

CARVER COUNTY CDA REGULAR BOARD MEETING

705 N. Walnut Street, Chaska, MN 55318

February 18, 2021

MINUTES

PRESENT:

CDA Board: Sarah Carlson, Molly Koivumaki, Greg Anderson, Greg Kummer, Darrel Sudheimer

Staff: Julie Frick, Allison Streich, Karen Reed, Elise Durbin, Dave Beddoe, Michelle Vojacek

Others: John Fahey-Carver County Commissioner, Nick Kuktavy, Assistant County Administrator, Paul Steinman-Baker Tilly, Jenn Brewington-Public, Jared Brewington-Public

I. CONVENE CARVER COUNTY CDA BOARD MEETING

II. CALL TO ORDER BY CHAIR

The meeting was called to order at 5:04 p.m. by Chair Carlson.

III. AGENDA REVIEW AND ADOPTION

Motion to approve the amended Agenda. Motion by Sudheimer, Second by Anderson. Motion Carried.

Commissioner Roll Call	Yes	No	Absent	Abstain
Carlson	X			
Koivumaki	X			
Kummer	X			
Anderson	X			
Sudheimer	X			

IV. CONSENT AGENDA

Motion to approve the January 21, 2021 CDA Annual and Regular Board Meeting Minutes and February Dashboard as presented. Motion by Anderson, Second by Koivumaki. Motion carried.

Commissioner Roll Call	Yes	No	Absent	Abstain
Kummer	X			
Carlson	X			
Sudheimer	X			
Koivumaki	X			
Anderson	X			

V. PUBLIC PARTICIPATION – None.

VI. BOARD REPORT/DEPARTMENT REPORTS

A. Finance

1. Resolution No. 21-07 - Approve the January Record of Disbursements

A1. After discussion, Motion by Kummer, second by Anderson to approve Resolution No. 21-07 as presented. Motion carried.

Commissioner Roll Call	Yes	No	Absent	Abstain
Koivumaki	X			
Sudheimer	X			
Anderson	X			
Kummer	X			
Carlson	X			

B. Community and Economic Development

1. Resolution No. 21-08 - Approve Items Related to Ground Round Business Loan

A1. Durbin explained that one of the remaining outstanding CDA Business Loans is with Ground Round. The owner approached the CDA and informed staff that the restaurant had closed last September. Currently, the outstanding principal on the loan to the CDA is \$106,442.75. Based on sale details, there are not enough funds to pay back the CDA, who is in 3rd position. The proposed agreement with Mr. Woelfel would be for \$64,800 at 1%. Anderson asked if the note would be secured against anything. Durbin explained it would be secured against his personal property. Koivumaki asked if Mr. Woelfel will be opening a new business. Durbin explained that he will not. After discussion, Motion by Koivumaki, second by Anderson to approve Resolution No. 21-08 as presented. Motion carried.

Commissioner Roll Call	Yes	No	Absent	Abstain
Kummer				X
Carlson	X			
Anderson	X			
Sudheimer	X			
Koivumaki	X			

2. Resolution No. 21-09 – Approve the 2021 Community Growth Partnership Initiative Grant Awards

A2. Durbin explained the CDA received a total of six applications during the 2021 round of grants. Two of the applications are pre-development and four of the applications are community development. Staff is recommending approval of all six applications. Additionally, three project awards from 2020 require an extension for one year, with one of the projects reallocating funds to the 2021 round. Commissioner Anderson clarified that his contract with the city for the Ernst House has expired so there is no longer a conflict of interest. Koivumaki asked if the City would own the project in Watertown. Durbin explained that the city would not own the project. Koivumaki asked if there is another model of this same type in the Metro. Durbin said Incubator space like this is no unusual but a combination like this is a little more unusual. Commissioner Fahey asked for background on the Cologne project. Owners Jared and Jenn Brewington were in attendance and explained they had acquired the parcels in distress/foreclosure and tax arrears. After discussion, Motion by Anderson, second by Sudheimer to approve Resolution No. 21-09 as presented. Motion carried.

Commissioner Roll Call	Yes	No	Absent	Abstain
Sudheimer	X			
Anderson	X			
Kummer	X			
Koivumaki	X			
Carlson	X			

C. Housing

1. Resolution No. 21-10 - Resolution Approving the Write-Off of Past Tenant Balances for January 2021

A1. After discussion, Motion by Sudheimer, second by Kummer to approve Resolution No. 21-10 as presented. Motion carried.

