



ECONOMIC DEVELOPMENT AUTHORITY
Public Safety Building—Training Room, 825 41st Ave
NE
Monday, June 05, 2023
5:00 PM

AGENDA

ATTENDANCE INFORMATION FOR THE PUBLIC

Members of the public who wish to attend may do so in-person, by calling **1-312-626-6799** and entering meeting ID **798 821 7248** or by Zoom at <https://us02web.zoom.us/j/7988217248>. For questions please call the Community Development Department at 763-706-3670.

CALL TO ORDER/ROLL CALL

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

MOTION: Move to approve the Consent Agenda as presented.

- 1. Approve May 1, 2023 EDA Meeting Minutes (pg. 3).**
- 2. Approve Financial Reports and Payment of Bills of April 2023 (pg. 14).**
- 3. Approving Amendments to the Form and Substance of the Fire Suppression Grant Agreement with Ruff Love Dogs (pg. 31).**

MOTION: Move to Waive the reading of Resolution 2023-16, there being ample copies available to the public.

MOTION: Move to approve the Resolution 2023-16, a resolution of the Economic Development Authority of Columbia Heights, Minnesota, approving the form and substance of the alterations to the original fire suppression grant agreement, and approving authority staff and officials to take all actions necessary to enter the authority into the fire suppression grant agreement with Northern Heritage Properties LLC.

- 4. Decertification of TIF District No. 9, Transition Block Redevelopment Project – Crest View/Real Estate Equities Project (pg. 39).**

MOTION: Move to waive the reading of Resolution 2023-17, there being ample copies available to the public.

MOTION: Move to adopt Resolution 2023-17, a resolution approving decertification of tax increment financing (redevelopment) district no. 9 (transition block redevelopment project – crest view/real estate equities project)

BUSINESS ITEMS

5. Asbestos and Personal Item Abatement for Single-family Homes Located at 841 49th Ave and 4243 5th Street (pg. 42).

MOTION: Move to accept the low bid of \$19,300.00 by Dennis Environmental Operations, for the removal of all hazardous materials and household items located at 841 49th Ave and 4243 5th St NE; and furthermore, to authorize the President and Executive Director to enter into an agreement for the same.

6. Habitat for Humanity Presentation on 4243 5th Street (pg. 51).

PUBLIC HEARINGS

OTHER BUSINESS

ADJOURNMENT

Auxiliary aids or other accommodations for individuals with disabilities are available upon request when the request is made at least 72 hours in advance. Please contact Administration at 763-706-3610 to make arrangements.



ECONOMIC DEVELOPMENT AUTHORITY
Public Safety Building—Training Room, 825 41st Ave
NE
Monday, May 01, 2023
4:30 PM

MINUTES

CALL TO ORDER/ROLL CALL

The meeting was called to order at 4:30 pm by Chair Szurek

Members present: Connie Buesgens; Gerry Herringer; Kt Jacobs; Rachel James; Amada Márquez-Simula (4:34 pm); Justice Spriggs; Marlaine Szurek

Also Present: Kevin Hansen, Interim City Manager; Aaron Chirpich, Assistant City Manager/Community Development Director; Andrew Boucher, City Planner; Sara Ion, City Clerk; Mitchell Forney, Community Development Coordinator; Alicia Howe, Administrative Assistant; Gregory Frahm-Gilles, Director of Economic Development – Anoka County Regional Economic Development; Barrett Corwin, Alatus, Inc.; Mike Kyrch, BKV; Robert Lux, Alatus, Inc. CEO and President; Christian Osmundson, Chief Operating Officer of Alatus, Inc.

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

- 1. Approve April 3, 2023 EDA Meeting Minutes**
- 2. Approve Financial Reports and Payment of Bills of March 2023**
Motion by Jacobs, seconded by James to approve the Consent Agenda as presented. All ayes of present. MOTION PASSED.

RESOLUTION NO. 2023-14

A RESOLUTION OF THE ECONOMIC DEVELOPMENT AUTHORITY OF COLUMBIA HEIGHTS, MINNESOTA, APPROVING THE FINANCIAL STATEMENT FOR THE MONTH OF MARCH 2023 AND THE PAYMENT OF THE BILLS FOR THE MONTH OF MARCH 2023.

WHEREAS, the Columbia Heights Economic Development Authority (the “EDA”) is required by Minnesota Statutes Section 469.096, Subd. 9, to prepare a detailed financial statement which shows all receipts and disbursements, their nature, the money on hand, the purposes to which the money on hand is to be applied, the EDA's credits and assets and its outstanding liabilities; and

WHEREAS, said Statute also requires the EDA to examine the statement and treasurer's vouchers or bills and if correct, to approve them by resolution and enter the resolution in its records; and

WHEREAS, the financial statement for the month of March 2023 has been reviewed by the EDA Commission; and

WHEREAS, the EDA has examined the financial statement and finds it to be acceptable as to both form and accuracy; and

WHEREAS, the EDA Commission has other means to verify the intent of Section 469.096, Subd. 9, including but not limited to Comprehensive Annual Financial Reports, Annual City approved Budgets, Audits and similar documentation; and

WHEREAS, financial statements are held by the City’s Finance Department in a method outlined by the State of Minnesota’s Records Retention Schedule,

NOW, THEREFORE BE IT RESOLVED by the Board of Commissioners of the Columbia Heights Economic Development Authority that it has examined the referenced financial statement including the check history, and they are found to be correct, as to form and content; and

BE IT FURTHER RESOLVED the financial statement is acknowledged and received and the check history as presented in writing is approved for payment out of proper funds; and

BE IT FURTHER RESOLVED this resolution is made a part of the permanent records of the Columbia Heights Economic Development Authority.

ORDER OF ECONOMIC DEVELOPMENT AUTHORITY

Passed this 1st day of May, 2023

Offered by: Jacobs

Seconded by: James

Roll Call: All ayes of present. *MOTION PASSED.*

President

Attest:

Secretary

BUSINESS ITEMS

3. ACRED Presentation from the Anoka County Economic Development Director

Chirpich explained that he wanted to take the opportunity to introduce the Anoka County Regional Economic Development Director to the EDA. He noted the director is newer to his position and will be able to provide an update from the County including funding, events, and the website.

Director of Economic Development – Anoka County Regional Economic Development
Gregory Frahm-Gilles stated his role with the County is to help each city fulfill their own

Economic Development plan and vision. He has a background in municipal urban planning, commercial real estate development, and is a business owner.

Frahm-Gilles gave a brief presentation about the Anoka County Regional Economic Development (ACRED) initiative. The purpose of the presentation is to introduce the EDA to the Economic Development Director while also highlighting the achievements and goals of the initiative. He encouraged the EDA to be mindful of the conditions as they continue their work. He explained the partnerships and committees. The main target industries are light and heavy manufacturing; distribution and trucking; data centers and technology companies; and back office and support staff. He reviewed facts and figures for industrial and office spaces. He noted the major industrial projects in Anoka County include Blaine 35, Bunker Lake Business Park, and Clearwater Creek. Minnesota had a record low of 2.3% unemployment rate with Anoka County being at 3.3%.

Frahm-Gilles explained that a survey of CEOs showed the top issues when making location decisions include availability of talent and cost of talent. Anoka County found in 2010-2022 the population increased 77,000 people. From birth to 45 years old, the increase was 2,200 and from 45-85 people it was 75,000.

Buesgens asked if there was additional information behind the numbers. Frahm-Gilles explained that low birth rate is a large factor, as well as the baby boomers aging.

Buesgens explained she is trying to understand why there is a work force shortage and a housing shortage at the same time and mentioned it could be catch up from the recession. Frahm-Gilles added more people lived in individual homes than they do now.

Buesgens noted an article she read that stated 70% of teens in the 1970s had a job, whereas only 20% of teens have a job now. She asked if Anoka County has similar statistics. Frahm-Gilles stated they do but they are not specific to ages and is a bit broader.

Frahm-Gilles explained the next 6 months would focus on the Predevelopment Grant Program and Shovel Ready Certification. He stated there are a number of business advisory services including Anoka County and Open to Business, CareerForce, Site Selection and Navigating government. He added there are a number of financial services as well.

Buesgens noted many business owners are working 60 hours a week and asked if it was possible to go to each business to ask what their needs are. Frahm-Gilles stated they are meeting with municipal businesses and asking those questions and in order to walk along side of them.

Frahm-Gilles noted Anoka County Business Summit would be on June 7, 2023, from 9-11:30 am at Bunker Hills Event Center.

Questions/Comments from Members:

James asked how Columbia Heights compares to other cities in Anoka County when it comes to redevelopment. She asked if the Anoka County ACRED Program was partnering with similar programs in Ramsey County.

Frahm-Gilles stated Columbia Heights is a fully built out urban community and is blessed with main transportation corridors and greater access to transportation. He stated all of the counties communicate on a regular basis. He stated from his perspective the redevelopment aspect is core to urban planning philosophy and approach and is financially efficient for municipalities to develop in higher density areas. He explained he is passionate about cities like Columbia Heights and will work hard with the Staff to identify redevelopment opportunities.

Spriggs asked what kind of programs or initiatives the County had to encourage vocational training. Frahm-Gilles noted the County has a team of people who are focused on skill training and equip entry level positions to develop into senior level positions. There are strong collaborations with Anoka Ramsey Community College and Anoka Technical College with financial support. There are additional programs being developed to allow people to come into workplaces. The focus is on underrepresented communities.

Spriggs asked if there was a presence in the schools. Frahm-Gilles stated the Job Training Center and CareerForce are integrated into the schools.

Márquez-Simula asked if there would be any more County manufacturing meetings. Frahm-Gilles stated they are figuring out the role and received feedback and wanted to continue to do and are figuring out how to grow and expand.

Buesgens stated one of her dreams is to bring a satellite school in the Saver's building.

Chirpich explained the importance of the work Frahm-Gilles is doing and thanked him for all he does.

Chirpich noted an amendment to the agenda and moved item 5 "Review Updated Plans and Discuss Timeline for the Redevelopment of 4300 Central Avenue NE" to be considered next.

5. Review Updated Plans and Discuss Timeline for the Redevelopment of 4300 Central Avenue NE

Chirpich introduced Alatus to the meeting and mentioned they would review the master plan for 4300 Central Avenue NE. He expressed his excitement for the project. He mentioned they are hoping to begin the entitlement process in the spring and summer of 2023 and to break ground in the summer of 2024.

The CEO of Alatus, Robert Lux and his team introduced themselves. Mr. Lux stated they view the work with the City as a partnership. He mentioned at Ratio Apartments there were 12 units leased last week and are at 60% capacity. Based on reviews, residents seem

to be happy. He reviewed several challenges they have met along the way including having a tenant who had 8-9 years left on their lease when the City was looking to buy the property, a multi-billion-dollar company wanting to acquire Frattallone's, and not being able to have a large grocery chain commit.

Mr. Lux stated there are currently 3 quality tenants, which include a fitness group, a hardware group, and a food related store. He asked the Commissioners to give feedback. The goal is to tear the current building down in July 2024.

BKV representative Mike Kyrch explained he grew up in the area and is excited about the project.

Barrett Corwin reviewed the outline of the site development. The first iteration of the project is to have big commercial areas and dial down in density when it moves west to the single-family homes. A large struggle is putting commercial tenants below ground with their parking and finding ways to provide enough stalls in a parking lot below ground. There still needs access to above ground parking. He noted the outline he provided currently has access to enough parking.

Mr. Corwin noted Building one would break ground first and is 285 unit building with 2 15,000 square feet commercial spaces and would have a lobby on the ground level and amenities on the ground and first level. Egress and ingress to the site will be on 43rd Avenue and 44th Avenue. The pricing on concrete makes PT concrete not feasible at the moment and therefore has shorten the height of the building. He stated there would be 108 units and a restaurant.

Mr. Corwin explained that in total, the site has 730 units.

Chirpich asked what kind of units they were.

Mr. Corwin explained they are phasing the project to build up Central Avenue and to be mindful of how they are capitalizing on the project. Phase one is such because they believe it is a lift in the private and public capital markets that could be done in a relatively short manner.

Mr. Kyrch explained they are going to make a strong urban presence on the corner of 44th Avenue as a gateway to the center of Columbia Heights. He showed the Commissioners a sign of the vision. By bringing the buildings closer, it will slow traffic down and will have a nicer pedestrian experience overall. Parking will be provided in the middle of the development. Commercial will be at the base of the building while residential will be on the top. There will be a corner plaza with the potential to display local art. The design allows townhomes to be placed further back and would front 44th Avenue and would match the scale of the surrounding neighborhood.

Spriggs asked what the elevation of the tall building would be. Mr. Kyrch stated it would be under 85 feet.

Mr. Kyrch stated the apartments are 3 stories tall with the short sides facing the residential homes with yards to match the scale. They envision street parking on all four sides of the development.

Mr. Kyrch pointed out an area that would allow open space to have a roundabout or a water feature.

Mr. Kyrch stated they are planning on building a structured storm water holding pond and would like to take advantage of the area under the middle parking for storm water. Mr. Lux stated the parking structure is not really seen since on the west side where units go down to the ground. He explained the surface parking would primarily be for the smaller facilities and the restaurant while the workout facility would park below the building.

Mr. Lux stated they looked into doing apartment buildings with retail below them for both sides but decided it was too intense. He noted they also designed the development to have sunlight to be seen in the apartments.

Questions/Comments from Members:

Jacobs asked what the timeline was for each phase. Mr. Lux stated the supply demand is ready and Alatus can build and deliver 250 units per year in the City. He noted the east side could be capitalized in 2023. After that they would deliver 250 units per year which would take about 5 years.

Jacobs stated she does not like the idea of having 700 units and was disappointed to see they were only putting in 6 homes on the neighborhood side. She added she thought they could do better in buffering between the neighborhood than having 6 homes.

Jacobs asked what the price range was for the 6 homes. Mr. Lux stated roughly \$325,000-\$450,000. Jacobs stated it would not be affordable housing then. Mr. Lux stated there are possibilities of subsidizing the project and noted step two is figuring out affordability levels.

