



**ECONOMIC DEVELOPMENT AUTHORITY**  
Public Safety Building—Training Room, 825 41st Ave  
NE  
Monday, March 07, 2022  
6:00 PM

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**AGENDA**

**ATTENDANCE INFORMATION FOR THE PUBLIC**

Members of the public who wish to attend may do so in-person, by calling 1-312-626-6799 and entering meeting ID 840 7921 5021 or by Zoom at <https://us02web.zoom.us/j/84079215021>. 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 FROM JANUARY 3, 2022**
- 2. APPROVE FINANCIAL REPORTS AND PAYMENT OF BILLS OF DECEMBER 2021 AND JANUARY 2022**

**MOTION:** Move to approve the Consent Agenda as presented.

**BUSINESS ITEMS**

- 3. ESTABLISHMENT OF THE 42ND AND JACKSON TAX INCREMENT FINANCING DISTRICT**

**MOTION:** Move to waive the reading of Resolution 2022-05, there being ample copies available to the public.

**MOTION:** Move to adopt Resolution 2022-05, a resolution approving the removal of a parcel from tax increment financing district NO.9 within the downtown central business district redevelopment project.

**MOTION:** Move to waive the reading of Resolution 2022-06, there being ample copies available to the public.

**MOTION:** Move to adopt Resolution 2022-06, a resolution adopting a modification to the downtown central business district revitalization plan for the downtown central business redevelopment project, establishing the 42nd and Jackson tax increment financing district therein, and adopting a tax increment financing plan therefor.

**MOTION:** Move to waive the reading of Resolution 2022-07, there being ample copies available to the public.

**MOTION:** Move to adopt Resolution 2022-07, a resolution authorizing an interfund loan for the advance of certain costs in connection with the 42nd and Jackson tax increment financing district.

**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, January 03, 2022**  
**6:00 PM**

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## MINUTES

### CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:00 pm by Chair Szurek.

Members present: Connie Buesgens (via Zoom); Gerry Herringer; Kt Jacobs; John Murzyn, Jr; Nick Novitsky; Amada Márquez-Simula; Marlaine Szurek .

Staff Present: Kelli Bourgeois, City Manager; Aaron Chirpich, Community Development Director; Sara Ion, City Clerk; Ben Sandell, Communications Coordinator.

### PLEDGE OF ALLEGIANCE

### CONSENT AGENDA

1. **Approve Regular Meeting Minutes of November 1, 2021.**
2. **Approve Financial Reports and Payment of Bills of October and November 2021.**  
 Treasurer Herringer noted that he liked the old format of the financial reports better.

*Motion by Jacobs, seconded by Murzyn, to approve the Consent Agenda as presented. All Ayes. Motion Passed.*

### RESOLUTION NO. 2022-01

**A RESOLUTION OF THE ECONOMIC DEVELOPMENT AUTHORITY OF COLUMBIA HEIGHTS, MINNESOTA, APPROVING THE FINANCIAL STATEMENTS FOR THE MONTHS OF OCTOBER AND NOVEMBER 2021, AND THE PAYMENT OF THE BILLS FOR THE MONTHS OF OCTOBER AND NOVEMBER 2021.**

**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 October, and November 2021 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 3rd day of January, 2022

Offered by:  
Seconded by:  
Roll Call:

\_\_\_\_\_  
President

Attest:

\_\_\_\_\_  
Assistant Secretary

**BUSINESS ITEMS**

**3. Election of Economic Development Authority Officers.**

Chirpich requested nominations for Officers. Each year the EDA is required to elect its Officers at the first meeting of the year. He asked to take nominations for President first, and noted that per EDA Bylaws the City Manager serves as the Executive Director, Community Development Director Serves as Deputy Director, the Finance Director serves as the Assistant Treasurer and Administrative Assistant to Community Development will serve as the Secretary.

*Jacobs nominated Szurek for President of the Economic Development Authority. There were no other nominations. Ayes- All ayes.*

*Novitsky nominated Buesgens for Vice President of the Economic Development Authority. There were no other nominations. Ayes- All ayes.*

*Novitsky nominated Heringer for Treasurer of the Economic Development Authority. There were no other nominations. Ayes- All ayes.*

**4. Designate Official Depositories of the Economic Development Authority.**

Chirpich reviewed the depositories used for the EDA's funds and investments. General banking transactions are completed via Northeast Bank and there is an additional accounts held at Wells Fargo for additional specialized services. As per EDA standards, these accounts are held under the name of the City and the recommendation is designate these accounts as the official depositories as they meet the needs of the EDA.

*Motion by Márquez-Simula , seconded by Murzyn to waive the reading of Resolution 2022-02, there being ample copies available to the public. All Ayes. MOTION PASSED.*

*Motion by Jacobs, seconded by Novitsky to adopt Resolution 2022-02, a resolution designating official depositories, for the Columbia Heights Economic Development Authority. All Ayes. MOTION PASSED.*

**RESOLUTION NO. 2022-02**

**A RESOLUTION OF THE COLUMBIA HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY DESIGNATING OFFICIAL DEPOSITORIES**

Now, therefore, in accordance with the bylaws and regulations of the Columbia Heights Economic Development Authority (the Authority), the Board of Commissioners of the Authority makes the following:

**ORDER OF BOARD**

**IT IS HEREBY RESOLVED**, that Northeast Bank and Wells Fargo Bank of Minnesota, N.A., are hereby designated as depositories for the Authority's funds.

**IT IS FURTHER RESOLVED**, that the funds of the Authority can be held in accounts at these depositories under the name and federal identification number of the City of Columbia Heights, Minnesota (the City), together with the funds of the City, provided that separate fund accounting records are maintained for the respective Authority and City shares of such accounts in a manner consistent with generally accepted accounting and auditing standards.

**IT IS FURTHER RESOLVED**, that the responsibility for countersigning orders and checks drawn against funds of the Authority, assigned in the Authority's bylaws to the Authority President, is hereby delegated to the City Mayor.

**IT IS FURTHER RESOLVED**, that checks, drafts, or other withdrawal orders issued against the funds of the Authority on deposit with these depositories under the City's name shall be signed by the following:

City Mayor

City Manager

City Finance Director

and that said banks are hereby fully authorized to pay and charge said accounts for any such checks, drafts, or other withdrawal orders issued by the City on behalf of the Authority.

