



**CARVER
COUNTY**

minnesota

**Carver County Board of Commissioners
August 15, 2023
Board Meeting**

The County Board Room is open to the public

**The Regular Session portion of the meeting will be webcast live at:
<https://youtube.com/@CarverCountyMN>**

- 9:00 a.m. 1. a) **CONVENE**
 b) **Pledge of allegiance**
 c) **Public comments that relate to an item on the agenda may be heard when that agenda item is discussed. Please limit your public comments to five minutes or less.**

Individuals unable to attend in person can provide public comments by email at admin-contact@co.carver.mn.us.

2. Agenda review and adoption
 3. Approve minutes of August 8, 2023, Regular Session 1-4
 4. Community Announcements

- 9:20 a.m. 5. **CONSENT AGENDA**

Communities: Create and maintain safe, healthy, and livable communities

- 5.1 Professional Services Agreement for 2023 Pavement Markings – Epoxy Hand Work with SIR LINES-A-LOT 5
 5.2 STOC Administrative Support for Health and Human Services 6-7
 5.3 Final Payment to Veit & Company Inc. for TH 5 Regional Trail Arboretum Connection Project 8
 5.4 Resolution of Support for Scott County’s USDOT's Multimodal Project Discretionary Grant Application 9-11
 5.5 Contract with The Improve Group to assist with required community health assessment..... 12-13
 5.6 Settlement Agreements for Right of Way Acquisitions for the Highway 40 Project - Belle Plaine Area 14-19
 5.7 Special Event Use Permits at County Park and Trail Facilities 20-21

Connections: Develop strong public partnerships and connect people to services and information

- 5.8 Family Homeless Prevention and Assistance Program (FHPAP) 2023-2025 Agreement with MHFA..... 22-23

Customer service: Continue the County’s delivery of high value, timely service

- 5.9 Additional 2023 Fleet Equipment Purchases 24

Growth: Manage the challenges and opportunities resulting from growth and development

5.10 Resolution Authorizing Petition for Eminent Domain for the Highway 40 Project - Belle Plaine Area 25-38

Finances: Improve the County's financial health and economic profile

5.11 Review Health & Human Services and Commissioner Warrants..... NO ATT

9:25 a.m. **6. COUNTY ADMINISTRATOR REPORT**

9:30 a.m. **7. COMMUNITIES: Create and maintain safe, healthy, and livable communities**

7.1 **Closed Session** for the Highway 40 Project – Belle Plaine Area 39

10:25 a.m. **ADJOURN CLOSED AND REGULAR SESSION**

WORK SESSION

10:25 a.m. **A. CONNECTIONS: Develop strong public partnerships and connect people to services and information**

1. Annual Report from Local Advisory Committee on Mental Health 40

10:45 a.m. **B. FINANCES: Improve the County's financial health and economic profile**

1. CDA Budget and Levy 41-49

David Hemze
County Administrator

UPCOMING MEETINGS

August 22, 2023	9:00 a.m. Board Work Session
August 29, 2023	No Meeting
September 5, 2023	9:00 a.m. Board Meeting
September 12, 2023	8:00 a.m. Parks Visioning and Strategic Investment Study Park Tour

A Regular Session of the Carver County Board of Commissioners was held in the County Government Center, Chaska, on August 8, 2023. Chair John P. Fahey convened the session at 9:02 a.m.

Members present: John P. Fahey, Chair, Tom Workman, Vice Chair, Gayle Degler, Tim Lynch and Matt Udermann.

Under public comments, Thomas Sam Cook Ross, Minneapolis, stated he purchased the radio tower built in 1999 in Hollywood Township and was looking forward to a discussion on the tower after the meeting.

Degler moved, Udermann seconded, to approve the agenda. Motion carried unanimously.

Workman moved, Lynch seconded, to approve the minutes of the July 18, 2023, Regular Session. Motion carried unanimously.

Udermann moved, Degler seconded, to approve the following consent agenda items:

Resolution #50-23, Authorizing Settlement of Compensation to Owners for Acquisition of Real Property Interests Needed for the Highway 40 Project-Belle Plaine Area.

Resolution #51-23, Support and Adopt the Cologne Area Transportation Plan.

Resolution #52-23, County Board Acknowledgment 2023 County Wide Seal Coat Project Final Payment.

Resolution #53-23, County Board Acknowledgment 2023 County Wide Crack Seal Project Final Payment.

Professional services agreement with Kennedy & Graven for \$80,000 for legal services for the Highway 5 Project-Arboretum Area, pending finalization of the contract review process.

Professional services agreement with Kennedy & Graven for \$40,000 for legal services for the Highway 18 Project-Arboretum Area, pending finalization of the contract review process.

Contract with Metropolitan Council for Metropolitan Area Regional Parks Operations and Maintenance Allocation pending finalization of the contract review process.

Approved agreement to purchase wetland credits from Scott County SWCD for \$17,379 for the CSAH 52 Bridge Project, pending finalization of the contract review process.

Approved donation agreement with the Carver County Fair for the donation of County furnished labor and equipment resources for the 2023 Carver County Fair, pending finalization of the contract review process.

Approved provision of stipends to community members of the Health Equity and Community Engagement Committee.

Approved two volunteer Carver County Sheriff's Posse members to travel out of state to attend a conference and represent the Carver County Sheriff's Office.

Approved the one day to four day temporary on-sale liquor license application for the Justin Kukowski Foundation for Saturday, October 7, 2023.

Amended the 2023 Carver County appointments to the Metropolitan Emergency Services Board removing the appointment of John P. Fahey and allocating the County's second vote to Commissioner Gayle Degler.

Approve the hiring of a temporary MN Choices Assessor for up to 67 days starting approximately 9/1/23 utilizing current HealthPartners grant funding and related HH&S budget amendment.

Approved a professional services agreement with SRF Consulting Group, Inc, for \$1,098,198 for final design services for the Highway 41/10 Project, pending finalization of the contract review process.

Resolution #54-23, Ordering Advertisement for Bids of County Owned Property located at 12404 Kelly Avenue, Cologne, County of Carver, Dahlgren Township, Minnesota 55322.

Amendment to the professional services agreement with SRF Consulting Group for final design for the Highway 212 Project-Benton Township to cover costs for changed conditions that resulted in revisions to the agreed upon project scope, in the amount of \$454,555.58 pending finalization of the contract review process.

Adopted Findings of Fact and issue Order #PZ20230026 for the issuance of an Interim Use Permit, Larry Flewelling, Young America Township.

Resolution #55-23, Support and Authorization for an Application to United States Department of Transportation (USDOT) for a FY23 Rural Surface Transportation Grant for the Highway 5 Mobility Improvement Project.

Professional services agreement with Kennedy & Graven for legal services for the Highway 41/10 Project, pending finalization of the contract review process.

Authorized the issuance of a Certificate of Zoning Compliances (#A20230130) for the August 25-27, 2023, Freshwater Church outdoor service and celebration event.

Resolution #56-23, Approving the Final Plate of Hilk Acres.

Reviewed July 25, 2023, Community Social Services' actions/Commissioners' warrants in the amount of \$569,798.35 and reviewed August 8, 2023, Community Social Services' actions/Commissioners' warrants in the amount of \$708,023.45

Motion carried unanimously.

Michelle Miller, Employee Relations, appeared before the Board to recognize the 2023 Peer Award recipients. She explained the program allows employees to nominate their coworkers for an award for having shown excellence in the areas of customer service, innovation and project-based teamwork. The customer service award went to Gary Wittnebel for his work at the Environmental Center; the project-based teamwork award went to the Facilities Team Jeff Heiland and Jon Anderson for the cellular antenna project; the innovation award to Caitlin Huiras for her work on addressing food insecurity and the Judge's choice award to Lori Spalding.

The Board congratulated the recipients and expressed appreciation for the program.

Jason Mielke, Land Management, reviewed Matt Dunn's request for a recreational large scale activity conditional use permit. He stated the Planning Commission held a public hearing in May and recommended approval to amend the current CUP. He explained the applicant was requesting an expansion of the days of operation, extending hours to midnight, expansion of operational area for additional attractions, expanding customer parking and an additional internal access to allow traffic to flow better.

He reviewed the conditions to limit attendance to 2,000 persons at any one time, to no longer require traffic control and indicated the Carver County WMO was in the process of reviewing the requirements for the access road. Mielke indicated Dahlgren Township recommended approval of the request except for extending the hours of operation. He noted at the Planning Commission meeting several residents opposed the requests due to noise, dust and the number of persons that could be there. In addition, the Planning Commission received five letters of opposition and one letter in opposition with 26 signatures.

The Planning Commission included specific language regarding dust control and the improvements that needed to take place by the start of the season. He noted the Planning Commission members thoroughly discussed the concerns and even though they did not support some of the proposed changes, overall, they did recommend approval of the requested changes with the exception of the hours of operation. He noted the 60-day law that required a decision be made by August 18th.

Matt Dunn, Screamtown owner, stated the hours of operation was important to them and the expansion of hours provides them some flexibility.

Fahey recognized the Planning Commission worked on this for many months and talked through items. He stated they discussed at length the hours of operation and the recommendation was to limit it to 11:00 p.m. and Dahlgren Township also supported this. He noted one of the questions was the new access road and distributed a map of two other options that would keep traffic away from the neighbors.

Dunn stated their proposed road location was better for the atmospheric experience and there were not many crops growing in that area. Mitch Michaelson, property owner, added the other two options would cut through prime ag land and cut through waterways.

Fahey pointed out the requirement to obtain WMO permit approvals and complete permit requirements by the start of the 2023 operating season or they would not be able to use the hayride trail.

Dunn stated they have been working on obtaining the necessary permits and getting the work done as quickly as possible. Michaelson explained they have been working on this since the application was submitted and they had been looking at different options. He noted this was taking some time to get done and requested flexibility for extra time.

Dave Hemze, County Administrator, noted the timeframe for a decision if the Board wanted to make revisions.