Jacobs asked if all the parking would be underground except the middle portion. Mr. Lux stated there would be a little parking in the middle courtyard area around the fountain and garage parking for single-family homes. Jacobs stated she is against street parking since it would interfere with the existing neighborhoods.

Jacobs asked what the setback was along Central Avenue. Mr. Kyrch stated it was 15-20 feet. Jacobs asked what the setback was along Quincy Street. Mr. Kyrch stated 20 feet.

James stated she is in favor of the project. She noted the Council is working on pedestrian safety particularly along Central Avenue. She expressed her concerns and noted there are not many pedestrian exits along 44th Avenue and 43rd Avenue because they are not running across retail but with the project they will. She asked if they would think through how they could design pedestrian crossings and discourage crossing in dangerous areas. She added

when there is retail in the middle of a block, people tend to cross the street in those areas. Mr. Lux stated they would think through some options.

Kevin Hansen stated there is a safety and improvement project coming up and noted they would want to review that with the City's development team. Chirpich noted there is an emphasis on the Central Avenue corridor with bus rapid transit, calming measures and staff are having positive discussions that are complementing the project's efforts.

Buesgens asked Hansen when they would begin doing the temporary tests. Hansen explained they are doing demonstration projects along the Central Avenue corridor from 37th Avenue to 53rd Avenue. Demonstrations will be in place in the summer of 2023.

Márquez-Simula stated she liked the project and asked if the driveway on Central Avenue the only way into the parking lot. Kyrch stated there is an access point 43rd Avenue but will need more than one access point and may need one off to the north. Mr. Lux expressed his concern about having a back entrance to the parking deck on the north side because they do not want trucks to go up on the deck since it will be precast and would not want them to fall through.

Márquez-Simula stated there is no street parking in the City overnight during the winter. Mr. Lux stated they are not committed to street parking but wanted to bring it up for discussion.

Márquez-Simula stated she likes the roundabout open space but would prefer it to be a one-way instead of two-way to encourage people to use a roundabout in the correct way.

Mr. Lux asked the Commissioners if they would like to have angled parking in the roundabout area. Jacobs stated she would rather see it being a pedestrian area instead of parking. Buesgens stated she could it being parking for guests and added the angled parking could help show the direction of the roundabout.

James asked if there was consideration of a roundabout on Central Avenue. Buesgens stated there was. Márquez-Simula added there are four concepts being considered along 44th Avenue.

Jacobs noted the street parking at Ratio Apartments went "as far as the eye could see." Szurek asked if they were parking on both sides of the street on Gould Avenue. Jacobs stated she believed they were.

Hansen stated 44th Avenue is the primary route for sanitary and sewer and gets completely reconstructed due to the depth of the sewer. One of the things the City plans on doing is adding a 10 foot wide trail on the south side and will need to work though how they will fit that in. The trail would remove the availability of street parking on that side and encouraged Alatus to keep that in mind as they continue to develop the plans. Anoka County has plans to include a unique pedestrian bridge on 44th Avenue to provide connectivity to the Mississippi River Trail.

Márquez-Simula stated she could see people enjoying the space by having a desire to get coffee and go for a walk since there are not many spaces in the City to do that.

Jacobs stated Alatus has done a great job throughout the City and stated there was a lot she liked about the plans but had a couple of concerns.

Spriggs stated he likes the overall concept and added it could set the tone as they redevelop Central Avenue. He stated on 43rd Avenue there is no traffic control and imagined a lot of traffic flowing through the area since an exit could be there.

Chirpich asked if Alatus had considered a turn lane for the right in on Central Avenue. Mr. Lux stated as of now it is just a right in and right out. He added the next plans would include traffic control.

Mr. Lux stated the townhomes and single-family homes on the north end are to set the tone for the development. It does not matter how many there are and suggested including a bike path.

Hansen stated MnDot would not allow an additional traffic signal on the corridor but is looking into pedestrian control and safety.

Buesgens stated she appreciated moving the buildings up towards the sidewalk on Central Avenue. She asked if it was possible to put hedges in the green spaces near the access point on Central Avenue to hide some of the cars in the parking lot. Mr. Lux stated they would be able to do that.

Buesgens stated she would have liked to see higher buildings but understands why it is not an option due to the cost of concrete. Mr. Lux agreed and added he did not see the price of concrete coming down soon.

Buesgens asked if there would be a natural gas line connected to the restaurant. Corwin stated they would be able to include one.

Buesgens asked if the stormwater would be reusable. Mr. Lux stated they would be able to and mentioned they are currently working on a project in Hopkins where they are doing that.

Buesgens noted one of the plans with MnDot is to have 5 roundabouts on Central Avenue with one of them being at 44th Avenue. The intersection has had 64 accidents and encouraged them to think through options on how to slow traffic down so a truck would not run into the plaza space. She explained how traffic gets backed up when trying to turn right onto Central Avenue from 46th Avenue and 47th Avenue and suggested thinking through other options to go north or south. She noted she has mentioned to the City to use the same light change times as Minneapolis to avoid as much traffic.

Mr. Lux noted the next steps in the process would be to update the plans and obtain the LOI's.

Herringer complimented the Alatus team for their work and believed the project would be a great addition to the City.

Chirpich explained an additional next step is modification of the loan with the Alatus and the City. The loan is due in July 2023 and will need to extend the loan in order to have time to decide if the loan should be refinanced.

Spriggs asked if there were plans to have public information sessions. Chirpich stated when they enter the entitlement portion there will be a neighborhood meeting provided by Alatus and public hearing meetings scheduled. The PUD allows a phase approach which will offer flexibility throughout the project.

Mr. Corwin mentioned they would provide bike parking and would have a bike workshop to lay out the detailed plans.

Chirpich asked if they were still considering solar. Mr. Corwin stated they were and are looking into doing the same for Ratio Apartments.

4. General Business Items Update

Chirpich stated they may ask the Council to consider moving the EDA meeting to a different day, so it does not conflict with any work sessions.

Chirpich noted the church at 950 Gould Avenue is on the market. There are a few churches who are interested in purchasing the building along with an event center concept on the table. He asked the Commissioners if there was interest in having the Staff take a look at purchasing the building for \$700,000. It is in an area where there would be interest in redevelopment.

Questions/Comments from Members:

Szurek asked if they were looking for the best offer or if there was a price tag. Chirpich stated it is listed for \$700,000 and would utilize the Anoka County Economic Development fund with the extra levy which currently has \$600,000.

Spriggs stated it could be a great redevelopment opportunity. Chirpich stated it is 1 acre and a rectangle lot. Alatus offered to develop the area if the City purchased the site.

Jacobs noted there has not been much parking available at the location and has concerns about a private developer coming in and how they would use the space. Chirpich asked if Jacobs was favoring the idea of redeveloping. Jacobs stated she was but was kind of on the fence.

Szurek stated if it was developed into an event center, parking would be an issue. Boucher explained if an event center developed the area, a requirement would be to have a third party produce a transportation management plan which would include parking.

Márquez-Simula stated the church would like to sell it to a church.

James noted there are many churches that have sat vacant because they are waiting for another church to purchase the building. Many churches that are looking for spaces are looking at warehouse type spaces since it is more flexible. She stated she would love to see another church come in but would not like to see the building stand vacant for years.

Márquez-Simula stated she did not know where people would park if another church purchased the building.

Buesgens stated she is in favor of redeveloping the building.

Buesgens asked if they would be able to see how far up they could go in their offer and added it would be worth purchasing.

Boucher noted the person who put an offer on the building when above the asking price but did not know by how much.

Szurek noted the burden it would put on Ratio Apartment and the surrounding area if they put an event center in since it would bring in a lot of people and parking would be limited.

Chirpich stated they would look into offering \$750,000. Jacobs stated \$800,000 would be the max she is comfortable with. Buesgens agreed.

Márquez-Simula mentioned the church may want to know what the City would like to put in its place.

James asked if the property belonged to the United Methodist Convention or the local congregation. Chirpich stated he was unsure. James noted if it was the local congregation, they would most likely care more about who is purchasing the building and what the intentions were instead of the denomination as a whole. Jacobs stated she was told it was locally owned but was not confident about that.

Szurek asked Chirpich if he could include the items they did not cover in the next meeting's agenda.

Buesgens asked if there was an update on the Medtronic building. Chirpich stated a developer would meet with the City for a work session in June.

Szurek asked if they knew what they were thinking of doing. Chirpich stated they were thinking of doing a multi-family concept.

Buesgens noted the bill that would get rid of TIF passed the House of Representatives and added the developer wanted to do that type of housing and asked how that would affect them. Chirpich stated he would need to look into the bill more to have more information.

ADJOURNMENT

Motion by Jacobs seconded by Spriggs, to adjourn the meeting at 6:36 pm. All ayes. MOTION PASSED.
Respectfully submitted,



Alicia Howe, Administrative Assistant

A RESOLUTION OF THE ECONOMIC DEVELOPMENT AUTHORITY OF COLUMBIA HEIGHTS, MINNESOTA, APPROVING THE FINANCIAL STATEMENT FOR THE MONTH OF APRIL 2023 AND THE PAYMENT OF THE BILLS FOR THE MONTH OF APRIL 2023.

WHEREAS, the Columbia Heights Economic Development Authority (the “EDA”) is required by Minnesota Statutes Section 469.096, Subd. 9, to prepare a detailed financial statement which shows all receipts and disbursements, their nature, the money on hand, the purposes to which the money on hand is to be applied, the EDA's credits and assets and its outstanding liabilities; and

WHEREAS, said Statute also requires the EDA to examine the statement and treasurer's vouchers or bills and if correct, to approve them by resolution and enter the resolution in its records; and

WHEREAS, the financial statement for the month of April 2023 has been reviewed by the EDA Commission; and

WHEREAS, the EDA has examined the financial statement and finds it to be acceptable as to both form and accuracy; and

WHEREAS, the EDA Commission has other means to verify the intent of Section 469.096, Subd. 9, including but not limited to Comprehensive Annual Financial Reports, Annual City approved Budgets, Audits and similar documentation; and

WHEREAS, financial statements are held by the City’s Finance Department in a method outlined by the State of Minnesota’s Records Retention Schedule,

NOW, THEREFORE BE IT RESOLVED by the Board of Commissioners of the Columbia Heights Economic Development Authority that it has examined the referenced financial statement including the check history, and they are found to be correct, as to form and content; and

BE IT FURTHER RESOLVED the financial statement is acknowledged and received and the check history as presented in writing is approved for payment out of proper funds; and

BE IT FURTHER RESOLVED this resolution is made a part of the permanent records of the Columbia Heights Economic Development Authority.

ORDER OF ECONOMIC DEVELOPMENT AUTHORITY

Passed this 5th day of June, 2023

Offered by:

Seconded by:

Roll Call:

President

Attest:

Secretary

| GL Number | Invoice Line Desc | Vendor | Invoice Date | Invoice | Amount |
|-------------------------------------|--|----------------------------|------------------------|------------------|-----------|
| Check 194584 372.7000.43050 | TIF CONSULT | EHLERS & ASSOCIATES INC | 02/28/23 | 93544 | 626.25 |
| | | | Total For Check 194584 | | 626.25 |
| Check 194637 228.6317.43810 | ELECTRIC | XCEL ENERGY (N S P) | 03/13/23 | 1023861047 | 1,082.25 |
| | | | Total For Check 194637 | | 1,082.25 |
| Check 194645 372.7000.43050 | 2022 TIF 181913 | ANOKA COUNTY PROPERTY RECC | 03/20/23 | 032023 | 5,367.56 |
| 375.7000.43050 | 2022 TIF Z6 | ANOKA COUNTY PROPERTY RECC | 03/20/23 | 032023 | 494.02 |
| 389.7000.43050 | 2022 TIF R8 | ANOKA COUNTY PROPERTY RECC | 03/20/23 | 032023 | 570.22 |
| 391.7000.43050 | 2022 TIF W3 | ANOKA COUNTY PROPERTY RECC | 03/20/23 | 032023 | 1,140.44 |
| 392.7000.43050 | 2022 TIF BB2 | ANOKA COUNTY PROPERTY RECC | 03/20/23 | 032023 | 539.74 |
| 393.7000.43050 | 2022 TIF BB6 | ANOKA COUNTY PROPERTY RECC | 03/20/23 | 032023 | 478.78 |
| 408.6414.44390 | 1002 40TH AVE FULL YEAR | ANOKA COUNTY PROPERTY RECC | 05/15/23 | 36-30-24-32-0042 | 53.24 |
| 408.6414.44390 | 960 40TH AVE NE FULL YEAR | ANOKA COUNTY PROPERTY RECC | 05/15/23 | 36-30-24-32-0046 | 53.24 |
| | | | Total For Check 194645 | | 8,697.24 |
| Check 194652 204.6314.43050 | HOME ENERGY AUDIT 1023-1223 | CENTER FOR ENERGY & ENVIRC | 01/13/23 | 22030 | 350.00 |
| | | | Total For Check 194652 | | 350.00 |
| Check 194672 204.6314.43050 | 841 49TH AVE PA, MNDOT-RIGHT OF- KENNEDY & GRAVEN | | 03/23/23 | 1735056 | 1,208.90 |
| 391.7000.43050 | SCATTERED SITE HOUSING TIF ASSIS KENNEDY & GRAVEN | | 03/14/23 | 173135 | 825.00 |
| | | | Total For Check 194672 | | 2,033.90 |
| Check 194687 204.6314.43210 | 032623 10013121 PHONE COMMDEV AD POPP.COM INC | | 03/26/23 | 992777179 | 40.48 |
| 204.6314.43210 | 033123 -10010429 COM DEV ADMINI POPP.COM INC | | 03/31/23 | 992778353 | 12.71 |
| | | | Total For Check 194687 | | 53.19 |
| Check 194700 408.6411.44600 | FACADE IMPROVEMENT GRANT | VFW POST #230 | 03/27/23 | NA | 5,000.00 |
| | | | Total For Check 194700 | | 5,000.00 |
| Check 194758 408.6414.45110 | MNDOT ROW UNIVERSITY & 40TH PARC MN DEPT OF TRANSPORTATION | | 04/10/23 | 2023-09 | 7,700.00 |
| | | | Total For Check 194758 | | 7,700.00 |
| Check 194779 420.6317.44000.1915 | VANBUREN RAMP - ELEVATOR MODERNI TK ELEVATOR CORPORATION | | 03/16/23 | 1000506466 | 10,825.42 |
| | | | Total For Check 194779 | | 10,825.42 |
| Check 194801 204.6314.43050 | HOME ENERGY AUDIT 0123-0323 | CENTER FOR ENERGY & ENVIRC | 04/20/23 | 22501 | 700.00 |
| | | | Total For Check 194801 | | 700.00 |
| Check 194841 228.6317.43810 | ELECTRIC | XCEL ENERGY (N S P) | 04/11/23 | 1029969113 | 1,105.89 |
| | | | Total For Check 194841 | | 1,105.89 |
| Check 194842 408.6411.44600 | FACADE IMPROVEMENT GRANT 2023 | YULI'S SALON | 04/13/23 | 040423 | 3,2 |

