



Dakota County CDA Board of Commissioners

Agenda

Meeting Date: July 29, 2025	3:00 PM	CDA Boardroom, Eagan, MN
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1. Call To Order And Roll Call

2. Audience

Anyone wishing to address the CDA Board on an item not on the agenda, or an item on the consent agenda may notify the Clerk to the Board and instructions will be given to participate during the meeting. Comments can be sent to sjacobson@dakotacda.org. Verbal Comments are limited to five minutes.

3. Approval Of Agenda And Meeting Minutes

A. Approval Of Meeting Minutes – June 24, 2025 Regular Meeting	3
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4. Federal Public Housing And Housing Choice Voucher

No items.

5. Consent Agenda

A. Approval Of Record Of Disbursements – June 2025	14
B. Approval Of Carryover Of Fiscal Year Ended June 30, 2025 Budget Authority To Fiscal Year Ending June 30, 2026	16
C. Authorization To Execute Joint Powers Agreement With Dakota County To Accept Local Affordable Housing Aid Funds	23
D. Authorization To Award Contract For Siding, Trim, Windows And Storm Door Replacement At Marketplace Townhomes (Hastings)	26

6. Regular Agenda

A. Conduct Public Hearing To Receive Comments On The Disposition Of DCCDA Section 18, LLC Property And Authorization To Enter Into Purchase Agreement With The Qualified Buyer	33
B. Authorization To Enter Into A Purchase Agreement For Acquisition Of Property At 1544 Concord Street South, South St. Paul	37

- C. Authorization To Execute Contract For Building Abatement And Demolition For
1500 Towerview Road, Eagan 40
- D. Approval Of Budget Amendment For Supportive Services And Rental
Assistance At Denmark Trail Townhomes (Farmington) 46
- E. Executive Director Update

7. Information

8. Adjournment

For more information, call 651-675-4434.

Dakota County CDA Board meeting agendas are available online at:
http://www.dakotacda.org/board_of_commissioners.htm

Next Meetings:

August 26, 2025

CDA Board of Commissioners Regular Meeting – 3 p.m.

Dakota County CDA Boardroom, 1228 Town Centre Drive, Eagan, MN 55123



Board of Commissioners

Meeting Minutes

Meeting Date: June 24, 2025

3:00 PM

Boardroom; CDA Office, Eagan, MN

Commissioner Atkins called the meeting to order at 3:03 p.m.

COMMISSIONER ROLL CALL

	Present	Absent
Commissioner Slavik, District 1	X	
Commissioner Atkins, District 2	X	
Commissioner Halverson, District 3		X
Commissioner Droste, District 4	X	
Commissioner Workman, District 5	X	
Commissioner Holberg, District 6	X	
Commissioner Hamann-Roland, District 7	X	
Commissioner Velikolangara, At Large	X	

CDA staff in attendance:

Tony Schertler, Executive Director
Kari Gill, Deputy Executive Director
Sara Swenson, Director of Administration & Communications
Sarah Jacobson, Administrative Coordinator
Lisa Alfson, Director of Community & Economic Development
Maggie Dykes, Assistant Director of Community & Economic Development
Kathy Kugel, Housing Finance Manager
Ken Bauer, Director of Finance
Chris Meyer, Assistant Director of Finance
Lisa Hohenstein, Director of Housing Assistance
Anna Judge, Director of Property Management

Others in attendance:

Marti Fischbach, Dakota County
Erin Stwora, Dakota County
Ken Isaacson, TCHDC
Ryan Garcia, City of South St. Paul
Monica Miller, City of South St. Paul
Eric Van Oss, City of Rosemount

AUDIENCE

No audience members addressed the Board.

APPROVAL OF AGENDA AND MEETING MINUTES

25-6973 **Approval Of Agenda And Meeting Minutes**

BE IT RESOLVED, by the Dakota County Community Development Agency Board of

Commissioners, that the agenda for the June 24, 2025 Regular Board meeting be approved as written.

BE IT FURTHER RESOLVED by the Dakota County Community Development Agency Board of Commissioners, that the minutes for the May 20, 2025 Regular Board meeting be approved as written.

Motion: Commissioner Hamman-Roland Second: Commissioner Droste

Ayes: 7

Nays: 0

Abstentions: 0

	Yes	No	Absent	Abstain
Slavik	X			
Atkins	X			
Halverson			X	
Droste	X			
Workman	X			
Holberg	X			
Hamann-Roland	X			
Velikolangara	X			

FEDERAL PUBLIC HOUSING AND HOUSING CHOICE VOUCHER AGENDA

25-6974 Approval Of The Public Housing And Housing Voucher Operating Budgets For The Fiscal Year Ending June 30, 2026

WHEREAS, the Dakota County Community Development Agency (CDA) has completed the operating budget process for the fiscal year ending June 30, 2026; and

WHEREAS, the CDA Board of Commissioners has reviewed the proposed operating budget for the Public Housing and Housing Voucher programs for the fiscal year ending June 30, 2026; and

NOW, THEREFORE, BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the operating budget for the Public Housing and Housing Voucher programs for the fiscal year ending June 30, 2026, is hereby approved as follows:

Subfund/Program	Revenue	Expense	Transfers In (Out)	Reserves & Fund Balances
Public Housing	\$ 2,121,119	\$ 2,039,217	\$ 70,000	\$ 151,902
Housing Assistance - Vouchers	33,455,702	33,759,269	(180,000)	(483,567)
Housing Assistance - Mainstream	586,785	582,645	-	4,140
Housing Assistance - EHV	478,799	460,149	-	18,650
Total Public Housing/Hsg Voucher	36,642,405	36,841,280	(110,000)	(308,875)
Non-Public Housing/Hsg Voucher	59,939,246	48,891,910	110,000	11,157,336
Total FYE 2026 operating budget	\$ 96,581,651	\$ 85,733,190	\$ -	\$ 10,848,461

BE IT FURTHER RESOLVED, that the HUD-52574, PHA/IHA Board Resolution, required by the U.S. Department of Housing and Urban Development (HUD) is hereby

approved; and

BE IT FURTHER RESOLVED, that the CDA authorizes the transfer of \$180,000 of pre-2004 Unrestricted Net Position in the Housing Choice Voucher program, sufficient to fund capital improvements to the CDA's Administrative Office; and

BE IT FURTHER RESOLVED, that the Executive Director is authorized to implement and carry out this budget program.

Motion: Commissioner Velikolangara

Second: Commissioner Workman

Ayes: 7

Nays: 0

Abstentions: 0

	Yes	No	Absent	Abstain
Slavik	X			
Atkins	X			
Halverson			X	
Droste	X			
Workman	X			
Holberg	X			
Hamann-Roland	X			
Velikolangara	X			

CONSENT AGENDA

25-6975 Approval Of Record Of Disbursements – May 2025

BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the May 2025 Record of Disbursements is approved as written.

25-6976 Establish The Date For A Public Hearing Regarding The Disposition Of DCCDA Section 18, LLC Properties

WHEREAS, the Dakota County Community Development Agency (CDA), as sole member of the DCCDA Section 18, LLC (LLC) owns properties located throughout Dakota County; and

WHEREAS, the CDA is accepting offers from the public for the four properties being marketed by The Huerkamp Home Group/Keller Williams Preferred Realty to the public; and

WHEREAS, to ensure the CDA is in a position to sell the property in a timely manner once a buyer is identified, staff recommends setting a public hearing in anticipation that there will be offers prior to the public hearing date of July 29, 2025; and

WHEREAS, if offers are not received by the public hearing date, the public hearing will be continued to the next CDA Board meeting in anticipation that there will be additional offers at that time; and

WHEREAS, the purchase agreements for the properties will be included in the public hearing that will be finalized prior to the closing date; and

WHEREAS, the disposition of the units satisfies the requirements of the U.S. Department of Housing and Urban Development's Section 18 Demo/Dispo program; and

WHEREAS, Minnesota Statute 469.105, subds. 1, 2, and 4 requires a public hearing regarding the terms of the sale of real property.

NOW, THEREFORE, BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That:

1. A public hearing regarding the disposition of the following property will be held by the CDA Board on July 29, 2025, at or after 3 p.m. at the CDA's office:

Properties to be sold through the realtor:

- 4020 64th Street, Inver Grove Heights
- 1361 & 1363 Easter Lane, Eagan (duplex)
- 2115 Cliffview Drive, Eagan
- 2016 Pine Street, Hastings

2. The Executive Director, or his designee, is hereby authorized and directed to cause notice of such public hearing in substantially the form in Attachment B to be published in a newspaper of general circulation in Dakota County as required by Minnesota Statutes Section 469.105.

25-6977 **Authorization To Execute Contract For Common Area Flooring Replacement At Valley Ridge Senior Housing (Burnsville)**

WHEREAS, the Dakota County Community Development Agency solicited a bid using Sourcewell, a cooperative purchasing company, for the common area flooring replacement at the CDA owned senior building of Valley Ridge; and

WHEREAS, Sourcewell creates and maintains competitively solicited cooperative contracts for use by government, educational, and non-profit organizations; and

WHEREAS, funds to complete this project are included in the FYE25 Common Bond Fund budget and will be carried forward to the FYE26 budget to complete the project.

NOW, THEREFORE, BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the Deputy Executive Director is authorized to sign a contract with Renova One, Inc. in the amount of \$136,748.29; and

BE IT FURTHER RESOLVED, that the Deputy Executive Director is authorized to execute change orders not to exceed \$13,674.

25-6978 **Award Contract For The Back Parking Lot Replacement Project At The CDA Office Building**

WHEREAS, The State of Minnesota, Office of State Procurement holds an approved Contract Release with Bituminous Roadways, Inc for member use; and

WHEREAS, Bituminous Roadways, Inc submitted a responsive bid of \$117,055.97; and

WHEREAS, the contract is being recommended on the current condition of the existing parking lot, and Bituminous Roadways, Inc has prior experience on similar projects with the CDA; and

WHEREAS, this contract award is subject to approval of the FYE26 CDA Budget by the Dakota County CDA Board of Commissioners.

NOW, THEREFORE, BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the Deputy Executive Director is authorized to sign a contract with Bituminous Roadways, Inc. in the amount of \$117,055.97; and

BE IT FURTHER RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the Deputy Executive Director is authorized to approve change orders in an amount not to exceed \$11,705.00 (10% of the contract amount).

