SCOTT COUNTY COMMUNITY DEVELOPMENT AGENCY
MINUTES

REGULAR MEETING
September 9, 2025, at 12:30 PM
CDA Office: 100 5th Avenue E., Shakopee

CALL TO ORDER & PLEDGE
The meeting was called to order at 12:30pm

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

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

Others present: None

PUBLIC PARTICIPATION: None

APPROVAL OF AGENDA AND MEETING MINUTES

4.1) CDA Regular Meeting – August 12, 2025

Motion: Commissioner Gade moved to approve the minutes from the regular meeting on August 12th. Commissioner Choudek seconded the motion.
Vote: A voice vote was taken
Result: Motion carried 5-0

4.2) CDA Special Meeting – August 26, 2025

Motion: Commissioner Gade moved to approve the minutes from the special meeting on August 26th. Commissioner Gulstad seconded the motion.
Vote: A voice vote was taken
Result: Motion carried 5-0

4.3) **Agenda Modifications**
Added Item 6.6 Surplus property for 323 Naumkeag Street

5. Consent Agenda

Motion: Commissioner Choudek moved to remove item 5.1 from the consent agenda and approve items 5.2-5.5 on the consent agenda. Commissioner Gulstad seconded the motion.

Vote: A voice vote was taken
Result: Motion carried 5-0

5.1) Payment of Bills
Commissioners asked questions regarding the bills that were answered by staff.

Motion: Commissioner Gulstad moved to approve the payment of the bills. Commissioner Corrigan seconded the motion.

Vote: A roll call vote was taken

- **Ayes:** Croatt, Gulstad, Gade, Choudek, Corrigan **Nays:** None

Result: Motion carried 5-0

Regular Agenda

6.1) RESOLUTION NO. 31-25: AUTHORIZING 2026 GENERAL ADMINISTRATIVE OPERATING BUDGET AND 2026 (PAYABLE) SPECIAL BENEFITS TAX LEVY OF SCOTT COUNTY COMMUNITY DEVELOPMENT AGENCY AND CERTIFYING LEVY TO SCOTT COUNTY BOARD

Motion: Commissioner Croatt moved to approve RESOLUTION NO. 31-25. Commissioner Choudek seconded the motion.

Vote: A roll call vote was taken

- **Ayes:** Croatt, Gulstad, Gade, Choudek, Corrigan **Nays:** None

Result: Motion carried 5-0

6.11) RESOLUTION NO. 32-25 ADOPTING FY2026 OPERATING BUDGET FOR RIVER CITY CENTRE

Motion: Commissioner Croatt moved to approve Resolution 32-25. Commissioner Choudek seconded the motion.

Vote: A roll call vote was taken

- **Ayes:** Croatt, Gulstad, Gade, Choudek, Corrigan **Nays:** None

Result: Motion carried 5-0

6.12) **The Hamilton, Savage**
RESOLUTION NO. 33-25: ADOPTING FY2026 OPERATING BUDGET FOR THE HAMILTON

Motion: Commissioner Croatt moved to approve Resolution 33-25. Commissioner Choudek seconded the motion.

Vote: A roll call vote was taken

- **Ayes:** Croatt, Gulstad, Gade, Choudek, Corrigan **Nays:** None

Result: Motion carried 5-0

6.13 **Philipp Square, New Prague**
RESOLUTION NO. 34-25: ADOPTING FY2026 OPERATING BUDGET FOR PHILIPP SQUARE

Motion: Commissioner Croatt moved to approve Resolution 34-25. Commissioner Choudek seconded the motion.

Vote: A roll call vote was taken

- **Ayes:** Croatt, Gulstad, Gade, Choudek, Corrigan **Nays:** None

Result: Motion carried 5-0

6.14) **Northridge Court, Shakopee**
RESOLUTION NO. 35-25: ADOPTING FY2026 OPERATING BUDGET FOR NORTHRIDGE COURT

Motion: Commissioner Croatt moved to approve Resolution 35-25. Commissioner Choudek seconded the motion.

Vote: A roll call vote was taken

- **Ayes:** Croatt, Gulstad, Gade, Choudek, Corrigan **Nays:** None

Result: Motion carried 5-0

6.15) **Glendale Place, Savage**
RESOLUTION NO. 36-25: ADOPTING FY2026 OPERATING BUDGET FOR GLENDALE PLACE

Motion: Commissioner Croatt moved to approve Resolution 36-25. Commissioner Choudek seconded the motion.

Vote: A roll call vote was taken

- **Ayes:** Croatt, Gulstad, Gade, Choudek, Corrigan **Nays:** None

Result: Motion carried 5-0

6.16) **Market Village, Elko New Market**
RESOLUTION NO. 37-25: ADOPTING FY2026 OPERATING BUDGET FOR MARKET VILLAGE

Motion: Commissioner Croatt moved to approve Resolution 37-25. Commissioner Choudek seconded the motion.

Vote: A roll call vote was taken

- **Ayes:** Croatt, Gulstad, Gade, Choudek, Corrigan **Nays:** None

Result: Motion carried 5-0

6.17) **Brentwood Court, Jordan Residential**
RESOLUTION NO. 38-25: ADOPTING FY2026 OPERATING BUDGET FOR BRENTWOOD COURT

Motion: Commissioner Croatt moved to approve Resolution 38-25. Commissioner Choudek seconded the motion.