The Board discussed the hours of operation, the access road location, the culvert and the condition to complete the WMO requirements before the start of the 2023 season and if they agreed with, or wanted to revise, the Planning Commission's recommendations.

Mielke stated the applicant was not in compliance with the conditions in place and, at the Planning Commission, a deadline was included to ensure that portion of the attraction was taken care of by the opening date.

Fahey moved, Degler seconded, to adopt the recommendations that were presented before them based on the Planning Commission's recommendations and adopt the Findings of Fact and issue Order #PZ20230020 for the issuance of a Conditional Use Permit, Matt Dunn, Dahlgren Township. Degler, Fahey, Lynch voted aye. Udermann, Workman voted nay. Motion carried

Dave Hemze, Administrator, noted two Board members would be in Washington advocating for transportation funding on September 19th and inquired if the Board wanted to cancel the scheduled meeting. The Board expressed consensus to cancel the meeting and hold a special session September 26th.

Mr. Cook inquired if he would have an opportunity to talk further with the Board after the meeting regarding the radio tower. He stated he would be happy to come back and schedule a time. Chair Fahey clarified this was not part of the today's agenda and asked him to reach out to Mr. Hemze.

Degler moved, Lynch seconded, to go into closed session at 10:40 a.m. for labor negotiations strategy. Motion carried unanimously.

The Board adjourned the closed and Regular Session at 12:10 p.m. and went into a work session with Finance. Motion carried unanimously.

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David Hemze
County Administrator

(These proceedings contain summaries of resolutions/claims reviewed. The full text of the resolutions and claims reviewed are available for public inspection in the office of the county administrator.)

Carver County Board of Commissioners Request for Board Action



Agenda Item:

Professional Services Agreement for 2023 Pavement Markings - Epoxy Hand Work with SIR LINES-A-LOT

Primary Originating Division/Dept:

Meeting Date:

Contact: Title:

Item Type:
Consent

Amount of Time Requested: minutes

Attachments: Yes No

Presenter: Title:

Strategic Initiative:

Communities: Create and maintain safe, healthy, and livable communities

BACKGROUND/JUSTIFICATION:

This project includes annual maintenance of pavement markings on highways under County jurisdiction, which is required to maintain and operate public highways to meet standards required by the Minnesota Manual on Uniform Traffic Control Devices (MnMUTCD). This epoxy hand work is for county-wide pavement marking arrows, symbols, and messages. This year's work is part of a dedicated pavement markings hand work program to ensure that the County is improving its system-wide overall condition index for this pavement marking asset. Each year a certain amount of such work is recommended based on budget, resources, and asset conditions. The 2023 budget included \$75,000 for maintenance of epoxy markings. Through our asset management program, we have determined the appropriate amount of work to keep our system at the desired level performance level. The recommended work was estimated to cost \$50,396, which reflects a 15% increase over 2022 unit pricing.

Carver County Public Works solicited quotes for the 2023 Pavement Markings (Epoxy Hand Work) to five local companies. Only one quote was received from Sir Lines-A-Lot for \$46,968, which is approximately 7% under the estimated cost. This pricing is in the good-excellent range given the high rates of inflation and material shortage induced price increases due to supply chain issues in the industry. Staff is recommending award of this contract since the pricing is reasonable and staff have worked with this contractor successfully in the past.

ACTION REQUESTED:

Motion to approve a Professional Services Agreement with SIR LINES-A-LOT for \$46,968 for the 2023 Pavement Markings - Epoxy Hand Work, pending finalization of the contract review process.

FISCAL IMPACT:

If "Other", specify:

FUNDING

County Dollars =

FTE IMPACT:

Total

Insert additional funding source

Related Financial/FTE Comments:

Office use only:

RBA 2023 - 9287

Carver County Board of Commissioners Request for Board Action



Agenda Item:

STOC Administrative Support for Health and Human Services

Primary Originating Division/Dept:

Meeting Date:

Contact: Title:

Item Type:
Consent

Amount of Time Requested: minutes

Attachments: Yes No

Presenter: Title:

Strategic Initiative:

Communities: Create and maintain safe, healthy, and livable communities

BACKGROUND/JUSTIFICATION:

The recovery phase of the COVID-19 pandemic continues to place short-term added responsibilities on our Health and Human Services (HHS) departments to meet the needs of Carver County residents. There has been a significant increase in demand for services related to the unwinding requiring administrative/clerical support to attend to customer relations at the HHS Front Desk (located at the Government Center), process walk-in inquiries and client requests for information, and other administrative support services. Staffing challenges due to leaves of absence and resignations coupled with a growing complexity of client need and urgency to access to services has stretched the capacity of current staff, and their ability to provide efficient and responsive services in a timely manner. To better provide a more immediate response to our residents' inquiries and assist them with accessing and utilizing critical services, HHS requests the approval to hire two (2) additional STOC Administrative Support persons to help meet this need. Each STOC position will work no more than 13 hours per week or no more than 67 days per year.

The MN Department of Health (MDH) allocated funding to local Public Health agencies for this purpose. HHS will utilize the MDH COVID-19 Response Grant to fund this need. The estimated cost for each STOC position is \$17,328 X 2 = \$34,656.

No county tax levy will be required to support this need.

ACTION REQUESTED:

Motion to approve hiring two STOC Administrative Support persons for HHS utilizing MDH grant funds.

FISCAL IMPACT:

If "Other", specify:

FUNDING

County Dollars =	\$0.00
MDH COVID-19 Response	\$34,656.00
Total	\$34,656.00

FTE IMPACT:

Insert additional funding source

Related Financial/FTE Comments:

MDH COVID-19 Response grant will cover cost of these positions. No county levy will be required to fund these STOC positions.

Budget Amendment Request Form



To be filled out AFTER RBA submittal

Agenda Item: STOC Administrative Support for Health and Human Services

Department:

Meeting Date:

Fund:

- 01 - General
- 02 - Reserve
- 03 - Public Works
- 11 - CSS
- 15 - CCRRA
- 30 - Building CIP
- 32 - Road/Bridge CIP
- 34 - Parks & Trails
- 35 - Debt Service

Requested By:

DEBIT		
Description of Accounts	Acct #	Amount
Salaries - STOC	11-460-460-2330-6119	\$34,656.00
TOTAL		\$34,656.00

CREDIT		
Description of Accounts	Acct #	Amount
Professional & Tech	11-460-460-2330-...	\$34,656.00
TOTAL		\$34,656.00

Reason for Request:

Request for 2 Admin Support STOC's to assist with COVID unwinding related work. Positions will be funded by MDH response grant.

Carver County Board of Commissioners Request for Board Action



Agenda Item:

Final Payment to Veit & Company Inc. for TH 5 Regional Trail Arboretum Connection Project

Primary Originating Division/Dept:

Meeting Date:

Contact: Title:

Item Type:
Consent

Amount of Time Requested: minutes

Attachments: Yes No

Presenter: Title:

Strategic Initiative:

Communities: Create and maintain safe, healthy, and livable communities

BACKGROUND/JUSTIFICATION:

On June 9, 2020 County Board entered into agreement with Veit & Company Inc. for construction of the TH 5 Regional Trail, Arboretum Connection project, SP 010-090-008.

The original contract amount was \$6,745,464.22

Amended contract with change orders. \$6,772,890.65 or .4% over the contract amount.

Paid to date amount is \$6,725,283.79

Final Amount to be paid \$33,795.40

ACTION REQUESTED:

Motion to approve final payment to Veit & Company Inc. for TH 5 Regional Trail, Arboretum Connection, SP 010-090-008.

FISCAL IMPACT:

If "Other", specify:

FUNDING

County Dollars =

Road and Bridge Fund	\$33,795.40
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FTE IMPACT:

Total	\$33,795.40
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Insert additional funding source

Related Financial/FTE Comments:

Office use only:

RBA 2023 - 9290

Carver County Board of Commissioners Request for Board Action



Agenda Item:

Resolution of Support for Scott County's USDOT's Multimodal Project Discretionary Grant Application

Primary Originating Division/Dept:

Meeting Date:

Contact: Title:

Item Type:
Consent

Amount of Time Requested: minutes

Attachments: Yes No

Presenter: Title:

Strategic Initiative:

Communities: Create and maintain safe, healthy, and livable communities

BACKGROUND/JUSTIFICATION:

Scott County is moving forward with plans to construct the Merriam Junction regional trail segment on the former Union Pacific railroad corridor. This segment extends from the City of Carver across the Minnesota River to near Hwy 169 in Scott County. The project includes construction of approximately 2 miles of trail corridor as well as four bridges including Bridge #4 over the Minnesota River and riverbank stabilization. Construction is targeted to start in 2024.

Scott County has requested a resolution of support from Carver County for a USDOT's Multimodal Project Discretionary Grant (MPDG) for the Merriam Junction trail segment of the MN River Bluffs Regional Trail. The \$5 million grant request, if successful, would help fund the construction of the project. With this grant, Carver County's share of the project (1/2 of cost of main river bridge) would be approximately \$1.7Million. Scott County has communicated that Carver County's portion of cost sharing for the project would be capped at \$1.4 Million, with or without additional grant funding.

A rendering of the proposed bridge is attached.

ACTION REQUESTED:

Motion to provide a resolution of support to Scott County for a USDOT's Multimodal Project Discretionary Grant (MPDG) Application for the Merriam Junction trail segment of the MN River Bluffs Regional Trail.

FISCAL IMPACT:

If "Other", specify:

FUNDING

County Dollars = **\$0.00**

FTE IMPACT:

Total **\$0.00**

Insert additional funding source

Related Financial/FTE Comments:

Funding of \$1.4 million is included in the preliminary 2024 County budget request for this project. A funding plan will be brought back to the board when more information is known. Scott County has offered to cash flow the project to allow Carver County some flexibility to budget our share in a year that works for us.