05/15/2023 10:58 AM
User: suems
DB: Columbia Heights

INVOICE GL DISTRIBUTION REPORT FOR CITY OF COLUMBIA HEIGHTS
EXP CHECK RUN DATES 04/01/2023 - 04/30/2023
BOTH JOURNALIZED AND UNJOURNALIZED
PAID

Item 2.

| GL Number | Invoice Line Desc | Vendor | Invoice Date | Invoice | Amount |
|----------------|-------------------------------|------------|------------------------|---------|----------|
| Check 194842 | | | | | |
| | | | Total For Check 194842 | | 3,248.00 |
| Check 425 | | | | | |
| 204.6314.42000 | POST-IT NOTES | AMAZON.COM | 02/10/23 | 6181815 | 13.84 |
| 204.6314.42000 | BINDER POCKETS, 3 RING BINDER | AMAZON.COM | 02/10/23 | 6444225 | 26.83 |
| | | | Total For Check 425 | | 40.67 |

| GL Number | Invoice Line Desc | Vendor | Invoice Date | Invoice | Amount |
|-----------------------------------|---------------------|--------|--------------|-----------------------------------|-----------|
| Fund Totals: | | | | | |
| | | | | Fund 204 EDA ADMINISTRATION | 2,352.76 |
| | | | | Fund 228 DOWNTOWN PARKING | 2,188.14 |
| | | | | Fund 372 Huset Park Area TIF (T6) | 5,993.81 |
| | | | | Fund 375 TIF Z6: 47TH & GRAND | 494.02 |
| | | | | Fund 389 TIF R8 CRESTV/TRANSITIO | 570.22 |
| | | | | Fund 391 SCATTERED SITE TIF W3/W | 1,965.44 |
| | | | | Fund 392 TIF BB2 ALATUS 40TH AV | 539.74 |
| | | | | Fund 393 BB6 IF ALATUS 4300 CENTI | 478.78 |
| | | | | Fund 408 EDA REDEVELOPMENT PROJE | 16,054.48 |
| | | | | Fund 420 CAP IMPROVEMENT-DEVELOP | 10,825.42 |
| Total For All Funds: | | | | | 41,462.81 |
| --- TOTALS BY GL DISTRIBUTION --- | | | | | |
| | 204.6314.42000 | | | POST-IT NOTES | 40.67 |
| | 204.6314.43050 | | | HOME ENERGY AUDIT 0123-0323 | 2,258.90 |
| | 204.6314.43210 | | | 032623 10013121 PHONE COMMDEV ADI | 53.19 |
| | 228.6317.43810 | | | ELECTRIC | 2,188.14 |
| | 372.7000.43050 | | | 2022 TIF 181913 | 5,993.81 |
| | 375.7000.43050 | | | 2022 TIF Z6 | 494.02 |
| | 389.7000.43050 | | | 2022 TIF R8 | 570.22 |
| | 391.7000.43050 | | | 2022 TIF W3 | 1,965.44 |
| | 392.7000.43050 | | | 2022 TIF BB2 | 539.74 |
| | 393.7000.43050 | | | 2022 TIF BB6 | 478.78 |
| | 408.6411.44600 | | | FACADE IMPROVEMENT GRANT | 8,248.00 |
| | 408.6414.44390 | | | 1002 40TH AVE FULL YEAR | 106.48 |
| | 408.6414.45110 | | | MNDOT ROW UNIVERSITY & 40TH PARC | 7,700.00 |
| | 420.6317.44000.1915 | | | VANBUREN RAMP - ELEVATOR MODERNI | 10,825.42 |

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS
 PERIOD ENDING 04/30/2023

Item 2.

| GL NUMBER | DESCRIPTION | 2023 AMENDED BUDGET | ENCUMBERED YEAR-TO-DATE | ACTIVITY FOR MONTH 04/30/23 | YTD BALANCE 04/30/2023 | UNENCUMBERED BALANCE | % BDGT USED |
|--|-----------------------------|------------------------|----------------------------|-----------------------------------|---------------------------|-------------------------|----------------|
| Fund 202 - ANOKA CO COMM DEV PROGRAMS | | | | | | | |
| Revenues | | | | | | | |
| Dept 0000 - NON-DEPARTMENTAL | | | | | | | |
| INTERGOVERNMENTAL | | | | | | | |
| 202.0000.33600 | COUNTY GRANT | 0.00 | 0.00 | 1,246.00 | 1,246.00 | (1,246.00) | 100.00 |
| INTERGOVERNMENTAL | | 0.00 | 0.00 | 1,246.00 | 1,246.00 | (1,246.00) | 100.00 |
| Total Dept 0000 - NON-DEPARTMENTAL | | 0.00 | 0.00 | 1,246.00 | 1,246.00 | (1,246.00) | 100.00 |
| TOTAL REVENUES | | 0.00 | 0.00 | 1,246.00 | 1,246.00 | (1,246.00) | 100.00 |
| Expenditures | | | | | | | |
| Dept 6355 - ANOKA CO HRA LEVY PROJECTS | | | | | | | |
| OTHER SERVICES & CHARGES | | | | | | | |
| 202.6355.43050 | EXPERT & PROFESSIONAL SERV. | 0.00 | 0.00 | 0.00 | 1,246.00 | (1,246.00) | 100.00 |
| OTHER SERVICES & CHARGES | | 0.00 | 0.00 | 0.00 | 1,246.00 | (1,246.00) | 100.00 |
| Total Dept 6355 - ANOKA CO HRA LEVY PROJECTS | | 0.00 | 0.00 | 0.00 | 1,246.00 | (1,246.00) | 100.00 |
| TOTAL EXPENDITURES | | 0.00 | 0.00 | 0.00 | 1,246.00 | (1,246.00) | 100.00 |
| Fund 202 - ANOKA CO COMM DEV PROGRAMS: | | | | | | | |
| TOTAL REVENUES | | 0.00 | 0.00 | 1,246.00 | 1,246.00 | (1,246.00) | 100.00 |
| TOTAL EXPENDITURES | | 0.00 | 0.00 | 0.00 | 1,246.00 | (1,246.00) | 100.00 |
| NET OF REVENUES & EXPENDITURES | | 0.00 | 0.00 | 1,246.00 | 0.00 | 0.00 | 0.00 |

Item 2.

| GL NUMBER | DESCRIPTION | 2023 AMENDED BUDGET | ENCUMBERED YEAR-TO-DATE | ACTIVITY FOR MONTH 04/30/23 | YTD BALANCE 04/30/2023 | UNENCUMBERED BALANCE | % BDGT USED |
|---------------------------------------|-----------------------------------|------------------------|----------------------------|-----------------------------------|---------------------------|-------------------------|----------------|
| Fund 204 - EDA ADMINISTRATION | | | | | | | |
| Revenues | | | | | | | |
| Dept 0000 - NON-DEPARTMENTAL | | | | | | | |
| TAXES | | | | | | | |
| 204.0000.31011 | EDA CURRENT AD VALOREM | 208,100.00 | 0.00 | 0.00 | 0.00 | 208,100.00 | 0.00 |
| 204.0000.31014 | AREA WIDE TAX | 89,000.00 | 0.00 | 0.00 | 0.00 | 89,000.00 | 0.00 |
| TAXES | | 297,100.00 | 0.00 | 0.00 | 0.00 | 297,100.00 | 0.00 |
| Total Dept 0000 - NON-DEPARTMENTAL | | 297,100.00 | 0.00 | 0.00 | 0.00 | 297,100.00 | 0.00 |
| TOTAL REVENUES | | 297,100.00 | 0.00 | 0.00 | 0.00 | 297,100.00 | 0.00 |
| Expenditures | | | | | | | |
| Dept 6314 - ECONOMIC DEVELOPMENT AUTH | | | | | | | |
| OTHER SERVICES & CHARGES | | | | | | | |
| 204.6314.43050 | EXPERT & PROFESSIONAL SERV. | 2,200.00 | 1,550.00 | 859.00 | 3,921.90 | (3,271.90) | 248.72 |
| 204.6314.43105 | TRAINING & EDUCATION ACTIVITIES | 1,500.00 | 0.00 | 0.00 | 590.00 | 910.00 | 39.33 |
| 204.6314.43210 | TELEPHONE | 700.00 | 0.00 | 0.00 | 255.77 | 444.23 | 36.54 |
| 204.6314.43220 | POSTAGE | 600.00 | 0.00 | 0.00 | 75.00 | 525.00 | 12.50 |
| 204.6314.43250 | OTHER TELECOMMUNICATIONS | 300.00 | 0.00 | 19.44 | 89.72 | 210.28 | 29.91 |
| 204.6314.43320 | OUT OF TOWN TRAVEL EXPENSE | 1,500.00 | 0.00 | 0.00 | 0.00 | 1,500.00 | 0.00 |
| 204.6314.43500 | LEGAL NOTICE PUBLISHING | 200.00 | 0.00 | 0.00 | 314.60 | (114.60) | 157.30 |
| 204.6314.43600 | PROP & LIAB INSURANCE | 2,700.00 | 0.00 | 225.00 | 900.00 | 1,800.00 | 33.33 |
| 204.6314.44000 | REPAIR & MAINT. SERVICES | 500.00 | 0.00 | 30.45 | 100.18 | 399.82 | 20.04 |
| 204.6314.44030 | SOFTWARE & SOFTWARE SUBSCRIPTIONS | 800.00 | 0.00 | 0.00 | 800.00 | 0.00 | 100.00 |
| 204.6314.44040 | INFORMATION SYS:INTERNAL SVC | 8,700.00 | 0.00 | 725.00 | 2,900.00 | 5,800.00 | 33.33 |
| 204.6314.44330 | SUBSCRIPTION, MEMBERSHIP | 200.00 | 0.00 | 0.00 | 129.00 | 71.00 | 64.50 |
| 204.6314.44380 | COMMISSION & BOARDS | 900.00 | 0.00 | 0.00 | 210.00 | 690.00 | 23.33 |
| OTHER SERVICES & CHARGES | | 20,800.00 | 1,550.00 | 1,858.89 | 10,286.17 | 8,963.83 | 56.90 |
| PERSONNEL SERVICES | | | | | | | |
| 204.6314.41010 | REGULAR EMPLOYEES | 196,700.00 | 0.00 | 15,140.16 | 58,331.07 | 138,368.93 | 29.65 |
| 204.6314.41210 | P.E.R.A. CONTRIBUTION | 14,700.00 | 0.00 | 1,129.87 | 4,601.67 | 10,098.33 | 31.30 |
| 204.6314.41220 | F.I.C.A. CONTRIBUTION | 15,100.00 | 0.00 | 1,289.60 | 4,954.75 | 10,145.25 | 32.81 |
| 204.6314.41300 | INSURANCE | 23,200.00 | 0.00 | 1,908.62 | 7,632.68 | 15,567.32 | 32.90 |
| 204.6314.41510 | WORKERS COMP INSURANCE PREM | 1,500.00 | 0.00 | 128.25 | 523.50 | 976.50 | 34.90 |
| PERSONNEL SERVICES | | 251,200.00 | 0.00 | 19,596.50 | 76,043.67 | 175,156.33 | 30.27 |
| SUPPLIES | | | | | | | |
| 204.6314.42000 | OFFICE SUPPLIES | 200.00 | 0.00 | 0.00 | 74.17 | 125.83 | 37.09 |
| 204.6314.42010 | MINOR EQUIPMENT | 500.00 | 0.00 | 0.00 | 0.00 | 500.00 | 0.00 |
| 204.6314.42011 | END USER DEVICES | 1,900.00 | 0.00 | 0.00 | 0.00 | 1,900.00 | 0.00 |
| 204.6314.42171 | GENERAL SUPPLIES | 200.00 | 0.00 | 14.44 | 14.44 | 185.56 | 7.22 |
| 204.6314.42175 | FOOD SUPPLIES | 200.00 | 0.00 | 0.00 | 0.00 | 200.00 | 0.00 |
| SUPPLIES | | 3,000.00 | 0.00 | 14.44 | 88.61 | 2,911.39 | 2.95 |
| CONTINGENCIES & TRANSFERS | | | | | | | |
| 204.6314.47100 | OPER. TRANSFER OUT - LABOR | 22,100.00 | 0.00 | 1,841.67 | 7,366.68 | 14,733.32 | 33.33 |
| CONTINGENCIES & TRANSFERS | | 22,100.00 | 0.00 | 1,841.67 | 7,366.68 | 14,733.32 | 33.33 |

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS
 PERIOD ENDING 04/30/2023

Item 2.