**IT IS FURTHER RESOLVED**, that Northeast Bank and Wells Fargo Bank of Minnesota, N.A., are hereby requested, authorized and directed to honor checks, drafts or other orders for the payment of money drawn in the City's name on behalf of the Authority, including those drawn to the individual order of any person or persons whose name or names appear thereon as signer or signers thereof, when bearing or purporting to bear the facsimile signatures of the following:

City Mayor

City Manager

City Finance Director

and that Northeast Bank and Wells Fargo Bank of Minnesota, N.A., shall be entitled to honor and to charge the Authority, or the City on behalf of the Authority, for all such checks, drafts or other orders, regardless of by whom or by what means the facsimile signature or signatures thereon may have been affixed thereto, if such facsimile signature or signatures resemble the facsimile specimens duly certified to or filed with the Banks by the City Finance Director or other officer of the Authority or City.

**IT IS FURTHER RESOLVED**, that the City Finance Director or their designee shall be authorized to make electronic funds transfers in lieu of issuing paper checks, subject to the controls required by Minnesota Statutes and by the City of Columbia Heights' financial policies.

**IT IS FURTHER RESOLVED**, that all transactions, if any, relating to deposits, withdrawals, re-discounts and borrowings by or on behalf of the Authority with said depositories, made directly by the Authority or by the City on the behalf of the Authority, prior to the adoption of this resolution be, and the same hereby are, in all things ratified, approved and confirmed.

**IT IS FURTHER RESOLVED**, that any bank designated above as a depository, may be used as a depository for investment purposes, so long as the investments comply with authorized investments as set forth in Minnesota Statutes.

**IT IS FURTHER RESOLVED**, that any brokerage firm with offices in the State of Minnesota may be used as a depository for investment purposes so long as the investments comply with the authorized investments as set forth in Minnesota Statutes.

**IT IS FURTHER RESOLVED**, that the funds of the Authority can be held in accounts at such brokerage firms under the name and federal identification number of the City, together with the funds of the City, provided that separate fund accounting records are maintained for the respective Authority and City shares of such accounts in a manner consistent with generally accepted accounting and auditing standards.

**BE IT FURTHER RESOLVED**, that any and all resolutions heretofore adopted by the Board of Commissioners of the Authority with regard to depositories or brokerage firms are superseded by this resolution.

**ORDER OF ECONOMIC DEVELOPMENT AUTHORITY**

Passed this 3rd day of January, 2022

Offered by:  
Seconded by:  
Roll Call:

\_\_\_\_\_  
President

Attest:

\_\_\_\_\_  
Secretary

**5. Resolution of Support for Tax Increment Financing.**

Chirpich reviewed the information related to the Public Safety campus out-lot. In May 2021, the EDA received an application for financial assistance from Reuter Walton Development requesting a total of \$1.8 million of public assistance to construct a 62-unit affordable housing complex on the City’s vacant development site located behind the Public Safety campus. Reuter Walton specifically requested Tax Increment Financing (TIF) in the amount of \$1,498,000 and a local grant of \$300,000. The project is proposed to start in the spring of 2022 with an anticipated project cost of approximately \$20 million. Reuter Walton and the City are also partnering with Southern Anoka Community Assistance (SACA) to develop a new food shelf on the same development site. The City’s public financing consultant, Ehlers has reviewed the proposed project; specifically the budget and pro forma for the apartments based on industry standards for construction, land acquisition, and project costs. Based on their review, Ehlers has determined that the requested financial assistance is more than what is necessary for the project to be financially feasible. Ehlers has concluded that the project would require no more than \$680,000 in TIF assistance payable over a 15 year term. A copy of the memo detailing the Ehlers analysis was included in the packet of documents for the EDA.

Reuter Walton has asked that the EDA pass a resolution showing support for the use of TIF on the proposed project, as a resolution of support will assist them in their pursuit of additional funding for the project from the State of Minnesota and their private investment partners. A resolution of support in no way obligates the EDA or City to provide any TIF assistance to the project. Authorization of TIF for the project is solely within the discretion of the City Council after satisfaction of all conditions required pursuant to State law.

In September of 2021, the City Council authorized staff to prepare an application for the Metropolitan Council's 2021 Livable Communities Demonstration Account (LCDA) grant funding program to support the project. The City prepared an application on behalf of Reuter Walton and SACA. Eligible uses of the grant funds include; storm water management, public realm improvements, renewable energy systems, and site acquisition and preparation. SACA and Reuter Walton requested a combined total of \$1,232,000 in LCDA funding to support the joint project venture. On December 27, 2021, the City was informed by the Met Council that the City and the project have been awarded the full amount of grant funding requested. This is great news, but it is unclear how this new infusion of grant funding will affect the need for TIF assistance. Staff is coordinating with Ehlers to review a revised pro forma for the Reuter Walton portion of the project that takes into consideration the new funding source.

There is also an application by Reuter Walton to the MN Department of Management and Budget for additional bond funding for the primary financing for the affordable housing project. If they do receive these funds there will be a recalibration of the TIF.

Passing the resolution will convey the City's willingness to provide assistance if warranted. Ultimately, further review of the project pro forma may conclude that zero assistance is required.

Márquez-Simula stated congratulations and that this was great news.

Chirpich stated that City Planner Minerva Hark undertook this effort and he greatly appreciated all of her hard work.

Jacobs inquired on when ground would be broken.

Chirpich stated that if all the moving pieces can come together, early spring 2022 and there would be a one year timeline for completion. SACA is still working on their portions of the planning and grant applications.

Szurek inquired where SACA is getting their funding and if they will be applying for grant money or TIF funds. She is worried that SACA will not receive the funding needed and will not have a place to operate out of.

Chirpich stated that this grant is allowing Reuter Walton to take on the storm water responsibilities, and SACA will not have to worry about that component. The City cannot control a lot of the variables, and there is the potential for redevelopment if SACA is not able to get the funding needed.

Novitsky stated that the apartment building can move forward without there being an impact to SACA. SACA does have several years remaining on their current lease if something does not align for this project.

