SCOTT COUNTY COMMUNITY DEVELOPMENT AGENCY

REGULAR MEETING AGENDA
June 9, 2026, at 12:30 PM
CDA Office: 100 5th Avenue E., Shakopee

CALL TO ORDER & PLEDGE

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

ROLL CALL

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

Staff present: Executive Director Julie Siegert, Deputy Executive Director Sarah Kidwell, Finance Director Adam Johnson, Housing Director Molly Link, Business Development Director Jo Foust, Business Development Manager Michael Werneke, Human Resources Manager Jodi Foster, and Recording Secretary Leesha Eccles.

Others present: Bonnie Schwieger: partner with Abdo, Tim Keane: Attorney with Kutak Rock (remote)

Public participation: None

APPROVAL OF AGENDA AND MEETING MINUTES

4.1) CDA Regular Meeting – May 12, 2026

Motion: Commissioner Gulstad moved to approve the minutes from the CDA regular meeting on May 12th. Commissioner Schuh seconded the motion.

Vote: A voice vote was taken

Result: Motion carried 5-0

4.2) Agenda Modifications none

CONSENT AGENDA

5.1) Payment of Bills

5.2) Housing Programs Report

5.3) RESOLUTION NO. 17-26 AUTHORIZING an Additional Signatory for the Bring it Home Rental Assistance Program with Minnesota Housing

5.4) Moraine Addition Development

5.5) RESOLUTION 18-26 AUTHORIZING changes to the Personnel Policy

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

Vote: A roll call vote was taken

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

Result: Motion carried 5-0

<u>REGULAR AGENDA</u>

6.1) FY2025 Financial Report

Bonnie Schwieger, Partner with Abdo, reported on the audit results.

Motion: Commissioner Gade moved to accept the FY2025 Financial Report. Commissioner Choudek seconded the motion.

Vote: A voice vote was taken

Result: Motion carried 5-0

6.2) The Hamilton Commercial Space

An overview of the request from the City of Savage for the CDA to take over operations of the commercial space for the Hamilton building at 4735 W 123rd Street, from the Savage Economic Development Agency was discussed. Board was supportive of continuing to negotiate and evaluate with the city and staff will bring back further information at the July meeting for the financial proforma, bond obligations, capital needs and consideration of utilizing a broker.

6.3) RESOLUTION NO. 19-26 AUTHORIZING A RESOLUTION AUTHORIZING NEGOTIATION OF A LETTER OF INTENT WITH EBERT COMPANIES

Motion: Commissioner Corrigan moved to approve RESOLUTION 19-26. Commissioner Gade seconded the motion.

Vote: A voice vote was taken

Result: Motion carried 5-0

6.4) **RESOLUTION NO. 20-26 AUTHORIZING ACCEPTANCE OF ASSIGNMENT OF PURCHASE AGREEMENT FOR CERTAIN REAL PROPERTY LOCATED AT 1211 4TH AVE EAST, SHAKOPEE, MINNESOTA AND AMENDMENT TO PURCHASE AGREEMENT BETWEEN TRELLIS CO. AND THE SCOTT COUNTY CDA**

Executive Director Siegert, together with Tim Keane (participating remotely), reviewed and discussed the details of the purchase agreement and assignment for the property located at 1211 4th Ave E.

Motion: Commissioner Gulstad moved to approve RESOLUTION 20-26. Commissioner Schuh seconded the motion.

Vote: A roll call vote was taken

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

Result: Motion carried 4-1

6.5) **RESOLUTION NO. 21-26 AUTHORIZING ADOPTION OF NEW PLAN YEAR AND PREMIUMS FOR OPTIONAL EMPLOYEE SUPPLEMENTAL BENEFITS**

Human Resources Manager Jodi Foster proposed an adjustment to the benefits plan year to align with Scott County's schedule. Under this change, the new plan year would run from January 1 through December 31. To accommodate the shift, a short transition period would take place this year, spanning August 1 to December 31.

Motion: Commissioner Schuh moved to approve RESOLUTION 21-26. Commissioner Gulstad seconded the motion.

Vote: A roll call vote was taken

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

Result: Motion carried 5-0

INFORMATIONAL REPORTS

7.1) **Business and Community Development Quarterly Report**

BCD Director Foust provided a recap of the department's progress and key activities from the previous quarter.

7.1.1) Homeownership Report- included in the report above

7.2) **Liaison Report – Scott County Commissioner-** none

7.3) Executive Director update
Executive Director Siegert reported that Legacy Central is fully leased ahead of the anticipated timeline and expressed appreciation to all who participated in the strategic planning workshop and invited any further thoughts or feedback on the event.

7.4) Board Member updates- None

SET NEXT MEETING DATE, TIME AND PLACE

8.1)	CDA Regular Meeting	July 14, 2026
8.2)	SPECIAL Meeting	as needed

ADJOURN

Motion: Commissioner Corrigan moved to adjourn at 2:03pm Commissioner Gade seconded the motion.

Vote: A voice vote was taken

Result: Motion carried 5-0

Michelle Choudek, Chair

Dale Gade, Secretary

Recording Secretary

7/14/26
Date