Commissioner Roll Call	Yes	No	Absent	Abstain
Kummer	X			
Carlson	X			
Koivumaki	X			

Anderson	X			
Sudheimer	X			

2. Resolution No. 21-11 - Resolution Approving the Issuance of Governmental Development Refunding Bonds, Series 2021A for Windstone Townhomes

A2. Sudheimer moved, Anderson seconded to open the public hearing at 5:36 pm.

Commissioner Roll Call	Yes	No	Absent	Abstain
Anderson	X			
Kummer	X			
Sudheimer	X			
Carlson	X			
Koivumaki	X			

Steinman presented to the board on the current financing of Windstone and background on the building. He presented on the estimated savings from the refinance. Carver County will hold a public hearing on March 2. No public present for the public hearing and no comments received.

Sudheimer moved, Anderson seconded to close the public hearing at 5:52 pm.

Commissioner Roll Call	Yes	No	Absent	Abstain
Carlson	X			
Sudheimer	X			
Koivumaki	X			
Anderson	X			
Kummer	X			

After discussion, Motion by Anderson, second by Kummer to approve Resolution No. 21-11 as presented. Motion carried.

3. Resolution No. 21-12 - Resolution Approving the Crossings Refinance

A3. Steinman presented to the board on the current financing of Crossings and background on the building. He presented on the estimated savings from the refinance. After discussion, motion by Kummer, second by Sudheimer to approve Resolution No. 21-12 as presented. Motion carried.

Commissioner Roll Call	Yes	No	Absent	Abstain
Carlson	X			
Sudheimer	X			
Koivumaki	X			
Kummer	X			
Anderson	X			

4. Resolution No. 21-13 - Resolution Approving the Waybury Refinance

A4. Steinman presented to the board on the current financing of Waybury and background on the building. He presented on the estimated savings from the refinance. After discussion, motion by Anderson, second by Koivumaki to approve Resolution No. 21-13 as presented. Motion carried.

Commissioner Roll Call	Yes	No	Absent	Abstain
Anderson	X			
Kummer	X			
Koivumaki	X			
Carlson	X			
Sudheimer	X			

5. Resolution No. 21-14 - Resolution Approving an Increase to Rural Development Finance

A5. Streich explained to the board that the MN Housing deferred loan has requirements that will increase the overall cost of the rehab on the rural development properties. MN Housing also wants to impose their requirements on all of the rehab work, not just the portion they are funding. Staff is asking the Board for approval to increase the financing on the project in order to remove MN Housing from the funding. Anderson asked if there are additional burdens by including MN Housing. Streich explained that there is also annual reporting and tenant reporting that would be required. After discussion, motion by Anderson, second by Sudheimer to approve Resolution No. 21-14 as presented. Motion carried.

Commissioner Roll Call	Yes	No	Absent	Abstain
Sudheimer	X			
Koivumaki	X			
Anderson	X			
Kummer	X			
Carlson	X			

D. Administration

1. Fair Housing training on April 21

A1. Streich explained to the board that the annual fair housing training will take place on April 21.

VII. OTHER BUSINESS

1. Koltavy provided three updates for the board. Steinman will be presenting to the County board during a work session on Tuesday regarding the refinances, as well as Durbin providing an update on the business assistance program. Road tests will now be available at the Chaska Center and passports available at the Government center. The county is working to re-open the re-use center at the Environmental Center in April. Carlson asked if Beacon would be presenting to the county board regarding a \$600,000 ask for Prairie Point. Koltavy explained that at the Tuesday work session they would be looking at the budget stabilization account and the Beacon request would be a part of that discussion.

VIII. UNFINISHED BUSINESS

The board asked for an update on the Waybury fire. Beddoe explained that three residents have been displaced. Our insurance company has been out to meet with the restoration company. At this time, the fire department has not provided a cause of the fire. An update on the housing and business assistance programs was also requested. Durbin explained that for the business assistance program, 297 applications have been received so far, which exceeds the total received in 2020. 188 applications have been approved and 109 are in process. In the housing assistance program, 183 application have been received and 49 approved.

IX. ADJOURNMENT

Motion by Anderson, second by Kummer to adjourn the meeting at 6:23 p.m. Motion carried.

Sarah Carlson, Chair

Date