



ECONOMIC DEVELOPMENT AUTHORITY
Public Safety Building—Training Room, 825 41st Ave
NE
Tuesday, July 05, 2022
6:00 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 798 821 7248 or by Zoom at <http://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

- 1. Approve Regular Meeting Minutes of May 2, 2022**
- 2. Approve Special Meeting Minutes of May 9, 2022**
- 3. Approve Financial Reports and Payment of Bills of April 2022 and May 2022**
MOTION: Move to approve the Consent Agenda as presented.

BUSINESS ITEMS

- 4. Façade Improvement Grant Program Expansion, Central Avenue NE**
- 5. 3841 Central Avenue NE and 670 40th Avenue NE Discussion**

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 02, 2022

5:30 PM

MINUTES

The meeting was called to order at 5:30 pm by Chair Szurek.

CALL TO ORDER/ROLL CALL

Members present: Connie Buesgens; Kt Jacobs; John Murzyn, Jr; Nick Novitsky; Amada Márquez-Simula; Marlaine Szurek

Members absent: Gerry Herringer

Staff present: Kelly Bourgeois, City Manager; Aaron Chirpich, Community Development Director; Mitch Forney, Community Development Coordinator; Sara Ion, City Clerk

CONSENT AGENDA

1. Approve the minutes of the regular EDA Meeting of March 7, 2022
2. Approve financial reports and payment of bills of February 2022 and March 2022 – Resolution No. 2022-08

Motion by Jacobs, seconded by Novitsky, to approve the Consent Agenda as presented. All ayes of present. MOTION PASSED.

RESOLUTION NO. 2022-08

A RESOLUTION OF THE ECONOMIC DEVELOPMENT AUTHORITY OF COLUMBIA HEIGHTS, MINNESOTA, APPROVING THE FINANCIAL STATEMENTS FOR THE MONTHS OF FEBRUARY 2022 AND MARCH 2022, AND THE PAYMENT OF THE BILLS FOR THE MONTHS OF FEBRUARY 2022 AND MARCH 2022.

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 statements for the months of February 2022, and March 2022 have been reviewed by the EDA Commission; and **WHEREAS**, the EDA has examined the financial statements and finds them 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, financials 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 statements including the check history, and they are found to be correct, as to form and content; and

BE IT FURTHER RESOLVED the financial statements are 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 2nd day of May, 2022

Offered by: Jacobs
Seconded by: Novitsky
Roll Call: All ayes

President

Attest:

Assistant Secretary

BUSINESS ITEMS

3. Façade Improvement Grant Report for Various Recipients 2022

Forney reported that for the fourth year in a row the Façade Improvement Grant program is being offered on a first come first serve basis. Now that spring is upon us, Community Development Staff have started to receive the first round of applications. Advertisement for the program has been spread on social media, by email, and by word of mouth from commissioners and Staff alike. Below are three grant applicants for review.

Northeast Electric Inc. is located at 4219 Central Ave NE. Northeast Electric occupies a small brick building with white trimmed windows on three sides of the building, all of them visible from Central Ave. Northeast Electric's project includes the replacement of four windows, two on the front and one on each side. The window frames had become cracked and rotten not sealing the building from the

elements. The overall project cost is \$6,040.10 warranting a Façade Improvement Grant reimbursement of \$3,020.05.

Northeast Electric submitted their initial application in June 2021 but had only been able to obtain one bid at the time. As they worked to find the second bid, they began and finished the work proposed in their application. As the EDA has spoken of before, the current market makes it very difficult for businesses to find a contractor willing to bid on very small commercial projects. Northeast Electric was able to find a second bid but had completed the work prior to the receipt of the EDA's approval. Staff are bringing this application forward due to the fact, that the project has meet the intent of the program but ran into issues with finding contractors to bid on their project. Staff recommend the EDA approve Northeast Electric under the exception that there has been a proven hardship.

Schiele Auto repair LLC is located at 4457 University Ave and does business as Lowell's Auto Repair. As seen in the attached photo's, 4457 University currently has baby blue siding that is beginning to chip away. Schiele's Auto is requesting the Façade Improvement Grant to install grey metal siding on the areas above and around the brick Façade. The replacement of the siding is just one piece of the businesses intended improvements. Schiele's Auto also intends to install new windows on the second story, paint the remainder of the building, install a new awning, and install new lot lights.

Schiele's Auto is requesting the full \$5,000 grant amount to assist with their project. The bids submitted with the application estimate the total cost of siding to be \$16,923.21. The new siding would cover the front of the building above the brick façade, along with both sides of the building, and the rear of the building. Both sides are visible to University Ave but the cost of installing siding on the rear of the building is not covered by the program. Removing the back from the estimate does not affect the full funding designation. The replacement of the siding is an immediate upgrade to the building, as the current painted siding is chipping away.

Fridley Heights Cyclery is located at 4755 University Avenue NE, on the corner of the University Avenue service road and 48th Ave NE. The Cyclery is looking to add a 5'x2' aluminum sign to the northern side of the building. Being located on the southern corner, the northern side of the building is the first thing motorists see as they travel south on University Avenue. The sign meets all design guidelines and sign code requirements. Currently, the northern side of the building consists of a tan stucco wall with a large white metal parapet. The aluminum sign would be placed on the metal parapet and has a black outline to distinguish it from the building.

There are two bids for the sign itself with the lower more comprehensive bid coming in at \$121.14. The cost for installation also has two bids with the lowest coming in at \$590.00. The total cost of this project comes out to \$712.14. Making the total Façade Improvement Grant reimbursement \$356.07. While this is a very small improvement in consideration to other projects. The addition of a sign to the large white parapet will break up the excessiveness of this feature. This sign also improves the visibility of the business as it is on the side of the building most seen from drivers traveling south.

Forney added that part of the grant program is the installation of cameras, they will be speaking with the Police Department on deciding where the cameras can go, and then working with the interested businesses, past and present, to create one camera agreement.

Questions/Comments from Members:

Jacobs asked about Lowell's Auto Repair and if they are going to replace all their siding. Forney replied that he believed so.

Motion by Buesgens, seconded by Murzyn Jr., to waive the reading of Resolutions 2022-09, 2022-10, 2022-11, there being ample copies available to the public. All ayes of present. MOTION PASSED.

Motion by Buesgens, seconded by (name), to adopt Resolution 2022-09, a resolution approving the form and substance of the façade improvement grant agreement, and approving authority staff and officials to take all actions necessary to enter the authority into façade improvement grant agreements with Nordeast Electric Inc. All ayes of present. MOTION PASSED.

Motion by Buesgens, seconded by Murzyn Jr., to adopt Resolution 2022-10, a resolution approving the form and substance of the façade improvement grant agreement, and approving authority staff and officials to take all actions necessary to enter the authority into façade improvement grant agreements with Schiele Auto Repair LLC. All ayes of present. MOTION PASSED.

Motion by Buesgens, seconded by Murzyn Jr., to adopt Resolution 2022-11, a resolution approving the form and substance of the façade improvement grant agreement, and approving authority staff and officials to take all actions necessary to enter the authority into façade improvement grant agreements with Fridley Heights Cyclery Inc. All ayes of present. MOTION PASSED.

RESOLUTION NO. 2022-09

A RESOLUTION OF THE COLUMBIA HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY OF COLUMBIA HEIGHTS, MINNESOTA, APPROVING THE FORM AND SUBSTANCE OF THE FAÇADE IMPROVEMENT GRANT AGREEMENTS, AND APPROVING AUTHORITY STAFF AND OFFICIALS TO TAKE ALL ACTIONS NECESSARY TO ENTER THE AUTHORITY INTO FAÇADE IMPROVEMENT GRANT AGREEMENTS WITH NORDEAST ELECTRIC INC.

BE IT RESOLVED, by the Columbia Heights Economic Development Authority (the "EDA") as follows:

WHEREAS, the City of Columbia Heights (the "City") and the Columbia Heights Economic Development Authority (the "Authority") have collaborated to create a certain Façade Improvement 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 existing store fronts, increasing business vitality and economic performance, and decreasing criminal activity along Central Avenue Northeast, in the City's Central Business district,

pursuant to a Façade Improvement Grant Agreement with various property owners and/or tenants;
and

WHEREAS, pursuant to the Program, the City is to coordinate a surveillance camera monitoring program by placing surveillance cameras on some of the storefronts that are part of the Program for the purposes of improving public safety in and around the Central Business District, thus requiring a license agreement in addition to the grant agreements (the “Grant Agreements”); and

WHEREAS, the Authority has thoroughly reviewed copies of the proposed forms of the Grant Agreements.

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

1. approves the form and substance of the Grant Agreements, and approves the Authority entering into the Grant Agreements with Nordeast Electric Inc.
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 various Grant Agreements.
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 2nd day of May, 2022

Offered by: Buesgens

Seconded by: Novitsky

Roll Call: All ayes

Marlaine Szurek, President

Attest:

Alicia Howe, Secretary

RESOLUTION NO. 2022-10

A RESOLUTION OF THE COLUMBIA HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY OF COLUMBIA HEIGHTS, MINNESOTA, APPROVING THE FORM AND SUBSTANCE OF THE FAÇADE IMPROVEMENT GRANT AGREEMENTS, AND APPROVING AUTHORITY STAFF AND OFFICIALS TO TAKE ALL ACTIONS NECESSARY TO ENTER THE AUTHORITY INTO FAÇADE IMPROVEMENT GRANT AGREEMENTS WITH SCHIELE AUTO REPAIR LLC.

BE IT RESOLVED, by the Columbia Heights Economic Development Authority (the “EDA”) as follows:

WHEREAS, the City of Columbia Heights (the “City”) and the Columbia Heights Economic Development Authority (the “Authority”) have collaborated to create a certain Façade Improvement 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 existing store fronts, increasing business vitality and economic performance, and decreasing criminal activity along Central Avenue Northeast, in the City’s Central Business district, pursuant to a Façade Improvement Grant Agreement with various property owners and/or tenants; and

WHEREAS, pursuant to the Program, the City is to coordinate a surveillance camera monitoring program by placing surveillance cameras on some of the storefronts that are part of the Program for the purposes of improving public safety in and around the Central Business District, thus requiring a license agreement in addition to the grant agreements (the “Grant Agreements”); and

WHEREAS, the Authority has thoroughly reviewed copies of the proposed forms of the Grant Agreements.

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

1. approves the form and substance of the Grant Agreements, and approves the Authority entering into the Grant Agreements with Schiele Auto Repair 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 various Grant Agreements.
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 2nd day of May, 2022

Offered by: Buesgens

Seconded by: Murzyn

Roll Call: All ayes

Marlaine Szurek, President

Attest:

Alicia Howe, Secretary

RESOLUTION NO. 2022-11

A RESOLUTION OF THE COLUMBIA HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY OF COLUMBIA HEIGHTS, MINNESOTA, APPROVING THE FORM AND SUBSTANCE OF THE FAÇADE IMPROVEMENT GRANT AGREEMENTS, AND APPROVING AUTHORITY STAFF AND OFFICIALS TO TAKE ALL ACTIONS NECESSARY TO ENTER THE AUTHORITY INTO FAÇADE IMPROVEMENT GRANT AGREEMENTS WITH FRIDLEY HEIGHTS CYLCERY INC.

BE IT RESOLVED, by the Columbia Heights Economic Development Authority (the “EDA”) as follows:

WHEREAS, the City of Columbia Heights (the “City”) and the Authority have collaborated to create a certain Façade Improvement 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 existing store fronts, increasing business vitality and economic performance, and decreasing criminal activity along Central Avenue Northeast, in the City’s Central Business district, pursuant to a Façade Improvement Grant Agreement with various property owners and/or tenants; and

WHEREAS, pursuant to the Program, the City is to coordinate a surveillance camera monitoring program by placing surveillance cameras on some of the storefronts that are part of the Program for the purposes of improving public safety in and around the Central Business District, thus requiring a license agreement in addition to the grant agreements (the “Grant Agreements”); and

WHEREAS, the Authority has thoroughly reviewed copies of the proposed forms of the Grant Agreements.

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

1. approves the form and substance of the Grant Agreements, and approves the Authority entering into the Grant Agreements with Fridley Heights Cyclery Inc.
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 various Grant Agreements.
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 2nd day of May, 2022

Offered by: Buesgens
Seconded by: Murzyn
Roll Call: All ayes

Marlaine Szurek, President

Attest:

Alicia Howe, Secretary

4. Creation of the Fire Suppression Grant Pilot Program

Forney reported that at the May 3, 2021, EDA Meeting, Community Development Staff brought forth for discussion the possibility of a Fire Suppression Grant Program. At that meeting, Staff discussed how the Minnesota Administrative Rules (Building Code) requires any change in use, expansion, remodel, or new construction of a commercial development to meet current fire suppression code requirements. On several occasions, Staff has interacted with constituents that are looking to bring new businesses into the City, but their projects have difficulties coming to fruition due to the high cost of installing fire suppression systems.

He added that recently the City relaxed its liquor licensing, which requires a fire suppression system in order to have a license, and Miller's has been unable to get a liquor license because of this current requirement.

Therefore, Staff has proposed the Fire Suppression Grant Pilot Program. This is a program seeking to assist businesses and property owners in partially alleviating the costs of installing fire suppression systems. After receiving positive feedback from the EDA, Staff has moved forward and established the principal documents for the Fire Suppression Grant Pilot Program.

In summary, the Fire Suppression Grant Pilot Program is a reimbursement program like the EDA's Façade Improvement Grant Program. The Fire Suppression Grant Pilot Program reimburses qualifying applicants up to 50% of the project costs with a maximum of \$15,000 per grant. The geographic boundaries for program eligibility are the same as the current Façade Improvement Grant Program and are limited to commercial or mixed-use buildings. Improvements that are eligible include the following: design and engineering costs, construction and installation of a fire line from the main water line to the building, fire sprinkler system equipment/installation, and associated fire alarm systems/installation.

Staff recommends establishing the Pilot Program by using existing funds from the EDA's Redevelopment Fund 408. This fund currently serves as the revenue source for the Commercial Revitalization activities of the EDA, which includes the Façade Improvement Grant Program and the scattered site acquisition of single-family homes that are zoned commercially. Fund 408 has historically been replenished with approximately \$250,000 each year by the City's special HRA levy. However, in 2022, the City increased the levy amount to \$310,000 to provide additional funding for the various

programs that are supported by Fund 408. To fund the Pilot Program, Staff recommends setting aside \$45,000 to get through the rest of 2022 and all of 2023. This number represents the unused portion of the Façade Improvement Grant funds from the 2020 budget. In subsequent years, Staff and the EDA can determine funding levels based upon the success of the program.

He added that this is a pilot program which will be evaluated after year one and brought back to the EDA for future approval.

Questions/Comments from Members:

Murzyn Jr. asked if it is mandated for them to have a sprinkler system monitoring system, which can help stop water damage. Forney said it wasn't in the current guidelines, but it is something they can consider.

Jacobs asked if Murzyn Jr. if he is suggesting this should be part of the pilot program. Murzyn Jr. said it is a suggestion for them to consider. Forney said they can use the pilot program to see what people are installing and if they are also doing the monitoring system and put into the actual program if it continues. Chirpich added that they could discuss this with the Fire Chief and the Building Official to see what City Code requires, as it may require it already.

Márquez-Simula asked if they have heard from Miller's. Forney stated he couldn't get ahold of Miller's. He added that attaching a water line can cost \$40,000 or more, and the sprinkler permit fees are between \$5,000-\$15,000.

Márquez-Simula stated that for a place like Miller's it still would not cover half of the cost. She added that she believes this is a great way to help older and new businesses going into older businesses and be safe and welcomed.

Motion by Jacobs, seconded by Buesgens, to waive the reading of Resolution 2022-12, there being ample copies available to the public. All ayes of present. MOTION PASSED.

Motion by Jacobs, seconded by Novitsky, to adopt Resolution 2022-12, a resolution of the Economic Development Authority of Columbia Heights, Minnesota, approving the creation and implementation of the Fire Suppression Grant Pilot program. All ayes of present. MOTION PASSED.