Motion: Commissioner Hamann-Roland Second: Commissioner Slavik

Ayes: 6

Nays: 0

Abstentions: 0

	Yes	No	Absent	Abstain
Slavik	X			
Atkins	X			
Halverson			X	
Droste	X			
Workman	X			
Holberg	X			
Hamann-Roland	X			

REGULAR AGENDA

- 25-6979 **Approval Of The Operating Budget (Excluding Public Housing And Housing Voucher Operating Budgets) For The Fiscal Year Ending June 30, 2026**
Tony Schertler provided updates and answered questions.

WHEREAS, the Dakota County Community Development Agency (CDA) has completed the operating budget process for the fiscal year ending June 30, 2026; and

WHEREAS, the CDA Board of Commissioners has reviewed the proposed operating budget for the fiscal year ending June 30, 2026; and

WHEREAS, the CDA Board of Commissioners has approved the operating budget for the Public Housing and Housing Voucher programs for the fiscal year ending June 30, 2026, in a separate board resolution; and

NOW, THEREFORE, BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the operating budget (excluding the Public Housing and Housing Voucher programs) for the fiscal year ending June 30, 2026, is hereby approved as follows:

Subfund/Program	Revenue	Expense	Transfers In (Out)	Reserves & Fund Balances
Total Public Housing/Hsg Voucher	36,642,405	36,841,280	(110,000)	(308,875)
HD&R	2,902,365	2,425,603	118,211	594,973
HIA	18,910	3,138	-	15,772
HOPE	212,638	2,189,754	1,500,000	(477,116)
Levy	12,091,176	-	(8,318,160)	3,773,016
Tax Increment	2,487,995	5,173,129	(448,000)	(3,133,134)
Common Bond	21,947,145	22,573,424	5,763,000	5,136,721
Housing Assistance - Other	383,400	433,702	52,490	2,188
Nicols Pointe	170,893	179,735	48,292	39,450
Workforce Housing LLC	6,618,365	7,623,491	1,214,167	209,041
Workforce Housing II LLC	1,562,576	1,375,949	-	186,627
Section 18 LLC	1,299,767	1,240,387	-	59,380
Youth Housing	383,554	402,105	-	(18,551)
Real Estate Operations	8,839,515	4,066,868	-	4,772,647
Office Building	342,080	483,862	180,000	38,218
Technology	678,867	720,763	-	(41,896)
Non-Public Housing/Hsg Voucher	59,939,246	48,891,910	110,000	11,157,336
Total FYE 2026 operating budget	\$ 96,581,651	\$ 85,733,190	\$ -	\$ 10,848,461

BE IT FURTHER RESLVED, that the Executive Director is authorized to implement and carry out this budget program.

Motion: Commissioner Slavik

Second: Commissioner Hamann-Roland

Ayes: 6

Nays: 0

Abstentions: 0

	Yes	No	Absent	Abstain
Slavik	X			
Atkins	X			
Halverson			X	
Droste	X			
Workman	X			
Holberg	X			
Hamann-Roland	X			

25-6980

Approval Of Contingent Redevelopment Incentive Grant Award For The City Of Rosemount

Maggie Dykes provided information and answered questions.

WHEREAS, the Dakota County Community Development Agency (CDA) established a Redevelopment Incentive Grant (RIG) program in 2007 to assist Dakota County cities with the redevelopment of blighted and under-utilized areas; and

WHEREAS, to date, the program has awarded over \$14.8 million to 71 redevelopment projects, 30 planning activities, and six environmental investigation activities; and

WHEREAS, the CDA has \$400,000 of remaining available funds in its Fiscal Year Ending 2025 budget and Dakota County, through its Environmental Resources Department, has an additional \$300,023 of remaining available funds for RIG projects that require environmental remediation; and

WHEREAS, Dakota County cities can apply to receive up to \$250,000 per redevelopment project grant (one per local government) per fiscal year; and

WHEREAS, the City submitted an application requesting \$250,000 for clearance and demolition of existing structures and remediation of contaminated soils at an approximately 61-acre site generally located west of Blaine Avenue and 152nd Street East; and

WHEREAS, the City's application meets the eligibility criteria to receive full funding as listed in the RIG Program Policy and Procedures Guide.

NOW, THEREFORE, BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, that the City of Rosemount is awarded a RIG project grant up to \$250,000 contingent upon the grantee meeting program guidelines and entering into a grant agreement with the CDA, in form and content acceptable to the Executive Director of the CDA.

Motion: Commissioner Droste

Ayes: 6

Nays: 0

Second: Commissioner Hamann-Roland

Abstentions: 0

	Yes	No	Absent	Abstain
Slavik	X			
Atkins	X			
Halverson			X	
Droste	X			
Workman	X			
Holberg	X			
Hamann-Roland	X			

25-6981

Approval Of Contingent Redevelopment Incentive Grant Award For The City Of South St. Paul

Maggie Dykes provided information and answered questions.

WHEREAS, the Dakota County Community Development Agency (CDA) established a Redevelopment Incentive Grant (RIG) program in 2007 to assist Dakota County cities with the redevelopment of blighted and under-utilized areas; and

WHEREAS, to date, the program has awarded over \$14.8 million to 71 redevelopment projects, 30 planning activities, and six environmental investigation activities; and

WHEREAS, of the total awards, \$2,322,419 has been granted to the City of South St. Paul (the City); and

WEHREAS, the CDA has \$400,000 of remaining available funds in its Fiscal Year Ending 2025 budget and Dakota County, through its Environmental Resources Department, has an additional \$300,023 of remaining available funds for RIG projects that require environmental remediation; and

WHEREAS, Dakota County cities can apply to receive up to \$250,000 per redevelopment project grant (one per local government) per fiscal year; and

WHEREAS, the City submitted an application requesting \$250,000 for removal of contaminated soil, installation of a vapor mitigation system, and geotechnical soil corrections at an approximately 40-acre site generally located northeast of Hardman Avenue South and Malden Street; and

WHEREAS, the City's application meets the eligibility criteria to receive full funding as listed in the RIG Program Policy and Procedures Guide.

NOW, THEREFORE, BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the City of South St. Paul is awarded a RIG project grant up to \$20,000 contingent upon the grantee meeting program guidelines and entering into a grant agreement with the CDA, in form and content acceptable to the Executive Director of the CDA.

Motion: Commissioner Slavik

Ayes: 6

Nays: 0

Second: Commissioner Workman

Abstentions: 0

	Yes	No	Absent	Abstain
Slavik	X			
Atkins	X			
Halverson			X	
Droste	X			
Workman	X			
Holberg	X			
Hamann-Roland	X			

25-6982 **Approve Contingent Award Of HOPE Loan For Camber Hill Townhomes (South St. Paul)**

Kathy Kugel presented information and answered questions

WHEREAS, the Dakota County Board of Commissioners and the Dakota County Community Development Agency (CDA) have a Joint Powers Agreement that includes operating guidelines, reporting requirements, and outlines the priorities for the Housing Opportunities Enhancement (HOPE) program; and

WHEREAS, the CDA has adopted a HOPE Policy and Budget for the HOPE funds setting forth criteria governing the award of HOPE funds; and

WHEREAS, Camber Hill, LLLP has submitted an application for HOPE funds for the acquisition and rehabilitation of Camber Hill Townhomes, an existing affordable housing development in South St. Paul; and

WHEREAS, staff recommend a HOPE award of up to \$750,000 for the acquisition and rehabilitation of Camber Hill Townhomes, with the final amount to be determined by project underwriting and the availability of matching funds.

NOW, THEREFORE, BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That:

1. The CDA hereby approves an award of HOPE Program funds in an amount up to \$750,000 for the acquisition and rehabilitation of Camber Hill Townhomes in South St. Paul.
2. Staff is authorized to prepare, execute, and deliver all documentation necessary or convenient to provide for the commitment of HOPE Program funds based on findings made in accordance with the requirements of the Joint Powers Agreement and the HOPE Policy. In addition, staff is authorized to determine award contingencies for the project based on the characteristics of the individual development, financial feasibility, project underwriting, or other factors in accordance with the Joint Powers Agreement and the HOPE Policy.
3. The Executive Director of the CDA is authorized to execute said documents upon such release.

Motion: Commissioner Hamann-Roland

Ayes: 6

Nays: 0

Second: Commissioner Droste

Abstentions: 0

	Yes	No	Absent	Abstain
Slavik	X			
Atkins	X			
Halverson			X	
Droste	X			
Workman	X			
Holberg	X			
Hamann-Roland	X			

INFO

Executive Director Update

Tony Schertler provided updates.

25-6983

Closed Executive Session: Executive Director's Mid-Year Performance Evaluation

WHEREAS, upon adoption of a resolution by majority vote, the CDA Board is authorized, pursuant to Minn. Stat. § 13D.05 3(a), to hold a closed executive session to discuss the performance of an individual who is subject to its authority; and

WHEREAS, the CDA Board of Commissioners desires to meet to discuss the mid-year performance of the Executive Director.

NOW, THEREFORE, BE IT RESOLVED, That the Dakota County Community Development Agency Board of Commissioners, hereby closes the CDA Board meeting on June 24, 2025 to discuss the mid-year performance of the Executive Director.

Motion: Commissioner Hamman-Roland Second: Commissioner Slavik

Ayes: 6

Nays: 0

Abstentions: 0

	Yes	No	Absent	Abstain
Slavik	X			
Atkins	X			
Halverson			X	
Droste	X			
Workman	X			
Holberg	X			
Hamann-Roland	X			

INFO

Information

No informational items this month

25-6984

Adjournment

BE IT RESOLVED, that the Dakota County Community Development Agency Board of Commissioners, hereby adjourns until Tuesday, July 29, 2025.

Motion: Commissioner Hamman-Roland Second: Commissioner Slavik

Ayes: 6

Nays: 0

Abstentions: 0

	Yes	No	Absent	Abstain
Slavik	X			
Atkins	X			
Halverson			X	
Droste	X			
Workman	X			
Holberg	X			
Hamann-Roland	X			
Velikolangara			X	

The CDA Board meeting adjourned at 3:57 p.m.

Clerk to the Board



Board of Commissioners

Request for Board Action

Meeting Date: July 29, 2025

Agenda #: 5A

DEPARTMENT: Finance

FILE TYPE: Regular - Consent

TITLE

Approval Of Record Of Disbursements – June 2025

PURPOSE/ACTION REQUESTED

Approve Record of Disbursements for June 2025.

SUMMARY

In June 2025, the Dakota County Community Development Agency (CDA) had \$10,649,522.36 in disbursements and \$579,337.81 in payroll expenses. Attachment A provides the breakdown of disbursements. Additional detail is available from the Finance Department.

RECOMMENDATION

Staff recommend approval of the Record of Disbursements for June 2025.

