SCOTT COUNTY COMMUNITY DEVELOPMENT AGENCY

MINUTES
September 8, 2026, at 12:30 p.m.
CDA Office: 100 5th Avenue E., Shakopee

CALL TO ORDER & PLEDGE
The meeting was called to order at 12:31 PM.

ROLL CALL
Commissioners present: Amanda Schuh, Terri Gulstad, Dale Gade, Michelle Choudek, 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: Tom Nikunen with City of Jordan, Mike Walton with Bolton & Menk, Leah Davis with Abdo Solutions, Andrew Mclean – partner with PGMA development, P.J. Hill – partner at PGMA development, Miranda Walker – partner at PGMA development, Cynthia Smith-Strack with the City of Belle Plaine, Breanne Kennedy with Thrive, and County Commissioner Jody Brennan.

Public participation: Deborah Wilcox & Jeremy Hawkes provided written correspondence and comments regarding their Community Land Trust home in New Prague.

APPROVAL OF AGENDA AND MEETING MINUTES

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

Motion: Commissioner Schuh moved to approve the minutes from the CDA regular meeting on August 10th. 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) **Housing Report**

5.3) **RESOLUTION NO. 40-26: Amending Resolution 61-25 Authorization to Provide Deferred Loan to Reuter Walton Development LLC For Section 42 Tax Credit Development, Harris Apartments, located in Shakopee, Minnesota**

5.4) **RESOLUTION NO. 41-26 Approving Audit Engagement with Abdo Solutions**

5.5) **RESOLUTION NO. 42-26 Authorizing Approval to Enter into a Grant Agreement with the Metropolitan Council for the Metropolitan Livable Communities Act Grant and Execution of Agreements and Associated Documents**

Motion: Commissioner Schuh moved to approve the consent agenda. Commissioner Choudek 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) **City of Jordan County Road 59 Area Development Vision Plan Report – Economic Development Assistance Program (EDAP)**

City Administrator Tom Nikunen and Mike Walton, Bolton and Menk presented the results of the EDAP study.

6.2) **RESOLUTION NO. 43-26 Authorization to Award a Scott County Housing Trust Fund Program Grant to the City of Belle Plains for the Belle Plaine First-Time Homebuyer Down Payment Assistance Program**

Motion: Commissioner Gulstad moved to approve RESOLUTION NO. 43-26. Commissioner Schuh seconded the motion.

Vote: A roll call vote was taken

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

Result: Motion carried 5-0

6.3) **RESOLUTION NO. 44-26 Authorization to Provide a Scott County Housing Trust Fund Program Deferred Loan to PGMA Development LLC for Rehabilitation of Forty-three (43) Affordable Rental Townhouse Units, known as Jordan Valley Townhomes, located in Jordan, Minnesota**

Motion: Commissioner Gulstad moved to approve RESOLUTION NO. 44-26. Commissioner Schuh seconded the motion.

Vote: A roll call vote was taken

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

Result: Motion carried 5-0

6.4) Position Classification & Compensation Study Report by Abdo Solutions

6.41) RESOLUTION NO. 45-26: Adopting 2026 Position Classification and Compensation Structure Study Recommendations, and Authorization to Implement the 2026 Market Adjustment and 2027 Cost of Living Adjustment

Motion: Commissioner Corrigan moved to approve RESOLUTION NO. 45-26. Commissioner Schuh seconded the motion.

Vote: A roll call vote was taken

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

Result: Motion carried 4-1

6.42) Personnel Committee Minutes

6.5) Strategic Plan Listening Sessions Report

Breanne Kennedy with Thrive LLC and Craig Rapp Consulting Group provided a summary of the stakeholder feedback received through focus groups and general survey as part of the engagement for the strategic planning process.

INFORMATIONAL REPORTS

7.1) Business & Community Development Quarterly Report

7.11) Homeownership Report

Business and Community Development Director Foust reviewed the quarterly report and answered questions.

7.2) Liaison Report – Scott County Commissioner

Commissioner Brennan noted the Miriam Junction Ribbon Cutting that she attended earlier in the day.

7.3) Executive Director update

Executive Director Siegert discussed recent meetings held jointly with CDA Commissioners providing an overview of CDA.

7.4) Board Member updates

Commissioner Schuh reminded attendees that Jordan will be hosting the annual Heimatfest this upcoming weekend.

SET NEXT MEETING DATE, TIME AND PLACE

8.1)	CDA Board Strategic Planning Retreat: 12-7 p.m.	October 5, 2026
8.2)	CDA Regular Meeting	October 13, 2026
8.3)	SPECIAL Meeting	as needed

ADJOURN

Motion: Commissioner Schuh moved to adjourn at 2:25pm. Commissioner Corrigan seconded the motion.

Vote: A voice vote was taken

Result: Motion carried 5-0

Michelle Choudek, Chair

Dale Gade, Secretary

10/13/26

Recording Secretary Date