| GL NUMBER | DESCRIPTION | 2023 AMENDED BUDGET | ENCUMBERED YEAR-TO-DATE | ACTIVITY FOR MONTH 04/30/23 | YTD BALANCE 04/30/2023 | UNENCUMBERED BALANCE | % BDGT USED |
|--------------------------------|---|------------------------|----------------------------|-----------------------------------|---------------------------|-------------------------|----------------|
| Fund 204 - EDA ADMINISTRATION | | | | | | | |
| Expenditures | | | | | | | |
| | Total Dept 6314 - ECONOMIC DEVELOPMENT AUTH | 297,100.00 | 1,550.00 | 23,311.50 | 93,785.13 | 201,764.87 | 32.09 |
| TOTAL EXPENDITURES | | <u>297,100.00</u> | <u>1,550.00</u> | <u>23,311.50</u> | <u>93,785.13</u> | <u>201,764.87</u> | <u>32.09</u> |
| Fund 204 - EDA ADMINISTRATION: | | | | | | | |
| TOTAL REVENUES | | 297,100.00 | 0.00 | 0.00 | 0.00 | 297,100.00 | 0.00 |
| TOTAL EXPENDITURES | | <u>297,100.00</u> | <u>1,550.00</u> | <u>23,311.50</u> | <u>93,785.13</u> | <u>201,764.87</u> | <u>32.09</u> |
| NET OF REVENUES & EXPENDITURES | | 0.00 | (1,550.00) | (23,311.50) | (93,785.13) | 95,335.13 | 100.00 |

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS
 PERIOD ENDING 04/30/2023

Item 2.

| GL NUMBER | DESCRIPTION | 2023 AMENDED BUDGET | ENCUMBERED YEAR-TO-DATE | ACTIVITY FOR MONTH 04/30/23 | YTD BALANCE 04/30/2023 | UNENCUMBERED BALANCE | % BDGT USED |
|------------------------------------|---------------------------------|------------------------|----------------------------|-----------------------------------|---------------------------|-------------------------|----------------|
| Fund 228 - DOWNTOWN PARKING | | | | | | | |
| Revenues | | | | | | | |
| Dept 0000 - NON-DEPARTMENTAL | | | | | | | |
| TRANSFERS & NON-REV RECEIPTS | | | | | | | |
| 228.0000.39247 | TRANSFER IN-SPECIAL PROJ REV | 56,700.00 | 0.00 | 4,725.00 | 18,900.00 | 37,800.00 | 33.33 |
| | TRANSFERS & NON-REV RECEIPTS | 56,700.00 | 0.00 | 4,725.00 | 18,900.00 | 37,800.00 | 33.33 |
| Total Dept 0000 - NON-DEPARTMENTAL | | 56,700.00 | 0.00 | 4,725.00 | 18,900.00 | 37,800.00 | 33.33 |
| TOTAL REVENUES | | 56,700.00 | 0.00 | 4,725.00 | 18,900.00 | 37,800.00 | 33.33 |
| Expenditures | | | | | | | |
| Dept 6317 - DOWNTOWN PARKING | | | | | | | |
| OTHER SERVICES & CHARGES | | | | | | | |
| 228.6317.43600 | PROP & LIAB INSURANCE | 3,200.00 | 0.00 | 266.67 | 1,066.68 | 2,133.32 | 33.33 |
| 228.6317.43800 | UTILITY SERVICES | 2,000.00 | 0.00 | 226.57 | 701.83 | 1,298.17 | 35.09 |
| 228.6317.43810 | ELECTRIC | 13,000.00 | 0.00 | 1,105.89 | 3,290.23 | 9,709.77 | 25.31 |
| 228.6317.44000 | REPAIR & MAINT. SERVICES | 35,000.00 | 614.30 | 0.00 | 432.00 | 33,953.70 | 2.99 |
| 228.6317.44020 | BLDG MAINT CONTRACTUAL SERVICES | 2,000.00 | 0.00 | 0.00 | 1,599.72 | 400.28 | 79.99 |
| | OTHER SERVICES & CHARGES | 55,200.00 | 614.30 | 1,599.13 | 7,090.46 | 47,495.24 | 13.96 |
| PERSONNEL SERVICES | | | | | | | |
| 228.6317.41070 | INTERDEPARTMENTAL LABOR SERV | 1,500.00 | 0.00 | 0.00 | 0.00 | 1,500.00 | 0.00 |
| | PERSONNEL SERVICES | 1,500.00 | 0.00 | 0.00 | 0.00 | 1,500.00 | 0.00 |
| Total Dept 6317 - DOWNTOWN PARKING | | 56,700.00 | 614.30 | 1,599.13 | 7,090.46 | 48,995.24 | 13.59 |
| TOTAL EXPENDITURES | | 56,700.00 | 614.30 | 1,599.13 | 7,090.46 | 48,995.24 | 13.59 |
| Fund 228 - DOWNTOWN PARKING: | | | | | | | |
| TOTAL REVENUES | | 56,700.00 | 0.00 | 4,725.00 | 18,900.00 | 37,800.00 | 33.33 |
| TOTAL EXPENDITURES | | 56,700.00 | 614.30 | 1,599.13 | 7,090.46 | 48,995.24 | 13.59 |
| NET OF REVENUES & EXPENDITURES | | 0.00 | (614.30) | 3,125.87 | 11,809.54 | (11,195.24) | 100.00 |

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS
 PERIOD ENDING 04/30/2023

Item 2.

| GL NUMBER | DESCRIPTION | 2023 AMENDED BUDGET | ENCUMBERED YEAR-TO-DATE | ACTIVITY FOR MONTH 04/30/23 | YTD BALANCE 04/30/2023 | UNENCUMBERED BALANCE | % BDGT USED |
|--------------------------------------|-----------------------------|------------------------|----------------------------|-----------------------------------|---------------------------|-------------------------|----------------|
| Fund 372 - HUSET PARK AREA TIF (T6) | | | | | | | |
| Revenues | | | | | | | |
| Dept 0000 - NON-DEPARTMENTAL | | | | | | | |
| TAXES | | | | | | | |
| 372.0000.31010 | CURRENT AD VALOREM | 194,000.00 | 0.00 | 0.00 | 0.00 | 194,000.00 | 0.00 |
| TAXES | | 194,000.00 | 0.00 | 0.00 | 0.00 | 194,000.00 | 0.00 |
| MISCELLANEOUS | | | | | | | |
| 372.0000.36210 | INTEREST ON INVESTMENTS | 3,000.00 | 0.00 | 0.00 | 0.00 | 3,000.00 | 0.00 |
| MISCELLANEOUS | | 3,000.00 | 0.00 | 0.00 | 0.00 | 3,000.00 | 0.00 |
| Total Dept 0000 - NON-DEPARTMENTAL | | 197,000.00 | 0.00 | 0.00 | 0.00 | 197,000.00 | 0.00 |
| TOTAL REVENUES | | 197,000.00 | 0.00 | 0.00 | 0.00 | 197,000.00 | 0.00 |
| Expenditures | | | | | | | |
| Dept 7000 - BONDS | | | | | | | |
| OTHER SERVICES & CHARGES | | | | | | | |
| 372.7000.43050 | EXPERT & PROFESSIONAL SERV. | 0.00 | 0.00 | 5,367.56 | 6,732.88 | (6,732.88) | 100.00 |
| OTHER SERVICES & CHARGES | | 0.00 | 0.00 | 5,367.56 | 6,732.88 | (6,732.88) | 100.00 |
| CAPITAL OUTLAY | | | | | | | |
| 372.7000.46010 | PRINCIPAL | 135,000.00 | 0.00 | 0.00 | 135,000.00 | 0.00 | 100.00 |
| 372.7000.46110 | INTEREST | 54,200.00 | 0.00 | 0.00 | 28,006.25 | 26,193.75 | 51.67 |
| 372.7000.46200 | FISCAL AGENT CHARGES | 1,000.00 | 0.00 | 0.00 | 475.00 | 525.00 | 47.50 |
| CAPITAL OUTLAY | | 190,200.00 | 0.00 | 0.00 | 163,481.25 | 26,718.75 | 85.95 |
| Total Dept 7000 - BONDS | | 190,200.00 | 0.00 | 5,367.56 | 170,214.13 | 19,985.87 | 89.49 |
| TOTAL EXPENDITURES | | 190,200.00 | 0.00 | 5,367.56 | 170,214.13 | 19,985.87 | 89.49 |
| Fund 372 - HUSET PARK AREA TIF (T6): | | | | | | | |
| TOTAL REVENUES | | 197,000.00 | 0.00 | 0.00 | 0.00 | 197,000.00 | 0.00 |
| TOTAL EXPENDITURES | | 190,200.00 | 0.00 | 5,367.56 | 170,214.13 | 19,985.87 | 89.49 |
| NET OF REVENUES & EXPENDITURES | | 6,800.00 | 0.00 | (5,367.56) | (170,214.13) | 177,014.13 | 2,503.15 |

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS
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Item 2.

| GL NUMBER | DESCRIPTION | 2023 AMENDED BUDGET | ENCUMBERED YEAR-TO-DATE | ACTIVITY FOR MONTH 04/30/23 | YTD BALANCE 04/30/2023 | UNENCUMBERED BALANCE | % BDGT USED |
|----------------------------------|-----------------------------|------------------------|----------------------------|-----------------------------------|---------------------------|-------------------------|----------------|
| Fund 375 - TIF Z6: 47TH & GRAND | | | | | | | |
| Expenditures | | | | | | | |
| Dept 7000 - BONDS | | | | | | | |
| OTHER SERVICES & CHARGES | | | | | | | |
| 375.7000.43050 | EXPERT & PROFESSIONAL SERV. | 0.00 | 0.00 | 494.02 | 1,233.08 | (1,233.08) | 100.00 |
| OTHER SERVICES & CHARGES | | 0.00 | 0.00 | 494.02 | 1,233.08 | (1,233.08) | 100.00 |
| Total Dept 7000 - BONDS | | 0.00 | 0.00 | 494.02 | 1,233.08 | (1,233.08) | 100.00 |
| TOTAL EXPENDITURES | | 0.00 | 0.00 | 494.02 | 1,233.08 | (1,233.08) | 100.00 |
| Fund 375 - TIF Z6: 47TH & GRAND: | | | | | | | |
| TOTAL REVENUES | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| TOTAL EXPENDITURES | | 0.00 | 0.00 | 494.02 | 1,233.08 | (1,233.08) | 100.00 |
| NET OF REVENUES & EXPENDITURES | | 0.00 | 0.00 | (494.02) | (1,233.08) | 1,233.08 | 100.00 |

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS
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Item 2.

| GL NUMBER | DESCRIPTION | 2023 AMENDED BUDGET | ENCUMBERED YEAR-TO-DATE | ACTIVITY FOR MONTH 04/30/23 | YTD BALANCE 04/30/2023 | UNENCUMBERED BALANCE | % BDGT USED |
|--|-----------------------------|------------------------|----------------------------|-----------------------------------|---------------------------|-------------------------|----------------|
| Fund 389 - TIF R8 CRESTV/TRANSITION BLK | | | | | | | |
| Expenditures | | | | | | | |
| Dept 7000 - BONDS | | | | | | | |
| OTHER SERVICES & CHARGES | | | | | | | |
| 389.7000.43050 | EXPERT & PROFESSIONAL SERV. | 0.00 | 0.00 | 570.22 | 2,517.10 | (2,517.10) | 100.00 |
| OTHER SERVICES & CHARGES | | 0.00 | 0.00 | 570.22 | 2,517.10 | (2,517.10) | 100.00 |
| Total Dept 7000 - BONDS | | 0.00 | 0.00 | 570.22 | 2,517.10 | (2,517.10) | 100.00 |
| TOTAL EXPENDITURES | | 0.00 | 0.00 | 570.22 | 2,517.10 | (2,517.10) | 100.00 |
| Fund 389 - TIF R8 CRESTV/TRANSITION BLK: | | | | | | | |
| TOTAL REVENUES | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| TOTAL EXPENDITURES | | 0.00 | 0.00 | 570.22 | 2,517.10 | (2,517.10) | 100.00 |
| NET OF REVENUES & EXPENDITURES | | 0.00 | 0.00 | (570.22) | (2,517.10) | 2,517.10 | 100.00 |

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS
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Item 2.

| GL NUMBER | DESCRIPTION | 2023 AMENDED BUDGET | ENCUMBERED YEAR-TO-DATE | ACTIVITY FOR MONTH 04/30/23 | YTD BALANCE 04/30/2023 | UNENCUMBERED BALANCE | % BDGT USED |
|--------------------------------------|-----------------------------|------------------------|----------------------------|-----------------------------------|---------------------------|-------------------------|----------------|
| Fund 391 - SCATTERED SITE TIF W3/W4 | | | | | | | |
| Expenditures | | | | | | | |
| Dept 7000 - BONDS | | | | | | | |
| OTHER SERVICES & CHARGES | | | | | | | |
| 391.7000.43050 | EXPERT & PROFESSIONAL SERV. | 0.00 | 0.00 | 1,140.44 | 2,704.50 | (2,704.50) | 100.00 |
| OTHER SERVICES & CHARGES | | 0.00 | 0.00 | 1,140.44 | 2,704.50 | (2,704.50) | 100.00 |
| CAPITAL OUTLAY | | | | | | | |
| 391.7000.45110 | LAND | 0.00 | 0.00 | 0.00 | 122,289.95 | (122,289.95) | 100.00 |
| CAPITAL OUTLAY | | 0.00 | 0.00 | 0.00 | 122,289.95 | (122,289.95) | 100.00 |
| Total Dept 7000 - BONDS | | 0.00 | 0.00 | 1,140.44 | 124,994.45 | (124,994.45) | 100.00 |
| TOTAL EXPENDITURES | | 0.00 | 0.00 | 1,140.44 | 124,994.45 | (124,994.45) | 100.00 |
| Fund 391 - SCATTERED SITE TIF W3/W4: | | | | | | | |
| TOTAL REVENUES | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| TOTAL EXPENDITURES | | 0.00 | 0.00 | 1,140.44 | 124,994.45 | (124,994.45) | 100.00 |
| NET OF REVENUES & EXPENDITURES | | 0.00 | 0.00 | (1,140.44) | (124,994.45) | 124,994.45 | 100.00 |

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS
 PERIOD ENDING 04/30/2023

Item 2.