Bourgeois confirmed that the SACA lease does run through May of 2029.

*Motion by Novitsky, seconded by Márquez-Simula to waive the reading of Resolution 2022-03, there being ample copies available to the public. All Ayes. Roll Call Vote, all Ayes. MOTION PASSED.*

*Motion by Novitsky, seconded by Márquez-Simula to adopt Resolution 2022-03, a resolution of the Columbia Heights Economic Development Authority supporting use of tax increment financing for a rental housing development project. All Ayes. Roll Call Vote, all Ayes. MOTION PASSED.*

### RESOLUTION No. 2022-03

#### SUPPORTING USE OF TAX INCREMENT FINANCING FOR A RENTAL HOUSING DEVELOPMENT PROJECT

WHEREAS, the Columbia Heights Economic Development Authority (the “EDA”) was created pursuant to Minnesota Statutes, Sections 469.090 to 469.1081 (the “EDA Act”), and is authorized pursuant to Minnesota Statutes, Sections 469.174 to 469.1794 (the “TIF Act”) to use tax increment financing to carry out the public purposes described herein; and

WHEREAS, the EDA has received a request to provide financial assistance to Reuter Walton Development, LLC, a Minnesota limited liability company, or an affiliated entity (the “Developer”) for an approximately 62-unit multifamily workforce rental housing apartment building (the “Project”) to be located on approximately 1.6 acres of land at the intersection of 42nd Avenue NE and Jackson Street NE in Columbia Heights, Minnesota; and

WHEREAS, in connection with its application to Minnesota Management and Budget for tax-exempt bonds for the Project, the Developer has requested that the EDA indicate its support of the use of financial assistance for the Project.

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

The EDA supports the use of tax increment financing for the Project in the amount of up to \$680,000, payable over approximately 15 years; provided, however, that authorization of tax increment financing for the Project is solely within the discretion of the City Council after satisfaction of all conditions required pursuant to the EDA Act and the TIF Act, including without limitation (i) a public hearing; and (ii) a determination that tax increment financing assistance is necessary for the Project, including verification of development financing need that substantiates that but for the use of tax increment financing, the Developer would be unable to proceed with the Project.

Adopted by the Board of Commissioners of the Columbia Heights Economic Development Authority  
this 3rd day of January, 2022

\_\_\_\_\_  
President

ATTEST:

\_\_\_\_\_  
Executive Director

**OTHER BUSINESS**

Herringer thanked the City Staff, Fire Department and Public Works for the Christmas Parade and Santa Visiting via Fire Truck.

Márquez-Simula inquired if the commission had the opportunity to view the tour of the new City Hall building. A link will be sent to the Commissioners.

**ADJOURNMENT**

*Motion by Murzyn, seconded by Jacobs, to adjourn the meeting at 6:38 pm. Roll call vote, 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 DECEMBER 2021, AND JANUARY 2022, AND THE PAYMENT OF THE BILLS FOR THE MONTHS OF DECEMBER 2021, AND JANUARY 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 December 2021, and January 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 7th day of March, 2022

Offered by:  
Seconded by:  
Roll Call:

\_\_\_\_\_  
President

Attest:  
\_\_\_\_\_  
Assistant Secretary

INVOICE GL DISTRIBUTION REPORT FOR CITY OF COLUMBIA HEIGHTS  
 EXP CHECK RUN DATES 12/01/2021 - 12/31/2021  
 BOTH JOURNALIZED AND UNJOURNALIZED  
 PAID

Item 2.

GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Check 13 204.0000.22000	PER RESOLUTION 2021-53 AND RELAT STATE OF MINNESOTA MMB		12/30/21	123021	199,716.00
			Total For Check 13		199,716.00
Check 188425 408.6314.43050	CELL TOWER SETTLEMENT	BARNA GUZY & STEFFEN LTD	10/31/21	237524	15.00
			Total For Check 188425		15.00
Check 188446 392.7000.43050	TIF ADMIN NE BUSINESS CENTER	EHLERS & ASSOCIATES INC	10/11/21	88434	2,400.00
			Total For Check 188446		2,400.00
Check 188456 408.9999.42160.2014	7 TON LIMESTONE	HASSAN SAND & GRAVEL	09/07/21	147337	283.50
			Total For Check 188456		283.50
Check 188468 408.9999.42160.2014	BLOCK	JL THEIS, INC.	10/12/21	2837	540.00
408.9999.44000.2014	RETAINING WALL	JL THEIS, INC.	10/12/21	2837	13,869.00
			Total For Check 188468		14,409.00
Check 188480 408.9999.42160.2014	MAINT & CONSTRUCTION MATERIALS	MENARDS CASHWAY LUMBER-FRI	10/18/21	57979	38.43
			Total For Check 188480		38.43
Check 188495 408.9999.43050.2014	CELL TOWER DESIGN 093021	SHORT ELLIOT HENDRICKSON	11/0/15/21	414060	4,575.75
			Total For Check 188495		4,575.75
Check 188521 408.6414.43050	EXPERT & PROFESSIONAL SERV.	ANGSTROM ANALYTICAL INC	10/06/21	4725	367.18
			Total For Check 188521		367.18
Check 188528 408.6314.43050	EXPERT & PROFESSIONAL SERV.	BARNA GUZY & STEFFEN LTD	09/30/21	236533	345.00
			Total For Check 188528		345.00
Check 188531 228.6317.44000	RAMP ELEVATOR CARPET REPLACEMENT	BIG BOBS CARPET	10/13/21	CG102053	496.00
			Total For Check 188531		496.00
Check 188539 204.6314.43050	EXPERT & PROFESSIONAL SERV.	CENTER FOR ENERGY & ENVIRC	10/22/21	20281	300.00
			Total For Check 188539		300.00
Check 188543 204.6314.43250	111521 934571297 COMM DEV ADMIN	COMCAST	11/15/21	134673642	12.98
			Total For Check 188543		12.98
Check 188547 408.6314.44600	LOANS & GRANTS	DAIRY QUEEN	11/30/21	11302021DQ	1,750.00
			Total For Check 188547		1,750.00
Check 188549 408.6414.43050	DEMOLITION OF 230, 960 AND 1002 4 DROBNICK'S CONSTRUCTION CI		12/01/21	120121	42,245.00
			Total For Check 188549		42,245.00

INVOICE GL DISTRIBUTION REPORT FOR CITY OF COLUMBIA HEIGHTS  
 EXP CHECK RUN DATES 12/01/2021 - 12/31/2021  
 BOTH JOURNALIZED AND UNJOURNALIZED  
 PAID

Item 2.

GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Check 188551					
371.7000.43050	EXPERT & PROFESSIONAL SERV.	EHLERS & ASSOCIATES INC	11/09/21	88777	405.00
408.6314.43050	EXPERT & PROFESSIONAL SERV.	EHLERS & ASSOCIATES INC	10/11/21	88435	1,200.00
408.6314.43050	EXPERT & PROFESSIONAL SERV.	EHLERS & ASSOCIATES INC	10/11/21	88433	900.00
			Total For Check 188551		2,505.00
Check 188556					
228.6317.44000	REPAIR & MAINT. SERVICES	HIGH PROFILE GROUNDS MAIN	11/14/21	58462	430.00
			Total For Check 188556		430.00
Check 188559					
228.6317.44000	REPAIR & MAINT. SERVICES	HORWITZ INC	10/27/21	W58928	1,936.76
			Total For Check 188559		1,936.76
Check 188568					
408.6314.43050	NE BUSINESS CENTER	KENNEDY & GRAVEN	10/20/21	163755	917.76
			Total For Check 188568		917.76
Check 188602					
228.6317.44000	MUNICIPAL RAMP CLEANING	SPS INC.	10/21/21	14654	7,650.00
			Total For Check 188602		7,650.00
Check 188629					
408.6414.44390	960 40TH AVE NE	ANOKA COUNTY PROPERTY RECC	10/15/21	363024320046	1,300.27
408.6416.44390	1002 40TH AVE NE	ANOKA COUNTY PROPERTY RECC	10/15/21	363024320042	1,188.24
			Total For Check 188629		2,488.51
Check 188651					
408.6414.43830	GAS	CENTER POINT ENERGY	12/07/21	6401438486-7	99.36
			Total For Check 188651		99.36
Check 188703					
408.6414.43820	WATER DISCONNECT AT 1002 40TH	METRO UTILITIES INC	11/12/21	1882.1	3,770.00
408.6414.43820	WATER DISCONNECT AT 960 40TH	METRO UTILITIES INC	11/12/21	1882.3	3,770.00
408.6414.43850	SEWER DISCONNECT AT 1002 40TH	METRO UTILITIES INC	11/12/21	1882.2	4,120.00
408.6414.43850	SEWER DISCONNECT AT 960 40TH	METRO UTILITIES INC	11/12/21	211882.4	4,570.00
			Total For Check 188703		16,230.00
Check 188724					
204.6314.43210	10013121 PHONE COMMDEV ADMIN	POPP.COM INC	11/26/21	992705132	60.43
			Total For Check 188724		60.43
Check 188750					
408.6414.43810	ELECTRIC	XCEL ENERGY (N S P)	12/07/21	0937952720	22.52
			Total For Check 188750		22.52
Check 188790					
204.6314.43250	121521 934571297 COMM DEV ADMIN	COMCAST	12/15/21	136679383	13.53
			Total For Check 188790		13.53
Check 188897					
228.6317.43810	ELECTRIC	XCEL ENERGY (N S P)	12/07/21	0937976496	1,134.14
			Total For Check 188897		1,134.14

INVOICE GL DISTRIBUTION REPORT FOR CITY OF COLUMBIA HEIGHTS  
 EXP CHECK RUN DATES 12/01/2021 - 12/31/2021  
 BOTH JOURNALIZED AND UNJOURNALIZED  
 PAID

Item 2.

GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Fund Totals:					
		Fund 204 EDA ADMINISTRATION			200,102.94
		Fund 228 DOWNTOWN PARKING			11,646.90
		Fund 371 TIF T4: KMART/CENTRAL A			405.00
		Fund 392 TIF BB2 ALATUS 40TH AV			2,400.00
		Fund 408 EDA REDEVELOPMENT PROJE			85,887.01
Total For All Funds:					300,441.85
--- TOTALS BY GL DISTRIBUTION ---					
204.0000.22000		PER RESOLUTION 2021-53 AND RELATI			199,716.00
204.6314.43050		EXPERT & PROFESSIONAL SERV.			300.00
204.6314.43210		10013121 PHONE COMMDEV ADMIN			60.43
204.6314.43250		121521 934571297 COMM DEV ADMIN			26.51
228.6317.43810		ELECTRIC			1,134.14
228.6317.44000		RAMP ELEVATOR CARPET REPLACEMENT			10,512.76
371.7000.43050		EXPERT & PROFESSIONAL SERV.			405.00
392.7000.43050		TIF ADMIN NE BUSINESS CENTER			2,400.00
408.6314.43050		CELL TOWER SETTLEMENT			3,377.76
408.6314.44600		LOANS & GRANTS			1,750.00
408.6414.43050		EXPERT & PROFESSIONAL SERV.			42,612.18
408.6414.43810		ELECTRIC			22.52
408.6414.43820		WATER DISCONNECT AT 1002 40TH			7,540.00
408.6414.43830		GAS			99.36
408.6414.43850		SEWER DISCONNECT AT 1002 40TH			8,690.00
408.6414.44390		960 40TH AVE NE			1,300.27
408.6416.44390		1002 40TH AVE NE			1,188.24
408.9999.42160.2014		7 TON LIMESTONE			861.93
408.9999.43050.2014		CELL TOWER DESIGN 093021			4,575.75
408.9999.44000.2014		RETAINING WALL			13,869.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS  
 PERIOD ENDING 12/31/2021

Item 2.