RESOLUTION NO. 2022-12

A RESOLUTION OF THE ECONOMIC DEVELOPMENT AUTHORITY OF COLUMBIA HEIGHTS, MINNESOTA, APPROVING THE CREATION AND IMPLEMENTATION OF THE FIRE SUPPRESSION GRANT, PILOT PROGRAM

BE IT RESOLVED, by the Economic Development Authority in and for the City of Columbia Heights as follows:

WHEREAS, current building code requires business and property owners that propose a change in use, expansion, and/or remodel, to meet modern day sprinkler requirements similar to those for new construction; and

WHEREAS, the EDA in conjunction with Community Development staff, has identified the cost of installing fire suppression systems in commercial buildings as a barrier for many new or expanding small businesses; and

WHEREAS, in response to these findings the EDA has created the Fire Suppression Grant, Pilot Program, partially alleviating the costs of installing a fire suppression system, and promoting the revitalization, restoration, and safety of commercial spaces within the City; and

WHEREAS, the EDA will fund this pilot program, \$45,000 in total, utilizing fund 408, more specifically the \$45,000 of unused 2020 Façade Improvement Grant Program funding;

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

1. Approves the creation and implementation of the EDA's Fire Suppression Grant Pilot Program.
2. Authorizes the appropriation of \$45,000 from fund 408 for the expenditures associated with the Fire Suppression Grant, Pilot Program.
3. Authorizes Community Development staff to take such action as they deem necessary and appropriate to carry out the purposes of the Fire Suppression Grant, Pilot Program.

ORDER OF ECONOMIC DEVELOPMENT AUTHORITY

Adopted this 2nd day of May, 2022

Offered by: Jacobs
Seconded by: Novitsky
Roll Call: All ayes

Marlaine Szurek, President

Attest:

Alicia Howe, Secretary

OTHER BUSINESS

Chirpich reported that they are still in contract negotiations for the redevelopment of the Public Safety site with Reuter Walton. There will be a special EDA meeting in May 2022 because the project needs to stay on track with closing, which is anticipated to be at the end of June 2022. He added that there are several moving parts including closing on the bond funding, issuing a loan for the project from the grant that was recently received from the Metropolitan Council, and the finalization of the TIF-related agreement. Chirpich stated there are several financial components they are sorting out, and then there is also the closing which is complicated by the easement agreements that they are still working on.

Chirpich stated that SACA is still working on their funding, which has caused a little bit of a pause, but they are working on that contract as well.

He stated that the Special EDA meeting may be held next Monday, May 9, 2022.

Szurek asked if the Council has already seen drawings of the building, the size of the apartments and the total apartment units. Chirpich stated there are 62 apartment units, with a mix of 1-3 bedroom units. He added that it's predominantly 2-3 bedrooms because it's centered on families.

Novitsky said the Council has seen the plans and they were modified to address the concerns of residents. He stated that the concerns included the traffic coming off of Jackson Street, so the parking was rotated to come off of 42nd Avenue instead of Jackson Street.

Buesgens stated That the business Aisa Chow main would be a good target for the façade improvement grant program but they are not in the territory that they sketched out, it only goes to 47th Avenue. She asked if the small businesses to the north would be considered. Chirpich said it would meet the intent because it's an older building, and the offer could be extended to Asia Chow Mein with special authorization.

Novitsky asked about what if other businesses hear that the one business was included but they were not and if Central Avenue for the City boundaries could be included, with the same rules. Chirpich stated he agreed, and they could analyze it more. Forney added that they could follow what other cities have and specify based on age or create parameters.

Márquez-Simula asked about Sarah's Tobacco and if they are in the territory, as their sign needs an update. Forney stated they are eligible, and he has talked to the owner before, but they have not received an application.

Chirpich said that they are expecting some revised plans for the Rainbow site that will be presented to the Council at a work session soon. He stated that there is a potential grocer partner for the site that is almost ready to meet in a small group before going to the Council. He added that they could potentially break ground in the spring of 2023.

Buesgens asked if a sign could be placed on the site once it is moving forward. In order to let the community, know what is going on with the site.

Chirpich stated that a sign would designate with the community. He went on to talk about the previous owner of the lot and their sale of multiple properties throughout the metro. Making the comment that the City was ahead of the curve in purchasing the property prior to the large sell off.

Murzyn asked about the current leases of Ace Hardware and the other businesses at 4300 Central.

Chirpich stated that with the sale of that portfolio, Alatus was able to pick the termination date, and that date will align with the lease expiration of Dollar Tree, which is around June 2023. He said that there were attempts to try to keep them in the City and stated the mall owner has contacted the Frattallone's.

Chirpich said that the brewery that previously submitted an application for a CUP that had expired, resubmitted an application that day. He stated that they have seen more interior plans and contractors are getting ready to pull permits; there isn't a timeline established yet.

ADJOURNMENT

Motion by Jacobs, seconded by Buesgens, to adjourn the meeting at 6:08 pm. All ayes. MOTION PASSED.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Alicia Howe", is written over a horizontal line.

Alicia Howe, Recording Secretary



ECONOMIC DEVELOPMENT AUTHORITY

City Hall—Council Chambers, 590 40th Ave NE

Monday, May 09, 2022

6:30 PM

SPECIAL MEETING MINUTES

The special meeting was called to order at 6:30 pm by Chair Szurek.

CALL TO ORDER/ROLL CALL

Members present: Connie Buesgens; Gerry Herringer; Kt Jacobs; John Murzyn, Jr; Nick Novitsky; Amáda Márquez-Simula; Marlaine Szurek

Staff present: Aaron Chirpich, Community Development Director; Minerva Hark, City Planner; Mitch Forney, Community Development Coordinator; Sara Ion, City Clerk

Also Present: Sofia Lykke, Kennedy & Graven, Chartered; Jared Ackmann, Reuter Walton Development; Paul Keenan, Reuter Walton Development

PLEDGE OF ALLEGIANCE

PUBLIC HEARINGS

1. Approve Contract for Private Redevelopment with 42 Central Limited Partnership (Reuter Walton)

Chirpich reported that in June of 2020, the City of Columbia Heights approved the sale of the vacant land located behind the Public Safety campus to Reuter Walton Development for the construction of an affordable housing apartment community. As part of the purchase agreement, it was decided that the City and Reuter Walton would work together to develop a site plan that included a future parcel for the relocation of the Southern Anoka Community Assistance (SACA) food shelf and thrift store.

In June of 2021, Reuter Walton and the City completed the land use approval process for the project that resulted in the creation of a Planned Unit Development (PUD) that includes a 62-unit affordable housing apartment complex and future development site for a new 12,000 square foot SACA facility. The PUD consists of two parcels, one for the apartments, and one for the food shelf.

Concurrent to the land use approval process, Reuter Walton submitted an application to the EDA for public financial assistance, specially requesting Tax Increment Financing (TIF) to support the project. In March of 2022, the EDA approved the establishment of the 42nd and Jackson TIF district and adopted a TIF plan for the project. Approval of the TIF plan did not obligate the EDA to provide TIF assistance to the project. Rather, the plan established limits for assistance and qualified the site as eligible for the creation of a housing TIF district per state law.

Now that the entitlements are in place and the land sale terms have been negotiated, it is time to finalize and execute the Contract for Private Redevelopment. This agreement serves to memorialize several important components of the land sale, and it also provides the terms for the final TIF agreement and associated TIF note that will be issued to Reuter Walton. The primary provisions of the agreement are as follows:

1. Reuter Walton will be reimbursed for TIF eligible expenses only.
2. The maximum principal amount of the TIF note (assistance) has been set at \$732,000.
3. The expected duration of the TIF district is 18 years.
4. The EDA will be reimbursed by Reuter Walton for all costs associated with establishing the TIF district.
5. 10 shared parking spaces are preserved on the Reuter Walton site by an easement in favor of SACA.
6. Access to the 10 shared parking spaces is preserved through an access easement in favor of SACA.
7. Reuter Walton agrees not to charge residents of the affordable housing community for parking.

Staff recommends that the EDA approve Resolution 2022-13, thereby approving the Contract for Private Redevelopment.

Questions/Comments from Members:

Szurek asked if they pay-as-you-go or if they pay at the end. Chirpich stated it is pay-as-you-go, the risk is on the developer; the City does not front the money for development but instead the developer does and they are reimbursed through taxes.

Herringer asked if the City sold the land or was it given. Chirpich said that the City is selling the land, the closing is expected to take place at the end of June 2022; it is \$450,000 for the Reuter Walton site.

Herringer asked what the expected value of the building will be. Chirpich asked the developer for the taxable market value for the project. Jared Ackmann stated it would be \$13 million.

Szurek asked if Reuter Walton would be handling the processing of applications and calculating what the rent would be. Chirpich stated the management company for Reuter Walton will be responsible for checking income eligibility due to the agreements with the City and the type of financing from HUD.

Szurek asked if there will be public spaces for children to play and stated she was concerned about the potential of children playing in the parking lot or street. Chirpich stated there will be a small playground, that also has a common space for picnic tables and grilling, all which is fenced.

Jacobs stated she thought they were making additional space towards the back of the parking lot available next to the SACA property. Chirpich stated there was an area that included a dog

run that had to be changed to a stormwater area. He added that this concern was also voiced by residents during the site plan approval process and the park infrastructure within the vicinity is reasonable; the site plan was approved by the Planning Commission and the Council.

Buesgens stated that there isn't much activity at the playground at the Flats and there isn't children playing outside as much as they used to. She said she isn't concerned about the size of the playgrounds.

Jacobs asked if it would be possible as the project moves forward to see if they could make more space, not necessarily in contract.

Novitsky asked if SACA would have a park and stated that it could potentially be used too. Jacobs added it should be thought about and be good to know what it may look like.

Márquez-Simula said the good thing is the park area will be fenced. Szurek stated the park was not on the plan or the plat so she was unaware of what it would look like.

Szurek opened the public hearing.

No one wished to speak.

Szurek closed the public hearing.

Motion by Buesgens, seconded by Jacobs, to waive the reading of Resolution 2022-13, there being ample copies available to the public. All ayes of present. MOTION PASSED.

Motion by Buesgens, seconded by Novitsky, to approve Resolution 2022-13, approving a contract for private redevelopment and authorizing the issuance of, and providing the form, terms, covenants and directions for the issuance of a tax increment revenue note to 42 Central Limited Partnership. All ayes of present. MOTION PASSED.

RESOLUTION NO. 2022-13

A RESOLUTION OF THE ECONOMIC DEVELOPMENT AUTHORITY OF COLUMBIA HEIGHTS, MINNESOTA, APPROVING A CONTRACT FOR PRIVATE REDEVELOPMENT AND AUTHORIZING THE ISSUANCE OF, AND PROVIDING THE FORM, TERMS, COVENANTS AND DIRECTIONS FOR THE ISSUANCE OF A TAX INCREMENT REVENUE NOTE TO 42 CENTRAL LIMITED PARTNERSHIP

BE IT RESOLVED, by the Economic Development Authority in and for the City of Columbia Heights as follows:

Section 1. Recitals; Approval and Authorization; Award of Sale.

1.01. Recitals.

(a) The Authority and the City of Columbia Heights, Minnesota (the "City") have approved the establishment of the 42nd and Jackson Tax Increment Financing District (the "TIF District"), a housing district within the Downtown Central Business District Redevelopment Project (the "Project"), and

have adopted a tax increment financing plan for the purpose of financing certain improvements within the Project.

(b) To facilitate the redevelopment of certain property within the Project and TIF District, the Authority and 42 Central Limited Partnership, a Minnesota limited partnership (the "Owner"), have negotiated a Contract for Private Redevelopment (the "Agreement") which provides for the construction by the Owner of an affordable rental housing facility on certain property to be acquired by the Owner and certain soil remediation, correction and site preparation work by the Owner on an adjacent parcel, and the issuance by the Authority of a tax increment revenue note (the "Note") to the Owner.

1.02. Approval of Agreement.

(a) The Agreement is hereby in all respects approved, subject to modifications that do not alter the substance of the transaction and that are approved by the President and Executive Director, provided that execution of the Agreement by such officials shall be conclusive evidence of approval.

(b) Authority staff and officials are authorized to take all actions necessary to perform the Authority's obligations under the Agreement as a whole, including without limitation execution of any documents to which the Authority is a party referenced in or attached to the Agreement, all as described in the Agreement.

1.03. Issuance, Sale, and Terms of the Note.

(a) The Authority hereby authorizes the President and Executive Director to issue the Note in accordance with the Agreement. All capitalized terms in this resolution have the meaning provided in the Agreement unless the context requires otherwise.

(b) The Note shall be issued to the Owner in the maximum aggregate principal amount of \$732,000 in consideration of certain eligible costs incurred by the Owner in connection with construction of the Minimum Improvements under the Agreement. The Note shall be dated the date of delivery thereof, and shall bear interest at the lesser of the rate of 3.85% per annum or the actual rate of the Owner's mortgage financing, from the date of issue to the earlier of maturity or prepayment. The Note will be issued in the principal amount of Public Redevelopment Costs submitted and approved in accordance with Section 3.3 of the Agreement. The Note is secured by Available Tax Increment, as further described in the form of the Note herein. The Authority hereby delegates to the Executive Director the determination of the date on which the Note is to be delivered, in accordance with the Agreement.

Section 2. Form of Note. The Note shall be in substantially the form attached hereto as EXHIBIT A, with the blanks to be properly filled in and the principal amount adjusted as of the date of issue.

Section 3. Terms, Execution and Delivery.

3.01. Denomination, Payment. The Note shall be issued as a single typewritten note numbered R-1. The Note shall be issuable only in fully registered form. Principal of and interest on the Note shall be payable by check or draft issued by the Registrar described herein.

3.02. Dates; Interest Payment Dates. Principal of and interest on the Note shall be payable by mail to the owner of record thereof as of the close of business on the fifteenth day of the month preceding the Payment Date, whether or not such day is a business day.

3.03. Registration. The Authority hereby appoints the City Finance Director to perform the functions of registrar, transfer agent and paying agent (the "Registrar"). The effect of registration and the rights and duties of the Authority and the Registrar with respect thereto shall be as follows:

(a) Register. The Registrar shall keep at its office a bond register in which the Registrar shall provide for the registration of ownership of the Note and the registration of transfers and exchanges of the Note.

(b) Transfer of Note. Upon surrender for transfer of the Note duly endorsed by the registered owner thereof or accompanied by a written instrument of transfer, in form reasonably satisfactory to the Registrar, duly executed by the registered owner thereof or by an attorney duly authorized by the registered owner in writing, the Registrar shall authenticate and deliver, in the name of the designated transferee or transferees, a new Note of a like aggregate principal amount and maturity, as requested by the transferor. The Registrar may close the books for registration of any transfer after the fifteenth day of the month preceding each Payment Date and until such Payment Date.

(c) Cancellation. The Note surrendered upon any transfer shall be promptly cancelled by the Registrar and thereafter disposed of as directed by the Authority.

(d) Improper or Unauthorized Transfer. When the Note is presented to the Registrar for transfer, the Registrar may refuse to transfer the same until it is satisfied that the endorsement on the Note or separate instrument of transfer is legally authorized. The Registrar shall incur no liability for its refusal, in good faith, to make transfers which it, in its judgment, deems improper or unauthorized.

(e) Persons Deemed Owners. The Authority and the Registrar may treat the person in whose name the Note is at any time registered in the bond register as the absolute owner of such Note, whether the Note shall be overdue or not, for the purpose of receiving payment of, or on account of, the principal of and interest on the Note and for all other purposes, and all such payments so made to any such registered owner or upon the owner's order shall be valid and effectual to satisfy and discharge the liability of the Authority upon the Note to the extent of the sum or sums so paid.

(f) Taxes, Fees and Charges. For every transfer or exchange of the Note, the Registrar may impose a charge upon the owner thereof sufficient to reimburse the Registrar for any tax, fee, or other governmental charge required to be paid with respect to such transfer or exchange.