| GL NUMBER | DESCRIPTION | 2023 AMENDED BUDGET | ENCUMBERED YEAR-TO-DATE | ACTIVITY FOR MONTH 04/30/23 | YTD BALANCE 04/30/2023 | UNENCUMBERED BALANCE | % BDGT USED |
|------------------------------------|-----------------------------|------------------------|----------------------------|-----------------------------------|---------------------------|-------------------------|----------------|
| Fund 392 - TIF BB2 ALATUS 40TH AV | | | | | | | |
| Expenditures | | | | | | | |
| Dept 7000 - BONDS | | | | | | | |
| OTHER SERVICES & CHARGES | | | | | | | |
| 392.7000.43050 | EXPERT & PROFESSIONAL SERV. | 0.00 | 0.00 | 539.74 | 539.74 | (539.74) | 100.00 |
| OTHER SERVICES & CHARGES | | 0.00 | 0.00 | 539.74 | 539.74 | (539.74) | 100.00 |
| CAPITAL OUTLAY | | | | | | | |
| 392.7000.46110 | INTEREST | 0.00 | 0.00 | 0.00 | 13,353.75 | (13,353.75) | 100.00 |
| CAPITAL OUTLAY | | 0.00 | 0.00 | 0.00 | 13,353.75 | (13,353.75) | 100.00 |
| Total Dept 7000 - BONDS | | 0.00 | 0.00 | 539.74 | 13,893.49 | (13,893.49) | 100.00 |
| TOTAL EXPENDITURES | | 0.00 | 0.00 | 539.74 | 13,893.49 | (13,893.49) | 100.00 |
| Fund 392 - TIF BB2 ALATUS 40TH AV: | | | | | | | |
| TOTAL REVENUES | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| TOTAL EXPENDITURES | | 0.00 | 0.00 | 539.74 | 13,893.49 | (13,893.49) | 100.00 |
| NET OF REVENUES & EXPENDITURES | | 0.00 | 0.00 | (539.74) | (13,893.49) | 13,893.49 | 100.00 |

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS
 PERIOD ENDING 04/30/2023

Item 2.

| GL NUMBER | DESCRIPTION | 2023 AMENDED BUDGET | ENCUMBERED YEAR-TO-DATE | ACTIVITY FOR MONTH 04/30/23 | YTD BALANCE 04/30/2023 | UNENCUMBERED BALANCE | % BDGT USED |
|--|-----------------------------|------------------------|----------------------------|-----------------------------------|---------------------------|-------------------------|----------------|
| Fund 393 - BB6 IF ALATUS 4300 CENTRAL | | | | | | | |
| Expenditures | | | | | | | |
| Dept 7000 - BONDS | | | | | | | |
| OTHER SERVICES & CHARGES | | | | | | | |
| 393.7000.43050 | EXPERT & PROFESSIONAL SERV. | 0.00 | 0.00 | 478.78 | 478.78 | (478.78) | 100.00 |
| OTHER SERVICES & CHARGES | | 0.00 | 0.00 | 478.78 | 478.78 | (478.78) | 100.00 |
| CAPITAL OUTLAY | | | | | | | |
| 393.7000.46110 | INTEREST | 26,700.00 | 0.00 | 0.00 | 0.00 | 26,700.00 | 0.00 |
| 393.7000.46200 | FISCAL AGENT CHARGES | 1,000.00 | 0.00 | 0.00 | 0.00 | 1,000.00 | 0.00 |
| CAPITAL OUTLAY | | 27,700.00 | 0.00 | 0.00 | 0.00 | 27,700.00 | 0.00 |
| Total Dept 7000 - BONDS | | 27,700.00 | 0.00 | 478.78 | 478.78 | 27,221.22 | 1.73 |
| TOTAL EXPENDITURES | | 27,700.00 | 0.00 | 478.78 | 478.78 | 27,221.22 | 1.73 |
| Fund 393 - BB6 IF ALATUS 4300 CENTRAL: | | | | | | | |
| TOTAL REVENUES | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| TOTAL EXPENDITURES | | 27,700.00 | 0.00 | 478.78 | 478.78 | 27,221.22 | 1.73 |
| NET OF REVENUES & EXPENDITURES | | (27,700.00) | 0.00 | (478.78) | (478.78) | (27,221.22) | 1.73 |

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS
 PERIOD ENDING 04/30/2023

Item 2.

| GL NUMBER | DESCRIPTION | 2023 AMENDED BUDGET | ENCUMBERED YEAR-TO-DATE | ACTIVITY FOR MONTH 04/30/23 | YTD BALANCE 04/30/2023 | UNENCUMBERED BALANCE | % BDGT USED |
|---|-----------------------------|------------------------|----------------------------|-----------------------------------|---------------------------|-------------------------|----------------|
| Fund 408 - EDA REDEVELOPMENT PROJECT FD | | | | | | | |
| Revenues | | | | | | | |
| Dept 0000 - NON-DEPARTMENTAL | | | | | | | |
| TAXES | | | | | | | |
| 408.0000.31012 | HRA CURRENT AD VALOREM | 235,000.00 | 0.00 | 0.00 | 0.00 | 235,000.00 | 0.00 |
| 408.0000.31014 | AREA WIDE TAX | 75,000.00 | 0.00 | 0.00 | 0.00 | 75,000.00 | 0.00 |
| TAXES | | 310,000.00 | 0.00 | 0.00 | 0.00 | 310,000.00 | 0.00 |
| Total Dept 0000 - NON-DEPARTMENTAL | | 310,000.00 | 0.00 | 0.00 | 0.00 | 310,000.00 | 0.00 |
| TOTAL REVENUES | | 310,000.00 | 0.00 | 0.00 | 0.00 | 310,000.00 | 0.00 |
| Expenditures | | | | | | | |
| Dept 6314 - ECONOMIC DEVELOPMENT AUTH | | | | | | | |
| CAPITAL OUTLAY | | | | | | | |
| 408.6314.45110 | LAND | 0.00 | 0.00 | 0.00 | 92,865.56 | (92,865.56) | 100.00 |
| CAPITAL OUTLAY | | 0.00 | 0.00 | 0.00 | 92,865.56 | (92,865.56) | 100.00 |
| Total Dept 6314 - ECONOMIC DEVELOPMENT AUTH | | 0.00 | 0.00 | 0.00 | 92,865.56 | (92,865.56) | 100.00 |
| Dept 6411 - FACADE IMPROVEMENT GRANT | | | | | | | |
| OTHER SERVICES & CHARGES | | | | | | | |
| 408.6411.44600 | LOANS & GRANTS | 50,000.00 | 0.00 | 3,248.00 | 8,248.00 | 41,752.00 | 16.50 |
| OTHER SERVICES & CHARGES | | 50,000.00 | 0.00 | 3,248.00 | 8,248.00 | 41,752.00 | 16.50 |
| Total Dept 6411 - FACADE IMPROVEMENT GRANT | | 50,000.00 | 0.00 | 3,248.00 | 8,248.00 | 41,752.00 | 16.50 |
| Dept 6414 - COMMERCIAL REVITALIZATION | | | | | | | |
| OTHER SERVICES & CHARGES | | | | | | | |
| 408.6414.43050 | EXPERT & PROFESSIONAL SERV. | 0.00 | 0.00 | 0.00 | 300.00 | (300.00) | 100.00 |
| 408.6414.44390 | TAXES & LICENSES | 0.00 | 0.00 | 0.00 | 106.48 | (106.48) | 100.00 |
| 408.6414.44600 | LOANS & GRANTS | 0.00 | 0.00 | 0.00 | 5,000.00 | (5,000.00) | 100.00 |
| OTHER SERVICES & CHARGES | | 0.00 | 0.00 | 0.00 | 5,406.48 | (5,406.48) | 100.00 |
| CAPITAL OUTLAY | | | | | | | |
| 408.6414.45110 | LAND | 200,000.00 | 0.00 | 7,700.00 | 7,700.00 | 192,300.00 | 3.85 |
| CAPITAL OUTLAY | | 200,000.00 | 0.00 | 7,700.00 | 7,700.00 | 192,300.00 | 3.85 |
| Total Dept 6414 - COMMERCIAL REVITALIZATION | | 200,000.00 | 0.00 | 7,700.00 | 13,106.48 | 186,893.52 | 6.55 |
| Dept 6418 - FIRE SUPPRESSION GRANT | | | | | | | |
| OTHER SERVICES & CHARGES | | | | | | | |
| 408.6418.44600 | LOANS & GRANTS | 60,000.00 | 0.00 | 0.00 | 0.00 | 60,000.00 | 0.00 |
| OTHER SERVICES & CHARGES | | 60,000.00 | 0.00 | 0.00 | 0.00 | 60,000.00 | 0.00 |

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS
 PERIOD ENDING 04/30/2023

Item 2.

| GL NUMBER | DESCRIPTION | 2023 AMENDED BUDGET | ENCUMBERED YEAR-TO-DATE | ACTIVITY FOR MONTH 04/30/23 | YTD BALANCE 04/30/2023 | UNENCUMBERED BALANCE | % BDGT USED |
|--|-------------|------------------------|----------------------------|-----------------------------------|---------------------------|-------------------------|----------------|
| Fund 408 - EDA REDEVELOPMENT PROJECT FD Expenditures | | | | | | | |
| Total Dept 6418 - FIRE SUPPRESSION GRANT | | 60,000.00 | 0.00 | 0.00 | 0.00 | 60,000.00 | 0.00 |
| TOTAL EXPENDITURES | | 310,000.00 | 0.00 | 10,948.00 | 114,220.04 | 195,779.96 | 36.85 |
| Fund 408 - EDA REDEVELOPMENT PROJECT FD: | | | | | | | |
| TOTAL REVENUES | | 310,000.00 | 0.00 | 0.00 | 0.00 | 310,000.00 | 0.00 |
| TOTAL EXPENDITURES | | 310,000.00 | 0.00 | 10,948.00 | 114,220.04 | 195,779.96 | 36.85 |
| NET OF REVENUES & EXPENDITURES | | 0.00 | 0.00 | (10,948.00) | (114,220.04) | 114,220.04 | 100.00 |

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS
 PERIOD ENDING 04/30/2023

Item 2.

| GL NUMBER | DESCRIPTION | 2023 AMENDED BUDGET | ENCUMBERED YEAR-TO-DATE | ACTIVITY FOR MONTH 04/30/23 | YTD BALANCE 04/30/2023 | UNENCUMBERED BALANCE | % BDGT USED |
|---|--------------------------|------------------------|----------------------------|-----------------------------------|---------------------------|-------------------------|----------------|
| Fund 420 - CAP IMPROVEMENT-DEVELOPMENT | | | | | | | |
| Expenditures | | | | | | | |
| Dept 6317 - DOWNTOWN PARKING | | | | | | | |
| OTHER SERVICES & CHARGES | | | | | | | |
| 420.6317.44000.1915 | REPAIR & MAINT. SERVICES | 0.00 | 0.00 | 10,825.42 | 78,624.50 | (78,624.50) | 100.00 |
| OTHER SERVICES & CHARGES | | 0.00 | 0.00 | 10,825.42 | 78,624.50 | (78,624.50) | 100.00 |
| Total Dept 6317 - DOWNTOWN PARKING | | 0.00 | 0.00 | 10,825.42 | 78,624.50 | (78,624.50) | 100.00 |
| TOTAL EXPENDITURES | | 0.00 | 0.00 | 10,825.42 | 78,624.50 | (78,624.50) | 100.00 |
| Fund 420 - CAP IMPROVEMENT-DEVELOPMENT: | | | | | | | |
| TOTAL REVENUES | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| TOTAL EXPENDITURES | | 0.00 | 0.00 | 10,825.42 | 78,624.50 | (78,624.50) | 100.00 |
| NET OF REVENUES & EXPENDITURES | | 0.00 | 0.00 | (10,825.42) | (78,624.50) | 78,624.50 | 100.00 |
| TOTAL REVENUES - ALL FUNDS | | | | | | | |
| TOTAL REVENUES - ALL FUNDS | | 860,800.00 | 0.00 | 5,971.00 | 20,146.00 | 840,654.00 | 2.34 |
| TOTAL EXPENDITURES - ALL FUNDS | | 881,700.00 | 2,164.30 | 55,274.81 | 608,297.16 | 271,238.54 | 69.24 |
| NET OF REVENUES & EXPENDITURES | | (20,900.00) | (2,164.30) | (49,303.81) | (588,151.16) | 569,415.46 | 2,824.48 |



| | |
|----------------|----------------|
| AGENDA SECTION | CONSENT AGENDA |
| MEETING DATE | 06/05/2023 |

| | | |
|--------------------|---|--|
| ITEM: | Approving Amendments to the Form and Substance of the Fire Suppression Grant Agreement with Ruff Love Dogs | |
| DEPARTMENT: | Community Development | BY/DATE: Mitchell Forney, 5/24/23 |

BACKGROUND:

On February 6th, 2023, the EDA approved the fire suppression grant application for the owner of Ruff Love Dogs which was moving into the industrial property located at 3801 3rd Street NE. During the move-in negotiations, the owner of the building agreed to pay for the fire suppression work that was set to be completed by Ruff Love Dogs. Since the owner of the building is taking on the cost of the fire suppression improvements, Ruff Love Dogs has requested that the money from the grant be transferred to the building owner. Transferring the agreement to the owner simplifies the situation, as the money will have to be claimed on the owner’s taxes rather than on Ruff Love Dogs. The fire suppression project has been completed and inspected. Once the transfer of the agreement is complete, the owner of the property will be able to request the grant funds to be released. The only item changed in the grant agreement is the transfer of the agreement from Ruff Love Dogs to the owner of the property, Northern Heritage Properties LLC.

| |
|---|
| RECOMMENDED MOTION(S): |
| <p>MOTION: Move to Waive the reading of Resolution 2023-16, there being ample copies available to the public.</p> <p>MOTION: Move to approve the Resolution 2023-16, a resolution of the Economic Development Authority of Columbia Heights, Minnesota, approving the form and substance of the alterations to the original fire suppression grant agreement, and approving authority staff and officials to take all actions necessary to enter the authority into the fire suppression grant agreement with Northern Heritage Properties LLC.</p> |

ATTACHMENT(S):

1. Resolution 2023-16
2. Grant Agreement

A RESOLUTION OF THE ECONOMIC DEVELOPMENT AUTHORITY OF COLUMBIA HEIGHTS, MINNESOTA, APPROVING THE FORM AND SUBSTANCE OF THE ALTERATIONS TO THE ORIGINAL FIRE SUPPRESSION GRANT AGREEMENT, AND APPROVING AUTHORITY STAFF AND OFFICIALS TO TAKE ALL ACTIONS NECESSARY TO ENTER THE AUTHORITY INTO THE FIRE SUPPRESSION GRANT AGREEMENT WITH NORTHERN HERITAGE PROPERTIES LLC.