EXPLANATION OF FISCAL/FTE IMPACTS

These disbursements are included in the Fiscal Year Ending June 30, 2025 budget.

☐ None ☒ Current budget ☐ Amendment Requested ☐ Other

RESOLUTION

BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the June 2025 Record of Disbursements is approved as written.

PREVIOUS BOARD ACTION

N/A

ATTACHMENTS

Attachment A: Record of Disbursements – June 2025

CONTACT

Department Head: Ken Bauer, Finance Director

Author: Chris Meyer, Assistant Director of Finance

**Dakota County CDA
Record of Disbursements
For the month of June 2025**

	Date	Amount	Total
Common Bond Housing			
	06/20/25	<u>\$ 14,137.98</u>	
			\$ 14,137.98
Disbursing			
	06/01/25	\$ 30,363.00	
	06/05/25	\$ 2,444,716.59	
	06/12/25	\$ 1,048,440.98	
	06/18/25	\$ 796,310.50	
	06/26/25	<u>\$ 1,164,534.19</u>	
			\$ 5,484,365.26
Housing Assistance			
	06/01/25	\$ 2,929,479.84	
	06/12/25	<u>\$ 188,070.07</u>	
			\$ 3,117,549.91
Housing Development & Renewal			
	06/05/25	\$ 1,000,138.06	
	06/30/25	<u>\$ 1,033,331.15</u>	
			\$ 2,033,469.21
Total Disbursements			<u><u>\$ 10,649,522.36</u></u>
June 2025 Payroll			
	06/13/25	\$ 279,708.97	
	06/27/25	<u>\$ 299,628.84</u>	
Total Payroll			<u><u>\$ 579,337.81</u></u>

Disbursement detail is available in the Finance Office



Board of Commissioners

Request for Board Action

Meeting Date: July 29, 2025

Agenda #: 5B

DEPARTMENT: Finance

FILE TYPE: Regular - Consent

TITLE

Approval Of Carryover Of Fiscal Year Ended June 30, 2025 Budget Authority To Fiscal Year Ending June 30, 2026

PURPOSE/ACTION REQUESTED

Approve carryover of Fiscal Year Ended June 30, 2025 budget authority to Fiscal Year Ending June 30, 2026.

SUMMARY

As staff works to close the fiscal year that just ended, several projects and work items have been identified that were not fully completed by June 30, 2025. To complete these projects and items, unspent budget authority will need to be carried forward from the Fiscal Year Ended June 30, 2025 operating budget to the Fiscal Year Ending June 30, 2026 operating budget. A listing of these carryover items is as follows:

Program	Description	Amount
HOPE	Residential rehab loans (8)	\$66,006
Tax Increment Financing	Funding Common Bond Housing and Workforce Housing LLC EM & capital improvements	\$666,000
Housing Development & Renewal	Redevelopment incentive grant (RIG): \$25,000 for Apple Valley – Time Square Utility Plan, \$250,000 for Eagan – Thomson Reuters Redevelopment, \$200,000 for Rosemount – North Wind LLC, & \$125,000 for South St. Paul – Wakota Crossing Phase I and Twin Ponds FHLP MHFA loan payoff = \$902,113	\$1,502,113
Real Estate Operations	Twin Ponds FHLP and Meadowlark FHLP exit costs and legal services = \$50,000, computer/workspace accommodations = \$5,000, Yardi software modules = \$50,000, mass communications software = \$16,000, Environmental due diligence/demolition oversight/holding costs at 1500 Towerview Road in Eagan = \$466,640	\$587,640
Technology	CDA website hosting/redesign	\$50,000
Common Bond Housing	Various Capital/EM projects (Attachment A-1)	\$2,154,258
Common Bond Housing	TIF funding of Common Bond Housing EM & capital improvements	(\$501,000)
Workforce Housing LLC	Various Capital/EM projects (Attachment A-2)	\$333,553

Workforce Housing LLC	TIF funding of Workforce Housing LLC EM & capital improvements	(\$165,000)
Workforce Housing II LLC	Various Capital/EM projects (Attachment A-3)	\$24,514
Real Estate Operations	Capital/EM management fee revenue: Common Bond Housing = \$166,421, Workforce Housing LLC = \$30,323, and Workforce Housing II LLC = \$2,229	(\$198,973)
	TOTAL	\$4,519,111

RECOMMENDATION

Staff recommends approval of the carryover of Fiscal Year Ended June 30, 2025 budget authority to Fiscal Year Ending June 30, 2026.

EXPLANATION OF FISCAL/FTE IMPACTS

Transfer \$4,519,111 of unspent budget authority from Fiscal Year Ended June 30, 2025 to Fiscal Year Ending June 30, 2026.

☐ None ☐ Current budget ☒ Amendment Requested ☐ Other

RESOLUTION

WHEREAS, the Dakota County CDA has adopted an operating budget for the Fiscal Year Ended June 30, 2025; and

WHEREAS, the CDA had \$4,519,111 of uncompleted projects and work items relating to the operating budget for the Fiscal Year Ended June 30, 2025; and

WHEREAS, the CDA wishes to carry forward the unspent budget authority relating to these uncompleted projects and items to the operating budget for the Fiscal Year Ending June 30, 2026.

NOW, THEREFORE BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That \$4,519,111 of Fiscal Year Ended June 30, 2025 budget authority be carried forward to the operating budget for the Fiscal Year Ending June 30, 2026.

PREVIOUS BOARD ACTION

24-6860; 6/26/2024

ATTACHMENTS

Attachment A-1: Extraordinary Maintenance Project List
Attachment A-2: Extraordinary Maintenance Project List
Attachment A-3: Extraordinary Maintenance Project List

CONTACT

Department Head: Ken Bauer, Finance Director
Author: Chris Meyer, Assistant Director of Finance

**ATTACHMENT A-1: EXTRAORDINARY MAINTENANCE PROJECT LIST
COMMON BOND HOUSING
FOR YEAR ENDED JUNE 30, 2025**

Project #	Dept	Staff	Description	G/L Code	Budget Carryover	Comments
Lakeville - Winsor Plaza						
CBF 02-01	HD	NS	Add gutter guards	cbfund.4611-00-000	8,835.00	
CBF 02-03	HD	JB	Masonry repairs at "A" entry steps, patchwork	cbfund.4611-00-000	25,000.00	
CBF 02-05	HD	NS	Repair and repaint corner trim throughout building exterior	cbfund.4611-00-000	1,500.00	
CBF 02-10	HD	JB	Replace exterior doors and 3 panels - NW entry/B2 stair entry	cbfund.4611-00-000	12,000.00	Carryover from FYE 6/30/2024
CBF 02-AD	HD	N/A	HD admin fee	cbfund.4195-01-000	4,734.00	
					<u>52,069.00</u>	
Burnsville - Eagle Ridge						
CBF 03-01	HD	VM	Elevator modernization	cbfund.4611-00-000	10,000.00	
CBF 03-03	HD	NS	Replace two exterior doors	cbfund.4611-00-000	4,000.00	
CBF 03-04	HD	NS	Gutter guard around community room	cbfund.4611-00-000	4,500.00	
CBF 03-AD	HD	N/A	HD admin fee	cbfund.4195-01-000	1,850.00	
					<u>20,350.00</u>	
Eagan - Oakwoods						
CBF 05-03	HD	TB	Add an updaters/reader at elevator lobby	cbfund.4611-00-000	3,500.00	
CBF 05-04	HD	JB	Repair roof deck at vent termination	cbfund.4611-00-000	25,000.00	
CBF 05-AD	HD	N/A	HD admin fee	cbfund.4195-01-000	2,850.00	
					<u>31,350.00</u>	
Apple Valley - Orchard Square						
CBF 08-06	HD	TB	Replace existing Schlage system with Yale	cbfund.4611-00-000	99,000.00	Transfer in from TIF 11 (cbfund.3660-00-000)
CBF 08-AD	HD	N/A	HD admin fee	cbfund.4195-01-000	9,900.00	
					<u>108,900.00</u>	
South St. Paul - River Heights Terrace						
CBF 09-02	HD	VM	Elevator modernization	cbfund.4611-00-000	150,000.00	
CBF 09-AD	HD	N/A	HD admin fee	cbfund.4195-01-000	15,000.00	
					<u>165,000.00</u>	
Mendota Heights - Parkview Plaza						
CBF 10-02	HD	NS	Replace community room furniture	cbfund.4611-00-000	55,941.00	
CBF 10-03	HD	TB	Replace decking at chimney - reshingle area	cbfund.4611-00-000	13,000.00	
CBF 10-04	HD	TB	Replace chimney cap at elevator location	cbfund.4611-00-000	8,000.00	
CBF 10-AD	HD	N/A	HD admin fee	cbfund.4195-01-000	7,694.00	
					<u>84,635.00</u>	
Rosemount - Cameo Place						
CBF 11-09	HD	TB	Replace white railing with pvc	cbfund.4611-00-000	15,000.00	Carryover from FYE 6/30/2024
CBF 11-AD	HD	N/A	HD admin fee	cbfund.4195-01-000	1,500.00	
					<u>16,500.00</u>	