**BOARD OF COUNTY COMMISSIONERS
CARVER COUNTY, MINNESOTA**

Date: 8/15/2023
Motion by Commissioner: _____

Resolution No: _____
Seconded by Commissioner: _____

WHEREAS, the counties of Carver and Scott partnered to purchase and now own abandoned Union Pacific Railroad Company corridor property for future transportation purposes; and

WHEREAS, the counties of Carver and Scott have jointly prepared a regional trail master plan for the former railroad corridor: and

WHEREAS, Scott County is applying for USDOT's Multimodal Project Discretionary Grant (MPDG) Application to construct the Merriam Junction Trail Segment including the bridge over the Minnesota River and county line on the former railroad corridor; and

WHEREAS, Scott County has requested a resolution of support for the MPDG Grant Application;

NOW THEREFORE, be it resolved that Carver County does hereby support Scott County's USDOT's Multimodal Project Discretionary Grant Application.

YES	ABSENT	NO
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

STATE OF MINNESOTA
COUNTY OF CARVER

I, Dave Hemze, duly appointed and qualified County Administrator of the County of Carver, State of Minnesota, do hereby certify that I have compared the foregoing copy of this resolution with the original minutes of the proceedings of the Board of County Commissioners, Carver County, Minnesota, at its session held on the 15th day of August, 2023, now on file in the Administration office, and have found the same to be a true and correct copy thereof.

Dated this 15th day of August, 2023.

Dave Hemze County Administrator



Carver County Board of Commissioners Request for Board Action



Agenda Item:

Contract with The Improve Group to assist with required community health assessment

Primary Originating Division/Dept:

Meeting Date:

Contact: Title:

Item Type:
Consent

Amount of Time Requested: minutes

Attachments: Yes No

Presenter: Title:

Strategic Initiative:

Communities: Create and maintain safe, healthy, and livable communities

BACKGROUND/JUSTIFICATION:

Carver County Public Health Department (CCPH) is required by MS 145A to conduct a comprehensive Community Health Assessment and develop a Community Health Improvement Plan (CHIP) every five years. Soliciting feedback, engaging residents, and conducting community needs assessment surveys from all key sectors of the county are essential components of this process. Furthermore, existing COVID-19 and Public Health Workforce Development and Infrastructure grants address the need to assess the impact of the COVID-19 pandemic on the health and wellbeing of Carver County residents, community partners, and our workforce.

CCPH would like to contract with The Improve Group in the amount not to exceed \$52,000 to assist with the community assessment process. Services will involve a five-step process including but not limited to consultation with CCPH staff and the Carver County Public Health Advisory Council in the design and inception of the community assessment process, data collection, analysis, and reporting. Contract amount will cover costs associated with engaging and utilizing key community liaisons, setting up and facilitating key informant interviews, and all associated costs. **Funding for this contract will come from Minnesota Department of Health grants. No county levy will be required for this contract.**

The Improve Group has worked with hundreds of local and state governments, nonprofits, foundations, and businesses for over 23 years. They have provided crucial and credible information to inform strategic decisions, improve program design and implementation, and improve organizational capacity to promote and sustain healthy and vibrant communities.

Contracting with The Improve Group for their services will greatly enhance CCPH's capacity to carry out its mandated mission to prevent disease, protect citizens from preventable injury and promote optimal health and wellbeing for all those who live, learn, work, or play in Carver County. Furthermore, information gained from this process will equip other Health and Human Services departments, satisfy their regulatory requirements with identifying needs of Carver County residents, and allow HHS to tailor services to meet those needs.

ACTION REQUESTED:

Motion to approve contracting with The Improve Group for the amount not to exceed \$52,000 to assist Carver County Public Health completion the Community Health Assessment as required by MS 145A.

FISCAL IMPACT:

FUNDING

If "Other", specify:

County Dollars =

FTE IMPACT:

Total

County Dollars =	\$0.00
MDH Grants	\$52,000.00
Total	\$52,000.00

Insert additional funding source

Related Financial/FTE Comments:

Funds to cover cost of contract will come from existing MDH Grants. These will include the CDC/MDH Workforce Development Grant (\$8,000) and the COVID-19 Response grant (\$44,000).

Office use only:

RBA 2023 - 9291

Carver County Board of Commissioners Request for Board Action



Agenda Item:

Settlement Agreements for Right of Way Acquisitions for the Highway 40 Project - Belle Plaine Area

Primary Originating Division/Dept:

Meeting Date:

Contact: Title:

Item Type:
Consent

Amount of Time Requested: minutes

Attachments: Yes No

Presenter: Title:

Strategic Initiative:

Communities: Create and maintain safe, healthy, and livable communities

BACKGROUND/JUSTIFICATION:

The 2024 construction season includes the shoulder widening, grading and re-surfacing of Highway 40 from State Highway 25 on the south to County Highway 52 on the north. Additional right-of-way is needed to complete the project scope. On March 7, 2023, the County Board authorized Public Works staff to make offers for direct purchase of the impacted properties. Negotiations commenced and staff have reached recommended settlements with a number of the property owners along the project corridor.

ACTION REQUESTED:

Motion to approve a resolution for settlement agreements with property owners of parcels 12, 13, 14, 15, 17, 22 and 24 of the Highway 40 Project - Belle Plaine Area.

FISCAL IMPACT:

If "Other", specify:

FUNDING

County Dollars =

CSAH Regular Constructic

Total

Insert additional funding source

FTE IMPACT:

Related Financial/FTE Comments:

Office use only:

RBA 2023 - 9295

**BOARD OF COUNTY COMMISSIONERS
CARVER COUNTY, MINNESOTA**

Date: August 15, 2023

Resolution No: _____

Motion by Commissioner: _____

Seconded by Commissioner: _____

Resolution Authorizing Settlement of Compensation to Owners for Acquisition of Real Property Interests Needed for the Highway 40 Project - Belle Plaine Area

WHEREAS, the Board of Commissioners of Carver County is the official governing body of Carver County (“County”); and

WHEREAS, the County, acting by and through its Board of Commissioners, is authorized by law, and pursuant to Minnesota Statutes, § 163.02, subd. 2; §117.012; and § 117.042, to acquire land and other real property interests in Carver County which the County needs for a public use or public purpose; and

WHEREAS, the County proposes to construct highway and related improvements in Carver County for shoulder widening and pavement improvements as part of the Highway 40 Project - Belle Plaine Area (“Project”); and

WHEREAS, to complete the Project, the County must acquire the real property interests described in Exhibit A, attached hereto, from the Owners of the real property interests identified in said Exhibit A; and

WHEREAS, the County obtained either an appraisal(s) from a licensed real estate appraiser when the estimate of the damages from the County’s proposed acquisitions of the real property interests described in said Exhibit A exceeds \$25,000, or the County obtained a minimum damage acquisition report from a qualified person with appraisal knowledge, in lieu of an appraisal, when the estimate of the damages from the County’s proposed acquisitions of the real property interests described in said Exhibit A is under \$25,000; and

WHEREAS, County must determine and submit an initial written offer of just compensation to the Owners of said needed real property interests covering the full amount of damages caused by the County’s proposed acquisitions; and

WHEREAS, the Owners of said real property interests may obtain an independent appraisal by a qualified appraiser of the real property interests which the County proposes to acquire for the Project; and

WHEREAS, the Owners of said real property interests are entitled to reimbursement for the reasonable costs of the appraisal from the County up to a maximum of the limits stated in Minn. Stat. §117.036, provided the Owner submits to County the information necessary for reimbursement; and

WHEREAS, the Carver County Board of Commissioners authorized the Public Works Division Director or agents under his supervision, to make initial written offers of just compensation to the Owners within the Project from whom property interests are required; and

WHEREAS, the Public Works Division Director or agents under his supervision, have negotiated settlement(s) with the Owners impacted by the Project as described in said Exhibit A.

NOW, THEREFORE, BE IT RESOLVED that County’s acquisition of the real property interests described in said Exhibit A and the construction of highway and related improvements of shoulder widening and pavement improvements as part of the Highway 40 Project - Belle Plaine Area constitute a valid public use or public purpose; and

BE IT FURTHER RESOLVED that based upon the estimate of damages from the County’s proposed acquisitions of the real property interests described in said Exhibit A which the County obtained either from an appraisal(s) or a minimum damage acquisition report(s) and the negotiations between said Owner(s) and the Public Works Division Director or agents under his supervision, County shall make a payment of compensation to the Owners within the Project from whom the County must acquire needed real property interests, in the amounts as described in said Exhibit A; and

BE IT FURTHER RESOLVED that the Carver County Board of Commissioners hereby authorizes and directs the Carver County Board Chairman and Carver County Administrator to enter into Stipulation of Settlement Agreement with said property owner(s), in the name of the County of Carver for the Project.

YES	ABSENT	NO
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

STATE OF MINNESOTA
COUNTY OF CARVER

I, Dave Hemze, duly appointed and qualified County Administrator of the County of Carver, State of Minnesota, do hereby certify that I have compared the foregoing copy of this resolution with the original minutes of the proceedings of the Board of County Commissioners, Carver County, Minnesota, at its session held on August 15, 2023, now on file in the Administration office, and have found the same to be a true and correct copy thereof.

Dated this 15th day of August 2023

Dave Hemze County Administrator

Exhibit A
to
Resolution Authorizing Settlement of Compensation to Owners for Acquisition of Real Property
Interests

Highway 40 Project - Belle Plaine Area

Carver County Public Works No. 188844

Property Tax Identification No. 08.0200400 & 08.0200610

Parcel Number(s): 12 & 13

Fee Owners: Douglas D. & Suzanna Hillstrom.

Property Address: 18710, County Road 40, Belle Plaine, MN 56011

Permanent easement for roadway purposes contains **116,523 sq. ft.**, more or less.

\$33,300.00

Permanent easement for drainage & utility purposes contains **22,975 sq. ft.**, more or less.

\$7,500.00

Temporary easement for construction purposes contains **236,510 sq. ft.**, more or less.

\$5,950.00

Appraisal Fee.

\$5000.00

Damages to Landscaping, Crop loss, Trees, and driveway improvements.

\$107,500.00

Settlement Amount: **\$159,250.00**

Property Tax Identification No. 08.0170700

Parcel Number(s): 14

Fee Owners: Douglas D. & Suzanna Hillstrom, and Anne M. & Sean R. Keenan.