GL NUMBER	DESCRIPTION	2021 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 12/31/21	YTD BALANCE 12/31/2021	UNENCUMBERED BALANCE	% BDGT USED
Fund 202 - ANOKA CO COMM DEV PROGRAMS							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
INTERGOVERNMENTAL							
202.0000.33600	COUNTY GRANT	0.00	0.00	692,930.88	692,930.88	(692,930.88)	100.00
INTERGOVERNMENTAL		0.00	0.00	692,930.88	692,930.88	(692,930.88)	100.00
Total Dept 0000 - NON-DEPARTMENTAL		0.00	0.00	692,930.88	692,930.88	(692,930.88)	100.00
TOTAL REVENUES		0.00	0.00	692,930.88	692,930.88	(692,930.88)	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	7,006.00	(7,006.00)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	7,006.00	(7,006.00)	100.00
Total Dept 6355 - ANOKA CO HRA LEVY PROJECTS		0.00	0.00	0.00	7,006.00	(7,006.00)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	7,006.00	(7,006.00)	100.00
Fund 202 - ANOKA CO COMM DEV PROGRAMS:							
TOTAL REVENUES		0.00	0.00	692,930.88	692,930.88	(692,930.88)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	7,006.00	(7,006.00)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	692,930.88	685,924.88	(685,924.88)	100.00

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GL NUMBER	DESCRIPTION	2021 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 12/31/21	YTD BALANCE 12/31/2021	UNENCUMBERED BALANCE	% BDGT USED
Fund 204 - EDA ADMINISTRATION							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TAXES							
204.0000.31011	EDA CURRENT AD VALOREM	179,000.00	0.00	0.00	100,753.38	78,246.62	56.29
204.0000.31014	AREA WIDE TAX	76,500.00	0.00	0.00	31,151.68	45,348.32	40.72
204.0000.31020	DELNQ. AD VALOREM	0.00	0.00	0.00	2,121.25	(2,121.25)	100.00
	TAXES	255,500.00	0.00	0.00	134,026.31	121,473.69	52.46
CHARGES FOR SERVICES							
204.0000.34112	ADMINISTRATIVE FEES	0.00	0.00	0.00	30.00	(30.00)	100.00
204.0000.34113	DEVELOPER FEES	0.00	0.00	0.00	2,000.00	(2,000.00)	100.00
	CHARGES FOR SERVICES	0.00	0.00	0.00	2,030.00	(2,030.00)	100.00
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Total Dept 0000 - NON-DEPARTMENTAL		255,500.00	0.00	0.00	136,056.31	119,443.69	53.25
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TOTAL REVENUES		255,500.00	0.00	0.00	136,056.31	119,443.69	53.25
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Expenditures							
Dept 6314 - ECONOMIC DEVELOPMENT AUTH							
OTHER SERVICES & CHARGES							
204.6314.43050	EXPERT & PROFESSIONAL SERV.	6,000.00	0.00	20.09	37,183.54	(31,183.54)	619.73
204.6314.43105	TRAINING & EDUCATION ACTIVITIES	1,000.00	0.00	0.00	114.15	885.85	11.42
204.6314.43210	TELEPHONE	700.00	0.00	66.79	1,029.02	(329.02)	147.00
204.6314.43220	POSTAGE	600.00	0.00	60.31	624.55	(24.55)	104.09
204.6314.43250	OTHER TELECOMMUNICATIONS	250.00	0.00	13.53	205.05	44.95	82.02
204.6314.43310	LOCAL TRAVEL EXPENSE	200.00	0.00	0.00	0.00	200.00	0.00
204.6314.43500	LEGAL NOTICE PUBLISHING	500.00	0.00	0.00	0.00	500.00	0.00
204.6314.43600	PROP & LIAB INSURANCE	3,200.00	0.00	266.67	3,200.04	(0.04)	100.00
204.6314.44000	REPAIR & MAINT. SERVICES	0.00	0.00	14.54	437.51	(437.51)	100.00
204.6314.44040	INFORMATION SYS:INTERNAL SVC	7,500.00	0.00	7,500.00	7,500.00	0.00	100.00
204.6314.44330	SUBSCRIPTION, MEMBERSHIP	750.00	0.00	0.00	0.00	750.00	0.00
204.6314.44380	COMMISSION & BOARDS	1,100.00	0.00	0.00	350.00	750.00	31.82
	OTHER SERVICES & CHARGES	21,800.00	0.00	7,941.93	50,643.86	(28,843.86)	232.31
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PERSONNEL SERVICES							
204.6314.41010	REGULAR EMPLOYEES	160,300.00	0.00	7,859.97	113,600.86	46,699.14	70.87
204.6314.41210	P.E.R.A. CONTRIBUTION	12,000.00	0.00	589.48	8,654.40	3,345.60	72.12
204.6314.41220	F.I.C.A. CONTRIBUTION	12,300.00	0.00	629.87	9,771.40	2,528.60	79.44
204.6314.41300	INSURANCE	23,700.00	0.00	859.44	20,321.30	3,378.70	85.74
204.6314.41510	WORKERS COMP INSURANCE PREM	1,300.00	0.00	58.80	651.83	648.17	50.14
	PERSONNEL SERVICES	209,600.00	0.00	9,997.56	152,999.79	56,600.21	73.00
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SUPPLIES							
204.6314.42000	OFFICE SUPPLIES	1,000.00	0.00	0.00	28.25	971.75	2.83
204.6314.42010	MINOR EQUIPMENT	500.00	0.00	0.00	0.00	500.00	0.00
204.6314.42011	END USER DEVICES	1,500.00	0.00	0.00	157.94	1,342.06	10.53
204.6314.42171	GENERAL SUPPLIES	100.00	0.00	0.00	0.00	100.00	0.00
204.6314.42175	FOOD SUPPLIES	100.00	0.00	0.00	0.00	100.00	0.00
	SUPPLIES	3,200.00	0.00	0.00	186.19	3,013.81	