Project #	Dept	Staff	Description	G/L Code	Budget Carryover	Comments
Apple Valley II - Cortland Square						
CBF 14-06	HD	TB	Replace existing Schlage system with Yale	cbfund.4611-00-000	120,000.00	Transfer in from TIF 11 (cbfund.3660-00-000)
CBF 14-08	HD	TB	Repair cricket and roof near chimney at library	cbfund.4611-00-000	25,000.00	Carryover from FYE 6/30/2024
CBF 14-AD	HD	N/A	HD admin fee	cbfund.4195-01-000	14,500.00	
					159,500.00	
Lakeville II - Mainstreet Manor						
CBF 15-01	HD	NS	Replace common area ACs and furnaces	cbfund.4611-00-000	30,000.00	Transfer in from TIF 9 (cbfund.3660-00-000)
CBF 15-04	PM		Commercial tenant improvement/renovations	cbfund.4611-00-000	10,000.00	
CBF 15-AD	HD	N/A	HD admin fee	cbfund.4195-01-000	3,000.00	
					43,000.00	
Inver Grove Heights II - Cahill Commons						
CBF 16-03	HD	NS	Replace boilers	cbfund.4611-00-000	19,901.00	
CBF 16-04	HD	TB	Replace both screen porches	cbfund.4611-00-000	25,000.00	
CBF 16-05	HD	TB	Replace existing Schlage system with Yale	cbfund.4611-00-000	120,000.00	Transfer in from TIF 8 (cbfund.3660-00-000)
CBF 16-AD	HD	N/A	HD admin fee	cbfund.4195-01-000	16,490.00	
					181,391.00	
Mendota Heights II - Village Commons						
CBF 17-02	HD	JB	Replace exterior door at 2nd floor of SE patio	cbfund.4611-00-000	4,352.00	
CBF 17-AD	HD	N/A	HD admin fee	cbfund.4195-01-000	435.00	
					4,787.00	
Eagan III - Lakeside Pointe						
CBF 18-01	HD	TB	Exterior renovation (windows, roof, and siding)	cbfund.4611-00-000	300,000.00	
CBF 18-AD	HD	N/A	HD admin fee	cbfund.4195-01-000	30,000.00	
					330,000.00	
West St. Paul II - The Dakotah						
CBF 19-04	HD	VM	Waterproof the elevator pit	cbfund.4611-00-000	34,140.00	
CBF 19-08	PM		Commercial tenant improvement/renovations	cbfund.4611-00-000	308,800.00	#24-6899 restricted \$268,800 (Anytime Fitness)
CBF 19-AD	HD	N/A	HD admin fee	cbfund.4195-01-000	3,414.00	
					346,354.00	
Hastings II - Rivertown Court						
CBF 20-01	HD	NS	Replace common area ACs	cbfund.4611-00-000	30,000.00	
CBF 20-AD	HD	N/A	HD admin fee	cbfund.4195-01-000	3,000.00	
					33,000.00	
South St. Paul II - Dakota Heights						
CBF 21-03	PM		Address water intrusion at south foundation	cbfund.4611-00-000	4,826.00	
CBF 21-05	HD	JB	Address deflection in the retaining wall	cbfund.4611-00-000	65,000.00	
CBF 21-AD	HD	N/A	HD admin fee	cbfund.4195-01-000	6,500.00	
					76,326.00	

Project #	Dept	Staff	Description	G/L Code	Budget Carryover	Comments
Eagan IV - Oakwoods East						
CBF 22-02	HD	NS	Replace bathroom exhaust fans	cbfund.4611-00-000	12,000.00	
CBF 22-06	HD	TB	Add an updater/reader at elevator lobby	cbfund.4611-00-000	3,500.00	
CBF 22-AD	HD	N/A	HD admin fee	cbfund.4195-01-000	1,550.00	
					17,050.00	
Lakeville III - Crossroads Commons						
CBF 23-01	HD	NS	New community room chairs	cbfund.4611-00-000	40,000.00	
CBF 23-02	HD	TB	Install auto openers at all 6 trash room doors	cbfund.4611-00-000	21,000.00	
CBF 23-AD	HD	N/A	HD admin fee	cbfund.4195-01-000	6,100.00	
					67,100.00	
Farmington - Vermillion River Crossing						
CBF 26-02	HD	NS	Repair/replace a few community room chairs	cbfund.4611-00-000	5,000.00	
CBF 26-AD	HD	N/A	HD admin fee	cbfund.4195-01-000	500.00	
					5,500.00	
Burnsville III - Valley Ridge						
CBF 27-01	HD	NS	Common area painting	cbfund.4611-00-000	40,000.00	
CBF 27-02	HD	NS	Common area carpet	cbfund.4611-00-000	136,750.00	
CBF 27-03	HD	JB	Repair concrete at garage entry trench drain	cbfund.4611-00-000	18,000.00	
CBF 27-AD	HD	N/A	HD admin fee	cbfund.4195-01-000	19,475.00	
					214,225.00	
Inver Grove Heights III - Hillcrest						
CBF 28-02	HD	TB	Replace existing Schlage system with Yale	cbfund.4611-00-000	132,000.00	Transfer in from TIF 8 (cbfund.3660-00-000)
CBF 28-AD	HD	N/A	HD admin fee	cbfund.4195-01-000	13,200.00	
					145,200.00	
Lakeville IV - Argonne Hills						
CBF 30-01	HD	NS	Clean and recharge magic packs	cbfund.4611-00-000	30,000.00	
CBF 30-03	HD	NS	Add heat tape over Apt #317	cbfund.4611-00-000	8,000.00	
CBF 30-04	HD	TB	Replace Schlage locks with Yale	cbfund.4611-00-000	9,292.00	
CBF 30-AD	HD	N/A	HD admin fee	cbfund.4195-01-000	4,729.00	
					52,021.00	
TOTAL					2,154,258.00	
				reoper.3433-00-000.HD.EMF	166,421.00	
Capital management fee revenue						

ATTACHMENT A-2: EXTRAORDINARY MAINTENANCE PROJECT LIST
WORKFORCE HOUSING LLC
FOR YEAR ENDED JUNE 30, 2025

Project #	Dept	Staff	Description	G/L Code	Budget Carryover	Comments
Eagan - Oak Ridge						
WH 22-02	HD	NS	Scrape/re-paint garage door bucks and trim	oakrid.4611-00-000	10,500.00	
WH 22-AD	HD	N/A	HD admin fee	oakrid.4195-01-000	1,050.00	
					<u>11,550.00</u>	
Hastings - Pleasant Ridge						
WH 23-01	HD	NS	Scrape/re-paint garage door bucks and trim	pleasa.4611-00-000	7,750.00	
WH 23-AD	HD	N/A	HD admin fee	pleasa.4195-01-000	775.00	
					<u>8,525.00</u>	
Lakeville II - Country Lane						
WH 26-01	HD	TB	Replace parking lot	countr.4611-00-000	140,000.00	Transfer in from TIF 9 (countr.3660-00-000)
WH 26-02	HD	TB	Relocate downspouts	countr.4611-00-000	25,000.00	Transfer in from TIF 9 (countr.3660-00-000)
WH 26-06	HD	TB	Replace parking lot and relocate downspouts	countr.4611-00-000	114,980.00	Carryover from FYE 6/30/2024
WH 26-AD	HD	N/A	HD admin fee	countr.4195-01-000	27,998.00	
					<u>307,978.00</u>	
Mendota Heights - Hillside Gables						
WH 27-01	HD	JB	Asphalt patching and concrete mud-jacking	hillsi.4611-00-000	5,000.00	
WH 27-AD	HD	N/A	HD admin fee	hillsi.4195-01-000	500.00	
					<u>5,500.00</u>	
TOTAL					<u>333,553.00</u>	
Capital management fee revenue				reoper.3433-00-000.HD.EMF	30,323.00	

ATTACHMENT A-3: EXTRAORDINARY MAINTENANCE PROJECT LIST
WORKFORCE HOUSING II LLC
FOR YEAR ENDED JUNE 30, 2025

Project #	Dept	Staff	Description	G/L Code	Budget Carryover	Comments
Lakeville - Prairie Crossing						
WH 31-01	HD	VM	Window repair	prairi.4611-00-000	7,167.00	Carryover from FYE 6/30/2024
WH 31-03	HD	VM	Replace thermopanes (20 total)	prairi.4611-00-000	7,018.00	
WH 31-AD	HD	N/A	HD admin fee	prairi.4195-01-000	1,419.00	
					15,604.00	
Inver Grove Heights - Lafayette						
WH 32-02	HD	JB	Sealcoat	lafaye.4611-00-000	8,100.00	
WH 32-AD	HD	N/A	HD admin fee	lafaye.4195-01-000	810.00	
					8,910.00	
TOTAL					24,514.00	
				reoper.3433-00-000.HD.EMF	2,229.00	
Capital management fee revenue						



Board of Commissioners

Request for Board Action

Meeting Date: July 29, 2025

Agenda #: 5C

DEPARTMENT: Community and Economic Development

FILE TYPE: Regular - Consent

TITLE

Authorization To Execute Joint Powers Agreement With Dakota County To Accept Local Affordable Housing Aid Funds

PURPOSE/ACTION REQUESTED

- Authorize the Executive Director to execute Joint Powers Agreement (JPA) with Dakota County to accept Local Affordable Housing Aid (LAHA).
- Amend Fiscal Year Ending (FYE) 2026 budget.

SUMMARY

Local Affordable Housing Aid (LAHA) is aid to the metropolitan local governments of seven counties, including Dakota County, and 63 cities. LAHA is funded through a dedicated sales tax in the seven-county metro area for the purpose of developing and preserving affordable housing within their jurisdictions to keep families from losing housing and to help those experiencing homelessness find housing. Funds must be spent on qualifying projects.

At its Community Services Committee meeting on October 22, 2024, the Dakota County Board of Commissioners directed staff to budget 50 percent of 2025 LAHA in the Dakota County Social Services 2025 budget and hold 50 percent for future discussion of a CDA allocation. On June 10, 2025, the Board gave direction to allocate 50 percent of Dakota County's 2025 LAHA funds to the Dakota County CDA for eligible activities and projects. On June 24, 2025, the Dakota County Board of Commissioners authorized the execution of a JPA with the Dakota County CDA to provide 50 percent of 2025 LAHA funds (Resolution # 25-285).

The certified 2025 LAHA allocation to Dakota County is \$10,926,496.67 (Attachment A), with 50 percent (\$5,463,248.34) to be distributed to the CDA to be spent on qualifying projects. These funds will be distributed to the CDA via a JPA drafted by the Dakota County Attorney's Office.

RECOMMENDATION

Staff recommends the CDA Board of Commissioners authorize the acceptance of 50 percent of the certified 2025 LAHA Dakota County allocation, execute a JPA with Dakota County, and amend the FYE 2026 budget to include the LAHA funds.

EXPLANATION OF FISCAL/FTE IMPACTS

The FYE 2026 CDA budget will be amended to include \$5,463,348.34 of 2025 Dakota County LAHA funds. The County will make distributions equal to 50 percent of each allocation on July 21 and December 26 to the CDA. Future use of these funds will be brought to the CDA Board for consideration.

☐ None ☐ Current budget ☒ Amendment Requested ☐ Other

RESOLUTION

WHEREAS, Local Affordable Housing Aid (LAHA) is aid to the metropolitan local governments of seven counties, including Dakota County, and 63 cities; and

WHEREAS, LAHA is funded through a dedicated sales tax in the seven-county metro area for the purpose of developing and preserving affordable housing to prevent families from losing housing and to help those experiencing homelessness find housing; and

WHEREAS, since October 2024, the Dakota County Board of Commissioners has discussed its interest in allocating County LAHA funds to the CDA for qualified projects; and

WHEREAS, on June 10, 2025, the Board gave direction to allocate 50 percent of Dakota County's 2025 LAHA funds to the Dakota County CDA for eligible activities and projects; and

WHEREAS, on June 24, 2025, the Dakota County Board of Commissioners authorized the execution of a Joint Powers Agreement (JPA) with the Dakota County CDA to provide 50 percent of 2025 LAHA funds; and

WHEREAS, the certified 2025 LAHA allocation to Dakota County is \$10,926,496.67; and

WHEREAS, 50 percent of the certified 2025 LAHA funds (\$5,463,348.34) will be distributed to the Dakota County CDA through a JPA with Dakota County; and

WHEREAS, the CDA's Fiscal Year Ending (FYE) 2026 budget will be amended to include the County LAHA funds to the CDA.