Property Address: 18190 Kelly Lake Road, Carver, MN 55315

Permanent easement for roadway purposes contains **45,201 sq. ft.**, more or less.

\$10,925.00

Permanent easement for drainage & utility purposes contains **7,200 sq. ft.**, more or less.

\$1,800.00

Temporary easement for construction purposes contains **31,861 sq. ft.**, more or less.

\$775.00

Appraisal Fee.

\$5,000.00

Settlement Amount: **\$18,500.00**

Property Tax Identification No. 08.0171100

Parcel Number(s): 15

Fee Owners: Douglas D. & Suzanna Hillstrom.

Property Address: Vacant Land, County Road 40, Carver, MN 55315

Permanent easement for roadway purposes contains **2,478 sq. ft.**, more or less.

\$650.00

Temporary easement for construction purposes contains **2,069 sq. ft.**, more or less.

\$100.00

Settlement Amount: **\$750.00**

Property Tax Identification No. 08.8550050

Parcel Number(s): 17

Fee Owners: Roxanne E. Pieper Intervivos Revocable Trust; Roxanne & Michael Pieper, trustees.

Property Address: Vacant Land, County Road 40, Carver, MN 55315

Permanent easement for roadway purposes contains **18,651 sq. ft.**, more or less.

\$3,800.00

Permanent easement for drainage & utility purposes contains **13,084 sq. ft.**, more or less.

\$2,650.00

Temporary easement for construction purposes contains **12,749 sq. ft.**, more or less.

\$325.00

Appraisal Fee.

\$5,000.00

Settlement Amount: **\$11,775.00**

Property Tax Identification No. 08.0161400

Parcel Number(s): 22

Fee Owners: Charles Swanson & Nadia N. Narayan

Property Address: 17465 County Road 40, Carver, MN 55315

Permanent easement for roadway purposes contains **7,423 sq. ft.**, more or less.

\$1,800.00

Permanent easement for drainage & utility purposes contains **1,013 sq. ft.**, more or less.

\$250.00

Temporary easement for construction purposes contains **20,891 sq. ft.**, more or less.

\$525.00

Appraisal Fee.

\$1,500.00

Settlement Amount: **\$4,075.00**

Property Tax Identification No. 08.8550040

Parcel Number(s): 24

Fee Owners: James S. Odegaard & Molly C. Odegaard

Property Address: 17775 County Road 40, Carver, MN 55315

Permanent easement for roadway purposes contains **14,766 sq. ft.**, more or less.

\$15,950.00

Permanent easement for drainage & utility purposes contains **1,475 sq. ft.**, more or less.

\$1,400.00

Temporary easement for construction purposes contains **9,071 sq. ft.**, more or less.

\$1,400.00

Appraisal Fee.

\$1,500.00

Damages to Trees.

\$7,750.00

Settlement Amount: **\$28,000.00**

Carver County Board of Commissioners Request for Board Action



Agenda Item:

Special Event Use Permits at County Park and Trail Facilities

Primary Originating Division/Dept: Public Works - Parks

Meeting Date: 8/15/2023

Contact: Sam Pertz Title: Parks & Trails Supervisor

Item Type:
Consent

Amount of Time Requested: minutes

Presenter: Title:

Attachments: Yes No

Strategic Initiative:

Communities: Create and maintain safe, healthy, and livable communities

BACKGROUND/JUSTIFICATION:

The organizations/groups of St. John's Lutheran School of NYA, We Walk! Speed Walking Club (informal group), Central School District 108 and Minnetonka Community Education have contacted the Parks Department requesting special use of County owned park and trail properties to hold upcoming community event(s) this Fall.

By County Ordinance, Chapter 91: issuance of a special use permit is required. Ordinance also states that some permits require the action/authorization by the County Board.

The County Policy for Use Permitting outlines each of these events to be tier 2 requests, and are presented for consideration to the Board.

Middle School Cross Country Running Meet

- Applicant: St. Johns Lutheran School of NYA.
- Location: Baylor Regional Park, NYA.
- Date: Tuesday, September 19, 2023.
- Event: Middle School aged cross country running meet.
- Estimated attendance: 200-250 people (athletes, faculty/coaches & spectators).
- County permitting process completed.
- 2nd year organization has requested use of County park/trail property for event purposes.
- Use fees and permit application fees applied per the 2023 County Fee schedule.
- Park Commission reviewed and made recommendation of permit issuance on July 12, 2023.

We Walk! Speed Walking Marathon

- Applicant: Speed Walking Club, Local informal group.
- Location: Dakota Rail Regional Trail from Mayer to West County Line.
- Date: Saturday September 23, 2023.
- Event: Speed walking race of marathon distance.
- Estimated attendance of 150-200 people (athletes, volunteers, spectators).
- County permitting process completed.
- 6+ years group has requested use of County park/trail property for event purposes.
- Use fees and permit application fees applied per the 2023 County Fee schedule.
- Item of awareness: DRRT corridor remains open for general use throughout the event.
- Park Commission reviewed and made recommendation of permit issuance on July 12, 2023.

Central High School, ISD108

- Applicant: Central High School, NYA
- Location: Baylor Regional Park
- Dates: 8/21, 9/12 and 10/26
- Event: 5k & 3k high school athlete running races
- Estimated attendance of 100, 2,500, 2,500 people respectively
- County permitting process completed.
- 23rd year organization has requested use of County park/trail property for event purposes.
- Use fees and permit application fees applied per the 2023 County Fee schedule.
- Item of awareness: electronic signage messaging is required for 9/12 and 10/26 to properly manage motorist safety on CR 33.
- Park Commission reviewed and made recommendation of permit issuance on July 12, 2023.

Fall De Tonka Bike Ride

- Applicant: Minnetonka Community Education
- Location: Minnesota River Bluffs Regional Trail
- Date: Sunday September 24, 2023
- Event: Adult Bike Tour/Ride
- Estimated attendance of 250 people (participants, volunteers, spectators)
- County permitting process completed.
- 2nd year the organization has requested use of County park/trail property for this event
- Use fees and permit application fees applied per the 2023 County Fee schedule.
- Park Commission reviewed and made recommendation of permit issuance on August 9, 2023.

ACTION REQUESTED:

1. Motion to authorize issuance of Use Permit to St. John's Lutheran School of NYA
2. Motion to authorize issuance of Use Permit to We Walk! Speed Walking Club
3. Motion to authorize issuance of Use Permit to Central Schools ISD108
4. Motion to authorize issuance of Use Permit to Minnetonka Community Education

FISCAL IMPACT:

If "Other", specify:

FTE IMPACT:

FUNDING

County Dollars =

Total

Insert additional funding source

Related Financial/FTE Comments:

Office use only:

RBA 2023 - 9293

Carver County Board of Commissioners Request for Board Action



Agenda Item:

Family Homeless Prevention and Assistance Program (FHPAP) 2023-2025 Agreement with MHFA

Primary Originating Division/Dept:

Meeting Date:

Contact: Title:

Item Type:
Consent

Amount of Time Requested: minutes

Attachments: Yes No

Presenter: Title:

Strategic Initiative:

Connections:

BACKGROUND/JUSTIFICATION:

This grant is from the MN Housing Finance Agency (MHFA). The Family Homeless Prevention and Assistance Program (FHPAP) Advisory committee completed a Letter of Interest (LOI) process on behalf of both Scott and Carver counties to work in collaboration on this grant. As a result of the LOI responses, the CAP Agency (Community Action Partnership) and Greater Twin Cities United Way were selected as sub-grantees to deliver FHPAP Services to the residents of Scott and Carver Counties. Programing includes Homeless Prevention and Homeless Assistance through the provision of Coordinated Entry Assessments, Support Services and Direct Assistance funding for deposits, rent and other housing related expenses. Carver County is the fiscal agent for this grant. The funds will be sent to Carver County from MHFA and in turn, Health and Human Services (HHS) will distribute funds on a quarterly basis to the sub-grantee(s). \$1,409,344 will be received from MHFA for the grant period of 10/1/2023-9/30/2025. **This grant does not impact County Levy.**

ACTION REQUESTED:

Motion to approve the Board Resolution for the Minnesota Housing Finance Agency Family Homeless Prevention and Assistance Program Grant in the amount of \$1,409,344.00, pending approval through the contract review process.

FISCAL IMPACT:

FUNDING

If "Other", specify:

County Dollars =

FTE IMPACT:

MHFA \$1,409,344.00

Total \$1,409,344.00

Insert additional funding source

Related Financial/FTE Comments:

MHFA will provide FHPAP funding to Carver County for the next two years, totaling \$1,409,344. **This grant will not require any increase in County Levy Funding.**

Office use only:

RBA 2023- 9292

BOARD OF COUNTY COMMISSIONERS CARVER COUNTY, MINNESOTA

Date: _____ Resolution No: _____
 Motion By Commissioner: _____ Seconded by Commissioner: _____

WHEREAS, Minnesota Housing Finance Agency (MHFA) has been authorized to undertake a program to provide funds for Family Homeless Prevention and Assistance Program (FHPAP) Projects; and

WHEREAS, Carver County, in collaboration with Scott County, has developed an application and received funding for FHPAP; and

WHEREAS, Carver County has been named the Grantee regarding the FHPAP grant for grant period October 1, 2023, to September 30, 2025; and

WHEREAS, Carver County has agreed to be the fiscal agent for funds distributed by MHFA via the rewarding of the FHPAP Grant for the grant period October 1, 2023, to September 30, 2025, in the amount of \$1,409,344.00; and

WHEREAS, Carver County may be eligible to receive additional funds from MHFA during the grant period October 1, 2023, to September 30, 2025, in an amount up to \$4,000,000.00, which would result in a contract amendment; and

WHEREAS, Carver County, in its role as the Fiscal Agent, agrees to distribute grant dollars to the Community Action Partnership (CAP) Agency, and Greater Twin Cities United Way, as defined in the Sub-Grantee Contracts, Grant Application, and Work Plan.