(g) Mutilated, Lost, Stolen or Destroyed Note. In case the Note shall become mutilated or be lost, stolen, or destroyed, the Registrar shall deliver a new Note of like amount, maturity dates and tenor in exchange and substitution for and upon cancellation of such mutilated Note or in lieu of and in substitution for the Note lost, stolen, or destroyed, upon the payment of the reasonable expenses and charges of the Registrar in connection therewith; and, in the case the Note lost, stolen, or destroyed, upon filing with the Registrar of evidence satisfactory to it that the Note was lost, stolen, or destroyed, and of the ownership thereof, and upon furnishing to the Registrar of an appropriate bond or

indemnity in form, substance, and amount satisfactory to it, in which both the Authority and the Registrar shall be named as obligees. The Note so surrendered to the Registrar shall be cancelled by it and evidence of such cancellation shall be given to the Authority. If the mutilated, lost, stolen, or destroyed Note has already matured or been called for redemption in accordance with its terms, it shall not be necessary to issue a new Note prior to payment.

3.04. Preparation and Delivery. The Note shall be prepared under the direction of the Executive Director and shall be executed on behalf of the Authority by the signatures of its President and Executive Director. In case any officer whose signature shall appear on the Note shall cease to be such officer before the delivery of the Note, such signature shall nevertheless be valid and sufficient for all purposes, the same as if such officer had remained in office until delivery. When the Note has been so executed, it shall be delivered by the Executive Director to the Owner thereof in accordance with the Agreement.

Section 4. Security Provisions.

4.01. Pledge. The Authority hereby pledges to the payment of the principal of and interest on the Note all Available Tax Increment as defined in the Note. Available Tax Increment shall be applied to payment of the principal of and interest on the Note in accordance with the terms of the form of Note set forth in EXHIBIT A attached hereto.

4.02. Bond Fund. Until the date the Note is no longer outstanding and no principal thereof or interest thereon (to the extent required to be paid pursuant to this resolution) remains unpaid, the Authority shall maintain a separate and special "Bond Fund" to be used for no purpose other than the payment of the principal of and interest on the Note. The Authority irrevocably agrees to appropriate to the Bond Fund on or before each Payment Date the Available Tax Increment in an amount equal to the Payment then due, or the actual Available Tax Increment, whichever is less. Any Available Tax Increment remaining in the Bond Fund shall be transferred to the Authority's account for the TIF District upon the termination of the Note in accordance with its terms.

Section 5. Certification of Proceedings.

5.01. Certification of Proceedings. The officers of the Authority are hereby authorized and directed to prepare and furnish to the Owner of the Note certified copies of all proceedings and records of the Authority, and such other affidavits, certificates, and information as may be required to show the facts relating to the legality and marketability of the Note as the same appear from the books and records under their custody and control or as otherwise known to them, and all such certified copies, certificates, and affidavits, including any heretofore furnished, shall be deemed representations of the Authority as to the facts recited therein.

Section 6. Effective Date. This resolution shall be effective upon approval.

Approved this 9th day of May, 2022, by the Board of Commissioners of the Columbia Heights Economic Development Authority.

Passed this 9th day of May, 2022

Offered by: Buesgens

Seconded by: Novitsky

Roll Call: All ayes

President

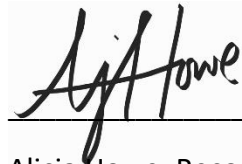
Attest:

Assistant Secretary

ADJOURNMENT

Motion by Jacobs, seconded by Buesgens, to adjourn the meeting at 6:48 pm. All ayes. MOTION PASSED.

Respectfully submitted,



Alicia Howe, Recording Secretary

A RESOLUTION OF THE ECONOMIC DEVELOPMENT AUTHORITY OF COLUMBIA HEIGHTS, MINNESOTA, APPROVING THE FINANCIAL STATEMENTS FOR THE MONTHS OF APRIL 2022, AND MAY 2022, AND THE PAYMENT OF THE BILLS FOR THE MONTHS OF APRIL 2022, AND MAY 2022.

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 statements for the months of April 2022, and May 2022 have been reviewed by the EDA Commission; and

WHEREAS, the EDA has examined the financial statements and finds them 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, financials 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 statements including the check history, and they are found to be correct, as to form and content; and

BE IT FURTHER RESOLVED the financial statements are 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 July, 2022

Offered by:

Seconded by:

Roll Call:

President

Attest:

Assistant Secretary

06/21/2022 08:42 AM
User: suems
DB: Columbia Heights

INVOICE GL DISTRIBUTION REPORT FOR CITY OF COLUMBIA HEIGHTS
EXP CHECK RUN DATES 04/01/2022 - 04/30/2022
BOTH JOURNALIZED AND UNJOURNALIZED
PAID

Page: 1/3

Item 3.

GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Check 190107 420.6317.44000.1915	LIGHTING RETROFIT VAN BUREN PYMT AID ELECTRIC SERVICE INC		03/11/22	69017	10,000.00
			Total For Check 190107		10,000.00
Check 190112 408.6314.43050	3989 CENTRAL LEGAL SERVICES	BARNA GUZY & STEFFEN LTD	02/28/22	242857	420.00
			Total For Check 190112		420.00
Check 190127 408.6314.43050	REUTER WALTON TIF	EHLERS & ASSOCIATES INC	03/09/22	89959	1,650.00
408.6314.43050	REUTER WALTON TIF	EHLERS & ASSOCIATES INC	03/09/22	89958	925.00
			Total For Check 190127		2,575.00
Check 190133 228.6317.44000	VAN BUREN RAMP MAINTINANCE 03142 HIGH PROFILE GROUNDS MAINT		03/24/22	59530	939.75
			Total For Check 190133		939.75
Check 190142 408.6314.43050	REUTER WALTON TIF	KENNEDY & GRAVEN	02/18/22	166137	161.25
408.6314.43050	HUSET PARK AREA DEVELOPMENT	KENNEDY & GRAVEN	02/28/22	166302	813.00
			Total For Check 190142		974.25
Check 190176 408.6414.44390	960 40TH AVE NE 1ST HALF	ANOKA COUNTY PROPERTY RECC	05/16/22	363024320046	1,352.88
408.6416.44390	1002 40TH AVE 1ST HALF	ANOKA COUNTY PROPERTY RECC	05/16/22	363024320042	1,135.91
			Total For Check 190176		2,488.79
Check 190202 408.6314.43050	REUTER WALTON TIF DISTRICT 1ST H	EHLERS & ASSOCIATES INC	03/09/22	90106	6,250.00
			Total For Check 190202		6,250.00
Check 190241 204.6314.43210	032622 10013121 PHONE COMMDEV AD POPP.COM INC		03/26/22	992723731	29.50
204.6314.43210	033122 -10010429 COM DEV ADMINI POPP.COM INC		03/31/22	992725052	10.02
			Total For Check 190241		39.52
Check 190254 408.9999.43050.2014	CELL TOWER DESIGN	SHORT ELLIOT HENDRICKSON	11/2/09/21	417348	1,172.75
			Total For Check 190254		1,172.75
Check 190262 204.6314.43050	EDA MEETING 030722	TIMESAVER OFF SITE SECRET	03/30/22	M27196	207.75
			Total For Check 190262		207.75
Check 190298 408.6414.43830	GAS	CENTER POINT ENERGY	04/06/22	6401438486-7	90.93
			Total For Check 190298		90.93
Check 190360 228.6317.43810	ELECTRIC	XCEL ENERGY (N S P)	04/08/22	0960025861	1,138.43
408.6414.43810	ELECTRIC	XCEL ENERGY (N S P)	04/08/22	0960026741	26.35
			Total For Check 190360		1,164.78
Check 190364 420.6317.44000.1915	DEPOSIT 4025 VAN BUREN DOOR PAIN ADMIRE THE HUE PAINTING LI		04/19/22	2204-1117-5967-1	11

06/21/2022 08:42 AM
User: suems
DB: Columbia Heights

INVOICE GL DISTRIBUTION REPORT FOR CITY OF COLUMBIA HEIGHTS
EXP CHECK RUN DATES 04/01/2022 - 04/30/2022
BOTH JOURNALIZED AND UNJOURNALIZED
PAID

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Item 3.

GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Check 190364					
			Total For Check 190364		111.40
Check 190370 408.6314.43050	3989 CENTRAL LEGAL SERVICES	BARNA GUZY & STEFFEN LTD	03/31/22	244409	2,955.00
			Total For Check 190370		2,955.00
Check 190382 204.6314.43050	ENERGY AUDIT COST SHARE REIMBURS CENTER FOR ENERGY & ENVIR		04/22/22	20948	50.00
			Total For Check 190382		50.00
Check 190395 408.6314.43050	REUTER WALTON TIF	EHLERS & ASSOCIATES INC	04/11/22	90186	2,550.00
			Total For Check 190395		2,550.00
Check 190422 408.6314.43050	REUTER WALTON TIF	KENNEDY & GRAVEN	02/28/22	166682	723.75
			Total For Check 190422		723.75
Check 190428 420.6317.43050.1915	DOWN PYMNT CAMERA INSTILL 4025 V MARCO, INC		04/01/22	INV9814356	12,568.48
			Total For Check 190428		12,568.48

GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Fund Totals:					
				Fund 204 EDA ADMINISTRATION	297.27
				Fund 228 DOWNTOWN PARKING	2,078.18
				Fund 408 EDA REDEVELOPMENT PROJE	20,226.82
				Fund 420 CAP IMPROVEMENT-DEVELOP	22,679.88
Total For All Funds:					45,282.15
--- TOTALS BY GL DISTRIBUTION ---					
204.6314.43050				ENERGY AUDIT COST SHARE REIMBURSI	257.75
204.6314.43210				032622 10013121 PHONE COMMDEV ADI	39.52
228.6317.43810				ELECTRIC	1,138.43
228.6317.44000				VAN BUREN RAMP MAINTINANCE 03142	939.75
408.6314.43050				3989 CENTRAL LEGAL SERVICES	16,448.00
408.6414.43810				ELECTRIC	26.35
408.6414.43830				GAS	90.93
408.6414.44390				960 40TH AVE NE 1ST HALF	1,352.88
408.6416.44390				1002 40TH AVE 1ST HALF	1,135.91
408.9999.43050.2014				CELL TOWER DESIGN	1,172.75
420.6317.43050.1915				DOWN PYMNT CAMERA INSTILL 4025 V	12,568.48
420.6317.44000.1915				DEPOSIT 4025 VAN BUREN DOOR PAIN	10,111.40

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS
 PERIOD ENDING 04/30/2020

GL NUMBER	DESCRIPTION	2020 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 04/30/20	YTD BALANCE 04/30/2020	UNENCUMBERED BALANCE	% BDGT USED
Fund 202 - ANOKA CO COMM DEV PROGRAMS							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
INTERGOVERNMENTAL							
202.0000.33165	FEDERAL GRANT PASSTHROUGH	0.00	0.00	0.00	24,755.00	(24,755.00)	100.00
INTERGOVERNMENTAL		0.00	0.00	0.00	24,755.00	(24,755.00)	100.00
Total Dept 0000 - NON-DEPARTMENTAL		0.00	0.00	0.00	24,755.00	(24,755.00)	100.00
TOTAL REVENUES		0.00	0.00	0.00	24,755.00	(24,755.00)	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	1,156.00	(1,156.00)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	1,156.00	(1,156.00)	100.00
Total Dept 6355 - ANOKA CO HRA LEVY PROJECTS		0.00	0.00	0.00	1,156.00	(1,156.00)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	1,156.00	(1,156.00)	100.00
Fund 202 - ANOKA CO COMM DEV PROGRAMS:							
TOTAL REVENUES		0.00	0.00	0.00	24,755.00	(24,755.00)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	1,156.00	(1,156.00)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	23,599.00	(23,599.00)	100.00

User: suems

DB: Columbia Heights

PERIOD ENDING 04/30/2020

Item 3.

GL NUMBER	DESCRIPTION	2020 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 04/30/20	YTD BALANCE 04/30/2020	UNENCUMBERED BALANCE	% BDGT USED
Fund 204 - EDA ADMINISTRATION							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TAXES							
204.0000.31011	EDA CURRENT AD VALOREM	171,500.00	0.00	0.00	0.00	171,500.00	0.00
204.0000.31014	AREA WIDE TAX	73,600.00	0.00	0.00	0.00	73,600.00	0.00
TAXES		245,100.00	0.00	0.00	0.00	245,100.00	0.00
CHARGES FOR SERVICES							
204.0000.34112	ADMINISTRATIVE FEES	0.00	0.00	0.00	30.00	(30.00)	100.00
CHARGES FOR SERVICES		0.00	0.00	0.00	30.00	(30.00)	100.00
Total Dept 0000 - NON-DEPARTMENTAL							
		245,100.00	0.00	0.00	30.00	245,070.00	0.01
TOTAL REVENUES							
		245,100.00	0.00	0.00	30.00	245,070.00	0.01
Expenditures							
Dept 6314 - ECONOMIC DEVELOPMENT AUTH							
OTHER SERVICES & CHARGES							
204.6314.43050	EXPERT & PROFESSIONAL SERV.	6,980.00	0.00	0.00	945.00	6,035.00	13.54
204.6314.43105	TRAINING & EDUCATION ACTIVITIES	1,500.00	0.00	0.00	295.00	1,205.00	19.67
204.6314.43210	TELEPHONE	900.00	0.00	75.14	213.18	686.82	23.69
204.6314.43220	POSTAGE	700.00	0.00	0.00	8.50	691.50	1.21
204.6314.43250	OTHER TELECOMMUNICATIONS	250.00	0.00	19.15	76.60	173.40	30.64
204.6314.43310	LOCAL TRAVEL EXPENSE	200.00	0.00	0.00	0.00	200.00	0.00
204.6314.43500	LEGAL NOTICE PUBLISHING	315.00	0.00	0.00	185.63	129.37	58.93
204.6314.43600	PROP & LIAB INSURANCE	3,600.00	0.00	300.00	1,200.00	2,400.00	33.33
204.6314.44000	REPAIR & MAINT. SERVICES	0.00	0.00	30.23	228.34	(228.34)	100.00
204.6314.44040	INFORMATION SYS:INTERNAL SVC	7,300.00	0.00	608.33	2,433.32	4,866.68	33.33
204.6314.44330	SUBSCRIPTION, MEMBERSHIP	1,500.00	0.00	0.00	0.00	1,500.00	0.00
204.6314.44380	COMMISSION & BOARDS	925.00	0.00	0.00	105.00	820.00	11.35
OTHER SERVICES & CHARGES		24,170.00	0.00	1,032.85	5,690.57	18,479.43	23.54
PERSONNEL SERVICES							
204.6314.41000	ACCRUED SALARIES	0.00	0.00	886.70	3,147.12	(3,147.12)	100.00
204.6314.41010	REGULAR EMPLOYEES	148,300.00	0.00	6,828.44	28,026.93	120,273.07	18.90
204.6314.41210	P.E.R.A. CONTRIBUTION	11,100.00	0.00	512.15	2,291.55	8,808.45	20.64
204.6314.41220	F.I.C.A. CONTRIBUTION	11,300.00	0.00	556.90	2,280.60	9,019.40	20.18
204.6314.41300	INSURANCE	21,900.00	0.00	741.72	2,500.19	19,399.81	11.42
204.6314.41510	WORKERS COMP INSURANCE PREM	1,100.00	0.00	47.41	199.64	900.36	18.15
PERSONNEL SERVICES		193,700.00	0.00	9,573.32	38,446.03	155,253.97	19.85
SUPPLIES							
204.6314.42000	OFFICE SUPPLIES	1,300.00	0.00	0.00	0.00	1,300.00	0.00
204.6314.42011	END USER DEVICES	0.00	0.00	0.00	1,891.26	(1,891.26)	100.00
204.6314.42020	COMPUTER SUPPLIES	215.00	0.00	0.00	0.00	215.00	0.00
204.6314.42171	GENERAL SUPPLIES	105.00	0.00	0.00	0.00	105.00	0.00
204.6314.42175	FOOD SUPPLIES	210.00	0.00	0.00	0.00	210.00	0.00
SUPPLIES		1,830.00	0.00	0.00	1,891.26	(61.26)	103.35
CONTINGENCIES & TRANSFERS							

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS
 PERIOD ENDING 04/30/2020

Item 3.