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS  
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GL NUMBER	DESCRIPTION	2021 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 12/31/21	YTD BALANCE 12/31/2021	UNENCUMBERED BALANCE	% BDGT USED
Fund 204 - EDA ADMINISTRATION							
Expenditures							
CONTINGENCIES & TRANSFERS							
204.6314.47100	OPER. TRANSFER OUT - LABOR	20,025.00	0.00	1,668.75	21,693.75	(1,668.75)	108.33
CONTINGENCIES & TRANSFERS		20,025.00	0.00	1,668.75	21,693.75	(1,668.75)	108.33
Total Dept 6314 - ECONOMIC DEVELOPMENT AUTH		254,625.00	0.00	19,608.24	225,523.59	29,101.41	88.57
TOTAL EXPENDITURES		254,625.00	0.00	19,608.24	225,523.59	29,101.41	88.57
Fund 204 - EDA ADMINISTRATION:							
TOTAL REVENUES		255,500.00	0.00	0.00	136,056.31	119,443.69	53.25
TOTAL EXPENDITURES		254,625.00	0.00	19,608.24	225,523.59	29,101.41	88.57
NET OF REVENUES & EXPENDITURES		875.00	0.00	(19,608.24)	(89,467.28)	90,342.28	0,224.83

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GL NUMBER	DESCRIPTION	2021 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 12/31/21	YTD BALANCE 12/31/2021	UNENCUMBERED BALANCE	% BDGT USED
Fund 228 - DOWNTOWN PARKING							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
MISCELLANEOUS							
228.0000.36225	NONDWELLING RENTS	31,200.00	0.00	2,600.00	31,200.00	0.00	100.00
MISCELLANEOUS		31,200.00	0.00	2,600.00	31,200.00	0.00	100.00
TRANSFERS & NON-REV RECEIPTS							
228.0000.39247	TRANSFER IN-SPECIAL PROJ REV	25,000.00	0.00	2,083.33	24,999.96	0.04	100.00
TRANSFERS & NON-REV RECEIPTS		25,000.00	0.00	2,083.33	24,999.96	0.04	100.00
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Total Dept 0000 - NON-DEPARTMENTAL		56,200.00	0.00	4,683.33	56,199.96	0.04	100.00
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TOTAL REVENUES		56,200.00	0.00	4,683.33	56,199.96	0.04	100.00
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Expenditures							
Dept 6317 - DOWNTOWN PARKING							
OTHER SERVICES & CHARGES							
228.6317.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	3,718.20	(3,718.20)	100.00
228.6317.43600	PROP & LIAB INSURANCE	7,300.00	0.00	608.33	7,299.96	0.04	100.00
228.6317.43800	UTILITY SERVICES	0.00	0.00	175.18	362.85	(362.85)	100.00
228.6317.43810	ELECTRIC	12,000.00	0.00	1,134.14	11,770.85	229.15	98.09
228.6317.43820	WATER	750.00	0.00	0.00	115.09	634.91	15.35
228.6317.43850	SEWER	0.00	0.00	0.00	1,073.91	(1,073.91)	100.00
228.6317.44000	REPAIR & MAINT. SERVICES	36,150.00	614.30	7,650.00	23,453.85	12,081.85	66.58
228.6317.44020	BLDG MAINT CONTRACTUAL SERVICES	0.00	0.00	0.00	1,932.00	(1,932.00)	100.00
OTHER SERVICES & CHARGES		56,200.00	614.30	9,567.65	49,726.71	5,858.99	89.57
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SUPPLIES							
228.6317.42171	GENERAL SUPPLIES	0.00	0.00	0.00	233.95	(233.95)	100.00
SUPPLIES		0.00	0.00	0.00	233.95	(233.95)	100.00
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Total Dept 6317 - DOWNTOWN PARKING		56,200.00	614.30	9,567.65	49,960.66	5,625.04	89.99
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TOTAL EXPENDITURES		56,200.00	614.30	9,567.65	49,960.66	5,625.04	89.99
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Fund 228 - DOWNTOWN PARKING:							
TOTAL REVENUES		56,200.00	0.00	4,683.33	56,199.96	0.04	100.00
TOTAL EXPENDITURES		56,200.00	614.30	9,567.65	49,960.66	5,625.04	89.99
NET OF REVENUES & EXPENDITURES		0.00	(614.30)	(4,884.32)	6,239.30	(5,625.00)	100.00

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Fund 371 - TIF T4: KMART/CENTRAL AVE							
Expenditures							
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
371.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	3,405.00	(3,405.00)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	3,405.00	(3,405.00)	100.00
Total Dept 7000 - BONDS		0.00	0.00	0.00	3,405.00	(3,405.00)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	3,405.00	(3,405.00)	100.00
Fund 371 - TIF T4: KMART/CENTRAL AVE:							
TOTAL REVENUES		0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		0.00	0.00	0.00	3,405.00	(3,405.00)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	(3,405.00)	3,405.00	100.00

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GL NUMBER	DESCRIPTION	2021 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 12/31/21	YTD BALANCE 12/31/2021	UNENCUMBERED BALANCE	% BDGT USED
Fund 372 - HUSET PARK AREA TIF (T6)							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TAXES							
372.0000.31010	CURRENT AD VALOREM	192,300.00	0.00	0.00	374,051.46	(181,751.46)	194.51
372.0000.31020	DELNQ. AD VALOREM	0.00	0.00	0.00	1,387.61	(1,387.61)	100.00
TAXES		192,300.00	0.00	0.00	375,439.07	(183,139.07)	195.24
MISCELLANEOUS							
372.0000.36210	INTEREST ON INVESTMENTS	1,000.00	0.00	0.00	0.00	1,000.00	0.00
MISCELLANEOUS		1,000.00	0.00	0.00	0.00	1,000.00	0.00
Total Dept 0000 - NON-DEPARTMENTAL							
		193,300.00	0.00	0.00	375,439.07	(182,139.07)	194.23
TOTAL REVENUES							
		193,300.00	0.00	0.00	375,439.07	(182,139.07)	194.23
Expenditures							
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
372.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	8,151.38	(8,151.38)	100.00
372.7000.43500	LEGAL NOTICE PUBLISHING	0.00	0.00	0.00	77.63	(77.63)	100.00
372.7000.44600	LOANS & GRANTS	0.00	0.00	0.00	335,390.74	(335,390.74)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	343,619.75	(343,619.75)	100.00
OTHER FINANCING USES							
372.7000.46010	PRINCIPAL	130,000.00	0.00	0.00	130,000.00	0.00	100.00
372.7000.46110	INTEREST	59,800.00	0.00	0.00	59,747.50	52.50	99.91
372.7000.46200	FISCAL AGENT CHARGES	1,200.00	0.00	0.00	475.00	725.00	39.58
372.7000.46210	MISCELLANEOUS FISCAL CHARGES	0.00	0.00	0.00	500.00	(500.00)	100.00
OTHER FINANCING USES		191,000.00	0.00	0.00	190,722.50	277.50	99.85
Total Dept 7000 - BONDS							
		191,000.00	0.00	0.00	534,342.25	(343,342.25)	279.76
TOTAL EXPENDITURES							
		191,000.00	0.00	0.00	534,342.25	(343,342.25)	279.76
Fund 372 - HUSET PARK AREA TIF (T6):							
TOTAL REVENUES		193,300.00	0.00	0.00	375,439.07	(182,139.07)	194.23
TOTAL EXPENDITURES		191,000.00	0.00	0.00	534,342.25	(343,342.25)	279.76
NET OF REVENUES & EXPENDITURES		2,300.00	0.00	0.00	(158,903.18)	161,203.18	6,908.83