WHEREAS, The Division Director, Heather Goodwin, is authorized to sign the grant contract agreement.

NOW, THEREFORE BE IT RESOLVED, That Carver County will meet all the requirements of the MHFA as the Grantee of the FHPAP grant and meet its responsibilities as defined in the Grant Application as well as the Work Plan which has been submitted to MHFA.

YES	ABSENT	NO
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

STATE OF MINNESOTA)
) ss.
 COUNTY OF CARVER)

I, Dave Hemze, duly appointed and qualified County Administrator of the County of Carver, State of Minnesota, do hereby certify that I have compared the foregoing copy of this resolution with the original minutes of the proceedings of the Board of County Commissioners, Carver County, Minnesota, at its session held on the day of August 15th, 2023, now on file in the Administration office, and have found the same to be a true and correct copy thereof.

 Dave Hemze County Administrator

Carver County Board of Commissioners Request for Board Action



Agenda Item:

Additional 2023 Fleet Equipment Purchases

Primary Originating Division/Dept: <u>Public Works - Operations</u>	Meeting Date: <u>8/15/2023</u>
Contact: <u>Shelby Sovell</u> Title: <u>Operations Engineer/Assista...</u>	Item Type: <u>Consent</u>
Amount of Time Requested: <input type="text"/> minutes	Attachments: <input type="radio"/> Yes <input checked="" type="radio"/> No
Presenter: <input type="text"/> Title: <input type="text"/>	

Strategic Initiative:

Customer Service: Continue the County's delivery of high value, timely service and support

BACKGROUND/JUSTIFICATION:

The County annual budget and Long-Term Financial Plan includes recommendations for fleet replacement. The Public Works equipment budget for 2023 is \$730,000. Also, in the 2022 budget, Public Works Parks was granted \$20,000.00 of Attachment E (one time) funds to purchase two trailers for their operations. Additionally, Public Works Operations was granted \$10,000 of Attachment E funds to purchase a loader mounted snowpusher. Public Work Operations has decided that the purchase of a skidsteer mounted snowblower in lieu of the loader mounted snowpusher is better suited for snow removal operations. This 2022 Attachment E funding was rolled over to allow for a better purchasing/availability environment. At this time, Public Works is requesting to purchase the following equipment:

1. One Ford Transit all-wheel drive high roof van (one ton) from Apple Ford of Shakopee for Facilities to replace unit 1783 - \$58,189.98. The van will need to undergo upfitting at Stonebrooke Equipment, Inc. of Rosemount to meet the department's needs - \$15,583.61. Total cost of the Facilities van is \$73,773.59. This purchase is per the 2023 replacement budget.
2. One watercraft Trailer from Remackel Trailers, Inc. of Forest Lake for Public Works Parks, addition per 2022 Schedule E budget - \$5,720.00.
3. One 8.5'x16' Cargo Trailer from Toppers Plus, Inc. of Le Sueur for Public Works Parks, per 2022 Schedule E budget - \$11,124.00.
4. One skidsteer mounted Bobcat snowblower from Lano Equipment of Norwood Young America for Public Works Operations, addition per 2022 Schedule E budget in lieu of the loader mounted snowpusher. - \$8,094.00.

The total cost of the above equipment is \$98,711.59, of which \$73,773.59 is replacement equipment and \$24,938.00 is 2022 schedule E rollover equipment additions. This brings the total cost of 2023 replacement equipment to \$620,480.68. Staff obtained quotes from State Contract vendors and followed the County Contract and Local Preference Purchasing Policies.

ACTION REQUESTED:

Motion to approve the purchase of 2023 budgeted fleet equipment replacements and 2022 Attachment E equipment additions.

FISCAL IMPACT: Included in current budget

If "Other", specify:

FTE IMPACT: None

FUNDING

County Dollars =	\$98,711.59
<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>
Total	\$98,711.59

Related Financial/FTE Comments:

Office use only:

RBA 2023 - 9283

Carver County Board of Commissioners Request for Board Action



Agenda Item:

Resolution Authorizing Petition for Eminent Domain for the Highway 40 Project - Belle Plaine Area

Primary Originating Division/Dept:

Meeting Date:

Contact: Title:

Item Type:
Consent

Amount of Time Requested: minutes

Attachments: Yes No

Presenter: Title:

Strategic Initiative:

Growth: Manage the challenges and opportunities resulting from growth and development

BACKGROUND/JUSTIFICATION:

The 2024 construction season includes the shoulder widening, grading and re-surfacing of Highway 40 from State Highway 25 on the south to County Highway 52 on the north. Additional right-of-way is needed to complete the project scope. Carver County has contracted with appraisers in order to establish fair market value for the right of way acquisitions needed in support of the project. On March 7, 2023, the County Board authorized Public Works staff to make offers for direct purchase of the impacted properties.

Public Works staff has been negotiating with property owners in good faith, and will continue to do so, to acquire the right-of-way and easements needed for the project. It is anticipated that the vast majority of parcels will be acquired by negotiation, however, in order to meet the schedule for construction bidding, it will be necessary to undertake eminent domain proceedings to acquire the necessary property interests from some property owners along the construction corridor.

A resolution, including the list of affected property owners, is attached for the County Board to consider for approval.

ACTION REQUESTED:

Motion to adopt a resolution authorizing and directing the County Attorney to take all steps necessary to acquire the right of way and easements necessary for the Highway 40 Project - Belle Plaine Area, by filing an action in eminent domain, negotiation of early entry authorization, and the use of the quick-take procedure.

FISCAL IMPACT:

FUNDING

If "Other", specify:

County Dollars = **\$0.00**

FTE IMPACT:

Total **\$0.00**

Insert additional funding source

Related Financial/FTE Comments:

Office use only:

RBA 2023 - 9294

**BOARD OF COUNTY COMMISSIONERS
CARVER COUNTY, MINNESOTA**

Date: August 15th 2023
Motion by Commissioner: _____

Resolution No: _____
Seconded by Commissioner: _____

**Resolution Authorizing Eminent Domain to Acquire
Real Property Interests Needed for the Highway 40 Project - Belle Plaine Area**

WHEREAS, the Board of Commissioners of Carver County is the official governing body of Carver County (“County”); and

WHEREAS, the County proposes to construct highway and related improvements for the safety of the traveling public in Carver County for the construction of highway and related improvements of shoulder widening and pavement improvements as part of the Highway 40 Project - Belle Plaine Area (“Project”); and

WHEREAS, the County, acting by and through its Board of Commissioners, is authorized by law, and pursuant to Minnesota Statutes, § 163.02, subd. 2; §117.012; and § 117.042, to acquire land and other real property interests in Carver County which the County needs for a public use or public purpose; and

WHEREAS, to complete the Project, the County must acquire the real property interests described in Exhibit A, attached hereto, from the Owners identified in Exhibit A, attached hereto; and

WHEREAS, based upon the independent appraisal report(s) of damages obtained by the County from an independent licensed real estate appraiser, and in accordance with authorization of the Board of Commissioners, the Public Works Division Director or agents under his supervision have made offers of compensation to owners of affected property.

WHEREAS, Despite good faith efforts, negotiations with the Owners identified in Exhibit A for the direct purchase of the proposed acquisitions of real property interests which the County needs for the Project either have been unsuccessful or the County has been unable to fully execute by today’s date the settlement agreements that the County has negotiated with Owners; and

WHEREAS, the Board of Commissioners finds that it is reasonably necessary, proper, and convenient, in furtherance of the Project, and in the interest of the public health, convenience, and general welfare of the citizens of the County that the County acquire title to and possession of real property interests described in Exhibit A through use of the power of eminent domain; and

WHEREAS, the County has the right pursuant to Minnesota Statute § 117.042 to acquire title to and possession of the real property interests needed for the Project prior to the filing of an award by court appointment commissioners; and

WHEREAS, the Board of Commissioners finds that the funding and construction schedule for the Project make it necessary for the County to acquire title to and possession of the real property interests described in Exhibit A prior to the filing of the final report of the condemnation commissioners to be appointed by the district court.

NOW, THEREFORE, BE IT RESOLVED that County’s acquisition of the real property interests described in Exhibit A from the Owners identified in Exhibit A, and the construction of highway and related improvements of the construction of highway and related improvements of shoulder widening and pavement improvements as part of the Highway 40 Project - Belle Plaine Area constitute a valid public use or public purpose; and

BE IT FURTHER RESOLVED that it is the considered judgment of the Board of Commissioners that the County acquire the real property interests described in Exhibit A, attached hereto and made a part hereof as though fully set forth at this point, from the Owners identified in Exhibit A, attached hereto and made a part hereof as though fully set forth at this point, for the stated public purposes, and that the County acquire said real property interests, if necessary, through the exercise of the power of eminent domain; and

BE IT FURTHER RESOLVED that the County Attorney and legal counsel retained by the County hereby are authorized to take all steps necessary to acquire the real property interests described in Exhibit A from the Owners identified in Exhibit A, including the filing of the Petition necessary to initiate an action in eminent domain in District Court, and prosecuting such action and all related matters needed to bring the action to a successful conclusion or until the action is abandoned, dismissed, or terminated by the County or District Court.

YES	ABSENT	NO
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

STATE OF MINNESOTA
COUNTY OF CARVER

I, Dave Hemze, duly appointed and qualified County Administrator of the County of Carver, State of Minnesota, do hereby certify that I have compared the foregoing copy of this resolution with the original minutes of the proceedings of the Board of County Commissioners, Carver County, Minnesota, at its session held on August 15, 2023, now on file in the Administration office, and have found the same to be a true and correct copy thereof.

Dated this 15th day of August, 2023.

Dave Hemze
County Administrator

EXHIBIT A

Carver County Highway 40 Project– Belle Plaine Area
(from Trunk Highway 25 to CSAH 52)

Project SP Number: 010-640-016

Carver County Public Works Number: 188844

Carver County Right of Way Plat Number: 34

Parcel Number: 3

Property Identification Number: 08.0300800

Property Address: XXX County Road 40, Belle Plaine, Minnesota

Mailing Address: 19185 Market Avenue, Belle Plaine, Minnesota 56011-8935

Fee Owner: Schmidt Acres, LP, a Minnesota Limited Partnership

Registered Agent: Larry A. Schmidt

Lender's Interest: None

Legal Descriptions of Real Property Interests to be Acquired:

Permanent Easement for Roadway Purposes

Parcel 3, Carver County Right of Way Plat Number 34, according to the recorded plat thereof, Carver County, Minnesota.

Said permanent easement for public right-of-way purposes contains 143,371 sq. ft., more or less, consisting of 21,165 sq. ft. of existing permanent easement and 122,206 sq. ft. of new permanent easement, more or less.

Permanent Easement for Drainage and Utility Purposes

PE Parcel 3, Carver County Right of Way Plat Number 34, according to the recorded plat thereof, Carver County, Minnesota.

Said permanent easement for drainage and utility purposes contains 35,925 sq. ft., more or less.

Temporary Easement for Construction Purposes

TE Parcel 3, Carver County Right of Way Plat Number 34, according to the recorded plat thereof, Carver County, Minnesota.

Said temporary easement for construction purposes contains 279,801 sq. ft., more or less.

The term of the temporary easement shall commence on October 1, 2023 and shall terminate on June 30, 2027, “**Term.**” The Petitioner shall have the authority to independently extend the Term up to an additional six (6) months beyond June 30, 2027.

Carver County Highway 40 Project– Belle Plaine Area
(from Trunk Highway 25 to CSAH 52)

Project SP Number: 010-640-016

Carver County Public Works Number: 188844

Carver County Right of Way Plat Number: 34

Parcel Number: 11

Property Identification Number: 08.0200700

Property Address: 18855 County Road 40, Belle Plaine, Minnesota, 56011

Fee Owner: Stuart H. Eischens, a single person

Lender's Interest: None

Legal Descriptions of Real Property Interests to be Acquired:

Permanent Easement for Roadway Purposes

Parcel 11, Carver County Right of Way Plat Number 34, according to the recorded plat thereof, Carver County, Minnesota.

Said permanent easement for public right-of-way purposes contains 93,736 sq. ft., more or less, consisting of 52,004 sq. ft. of existing permanent easement and 41,732 sq. ft. of new permanent easement, more or less.

Temporary Easement for Construction Purposes

TE Parcel 11, Carver County Right of Way Plat Number 34, according to the recorded plat thereof, Carver County, Minnesota.

Said temporary easement for construction purposes contains 34,155 sq. ft., more or less.

The term of the temporary easement shall commence on October 1, 2023 and shall terminate on June 30, 2025, "**Term.**" The Petitioner shall have the authority to independently extend the Term up to an additional six (6) months beyond June 30, 2025.

Carver County Highway 40 Project– Belle Plaine Area
(from Trunk Highway 25 to CSAH 52)

Project SP Number: 010-640-016

Carver County Public Works Number: 188844

Carver County Right of Way Plat Number: 34

Parcel Number: 12

Property Identification Number: 08.0200400

Property Address: 18710 County Road 40, Belle Plaine, Minnesota, 56011

Fee Owners: Douglas D. Hillstrom and Suzanne Hillstrom, a married couple

Lender's Interest: None

Legal Descriptions of Real Property Interests to be Acquired:

Permanent Easement for Roadway Purposes

Parcel 12, Carver County Right of Way Plat Number 34, according to the recorded plat thereof, Carver County, Minnesota.

Said permanent easement for public right-of-way purposes contains 371,930 sq. ft., more or less, consisting of 255,407 sq. ft. of existing permanent easement and 116,523 sq. ft. of new permanent easement, more or less.

Permanent Easement for Drainage and Utility Purposes

PE Parcel 12, Carver County Right of Way Plat Number 34, according to the recorded plat thereof, Carver County, Minnesota.

Said permanent easement for drainage and utility purposes contains 22,975 sq. ft., more or less.

Temporary Easement for Construction Purposes

TE Parcel 12, Carver County Right of Way Plat Number 34, according to the recorded plat thereof, Carver County, Minnesota.

Said temporary easement for construction purposes contains 236,510 sq. ft., more or less.

The term of the temporary easement shall commence on October 1, 2023 and shall terminate on June 30, 2025, "**Term.**" The Petitioner shall have the authority to independently extend the Term up to an additional six (6) months beyond June 30, 2025.

Carver County Highway 40 Project– Belle Plaine Area

(from Trunk Highway 25 to CSAH 52)

Project SP Number: 010-640-016

Carver County Public Works Number: 188844

Carver County Right of Way Plat Number: 34

Parcel Number: 13

Property Identification Number: 08.0200610

Property Address: XXX County Road 40, Belle Plaine, Minnesota 56011

Mailing Address: 18710 County Road 40, Belle Plaine, Minnesota, 56011

Fee Owners: Douglas D. Hillstrom and Suzanne Hillstrom, a married couple

Lender's Interest: None

Legal Descriptions of Real Property Interests to be Acquired:

Permanent Easement for Roadway Purposes

Parcel 13, Carver County Right of Way Plat Number 34, according to the recorded plat thereof, Carver County, Minnesota.

Said permanent easement for public right-of-way purposes contains 70,848 sq. ft., more or less, consisting of 49,078 sq. ft. of existing permanent easement and 21,770 sq. ft. of new permanent easement, more or less.

Permanent Easement for Drainage and Utility Purposes

PE Parcel 13, Carver County Right of Way Plat Number 34, according to the recorded plat thereof, Carver County, Minnesota.

Said permanent easement for drainage and utility purposes contains 8,093 sq. ft., more or less.

Temporary Easement for Construction Purposes

TE Parcel 13, Carver County Right of Way Plat Number 34, according to the recorded plat thereof, Carver County, Minnesota.

Said temporary easement for construction purposes contains 9,425 sq. ft., more or less.

The term of the temporary easement shall commence on October 1, 2023 and shall terminate on June 30, 2025, "**Term.**" The Petitioner shall have the authority to independently extend the Term up to an additional six (6) months beyond June 30, 2025.

Carver County Highway 40 Project– Belle Plaine Area
(from Trunk Highway 25 to CSAH 52)

Project SP Number: 010-640-016

Carver County Public Works Number: 188844

Carver County Right of Way Plat Number: 34

Parcel Number: 14

Property Identification Number: 08.0170700

Property Address: 18190 Kelly Lake Road, Carver, Minnesota 55315

Mailing Address: 8515 Wentworth Avenue, South, Bloomington, Minnesota 55420

Fee Owners: Douglas D. Hillstrom and Suzanne Hillstrom, a married couple, and Anne M. Keenan and Sean R. Keenan, a married couple

Lender's Interest: None

Legal Descriptions of Real Property Interests to be Acquired:

Permanent Easement for Roadway Purposes

Parcel 14, Carver County Right of Way Plat Number 34, according to the recorded plat thereof, Carver County, Minnesota.

Said permanent easement for public right-of-way purposes contains 140,051 sq. ft., more or less, consisting of 94,850 sq. ft. of existing permanent easement and 45,201 sq. ft. of new permanent easement, more or less.

Permanent Easement for Drainage and Utility Purposes

PE Parcel 14, Carver County Right of Way Plat Number 34, according to the recorded plat thereof, Carver County, Minnesota.

Said permanent easement for drainage and utility purposes contains 7,200 sq. ft., more or less.

Temporary Easement for Construction Purposes

TE Parcel 14, Carver County Right of Way Plat Number 34, according to the recorded plat thereof, Carver County, Minnesota.

Said temporary easement for construction purposes contains 31,861 sq. ft., more or less.

The term of the temporary easement shall commence on October 1, 2023 and shall terminate on June 30, 2025, “**Term.**” The Petitioner shall have the authority to independently extend the Term up to an additional six (6) months beyond June 30, 2025.

Carver County Highway 40 Project– Belle Plaine Area
(from Trunk Highway 25 to CSAH 52)

Project SP Number: 010-640-016

Carver County Public Works Number: 188844

Carver County Right of Way Plat Number: 34

Parcel Number: 15

Property Identification Number: 08.0171100

Property Address: XXX County Road 40, Belle Plaine, Minnesota

Mailing Address: 18710 County Road 40, Belle Plaine, Minnesota, 56022-8923

Fee Owners: Douglas D. Hillstrom and Suzanne Hillstrom, a married couple.

Lender's Interest: None

Legal Descriptions of Real Property Interests to be Acquired:

Permanent Easement for Roadway Purposes

Parcel 15, Carver County Right of Way Plat Number 34, according to the recorded plat thereof, Carver County, Minnesota.

Said permanent easement for public right-of-way purposes contains 5,702 sq. ft., more or less, consisting of 3,224 sq. ft. of existing permanent easement and 2,478 sq. ft. of new permanent easement, more or less.

Temporary Easement for Construction Purposes

TE Parcel 15, Carver County Right of Way Plat Number 34, according to the recorded plat thereof, Carver County, Minnesota.

Said temporary easement for construction purposes contains 2,069 sq. ft., more or less.

The term of the temporary easement shall commence on October 1, 2023 and shall terminate on June 30, 2025, “**Term.**” The Petitioner shall have the authority to independently extend the Term up to an additional six (6) months beyond June 30, 2025.

Carver County Highway 40 Project– Belle Plaine Area
(from Trunk Highway 25 to CSAH 52)

Project SP Number: 010-640-016

Carver County Public Works Number: 188844

Carver County Right of Way Plat Number: 34

Parcel Number: 27

Property Identification Number: 08.0200300

Property Address: XXX County Road 40, Carver, Minnesota

Mailing Address: 15900 Flying Cloud Drive, Eden Prairie, Minnesota 55347-4047

Fee Owner and Contract Vendor: Thomas M. Redmond, as Trustee of the Revocable Trust
Agreement of Thomas M. Redmond dated October 7, 2008, as
amended

Contract Vendees: Sever Peterson and Sharon L. Peterson, as Co-Trustees of the Sever Peterson
Family Trust, and Bert Notermann and Bonnie Notermann, Husband and
Wife

Lender's Interest: None

Legal Descriptions of Real Property Interests to be Acquired:

Permanent Easement for Roadway Purposes

Parcel 27, Carver County Right of Way Plat Number 34, according to the recorded plat
thereof, Carver County, Minnesota.

