

**Economic Development Authority
Agenda Item 5.A
Meeting of August 10, 2026**



Title: Marsh II Collateral Assignment

Report from: Alisha Gray, EDPF, Economic Development and Housing Manager

Submitted Through: Darin Nelson, Assistant Treasurer
Julie Wischnack, FAICP, Community Development Director
Erik Nilsson, City Attorney
Mike Funk, Executive Director

Presenter: Julie Wischnack, FAICP, Community Development Director

Action Requested: Motion

Form of Action: Resolution

Votes needed: 4 votes

Summary Statement

This action approves the collateral assignment for Marsh II (Vale Minnetonka at 11816 Wayzata Blvd).

Recommended Action

Motion to approve a resolution approving a collateral assignment of contract for private redevelopment and TIF Note with Minnetonka Marsh, LLC, and Wells Fargo Bank, National Association.

Background

On June 26, 2023, the EDA voted to approve the Marsh II redevelopment project, now known as Vale Minnetonka. The project includes 197 rental units, including 40 affordable units. To secure affordable units in the redevelopment, the council approved \$4.6 million in tax increment financing (TIF). The building opened in July 2025.

The lender, Wells Fargo Bank, a national banking association, will provide a permanent real estate loan of \$48.5 million for the redevelopment project. Wells Fargo Bank requires the ownership group Minnetonka Marsh, LLC, to assign its rights to and interest in the Contract and TIF note to the bank as a condition of providing the loan. The collateral assignment was drafted by Gina Fiorini of Kutak Rock (EDA counsel) and must be executed by the redeveloper, EDA Authority, and Wells Fargo Bank.

This action is standard procedure for projects receiving tax increment financing.

ATTACHMENTS:

[Agreement](#)
[Resolution](#)