

SCOTT COUNTY COMMUNITY DEVELOPMENT AGENCY

323 South Naumkeag Street, Shakopee, MN 55379

Phone: (952)402-9022|Fax: (952)496-2852

**BOARD OF COMMISSIONERS
MINUTES - REGULAR MEETING
July 9, 2024**

(1) CALL TO ORDER at 1:58 p.m. & PLEDGE

(2) ROLL CALL

Commissioners present: District 11, Terri Gulstad
 District 111, Dale Gade
 District V, Barry Stock

Commissioners absent: District I, DeAnn Croatt
 District IV, Michelle Choudek

Staff present: Julie Siegert, Executive Director
 Adam Johnson, Finance Director
 Molly Link, Housing Director
 Jo Foust, Business & Community Development Director
 Lisa Braunhut, Recording Secretary

Others present:

(3) PUBLIC PARTICIPATION

No one from the public was in attendance.

(4) MINUTES SUBMITTED FOR APPROVAL & AGENDA ACTIONS

4.1) CDA Regular Meeting-June 11, 2024

Commissioner Gulstad made a motion to approve the Minutes of June 11, 2024. Commissioner Gade seconded the motion. Unanimous voice vote followed. Motion carried.

4.2) Agenda Modifications

There were no agenda modifications requested.

- 4.3) Consent Agenda (6.1, 6.11, 6.12, 6.3, 6.31, 6.4)**
Commissioner Stock made a motion to accept the Consent Agenda. Commissioner Gade seconded the motion. Unanimous voice vote followed. Motion carried.

(5) FINANCIAL REPORT

- 5.1) Payment of Bills for June \$1,122,300.18**
Commissioner Gade made a motion to approve check registers in the amount of **\$1,122,300.18**. Commissioner Gulstad seconded the motion. Unanimous roll call vote followed. Motion carried.
- 5.2) Resolution No. 26-24 Designation of Net Assets**
Commissioner Gade made a motion to accept the Resolution No. 26-24 Designation of Net Assets. Commissioner Gulstad seconded the motion. Unanimous voice vote followed. Motion carried.

(6) OLD BUSINESS

- 6.1) Affordable Housing Programs**
- 6.11) * Affordable Housing Occupancy Report**
- 6.2) Liaison Report - Scott County Commissioner**
Commissioner Brennan – absent
- 6.3) Business and Community Development**
- 6.31) * Homeownership Programs Report**
- 6.4)* River City Centre**
- 6.5) SC-CDA Development Activities**
- 6.51) * Central School Site**
Central School Site is closing on all the financing July 18th. The groundbreaking will be by August 6, 2024, at 11:00am.

(7) EXECUTIVE DIRECTOR REPORT

7.1) Informational Report

Executive Director Siegert provided information on a transition plan with FISH within the next 18 months. FISH will be expanding into at least one more county. The CDA and Fish need to create a fiscal agent Financial Plan before moving on the transition plan.

7.2) Strategic Goal Update

Business Development Director Foust discuss using 323 Naumkeag site for residential land use. She suggests rezoning the site to mixed residential which could include single family homes, townhomes, multi-family homes, or senior living. The land could include 6 to 30 units per acre and 1 to 4 stories. Urban Works provided some optional layouts for residential housing on the site.

Business Development Manager Werneke discussed using the site for commercial use. Studies show that there is a stronger demand for retail space than office space. Maxfield 2040 demand for retail space is 1.3 million square feet and for office space is 406,000 square feet. Car traffic on 4th Street is around 4,000 vehicles per day which makes it less likely to be a good space for retail.

(8) NEW BUSINESS

8.1) INVEST Program

Executive Director Siegert recommended putting \$300,000 that is budgeted for the 2024 in the Scott County trust fund.

Commissioner Gade made a motion to accept the transfer of money for the INVEST Program. Commissioner Gulstad seconded the motion. Unanimous voice vote followed. Motion carried.

(9) SET NEXT MEETING DATE, TIME, AND PLACE

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|------|---------------------|-----------------|
| 9.1) | Groundbreaking | August 6, 2024 |
| 9.2) | CDA Regular Meeting | August 12, 2024 |
| 9.3) | SPECIAL Meeting | As needed |

ADJOURN to the Prior Lake Townhome open House Commissioner Gade made a motion to adjourn the meeting at 2:40 p.m. Commissioner Gulstad seconded the motion. Unanimous roll call vote followed. Motion carried.

DeAnn Croatt
DeAnn Croatt, Chair



Terri Gulstad
Terri Gulstad, Secretary

Jan Schubert
Recording Secretary

8/12/24
Date