GL NUMBER	DESCRIPTION	2020 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 04/30/20	YTD BALANCE 04/30/2020	UNENCUMBERED BALANCE	% BDGT USED
Fund 204 - EDA ADMINISTRATION							
Expenditures							
204.6314.47100	OPER. TRANSFER OUT - LABOR	19,500.00	0.00	1,625.00	6,500.00	13,000.00	33.33
CONTINGENCIES & TRANSFERS		19,500.00	0.00	1,625.00	6,500.00	13,000.00	33.33
Total Dept 6314 - ECONOMIC DEVELOPMENT AUTH		239,200.00	0.00	12,231.17	52,527.86	186,672.14	21.96
TOTAL EXPENDITURES		239,200.00	0.00	12,231.17	52,527.86	186,672.14	21.96
Fund 204 - EDA ADMINISTRATION:							
TOTAL REVENUES		245,100.00	0.00	0.00	30.00	245,070.00	0.01
TOTAL EXPENDITURES		239,200.00	0.00	12,231.17	52,527.86	186,672.14	21.96
NET OF REVENUES & EXPENDITURES		5,900.00	0.00	(12,231.17)	(52,497.86)	58,397.86	889.79

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS
 PERIOD ENDING 04/30/2020

Item 3.

GL NUMBER	DESCRIPTION	2020 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 04/30/20	YTD BALANCE 04/30/2020	UNENCUMBERED BALANCE	% BDGT USED
Fund 228 - DOWNTOWN PARKING							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
MISCELLANEOUS							
228.0000.36225	NONDWELLING RENTS	15,000.00	0.00	0.00	0.00	15,000.00	0.00
MISCELLANEOUS		15,000.00	0.00	0.00	0.00	15,000.00	0.00
TRANSFERS & NON-REV RECEIPTS							
228.0000.39247	TRANSFER IN-SPECIAL PROJ REV	10,000.00	0.00	0.00	0.00	10,000.00	0.00
TRANSFERS & NON-REV RECEIPTS		10,000.00	0.00	0.00	0.00	10,000.00	0.00
Total Dept 0000 - NON-DEPARTMENTAL		25,000.00	0.00	0.00	0.00	25,000.00	0.00
TOTAL REVENUES		25,000.00	0.00	0.00	0.00	25,000.00	0.00
Expenditures							
Dept 6317 - DOWNTOWN PARKING							
OTHER SERVICES & CHARGES							
228.6317.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	3,040.00	3,697.50	(3,697.50)	100.00
228.6317.43600	PROP & LIAB INSURANCE	6,900.00	0.00	575.00	2,300.00	4,600.00	33.33
228.6317.43810	ELECTRIC	0.00	0.00	242.49	242.49	(242.49)	100.00
228.6317.43820	WATER	0.00	0.00	2.43	38.99	(38.99)	100.00
228.6317.43850	SEWER	0.00	0.00	168.39	493.82	(493.82)	100.00
228.6317.44000	REPAIR & MAINT. SERVICES	18,100.00	0.00	0.00	0.00	18,100.00	0.00
OTHER SERVICES & CHARGES		25,000.00	0.00	4,028.31	6,772.80	18,227.20	27.09
Total Dept 6317 - DOWNTOWN PARKING		25,000.00	0.00	4,028.31	6,772.80	18,227.20	27.09
TOTAL EXPENDITURES		25,000.00	0.00	4,028.31	6,772.80	18,227.20	27.09
Fund 228 - DOWNTOWN PARKING:							
TOTAL REVENUES		25,000.00	0.00	0.00	0.00	25,000.00	0.00
TOTAL EXPENDITURES		25,000.00	0.00	4,028.31	6,772.80	18,227.20	27.09
NET OF REVENUES & EXPENDITURES		0.00	0.00	(4,028.31)	(6,772.80)	6,772.80	100.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS
 PERIOD ENDING 04/30/2020

Item 3.

GL NUMBER	DESCRIPTION	2020 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 04/30/20	YTD BALANCE 04/30/2020	UNENCUMBERED BALANCE	% BDGT USED
Fund 371 - TIF T4: KMART/CENTRAL AVE							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TAXES							
371.0000.31010	CURRENT AD VALOREM	81,000.00	0.00	0.00	0.00	81,000.00	0.00
TAXES		81,000.00	0.00	0.00	0.00	81,000.00	0.00
MISCELLANEOUS							
371.0000.36210	INTEREST ON INVESTMENTS	5,000.00	0.00	0.00	0.00	5,000.00	0.00
MISCELLANEOUS		5,000.00	0.00	0.00	0.00	5,000.00	0.00
Total Dept 0000 - NON-DEPARTMENTAL							
		86,000.00	0.00	0.00	0.00	86,000.00	0.00
TOTAL REVENUES							
		86,000.00	0.00	0.00	0.00	86,000.00	0.00
Expenditures							
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
371.7000.43050	EXPERT & PROFESSIONAL SERV.	5,000.00	0.00	0.00	132.50	4,867.50	2.65
OTHER SERVICES & CHARGES		5,000.00	0.00	0.00	132.50	4,867.50	2.65
CAPITAL OUTLAY							
371.7000.46010	PRINCIPAL	75,000.00	0.00	0.00	0.00	75,000.00	0.00
371.7000.46110	INTEREST	5,800.00	0.00	0.00	0.00	5,800.00	0.00
371.7000.46200	FISCAL AGENT CHARGES	1,200.00	0.00	0.00	0.00	1,200.00	0.00
CAPITAL OUTLAY		82,000.00	0.00	0.00	0.00	82,000.00	0.00
Total Dept 7000 - BONDS							
		87,000.00	0.00	0.00	132.50	86,867.50	0.15
TOTAL EXPENDITURES							
		87,000.00	0.00	0.00	132.50	86,867.50	0.15
Fund 371 - TIF T4: KMART/CENTRAL AVE:							
TOTAL REVENUES		86,000.00	0.00	0.00	0.00	86,000.00	0.00
TOTAL EXPENDITURES		87,000.00	0.00	0.00	132.50	86,867.50	0.15
NET OF REVENUES & EXPENDITURES		(1,000.00)	0.00	0.00	(132.50)	(867.50)	13.25

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS
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Item 3.

GL NUMBER	DESCRIPTION	2020 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 04/30/20	YTD BALANCE 04/30/2020	UNENCUMBERED BALANCE	% BDGT USED
Fund 372 - Huset Park Area TIF (T6)							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TAXES							
372.0000.31010	CURRENT AD VALOREM	189,800.00	0.00	0.00	0.00	189,800.00	0.00
TAXES		189,800.00	0.00	0.00	0.00	189,800.00	0.00
MISCELLANEOUS							
372.0000.36210	INTEREST ON INVESTMENTS	5,000.00	0.00	0.00	0.00	5,000.00	0.00
MISCELLANEOUS		5,000.00	0.00	0.00	0.00	5,000.00	0.00
Total Dept 0000 - NON-DEPARTMENTAL							
		194,800.00	0.00	0.00	0.00	194,800.00	0.00
TOTAL REVENUES							
		194,800.00	0.00	0.00	0.00	194,800.00	0.00
Expenditures							
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
372.7000.43050	EXPERT & PROFESSIONAL SERV.	9,000.00	0.00	0.00	212.50	8,787.50	2.36
372.7000.44600	LOANS & GRANTS	233,900.00	0.00	0.00	0.00	233,900.00	0.00
OTHER SERVICES & CHARGES		242,900.00	0.00	0.00	212.50	242,687.50	0.09
CAPITAL OUTLAY							
372.7000.46010	PRINCIPAL	130,000.00	0.00	0.00	130,000.00	0.00	100.00
372.7000.46110	INTEREST	62,000.00	0.00	0.00	31,498.75	30,501.25	50.80
372.7000.46200	FISCAL AGENT CHARGES	1,200.00	0.00	0.00	475.00	725.00	39.58
CAPITAL OUTLAY		193,200.00	0.00	0.00	161,973.75	31,226.25	83.84
Total Dept 7000 - BONDS							
		436,100.00	0.00	0.00	162,186.25	273,913.75	37.19
TOTAL EXPENDITURES							
		436,100.00	0.00	0.00	162,186.25	273,913.75	37.19
Fund 372 - Huset Park Area TIF (T6):							
TOTAL REVENUES		194,800.00	0.00	0.00	0.00	194,800.00	0.00
TOTAL EXPENDITURES		436,100.00	0.00	0.00	162,186.25	273,913.75	37.19
NET OF REVENUES & EXPENDITURES		(241,300.00)	0.00	0.00	(162,186.25)	(79,113.75)	67.21

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS
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GL NUMBER	DESCRIPTION	2020 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 04/30/20	YTD BALANCE 04/30/2020	UNENCUMBERED BALANCE	% BDGT USED
Fund 376 - TIF DISTRICTS A3/C7/C8							
Expenditures							
Dept 6800 - C8 TIF MODIF: RESOL 2009-17							
OTHER SERVICES & CHARGES							
376.6800.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	132.50	(132.50)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	132.50	(132.50)	100.00
Total Dept 6800 - C8 TIF MODIF: RESOL 2009-17		0.00	0.00	0.00	132.50	(132.50)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	132.50	(132.50)	100.00
Fund 376 - TIF DISTRICTS A3/C7/C8:							
TOTAL REVENUES		0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		0.00	0.00	0.00	132.50	(132.50)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	(132.50)	132.50	100.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS
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GL NUMBER	DESCRIPTION	2020 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 04/30/20	YTD BALANCE 04/30/2020	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	0.00	132.50	(132.50)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	132.50	(132.50)	100.00
Total Dept 7000 - BONDS		0.00	0.00	0.00	132.50	(132.50)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	132.50	(132.50)	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	0.00	132.50	(132.50)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	(132.50)	132.50	100.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS
 PERIOD ENDING 04/30/2020

GL NUMBER	DESCRIPTION	2020 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 04/30/20	YTD BALANCE 04/30/2020	UNENCUMBERED BALANCE	% BDGT USED
Fund 408 - EDA REDEVELOPMENT PROJECT FD							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TAXES							
408.0000.31012	HRA CURRENT AD VALOREM	175,000.00	0.00	0.00	0.00	175,000.00	0.00
408.0000.31014	AREA WIDE TAX	75,100.00	0.00	0.00	0.00	75,100.00	0.00
TAXES		250,100.00	0.00	0.00	0.00	250,100.00	0.00
CHARGES FOR SERVICES							
408.0000.34113	DEVELOPER FEES	0.00	0.00	0.00	11,000.00	(11,000.00)	100.00
CHARGES FOR SERVICES		0.00	0.00	0.00	11,000.00	(11,000.00)	100.00
MISCELLANEOUS							
408.0000.36220	GEN. GOVERNMENT RENTS	0.00	0.00	0.00	8,464.00	(8,464.00)	100.00
MISCELLANEOUS		0.00	0.00	0.00	8,464.00	(8,464.00)	100.00
Total Dept 0000 - NON-DEPARTMENTAL							
		250,100.00	0.00	0.00	19,464.00	230,636.00	7.78
TOTAL REVENUES							
		250,100.00	0.00	0.00	19,464.00	230,636.00	7.78
Expenditures							
Dept 6314 - ECONOMIC DEVELOPMENT AUTH							
OTHER SERVICES & CHARGES							
408.6314.44600	LOANS & GRANTS	0.00	0.00	0.00	5,040.00	(5,040.00)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	5,040.00	(5,040.00)	100.00
SUPPLIES							
408.6314.42010	MINOR EQUIPMENT	0.00	0.00	0.00	7,082.78	(7,082.78)	100.00
SUPPLIES		0.00	0.00	0.00	7,082.78	(7,082.78)	100.00
Total Dept 6314 - ECONOMIC DEVELOPMENT AUTH							
		0.00	0.00	0.00	12,122.78	(12,122.78)	100.00
Dept 6411 - FACADE IMPROVEMENT GRANT							
SUPPLIES							
408.6411.42010	MINOR EQUIPMENT	0.00	0.00	12,526.48	12,526.48	(12,526.48)	100.00
SUPPLIES		0.00	0.00	12,526.48	12,526.48	(12,526.48)	100.00
Total Dept 6411 - FACADE IMPROVEMENT GRANT							
		0.00	0.00	12,526.48	12,526.48	(12,526.48)	100.00
Dept 6414 - COMMERCIAL REVITALIZATION							
OTHER SERVICES & CHARGES							
408.6414.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	6,122.60	(6,122.60)	100.00
408.6414.44600	LOANS & GRANTS	50,000.00	0.00	950.00	950.00	49,050.00	1.90
OTHER SERVICES & CHARGES		50,000.00	0.00	950.00	7,072.60	42,927.40	14.15
SUPPLIES							

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS

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GL NUMBER	DESCRIPTION	2020 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 04/30/20	YTD BALANCE 04/30/2020	UNENCUMBERED BALANCE	% BDGT USED
Fund 408 - EDA REDEVELOPMENT PROJECT FD							
Expenditures							
408.6414.42010	MINOR EQUIPMENT	0.00	0.00	0.00	(7,082.78)	7,082.78	100.00
SUPPLIES		0.00	0.00	0.00	(7,082.78)	7,082.78	100.00
CAPITAL OUTLAY							
408.6414.45110	LAND	200,000.00	0.00	122,422.26	128,864.88	71,135.12	64.43
CAPITAL OUTLAY		200,000.00	0.00	122,422.26	128,864.88	71,135.12	64.43
Total Dept 6414 - COMMERCIAL REVITALIZATION							
		250,000.00	0.00	123,372.26	128,854.70	121,145.30	51.54
Dept 6416 - 3989 CENTRAL AVE							
OTHER SERVICES & CHARGES							
408.6416.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	16,579.50	(16,579.50)	100.00
408.6416.44020	BLDG MAINT CONTRACTUAL SERVICES	0.00	0.00	0.00	260.37	(260.37)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	16,839.87	(16,839.87)	100.00
CAPITAL OUTLAY							
408.6416.45110	LAND	0.00	0.00	804.13	2,332.03	(2,332.03)	100.00
CAPITAL OUTLAY		0.00	0.00	804.13	2,332.03	(2,332.03)	100.00
Total Dept 6416 - 3989 CENTRAL AVE							
		0.00	0.00	804.13	19,171.90	(19,171.90)	100.00
TOTAL EXPENDITURES							
		250,000.00	0.00	136,702.87	172,675.86	77,324.14	69.07
Fund 408 - EDA REDEVELOPMENT PROJECT FD:							
TOTAL REVENUES		250,100.00	0.00	0.00	19,464.00	230,636.00	7.78
TOTAL EXPENDITURES		250,000.00	0.00	136,702.87	172,675.86	77,324.14	69.07
NET OF REVENUES & EXPENDITURES		100.00	0.00	(136,702.87)	(153,211.86)	153,311.86	13,211.86
TOTAL REVENUES - ALL FUNDS							
		801,000.00	0.00	0.00	44,249.00	756,751.00	5.52
TOTAL EXPENDITURES - ALL FUNDS		1,037,300.00	0.00	152,962.35	395,716.27	641,583.73	38.15
NET OF REVENUES & EXPENDITURES		(236,300.00)	0.00	(152,962.35)	(351,467.27)	115,167.27	148.74

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INVOICE GL DISTRIBUTION REPORT FOR CITY OF COLUMBIA HEIGHTS
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BOTH JOURNALIZED AND UNJOURNALIZED
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GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Check 190555 420.6317.44000.1915	VAN BUREN RAMP LIGHT RETRO FIT,	AID ELECTRIC SERVICE INC	04/13/22	69302	15,000.00
Total For Check 190555					15,000.00
Check 190574 408.6314.43050	TIF DISTRICT - 42ND & JACKSON 2N	EHLERS & ASSOCIATES INC	04/11/22	90322	6,250.00
Total For Check 190574					6,250.00
Check 190581 228.6317.44000	VAN BUREN RAMP MAINTINANCE 03242	HIGH PROFILE GROUNDS MAIN	04/04/22	59590	367.50
Total For Check 190581					367.50
Check 190585 408.6314.43050	RUETER WALTON TIF - TITTLE MATTE	KENNEDY & GRAVEN	04/26/22	167288	268.75
Total For Check 190585					268.75
Check 190602 420.6317.44000.1915	2 - HPE ARUBA SWITCHS FOR RAMP A	PARAGON DEVELOPMENT SYSTEMS	03/08/22	15100190	4,205.97
Total For Check 190602					4,205.97
Check 190625 372.7000.43050	2021 TIF T6	ANOKA COUNTY PROPERTY RECC	04/29/22	042922	4,461.60
375.7000.43050	2021 TIF Z6	ANOKA COUNTY PROPERTY RECC	04/29/22	042922	499.10
389.7000.43050	2021 TIF R8	ANOKA COUNTY PROPERTY RECC	04/29/22	042922	607.25
391.7000.43050	2021 TIF W4	ANOKA COUNTY PROPERTY RECC	04/29/22	042922	1,152.70
392.7000.43050	2021 TIF BB2	ANOKA COUNTY PROPERTY RECC	04/29/22	042922	545.45
393.7000.43050	2021 TIF BB6	ANOKA COUNTY PROPERTY RECC	04/29/22	042922	1,083.65
Total For Check 190625					8,349.75
Check 190642 408.6414.43830	GAS	CENTER POINT ENERGY	05/05/22	6401438486-7	28.22
Total For Check 190642					28.22
Check 190653 408.6314.43050	RUETER WALTON TIF	EHLERS & ASSOCIATES INC	05/09/22	90424	225.00
408.6314.43050	ALATUS HYVEE SITE REDEVELOPMENT	EHLERS & ASSOCIATES INC	05/09/22	90425	150.00
408.6314.43050	RUETER WALTON TIF	EHLERS & ASSOCIATES INC	05/09/22	90426	1,200.00
Total For Check 190653					1,575.00
Check 190744 204.6314.43250	041522 934571297 COMM DEV ADMIN	COMCAST	04/15/22	144810119	19.44
Total For Check 190744					19.44
Check 190781 408.6411.44600	FACADE IMPROVEMENT GRANT REIMBUR	NORDEAST ELECTRIC INC.	05/04/22	050422	3,020.05
Total For Check 190781					3,020.05
Check 190786 204.6314.43210	043022 -10010429 COM DEV ADMINI	POPP.COM INC	04/30/22	992729648	9.97
204.6314.43210	042622 10013121 PHONE COMMDEV AD	POPP.COM INC	04/26/22	992728338	29.46
Total For Check 190786					39.43
Check 190812 228.6317.43810	ELECTRIC	XCEL ENERGY (N S P)	05/09/22	0965582453	9
408.6414.43810	ELECTRIC	XCEL ENERGY (N S P)	05/09/22	0965581258	

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INVOICE GL DISTRIBUTION REPORT FOR CITY OF COLUMBIA HEIGHTS
EXP CHECK RUN DATES 05/01/2022 - 05/31/2022
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GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Check 190812					
Total For Check 190812					965.31

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INVOICE GL DISTRIBUTION REPORT FOR CITY OF COLUMBIA HEIGHTS
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GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Fund Totals:					
				Fund 204 EDA ADMINISTRATION	58.87
				Fund 228 DOWNTOWN PARKING	1,314.89
				Fund 372 Huset Park Area TIF (T6)	4,461.60
				Fund 375 TIF Z6: 47TH & GRAND	499.10
				Fund 389 TIF R8 CRESTV/TRANSITION	607.25
				Fund 391 SCATTERED SITE TIF W3/W4	1,152.70
				Fund 392 TIF BB2 ALATUS 40TH AV	545.45
				Fund 393 BB6 IF ALATUS 4300 CENTI	1,083.65
				Fund 408 EDA REDEVELOPMENT PROJE	11,159.94
				Fund 420 CAP IMPROVEMENT-DEVELOP	19,205.97
Total For All Funds:					40,089.42
--- TOTALS BY GL DISTRIBUTION ---					
204.6314.43210			043022 -10010429	COM DEV ADMINI:	39.43
204.6314.43250			041522 934571297	COMM DEV ADMIN	19.44
228.6317.43810				ELECTRIC	947.39
228.6317.44000				VAN BUREN RAMP MAINTINANCE 03242:	367.50
372.7000.43050			2021 TIF T6		4,461.60
375.7000.43050			2021 TIF Z6		499.10
389.7000.43050			2021 TIF R8		607.25
391.7000.43050			2021 TIF W4		1,152.70
392.7000.43050			2021 TIF BB2		545.45
393.7000.43050			2021 TIF BB6		1,083.65
408.6314.43050				RUETER WALTON TIF	8,093.75
408.6411.44600				FACADE IMPROVEMENT GRANT REIMBUR:	3,020.05
408.6414.43810				ELECTRIC	17.92
408.6414.43830				GAS	28.22
420.6317.44000.1915				VAN BUREN RAMP LIGHT RETRO FIT, I	19,205.97

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REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS
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Fund 202 - ANOKA CO COMM DEV PROGRAMS							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
INTERGOVERNMENTAL							
202.0000.33165	FEDERAL GRANT PASSTHROUGH	0.00	0.00	0.00	24,755.00	(24,755.00)	100.00
INTERGOVERNMENTAL		0.00	0.00	0.00	24,755.00	(24,755.00)	100.00
Total Dept 0000 - NON-DEPARTMENTAL		0.00	0.00	0.00	24,755.00	(24,755.00)	100.00
TOTAL REVENUES		0.00	0.00	0.00	24,755.00	(24,755.00)	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	1,156.00	(1,156.00)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	1,156.00	(1,156.00)	100.00
Total Dept 6355 - ANOKA CO HRA LEVY PROJECTS		0.00	0.00	0.00	1,156.00	(1,156.00)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	1,156.00	(1,156.00)	100.00
Fund 202 - ANOKA CO COMM DEV PROGRAMS:							
TOTAL REVENUES		0.00	0.00	0.00	24,755.00	(24,755.00)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	1,156.00	(1,156.00)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	23,599.00	(23,599.00)	100.00

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Fund 204 - EDA ADMINISTRATION							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TAXES							
204.0000.31011	EDA CURRENT AD VALOREM	171,500.00	0.00	0.00	0.00	171,500.00	0.00
204.0000.31014	AREA WIDE TAX	73,600.00	0.00	0.00	0.00	73,600.00	0.00
TAXES		245,100.00	0.00	0.00	0.00	245,100.00	0.00
CHARGES FOR SERVICES							
204.0000.34112	ADMINISTRATIVE FEES	0.00	0.00	0.00	30.00	(30.00)	100.00
CHARGES FOR SERVICES		0.00	0.00	0.00	30.00	(30.00)	100.00
Total Dept 0000 - NON-DEPARTMENTAL							
		245,100.00	0.00	0.00	30.00	245,070.00	0.01
TOTAL REVENUES							
		245,100.00	0.00	0.00	30.00	245,070.00	0.01
Expenditures							
Dept 6314 - ECONOMIC DEVELOPMENT AUTH							
OTHER SERVICES & CHARGES							
204.6314.43050	EXPERT & PROFESSIONAL SERV.	6,980.00	0.00	850.00	1,795.00	5,185.00	25.72
204.6314.43105	TRAINING & EDUCATION ACTIVITIES	1,500.00	0.00	0.00	295.00	1,205.00	19.67
204.6314.43210	TELEPHONE	900.00	0.00	81.62	294.80	605.20	32.76
204.6314.43220	POSTAGE	700.00	0.00	0.00	8.50	691.50	1.21
204.6314.43250	OTHER TELECOMMUNICATIONS	250.00	0.00	18.18	94.78	155.22	37.91
204.6314.43310	LOCAL TRAVEL EXPENSE	200.00	0.00	0.00	0.00	200.00	0.00
204.6314.43500	LEGAL NOTICE PUBLISHING	315.00	0.00	0.00	185.63	129.37	58.93
204.6314.43600	PROP & LIAB INSURANCE	3,600.00	0.00	300.00	1,500.00	2,100.00	41.67
204.6314.44000	REPAIR & MAINT. SERVICES	0.00	0.00	20.07	248.41	(248.41)	100.00
204.6314.44040	INFORMATION SYS:INTERNAL SVC	7,300.00	0.00	608.33	3,041.65	4,258.35	41.67
204.6314.44330	SUBSCRIPTION, MEMBERSHIP	1,500.00	0.00	0.00	0.00	1,500.00	0.00
204.6314.44380	COMMISSION & BOARDS	925.00	0.00	0.00	105.00	820.00	11.35
OTHER SERVICES & CHARGES		24,170.00	0.00	1,878.20	7,568.77	16,601.23	31.31
PERSONNEL SERVICES							
204.6314.41000	ACCRUED SALARIES	0.00	0.00	386.36	3,533.48	(3,533.48)	100.00
204.6314.41010	REGULAR EMPLOYEES	148,300.00	0.00	7,191.88	35,218.81	113,081.19	23.75
204.6314.41210	P.E.R.A. CONTRIBUTION	11,100.00	0.00	539.40	2,830.95	8,269.05	25.50
204.6314.41220	F.I.C.A. CONTRIBUTION	11,300.00	0.00	584.79	2,865.39	8,434.61	25.36
204.6314.41300	INSURANCE	21,900.00	0.00	741.72	3,241.91	18,658.09	14.80
204.6314.41510	WORKERS COMP INSURANCE PREM	1,100.00	0.00	49.73	249.37	850.63	22.67
PERSONNEL SERVICES		193,700.00	0.00	9,493.88	47,939.91	145,760.09	24.75
SUPPLIES							
204.6314.42000	OFFICE SUPPLIES	1,300.00	0.00	0.00	0.00	1,300.00	0.00
204.6314.42011	END USER DEVICES	0.00	0.00	0.00	1,891.26	(1,891.26)	100.00
204.6314.42020	COMPUTER SUPPLIES	215.00	0.00	0.00	0.00	215.00	0.00
204.6314.42171	GENERAL SUPPLIES	105.00	0.00	0.00	0.00	105.00	0.00
204.6314.42175	FOOD SUPPLIES	210.00	0.00	0.00	0.00	210.00	0.00
SUPPLIES		1,830.00	0.00	0.00	1,891.26	(61.26)	103.35
CONTINGENCIES & TRANSFERS							
204.6314.47100	OPER. TRANSFER OUT - LABOR	19,500.00	0.00	1,625.00	8,125.00	11,375.00	

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Fund 204 - EDA ADMINISTRATION							
Expenditures							
	CONTINGENCIES & TRANSFERS	19,500.00	0.00	1,625.00	8,125.00	11,375.00	41.67
Total Dept 6314 - ECONOMIC DEVELOPMENT AUTH		239,200.00	0.00	12,997.08	65,524.94	173,675.06	27.39
TOTAL EXPENDITURES		239,200.00	0.00	12,997.08	65,524.94	173,675.06	27.39
Fund 204 - EDA ADMINISTRATION:							
TOTAL REVENUES		245,100.00	0.00	0.00	30.00	245,070.00	0.01
TOTAL EXPENDITURES		239,200.00	0.00	12,997.08	65,524.94	173,675.06	27.39
NET OF REVENUES & EXPENDITURES		5,900.00	0.00	(12,997.08)	(65,494.94)	71,394.94	1,110.08

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Fund 228 - DOWNTOWN PARKING							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
MISCELLANEOUS							
228.0000.36225	NONDWELLING RENTS	15,000.00	0.00	0.00	0.00	15,000.00	0.00
MISCELLANEOUS		15,000.00	0.00	0.00	0.00	15,000.00	0.00
TRANSFERS & NON-REV RECEIPTS							
228.0000.39247	TRANSFER IN-SPECIAL PROJ REV	10,000.00	0.00	0.00	0.00	10,000.00	0.00
TRANSFERS & NON-REV RECEIPTS		10,000.00	0.00	0.00	0.00	10,000.00	0.00
Total Dept 0000 - NON-DEPARTMENTAL							
		25,000.00	0.00	0.00	0.00	25,000.00	0.00
TOTAL REVENUES							
		25,000.00	0.00	0.00	0.00	25,000.00	0.00
Expenditures							
Dept 6317 - DOWNTOWN PARKING							
OTHER SERVICES & CHARGES							
228.6317.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	3,697.50	(3,697.50)	100.00
228.6317.43600	PROP & LIAB INSURANCE	6,900.00	0.00	575.00	2,875.00	4,025.00	41.67
228.6317.43810	ELECTRIC	0.00	0.00	977.31	1,219.80	(1,219.80)	100.00
228.6317.43820	WATER	0.00	0.00	0.00	38.99	(38.99)	100.00
228.6317.43850	SEWER	0.00	0.00	0.00	493.82	(493.82)	100.00
228.6317.44000	REPAIR & MAINT. SERVICES	18,100.00	0.00	0.00	0.00	18,100.00	0.00
OTHER SERVICES & CHARGES		25,000.00	0.00	1,552.31	8,325.11	16,674.89	33.30
Total Dept 6317 - DOWNTOWN PARKING							
		25,000.00	0.00	1,552.31	8,325.11	16,674.89	33.30
TOTAL EXPENDITURES							
		25,000.00	0.00	1,552.31	8,325.11	16,674.89	33.30
Fund 228 - DOWNTOWN PARKING:							
TOTAL REVENUES		25,000.00	0.00	0.00	0.00	25,000.00	0.00
TOTAL EXPENDITURES		25,000.00	0.00	1,552.31	8,325.11	16,674.89	33.30
NET OF REVENUES & EXPENDITURES		0.00	0.00	(1,552.31)	(8,325.11)	8,325.11	100.00

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Fund 371 - TIF T4: KMART/CENTRAL AVE							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TAXES							
371.0000.31010	CURRENT AD VALOREM	81,000.00	0.00	0.00	0.00	81,000.00	0.00
TAXES		81,000.00	0.00	0.00	0.00	81,000.00	0.00
MISCELLANEOUS							
371.0000.36210	INTEREST ON INVESTMENTS	5,000.00	0.00	0.00	0.00	5,000.00	0.00
MISCELLANEOUS		5,000.00	0.00	0.00	0.00	5,000.00	0.00
Total Dept 0000 - NON-DEPARTMENTAL		86,000.00	0.00	0.00	0.00	86,000.00	0.00
TOTAL REVENUES		86,000.00	0.00	0.00	0.00	86,000.00	0.00
Expenditures							
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
371.7000.43050	EXPERT & PROFESSIONAL SERV.	5,000.00	0.00	0.00	132.50	4,867.50	2.65
OTHER SERVICES & CHARGES		5,000.00	0.00	0.00	132.50	4,867.50	2.65
CAPITAL OUTLAY							
371.7000.46010	PRINCIPAL	75,000.00	0.00	0.00	0.00	75,000.00	0.00
371.7000.46110	INTEREST	5,800.00	0.00	0.00	0.00	5,800.00	0.00
371.7000.46200	FISCAL AGENT CHARGES	1,200.00	0.00	0.00	0.00	1,200.00	0.00
CAPITAL OUTLAY		82,000.00	0.00	0.00	0.00	82,000.00	0.00
Total Dept 7000 - BONDS		87,000.00	0.00	0.00	132.50	86,867.50	0.15
TOTAL EXPENDITURES		87,000.00	0.00	0.00	132.50	86,867.50	0.15
Fund 371 - TIF T4: KMART/CENTRAL AVE:							
TOTAL REVENUES		86,000.00	0.00	0.00	0.00	86,000.00	0.00
TOTAL EXPENDITURES		87,000.00	0.00	0.00	132.50	86,867.50	0.15
NET OF REVENUES & EXPENDITURES		(1,000.00)	0.00	0.00	(132.50)	(867.50)	13.25

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Fund 372 - Huset Park Area TIF (T6)							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TAXES							
372.0000.31010	CURRENT AD VALOREM	189,800.00	0.00	0.00	0.00	189,800.00	0.00
TAXES		189,800.00	0.00	0.00	0.00	189,800.00	0.00
MISCELLANEOUS							
372.0000.36210	INTEREST ON INVESTMENTS	5,000.00	0.00	0.00	0.00	5,000.00	0.00
MISCELLANEOUS		5,000.00	0.00	0.00	0.00	5,000.00	0.00
Total Dept 0000 - NON-DEPARTMENTAL		194,800.00	0.00	0.00	0.00	194,800.00	0.00
TOTAL REVENUES		194,800.00	0.00	0.00	0.00	194,800.00	0.00
Expenditures							
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
372.7000.43050	EXPERT & PROFESSIONAL SERV.	9,000.00	0.00	0.00	212.50	8,787.50	2.36
372.7000.44600	LOANS & GRANTS	233,900.00	0.00	0.00	0.00	233,900.00	0.00
OTHER SERVICES & CHARGES		242,900.00	0.00	0.00	212.50	242,687.50	0.09
CAPITAL OUTLAY							
372.7000.46010	PRINCIPAL	130,000.00	0.00	0.00	130,000.00	0.00	100.00
372.7000.46110	INTEREST	62,000.00	0.00	0.00	31,498.75	30,501.25	50.80
372.7000.46200	FISCAL AGENT CHARGES	1,200.00	0.00	0.00	475.00	725.00	39.58
CAPITAL OUTLAY		193,200.00	0.00	0.00	161,973.75	31,226.25	83.84
Total Dept 7000 - BONDS		436,100.00	0.00	0.00	162,186.25	273,913.75	37.19
TOTAL EXPENDITURES		436,100.00	0.00	0.00	162,186.25	273,913.75	37.19
Fund 372 - Huset Park Area TIF (T6):							
TOTAL REVENUES		194,800.00	0.00	0.00	0.00	194,800.00	0.00
TOTAL EXPENDITURES		436,100.00	0.00	0.00	162,186.25	273,913.75	37.19
NET OF REVENUES & EXPENDITURES		(241,300.00)	0.00	0.00	(162,186.25)	(79,113.75)	67.21

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Fund 376 - TIF DISTRICTS A3/C7/C8							
Expenditures							
Dept 6800 - C8 TIF MODIF: RESOL 2009-17							
OTHER SERVICES & CHARGES							
376.6800.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	132.50	(132.50)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	132.50	(132.50)	100.00
Total Dept 6800 - C8 TIF MODIF: RESOL 2009-17							
		0.00	0.00	0.00	132.50	(132.50)	100.00
TOTAL EXPENDITURES							
		0.00	0.00	0.00	132.50	(132.50)	100.00
Fund 376 - TIF DISTRICTS A3/C7/C8:							
TOTAL REVENUES		0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		0.00	0.00	0.00	132.50	(132.50)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	(132.50)	132.50	100.00

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Fund 389 - TIF R8 CRESTV/TRANSITION BLK							
Expenditures							
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
389.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	132.50	(132.50)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	132.50	(132.50)	100.00
Total Dept 7000 - BONDS		0.00	0.00	0.00	132.50	(132.50)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	132.50	(132.50)	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	0.00	132.50	(132.50)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	(132.50)	132.50	100.00

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Fund 408 - EDA REDEVELOPMENT PROJECT FD							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TAXES							
408.0000.31012	HRA CURRENT AD VALOREM	175,000.00	0.00	0.00	0.00	175,000.00	0.00
408.0000.31014	AREA WIDE TAX	75,100.00	0.00	0.00	0.00	75,100.00	0.00
TAXES		250,100.00	0.00	0.00	0.00	250,100.00	0.00
CHARGES FOR SERVICES							
408.0000.34113	DEVELOPER FEES	0.00	0.00	0.00	11,000.00	(11,000.00)	100.00
CHARGES FOR SERVICES		0.00	0.00	0.00	11,000.00	(11,000.00)	100.00
MISCELLANEOUS							
408.0000.36220	GEN. GOVERNMENT RENTS	0.00	0.00	4,232.00	12,696.00	(12,696.00)	100.00
MISCELLANEOUS		0.00	0.00	4,232.00	12,696.00	(12,696.00)	100.00
Total Dept 0000 - NON-DEPARTMENTAL							
		250,100.00	0.00	4,232.00	23,696.00	226,404.00	9.47
TOTAL REVENUES							
		250,100.00	0.00	4,232.00	23,696.00	226,404.00	9.47
Expenditures							
Dept 6314 - ECONOMIC DEVELOPMENT AUTH							
OTHER SERVICES & CHARGES							
408.6314.44600	LOANS & GRANTS	0.00	0.00	0.00	5,040.00	(5,040.00)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	5,040.00	(5,040.00)	100.00
SUPPLIES							
408.6314.42010	MINOR EQUIPMENT	0.00	0.00	0.00	7,082.78	(7,082.78)	100.00
SUPPLIES		0.00	0.00	0.00	7,082.78	(7,082.78)	100.00
Total Dept 6314 - ECONOMIC DEVELOPMENT AUTH							
		0.00	0.00	0.00	12,122.78	(12,122.78)	100.00
Dept 6411 - FACADE IMPROVEMENT GRANT							
SUPPLIES							
408.6411.42010	MINOR EQUIPMENT	0.00	0.00	0.00	12,526.48	(12,526.48)	100.00
SUPPLIES		0.00	0.00	0.00	12,526.48	(12,526.48)	100.00
Total Dept 6411 - FACADE IMPROVEMENT GRANT							
		0.00	0.00	0.00	12,526.48	(12,526.48)	100.00
Dept 6414 - COMMERCIAL REVITALIZATION							
OTHER SERVICES & CHARGES							
408.6414.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	92.70	6,215.30	(6,215.30)	100.00
408.6414.44600	LOANS & GRANTS	50,000.00	0.00	0.00	950.00	49,050.00	1.90
OTHER SERVICES & CHARGES		50,000.00	0.00	92.70	7,165.30	42,834.70	14.33
SUPPLIES							
408.6414.42010	MINOR EQUIPMENT	0.00	0.00	0.00	(7,082.78)	7,082.78	1

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Fund 408 - EDA REDEVELOPMENT PROJECT FD							
Expenditures							
SUPPLIES		0.00	0.00	0.00	(7,082.78)	7,082.78	100.00
CAPITAL OUTLAY							
408.6414.45110	LAND	200,000.00	0.00	133.11	128,997.99	71,002.01	64.50
CAPITAL OUTLAY		200,000.00	0.00	133.11	128,997.99	71,002.01	64.50
Total Dept 6414 - COMMERCIAL REVITALIZATION		250,000.00	0.00	225.81	129,080.51	120,919.49	51.63
Dept 6416 - 3989 CENTRAL AVE							
OTHER SERVICES & CHARGES							
408.6416.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	7,609.12	24,188.62	(24,188.62)	100.00
408.6416.44020	BLDG MAINT CONTRACTUAL SERVICES	0.00	0.00	0.00	260.37	(260.37)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	7,609.12	24,448.99	(24,448.99)	100.00
CAPITAL OUTLAY							
408.6416.45110	LAND	0.00	0.00	52,214.66	54,546.69	(54,546.69)	100.00
CAPITAL OUTLAY		0.00	0.00	52,214.66	54,546.69	(54,546.69)	100.00
Total Dept 6416 - 3989 CENTRAL AVE		0.00	0.00	59,823.78	78,995.68	(78,995.68)	100.00
TOTAL EXPENDITURES		250,000.00	0.00	60,049.59	232,725.45	17,274.55	93.09
Fund 408 - EDA REDEVELOPMENT PROJECT FD:							
TOTAL REVENUES		250,100.00	0.00	4,232.00	23,696.00	226,404.00	9.47
TOTAL EXPENDITURES		250,000.00	0.00	60,049.59	232,725.45	17,274.55	93.09
NET OF REVENUES & EXPENDITURES		100.00	0.00	(55,817.59)	(209,029.45)	209,129.45	9,029.45
TOTAL REVENUES - ALL FUNDS		801,000.00	0.00	4,232.00	48,481.00	752,519.00	6.05
TOTAL EXPENDITURES - ALL FUNDS		1,037,300.00	0.00	74,598.98	470,315.25	566,984.75	45.34
NET OF REVENUES & EXPENDITURES		(236,300.00)	0.00	(70,366.98)	(421,834.25)	185,534.25	178.52

AGENDA SECTION	BUSINESS ITEMS
MEETING DATE	7/5/2022

ITEM:	Façade Improvement Grant Program Expansion, Central Ave		
DEPARTMENT:	Community Development	BY/DATE:	Mitchell Forney, 6/15/22

BACKGROUND:

During the last EDA meeting commissioners brought up concerns about a few businesses that are still not included in the range of the Façade Improvement Grant program. During the discussion the commission gave staff the guidance to further research the effects of expanding the grant program further up central Ave. Some of the commissioners expressed concern about the inclusion of the many franchises that inhabit the northern part of Central Ave. Below, staff have brought forth a few options along with examples of how changes to the program may include or exclude certain businesses.

The First option in increasing the coverage of central avenue is to expand the program from 47th to 50th. Making this expansion adds 17 new businesses to the eligible business list. 11 of these have locations solely in Columbia Heights. Some examples would be Big Marina, Asia Chow Mein, Heights Bakery, and Crafty Crab. While 6 franchised/multiple location businesses would be included in the expansion. For example, Sonic, Taco Bell, Jimmy Johns, and Savers.

The second option is very similar to option number one but extends the Façade Improvement Grant to encompass all Central Avenue. This change would add 38 new businesses to the eligible business list. 16 of these have locations solely in Columbia Heights. Some examples that extend beyond those in the first option are: Griffis Car Care, Quick Fix, E & M Beauty Supply, Great Health Nutrition, and Diaa Barber. While 22 franchised/ multiple location businesses would be included in the expansion including Chipotle, La Casita, Domino's, Wendy's, and Speedway.

It is important to note that in the past the EDA has approved certain local, regional, and nationally recognized chains and franchises. For example, Dairy Queen and Midas, which received grants in 2020 and 2018, are nationally recognized franchises which are locally owned. Previous decisions prioritized improvements made to the existing structure rather than the type of business that applied.

The very first option researched by staff was to put a limit on the age of approved buildings. Staff dove into the idea of excluding any buildings built after the year 2000. In compiling data staff chose to focus on the section of central in question 47th to 53rd in Columbia heights. Of the 22 franchised/multiple location businesses, 12 would be unable to receive the grant. Some examples are chipotle, KFC, taco bell, and sonic. While regionally and nationally recognized franchises make up a large part of northern Central Ave. Many of the buildings were built in the 70's and 80's and have been retrofitted for their current use. Staff did not review all the properties in the grant area but from a widespread blanket review the exclusion of buildings built after 2000 would have little effect on the rest of the grant area.

Community development staff also explored the idea of eliminating franchises from the program. In speaking with the City attorney this would be a legal gray area requiring more research and would be unfavorable if

there are other ways available to achieve the EDA's goals. By eliminating all franchises from the program, locally owned and locally active franchises would also be barred from utilizing the program.

To date the Façade Improvement Grant Program has been an effective and selective program. 6 applicants have been rejected due to not meeting the grant programs criteria or by recommending improvements which were deemed not enough of a change/improvement. This is exemplified by a business located at 4111 Central Ave. Which applied two years in a row for a signage update. The EDA determined not to approve the application because the sign was just an updated version of the current one. In the end, the EDA has ultimate authority over whether or not to approve a Façade Improvement Grant applicant for a multitude of reasons. If, the Authority can clearly articulate why an improvement does not meet the programs guidelines or goals. This is clearly articulated in the application agreement on page 2. By utilizing the current language, the EDA can limit applications that attempt to utilize the grant to cover normal maintenance. If the EDA would like to take it, one step further. Language such as "Projects determined by the EDA to be normal maintenance are considered ineligible." could be added to the program. While this language would more directly mitigate the issues brought forth by the EDA. It would also limit certain projects that in the past were seen as good improvements.

If the EDA would like to include more small businesses in the program while limiting the use of the grant for routine maintenance. Community Development staff recommend expanding the program from 47th to 50th and maintaining the current language of the program. By engaging in selective processing of grant applications. Which is currently done. The EDA maintains the Authority to be flexible but decisive in how the program achieves its goals. By only expanding the from 47th to 50th. The EDA limits the number of franchises and newer buildings that are included in the grant area. While adding 11 small businesses which could really utilize the program.

ATTACHMENT(S):

- 1. 2022 Façade Improvement Grant Application**
- 2. Maps of Central Business Sector North of 47th**

FACADE IMPROVEMENT GRANT PROGRAM

FOR OFFICE USE ONLY:

DATE RECEIVED:	AMOUNT REQUESTED:
DATE REVIEWED:	TAX ID NUMBER:

PROPERTY OWNER INFORMATION

☐ Check if Applicant

Name: _____ Year Purchased: _____

Address: _____

Telephone: _____ Email Address: _____

BUSINESS INFORMATION

☐ Check if Applicant

Business Name: _____

Primary Contact: _____

Address: _____

Telephone: _____ Email Address: _____

Type of Business: _____

Check the appropriate type of ownership:

☐ The business owns the property

☐ The business leases the property

PROPOSED IMPROVEMENTS

Describe the Storefront Façade Improvements:

Describe any other improvements, if applicable:

Estimated Cost of Improvements: _____

Have you engaged the services of a Contractor, Designer, or Architect:

☐ Yes ☐ No

Would you be able to complete the improvements this year:

☐ Yes ☐ No

Would you allow the placement of surveillance cameras on your property or business:

☐ Yes ☐ No

APPLICATION PROCESS

1. The following documents must accompany a completed application:

- a. Proof of property ownership or lease.
- b. Written consent from the property owner giving permission to conduct the façade improvements.
- c. Color photographs of existing storefront façade conditions.
- d. Two or more competitive proposals from contractors.
- e. Other supporting documentation deemed necessary by the Columbia Heights Economic Development Authority (the “EDA”), the Columbia Heights Police Department, or the Applicant.

2. Process after application submission:

- a. A meeting will take place to go over the submitted improvement proposal to discuss grant expectations and to address grant concerns.
- b. The grant recipient or its contractor must commence the improvements sixty (60) days after an approved Grant Agreement.
- c. After façade improvements are complete, the grant funds will be disbursed for reimbursement to the applicant after all of the following pieces of information have been submitted: Proof of Final Inspection by the Building Official or his or her designee, A copy of the Final Invoice Received from Contractor, Photographs of improvements, Proof of Payment to the Contractor (i.e. receipt, invoice, etc.)

APPLICANT ACKNOWLEDGEMENTS

1. The Applicant shall hold the EDA, its officers, consultants, attorneys, and agents harmless from any and all claims arising from or in connection with the Grant Program or its Application, including but not limited to, any legal or actual violations of any State or Federal laws.
2. The Applicant recognizes and agrees that the EDA retains absolute authority and discretion to decide whether or not to accept or deny any particular Grant Application, and that all expenditures, obligations, costs, fees, or liabilities incurred by the Applicant in connection with the Grant Application are incurred by the Applicant at its sole risk and expense.
3. The Applicant acknowledges that they have read the Façade Improvement Grant Program and Design Guidelines, and understands that if the proposal is approved, they will make the above referenced improvements to the property within the specific time allowed. Additionally, if identified by the Police Department that an Applicant qualifies for the installation of surveillance cameras, the Applicant shall be required to allow the City to place surveillance cameras on the front façade of certain buildings.

The undersigned, a duly authorized representative of the Applicant, hereby certifies that the foregoing information is true, correct, and complete as of the date hereof and agrees that the Applicant shall be bound by the terms and provisions herein.

APPLICANT'S SIGNATURE

DATE

PROPERTY OWNER'S SIGNATURE

DATE

PROGRAM OVERVIEW

In a collaborative effort with the Columbia Heights Police Department (the "CHPD"), the Columbia Heights Economic Development Authority (the "EDA") offers a Façade Improvement Grant Program (the "Grant Program"). The purpose of the Grant Program is to encourage businesses and commercial property owners to revitalize, rehabilitate, and restore exterior store fronts, but also for the CHPD to provide monitored surveillance in the City to reduce the incident rate of criminal activity, as well as increase business vitality and economic performance. The Grant Program reimburses businesses or commercial property owners for eligible improvements up to fifty percent (50%) of the total project cost; for a maximum reimbursement of \$5,000. Moreover, if determined by the CHPD that an exterior surveillance system is warranted, the EDA will install surveillance equipment to monitor adjacent businesses and properties, as well as parks and open spaces.

ELIGIBLE APPLICANTS

Applicants must be an owner of a commercial property, a commercial tenant with approval from the property owner(s), or a 501(c)(3) organization in the City of Columbia Heights (the "City") located along 37th Avenue NE, 37th Place NE, 40th Avenue NE, University Avenue NE, or Central Avenue NE between 37th and 47th Avenue NE. Applicants must be in good standing with the City, including but not limited to, legally operating with proper licensure; and current on property taxes, utility bills, and special assessments.

ELIGIBLE FAÇADE IMPROVEMENTS

Façade improvements must be visible from a public street, completed by a licensed contractor, and comply with one or more of the following eligible façade improvements:

- Architectural Improvements
- Canopy or Awning Installation or Repair
- Exterior lighting
- Exterior Painting, Re-siding, or Professional Cleaning
- Green Façade Improvement (i.e. Living Wall, ecofriendly [non-VOC] paint, reclaimed wood, etc.)
- Installation of New or Renovated Attached Signage (Excluding LED)
- Masonry Repairs or Tuck-pointing
- Replacement of Windows and Doors
- Restoration of Exterior Finishes and Materials
- Any other exterior façade improvement physically attached to the primary structure approved by the EDA

Please note: Labor costs of a contractor, including necessary design work are eligible costs for reimbursement through the Grant Program. Ineligible costs include, but are not limited to, new construction, interior renovations, repair or replacement of a roof, improvements to an alley façade, improvements started prior to receiving a signed grant agreement from the EDA, and any other improvements not listed above.

EXTERIOR SURVEILLANCE SYSTEM IMPROVEMENTS

The CHPD shall review all Grant Program applications submitted to determine if the installation of an exterior surveillance system is warranted. If it is determined that an exterior surveillance system is warranted, the applicant will then be required to enter into a Lease Agreement with the EDA. The Lease Agreement will allow the EDA to (1) install security cameras on the exterior of the primary structure; (2) install recording equipment

inside of the primary structure in a locked and secured location to prevent destruction or tampering; and allow for annual maintenance inspections for a period of five (5) years. All surveillance system equipment shall be installed by a consultant selected by the EDA, and reviewed by the CHPD. Since specifications of the surveillance system equipment may vary based on desired coverage, configuration, and size of the commercial property, the following are minimum specifications to be installed:

Cameras:

- IP - Enabled
- Ability to operate in all resolutions up to HDTV 720p/ 1MP
- Ability to record thirty (30) frames per second
- Capable of recording optimal images in all lighting conditions
- Vandal-resistant
- Weather-proof in extreme temperatures from -40° to 131 °F

Network Video Recorder:

- Sufficient memory to retain data from all cameras for a period of fifteen (15) days
- Capacity to deliver thirty (30) frames per second, per camera
- Ability to produce a DVD-R copy of desired data

APPLICATION PROCESS

1. Applications will be open and accepted until annual allocation of funding is exhausted.
2. Grants will be awarded, and applicants will be notified via email correspondence. A Grant Agreement and if necessary a Lease Agreement for the exterior surveillance system must be approved and signed before commencement of any improvements. Please be sure to obtain all necessary Building Permits.
3. Upon being awarded, a meeting will be established to go over the submitted improvement plan to discuss grant expectations and to address grant concerns.
4. The grant recipient or its contractor must commence the improvements sixty (60) days after an approved Grant Agreement. The façade improvements must be completed within six (6) months after the issuance of the necessary Building Permits.
5. After façade improvements are complete, the grant funds will be disbursed for reimbursement to the applicant after all of the following pieces of information have been submitted:
 - a. Proof of Final Inspection by the Building Official
 - b. A Copy of the Final Invoice Received from the Contractor
 - c. Before and After Photographs
 - d. Proof of Payment to the Contractor (i.e. receipt, invoice, etc.)

ADDITIONAL INFORMATION

Required Application Materials:

- A complete application sent to the attention of the Columbia Heights Economic Development Authority at following location: **590 40th Ave NE, Columbia Heights, MN 55421**
- Clear and colored BEFORE photographs of exterior building
- A detailed improvement plan of new exterior façade improvements including design (sketches), color scheme, materials, project execution timeline, and overall budget for plan
- Proof of good standing with the City
- Submit 2 or more competitive proposal from licensed and bonded contractors. These proposals should give detailed information about the work to be done, the costs, and the project completion schedule. Any contractor that has submitted a competitive detailed estimate may be used. Contractors cannot be changed unless new proposals have been submitted and approved by the EDA.

DESIGN GUIDELINES

This Design Guidelines outline the standards, which must be followed when renovating buildings using a façade grant. These design guidelines take into consideration a building's historic significance in determining what would be appropriate treatment and the overall vision for the City. Architectural styles are diverse, from historic commercial or Mediterranean Revival to 20th century modern. The vision for the district is a commercial area that highlights the historical nature of Columbia Heights that stays in touch with dynamic changes of the City and is always pedestrian-friendly.

FAÇADE IMPROVEMENTS ENCOURAGED

Windows & Doors:

- Window and door openings shall comprise at least 30% of the area of the ground floor of the primary street façade
- No tinted windows, only clear glass
- Windows and doors free of clutter and obstructions, allowing clear views between the business and the street

Historical Preservation:

- Historic building repair or replacement should match current design of building
- Stay traditional to the character of the building
- Maintain similar color scheme

Structure & Materials:

- Use durable materials such as brick, stone, stucco, etc.
- The base (ground floor) should appear visually distinct from the upper stories of the building

Painting & Lighting:

- Unpainted brick stay unpainted, previously painted masonry may be painted
- Use of non-VOC paint encouraged
- No more than two principal colors (neutral or muted colors like browns, grays, dark blue) may be used on a façade or individual storefront
- Bright or primary colors should be used only as accents
- Spot or flood lighting to highlight the architectural detailing of a building should be inconspicuous and blend with the wall on which it is mounted
- Lighting recessed doorways is encouraged
- Energy saving light bulbs encouraged
- Light fixtures that complement the entire façade

Awnings/Signage:

- Attach awnings to the building at or below the lower edge of the sign band
- Awnings made of canvas and waterproof cloth designed to resist fading and tearing
- Colors that coordinate with the building and area

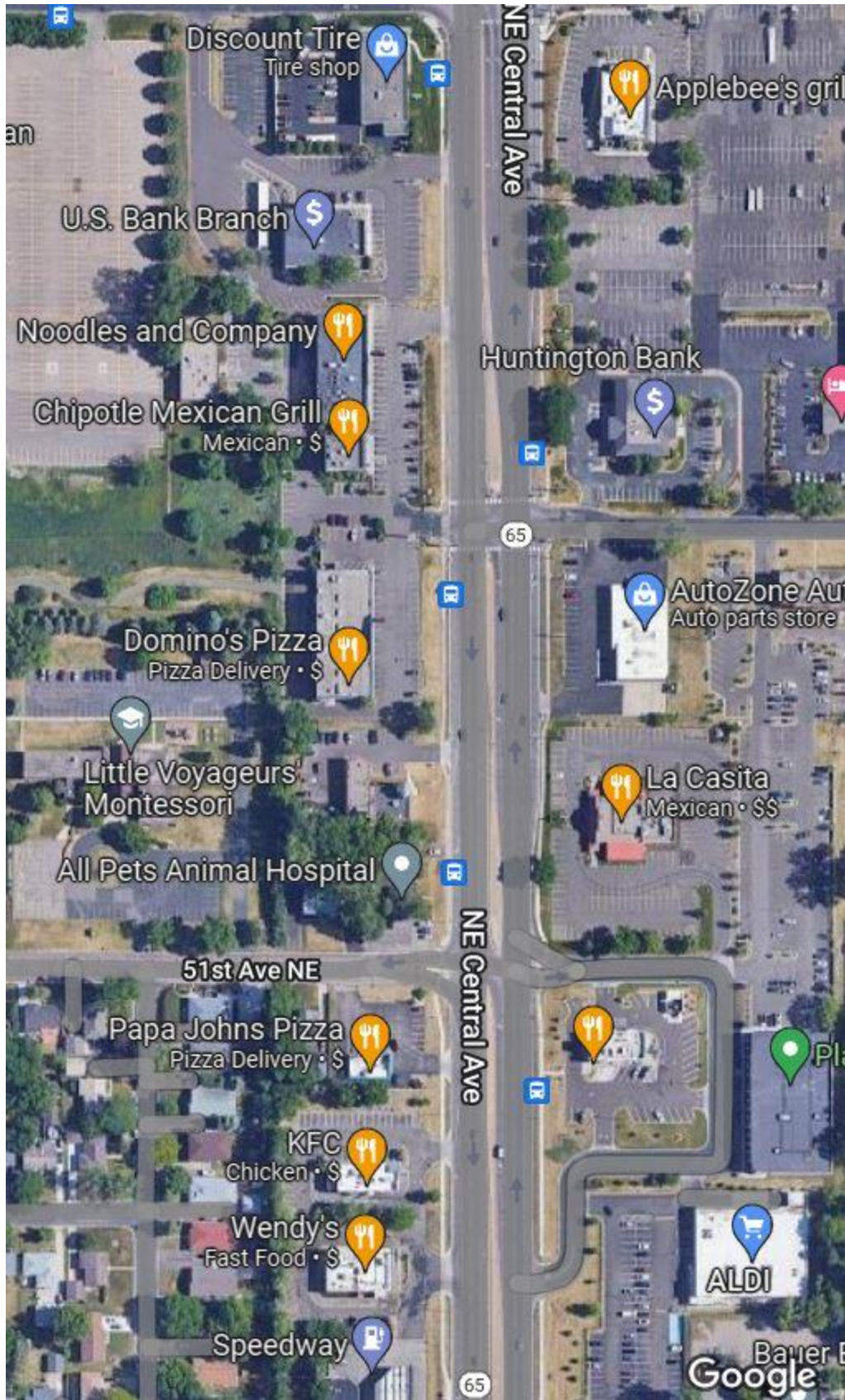
- Awning that's proportional to the building
- Awnings with thin profiles that do not obscure the building and storefront

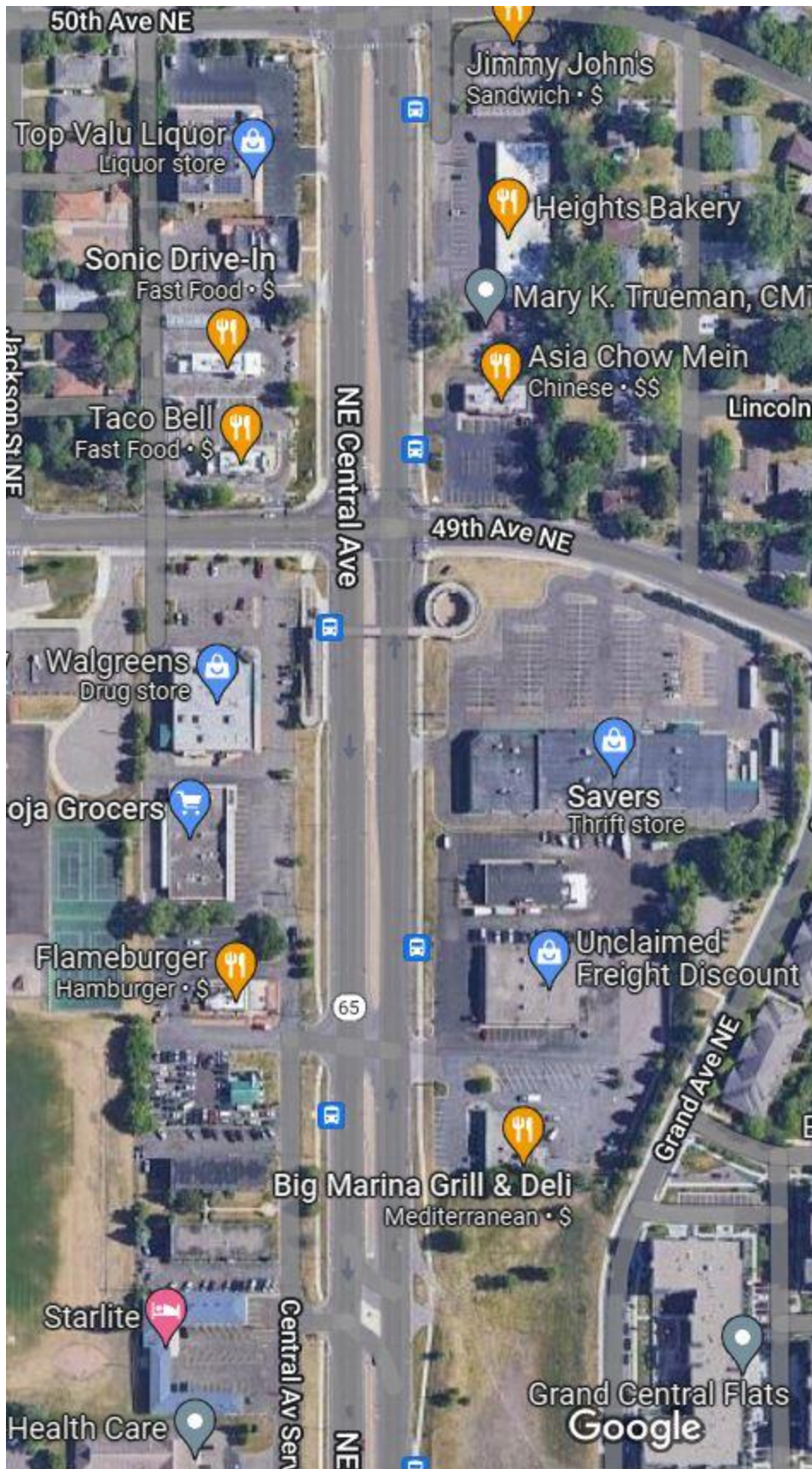
Signs:

- Projecting/hanging signs: are double-sided and project from a building over the sidewalk
- Wall signs: are attached to the primary façade and best viewed looking straight at the building from across the street
- Are encouraged to be rectangular shaped
- Type fonts and colors that legible from a distance

FAÇADE IMPROVEMENTS PROHIBITED

- Covering, obscuring, or removing cornices, trim, or other architectural details
- Alterations that have no historical basis for historical buildings
- Covering brick or stone with vinyl, aluminum, or wood siding
- Sandblasting brick, which removes a protective exterior
- Reducing existing window size to accept standard residential window sizes
- Replacing windows with wall surface, wood, metal, or other materials
- Rigid materials like aluminum, vinyl, fiberglass, asphalt, or plastics that are sensitive to weather conditions
- No lights should move, flash or make noise
- Signs that are: blocking storefront windows, too large, small font making it difficult to read, using banners as permanent signage







AGENDA SECTION	BUSINESS ITEM
MEETING DATE	7/5/2022

ITEM:	3841 Central and 670 40 th Discussion	
DEPARTMENT:	Community Development	BY/DATE: Mitchell Forney 6/29/2022

BACKGROUND:

This letter seeks to bring forth, for discussion, the issue of 3841 central and 670 40th. Both properties are owned by the EDA and City respectively. It is important for staff to receive an idea of how the EDA would like to move forward regarding both properties. This issue has been revisited many times over the past few years and staff would like to finalize any projects or transfers with regards to the properties. The history of each property is complex to say the least and will be summarized below. Ultimately Staff are looking for guidance on how the EDA would like to handle Each situation.

3841 Central was purchased in in 2017 for \$200,000 due to the property being commercial non-conforming. After being purchased, Community Development staff put together the idea of working with the Greater Metropolitan Housing Corporation (the "GMHC") to possibly move the house rather than demolish it. During the planning phase GMHC developed a PRO FORMA which found that after purchasing the house from the city for a dollar, moving the house, and selling the house they would be in the negative for approximately \$72,153. GMHC came back to the EDA asking if, as part of the deal, the EDA would provide gap funding for the \$72,153. At the November 6, 2017, meeting the EDA approved the sale of the house for a dollar but did not approve any gap funding. In 2018 Staff along with GMHC brought forth a separate plan which included moving the house to a city owned property at 670 40th Ave. With this, the City would sell both the house and the lot at 670 40th to GMHC for \$1 apiece. GMHC would move the house from 3841 Central to 670 40th but requested gap financing of \$25,000 dollars. The motion for gap financing passed 4-2 and the project was referred to the city council. The public hearing never occurred, and the project ceased.

There are a few options regarding the future of 3841 Central. Currently there are utilities, insurance, and other management costs that continue to pile up the longer the property sits vacant. If the EDA would like to reconsider the option of moving the house the process would require much more staff time without the assistance of the GMHC. The PRO FORMA from 2019 estimated that moving the house would cost a total of approximately \$293,500. If moved to 670 40th staff believe the house could be sold for approximately \$300,000 dollars. Add in the \$200,000 initial cost and all the estimated deposition costs \$22,655. The project comes out to a net loss of approximately \$216,155 in 2019. This estimate was gathered by utilizing some of the original PRO FORMA along with bids from contractors. It is assumed that the price of the project would be inflated by a minimum of 16% if it follows the Consumer Price Index. And possibly much more with the current market for construction services and materials. This also does not take into effect the amount of staff time that would be dedicated to receiving bids, approving bids, and managing contractors for the complex project. The final option is to demolish the site in preparation for future development. With an initial cost of \$200,000 and a demolition cost of approximately \$25,000 the total loss for 3841 would be approximately \$225,000 dollars. Some of this cost could then be recovered by the sale of 670 40th for redevelopment which is brought forth below.

In 2008 the owner of the property located at 670 40th Ave NE (formerly known as 666 40th), reached out to the city via the attached letter to inquire about donating the property. Located on the property was a 2-story commercial/residential building that had been used as a dental laboratory. Over time the structure had been vacated and sat in disrepair. As soon as city staff had received the letter, they began to work with the owner's attorney to obtain ownership documents approving the donation of the property. In 2011, before the donation could be executed, the building was posted as hazardous due to a broken pipe that flooded the basement. The structure continued to decline and in 2012 the EDA found that the donation could not be accepted due to outstanding title obligations. In 2016 the title issues had been resolved and the donation of the property had been accepted. City staff worked to demolish the structure on the lot, which was completed in 2012. The donation was accepted with the assumption that the City would keep the lot as an access to the park. The EDA of 2012 decided that the property would be used as a park access due to the zoning issues of the property and the account in the letter submitted, stating that the property had sometimes been used as an access to Huset Park. The property was and still is zoned limited business which prohibits the lot from being redeveloped as a single-family home. EDA members showed interest in the redevelopment of the lot as a single-family home but chose to forego rezoning the lot to maintain it as a part of the park. All of this is exemplified by the minutes of the EDA meeting dated 11-05-2012. (Attachment #4) Resolution 2012-15 states the property is being accepted as a park, but there was no formal action taken solidifying that to a deed or any other legal documentation.

There are a multitude of paths forward for the property including the one listed above with regards to 3841. If the EDA does not want to take up the redevelopment of the site, or if the City Council would like the property to remain a park access. Community development staff will forward on the results of the discussion to the parks department and allow them to proceed with any recommendations or ideas.

If the EDA would like to redevelop the site, it has multiple options. Developing a single-family residential unit on the property fits in line with the current makeup of the nearby properties. As stated above, the property is currently zoned limited business. Which does not allow for any creation of single-family residential, even as a conditional use. In order to redevelop single family on the lot staff would recommend adding single family homes as a conditional use to the limited business district. By adding the conditional use the limited business district would maintain its commercial focus but allow for selective residential in the Transitional Development District. In the 2040 Comprehensive Plan the Limited Business District, which is called the Transitional Development District, is described as "Commercial/retail development will consist of a mix of neighborhood service-oriented development and varying densities of residential development." The goals set by the comp plan state that "development in this area will focus on strengthening the residential character of 40th Avenue and allow for opportunities of neighborhood retail/commercial activity." Currently, the makeup of the Limited business zoned properties on 40th is 33 single/multi-family residential lots and 9 commercial lots. Any change to the conditional use would also affect the other areas zoned limited business. Currently University is made up of 25 limited business lots, and Central has 17 lots. Ultimately the comp plan removes all limited business sections other than 40th and adds one to the western part of University Ave between 37th and 40th. In the past Community Development staff have been approached by single family developers interested in the site.

A small multiple-family structure is another possible redevelopment for the site. Currently Limited Business zoning allows for the development of multi-family housing within the district. The lot having an estimated area of 6,237 sq/feet allows for a small multi-family development, around 3 units. All development proposals would have to meet setback requirements, enclosed off street parking requirements, and any items the Authority

would like to require through the proposal process. In the past Community development staff have been approached by small multifamily developers interested in the site.

As stated before, the property had been a commercial building in the past. A small commercial redevelopment of the site is possible but may prove difficult. In the Eyes of the Comp plan there are no issues with having a small commercial building on the site. Yet, many of the small commercial buildings on 40th remain vacant bringing into question the viability of a small commercial space on the lot. The Limited Business District allows for a multitude of neighborhood like businesses. As highlighted above many of the neighboring properties are made up of residential units which may be opposed to commercial on the site.

Both of the properties have complex pasts, and it is beneficial to devise a solid plan for the future of both sites. For 3841 Central Community Development staff recommend the Demolition of the site in order to prepare it for redevelopment. The costs of such an endeavor have only increased since the last PRO FORMA and the staff time required for such a complex project exceeds many of the perceived benefits. The EDA had the chance to move the house in the past but even with the help of a nonprofit the cost was too prohibitive. With regards to 670 40th Staff recommend redevelopment of the lot. We have received interest from a variety of residential developers that have proposed high quality projects ranging from single family to small multifamily residential. With the addition of single-family conditional uses to the district, the City retains the right to be selective in the transitional nature of the Limited Business District.

ATTACHMENT(S):

- 1. Original PRO FORMA**
- 2. 2019 Staff PRO FORMA**
- 3. Donation Letter**
- 4. 11-05-2012 EDA Minutes**
- 5. Zoning Map of Limited Business District on 40th Ave**

Greater Metropolitan Housing Corp
PRO FORMA

4/9/18

3841 Central Avenue North, Columbia Heights

3 bedroom, 2 bath, 2 car garage

Rehab/House
Move

Acquisition Costs	
Purchase Price House 3841 Central	\$ 1
New Lot 666 40th Avenue NE	\$ 1
Discount (TBD)	\$ -
Closing Costs on Acquisition	\$ -
Total Acquisition Costs	\$ 2
Construction Costs Existing	
Moving Cost-House	\$ 40,000
Moving Cost-Garage (Simple to remove for free)	N/C
Utility Cost for Move	\$ 20,000
Demolition/backfill of existing basement/garage foundation	Inc
Regrade and seed lot	Inc
Cap existing sewer and water	Inc
Construction Costs New Location	
Construction Costs	\$ 180,000
Contingency 6%	\$ 10,800
Soft Costs (plans, testing, survey, etc.)	\$ 4,500
Total Construction Costs	\$ 255,300
Monthly Holding Costs	
Real Estate Taxes	\$ -
Utilities	\$ 400
Insurance	\$ 300
Property Mgmt/Misc	\$ 500
Total Monthly Holding Costs	\$ 1,200
Total Acquisition Costs	\$ 2
Total Construction Costs	\$ 255,300
Total Monthly Holding Costs X 9 Mos	\$ 10,800
Total Financed	\$ 266,102
Monthly Loan Interest (4.5%)	\$ 998
Total Monthly Interest X 9 Mos	\$ 8,980.94
Total Monthly Costs - Holding & Interest	\$ 2,198
TOTAL CONSTRUCTION & HOLDING COSTS	\$ 275,083
Disposition Costs	
Realtor Fee (6%)	\$ 15,000
TISH/Appraisal	\$ 185
Home Warranty	\$ 450
Closing Costs (1%)	\$ 2,500
State Deed Tax (.0034)	\$ 850
Seller-Paid Costs - 3%	\$ 7,500
Developer Fee - 7%	\$ 20,585
Total Disposition Costs	\$ 47,070
TOTAL DEVELOPMENT COSTS	\$ 322,153
Resale Price	
	\$ 250,000
Gross Profit (Loss)	
	\$ (72,153)

PRO FORMA**2019**

3841 Central Avenue North, Columbia Heights

**Rehab/House
Move**

Acquisition Costs	
Purchase Price House 3841 Central	\$ 200,000
New Lot	
Discount (TBD)	\$ -
Closing Costs on Acquisition	\$ -
Total Acquisition Costs	\$ 200,000

Construction Costs Existing	
Moving Cost-House	\$ 40,000
Utility Cost for Move	\$ 40,000
Demolition/backfill of existing basement/garage foundation	\$ 20,000
Regrade and seed lot	\$3,000.00
Cap existing sewer and water	\$3,500.00

Construction Costs New Location	
Rehab Cost House	\$ 55,000
Tree Removal	\$7,500.00
New Foundation	\$70,000.00
New 2 Car Garage and Driveway	\$ 27,000
Landscaping/Flatwork	\$ 4,500
Sewer and Water	\$ 8,500
Contingency	\$ 10,000
Soft Costs (plans, testing, survey, etc.)	\$ 4,500
Total Construction Costs	\$ 293,500

Monthly Holding Costs	
Real Estate Taxes	\$ -
Utilities	\$ 100
Insurance	\$ 150
Property Mgmt/Misc	\$ 100
Total Monthly Holding Costs	\$ 350

Total Acquisition Costs	\$ 200,000
Total Construction Costs	\$ 293,500
Total Monthly Holding Costs X 12 Mos	
Total Financed	\$ 493,500

TOTAL CONSTRUCTION & HOLDING COSTS **\$ 493,500**

Disposition Costs	
Realtor Fee (3.15%)	\$ 9,450
Appraisal	\$ 185
Home Warranty	\$ -
Closing Costs (1%)	\$ 3,000
State Deed Tax (.0034)	\$ 1,020
Seller-Paid Costs - 3%	\$ 9,000
Developer Fee - 8%	\$ -
Total Disposition Costs	\$ 22,655

TOTAL DEVELOPMENT COSTS **\$ 516,155**

Resale Price	\$ 300,000
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Gross Profit (Loss)	\$ (216,155)
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DISTINCTIVE DENTAL SERVICES, PA

December 23, 2008

Mayor City of Columbia Heights
590-40th Avenue NE
Columbia Heights, MN 55421

Dear Mayor Peterson:

For many years I have owned the dental laboratory property at 666-40th Avenue NE in Columbia Heights. It is a very old building at the "T" intersection of Madison and 40th Avenue NE. The building is no longer being used by my dental laboratory. The property has served many years also as a pathway or "shortcut" between Huset park and 40th Avenue NE. I am not complaining, just making an observation that the south side block is very long to get to the park via city sidewalks or streets, thus the shortcut.

In any event, I am in the process of selling the property but would consider a "gifting of the land and building" to the City of Columbia Heights. Basically there would be no strings attached except the transfer of the property and building as is after I move the equipment out.

Do you think there would be any interest of the park commission or City in this kind of proposition? The timeframe would probably be in the spring/early summer.

Sincerely,



Michael J. Thoennes, DDS

City do the work - own & report

Contract for deed

Box 599 131 Main Avenue West Winsted, MN 55395 (320) 485-4344

EDA Minutes
Page 7
November 5, 2012

Herringer asked who would be establishing the sales price. Clark responded that we did establish a preliminary price for four of the lots, but that is something that will be discussed further based on information on current market rates.

Nawrocki asked if we would just be marketing the four best lots. Clark said that all of them will be marketed if they decide to move forward with this plan.

Motion by Schmitt, seconded by Diehm, to authorize staff to schedule interviews for the January 2013 EDA meeting with Bruce Magnuson, Edina Realty; Eric Young, Edina Realty/Young Real Estate Inc.; and Chris Kimball, Best Value Real Estate Inc. All ayes. MOTION PASSED.

6. Consider Donation of 666 40th Avenue Property

Cartney told members that in late 2008 the Mayor received a letter from Michael Thoennes, property owner of 666 40th inquiring if the City would be interested in receiving this property as a donation. Since receipt of that letter (enclosed in the packet) staff has worked with Thoennes' attorney Charles Pashke on obtaining ownership documents. It wasn't until September 2012 that those documents were presented to staff. The property is zoned Limited Business and is vacant.

In August 2011, Fire Department staff secured the property as it had been broken into and revealed that water was turned on and flooded the basement. The Building Official posted the property as hazardous in September 2011. In the meantime the subject property has continued to physically decline and staff recommends demolition. This property has historically been used as a "cut-through" to Huset Park, staff suggests that the city use this property as an informal access to the park once the demolition is complete.

This property was previously used as a dental laboratory; therefore staff recommends that before the EDA accept the donation, a pre-demolition survey be conducted on the site to see if there are any unforeseen contaminants. Staff also recommends using the City's attorney to draft the purchase agreement and the Quit Claim Deed.

It is anticipated that the survey and demolition work will cost approximately \$10,000.00 and will be funded through fund 376 (C8 TIF district)-the scattered site district.

Staff recommends the EDA accept the donation of 666 40th Ave as long as there are no major contaminants revealed in the pre-demolition survey.

Questions by members:

Peterson stated he was in favor of obtaining the property if no major contaminants are found.

Nawrocki asked how much the contamination survey would cost approximately. Cartney stated she thought it would be around \$500. He then discussed the lot size and how many lots this property actually is. Clark said it is a 50 foot parcel that may be two platted lots that were combined long ago. There was a discussion about the future use of the property. It has been suggested to demolish the structure and allow it to be an informal access to the park for now. Public works is looking into the possibility of using the site as a ponding area. It will not be used as a residential building site as it is zoned Limited Business. Nawrocki stated that properties on either side of this site are residential sites and this could be re-zoned to allow that. Cartney stated that all the properties along this part of 40th Avenue are zoned Limited Business and that the use as residential homes is a legally non-conforming use.

Motion by Williams, seconded by Schmitt, to waive the reading of Resolution 2012-15, there being ample copies available to the public. All ayes. MOTION PASSED.

Motion by Williams, seconded by Schmitt, to approve resolution 2012-15 authorizing acceptance of the donation of the property located at 666 40th Avenue Northeast in the City of Columbia Heights; furthermore allowing the City Manager to enter into any agreements for the same. All ayes. MOTION PASSED.

**EDA RESOLUTION 2012-15
RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE DONATION OF THE PROPERTY
LOCATED AT 666 40TH AVENUE NORTHEAST
IN THE CITY OF COLUMBIA HEIGHTS**

WHEREAS, the property owner Michael Thoennes desires to donate the property located in Columbia Heights at 666 40th Avenue, legal description of Lot 45 & 46 Columbia Heights Annex Subject to Easement of Record, Anoka County Minnesota; and

WHEREAS, the confirmation of the desire to donate the subject property has been received by the City in a letter dated December 23, 2008; and

WHEREAS, accepting the donation and removing the building is consistent with the EDA's 2011-2012 Goals and Work plan of Sustaining Residential neighborhoods; and

WHEREAS, the property will be used as an informal park access to Huset Park; and

WHEREAS, the EDA is recognizing the donation through a formal resolution; and

WHEREAS, Closing costs, demolition, and related costs shall be paid by fund 376.

NOW THEREFORE BE IT RESOLVED, that the EDA accepts the subject donation based on the following:

- 1) All utilities are paid by the subject property owner by the date of closing
- 2) The EDA will be responsible for any taxes due and payable in 2013 and beyond
- 3) The building shall be vacant upon closing
- 4) Staff is authorized to prepare bids and documents for the purpose of demolition of the subject property.

Passed this 5th day of November 2012

