



Shakopee Economic Development Authority Regular Meeting

Tuesday, October 6, 2026

7:00 PM

City Hall, 485 Gorman Street

1. Roll Call
2. Approval of Agenda
3. Consent Business
 - 3.a [Approval of EDA Meeting Minutes](#)
 - 3.b [Lease Agreement with The Birch Ground LLC dba Wise Owl Eatery for Suite 175 River City Centre](#)
4. General Business
5. Reports
 - 5.a [EDA Bill List](#)
6. Adjourn to Wednesday, November 4, 2026, at 7:00 pm

***Note to EDA Members:** If you have any questions or need additional information on any of the above items, please call Michael Kerski, prior to the meeting at (952)233-9346.*



**Shakopee Economic
Development Authority
October 6, 2026**

3.a

Agenda Item: Approval of EDA Meeting Minutes
Prepared by: Rick Parsons
Reviewed by:

Action to be considered:

I move to approve the EDA meeting minutes for September 1, 2026

Motion Type:

Simple Majority

Background:

The September 1, 2026, EDA meeting minutes are ready for approval.

Recommendation:

Approve the above requested motion.

Budget Impact:

none.

Attachments:

[09-01-2026 EDA Minutes.pdf](#)



Economic Development Authority

City Hall
485 Gorman Street
Shakopee, MN, 55379

Tuesday, September 1, 2026
7:00 p.m.

Vision: Shakopee is a place where people want to be! A distinctive river town, with a multitude of business, cultural and recreational opportunities in a safe, welcoming, and attractive environment for residents and visitors.

Mission: Our mission is to deliver high quality services essential to maintaining a safe and sustainable community. We commit to doing this cost-effectively, with integrity and transparency.

1) Roll Call

PRESENT:

President Whiting, Commissioner DuLaney, Commissioner Lara, Commissioner Contreras, and Commissioner Lehman

ABSENT:

None.

ALSO PRESENT:

None.

2) Approval of Agenda

Commissioner Lehman made a motion to approve the agenda, second by Commissioner Contreras and the motion passed. 5 - 0

3) Consent Business

3.a) Approval of EDA Meeting Minutes

Commissioner Lehman made a motion to approve the Consent Business, second by Commissioner Contreras and the motion passed. 5 - 0

4) General Business

4.a) 2027 EDA Levy and Budget

Commissioner Contreras made a motion to approve Resolution E2026-005, authorizing the levy of a special benefit levy pursuant to Minnesota Statutes, Section 469.003, Subdivision 6, second by Commissioner DuLaney and the motion passed. 5 - 0

Commissioner Contreras made a motion to approve Resolution No. E2026-006, a resolution adopting the 2027 budget, second by Commissioner Lara and the motion passed. 5 - 0

5) Reports

5.a) EDA Bill List

6) Adjourn

Commissioner Lara made a motion to adjourn to October 6, 2026, second by Commissioner Contreras and the motion passed. 5 - 0



**Shakopee Economic
Development Authority
October 6, 2026**

3.b

Agenda Item: Lease Agreement with The Birch Ground LLC dba Wise Owl Eatery for Suite 175 River City Centre
Prepared by: Michael Kerski, Planning and Development Director
Reviewed by: Michael Kerski

Action to be considered:

Approve entering into a lease

Motion Type:

Simple Majority

Background:

The City EDA is proposing a lease beginning October 2026, for approximately 1,721 square feet of leasable area located in River City Centre Suite 175 ("Premises") of the Building. The space formerly housed Delicias, whose lease was terminated. The EDA cleaned out food waste that remained and the lender took possession of the equipment and sold it off to various parties.

The tenant, The Birch Group, LLC dba Wise Owl Eatery, is proposing to complete all interior improvements (Tenant Buildout) and the City EDA is proposing to build new exterior signs in the front and back entrances of Suite 175. The tenant has applied for a building permit for improvements to the space.

Wise Owl Eatery is a locally owned food concept based in Shakopee, Minnesota, focused on approachable, thoughtfully prepared food that fits today's busy lifestyle.

Their menu will bring together sandwiches, salads, charcuterie-inspired offerings, breakfast items, and creative small bites.

At its heart, Wise Owl Eatery is about good food, local partnerships, and community. They look forward to growing alongside the businesses, residents, and organizations that make our community a great place to live, work, and gather.

Lease proposal as follows:

1. Lease. Effective October 1, 2026, the Lease with The Birch Group, LLC shall be set forth below:
2. Lease Term. The Lease Term shall be five and a half years, commencing on October

1, 2026, and expiring on or about March 31st, 2032 with 3% annual increases. The tenant shall receive the first 6 months at \$0.

Period	Monthly Gross Rent-3% annual increase
October 1, 2026 – March 31, 2027	\$0
April 1, 2027 -March 31, 2028	\$2,438.08 (\$17.00 psf)
April 1, 2028 – March 31, 2029	\$2,511.23 (\$17.51 psf)
April 1, 2029 – March 31, 2030	\$2,586.56 (\$18.04 psf)
April 1, 2030-March 31, 2031	\$2,664.16 (\$18.57 psf)
April 1, 2031 – March 31, 2032	\$2,744.08 (\$19.13 psf)

5-Year Total \$155,329.38

3. No Improvements. Tenant agrees to accept the Premises in an “as-is, where-is” condition throughout the Lease term, with no interior work required by Landlord, with the exception of new exterior signs.

Recommendation:

Approve the EDA Executive Director to execute a standard River Centre Commercial lease with The Birch Group LLC dba Wise Owl Eatery for a term of 66 months at the proposed rates and conditions.

Budget Impact:

Fills a vacant space at RCC at a better rate than last tenant.

Attachments:



**Shakopee Economic
Development Authority
October 6, 2026**

5.a

Agenda Item: EDA Bill List
Prepared by: Becky Smith, Accounting Specialist
Reviewed by:

Action to be considered:

Review EDA Bill List

Motion Type:

Informational only

Background:

EDA Bill List provided to EDA Commissioners

Recommendation:

Information Only

Budget Impact:

N/A

Attachments: