



REGULAR MEETING MINUTES
January 13, 2026, at 12:30 PM
CDA Office: 100 5th Avenue E., Shakopee

CALL TO ORDER & PLEDGE

The meeting was called to order at 12:49 PM.

ROLL CALL

Roll call was called over from CDA Annual meeting.

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: County Commissioner Jody Brennan, Lorien Mueller with Great Lakes Management

Public participation: None

APPROVAL OF AGENDA AND MEETING MINUTES

4.1) CDA Regular Meeting – December 9, 2025

Motion: Commissioner Gade moved to approve the Minutes from December 9th, 2025. Commissioner Gulstad seconded the motion.

Vote: A roll call vote was taken:

- **Ayes:** Gulstad, Gade, Choudek, Corrigan; **Nays:** None **Abstain:** Schuh

Result: Motion carried 4-0-1

4.2) Agenda Modifications- None

Consent Agenda

5.1) Payment of Bills

5.2) IRS MILEAGE RATE

The new mileage rate is 72.5 cents effective January 1, 2026.

5.3) Agency FY2025 Audit

Auditors were onsite in December to begin preliminary audit work with field work scheduled for the week of March 30, 2026. A Board presentation on the audit results is expected during the June 2026 meeting.

- 5.4) Housing Programs Report
- 5.5) Capital Improvement Projects
- 5.6) Homeownership Programs Report
- 5.7) RESOLUTION NO. 04-26: AUTHORIZING ACCEPTANCE OF GRANT FUNDS FROM MINNESOTA HOUSING – COMMUNITY HOMEOWNESHIP IMPACT FUNDS

Motion: Commissioner Gade moved to approve the consent agenda. Commissioner Corrigan seconded the motion.

Vote: A roll call vote was taken

•**Ayes:** Schuh, Gulstad, Gade, Choudek, Corrigan; **Nays:** None

Result: Motion carried 5-0

REGULAR AGENDA

- 6.1) RESOLUTION NO. 02-26: Set a Public Hearing for the Sale of Surplus Real Property

Motion: Commissioner Gade moved to approve Resolution 02-26. Commissioner Corrigan seconded the motion.

Vote: A roll call vote was taken

•**Ayes:** Croatt, Gulstad, Choudek, Gade, Corrigan; **Nays:** None

Result: Motion carried 5-0

- 6.2) Moraine Addition Development

Executive Director Siegert and Business and Development director Foust discussed the Moraine development construction progress and future planning for the remaining lots.

- 6.3) Hopes Portage Development

Executive Director Siegert gave an update on Hope's Portage opening and the ribbon cutting will be held on Tuesday, January 27th with an open house following the ceremony.

- 6.4) RESOLUTION NO. 03-26 AUTHORIZING Roof Replacement at River City Centre

Motion: Commissioner Gulstad moved to approve Resolution 03-26. 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

6.5) CDA Office Water Damage

Lorien Mueller with Great Lakes Management was in attendance and provided the Board an update on the Water Damage from December 16, 2025 and next steps for restoration.

INFORMATIONAL REPORTS

7.1) Liaison Report – Scott County Commissioner

Commissioner Brennan announced Jon Ulrich as the new chair for 2026 with herself serving as the Vice Chair. She also discussed the LAHA funding and continuing to use those funds for housing

7.2) Executive Director update

Executive director Siegert discussed the position classification and compensation study that will be happening later this year. Abdo will be completing the study. Siegert also noted this is the final year of the current strategic plan. The CDA will be working with a consultant to develop a new plan.

7.2) Board Member updates- None

SET NEXT MEETING DATE, TIME AND PLACE

8.1) CDA Regular Meeting

February 10, 2026

8.2) SPECIAL Meeting

as needed

ADJOURN

Adjourned to Greentree Annual meeting at 1:59 pm



Terri Gulstad, Vice Chair



Dale Gade, Secretary

 

Recording Secretary

Date