Amount of funding request: \$10,000 Total environmental costs: \$ Total redevelopment costs: \$30,000

II. AREA OR SITE CONDITIONS

Northern Boundary: The northern boundary is defined by Marsh Lake Road, which connects to County Roads 43 and 11, providing direct access to Downtown Victoria, as well as County Road 14, which leads to Chaska.

General location of Area (Property ID and/or Address):	Southern Boundary: The southern boundary is marked by County Road 10, a major east-west corridor that serves residential neighborhoods and commercial areas. It also links to Highway 212, a critical regional highway offering direct access to Chaska, Eden Prairie, and the greater Twin Cities metropolitan area.
Legal Description of Site:	
Site Size (acres):	
Define boundary of plan area:	
After redevelopment is completed, will properties in the Plan Area be publicly or privately owned?	<input checked="" type="checkbox"/> Publicly owned <input type="checkbox"/> Privately owned
Post-redevelopment owners?	City of Victoria
Current Appraised or Assessed Value of the Plan Area properties:	NA

**CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY
COMMUNITY GROWTH PARTNERSHIP INITIATIVE (CGPI)
PRE-DEVELOPMENT APPLICATION**

III. PRE-DEVELOPMENT PROJECT INFORMATION

Describe the type and scope of the Plan.	See attachment
Describe the city's goals and needs for the Plan. Please explain why the Plan is needed.	See attachment
Describe the desired redevelopment project that will occur.	See attachment
Who will lead the planning efforts (i.e. City, Consultant, etc.)?	City Staff, Planning Consultant for study work
Identify any partners that will participate in the redevelopment of the Plan Area (developers, consultants, regulating/permitting agencies, etc.).	<p>-City of Victoria – Leads project coordination, planning, and implementation to ensure alignment with the city's growth and development goals.</p> <p>-Developers: Private development firms and investors interested in commercial and residential growth opportunities along the corridor.</p> <p>-Consultants: Engineering, transportation, and environmental consultants responsible for designing the roadway, conducting feasibility studies, and ensuring sustainable practices.</p> <p>-Regulating/Permitting Agencies: Carver County, MnDOT, and other regional or state-level transportation authorities that oversee approvals, regulations, and compliance with infrastructure standards.</p> <p>-Carver County Community Development Agency (CDA): Providing funding and support through the Community Growth Partnership Initiative (CGPI) for pre-development studies and infrastructure planning.</p>
Estimated time for Plan completion?	4-6 months

Provide details on funding sources for the Plan.

Source of Funds	Amount	Committed	Pending
EDA Funds/Planning Study Funds	\$ 20,000	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	\$	<input type="checkbox"/>	<input type="checkbox"/>
	\$	<input type="checkbox"/>	<input type="checkbox"/>
	\$	<input type="checkbox"/>	<input type="checkbox"/>
	\$	<input type="checkbox"/>	<input type="checkbox"/>
	\$	<input type="checkbox"/>	<input type="checkbox"/>
	\$	<input type="checkbox"/>	<input type="checkbox"/>
Total:	\$ 20,000		

The CDA reserves the right to seek additional information after initial review of the application.

Describe the type and scope of the Plan.

The plan for Red Fox Drive is a transportation infrastructure development initiative focused on enhancing connectivity and supporting economic growth in the city's south expansion area. The scope includes the design, environmental impact assessment, and phased construction of a key north-south collector roadway linking Marsh Lake Road and County Road 10. This plan aims to improve local and regional mobility by providing a direct and efficient transportation corridor for residents, businesses, and emergency services. It incorporates sustainable planning principles to minimize environmental impact, particularly concerning Chaska Creek, wetlands, and significant tree preservation areas.

Red Fox Drive is a key planned collector roadway between Marsh Lake Road and County Road 10, serving the city's south growth area. Its development is essential for ensuring effective transportation infrastructure that supports both residential and commercial growth. Red Fox Drive will provide a vital connection between developing areas and County Road 10, a regional corridor linking to Highway 212. This connectivity is crucial for efficient traffic flow, emergency response times, and future economic development opportunities. Additionally, it is the only planned north-south roadway between County Roads 43 and 11 and the only planned full-access intersection in the County's adopted corridor study for County Road 10, further emphasizing its significance. The successful planning and construction of Red Fox Drive are fundamental to realizing major economic development initiatives in the area. A well-constructed roadway will attract investment, commercial growth, and mixed-use developments, fostering long-term economic sustainability.

The alignment of Red Fox Drive must be carefully determined to minimize environmental impacts on Chaska Creek, wetlands, and significant tree areas. Sustainable development principles should be incorporated into the design to preserve the natural environment while meeting infrastructure needs. To the north, the existing Red Fox Drive provides access to Laketown Elementary, supporting safe and efficient school transportation routes. Once completed, Red Fox Drive will enhance connectivity via Marsh Lake Road or Creekside Lane to County Road 11, facilitating direct access to Chaska. The next steps involve conducting further analysis on environmental impacts and necessary mitigation strategies, engaging with stakeholders, including county and regional transportation agencies, to finalize the road alignment and access points, and exploring funding opportunities and phased construction plans to ensure timely implementation.

The development of Red Fox Drive is essential for the city's south growth area, providing critical transportation connectivity and unlocking significant economic potential. Careful planning and strategic execution will ensure a well-integrated infrastructure that balances growth, accessibility, and environmental preservation.

The City of Victoria is seeking funding through the Carver County Community Development Agency's (CDA) Community Growth Partnership Initiative (CGPI) to support pre-development work and study the area. This funding will help facilitate necessary planning efforts to ensure the successful development of Red Fox Drive.

Describe the city's goals and needs for the Plan. Please explain why the Plan is needed.

The City of Victoria is committed to advancing infrastructure projects that support long-term growth, improve mobility, and enhance economic opportunities. As part of this vision, the city aims to develop Red Fox Drive into a critical north-south transportation link, facilitating connectivity between emerging residential and commercial areas, County Road 10, and Highway 212. This project is designed to support current and future development while prioritizing safety, sustainability, and smart growth.

The primary goals of the Red Fox Drive expansion are:

1. Enhancing Transportation Connectivity

The development of Red Fox Drive will provide a direct and efficient roadway that improves mobility across Victoria and neighboring communities. By creating a stronger north-south connection, the roadway will:

- Ease traffic congestion on existing routes by offering an alternative path.
- Provide better access to regional highways, including County Road 10 and Highway 212, which are key transportation corridors for commuters and businesses.
- Improve travel efficiency for residents, businesses, and visitors navigating between neighborhoods, downtown Victoria, and surrounding communities.

2. Supporting Economic Development

A well-planned transportation network is essential for fostering economic growth. The expansion of Red Fox Drive will:

- Encourage housing development by providing reliable infrastructure for new residential communities.
- Support commercial and mixed-use projects, making it easier for businesses to invest and operate in Victoria.
- Boost local businesses by improving access to key commercial areas and supporting future retail and service-oriented developments.

3. Improving Public Safety and Emergency Response

Public safety is a top priority for the City of Victoria, and the extension of Red Fox Drive will play a vital role in:

- Reducing emergency response times by providing a faster, more direct route for police, fire, and medical services.
- Enhancing the overall safety of road users by designing the corridor with modern traffic safety features such as controlled intersections, pedestrian crossings, and adequate lighting.
- Improving road conditions to reduce the likelihood of accidents and congestion-related delays.

4. Minimizing Environmental Impact

Infrastructure expansion must be balanced with environmental responsibility. The city is taking a strategic approach to planning Red Fox Drive's alignment to:

- Protect Chaska Creek, wetlands, and significant tree areas by minimizing disruption and integrating sustainable engineering solutions.
- Implement stormwater management best practices to reduce runoff and protect water quality.
- Encourage green infrastructure elements, such as native landscaping and eco-friendly construction materials, to promote sustainable development.

5. Encouraging Smart Growth

Red Fox Drive's development aligns with Victoria's long-term vision for a well-planned and sustainable city. Key elements of this approach include:

- Investing in infrastructure that supports balanced growth, ensuring new developments integrate seamlessly with existing neighborhoods.
- Designing complete streets that accommodate pedestrians, cyclists, and public transit, fostering a more walkable and connected community.
- Ensuring that road expansion projects align with regional transportation planning efforts, enhancing Victoria's role in the broader Twin Cities metropolitan area.

The Red Fox Drive expansion is more than just a roadway improvement—it is an investment in Victoria's future. By focusing on connectivity, economic growth, safety, environmental responsibility, and smart urban planning, this project will ensure that the city remains a vibrant, accessible, and sustainable community for years to come.

Describe the desired redevelopment project that will occur.