WHEREAS, the City of Columbia Heights (the “City”) and the Columbia Heights Economic Development Authority (the “Authority”) have collaborated to create a certain fire Suppression Grant Program (the “Program”); and

WHEREAS, pursuant to guidelines established for the Program, the Authority is to award and administer a series of grants to eligible commercial property owners and/or tenants for the purposes of revitalizing, rehabilitating, and restoring commercial buildings increasing business vitality, economic performance, and public safety; and

WHEREAS, the initial applicant wishes to transfer the agreement to the building owner; and

WHEREAS, the Authority has thoroughly reviewed copies of the proposed form of the Grant Agreement.

NOW, THEREFORE BE IT RESOLVED that, after appropriate examination and due consideration, the Authority

1. approves the form and substance of the grant agreement and approves the Authority entering into the agreement with Northern Heritage Properties LLC.
2. that the City Manager, as the Executive Director of the Authority, is hereby authorized, empowered and directed for and on behalf of the Authority to enter into the grant agreement.
3. that the City Manager, as the Executive Director of the Authority, is hereby authorized and directed to execute and take such action as he/she deems necessary and appropriate to carry out the purpose of the foregoing resolution.

ORDER OF ECONOMIC DEVELOPMENT AUTHORITY

Adopted this 5th day of June, 2023

Offered by:

Seconded by:

Roll Call:

President

Attest:

Secretary

FIRE SUPPRESSION GRANT AGREEMENT

THIS FIRE SUPPRESSION GRANT AGREEMENT (“**Agreement**”), dated this _____ day of _____, 2023 (the “**Effective Date**”), is entered into by and between Northern Heritage Properties a Minnesota Limited Liability Corporation. (the “**Grantee**”), and the Columbia Heights Economic Development Authority (the “**EDA**”).

RECITALS

WHEREAS, Grantee is the owner of certain Property located at 3801 3rd Street in the City of Columbia Heights (the “**City**”), Anoka County, Minnesota, and legally described in Exhibit A hereto (the “**Property**”);

WHEREAS, the EDA has instituted a Fire Suppression Grant, Pilot Program (the “**Program**”) for the purpose of revitalizing existing commercial spaces, increasing business vitality, and bolstering public safety;

WHEREAS, as part of the Program, the EDA has proposed to make grants of money in the maximum amount of \$30,000 per parcel of real property, to property owners, tenants, or nonprofit organizations, in order to promote safety, attract new businesses, and revitalize commercial buildings within the City; and

WHEREAS, Grantee desires to participate in the Program, on the terms and conditions set forth below.

NOW, THEREFORE, in consideration of the premises and of the agreements hereinafter contained, the parties agree as follows:

1. Fire Suppression Improvements: Grantee agrees to complete the fire suppression improvements at the Property that are identified on Exhibit B attached hereto (the “**Improvements**”), subject to the following terms and conditions:
 - a. Grantee shall provide plans and specifications to the EDA, detailing the Improvements to be completed (the “**Plans**”). If Grantee wishes to revise the Plans, Grantee must submit the revised Plans to the EDA at the address provided herein. The EDA shall give written notice of its approval or disapproval of the revisions to the Plans, and if the EDA does not give such written approval or disapproval within thirty (30) business days after receipt of Grantee’s revised Plans, the EDA shall be deemed to have approved the revisions to the Plans.
 - b. The Improvement shall be constructed consistently with the Plans, as the same may be revised pursuant to Section 1(a) herein. The cost to complete construction of the Improvements shall be defined as the “**Improvement Costs**.” The Improvements shall be completed in a first-class manner, consistent with the Plans, if any, and in compliance with all applicable laws,

rules, and regulations. Grantee shall obtain all required permits and approvals from the City and any other governing authority with jurisdiction over the Property related to the construction of the Improvements. The out-of-pocket costs for such permitting and approvals shall be the responsibility of Grantee, provided the same shall be included in the definition of "Improvement Costs," and subject to the provisions of Section 2 of this Agreement.

- c. Grantee agrees to commence the Improvements within sixty (60) days following the signing of the Agreement, and to complete the Improvements within ten (10) months but may request a six (6) month extension provided there is demonstrated hardship.
2. Payment of Grant Funds: Grantee shall be responsible for making initial payment to all contractors involved in the construction of the Improvements. Upon final completion of the Improvements, Grantee shall make a written request to the EDA for reimbursement of one-half (1/2) of the actual Improvement Costs incurred by Grantee, but in no event shall the reimbursement exceed Fifteen Thousand Dollars (\$30,000). The written request shall include:
- a. Proof of all inspections of the Improvements by the City building inspector and fire department;
 - b. Before and after photographs Improvements made (as well as follow-up transmission of electronic files of such photographs), and reflecting that the Improvements were completed consistently with any approved Plans;
 - c. A copy of the final invoice(s) received from the contractor(s) who completed the Improvements; and
 - d. Proof of payment of invoice(s) that comprised the Improvement Costs.
 - e. A copy of all applicable permit(s).

Following Grantee's written request for reimbursement, Grantee shall cooperate with the EDA in delivering to the EDA such follow-up information as is reasonably requested by the EDA in order to review the Improvements and Improvement Costs reimbursement request. Within twenty-one (21) days following receipt of Grantee's written request for reimbursement of Improvement Costs, the EDA shall: (i) make payment of the reimbursement, (ii) send Grantee written explanation of such other items of information as are needed by the EDA to evaluate the reimbursement request, or (iii) send Grantee written explanation of the EDA's reasons for denial of repayment of any of Grantee's requested reimbursement.

3. Liability for Improvements: Neither the City nor the EDA shall in any event be liable to the Grantee, nor to any of its agents, employees, guests or invitees at the Property for, and the Grantee shall indemnify, save, defend, and hold harmless the City and the EDA from, any claims or causes of action, including attorney's fees incurred by the City or the EDA, arising from defect or claimed defect of any of the Improvements, or arising from any action of the City or the EDA under this Agreement. This section shall survive the termination or expiration of this Agreement.

- 4. Written Notice: Wherever any notice is required or permitted hereunder, such notice shall be in writing. Any notice or document required or permitted to be delivered hereunder shall be deemed to be delivered when actually received by the designated addressee or regardless of whether actually received or not, when deposited in the United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the parties hereto at their respective addresses, as set forth below, or at such other address as they may subsequently specify by written notice.

| | |
|---|--|
| <p><u>If to the EDA:</u></p> <p>Columbia Heights EDA Community Development Department 590 40th Avenue N.E. Columbia Heights, MN 55421</p> | <p><u>If to Grantee:</u></p> <p>Northern Heritage Properties LLC. Attn: Matt Frakes 3801 3rd Street Columbia Heights, MN 55421</p> |
|---|--|

- 5. Captions; Choice of Law; Etc. The paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement, and are not to be considered in interpreting this Agreement. This Agreement constitutes the complete agreement between the parties and supersedes any prior oral or written agreements between the parties regarding the subject matter contained herein. There are no verbal agreements that change this Agreement. This Agreement binds and benefits the parties hereto and their successors and assigns. This Agreement has been made under the laws of the State of Minnesota, and such laws will control its interpretation.

[Signatures to Appear on Following Page]

IN WITNESS WHEREOF, Grantee and the EDA have signed this Agreement as of the day and year first above written.

GRANTEE:

Northern Heritage Properties LLC.

By: _____

Name: _____

Its: _____

Date: _____

EDA:

COLUMBIA HEIGHTS ECONOMIC
DEVELOPMENT AUTHORITY

By: _____

Name: _____

Its: _____

Date: _____

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

LOTS 7 & 8 BLK 82 COLUMBIA HEIGHTS ANNEX, TOG/W W1/2 OF ADJ VAC ALLEY, SUBJ
TO EASE OF REC

EXHIBIT B**PROPERTY IMPROVEMENTS SUBJECT TO A 50% REIMBURSEMENT**

This attachment contains a summary of the project identified in the application for the Fire Suppression Grant Program. The Summary reflects the Grantee's proposed project as approved by the EDA on February 6th, 2023 and may reflect minor changes to the total cost and minor changes in the proposed project that occurred subsequent to application submission. The application is incorporated into this grant agreement by reference and is made a part of this grant agreement as follows. If the application or any provision in this application conflicts with or is inconsistent with other provisions of this agreement or the project summary contained in this Attachment B, the terms and descriptions contained in this grant agreement and the project summary shall prevail.

Project summary: Establish a new underground water service for the fire suppression system, Install and connect fire suppression system to the new water line for \$80,000.00



| | |
|----------------|----------------|
| AGENDA SECTION | CONSENT AGENDA |
| MEETING DATE | 06/05/2023 |

| | | |
|--------------------|--|--|
| ITEM: | Decertification of TIF District No. 9, Transition Block Redevelopment Project – Crest View/Real Estate Equities Project | |
| DEPARTMENT: | Community Development | BY/DATE: Mitchell Forney, 5/23/23 |

BACKGROUND:

On September 25th, 2000, the City Council and EDA officially established TIF District No. 9, the Transition Block Redevelopment Project – Crest View/Real Estate Equities Project, also referred to by the City as the R8 District. The R8 district is located between the public safety building and Central Ave, and spans from 41st to 42nd. The TIF district was utilized to assist in the development of the Columbia Court townhome development and the Crest View senior housing project on 42nd Avenue NE. TIF funds were used to pay for eligible developer and City expenses including public and administrative costs associated with the development. The developer, Transition Block LLC, received TIF assistance in the amount of \$955,100 through the issuance of two tax increment revenue notes. One for the townhome project for \$175,100, and the other for the Crest View project for \$780,000.

The R8 district paid off all its obligations with the last TIF payments being sent in 2023. R8 does have about \$113,000 in pooled funds left over. Technically the TIF district expires in 2027 but cannot be kept open if there are no obligations for the district. Community Development staff explored multiple options regarding the use of the pooled TIF funds. Unfortunately, all the options explored would not obligate the district or would not fit the TIF requirements. The pooled funds will now be returned to the county to be redistributed amongst the county, school district, and city. The City is expected to get approximately \$53,000 dollars back from the county, which can be spent without any limitations or rules. Staff believes the funds would be best utilized for the rehabilitation of the alley that services the townhomes, Crest View, and the Rueter Walton affordable housing project now underway.

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| RECOMMENDED MOTION(S): |
| MOTION: Move to waive the reading of Resolution 2023-17, there being ample copies available to the public. |
| MOTION: Move to adopt Resolution 2023-17, a resolution approving decertification of tax increment financing (redevelopment) district no. 9 (transition block redevelopment project – crest view/real estate equities project) |

ATTACHMENT(S):

1. Resolution 2023-17
2. TIF District Map

RESOLUTION NO. 2023-17

**COLUMBIA HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY
COUNTY OF ANOKA
STATE OF MINNESOTA**

**A RESOLUTION APPROVING DECERTIFICATION OF
TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 9
(TRANSITION BLOCK REDEVELOPMENT
PROJECT – CREST VIEW/REAL ESTATE EQUITIES PROJECT)**

WHEREAS, on September 25, 2000, the City Council of the City of Columbia Heights, Minnesota (the “City”) and the Board of Commissioners of the Columbia Heights Economic Development Authority (the “Authority” or “EDA”) approved the creation of Tax Increment Financing (Redevelopment) District No. 9 (Transition Block Redevelopment Project – Crest View/Real Estate Equities Project) (the “District”) within its Central Business District Redevelopment Project (the “Project”); and

WHEREAS, Minnesota Statutes, Section 469.174 to 469.1799 authorizes the Authority to decertify a tax increment financing district on any date after all bonds and other obligations have been satisfied; and

WHEREAS, the development documents pertaining to the District have expired by their terms and all obligations, including all bonds to which tax increment from the District have been pledged, have been satisfied and are paid in full (the “Development Documents”); and

WHEREAS, the Authority desires by this resolution to decertify the District effective June 5, 2023, by which all taxing jurisdictions will benefit from an increased tax base effective for taxes payable in 2023.

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Columbia Heights Economic Development Authority as follows:

1. District Decertified. With all Development Documents satisfied, the District shall be deemed decertified as of June 5, 2023. Any remaining increments not eligible for spending, as determined by the Executive Director of the EDA, will be returned to Anoka County and redistributed to the appropriate taxing jurisdictions.

2. Direction to EDA Staff. EDA staff is authorized and directed to determine the amount of tax increments to be returned to Anoka County for redistribution, if any, and to transmit a copy of this resolution to Anoka County with a request to decertify the District, it being the intent of the EDA that no further collection of tax increment from the District will be distributed to the EDA after June 5, 2023.

ADOPTED: June 5, 2023

President

ATTEST:

Secretary



Parcel Information:

Approx. Acres:
Commissioner:

Owner Information:

Plat:





| | |
|----------------|----------------|
| AGENDA SECTION | BUSINESS ITEMS |
| MEETING DATE | 06/05/2023 |

| | | |
|-------------|---|----------------------------------|
| ITEM: | Asbestos and Personal Item Abatement for Single-family Homes Located at 841 49 th Ave and 4243 5 th Street. | |
| DEPARTMENT: | Community Development | BY/DATE: Mitchell Forney, 6/1/23 |

BACKGROUND:

This memo is regarding approving bids for the removal of hazardous material and household items from 841 49th Ave and 4243 5th St NE. In February and March, the EDA purchased the properties intending to demolish the blighted single-family residential houses and prepare the sites for redevelopment. Due to the intent of the Fire Department to utilize the structures for training, the abatement of household items and hazardous materials are being bid separate from the demolition. The scope of work submitted in the bid request included the removal of asbestos-containing materials, appliances, and accessories containing hazardous materials, alongside the removal of household items. In response to the request for bids, the EDA received two quotes. The quote submitted by Dennis Environmental Operations was determined to be the low-qualified bid for the abatement work at \$19,300.00. Dennis Environmental Operations shall furnish the services and necessary equipment to complete all work specified in the scope of work. All work will be performed in accordance with OSHA regulations, Minnesota Department of Health Asbestos Abatement Rules, and other applicable Federal and State regulations. Dennis Environmental Operations shall insure proper clean up, transport, and disposal of hazardous and asbestos-containing materials and household items.