Vote: A roll call vote was taken
- **Ayes:** Croatt, Gulstad, Gade, Choudek, Corrigan **Nays:** None

Result: Motion carried 5-0

6.18) **Brentwood Court, Jordan Clinic and Pharmacy**
RESOLUTION NO. 39-25: ADOPTING FY2026 OPERATING BUDGET FOR JORDAN CLINIC AND PHARMACY

Motion: Commissioner Croatt moved to approve Resolution 39-25. Commissioner Choudek seconded the motion.

Vote: A roll call vote was taken
- **Ayes:** Croatt, Gulstad, Gade, Choudek, Corrigan **Nays:** None

Result: Motion carried 5-0

6.19) **The Henderson, Shakopee**
RESOLUTION NO. 40-25: ADOPTING FY2026 OPERATING BUDGET FOR THE HENDERSON

Motion: Commissioner Croatt moved to approve Resolution 40-25. Commissioner Choudek seconded the motion.

Vote: A roll call vote was taken
- **Ayes:** Croatt, Gulstad, Gade, Choudek, Corrigan **Nays:** None

Result: Motion carried 5-0

6.20) **Brentwood Terrace, Jordan**
RESOLUTION NO. 41-25: ADOPTING FY2026 OPERATING BUDGET FOR The BRENTWOOD TERRACE

Motion: Commissioner Croatt moved to approve Resolution 41-25. Commissioner Choudek seconded the motion.

Vote: A roll call vote was taken

- **Ayes:** Croatt, Gulstad, Gade, Choudek, Corrigan **Nays:** None

Result: Motion carried 5-0

6.21) **Legacy Central, Shakopee**
RESOLUTION NO. 42-25: ADOPTING FY2026 OPERATING BUDGET FOR LEGACY CENTRAL

Motion: Commissioner Croatt moved to approve Resolution 42-25. Commissioner Choudek seconded the motion.

Vote: A roll call vote was taken

- **Ayes:** Croatt, Gulstad, Gade, Choudek, Corrigan **Nays:** None

Result: Motion carried 5-0

6.2) RESOLUTION NO. 43-25: AUTHORIZING REVISIONS TO THE ADMINISTRATIVE PLAN
Motion: Commissioner Gade moved to approve RESOLUTION NO. 43-25. Commissioner Corrigan seconded the motion.

Vote: A roll call vote was taken

- **Ayes:** Croatt, Gulstad, Gade, Choudek, Corrigan **Nays:** None

Result: Motion carried 5-0

6.3) RESOLUTION 44-25 AUTHORIZING APPROVAL TO ENTER INTO A GRANT AGREEMENT WITH THE MINNESOTA HOUSING FOR BRING IT HOME RENTAL ASSISTANCE PROGRAM

Motion: Commissioner Choudek moved to approve RESOLUTION NO. 44-25. Commissioner Corrigan seconded the motion.

Vote: A roll call vote was taken

- **Ayes:** Croatt, Gulstad, Gade, Choudek, Corrigan **Nays:** None

Result: Motion carried 5-0

6.4) RESOLUTION NO. 45-25: SELLING COMMUNITY LAND TRUST PROPERTY AT 775 LEON STREET, JORDAN, MN

Motion: Commissioner Corrigan moved to approve RESOLUTION NO. 45-25. Commissioner Gulstad seconded the motion.

Vote: A roll call vote was taken

- **Ayes:** Croatt, Gulstad, Gade, Choudek, Corrigan **Nays:** None

Result: Motion carried 5-0

6.5) RESOLUTION NO. 46-25: SELLING COMMUNITY LAND TRUST PROPERTY 13451 ALABAMA AVENUE SAVAGE MN

Motion: Commissioner Corrigan moved to approve RESOLUTION NO. 46-25. Commissioner Gade seconded the motion.

Vote: A roll call vote was taken

- **Ayes:** Croatt, Gulstad, Gade, Choudek, Corrigan **Nays:** None

Result: Motion carried 5-0

6.6) Surplus Property for 323 Naumkeag Street S. Shakopee, MN

6.7) **Motion:** Commissioner Choudek moved to declare property as listed in the packet as surplus and authorize its disposal. Commissioner Gade seconded the motion.

Vote: A voice vote was taken

Result: Motion carried 5-0

INFORMATIONAL REPORTS

7.1) Liaison Report – Scott County Commissioner- None

7.2) Business and Community Development Quarterly Report
Business & Community Development Director Foust gave an update on several programs, including the Fast Track Challenge that is coming up on October 9th.

7.3) Executive Director Informational Report

Executive Director Siegert provided several updates regarding upcoming changes and events. Special meeting is confirmed for September 23rd, 2025.

7.4) Board Member updates

Commissioner Gade gave a reminder about the importance of driving safely in work zones.

SET NEXT MEETING DATE, TIME AND PLACE

8.1)	Ribbon Cutting w/ lunch	September 16, 2025
8.2)	CDA Special Meeting	September 23, 2025

8.3) CDA Regular Meeting and Public Hearing October 14, 2025

ADJOURN to a tour of Legacy Central

Motion: Commissioner Gade made a motion to adjourn at 2:21pm. Commissioner Choudek seconded the motion.

Vote: A voice vote was taken

Result: Motion carried 5-0

DeAnn Croatt, Chair

Terri Gulstad, Secretary

10/14/25

Recording Secretary Date