



SCOTT COUNTY COMMUNITY DEVELOPMENT AGENCY

MINUTES

August 10, 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, and Recording Secretary Leesha Eccles.

Others present: Camille Ritter - Great Lakes Management, Leigha Baker - Great Lakes Management, Brian Wolfe – Fieldstone Family Homes, County Commissioner Jody Brennan.

Public participation: None

APPROVAL OF AGENDA AND MEETING MINUTES

4.1) Minutes of CDA Regular Meeting – August 10, 2026

Motion: Commissioner Gade moved to approve the minutes from the CDA regular meeting on July 14th. Commissioner Gulstad 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) Homeownership Report

5.3) RESOLUTION NO. 23-26 Scheduling of Public Hearing to receive comments on the 2027 HUD Agency Annual Plan

5.4) RESOLUTION NO. 24-26 Authorizing the sale of Community Land Trust property located at 8709 Moraine Drive, Shakopee MN 55379

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

Vote: A roll call vote was taken

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

Result: Motion carried 5-0

REGULAR AGENDA

6.1) RESOLUTION NO. 25-26 Accepting bid and authorizing contract for Moraine Addition Phase 2 and 3

Motion: Commissioner Gulstad moved to approve RESOLUTION 25-26.
Commissioner Schuh seconded the motion.

Vote: A roll call vote was taken

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

Result: Motion carried 4-1

6.2) 55+ Development Reports – 2nd Quarter 2026 Great Lakes Management will present the 2026 Q2 Budget Reports.

6.201) River City Centre, Shakopee

6.202) The Hamilton, Savage

6.203) Philipp Square, New Prague

6.204) Northridge Court, Shakopee

6.205) Glendale Place, Savage

6.206) Market Village, Elko New Market

6.207) Brentwood Court, Jordan

6.208) The Henderson, Shakopee

6.209) Brentwood Terrace, Jordan

6.210) Legacy Central, Shakopee

Motion: Commissioner Corrigan moved to approve the Great Lakes Management 55+ Development Reports – 2nd Quarter 2026. Commissioner Gulstad seconded the motion.

Vote: A voice vote was taken

Result: Motion carried 5-0

6.3) 55+ Development Budget Reports – FY2027 Operating Budgets
Great Lakes Management will present the FY2027 Operating Budgets.

6.301) River City Centre, Shakopee
RESOLUTION NO. 26-26 ADOPTING FY2027 OPERATING BUDGET FOR RIVER CITY CENTRE

6.302) The Hamilton, Savage
RESOLUTION NO. 27-26 ADOPTING FY2027 OPERATING BUDGET FOR THE HAMILTON, RESIDENTAIL

6.303) The Hamilton Commercial, Savage
RESOLUTION NO. 28-26 ADOPTING FY2027 OPERATING BUDGET FOR THE HAMILTON, COMMERCIAL

6.304) Philipp Square, New Prague
RESOLUTION NO. 29-26 ADOPTING FY2027 OPERATING BUDGET FOR PHILIPP SQUARE

6.305) Northridge Court, Shakopee
RESOLUTION NO. 30-26 ADOPTING FY2027 OPERATING BUDGET FOR NORTHRIDGE COURT

6.306) Glendale Place, Savage
RESOLUTION NO. 31-26 ADOPTING FY2027 OPERATING BUDGET FOR GLENDALE PLACE

6.307) Market Village, Elko New Market
RESOLUTION NO. 32-26 ADOPTING FY2027 OPERATING BUDGET FOR MARKET VILLAGE

6.308) Brentwood Court, Jordan
RESOLUTION NO. 33-26 ADOPTING FY2027 OPERATING BUDGET FOR BRENTWOOD COURT

6.309) Brentwood Court Clinic and Pharmacy (Jordan)
RESOLUTION NO. 34-26 ADOPTING FY2027 OPERATING BUDGET FOR BRENTWOOD COURT CLINIC AND PHARMACY

6.310) The Henderson, Shakopee
RESOLUTION NO. 35-26 ADOPTING FY2027 OPERATING BUDGET FOR THE
HENDERSON

6.311) Brentwood Terrace, Jordan
RESOLUTION NO. 36-26 ADOPTING FY2027 OPERATING BUDGET FOR
BRENTWOOD TERRACE

6.312) Legacy Central, Shakopee
RESOLUTION NO. 37-26 ADOPTING FY2027 OPERATING BUDGET FOR LEGACY
CENTRAL

Motion: Commissioner Schuh moved to approve the Great Lakes
Management 55+ Development Budget Reports – FY2027 Operating Budgets.
Commissioner Gulstad seconded the motion.

Vote: A voice vote was taken

Result: Motion carried 5-0

6.4) FY2026 – 2nd Quarter Agency Budget Summary

Motion: Commissioner Gulstad moved to approve the FY2026 – 2nd Quarter Agency
Budget Summary. Commissioner Choudek seconded the motion.

Vote: A voice vote was taken

Result: Motion carried 5-0

**6.5) RESOLUTION NO. 38-26: AUTHORIZING THE 2027 GENERAL ADMINISTRATIVE
OPERATING BUDGET AND THE 2027 (PAYABLE) SPECIAL BENEFITS TAX LEVY OF THE
SCOTT COUNTY COMMUNITY DEVELOPMENT AGENCY AND CERTIFYING THE LEVY
TO THE SCOTT COUNTY BOARD**

Motion: Commissioner Gade moved to approve the 2027 GENERAL ADMINISTRATIVE
OPERATING BUDGET AND THE 2027 (PAYABLE) SPECIAL BENEFITS TAX LEVY OF THE
SCOTT COUNTY COMMUNITY DEVELOPMENT AGENCY. 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

6.51) Finance Committee Minutes

INFORMATIONAL REPORTS

7.1) Housing Quarterly Report

7.11) Housing Programs Reports

7.12) RESOLUTION NO. 39-26 Authorizing the CDA to enter into an agreement with Scott County to administer Family Unification Program vouchers

Motion: Commissioner Gade moved to approve **RESOLUTION NO. 39-26**.
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

7.2) Liaison Report – Scott County Commissioner

Commissioner Brennan provided updates on several county initiatives.

7.3) Executive Director update

Executive Director Siegert provided informational updates relating to the strategic planning work.

7.4) Board Member updates

Commissioner Choudek shared that all Fast Track Challenge applications have been received, with a total of seven, and said she is excited about the applicants' business plans and expects the event to have a great year.

SET NEXT MEETING DATE, TIME AND PLACE

- | | |
|--------------------------------------|-------------------|
| 8.1) CDA Personnel Committee Meeting | August 18, 2026 |
| 8.2) CDA Regular Meeting | September 8, 2026 |
| 8.3) SPECIAL Meeting | as needed |

ADJOURN

Motion: Commissioner Gade moved to adjourn at 2:16pm Commissioner Corrigan seconded the motion.

Vote: A voice vote was taken

Result: Motion carried 5-0



Michelle Choudek, Chair



Dale Gade, Secretary



Recording Secretary

9/8/26

Date