Said permanent easement for public right-of-way purposes contains 88,647 sq. ft., more or less,
consisting of 57,619 sq. ft. of existing permanent easement and 31,028 sq. ft. of new permanent
easement, more or less.

Permanent Easement for Drainage and Utility Purposes

PE Parcel 27, Carver County Right of Way Plat Number 34, according to the recorded
plat thereof, Carver County, Minnesota.

Said permanent easement for drainage and utility purposes contains 13,859 sq. ft., more or less.

Temporary Easement for Construction Purposes

TE Parcel 27, Carver County Right of Way Plat Number 34, according to the recorded plat thereof, Carver County, Minnesota.

Said temporary easement for construction purposes contains 14,754 sq. ft., more or less.

The term of the temporary easement shall commence on October 1, 2023 and shall terminate on June 30, 2025, "**Term.**" The Petitioner shall have the authority to independently extend the Term up to an additional six (6) months beyond June 30, 2025.

Carver County Highway 40 Project– Belle Plaine Area
(from Trunk Highway 25 to CSAH 52)

Project SP Number: 010-640-016

Carver County Public Works Number: 188844

Carver County Right of Way Plat Number: 34

Parcel Number: 35

Property Identification Number: 08.0300900

Property Address: XXX County Road 40, Belle Plaine, Minnesota

Fee Owner: John M. Siegfried, a single person

Lender's Interest: None

Legal Descriptions of Real Property Interests to be Acquired:

All right of access to Carver County Road 40, including the right of ingress from and egress to Carver County Road 40

That certain half acre of land located in the Southeast Corner of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) lying between the Minnesota River and the Carver and Belle Plaine Road, in Section No. Thirty (30), Township One Hundred and fourteen (114), Range Twenty-four (24), Carver County, Minnesota, as recorded in Book 35 of Deeds, pages 334-335

Carver County Board of Commissioners Request for Board Action



Agenda Item:

Closed Session for the Highway 40 Project - Belle Plaine Area

Primary Originating Division/Dept:

Meeting Date:

Contact: Title:

Item Type:

Amount of Time Requested: minutes

Attachments: Yes No

Presenter: Title:

Strategic Initiative:

BACKGROUND/JUSTIFICATION:

The 2024 construction season includes the shoulder widening, grading and re-surfacing of Highway 40 from State Highway 25 on the south to County Highway 52 on the north. Additional right-of-way is needed to complete the project scope. Carver County has contracted with appraisers in order to establish fair market value for the right of way acquisitions needed in support of the project. On March 7, 2023, the County Board authorized Public Works staff to make offers for direct purchase of the impacted properties.

Minnesota Statutes Section 117.031 provides that the condemning authority may make a last written offer of compensation prior to filing a Petition for Eminent Domain. A court may award reasonable attorney fees, expenses, and other costs and fees depending on how much greater the final judgment or award is than the last written offer.

Out of a total of thirty-six (36) impacted parcels, twenty-eight (28) property owners have executed or tentatively executed settlement agreements.

Prior to initiating the petition for eminent domain process, Public Works staff are recommending the County Board authorize last written offers of compensation to the eight (8) remaining parcel owners identified as the following property identification numbers: 08.0200300, 08.0300800, 08.0200700, 08.0200400, 08.0200610, 08.0170700, 08.0171100, and 08.0300900.

ACTION REQUESTED:

Motion to enter into closed session to discuss confidential appraisal data and last written offers for the purchase of real property, pursuant to Minn. Stat. Section 13D.05, Subd. 3 (c) for the Highway 40 Project - Belle Plaine Area.

FISCAL IMPACT:

FUNDING

If "Other", specify:

County Dollars =

FTE IMPACT:

Total

Insert additional funding source

Related Financial/FTE Comments:

Office use only:

RBA 2023 - 9296

Carver County Board of Commissioners Request for Board Action



Agenda Item:

Annual Report from Local Advisory Council on Mental Health

Primary Originating Division/Dept:

Meeting Date:

Contact: Title:

Item Type:
Work Session

Amount of Time Requested: minutes

Presenter: Title:

Attachments: Yes No

Strategic Initiative:

BACKGROUND/JUSTIFICATION:

The Chairperson of the Carver County Local Advisory Council (LAC) for Mental Health will provide an annual report to the County Board of Commissioners. Chairperson Brenny will give a brief overview of the LAC mission and goals, introduce council membership, and outline the LAC action plan for the coming year.

ACTION REQUESTED:

Receive annual report from the Carver County Local Advisory Council on Mental Health.

FISCAL IMPACT:

If "Other", specify:

FUNDING

County Dollars =

FTE IMPACT:

Total

Insert additional funding source

Related Financial/FTE Comments:

Office use only:

RBA 2023 - 9285

Carver County Board of Commissioners Request for Board Action



Agenda Item:
CDA Budget and Levy

Primary Originating Division/Dept:

Meeting Date:

Contact: Title:

Item Type:
Work Session

Amount of Time Requested: minutes

Attachments: Yes No

Presenter: Title:

Strategic Initiative:

BACKGROUND/JUSTIFICATION:

The Carver County Community Development Agency (CDA) provides affordable housing opportunities and fosters community economic development in the County. The CDA's special benefit tax levy is distributed upon all taxable property within Carver County and is completely separate from the County's property tax levy.

In accordance with Minnesota Statutes, the CDA is authorized to levy special benefit taxes subject to approval from the Carver County Board of Commissioners. At this work session, the CDA will present informatino on the 2024 budget and levy. On September 5, the CDA will present the 2024 levy and budget for the County Board's consideration.

ACTION REQUESTED:

Provide input and comments on the CDA's proposed budget and levy.

FISCAL IMPACT:

If "Other", specify:

FUNDING

County Dollars =

CDA Budget Request	\$16,549,904.00
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FTE IMPACT:

Total	\$16,549,904.00
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Insert additional funding source

Related Financial/FTE Comments:

As part of the \$16,549,904 budget request for 2024, the CDA is requesting a levy of \$3,775,425 which is \$643,536 or about 20% increase from the 2023 levy. This is the maximum levy amount allowed by Minnesota Statute. The impact on an average value home is an increase of \$12.35 for the year. Minnesota Statutes allow the CDA to levy taxes but, their levy is subject to County Board approval.

Office use only:

RBA 2023 - 9254

Carver County Community Development Agency

CDA Board of Commissioners

Sarah Carlson - Chair
Molly Koivumaki - Vice Chair
Darrel Sudheimer- Secretary/Treasurer
Adam Teske – Commissioner
Greg Anderson - Commissioner

Mission Statement:

The Carver County Community Development Agency provides affordable housing opportunities and fosters Community and Economic Development in Carver County.

Vision:

To be an innovative leader in creating housing and economic opportunities to create Communities for a Lifetime in Carver County.

Values:

Commitment to Quality Results

Providing quality housing and private development assistance activities will be the hallmark of the Carver County CDA.

Quality Customer Service

As the Carver County CDA communities continue to develop, we are committed to meeting our customers' needs.

Commitment to Our Employees

To promote a challenging, fulfilling, and safe work environment that recognizes employee commitment to excellence.

Partnering

The CDA will achieve its mission through actively seeking partnerships and collaborative efforts with Carver County, its communities and with other agencies.

Integrity

In undertaking our duties, we are committed to the values of honesty, fairness, and trust.

2024 BUDGET NARRATIVE

For the 2024 budget, the Carver County Community Development Agency (CDA) is requesting a levy of \$3,775,425, which is \$643,536 or about 20.55% increase from the 2023 levy. The impact on a \$455,400 average valued home is \$12.35 for a total of \$75.92. Two TIF districts are ending in 2024 which increases estimated value/tax capacities for 2024.

Tenant Based Rental Assistance Programs and Housing

Bridges/Bridges RTC Program

MN Housing funded program to provide a housing subsidy for persons with mental illness.

Housing Trust Fund

A rental assistance program through MN Housing for High Priority Homeless households.

Permanent Supportive Housing Program

A federally funded program as part of the HEARTH Act for persons that are homeless and disabled.

Rental Housing Opportunities

The CDA provides and manages affordable housing opportunities for working families and seniors throughout Carver County.

- Bluff Creek – Carver
- Brickyard – Chaska
- Carver County Homes-Scattered site throughout Carver County
- Centennial – Chanhassen
- Crossings – Waconia
- Lake Grace-Chaska
- Oak Grove-NYA
- Trails Edge South – Waconia – Open in November
- Waybury – Chaska
- Windstone – Chaska

Project-Based Vouchers:

Of the CDA rentals, 144 units have Project Based Vouchers.

Of that total:

- 9 are designated for homeless
- 3 are designated for homeless veterans
- 20 are designated for mainstream (between the ages of 18 and 61 and disabled)
- 3 are for partnership with Beyond New Beginnings
- 10 are designated for homeless families within the school districts
- 81 former public housing converted under RAD
- 18 regular PBV

Resident Services:

- Staff time to connect residents with needed services in the community. This includes presentations from outside organizations such as CAP Agency, River Valley Health Services, Humanity Alliance, WeCAB and others. It also includes meeting with residents to determine needs and help complete applications and make referrals. Services include energy assistance, SNAP, mobile food shelf and others.

Community and Economic Development Programs

Economic Development Strategy

In January 2020, the CDA adopted an Economic Development Strategy, which set a roadmap of goals, objectives, and actions steps to guide the CDA on economic development activities. The six strategic directions include: business retention, expansion, and attraction; marketing; partnerships; tourism; resources; and livability. The Economic Development Strategy will be reviewed in the fall of 2023 and updated for 2024.

Community Development

The Community Growth Partnership Initiative was created and funded by the CDA in January 2016. The goals of the program are to increase the tax base and improve the quality of life in Carver County through three specific strategies: affordable housing development, job creation and redevelopment/community development; through direct grants to Carver County cities.

