



SCOTT COUNTY COMMUNITY DEVELOPMENT AGENCY

MINUTES

April 14, 2026, at 12:30 PM

CDA Office: 100 5th Avenue E., Shakopee

CALL TO ORDER & PLEDGE

The meeting was called to order at 12:29 PM.

ROLL CALL

Commissioners present: Amanda Schuh, Terri Gulstad, Dale Gade, Michelle Choudek

Absent: Fred Corrigan

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

Others present: County Commissioner Jody Brennan, Lorien Mueller with Great Lake Management.

Public participation: None

APPROVAL OF AGENDA AND MEETING MINUTES

4.1) CDA Regular Meeting – March 10, 2026

Motion: Commissioner Schuh moved to approve the minutes from the CDA regular meeting on March 10th. Commissioner Gulstad seconded the motion.

Vote: A voice vote was taken

Result: Motion carried 4-0; Absent: 1

4.2) Agenda Modifications- None

CONSENT AGENDA

5.1) Payment of Bills

5.2) RESOLUTION NO. 07-26 Authorizing 2025 Permanent Transfers

5.3) RESOLUTION NO. 08-26 Designating Net Assets

5.4) Housing Programs Report

5.5) Homeownership Programs Report

5.6) RESOLUTION NO. 09-26 Approving Purchase of Community Land Trust Property

5.7) Moraine Addition Development

Motion: Commissioner Schuh moved to approve the consent agenda. Commissioner Gulstad seconded the motion.

Vote: A roll call vote was taken

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

Result: Motion carried 4-0; Absent: 1

REGULAR AGENDA

6.1) RESOLUTION NO. 10-26 AUTHORIZING Amendment to the Roof Replacement Contract at River City Centre

Lorien Mueller with Great Lakes Management was in attendance to discuss the change order to replace the parapet wall that goes around the entire perimeter of both buildings.

Motion: Commissioner Schuh moved to approve Resolution 10-26. Commissioner Gulstad seconded the motion.

Vote: A roll call vote was taken

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

Result: Motion carried 4-0; Absent: 1

6.2) RESOLUTION NO. 11-26 AUTHORIZING deferred loan to Trellis Co. for Trellis Shakopee Apartments

CDA staff presented the request from Trellis to the Advisory Committee of the Housing Trust Fund and they were supportive of this request.

Motion: Commissioner Schuh moved to approve Resolution 11-26. Commissioner Gulstad seconded the motion.

Vote: A roll call vote was taken

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

Result: Motion carried 4-0; Absent: 1

6.3) RESOLUTION NO. 12-26 AUTHORIZING advertising for bids for the remaining units in the Moraine Addition

CDA staff provided an update on the history of the development, the construction of the first 3 units and a recommendation to bid the remaining 7 units over the course of the next two years.

Motion: Commissioner Gulstad moved to approve Resolution 12-26. Commissioner Choudek seconded the motion.

Vote: A roll call vote was taken

•**Ayes:** Schuh, Gulstad, Choudek; **Nays:** Gade; **Absent:** Corrigan

Result: Motion carried 3-1; Absent: 1

6.4) RESOLUTION NO. 13-26 AUTHORIZING application for the Livable Communities Grant Program for the Moraine Addition Community Land Trust homes

Motion: Commissioner Schuh moved to approve Resolution 13-26. Commissioner Gulstad seconded the motion.

Vote: A roll call vote was taken

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

Result: Motion carried 4-0; Absent: 1

INFORMATIONAL REPORTS

7.1) Liaison Report – Scott County Commissioner

Commissioner Brennan provided an update on the county's organics recycling expansion efforts, including the addition of a new drop-off location in Shakopee.

7.2) Executive Director update

Executive Director Siegert reported that the 2026 federal budget has been approved, and the agency is currently awaiting funding allocations for the Housing Choice Voucher (HCV) program. She also noted that the proposed 2027 federal budget has been released, and staff will continue to monitor any impacts on CDA programs.

The new Bring It Home waiting list successfully opened earlier this month.

Several CDA employees attended the MN NAHRO Day at the Capitol event held in mid-April.

7.3) Board Member updates – none

SET NEXT MEETING DATE, TIME AND PLACE

- | | | |
|------|---------------------|--------------|
| 8.1) | CDA Regular Meeting | May 12, 2026 |
| 8.2) | SPECIAL Meeting | as needed |

ADJOURN

Motion: Commissioner Schuh moved to adjourn at 1:09 pm Commissioner Choudek seconded the motion.

Vote: A voice vote was taken

Result: Motion carried 4-0



Michelle Choudek, Chair



Terri Gulstad, Vice-Chair



Recording Secretary

5/12/26
Date