NOW, THEREFORE BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the Executive Director is authorized to accept the Local Affordable Housing Aid (LAHA) funding from Dakota County; and

BE IT FURTHER RESOLVED, That the Dakota County Community Development Agency Board of Commissioners hereby authorizes the Executive Director to execute a Joint Powers Agreement with Dakota County to accept 50 percent of the certified 2025 LAHA funds to be used on qualifying projects; and

BE IT FURTHER RESOLVED, That the Dakota County Community Development Agency hereby amends the Fiscal Year Ending 2026 Budget to include 50 percent of Dakota County's certified 2025 LAHA funds.

PREVIOUS BOARD ACTION

None.

ATTACHMENTS

Attachment A: Certified 2025 LAHA County Allocations

CONTACT

Department Head: Lisa Alfson, Director of Community and Economic Development

Author: Lisa Alfson



2025 Local Affordable Housing Aid: Counties

The total certified amount is paid to all recipients in two equal installments.

COUNTY	BASE AID	FINAL DISTRIBUTION FACTOR	COST-BURDENED HOUSEHOLD AID	TOTAL CERTIFIED 2025 LOCAL AFFORDABLE HOUSING AID
ANOKA	\$2,562,415.78	0.0972	\$6,561,134.59	\$9,123,550.37
CARVER	\$2,562,415.78	0.0255	\$1,723,059.01	\$4,285,474.79
DAKOTA	\$2,562,415.78	0.1240	\$8,364,080.89	\$10,926,496.67
HENNEPIN	\$2,562,415.78	0.4468	\$30,151,966.29	\$32,714,382.07
RAMSEY	\$2,562,415.78	0.1981	\$13,366,630.28	\$15,929,046.06
SCOTT	\$2,562,415.78	0.0372	\$2,509,792.09	\$5,072,207.87
WASHINGTON	\$2,562,415.78	0.0711	\$4,800,285.77	\$7,362,701.55
TOTAL	\$17,936,910.46	1.0000	\$67,476,948.92	\$85,413,859.38



Board of Commissioners

Request for Board Action

Meeting Date: July 29, 2025

Agenda #: 5D

DEPARTMENT: Housing Development

FILE TYPE: Regular - Consent

TITLE

Authorization To Award Contract For Siding, Trim, Windows, And Storm Door Replacement At Marketplace Townhomes (Hastings)

PURPOSE/ACTION REQUESTED

- Authorize Deputy Executive Director to execute a contract with SMC Construction Inc. for the siding, window, trim, and storm door replacement at Marketplace Townhomes in Hastings.
- Authorize Change Order Authority.
- Approve an amendment of up to \$722,167 to the FYE26 budget from Local Affordable Housing Aid (LAHA) funds received from Dakota County.

SUMMARY

This contract is for the replacement of the deteriorating siding, windows, window and door trim, and storm doors at Marketplace Townhomes in Hastings.

On July 9, 2025, at 10 a.m., a public bid opening was held at the Dakota County Community Development Agency (CDA) office for this project.

The solicitation of bids of bids was done in accordance with public bidding requirements. Local contractors were solicited and invited to bid on this project in addition to the two-week advertisement for solicitation of bids in the Dakota County Tribune (Attachment A) and the CDA's website. Five interested bidders attended the mandatory walk-through meeting on June 25, 2025.

Five bidders submitted proposals. The bid results are on the Bidders List (Attachment B). SMC Inc. was the lowest responsible bidder. The proposal included two alternates. Alternative #1 is for Hayfield Windows and Alternative #2 is for DiamondKote Finish on the siding and trim. Our team has determined based on history and experience that both Alternates would be in the best interest of the CDA.

RECOMMENDATION

Staff recommends that the Deputy Executive Director be authorized to sign a contract in the name of the Dakota County CDA Workforce Housing I LLC for Marketplace Townhomes with SMC Construction Inc. in the amount of \$656,516.86 for this project. The low bidder is responsible and has worked on projects of this scope in the past.

In order to keep these projects on schedule and to deal with any unforeseen issues during the project, it is also recommended that the Deputy Executive Director be authorized to execute change orders not to exceed \$65,651 (10% of the contract amount).

EXPLANATION OF FISCAL/FTE IMPACTS

The proposed budget amendment would use up to \$722,167 of LAHA funds that will be subgranted from Dakota County to the CDA.

☐ None ☐ Current budget ☒ Amendment Requested ☐ Other

RESOLUTION

WHEREAS, The Dakota County Community Development Agency (CDA) accepted bids on July 9, 2025 for siding, window/trim, and storm door replacements at Marketplace Townhomes in Hastings; and

WHEREAS, Marketplace Townhomes is part of the Dakota County CDA Workforce Housing I LLC; and

WHEREAS, SMC Construction Inc. was the lowest responsible bidder with a bid total of \$656,516.86 when Alternate 1 and Alternate 2 are accepted.

WHEREAS, a budget amendment is being requested to utilize LAHA funds from Dakota County for this unbudgeted project.

NOW, THEREFORE BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the Deputy Executive Director is authorized to sign a contract in the name of the Dakota County CDA Workforce Housing I LLC for the Marketplace Townhome Siding, Window/Trim, and Storm Door Replacement Project with SMC Construction Inc. in the amount of \$656,516.86; and

BE IT FURTHER RESOLVED, That the Deputy Executive Director is authorized to execute change orders not to exceed \$65,651 (10% of the contract amount); and

BE IT FURTHER RESOLVED, That the FYE26 budget be amended to utilize \$722,167 from Local Affordable Housing Aid funds for this exterior rehabilitation project.

PREVIOUS BOARD ACTION

N/A

ATTACHMENTS

Attachment A: Public Notice

Attachment B: Bidders List & Bid Tabulation

CONTACT

Department Head: Kari Gill, Deputy Executive Director

Author: Jeff Bonneson, Capital Projects Manager



Ad Proof
Not Actual Size

-Public Notice Ad Proof-

This is the proof of your ad scheduled to run on the dates indicated below. Please proof read carefully. If changes are needed, please contact us prior to deadline at Cambridge (763) 691-6000 or email at publicnotice@apgecm.com

Date: 06/10/25

Account #: 412621

Customer: DAKOTA COUNTY CDA ~

Address: 1228 TOWN CENTRE DR
EAGAN

Telephone: (651) 675-4400

Fax: (651) 287-8050

Publications:

Dakota County Tribune

Ad ID: 1475778

Copy Line: Marketplace Townhomes BIDS

PO Number:

Start: 06/13/25

Stop: 06/20/2025

Total Cost: \$307.10

of Lines: 62

Total Depth: 7.05

of Inserts: 2

Ad Class: 160

Phone # (763) 691-6000

Email: publicnotice@apgecm.com

Rep No: SE710

**DAKOTA COUNTY
COMMUNITY DEVELOPMENT AGENCY (CDA)
EAGAN, MN 55123
ADVERTISEMENT FOR BIDS**

Notice is hereby given that sealed bids will be received by the Office of the Director of Housing Finance & Development, Dakota County CDA, Minnesota until 10:00 AM, Wednesday, July 9th 2025 at the office of Dakota County Community Development Agency, 1228 Town Centre Drive, Eagan, MN 55123, at which time they will be publicly opened and read aloud for the furnishing of all labor and materials for the **Siding, Window, Storm Door Replacement Project for Marketplace Townhomes.**

Bids received after this time and date will be rejected. No telephone bids or fax bids will be accepted. Bids shall be on the forms provided for that purpose and according to the bidding documents prepared by Dakota County CDA. Bids will be opened publicly and read aloud. A bid tabulation will be furnished to the Bidders. Bids shall be directed to the Project Manager, securely sealed and endorsed upon the outside wrapper, with the Project Address and Bid Due Date as shown below.

**Marketplace Public Bid Opening:
10:00AM July 9th, 2025
c/o Dakota County CDA,
1228 Town Centre Drive, Eagan, MN 55123
Attn: Jeff Bonneson**

A mandatory pre-bid walk through is scheduled at Marketplace Townhomes for Wednesday, June 25, 2025 at 10:00 AM and is required of ALL bidders. The pre-bid walk-through is MANDATORY and only those bidders who attend will have their bids considered at bid opening. Bidders must confirm their intent to attend the walk-through by contacting the Project Manager, Jeff Bonneson, at 651-675-4483 no later than 8:00 AM Wednesday, June 25, 2025. Failure of a bidder to attend the walk through immediately subjects his/her bid to disqualification.

Specifications and bid documents for this project will be available prior to, and at the mandatory walk-through on Wednesday June 25, 2025. Interested bidders can contact Jeff Bonneson @ 651-675-4483 of the Dakota County CDA for project specifications / bid documents.

This IS a prevailing wage project.

Bid security in the amount of 5% of the bid MUST accompany each bid.

The CDA hereby notifies all bidders that in regard to any contract entered into pursuant to this advertisement, Disadvantaged Business Enterprises (D.M.E.) will be afforded full opportunity to submit bids and / or proposals and will not be subjected to discrimination on the basis of race, color, sex, age, religion, or national origin. The Dakota County CDA reserves the right to reject any and all bids, to waive irregularities and informalities therein and to award the contract in the best interest of the CDA.

Jeff Bonneson, Capital Projects Manager, Dakota County CDA

Published in the
Dakota County Tribune
June 13, 20, 2025
1475778

Ad: 1

\$307.10

**DAKOTA COUNTY
COMMUNITY DEVELOPMENT AGENCY (CDA)
EAGAN, MN 55123
ADVERTISEMENT FOR BIDS**

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Bids received after this time and date will be rejected. No telephone bids or fax bids will be accepted. Bids shall be on the forms provided for that purpose and according to the bidding documents prepared by Dakota County CDA. Bids will be opened publicly and read aloud. A bid tabulation will be furnished to the Bidders. Bids shall be directed to the Project Manager, securely sealed and endorsed upon the outside wrapper, with the Project Address and Bid Due Date as shown below.

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10:00AM July 9th, 2025
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Specifications and bid documents for this project will be available prior to, and at the mandatory walk-through on Wednesday June 25, 2025. Interested bidders can contact Jeff Bonneson @ 651-675-4483 of the Dakota County CDA for project specifications / bid documents.

