

SCOTT COUNTY COMMUNITY DEVELOPMENT AGENCY

REGULAR MEETING MINUTES June 10, 2025, at 12:30 PM CDA Office: 323 S. Naumkeag St., Shakopee

The regular meeting was called to order at 12:30 PM.

ROLL CALL

Commissioners present: DeAnn Croatt, Michelle Choudek, Fred Corrigan, Terri Gulstad, Dale Gade

Staff present: Executive Director Julie Siegert, Finance Director Adam Johnson, Housing Director Molly Link, Business Development Director Jo Foust, Community Development Manager Jessica Erickson, Recording Secretary Leesha Eccles

Others present: County Commissioner Jodi Brennan, Abdo partner Bonnie Schwieger, Elko New Market City Administrator Thomas Terry, FISH Executive Director Bethany Tjornhom

PUBLIC PARTICIPATION

None

MINUTES SUBMITTED FOR APPROVAL & AGENDA ACTIONS

4.1) CDA Regular Meeting – May 13th, 2025

Commissioner Choudek made the motion to approve the minutes of May 13th, 2025. Commissioner Corrigan seconded the motion. A voice vote followed. Commissioner Gade and commissioner Gulstad abstained from the vote. Motion carried.

4.2) Agenda Modifications

Added: RESOLUTION 23-25: AUTHORIZING THE EXECUTION OF DOCUMENTS WITH THE CITY OF ELKO NEW MARKET FOR EDAP LOAN

Removed: 7.1) Procurement Policy update

4.3) Consent Agenda (6.1, 6.11, 6.4, 6.51, 6.52)

Commissioner Gade made the motion to approve the consent agenda. Commissioner Choudek seconded the motion. A voice vote followed. Motion carried.

FINANCIAL REPORT

5.1) Payment of Bills

Commissioner Gade made the motion to approve the payment of bills. Commissioner Corrigan seconded the motion. A roll call vote followed. Motion carried.

5.2) FY2024 Financial Report

Bonnie Schwieger, Partner with Abdo, reported on the 2024 financial audit results. Recommendation of updating report format and adding column descriptions.

Commissioner Gade made the motion to approve the audit report. Commissioner Gulstad seconded the motion. A voice vote followed. Motion carried.

OLD BUSINESS

6.1)* Affordable Housing Programs

6.11)* Housing Programs Report

6.2) Liaison Report – Scott County Commissioner

Commissioner Brennan gave an update on some of the current legislative issues at the state capitol.

6.3) Business and Community Development

Business Director Jo Foust gave a recap of programs, events, and funding over the past 3 months since the last update in February.

6.31) Homeownership Programs Report

Executive Director Siegert gave an update on the Community Land Trust program along with a financial summary of the program over the last year. She discussed the four models and the pros and cons of each.

Commissioner Gulstad made the motion to apply for a CLT grant. Commissioner Choudek seconded the motion. A voice vote followed. Motion carried.

6.32) RESOLUTION 16-25 AUTHORIZING THE PURCHASE OF COMMUNITY LAND TRUST PROPERTY

Commissioner Corrigan made the motion to approve resolution 16-25. Commissioner Gade seconded the motion. A roll call vote followed. Motion carried.

6.33) RESOLUTION 22-25: ACQUIRING LESSOR'S INTEREST OF GROUND LEASE IN COMMUNITY LAND TRUST PROPERTY IN PRIOR LAKE, MN

Commissioner Gulstad made the motion to approve resolution 22-25. Commissioner Gade seconded the motion. A roll call vote followed. Motion carried.

6.34) RESOLUTION 23-25: AUTHORIZING THE EXECUTION OF DOCUMENTS WITH THE CITY OF ELKO NEW MARKET FOR EDAP LOAN

Business Director Jo Foust discussed the Elko New Market EDAP Loan with its purpose to acquire two occupied homes in the downtown district of Elko New Market. Thomas Terry discussed the details of the properties and the long-term redevelopment vision for the area.

Commissioner Choudek made the motion to approve resolution 23-25. Commissioner Gulstad seconded the motion. A roll call vote followed. Motion carried.

6.4)* River City Centre

6.5) SC-CDA Development Activities

6.51)* Legacy Central/CDA Office Development

6.52)* Hope's Portage Development

6.53) Naumkeag Re-Development

Executive Director Siegert discussed the redevelopment plans for the 323 Naumkeag redevelopment. The plan to submit RFP for developers and request a redevelopment TIF from the city of Shakopee.

Commissioner Choudek made the motion to approve resolution 22-25. Commissioner Corrigan seconded the motion. A voice vote followed. Motion carried.

6.6) Families and Individuals Sharing Hope (FISH)

Executive Director Bethany Tjornhom discussed the impact of FISH in the community.

ADMINISTRATION

7.2) Executive Director update

Executive Director Siegert provided the commissioners with an update for the State budget that was passed. Continuing to monitor the Federal budget. Also discussed concept planning for additional housing.

7.3) Board Member updates

None

SET NEXT MEETING DATE, TIME AND PLACE

8.1) CDA Regular Meeting

July 8, 2025 at 12:30 p.m.

8.2) SPECIAL Meeting

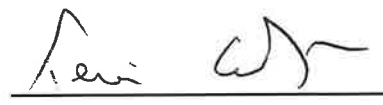
as needed

ADJOURN

Commissioner Choudek made a motion to adjourn at 2:21pm. Commissioner Gade seconded the motion. A voice vote followed. Motion carried.


DeAnn Croatt, Chair




Terri Gulstad, Secretary


Recording Secretary Date 1/8/25