Bid Spreadsheet:

| | |
|------------------------------------|-------------|
| Dennis Environmental Operations | \$19,300.00 |
| Hummingbird Environmental Services | \$39,400.00 |

RECOMMENDED MOTION(S):

MOTION: Move to accept the low bid of \$19,300.00 by Dennis Environmental Operations, for the removal of all hazardous materials and household items located at 841 49th Ave and 4243 5th St NE; and furthermore, to authorize the President and Executive Director to enter into an agreement for the same.

ATTACHMENT(S):

1. Dennis Environmental Bid
2. Hummingbird Environmental Bid
3. Contract



Property Owner: City of Columbia Heights EDA

Property Address: 841 49th Ave, P.I.D. 26-30-24-14-0136 & 4243 5th Street, P.I.D. 35-30-24-24-0049

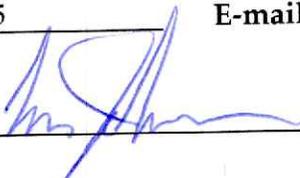
For a price of \$ 19,300.00, the contractor named below proposes to fully complete the work in accordance with the attached specifications for the removal of all hazardous material covered in the attached report along with all personal belongings and trash from both properties, the houses, and their respective detached garages at 841 49th Ave and 4243 5th Street.

Name of Contractor: Dennis Environmental Operations

License Number: AC597

Address: 551 Topping Street, St. Paul, MN 55103

Telephone: 651-488-4835 **E-mail Address:** info@dennisenvironmental.com

Contractor Signature: 

Date: 5/15/2023

Title: Project Manager

Central CERT Certification Program

This is to confirm that

Dennis Companies, Inc., DBA Dennis Environmental Operations

VENDOR # 20085834

is recertified as a

**Small and Woman Business Enterprise
(S/WBE).**

Your certification with the CERT Program is valid for three years from
February 27, 2018 to February 27, 2021



15 West Kellogg Blvd, # 280
Saint Paul, MN 55102
651.266.8900

Charles Ghadebo
Certification Specialist

February 27, 2018
Date

Denise Zaske
Dennis Companies, Inc. DBA Dennis Environmental Operations
551 Topping Street
St. Paul, MN 55103

Dear Denise Zaske:

We are happy to inform you that your company has been recertified as a Small and Women Business Enterprise (S/WBE) with the Central Certification (CERT) Program with the following product/service description and North American Industry Classification System (NAICS) Codes:

Asbestos abatement, interior demolition, and mold abatement. Lead Paint Removal, Mold Remediation

NAICS Codes:

CSI 02100: SITE REMEDIATION

CSI 02220: SITE DEMOLITION

CSI 13280: HAZARDOUS MATERIAL REMEDIATION

NAICS 562910: ENVIRONMENTAL REMEDIATION SERVICES

NIGP 91038: INSULATION AND ASBESTOS INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL SERVICES, INCLUDING SPRAY-ON INSULATION

NIGP 91240: DEMOLITION SERVICES

NIGP 96832: DEMOLITION

Your certification with the CERT Program - which is sponsored collaboratively by the jurisdiction(s) of Hennepin County, Ramsey County, and City of Saint Paul - is valid for three years. Your company's certification expiration date is February 18, 2024. You will be asked to update key company information periodically, but at least once every three years. Meanwhile, it is your responsibility to notify this office in writing of any changes to directory information such as your company's address, telephone number, or products/services. In addition, you are required to notify this office in writing of any and all changes which could affect your company's eligibility to participate in the CERT Program within 30 days of such change.

Questions regarding your certification may be directed to the CERT Program Coordinator at 651-266-8900.

Sincerely,

Serena Boyce
CERT Certification Specialist

CERT Program
651-266-8900
cert@ci.stpaul.mn.us
<https://cert.smwbe.com/>



Directory of Certified Disadvantaged Business Enterprises (DBEs)

Business Name: DENNIS ENVIRONMENTAL OPERATIONS

Contact Name: DENISE ZASKE

Address: 551 TOPPING STREET, SAINT PAUL, MN 55103

MNDOT District Name: Metro

MNDOT District Number 5

Phone: 651-488-4835

Fax: 651-488-4624

Email: info@dennisenvironmental.com

Website: www.dennisenvironmental.com

Business Description

ASBESTOS AND LEAD PAINT ABATEMENT AND MOLD REMEDIATION

Certification Small and Underutilized Business Program

WBE Yes

MBE No

NAICS CODE(S):

562910 Remediation Services

Owner: DENISE ZASKI

Ethnicity: Caucasian

Gender: Female



Property Owner: City of Columbia Heights EDA

Property Address: 841 49th Ave, P.I.D. 26-30-24-14-0136 & 4243 5th Street, P.I.D. 35-30-24-24-0049

For a price of \$ 39,400, the contractor named below proposes to fully complete the work in accordance with the attached specifications for the removal of all hazardous material covered in the attached report along with all personal belongings and trash from both properties, the houses, and their respective detached garages at 841 49th Ave and 4243 5th Street.

Name of Contractor: HUMMINGBIRD ENVIRONMENTAL LLC

License Number: AC897

Address: 522 Concord St. N. South Saint Paul MN 55075

Telephone: 6514574699 **E-mail Address:** ebullard@hbenviro.com
msullivan@hbenviro.com

Contractor Signature: 

Date: 5.17.23

Title: Office Manager

**EDA IN AND FOR THE CITY OF COLUMBIA HEIGHTS CONTRACT FOR
REMOVAL OF ASBESTOS, MISCELLANEOUS DEBRIS, HOUSEHOLD ITEMS, AND
OTHER HAZARDOUS MATERIALS FROM 841 49TH AVE NE AND 4243 5TH ST NE,
COLUMBIA HEIGHTS**

For valuable consideration as set forth below, this Contract dated the ___ day of June, 2023, is made and entered into between the Economic Development Authority in and for the City of Columbia Heights, a public body corporate and political created pursuant to the laws of the State of Minnesota ("EDA") and Dennis Environmental Operations, a Minnesota Limited Liability Company ("Contractor").

1. **CONTRACT DOCUMENTS**

Contractor hereby promises and agrees to perform and comply with all the provisions of this Contract and the Proposal dated May 15, 2023, prepared by Contractor attached hereto as **Exhibit A** for the removal of asbestos-containing materials, trash, personal items, and removal of other hazardous materials in preparation for demolition of the residential properties located at 841 49th Ave and 4243 5th St NE, Columbia Heights, Minnesota ("Properties"). The survey prepared by Angstrom Analytical, Inc. dated April 12, 2023 ("Survey") identifies certain hazardous materials that shall be removed by Contractor from the Property and is attached hereto as **Exhibit B**. The Contract, Proposal and Survey shall comprise the total agreement of the parties hereto. No oral order, objection, or claim by any party to the other shall affect or modify any of the terms or obligations contained in this Contract.

2. **THE WORK**

The work to be performed by Contractor under this Contract (hereinafter the "Work"), is defined in the Proposal as removal of asbestos-containing materials, trash, personal items, and removal of hazardous and solid waste materials identified on the Survey and in the bid request, in preparation for demolition of the residence located on the Property. As part of the Work, Contractor agrees to remove all excess material from the Property.

3. **CONTRACT PRICE**

The EDA agrees to pay Contractor the sum of \$19,300.00 in exchange for Contractor furnishing labor and materials for the Work at the Property, payable within 30 days of Contractor's completion of the Work.

Contractor may start work on this project upon its execution of this Contract.

4. **COMPLETION DATE/LIQUIDATED DAMAGES**

Contractor shall complete all Work on or before July 31, 2023. ("Completion Date"). Due to the difficulty in ascertaining and establishing the actual damages which the EDA would sustain,

liquidated damages are specified as follows for failure of Contractor to complete his performance under this Contract by the Completion Date: for every calendar day that the Contract shall remain uncompleted beyond the Completion Date of July 31, 2023., Contractor shall pay the EDA \$50.00 per day as liquidated damages.

5. **INSURANCE**

Before beginning actual work under this Contract, Contractor shall submit to the EDA and obtain the EDA's approval of a certificate of insurance on Standard Form C.I.C.C.-701 or ACORD 25 forms, showing the following insurance coverage, and listing the EDA and City as a loss payee under the policies:

- a. General Contractor Liability: \$1,000,000.00
- b. Workman's Compensation: Statutory Amounts

This certificate must provide for the above coverages to be in effect from the date of the Contract until 30 days after the Completion Date, and must provide the insurance coverage will not be canceled by the insurance company without 30 day's written notice to the EDA of intent to cancel. The certificate must further provide that Contractor's insurance coverage is primary coverage notwithstanding any insurance coverage carried by the City or EDA that may apply to injury or damage relating to the maintenance or repair of the City streets or rights-of-way by either the City, EDA or any employee, agent, independent contractor or any other person or entity retained by the City or EDA to perform the services described herein. All insurance is subject to the review and approval of the Columbia Heights City Attorney.

6. **LAWS, REGULATIONS AND SAFETY**

Contractor shall give all notices and comply with all laws, ordinances, rules and regulations applicable to performance under this Contract. Contractor shall provide adequate signs and/or barricades, and will take all necessary precautions for the protection of the Work and the safety of the public.

7. **INDEMNIFICATION**

To the fullest extent permitted by law, Contractor shall indemnify and hold harmless the EDA, its agents and employees from and against all claims, damages, losses and expenses, including but not limited to attorney's fees, arising out of or resulting from the performance of Work, provided that any such claim, damage, loss or expense (1) is attributable to bodily injury, sickness, disease or death, or to injury or to destruction of tangible property (other than the Work itself) including the loss of use resulting therefrom, and (2) is caused in whole or in part by any negligent act or omission of Contractor, any Subcontractor, anyone directly or indirectly employed

by any of them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder.

8. **ASSIGNMENT**

Contractor shall not assign or transfer, whether by an assignment or novation or otherwise, any of its rights, duties, benefits, obligations, liabilities or responsibilities without prior written consent of the EDA.

9. **NOTICE**

The address and telephone number of Contractor for purposes of giving notices and any other purpose under this Contract shall be 551 Topping St, St. Paul, MN 55103, 651-488-4835.

The address of the EDA for purposes of giving notices and any other purposes under this Contract shall be 590 40th Avenue NE, Columbia Heights, MN 55421.

IN WITNESS WHEREOF, the parties to this Contract have hereunto set their hands and seals as of the day and year first above written.

**ECONOMIC DEVELOPMENT AUTHORITY
IN AND FOR THE CITY OF COLUMBIA
HEIGHTS**

By: _____
Kavin Hansen
Its: Executive Director

Dennis Environmental Operations

By: _____

Its: _____



| | |
|-----------------------|-----------------------|
| AGENDA SECTION | BUSINESS ITEMS |
| MEETING DATE | 06/05/2023 |

| | | |
|--------------------|---|---|
| ITEM: | Habitat for Humanity Presentation on 4243 5th Street. | |
| DEPARTMENT: | Community Development | BY/DATE: Mitchell Forney, 6/5/23 |

BACKGROUND:

At the March 6th EDA meeting, the EDA approved the purchase of 4243 5th Street. The purchase of the property accomplished two goals. First, the use of TIF from the C8 “zombie District” obligated the district to keep it alive and allowed the EDA to continue to utilize its pooled funds. Second, the project offered a unique opportunity for the EDA to work towards its goal of providing affordable home ownership in the community. As part of the initial presentation, staff floated the idea of selling the lot to Habitat for Humanity which would then build a single-family home on the site.

At the June 5th meeting, the EDA will be receiving a presentation from Habitat for Humanity highlighting their organization, plans for the site, and the possible designs available for the house that would be built. Other than the presentation, staff would like to confirm the EDA’s intention to continue with the project and establish the next steps for moving forward.

ATTACHMENT(S):

- 1. Habitat for Humanity Presentation**
- 2. Location Map of 4243 5th Street**



Twin Cities
Habitat
for Humanity®

Overview and Project Proposals for 4243 5th St NE

June 5, 2023



Item 6.



Mission

Bring people together to create, preserve, and promote affordable homeownership and advance racial equity in housing.

Vision

An equitable Twin Cities region where all families have access to the transformational power of homeownership.