This IS a prevailing wage project.
Bid security in the amount of 5% of the bid MUST accompany each bid.

The CDA hereby notifies all bidders that in regard to any contract entered into pursuant to this advertisement, Disadvantaged Business Enterprises (D.M.E.) will be afforded full opportunity to submit bids and / or proposals and will not be subjected to discrimination on the basis of race, color, sex, age, religion, or national origin. The Dakota County CDA reserves the right to reject any and all bids, to waive irregularities and informalities therein and to award the contract in the best interest of the CDA.

Jeff Bonneson, Capital Projects Manager, Dakota County CDA

Published in the
Dakota County Tribune
June 13, 20, 2025
1475778

BIDDER LIST & BID TABULATIONS

Public Bid Opening Date & Time: July 9th, 2025; 10:00 am CDA Boardroom

Project: Marketplace Family Townhomes Exterior Renovation Project

Project Address: 1601-1699 South Frontage Rd. Hastings, MN. - Dakota County

<u>Company Name</u>	CNC Construction	BASE BID	\$644,500.00
	<u>Alt #1: Hayfield Windows</u>	<u>Subtract</u>	- \$10,500.00
	<u>Alt #2: DiamondKote Package</u>	<u>ADD</u>	+ \$56,000.00

Bid Security X

Addendum Received (please check) #1 X

<u>Company Name</u>	SMC Construction	BASE BID	\$616,051.40
	<u>Alt #1: Hayfield Windows</u>	<u>Subtract</u>	- \$25,807.25
	<u>Alt #2: DiamondKote Package</u>	<u>ADD</u>	+ \$66,272.71

Bid Security X

Addendum Received (please check) #1 X

<u>Company Name</u>	Blackrock Construction	BASE BID	\$1,132,667.23
	<u>Alt #1: Hayfield Windows</u>	<u>ADD</u>	+ \$22,001.76
	<u>Alt #2: DiamondKote Package</u>	<u>ADD</u>	+ \$71,907.00

Bid Security X

Addendum Received (please check) #1 X

Public Bid Opening Date & Time: July 9th, 2025; 10:00 am CDA Boardroom

Project: Marketplace Family Townhomes Exterior Renovation Project

Project Address: 1601-1699 South Frontage Rd. Hastings, MN. - Dakota County

<u>Company Name</u>	Minnesota Construction	BASE BID	\$642,725.00
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<u>Alt #1: Hayfield Windows</u>	<u>Subtract</u>	-	\$7,332.00
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<u>Alt #2: DiamondKote Package</u>	<u>ADD</u>	+	\$34,500.00
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Bid Security X

Addendum Received (please check) **#1** X

<u>Company Name</u>	Stevens Construction	BASE BID	\$914,968.00
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<u>Alt #1: Hayfield Windows</u>	<u>Subtract</u>	-	\$18,719.00
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<u>Alt #2: DiamondKote Package</u>	<u>ADD</u>	+	\$50,537.00
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Bid Security X

Addendum Received (please check) **#1** X



Board of Commissioners

Request for Board Action

Meeting Date: July 29, 2025

Agenda #: 6A

DEPARTMENT: Housing Development

FILE TYPE: Regular - Action

TITLE

Conduct Public Hearing To Receive Comments On The Disposition of DCCDA Section 18, LLC Property And Authorization To Enter Into Purchase Agreement With The Qualified Buyer

PURPOSE/ACTION REQUESTED

- Conduct a public hearing regarding the disposition of four vacant properties.
- Authorize the Executive Director to enter into a purchase agreement on behalf of DCCDA Section 18, LLC for one property.
- Continue the public hearing for three of the properties to the August 26, 2025 Board meeting.

SUMMARY

The Dakota County CDA, as the sole member of the DCCDA Section 18, LLC, owns single family homes and duplexes that were previously part of the Public Housing Program and were acquired by the LLC through the U.S. Department of Housing and Urban Development (HUD) Section 18 Demo/Dispo Program.

HUD's Special Applications Center has approved the disposition of the Section 18 units. If a current resident has an interest in purchasing the property or if a property becomes vacant, CDA staff assesses the property to determine if it should be sold. The units must be sold at Fair Market Value to the current resident or on the market through public bid.

On June 24, 2025, the CDA Board set a public hearing for the disposition of four DCCDA Section 18, LLC properties. One of the properties, a duplex, was ready to market. The other three properties (single family homes) needed some work and will be on the market starting August 1, 2025 and will be considered by the CDA Board at a future CDA Board meeting.

RECOMMENDATION

Staff recommends conducting and continuing the public hearing and approving the sale of one of the properties to the selected buyer.

EXPLANATION OF FISCAL/FTE IMPACTS

HUD requires the proceeds from the sale of the properties be placed in a restricted bank account to be used for all allowable purposes which includes acquiring and/or constructing replacement affordable housing units.

☐ None ☐ Current budget ☐ Amendment Requested ☒ Other

RESOLUTION

WHEREAS, the Dakota County CDA is able to dispose of property after holding a public hearing for which a notice is published; and

WHEREAS, a notice of the public hearing was published in the Dakota County Tribune per Minnesota Statute Sec. 469.105; and

WHEREAS, the properties being sold are part of the DCCDA Section 18, LLC that was created for the transition of public housing units through the U.S. Housing and Urban Development's Section 18 Demo/Dispo program; and

WHEREAS, the U.S. Department of Housing and Urban Development's Special Applications Center has approved the disposition of the Section 18 units on the open market through public bid; and

WHEREAS, Courtney Hopps, a qualified buyer, submitted a full price offer to purchase 1361 and 1363 Easter Lane, Eagan; submitted the highest and/or best offer to purchase 1361 and 1363 Easter Lane, Eagan and Trang Mai, submitted the second highest and/or best offer/bid; and

WHEREAS, a public hearing was conducted on July 29, 2025, on the proposed terms of the sale of the property located at 1361 and 1363 Easter Lane, Eagan.

NOW, THEREFORE BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the Executive Director is authorized to negotiate with and enter into a Purchase Agreement with the buyer; and

ADDRESS

1361 and 1363 Easter Lane, Eagan

BUYER

Courtney Hopps

CONTINGENCY BUYER

Trang Mai

BE IT FURTHER RESOLVED, That if the Dakota County Community Development Agency and the Buyer cannot agree to terms on a purchase agreement or the purchase agreement is cancelled by either party, the Executive Director is authorized to negotiate with and enter into a purchase agreement with the Contingency Buyer for the property; and

BE IT FURTHER RESOLVED, That the public hearing is continued to the August 26, 2025 CDA Board meeting for the remaining three properties that have been previously noticed for sale.

PREVIOUS BOARD ACTION

24-6976; 6/24/2025

ATTACHMENTS

Attachment A: Affidavit of Public Hearing

CONTACT

Department Head: Kari Gill, Deputy Executive Director

Author: Lori Zierden, Real Estate Manager

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) ss
COUNTY OF DAKOTA

I do solemnly swear that the notice, as per the proof, was published in the edition of the

Dakota County Tribune

with the known office of issue being located in the county of:

DAKOTA

with additional circulation in the counties of:

DAKOTA

and has full knowledge of the facts stated below:

- (A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.
- (B) This Public Notice was printed and published in said newspaper(s) once each week, for 1 successive week(s); the first insertion being on 07/11/2025 and the last insertion being on 07/11/2025.

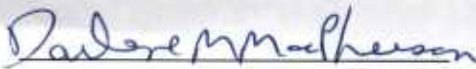
MORTGAGE FORECLOSURE NOTICES

Pursuant to Minnesota Stat. §580.033 relating to the publication of mortgage foreclosure notices: The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

By: 

Designated Agent

Subscribed and sworn to or affirmed before me on 07/11/2025


Notary Public

**Rate Information:**

(1) Lowest classified rate paid by commercial users for comparable space:

\$999.99 per column inch

Ad ID 1479874

PUBLIC NOTICE

DAKOTA COUNTY COMMUNITY DEVELOPMENT AGENCY

Notice is provided that the Board of Commissioners of the Dakota County Community Development Agency (CDA), as the sole member of DCCDA Section 18, LLC will hold a public hearing on Tuesday, July 29, 2025, at or after 3:00 p.m. at the CDA offices located at 1228 Town Centre Drive, Eagan, Minnesota to consider the sale, transfer, and/or exchange of the following described property currently owned by DC-CDA Section 18 LLC is advisable:

Address	Legal Description
4020 64th Street, Inver Grove Heights	Lots 29 and 30, Block 10, Inver Grove Factory Addition, Dakota County, Minnesota
1361 & 1363 Easter Lane, Eagan	Lot 2, Block 4, Wilderness Run Fifth Addition, Dakota County, Minnesota
2115 Cliffview Drive, Eagan	Lot 3, Block 2 in Cedar Cliff Second Addition, according to the plat thereof, Dakota County, Minnesota
2016 Pine Street, Hastings	Lot 265, Replat of Westwood Addition Fourth Section, Dakota County, Minnesota

The terms and conditions for offers that staff are recommending to the CDA Board will be available at the CDA's office beginning July 29, 2025. For more information on this proposed sale, transfer, and/or exchange of property contact Lori Zierden at the Dakota County CDA, 1228 Town Centre Drive, Eagan, MN 55123, telephone (651) 675-4479. Public comments may be submitted orally or in writing to the CDA through the public hearing to be held on July 29, 2025.

BY ORDER OF THE BOARD OF COMMISSIONERS OF THE DAKOTA
COUNTY COMMUNITY DEVELOPMENT AGENCY

By /s/ Tony Schertler
Executive Director

Published in the
Dakota County Tribune
July 11, 2025
1479874



Board of Commissioners

Request for Board Action

Meeting Date: July 29, 2025

Agenda #: 6B

DEPARTMENT: Housing Development

FILE TYPE: Regular - Consent

TITLE

Authorization To Enter Into A Purchase Agreement For Acquisition Of Property At 1544 Concord Street South, South St. Paul

PURPOSE/ACTION REQUESTED

- Authorize the Executive Director to enter into a purchase agreement for property located at 1544 Concord Street South, South St. Paul.
- Approve amendment to the 2026 HDR – Land Banking budget for up to \$375,000 to pay for acquisition and related costs, relocation, and abatement and demolition costs.

SUMMARY

A number of years ago, a portion of Concord Street South in South St. Paul was expanded requiring Dakota County to acquire four properties and the structures were razed leaving the four properties as vacant parcels.

