

City Council Item

September 8, 2025



Item	Resolution 2025-XX Awarding Sale of \$10,205,00 GO Tax Abatement and Capital Improvement Bonds, Series 2025B	
File No.		Item No: H.2
Agenda Section	<u>GENERAL BUSINESS</u>	
Prepared By	Kelly Grinnell, Finance Director	
Reviewed By	Laurie Hokkanen	

<u>SUGGESTED ACTION</u>	
"The Chanhassen City Council approves the resolution awarding the sale of \$10,205,00 GO Tax Abatement and Capital Improvement Bonds, Series 2025B."	
Motion Type	Simple Majority Vote of members present
Strategic Priority	Financial Sustainability

SUMMARY

The city is constructing a new City Hall/Senior Center along with a variety of amenities. In 2024, the city issued \$24.25M in General Obligation Capital Improvement Plan (GO CIP) Bonds for Phase 1 of the project, largely the new City Hall/Senior Center building. Additional bond proceeds of \$10.205 million are needed to fund Phase 2 of the project. State law requires a different type of bond issue for the park amenities portion of the Civic Campus project. The city plans to issue tax abatement bonds for the park amenities portion of the project, which totals approximately \$6.67M and \$3.535M in GO CIP bonds for the remaining expenses of the City Hall portion of the project. The total proposed bond issue is expected to be \$10.205 million, which includes issuance costs. The attached Preliminary Official Statement and Presale Report include additional information.

As part of the process to issue these bonds, the city council approved several resolutions:

- At the July 28, 2025, council meeting, the council adopted a resolution calling for a public hearing on the proposed property tax abatements to be held on August 25, 2025.

- At the August 25, 2025, council meeting, the city council held the public hearing on the proposed property tax abatements and then adopted the following two resolutions: Resolution Approving Property Tax Abatements Resolution Providing for the Issuance and Sale of \$10.205M General Obligation Tax Abatement and Capital Improvement Plan Bonds, Series 2025B.

The city received a report from Standard & Poor's on September 2, 2025, indicating that they are assigned their highest rating, AAA, to this bond issue. The attached report provides additional details.

Bids on the sale of these bonds are due by 10:00 a.m. on September 8, 2025. Nick Anhut, our financial consultant from Ehlers, will attend the council meeting to present the results of the sale.

The resolution will be added to this item after the bond bids are received on Monday, September 8, 2025.

BACKGROUND

DISCUSSION

BUDGET

RECOMMENDATION

Staff recommends the city council adopt Resolution 2025-XX Awarding Sale of \$10,205,00 GO Tax Abatement and Capital Improvement Bonds, Series 2025B, provided good bid results are received.

ATTACHMENTS

[Chanhassen GO Abt and CIP Bonds 2025A Resolution \(draft\)](#)

[SP Global Ratings Report - Chanhassen MN 2025-09-02](#)

[POS.Chanhassen.2025B](#)

[PreSaleReport.Chanhassen.2025B](#)