

**CARVER COUNTY CDA REGULAR BOARD MEETING**

705 N. Walnut Street, Chaska, MN 55318

October 21, 2021

**MINUTES**

**PRESENT:**

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

Staff: Julie Frick, Allison Streich, Karen Reed, Michelle Vojacek, Dave Beddoe, John Hackett, Angie Stacken

Other: Nick Koktavy, Assistant County Administrator, Greg Pavett, Dave Pokorney and Bob Roepke

Absent: Elise Durbin

**I. CONVENE CARVER COUNTY CDA BOARD MEETING**

**II. CALL TO ORDER BY CHAIR**

The meeting was called to order at 5:00 p.m. by Chair Sarah Carlson.

**III. AGENDA REVIEW AND ADOPTION**

Motion to approve the revised Agenda as presented. Motion by Anderson, Second by Kummer. Motion carried.

**IV. CONSENT AGENDA**

Motion to approve the October 2021 Dashboard and September 2021 meeting minutes. Motion by Koivumaki, Second by Sudheimer. Motion carried.

**V. PUBLIC PARTICIPATION – None**

**VI. BOARD REPORT/DEPARTMENT REPORTS**

**A. Finance**

1. Resolution No. 21-41 - Approve the September 2021 Record of Disbursements

A1. After discussion, motion by Kummer, second by Anderson to approve Resolution No. 21-41 as presented. Motion carried.

**B. Community and Economic Development**

1. Resolution No. 21-45 – Approving the authorization of Sale of 408 E 1<sup>st</sup> Street Chaska.
  - A. Vojacek explained that the CDA repurchased the Land Trust Improvements of 408 E. First Street from the previous Land Trust Lessee on August 6, 2021. In previous resales, the CDA has been able to sell the unit directly to the next buyer; however, no CLT applicants were ready to move forward at the time, so instead the CDA repurchased the improvements and held them until a buyer was found. After discussion, motion by Kummer, second by Koivumaki to approve Resolution No. 21-45 as presented. Motion carried.

### **C. Housing**

1. Resolution No. 21-42 – Approving County ARPA Funds for CDA Proposed Projects
  - A. Frick explained that the CDA proposed five projects for potential funding with Carver County American Rescue Plan Act (ARPA) funds. The CDA projects are shovel ready and the CDA will work on the financing packages if the ARPA funds are provided. Having additional ARPA funds will allow the CDA to further the development of affordable housing in Carver County.
  - B. The CDA five projects are Trails Edge Senior, Carver Oaks Senior, Carver Place, Watertown/Mayer rehab, and Bluff Creek rehab.  
After discussion, Motion by Sudheimer, second by Koivumaki to approve Resolution No. 21-42 as presented. Motion carried.
  
2. Resolution No. 21-43 – Approving Humanity Alliance Funding
  - A. Frick explained the Humanity Alliance is a Carver County based non-profit which began in 2018 with a focus on food insecurity and health. In talking with the people they serve, access to housing, mental health and life/job skills are challenges their clients face in addition to their food insecurity. Thus, the idea for Unite Lodge was developed. Unite Lodge, located in an existing building in Victoria, will be a five bedroom, 10 bed development that will not only address access to housing and food insecurity, but it will provide mental health services and life/job skills for their residents. Humanity Alliance is requesting funds to support the completion of Unite Lodge including housing renovations and commercial kitchen build-out. After discussion, Motion by Kummer, second by Anderson to approve Resolution No. 21-43 as presented. Motion carried.
  
3. Resolution No. 21-44 – Approving West Creek Apartments Funding
  - A. Frick presented the West Creek Apartment project is requesting a grant from the CDA in the amount of \$600,000 to fill the funding gap created by an increase in construction costs since it was submitted for funding. After discussion, Motion by Anderson, second by Kummer to approve Resolution No. 21-44 as presented. Motion carried.

### **D. Administration - None**

## **VII. OTHER BUSINESS**

1. Koltavy Thanked the CDA for their partnership

## **VIII. UNFINISHED BUSINESS/ITEMS OF INTEREST**

## **IX. ADJOURNMENT**

Motion by Sudheimer, second by Koivumaki to adjourn the meeting at 5:50 p.m. Motion carried.