Since its inception, the Initiative has achieved the following:

Predevelopment Grants:

- Twenty-Three grants totaling \$164,590. have been awarded to help cities prepare for future development.
- Grants have been awarded to the cities of Carver, Chanhassen, Chaska, Watertown, Norwood Young America, New Germany, Victoria, Laketown Township and Waconia.
- Project examples include site specific redevelopment plans, wastewater facility plans, a downtown redevelopment plan, and a parking study and industrial park study.

Community Development Grants:

- Twenty-four grants totaling \$1,870,833 have been awarded to assist cities with jobs, housing, or redevelopment projects.
- Grants have been awarded to the cities of Chanhassen, Chaska, Carver, Cologne, Mayer, Victoria, Waconia, Waconia Township and Watertown.
- Project examples include business expansion and site improvements to facilitate housing or redevelopment and business development.

Tourism / Economic Development Marketing:

The CDA launched the original tourism site in the middle of the pandemic, the timing was not advantageous to engage the public in coming to Carver County, many of the yearly events were canceled.

In 2023, the CDA made a decision to rebrand the tourism effort along with including the economic development activities called "Choose Carver County." The CDA entered into a contract to develop a new website and branding to promote all tourism and economic development activities in Carver County.

It is the desire of the CDA to continue with a version of tourism that promotes the cities, businesses and local events happening throughout the County. In addition, we will work to promote the economic development opportunities in the area to site selectors, existing businesses, and attracting talent and businesses looking to expand due to the attractions and activities that Carver County has to offer. The main focus of our economic development and tourism effort is to create "top of mind awareness" for Carver County. Whenever a person or business is thinking of making a choice, we want them to Choose Carver County. We believe that tourism and economic development share a common goal and can be simultaneously promoted through the Choose Carver County initiative.

In 2023, the CDA appropriated \$60,000 for tourism related priorities. In 2024, the CDA is budgeting \$125,000 for our tourism effort. These additional funds will support the following initiatives:

- Website hosting and updates
- Video & picture content updates along with paid social media posts
- Print marketing for not only in the County, but statewide and regionally
- Purchase and develop a promotional booth to bring to activities and events with give aways
- Support and sponsor scheduled events, and activities
- Maintain up to date calendar of events for activities within the County
- Build support from local government entities and partners within the tourism industry
- Develop a 3 year strategic tourism business plan
- Potentially create a mechanism for a tourism revenue stream to Choose Carver County
- Mileage and other direct staff expenses for events

American Rescue Plan Act (ARPA) Funds

In 2021 Carver County allocated \$5,900,000 to the CDA for various housing projects Carver County.

The CDA has submitted a funding application to Minnesota Housing Finance for the Carver Oaks Senior (43 units) and Trails Edge Senior (76 units) will commit the remaining \$2 million of ARPA funding for a cost of just over \$40 million. If selected, the announcement should come out in December to allow for a 2025 construction season.

The allocation of \$1 million for Carver Place was funded with 10 different sources and will be under construction in Spring of 2024.

The allocation of \$1.8 million for the rehab of Watertown/Mayer is under way and is due to be completed by the summer of 2024.

The allocation of \$200,000 for the rehab of Bluff Creek Apartments is complete.

An allocation of \$300,000 of ARPA funds for affordable housing through an agreement with the Carver County Community Development Agency for the Humanity Alliance Unite Lodge project. This project has been completed.

An allocation of \$600,000 of ARPA funds for affordable housing through an agreement with the Carver County Community Development Agency for the West Creek Apartment project. This project is under construction.

Carver County Community Land Trust Program

The CDA administers a Community Land Trust (CLT) program, which provides access to home ownership opportunities for moderate income households who might not otherwise afford homes in the community. The CLT ensures permanent affordability by retaining ownership of the land and removing it from the real estate purchase. Homebuyers must be at or below 80% AMI and mortgage ready. Currently, there are 40 land trust homes located throughout Carver County within Chaska, Cologne, Mayer, Victoria, Waconia, and Watertown. Since its inception, the land trust has served over 70 families.

Minnesota Housing Rehab

The CDA administers the Minnesota Housing Rehabilitation Loan/Emergency and Accessibility Loan Programs (RLP/ELP) throughout Carver County. The program provides deferred loan financing to eligible low-income homeowners who are unable to secure home improvement financing in the private sector. Funds may be used for basic home improvements that directly affect the home's safety, habitability, or energy efficiency.

Septic/Well Replacement Loan

The CDA partners with Carver County Environmental Services to provide residents with a low-interest loan for improvements to failing septic systems or wells.

Single Family Mortgage Program

Annually, the CDA assists in making sure Carver County residents can access the Minnesota City Participation Program (MCP) offered through Minnesota Housing. The MCP program is designed to assist first-time homebuyers obtain affordable financing to purchase a home. The MCP program continues to be well utilized as shown below.

	2023	2024 YTD
Carver County Allocation Amount	\$1,775,333	\$1,943,009
Committed Loans	42	23
Committed Amount	\$11,140,030	\$6,464,890
Down payment and closing cost assistance	\$566,900	\$150,800

Business Development

CEO NEXT:

In 2020, the CDA engaged in a new partnership with Hennepin, Ramsey, Scott, and Dakota counties to offer the CEO Next Program to second stage, high growth potential businesses. This nine-month program assists CEOs with their business by providing them tools and techniques specifically designed for growing regional companies. For the 2022-2023 program, the CDA sponsored one business. Another business is anticipated to be served in the 2024-2025 program.

NextStage:

The CDA continues to support NextStage in providing business with no cost business consultation. Planning resources include writing a business plan, refining concepts, testing concepts feasibility, and compiling financial projects. Starting business resources include helping select appropriate business entity, licensing, compliance, accounting system support, and direct financing. Once the business is up and running support includes building revenue, managing costs, and securing capital, and providing access to state and local financing.

Ongoing Initiatives:

- Develop workforce, senior, and affordable housing in Carver County so workers can live and work here in Carver County, which will support economic development and business throughout the county.
- Promote redevelopment through new housing and jobs projects which promote revitalization, resilience, and sustainability of our cities in Carver County.
- Provide marketing, technical, or other assistance to cities and businesses to assist with housing, job, and redevelopment projects throughout the county.
- Establish and maintain high quality service with interested stakeholders to build a collegial working relationship that contributes to CDA initiatives.
- Participate in the Greater MSP Economic Development Partnership by attending meetings and engaging with the partnership.
- Work towards attracting new sources of capital and investment to Carver County.
- Continuation of existing programs for entrepreneurs and new programs directed to high growth companies.
- Enhanced partnerships with Carver County and GIS applications.
- Promotion of tourism in Carver County

The CDA actively looks for opportunities in the County to further senior and affordable workforce rental housing to preserve the “Naturally Occurring Affordable Housing” in Carver County.

The CDA continues to look at options for the 25 acres the CDA currently owns in the City of Watertown.

The CDA has entered into a contract to develop a new Economic Development/Tourism website to provide up to date available land and industrial properties available. The CDA will continue to support businesses in Carver

County, looking for expansion opportunities and financing options with the cities. The CDA will continue to promote the cities in Carver County and the activities that make it a “Great Place to Live and Work”.

In coordination with Habitat for Humanity, the CDA will add eight new units into the Carver County Land Trust program. Additionally, through a partnership with the City of Chaska, architectural work has been completed on the historic Ernst house and the site work on the three additional units has also been approved. It is hopeful that construction will start late 2023 on the rehab of the historic Ernst House and the additional three units.

New Initiative:

The CDA would like to dedicate \$200,000 to a local housing trust fund. The County Board would need to pass a resolution creating the program and the CDA would make it part of funds they administer. This would allow the CDA to apply for matching funds from Minnesota Housing Finance Agency (MHFA).

Sample Funding Sources:

- CDA levy
- TIF pooling
- Parking funds
- Contributions
- Housing-related fees

Common uses:

- Homebuyer Assistance
- Preservation
- Gap financing for new/redevelopment
- Creating deeper affordability
- Housing stability and emergency housing assistance

The benefit of a local housing trust fund is that it allows Leverage of private dollars, encourage local contributions, provide flexibility to meet local needs and will establish dedicated sources of revenue.

		2023 Approved Budget	2024 Requested Budget	Change
REVENUES				
Administrative Revenues		27,137	25,972	(1,165.00)
Pass-Through Grant Funds		344,202	349,739	5,537.00
Operating Revenues		2,371,667	2,948,962	577,295.00
Housing Revenues		9,064,000	9,449,806	385,806.00
Tax Levy		3,131,889	3,775,425	643,536.00
TOTAL REVENUES		14,938,895	16,549,904	1,611,009.00
EXPENDITURES				
Administrative & Operating Expenses		4,074,693	5,034,359	959,666.00
Pass-Through Grant Funds		344,202	349,739	5,537.00
Housing Expenditures		9,064,000	9,449,806	385,806.00
Bond Expenditures		276,000	276,000	0.00
Community/Economic Development		1,180,000	1,440,000	260,000.00
TOTAL EXPENDITURES		14,938,895	16,549,904	1,611,009.00
TOTAL CDA DIFFERENCE BETWEEN REVENUES & EXPENDITURES		0	0	0

2024 Budget Variations

		Change
Administrative Revenues	Reduction in SCDP grants and counseling grants	-\$1,165
Operating Revenues	Property Reimbursements, Management Fees	\$577,295
Housing Revenues	Addition of Trail's Edge (Waconia)	\$385,806
Administrative & Operating Expenses	Employee wages amd benefits, add'l FTE's, IT support, software license fees, enhanced marketing budget and addition of capital reserve fund for future building purchase	\$959,666
Housing Expenditures	Addition of Trail's Edge (Waconia)	\$385,806
Community/Economic Development	Business development; Pre-development Housing expenditures; Local Housing Trust Fund, Business loan fund, Home Improvement loan fund, Tourism, CGPI Initiative	\$260,000
	CDA Recommended Levy Increase	\$643,536