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS  
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GL NUMBER	DESCRIPTION	2021 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 12/31/21	YTD BALANCE 12/31/2021	UNENCUMBERED BALANCE	% BDGT USED
Fund 374 - TIF Z2: CENTRAL VALU CENTER							
Expenditures							
Dept 6412 - 43RD & CENTRAL: HYVEE							
OTHER SERVICES & CHARGES							
374.6412.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	1,177.41	(1,177.41)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	1,177.41	(1,177.41)	100.00
Total Dept 6412 - 43RD & CENTRAL: HYVEE		0.00	0.00	0.00	1,177.41	(1,177.41)	100.00
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
374.7000.43500	LEGAL NOTICE PUBLISHING	0.00	0.00	0.00	25.88	(25.88)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	25.88	(25.88)	100.00
Total Dept 7000 - BONDS		0.00	0.00	0.00	25.88	(25.88)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	1,203.29	(1,203.29)	100.00
Fund 374 - TIF Z2: CENTRAL VALU CENTER:							
TOTAL REVENUES		0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		0.00	0.00	0.00	1,203.29	(1,203.29)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	(1,203.29)	1,203.29	100.00

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GL NUMBER	DESCRIPTION	2021 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 12/31/21	YTD BALANCE 12/31/2021	UNENCUMBERED BALANCE	% BGD USED
Fund 375 - TIF Z6: 47TH & GRAND							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TAXES							
375.0000.31010	CURRENT AD VALOREM	0.00	0.00	0.00	128,477.73	(128,477.73)	100.00
TAXES		0.00	0.00	0.00	128,477.73	(128,477.73)	100.00
Total Dept 0000 - NON-DEPARTMENTAL		0.00	0.00	0.00	128,477.73	(128,477.73)	100.00
TOTAL REVENUES		0.00	0.00	0.00	128,477.73	(128,477.73)	100.00
Expenditures							
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
375.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	1,208.61	(1,208.61)	100.00
375.7000.43500	LEGAL NOTICE PUBLISHING	0.00	0.00	0.00	25.88	(25.88)	100.00
375.7000.44600	LOANS & GRANTS	0.00	0.00	0.00	104,786.30	(104,786.30)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	106,020.79	(106,020.79)	100.00
Total Dept 7000 - BONDS		0.00	0.00	0.00	106,020.79	(106,020.79)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	106,020.79	(106,020.79)	100.00
Fund 375 - TIF Z6: 47TH & GRAND:							
TOTAL REVENUES		0.00	0.00	0.00	128,477.73	(128,477.73)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	106,020.79	(106,020.79)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	22,456.94	(22,456.94)	100.00

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GL NUMBER	DESCRIPTION	2021 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 12/31/21	YTD BALANCE 12/31/2021	UNENCUMBERED BALANCE	% BDGT USED
Fund 376 - TIF DISTRICTS A3/C7/C8							
Expenditures							
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
376.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	1,124.62	(1,124.62)	100.00
376.7000.43500	LEGAL NOTICE PUBLISHING	0.00	0.00	0.00	25.88	(25.88)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	1,150.50	(1,150.50)	100.00
Total Dept 7000 - BONDS		0.00	0.00	0.00	1,150.50	(1,150.50)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	1,150.50	(1,150.50)	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	1,150.50	(1,150.50)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	(1,150.50)	1,150.50	100.00

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Fund 389 - TIF R8 CRESTV/TRANSITION BLK							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TAXES							
389.0000.31010	CURRENT AD VALOREM	0.00	0.00	0.00	31,556.59	(31,556.59)	100.00
TAXES		0.00	0.00	0.00	31,556.59	(31,556.59)	100.00
Total Dept 0000 - NON-DEPARTMENTAL		0.00	0.00	0.00	31,556.59	(31,556.59)	100.00
TOTAL REVENUES		0.00	0.00	0.00	31,556.59	(31,556.59)	100.00
Expenditures							
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
389.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	1,432.56	(1,432.56)	100.00
389.7000.43500	LEGAL NOTICE PUBLISHING	0.00	0.00	0.00	25.88	(25.88)	100.00
389.7000.44600	LOANS & GRANTS	0.00	0.00	0.00	26,451.00	(26,451.00)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	27,909.44	(27,909.44)	100.00
Total Dept 7000 - BONDS		0.00	0.00	0.00	27,909.44	(27,909.44)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	27,909.44	(27,909.44)	100.00
Fund 389 - TIF R8 CRESTV/TRANSITION BLK:							
TOTAL REVENUES		0.00	0.00	0.00	31,556.59	(31,556.59)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	27,909.44	(27,909.44)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	3,647.15	(3,647.15)	100.00

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GL NUMBER	DESCRIPTION	2021 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 12/31/21	YTD BALANCE 12/31/2021	UNENCUMBERED BALANCE	% BDGT USED
Fund 391 - SCATTERED SITE TIF W3/W4							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TAXES							
391.0000.31010	CURRENT AD VALOREM	0.00	0.00	0.00	21,883.98	(21,883.98)	100.00
	TAXES	0.00	0.00	0.00	21,883.98	(21,883.98)	100.00
Total Dept 0000 - NON-DEPARTMENTAL		0.00	0.00	0.00	21,883.98	(21,883.98)	100.00
TOTAL REVENUES		0.00	0.00	0.00	21,883.98	(21,883.98)	100.00
Expenditures							
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
391.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	1,867.74	(1,867.74)	100.00
391.7000.43500	LEGAL NOTICE PUBLISHING	0.00	0.00	0.00	51.72	(51.72)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	1,919.46	(1,919.46)	100.00
Total Dept 7000 - BONDS		0.00	0.00	0.00	1,919.46	(1,919.46)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	1,919.46	(1,919.46)	100.00
Fund 391 - SCATTERED SITE TIF W3/W4:							
TOTAL REVENUES		0.00	0.00	0.00	21,883.98	(21,883.98)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	1,919.46	(1,919.46)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	19,964.52	(19,964.52)	100.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS  
 PERIOD ENDING 12/31/2021

Item 2.