Recently, the City of South St. Paul reached out to the CDA regarding three properties that are south of the four properties acquired by Dakota County and north of Poplar Street in South St. Paul. Two of the properties are privately owned rental properties and the third is a tax-forfeited parcel.

CDA staff reached out to the property owners seeking their interest in selling. One owner is interested in selling and has signed a purchase agreement for the CDA's consideration. Staff are hopeful there will be an opportunity to acquire the tax-forfeited parcel if we successfully acquire the adjacent parcel at 1544 Concord Street South.

The CDA has been in communication with Dakota County staff about the four properties owned by the County and there is interest in disposing the parcels. Dakota County staff obtained funding for the expansion project and is reviewing what needs to occur to allow them to sell the parcels. If the CDA is successful in assembling all of the parcels, an affordable housing development would be designed for consideration by the City of South St. Paul.

Total acquisition costs including relocation and demolition are estimated to be \$375,000. To finance the purchase, relocation, abatement and demolition, staff is proposing the costs be financed through the 2026 HDR – Land Banking. The CDA's fiscal year 2026 operating budget does not include budget authority to acquire the site, pay relocation costs and demolish the existing structures. A budget amendment is requested for the 2026 HDR – Land Banking for up to \$375,000 for the acquisition and incidental costs, relocation, abatement and demolition expenses.

RECOMMENDATION

Staff recommends acquiring property located at 1544 Concord Street South, South St. Paul (Lot 15, Block 11, Lincoln Park Addition) with financing from the CDA HDR – Land Banking budget for a future affordable housing project.

Staff also recommends authorizing the Executive Director to enter into a purchase agreement for the property and approving budget amendments to the 2026 CDA HDR - Land Banking budget for up to \$375,000 to pay for acquisition, demolition, and related costs for the subject property.

EXPLANATION OF FISCAL/FTE IMPACTS

The proposed budget amendments would add up to \$375,000 to the 2026 CDA HDR – Land Banking budget for land acquisition, relocation and demolition costs associated with 1544 Concord Street South, South St. Paul for fiscal year ending June 30, 2026.

☐ None ☐ Current budget ☒ Amendment Requested ☐ Other

RESOLUTION

WHEREAS, an area along Concord Street South located south of Chestnut Street and north of Poplar Street East in the City of South St. Paul has been identified as a possible redevelopment area; and

WHEREAS, the Dakota County Community Development Agency (CDA) contacted existing property owners to seek their interest in selling their property to the CDA; and

WHEREAS, the property owner of 1544 Concord Street South, South St. Paul has indicated an interest in selling their property to the CDA and has signed a purchase agreement for the CDA's consideration.

NOW, THEREFORE BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the Executive Director is authorized to enter into a purchase agreement for 1544 Concord Street South, South St. Paul, pay relocation expenses and demolish existing structures in an amount not to exceed \$375,000; and

BE IT FURTHER RESOLVED, That the Fiscal Year Ending 2026 operating budget be amended to include \$375,000 of budget authority in 2026 CDA HDR – Land Banking for land acquisition, taxes and incidental costs associated with the acquisition, relocation and demolition of 1544 Concord Street South, South St. Paul.

PREVIOUS BOARD ACTION

N/A

ATTACHMENTS

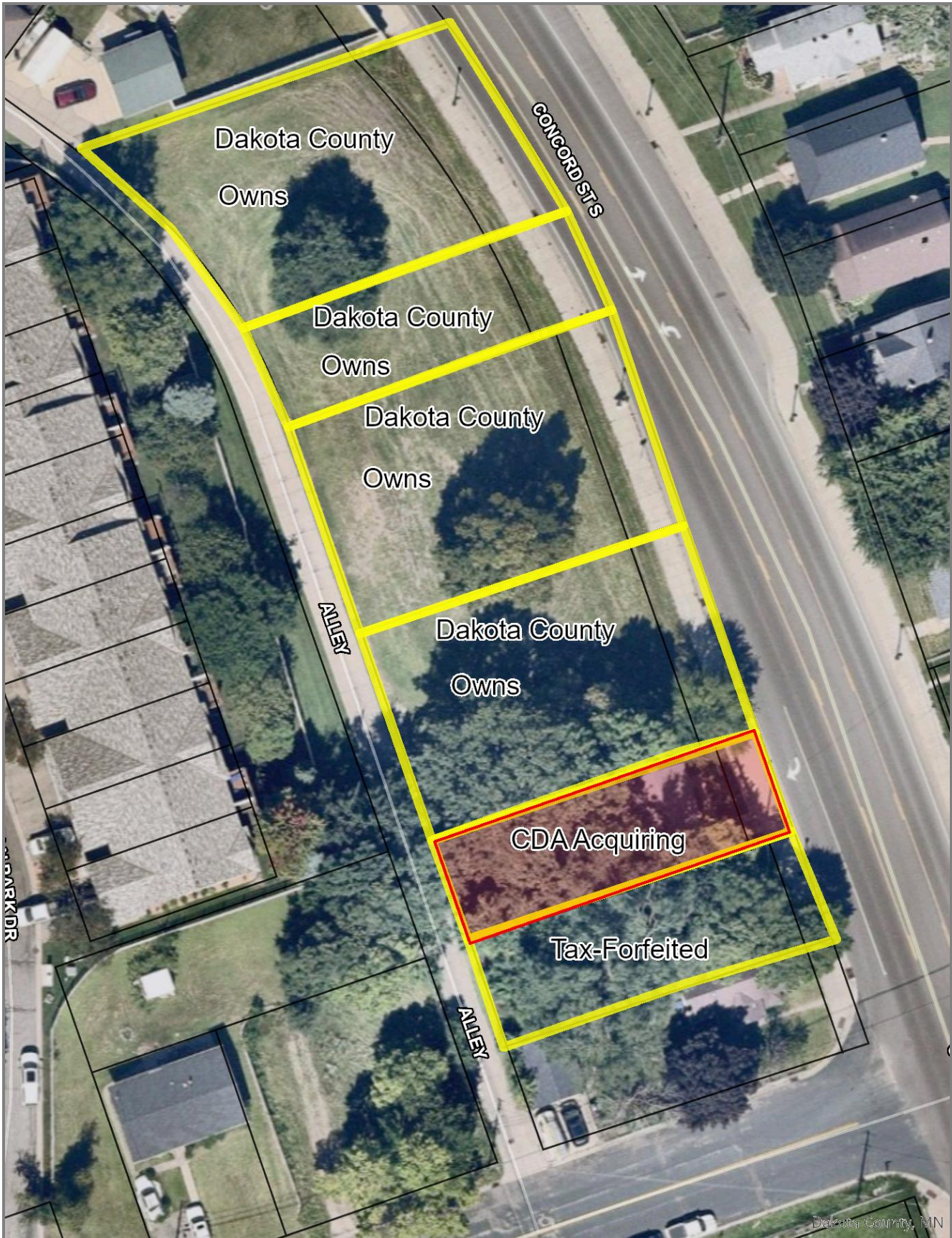
Attachment A: Site Map

CONTACT

Department Head: Kari Gill, Deputy Executive Director

Author: Lori Zierden, Real Estate Manager

1544 Concord Street S 10H



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed.
This is not a legal document and should not be substituted for a title search, appraisal, survey, or
for zoning verification.

Map Scale

1 inch = 50 feet

7/0/2025



Board of Commissioners

Request for Board Action

Meeting Date: July 29, 2025

Agenda #: 6C

DEPARTMENT: Community and Economic Development

FILE TYPE: Regular - Action

TITLE

Authorization To Execute Contract For Building Abatement And Demolition For 1500 Towerview Road, Eagan

PURPOSE/ACTION REQUESTED

- Authorize the Executive Director to execute a contract with Rachel Contracting for the demolition and abatement of the subject buildings, hazardous materials, and site grading related to property located at 1500 Towerview Road, Eagan.
- Authorize the Executive Director to approve change orders.
- Approve an amendment of up to \$2,254,339 to the FYE26 Real Estate Operations budget for the demolition of the buildings, building and site abatement, site grading, and holding costs.

SUMMARY

In June 2024, the CDA Board authorized the purchase of a 39-acre site located at 1500 Towerview Road (Site) in Eagan that includes an approximately 335,000 sq. ft. vacant office building and 2,200 sq. ft. generator building that must be demolished. The CDA purchased the Site for \$6,250,000 to clean it up and work with the City of Eagan on redevelopment plans that will include CDA affordable housing and selling off excess land for other approved uses.

The CDA issued an Advertisement for Bids on July 4, 2025, for abatement and demolition of the buildings, including site grading and the removal of underground tanks, with a public bid opening on July 22, 2025, at 2 p.m. at the CDA office. Bids were advertised in the Dakota County Tribune and posted on the CDA's website. Twenty-nine (29) contractors and subcontractors (demolition and environmental) attended a mandatory pre-bid walkthrough at the Site on July 14. The CDA received eight (8) bids from qualified contractors, all of which included the full scope of abatement and demolition, summarized as follows:

- | | |
|---|---------------------------------------|
| 1. Carleton Companies, Inc. - \$2,758,500 | 5. Frattalone Companies - \$1,971,389 |
| 2. LinnCo, Inc. - \$3,324,000 | 6. Bolander - \$2,109,740.00 |
| 3. Kevitt Companies - \$6,571,025 | 7. Veit - \$2,060,023.00 |
| 4. Max Steinger - \$3,088,100 | 8. Rachel Contracting - \$1,867,581 |

The lowest responsible bidder was Rachel Contracting.

RECOMMENDATION

Staff recommends that the Executive Director be authorized to enter into a contract with Rachel Contracting for abatement and demolition of the subject buildings at the bid base prices of \$1,867,581. Staff further recommends that the Executive Director be authorized to sign change orders in an amount not to exceed \$186,758 (10 percent of the contract amount).

EXPLANATION OF FISCAL/FTE IMPACTS

The budget amendment would add up to \$2,254,339 to the FYE26 Real Estate Operations budget from fund balance. This includes the contract cost, change order authority, and \$200,000 which is the amount estimated for continued site maintenance and other holding during and after the demolition of the building (e.g., mowing, site remediation, and similar costs).