The project for Red Fox Drive is envisioned as a fully integrated, multi-modal transportation corridor that will support the city's expanding residential and commercial developments. The project will involve roadway construction with pedestrian and bicycle accommodations, modernized intersections, and necessary infrastructure improvements to accommodate projected growth. Additionally, the development will include strategic access points to support business activity, promote safe and efficient traffic flow, and create opportunities for mixed-use development along the corridor. Environmental sustainability will be prioritized through careful land use planning, stormwater management systems, and the preservation of key natural features. This will serve as a catalyst for economic vitality, attracting businesses and increasing property values while providing enhanced mobility and accessibility for residents and visitors.

Study Objectives:

The study will provide a comprehensive assessment of the Red Fox Drive corridor, identifying potential environmental impacts, traffic flow improvements, and economic benefits. Specifically, the study will:

- Analyze traffic patterns and project future transportation needs to support growth.

- Evaluate environmental concerns, including wetland impact, stormwater management, and tree preservation.
- Assess infrastructure requirements, including utilities and roadway capacity enhancements.
- Identify potential funding sources and cost estimates for phased construction.
- Provide recommendations for integrating pedestrian and bicycle-friendly designs to enhance mobility and accessibility.
- Determine the most effective alignment to minimize disruptions while maximizing development potential.

This collaborative approach will help ensure the successful development of Red Fox Drive as a key infrastructure component for Victoria's long-term growth and connectivity.



CARVER COUNTY
COMMUNITY
DEVELOPMENT
AGENCY

**2025 Waconia
Community Growth
Partnership Initiative (CGPI)
Pre-Development
Application**



CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY
COMMUNITY GROWTH PARTNERSHIP INITIATIVE (CGPI)
PRE-DEVELOPMENT APPLICATION

I. APPLICANT INFORMATION

Applicant	Organization: Saltire, LLC Contact Name: Brian Falk Address: 820 Pine Street S, Waconia, MN Phone Number: 952-221-4625 Email: bdfalk@gmail.com Authorized representative for execution of contract(s): Name: Brian Falk Title: Manager
Project Request	Name of Project: Transport Security Inc. Amount of funding request: \$ 10,000.00 Total environmental costs: \$ 29,100 Total redevelopment costs: \$ 6,000

II. AREA OR SITE CONDITIONS

General location of Area (Property ID and/or Address):	80 8th Street, Waconia, MN
Legal Description of Site:	PID# 753700040
Site Size (acres):	2.38
Define boundary of plan area:	
After redevelopment is completed, will properties in the Plan Area be publicly or privately owned?	<input type="checkbox"/> Publicly owned <input checked="" type="checkbox"/> Privately owned
Post-redevelopment owners?	Saltire, LLC
Current Appraised or Assessed Value of the Plan Area properties:	\$236,100



CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY
COMMUNITY GROWTH PARTNERSHIP INITIATIVE (CGPI)
PRE-DEVELOPMENT APPLICATION

III. PRE-DEVELOPMENT PROJECT INFORMATION

Describe the type and scope of the Plan.	Investigation and correction of the storm water management of the Pine Business Park.
Describe the city's goals and needs for the Plan. Please explain why the Plan is needed.	Plan is needed for development in the Pine Business Park.
Describe the desired redevelopment project that will occur.	Construction of a 24,640 square foot industrial building in the Pine Business Park.
Who will lead the planning efforts (i.e. City, Consultant, etc.)?	Design Tree Engineering and AET have completed required planning efforts with the CCWMO and the City of Waconia.
Identify any partners that will participate in the redevelopment of the Plan Area (developers, consultants, regulating/permitting agencies, etc.).	City of Waconia Metro West Inspections Design Tree Engineering AET CCWMO
Estimated time for Plan completion?	Plan is approved by the CCWMO

Provide details on funding sources for the Plan.

Source of Funds	Amount	Committed	Pending
Saltire, LLC	\$ 35,100	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	\$	<input type="checkbox"/>	<input type="checkbox"/>
	\$	<input type="checkbox"/>	<input type="checkbox"/>
	\$	<input type="checkbox"/>	<input type="checkbox"/>
	\$	<input type="checkbox"/>	<input type="checkbox"/>
	\$	<input type="checkbox"/>	<input type="checkbox"/>
	\$	<input type="checkbox"/>	<input type="checkbox"/>
Total:	\$ 35,100		

The CDA reserves the right to seek additional information after initial review of the application.