Values

Rooted in Faith and Community

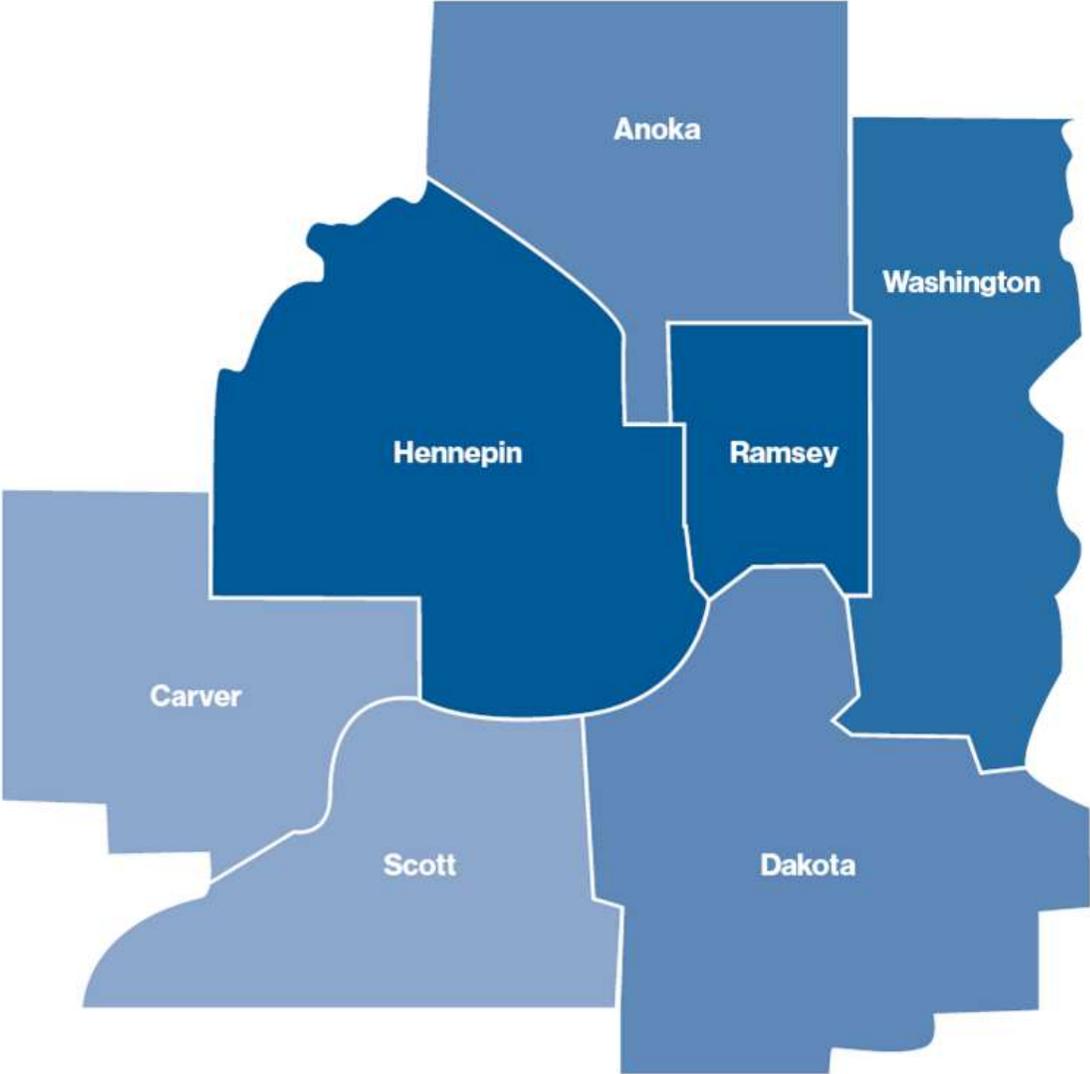
Inspired by Hope

Committed to Anti-Racism

Driven to Innovate

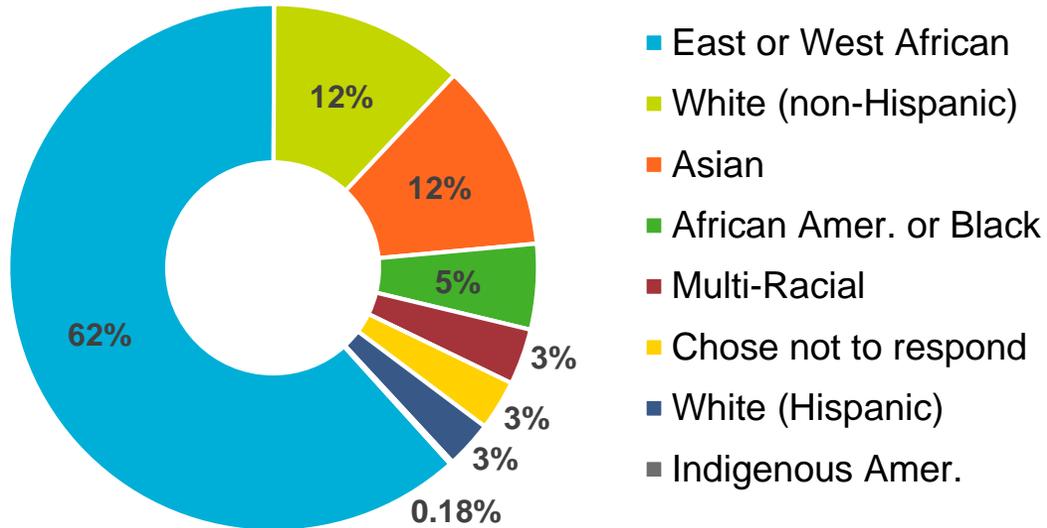
Home Locations

Since 1985
1,567 families
have bought homes
in **65 cities**
across the metro area



About families who buy homes with Habitat

Racial and Ethnic Diversity



**Average household size:
4–5 family members**

Average household income:

\$58,000

Homebuyer professions include:

- bus driver
- educator
- x-ray technician
- hospital staff
- line worker
- personal care asst.

Home Locations



4243 5th St NE – summary

- City-owned lot slated for fire department training (Fall of 2023) and subsequent demolition and re-development
- Construction on new single-family house with 2-stall detached garage beginning as early as Spring 2024
- Neighboring homes are a variety of ramblers, split-entries, and 1.5-story single-family houses.
- Lot is ~40' wide and R-1 side setbacks are 7' from adjacent property lines.
- Alley access for new garage.

4243 5th St NE – additional context



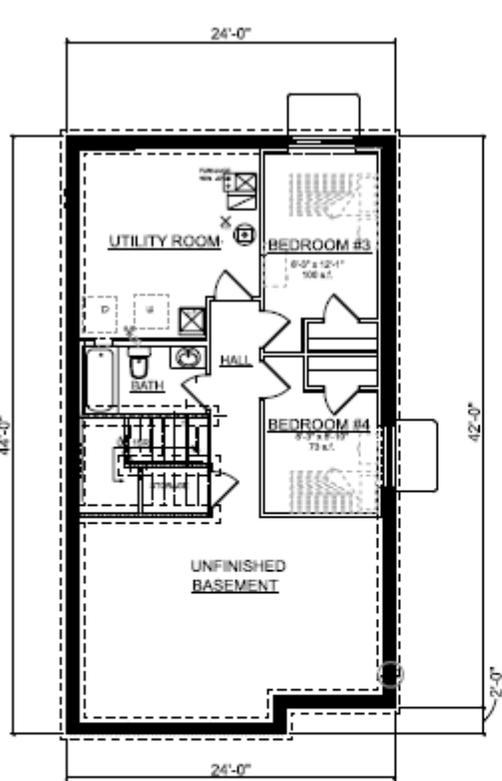
Notable Habitat standards

- Energy Star and Zero Energy Ready Certified
 - Solar array ready
 - Indoor Air Plus certified
 - Low flow plumbing fixtures
 - Better than industry standard blower door test results and HERS scores.
- High efficiency appliances, including Heat Recovery Ventilator
- Resilient, high-quality interior and exterior finishes
 - SmartSide
 - Luxury Vinyl Tile
 - Andersen windows
 - GAF roofing products
- Active radon mitigation systems and draintile/sump pumps

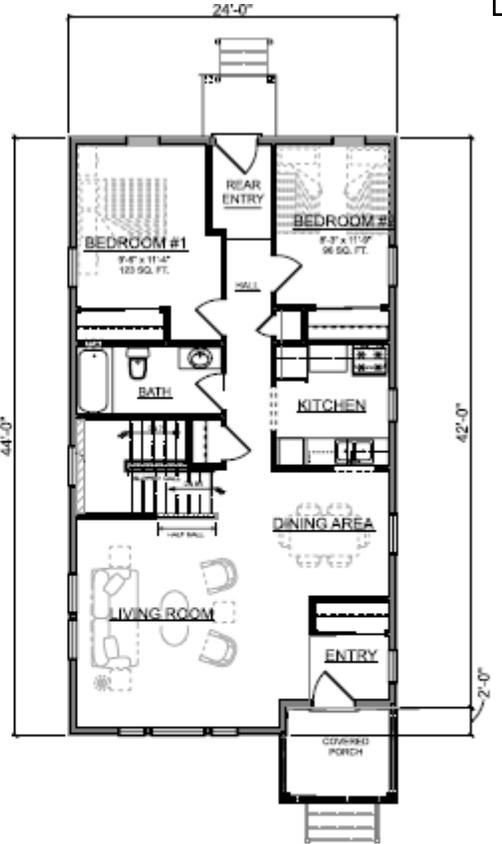
New House Option 1



CONSTRUCTED HOUSE MAY DIFFER FROM RENDERED IMAGE



FOUNDATION PLAN



FIRST FLOOR PLAN

| | | |
|---|--|--|
|  <p>1954 UNIVERSITY AVE. W. ST. PAUL, MN 55104</p> <p>OFFICE: 651-207-1700 FAX: 651-641-8641</p> | <p>SINGLE FAMILY DWELLING MODEL: 27R4-2 DETACHED 2-STALL GARAGE PROPOSED DESIGN #1</p> | <p>BASEMENT UNFINISHED SQ. FT. = 362 BASEMENT FINISHED SQ. FT. = 678 FIRST FLOOR FINISHED SQ. FT. = 1,040</p> |
| | <p>4243 5TH ST. COLUMBIA HEIGHTS, MN 55421</p> | <p>*TOTAL FINISHED SQ. FT. = 1,718 *Finished area calculated from outside edge of walls TOTAL SQ. FT. = 2,080 (INCLUDES UNFINISHED BASEMENT)</p> |

New House Option 2



CONSTRUCTED HOUSE MAY DIFFER FROM RENDERED IMAGE

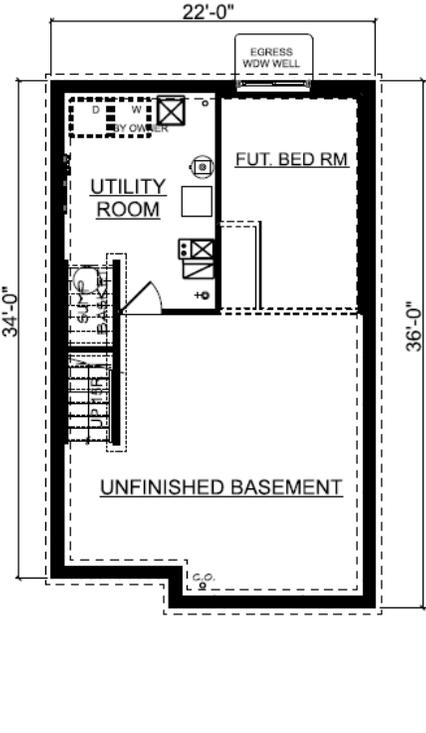


| | | |
|---|---|--|
|  <p>1954 UNIVERSITY AVE. W. ST. PAUL, MN 55104</p> <p>OFFICE: 651-207-1700 FAX: 651-641-8641</p> | <p>SINGLE FAMILY DWELLING MODEL: 18TS4-2 DETACHED 2-STALL GARAGE PROPOSED DESIGN #2</p> | <p>BASEMENT UNFINISHED SQ. FT. = 647 BASEMENT FINISHED SQ. FT. = 227 FIRST FLOOR FINISHED SQ. FT. = 874 SECOND FLOOR FINISHED SQ. FT. = 653</p> |
| | <p>4243 5TH ST. COLUMBIA HEIGHTS, MN 55421</p> | <p>*TOTAL FINISHED SQ. FT. = 1,754 *Finished area calculated from outside edge of walls TOTAL SQ. FT. = 2,401 (INCLUDES UNFINISHED BASEMENT)</p> |

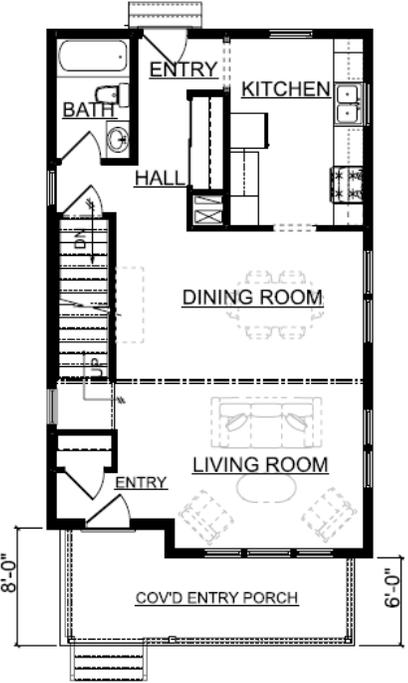
New House Option 3



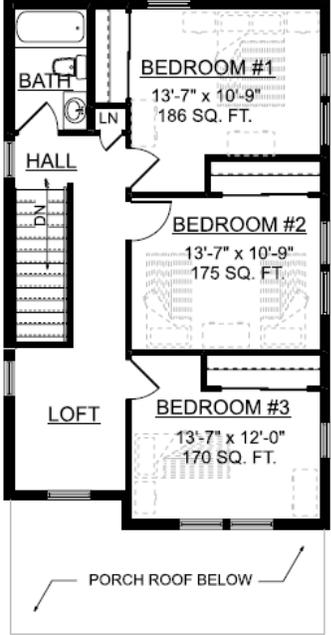
CONSTRUCTED HOUSE MAY DIFFER FROM RENDERED IMAGE



FOUNDATION PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



1954 UNIVERSITY AVE. W.
ST. PAUL, MN 55104

OFFICE: 651-207-1700
FAX: 651-641-8641

SINGLE FAMILY DWELLING
MODEL: 14TS3-1.5
DETACHED 2-STALL GARAGE
PROPOSED DESIGN #3

4243 5TH ST.
COLUMBIA HEIGHTS, MN 55421

BASEMENT UNFINISHED SQ. FT. = 784
FIRST FLOOR FINISHED SQ. FT. = 784
SECOND FLOOR FINISHED SQ. FT. = 784
*TOTAL FINISHED SQ. FT. = 1,568
*Finished area calculated from outside edge of walls
TOTAL SQ. FT. = 2,352
(INCLUDES UNFINISHED BASEMENT)

Questions and comments?



Item 6.

Thank you!



63



Parcel Information:

35-30-24-24-0049
 4243 5TH ST NE
 COLUMBIA HEIGHTS
 MN 55421

Plat: COLUMBIA HEIGHTS ANNEX TO MINNEAPOLIS

Approx. Acres: 0.11

Commissioner: MANDY MEISNER

Owner Information:

BELL CHARLES H & LAUREN M
 4243 5TH ST NE
 COLUMBIA HEIGHTS
 MN
 55421

