

AGENDA  
CHASKA ECONOMIC DEVELOPMENT AUTHORITY  
MEETING  
ONE CITY HALL PLAZA  
CHASKA CITY HALL  
MONDAY, APRIL 16, 2018

1. Call To Order
2. Roll Call
3. Adopt The April 16, 2018, EDA Agenda

Documents:

[00 - 04-16-18 EDA AGENDA.PDF](#)

4. Approve The Minutes Of The April 2, 2018, EDA Meeting

Documents:

[04-02-18 EDA MINUTES DRAFT.PDF](#)

5. Public Hearing: Adopt EDA Resolution No. 2018-06, Authorizing The Sale Of Public Property (Brewery Project)

Documents:

[05 - 00 - RFA - PUBLIC HEARING REGARDING SALE OF LAND \(BREWERY PROJECT\).PDF](#)

[05 - 01 - EDA RES NO 2018-06 APPROVING CONVEYANCE OF A CERTAIN PROPERTY - BREWERY PROJECT.PDF](#)

6. Other Business
7. Adjourn

**AGENDA**  
**CHASKA ECONOMIC DEVELOPMENT AUTHORITY MEETING**  
**ONE CITY HALL PLAZA**  
**CHASKA CITY HALL**  
**MONDAY, April 16, 2018**

1. Call to Order
2. Roll Call
3. Adopt the Agenda
4. Approve the Minutes of the April 2, 2018, EDA Meeting
5. Public Hearing: Adopt Resolution No. 2018-06 Authorizing the Sale of Public Property (Brewery Project)
6. Other Business
7. Adjourn

**- MINUTES -**  
**CHASKA ECONOMIC DEVELOPMENT AUTHORITY**  
**APRIL 2, 2018**

**DRAFT**

1. Call to Order

President Windschitl called the meeting to order at 8:30 pm.

2. Roll Call

Roll call was taken. Present: Commissioners Boe, Geisler, Schulz and President Windschitl  
Absent: Commissioner Rohe

Also Present: Nate Kabat, Assistant Executive Director; Luke Melchert, City Attorney; Kevin Ringwald, Community Development Director; and, Matt Podhradsky, Executive Director.

3. Agenda

Motion by Commissioner Geisler, second by Commissioner Boe, to adopt the agenda as presented.  
Motion carried.

4. Minutes

Motion by Commissioner Boe, second by Commissioner Schulz, to approve the minutes of the March 19, 2018 EDA meeting.  
Motion carried.

5. Adopt Resolution No. 2018-05, Calling for a Public Hearing Regarding Sale of Land (Brewery Project)

Assistant Executive Director Kabat presented the item to the Commission.

Motion by Commissioner Schulz, second by Commissioner Boe to adopt Resolution No. 2018-05, Calling for a Public Hearing Regarding Sale of Land (Brewery Project) to take place on April 16, 2018.

Commissioner Boe inquired if it was the long-term plan to have the brewery at the proposed location.

Assistant Executive Director Kabat responded the only planned and approved use for that area right now is the brewery and they have obtained a conditional use permit. Any change in use would require it to come back for review.

The Commission voted on the motion. Motion carried.

6. Other Business

None.

7. Adjourn

Motion by Commissioner Geisler, second by Commissioner Boe to adjourn the meeting at 8:35 pm.  
Motion carried.

**REQUEST FOR ACTION  
CHASKA ECONOMIC DEVELOPMENT AUTHORITY  
April 16, 2018**

**Subject: Public Hearing Regarding Sale of Land for the Brewery Project**

Prepared By: Matt Podhradsky, Executive Director

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**Background**

On January 9, 2017, the City Council and EDA unanimously approved execution of the Purchase Agreement with Carver County and the Purchase and Development Agreement with Terrain Holdings, LLC pertaining to property located at 850 Chaska Blvd for a project that would develop a brewery on the site.

A closing date has been set for the transaction to occur on April 27, 2018. Pursuant to Minnesota Statutes, Section 469.105, the EDA must hold a public hearing to authorize the sale of the property that it will obtain from Carver County to Terrain Holdings, LLC.

At the April 2<sup>nd</sup> meeting of the EDA, Resolution 2018-04 established the public hearing to be held by the EDA on April 16, 2018, immediately following the City Council meeting on the proposed sale.

Staff is recommending that the EDA vote on a motion to allow for the sale of this property based on the previously approved purchase agreement, and to authorize staff to move forward with this closing when all conditions of the PA have been met.

**EDA ACTION REQUESTED**

**Motion to sell EDA property at 850 Chaska Blvd based on the Purchase Agreement approved by the EDA on January 9, 2017, and to authorize Staff to move forward with the closing once all conditions of the purchase agreement have been met**

**CHASKA ECONOMIC DEVELOPMENT AUTHORITY  
CITY OF CHASKA  
CARVER COUNTY, MINNESOTA**

**RESOLUTION**

DATE April 16, 2018 RESOLUTION NO. 2018-06

MOTION BY COMMISSIONER \_\_\_\_\_ SECOND BY COMMISSIONER \_\_\_\_\_

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**A RESOLUTION APPROVING CONVEYANCE OF CERTAIN  
PROPERTY LOCATED AT 850 CHASKA BLVD (BREWERY PROJECT)**

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WHEREAS, pursuant to Minnesota Statutes, Sections 469.090 to 469.1081 (the "EDA Act"), the Chaska Economic Development Authority (the "EDA") is authorized to acquire and convey real property and to undertake certain activities to facilitate the development of real property by private enterprise; and

WHEREAS, the City of Chaska, Minnesota (the "City") and the EDA have heretofore entered into a Purchase and Development Agreement (the "Contract") with Terrain Holdings, LLC (the "Developer"), under which, among other things, the EDA proposes to acquire and convey certain property in the City legally described as set forth on **Exhibit A** attached hereto (the "Property") to Developer to redevelop an existing 7,202 square foot substandard building for use as a commercial building including initially a brewery, taphouse and related facilities and other commercial/retail space; and

WHEREAS, the EDA has on this date conducted a duly noticed public hearing regarding the sale of the Property to Developer, at which all interested persons were give an opportunity to be heard; and

WHEREAS, the EDA finds and determines that conveyance of the Property to the Developer is in the public interest and will further the objectives of its general plan of economic development, because it will increase the tax base in the City and serve as an impetus for further development.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the Chaska Economic Development Authority (the "Board") as follows:

1. The Board hereby approves the purchase and the subsequent conveyance of the Property to Developer pursuant to the Contract, and the President and Executive Director are hereby authorized and directed to execute any deed or other documents necessary to carry out the Contract on behalf of the EDA and to carry out, on behalf of the EDA, the EDA's obligations thereunder. The execution of any instrument by the appropriate officers of the EDA herein authorized shall be conclusive evidence of the approval of such document in accordance with the terms hereof. In the event of absence or disability of the officers, any of the documents authorized by this Resolution to

be executed may be executed without further act or authorization of the Board by any duly designated acting official, or by such other officer or officers of the Board as, in the opinion of the City Attorney, may act in their behalf.

2. EDA staff and officials are authorized to take all actions necessary to perform the EDA's obligations under the Contract as a whole.

Member \_\_\_\_\_ moved for the adoption of the foregoing resolution, and said motion was duly seconded by Member \_\_\_\_\_, and upon a vote being taken thereon after full discussion thereof, the following voted in favor thereof:

and the following voted against the same:

whereupon said resolution was declared duly passed and adopted.

Approved by the Board of Commissioners of the Chaska Economic Development Authority this 16th day of April 2018.

\_\_\_\_\_  
Mark Windschitl, President

Attest:

\_\_\_\_\_  
Matt Podhradsky, Executive Director