☐ None ☐ Current budget ☒ Amendment Requested ☐ Other

RESOLUTION

WHEREAS, the Dakota County Community Development Agency (CDA) Board of Commissioners authorized the purchase the property located at 1500 Towerview Road (Site) in June 2024; and

WHEREAS, the CDA purchased the Site to ensure proper environmental clean-up and that the Site is redeveloped cooperatively with the City of Eagan to include affordable housing on a portion of the Site; and

WHEREAS, the Site requires environmental clean-up, demolition of an approximately 335,000 sq. ft. vacant office building and 2,200 sq. ft. generator building (the subject buildings), and site grading to prepare it for future redevelopment; and

WHEREAS, the CDA issued a Request for Bids on July 4, 2025, for abatement and demolition of the subject building and a mandatory pre-bid walkthrough was held on July 14, 2025; and

WHEREAS, formal bids were received on July 22, 2025, for the abatement and demolition of the subject building and site grading; and

WHEREAS, CDA staff received and evaluated eight bids from qualified bidders and Rachel Contracting is the lowest responsive and responsible bidder with a base bid of \$1,867,581; and

WHEREAS, references have been checked for Rachel Contracting and the staff assigned to the abatement and demolition of the subject building.

NOW, THEREFORE BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the Executive Director or his designee is authorized to sign a construction contract with Rachel Contracting for the abatement and demolition of the subject buildings, including site grading, with a base bid of \$1,867,581; and

BE IT FURTHER RESOLVED, That the Executive Director be authorized to approve change orders in an amount not to exceed \$186,758 (10% of the contract amount); and

BE IT FURTHER RESOLVED, That the FYE26 Real Estate Operations budget be amended to include \$2,254,339 from fund balance for holding costs, abatement and demolition and site grading, of the approximately 335,000 sq. ft. building at 1500 Towerview Road in Eagan.

PREVIOUS BOARD ACTION

24-6859; 6/26/2024. 25-6943; 2/18/2025

ATTACHMENTS

Attachment A: Bid Tabulation

Attachment B: Affidavit of Publication and Public Notice

CONTACT

Department Head: Lisa Alfson, Director of Community and Economic Development

Author: Margaret Dykes, Assistant Director of Community and Economic Development

Bid Summary Form
Abatement and Demolition of Buildings at 1500 Towerview Road, Eagan
July 22, 2025

	Rachel Contracting, LLC Bid Total	Frattalone Companies, Inc. Bid Total	Veit & Company Inc. Bid Total	Carl Bolander & Sons, LLC Bid Total	Carleton Companies, Inc. Bid Total	Max Steininger, Inc Bid Total	LinnCo, Inc. Bid Total	Kevitt Excavating, LLC Bid Total
Reported Bid Total (Listed on Bid)	\$ 1,867,581.00	\$ 1,971,389.00	\$ 2,060,023.00	\$ 2,109,740.00	\$ 2,758,500.00	\$ 3,088,100.00	\$ 3,324,000.00	\$ 6,571,025.00

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) ss
COUNTY OF DAKOTA

I do solemnly swear that the notice, as per the proof, was published in the edition of the

Dakota County Tribune

with the known office of issue being located in the county of:

DAKOTA

with additional circulation in the counties of:

DAKOTA

and has full knowledge of the facts stated below:

- (A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.
- (B) This Public Notice was printed and published in said newspaper(s) once each week, for 2 successive week(s); the first insertion being on 07/04/2025 and the last insertion being on 07/11/2025.

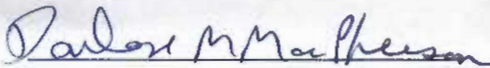
MORTGAGE FORECLOSURE NOTICES

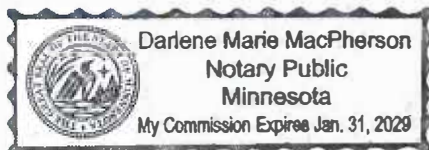
Pursuant to Minnesota Stat. §580.033 relating to the publication of mortgage foreclosure notices: The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

By: 

Designated Agent

Subscribed and sworn to or affirmed before me on 07/11/2025


Notary Public

**Rate Information:**

(1) Lowest classified rate paid by commercial users for comparable space:

\$999.99 per column inch

Ad ID 1479295

**DAKOTA COUNTY
COMMUNITY DEVELOPMENT AGENCY (CDA)
EAGAN, MN 55123**

ADVERTISEMENT FOR BIDS

The Dakota County Community Development Agency (CDA) invites prospective Bidders to submit bids for the furnishing of all labor and materials for the abatement and demolition of a property located at 1500 Towerview Road in Eagan, Minnesota.

A mandatory walkthrough of the property will be held **Monday, July 14, 2025, at 10:30 a.m.** at the site of the former Northwest Airlines Data Center at 1500 Towerview Road in Eagan, Minnesota. **Attendance of this walkthrough is required; failure to attend will result in a disqualified bid.**

Single bids will be received for the total bid package. Sealed bids will be accepted at the CDA until 2:00 p.m. CDST on **Tuesday, July 22, 2025**. Bids received after this date and hour will be returned unopened. **No telephone, email or fax bids will be accepted.** Bids shall be on the forms provided for this purpose and according to the Bidding Documents prepared by the Dakota County CDA. Bids will be opened publicly and read aloud. Bids shall be addressed to: Maggie Dykes, Dakota County CDA, 1228 Town Centre Drive, Eagan, Minnesota 55123.

Bidding Documents will be available on or about Monday, July 7, 2025. Bid Documents will be available electronically on-line at www.questcdn.com (QuestCDN #9763312). There is a download fee of \$22.00. Alternatively, Bidding Documents can be viewed at local plan rooms listed on the bid register of the Quest CDN website. Plan Holders list is available at www.questcdn.com. Only listed Plan Holders will be allowed to bid. Any questions or clarifications to the Bidding Documents from potential Bidders must be received by **Tuesday, July 15, 2025, at 4:00 p.m. CDST.**

A certified check, cashier's check or corporate surety bond in an amount equal to five (5%) percent of the base bid shall accompany each bid. The bid security shall be made payable to the Dakota County CDA. Such amount will be forfeited to the Dakota County CDA in the event the Bidder fails to enter into a Contract if awarded the bid. The Bidder who is awarded the contract will be required to furnish a Performance Bond and a Labor and Material Payment Bond. The cost of all bonds shall be included in the Bid. The Contractor must be a responsible bidder as defined in the bid documents.

This Project will be subject to Minnesota Statutes 2014, section 16C.285 (the Responsible Contractor's Act) and therefore requires a Verification of Compliance form included with the bid.

The CDA hereby notifies all bidders that in regard to any Contract entered into pursuant to this advertisement, Disadvantaged Business Enterprises (D.B.E.) will be afforded full opportunity to submit bids and / or proposals and will not be subjected to discrimination on the basis of race, color, sex, age, religion, or national origin.

Bidders will be required to provide recent experience on projects of similar scope and value (minimum of three in the last five years).

The CDA may select any combination of alternates at its own discretion. The CDA reserves the right to reject any and all bids received and to waive informalities and irregularities in the bidding.

Published in the Dakota County Tribune
July 4, 11, 2025
1479295



Board of Commissioners

Request for Board Action

Meeting Date: July 29, 2025

Agenda #: 6D

DEPARTMENT: Community and Economic Development

FILE TYPE: Regular - Action

TITLE

Approval Of Budget Amendment For Supportive Services And Rental Assistance At Denmark Trail Townhomes (Farmington)

PURPOSE/ACTION REQUESTED

Approve a budget amendment to the Fiscal Year Ending (FYE) 2026 Local Affordable Housing Aid (LAHA) budget for supportive services and rental assistance for the Denmark Trail Townhomes, Farmington.

SUMMARY

The 40-unit Denmark Trail Townhome development was primarily financed with 9% low-income housing tax credits (LIHTC). As part of that award, the CDA committed to set-aside two units (a two-bedroom and a three-bedroom) for homeless families. The CDA also agreed to provide supportive services and rental assistance to the tenants in the set-aside units.

The CDA issued a Request For Proposals (RFP) on May 8, 2025, seeking a qualified contractor to provide supportive services to the two set-aside households at Denmark Trail. The CDA received one response from Amherst H. Wilder Foundation (Wilder) by the June 2, 2025 deadline. CDA staff interviewed Wilder staff on June 20 to review their RFP response. The annual cost for supportive services is \$13,569. Wilder also provides supportive services at the CDA-owned and operated Lincoln Place development.

In addition to supportive services, homeless families tend to need rental assistance. US Bank, the CDA's limited partner in the Denmark Trail Workforce Housing Limited Partnership, requires the availability of rental assistance for the two set-aside units. Staff recommends budgeting up to \$30,000 for rental assistance.

Supportive services and rental assistance for homeless families are eligible LAHA uses.

RECOMMENDATION

Staff recommends approving the resolution amending the CDA FYE26 budget and FY2025 Denmark Trail Workforce Housing Limited Partnership budget to include up to \$45,000 for the supportive services and rental assistance for two set-aside units at the Denmark Trail development.

EXPLANATION OF FISCAL/FTE IMPACTS

The CDA FYE26 budget and the FY2025 Denmark Trail Workforce Housing Limited Partnership budget will be amended to provide up to \$45,000 of LAHA funds to support the two set-aside units at Denmark Trail Townhome development, for supportive services and rental assistance.

☐ None ☐ Current budget ☒ Amendment Requested ☐ Other

RESOLUTION

WHEREAS, The Dakota County Community Development Agency (CDA) has developed Denmark Trail Townhomes in Farmington, a 40-unit development funded primarily with 9% low-income housing tax credits (LIHTC); and

WHEREAS, as part of the 9% LIHTC award, the CDA committed to set-aside two units for homeless families, in addition to providing supportive services and rental assistance; and

WHEREAS, the CDA issued a Request For Proposals seeking a qualified contractor to provide supportive services to the set-aside households; and

WHEREAS, the CDA received one response from the Amherst H. Wilder Foundation (Wilder) by the June 2 deadline; and

WHEREAS, the CDA staff interviewed Wilder staff on June 20 and entered into an agreement with Wilder for services at an annual cost of \$13,569; and

WHEREAS, U.S. Bank, the CDA's limited partner in the Denmark Trail Workforce Housing Limited Partnership, is requesting rental assistance be available for the set-aside units, as needed, which has an estimated annual cost of \$30,000; and

WHEREAS, supportive services and rental assistance for homeless families are eligible uses of the local affordable housing aid (LAHA) fund.

NOW, THEREFORE BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the CDA Fiscal Year Ending 2026 and Fiscal Year 2025 Denmark Trail Workforce Housing Limited Partnership be amended to provide up to \$45,000 of Local Affordable Housing Aid (LAHA) funds for the supportive services and rental assistance for the set-aside units.

PREVIOUS BOARD ACTION

None.

ATTACHMENTS

None.

CONTACT

Department Head: Lisa Alfson, Director of Community and Economic Development

Author: Lisa Alfson