GL NUMBER	DESCRIPTION	2021 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 12/31/21	YTD BALANCE 12/31/2021	UNENCUMBERED BALANCE	% BDGT USED
Fund 392 - TIF BB2 ALATUS 40TH AV							
Expenditures							
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
392.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	3,770.91	(3,770.91)	100.00
392.7000.43500	LEGAL NOTICE PUBLISHING	0.00	0.00	0.00	25.88	(25.88)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	3,796.79	(3,796.79)	100.00
Total Dept 7000 - BONDS		0.00	0.00	0.00	3,796.79	(3,796.79)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	3,796.79	(3,796.79)	100.00
Fund 392 - TIF BB2 ALATUS 40TH AV:							
TOTAL REVENUES		0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		0.00	0.00	0.00	3,796.79	(3,796.79)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	(3,796.79)	3,796.79	100.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS  
 PERIOD ENDING 12/31/2021

Item 2.

GL NUMBER	DESCRIPTION	2021 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 12/31/21	YTD BALANCE 12/31/2021	UNENCUMBERED BALANCE	% BDGT USED
Fund 393 - TIF ALATUS 4300 CENTRAL							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TRANSFERS & NON-REV RECEIPTS							
393.0000.39310	BOND PROCEEDS	0.00	0.00	0.00	5,935,000.00	(5,935,000.00)	100.00
TRANSFERS & NON-REV RECEIPTS		0.00	0.00	0.00	5,935,000.00	(5,935,000.00)	100.00
Total Dept 0000 - NON-DEPARTMENTAL		0.00	0.00	0.00	5,935,000.00	(5,935,000.00)	100.00
TOTAL REVENUES		0.00	0.00	0.00	5,935,000.00	(5,935,000.00)	100.00
Expenditures							
Dept 7000 - BONDS							
OTHER FINANCING USES							
393.7000.46210	MISCELLANEOUS FISCAL CHARGES	0.00	0.00	0.00	76,484.65	(76,484.65)	100.00
OTHER FINANCING USES		0.00	0.00	0.00	76,484.65	(76,484.65)	100.00
Total Dept 7000 - BONDS		0.00	0.00	0.00	76,484.65	(76,484.65)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	76,484.65	(76,484.65)	100.00
Fund 393 - TIF ALATUS 4300 CENTRAL:							
TOTAL REVENUES		0.00	0.00	0.00	5,935,000.00	(5,935,000.00)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	76,484.65	(76,484.65)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	5,858,515.35	(5,858,515.35)	100.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS  
 PERIOD ENDING 12/31/2021

Item 2.

GL NUMBER	DESCRIPTION	2021 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 12/31/21	YTD BALANCE 12/31/2021	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	96,226.80	78,773.20	54.99
408.0000.31014	AREA WIDE TAX	75,000.00	0.00	0.00	31,287.11	43,712.89	41.72
408.0000.31020	DELNQ. AD VALOREM	0.00	0.00	0.00	1,913.24	(1,913.24)	100.00
TAXES		250,000.00	0.00	0.00	129,427.15	120,572.85	51.77
MISCELLANEOUS							
408.0000.36290	OTHER MISC. REVENUE	0.00	0.00	0.00	1,243.29	(1,243.29)	100.00
MISCELLANEOUS		0.00	0.00	0.00	1,243.29	(1,243.29)	100.00
Total Dept 0000 - NON-DEPARTMENTAL							
		250,000.00	0.00	0.00	130,670.44	119,329.56	52.27
TOTAL REVENUES							
		250,000.00	0.00	0.00	130,670.44	119,329.56	52.27
Expenditures							
Dept 6314 - ECONOMIC DEVELOPMENT AUTH							
OTHER SERVICES & CHARGES							
408.6314.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	6,257.76	(6,257.76)	100.00
408.6314.44600	LOANS & GRANTS	0.00	0.00	0.00	6,750.00	(6,750.00)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	13,007.76	(13,007.76)	100.00
Total Dept 6314 - ECONOMIC DEVELOPMENT AUTH							
		0.00	0.00	0.00	13,007.76	(13,007.76)	100.00
Dept 6411 - FACADE IMPROVEMENT GRANT							
OTHER SERVICES & CHARGES							
408.6411.44600	LOANS & GRANTS	0.00	(3,100.00)	3,100.00	3,100.00	0.00	100.00
OTHER SERVICES & CHARGES		0.00	(3,100.00)	3,100.00	3,100.00	0.00	100.00
Total Dept 6411 - FACADE IMPROVEMENT GRANT							
		0.00	(3,100.00)	3,100.00	3,100.00	0.00	100.00
Dept 6414 - COMMERCIAL REVITALIZATION							
OTHER SERVICES & CHARGES							
408.6414.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	42,245.00	75,008.37	(75,008.37)	100.00
408.6414.43810	ELECTRIC	0.00	0.00	22.52	262.39	(262.39)	100.00
408.6414.43820	WATER	0.00	0.00	7,540.00	7,702.82	(7,702.82)	100.00
408.6414.43830	GAS	0.00	0.00	284.38	819.61	(819.61)	100.00
408.6414.43850	SEWER	0.00	0.00	8,690.00	8,690.00	(8,690.00)	100.00
408.6414.44360	PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	84,280.25	(84,280.25)	100.00
408.6414.44390	TAXES & LICENSES	0.00	0.00	1,300.27	1,300.27	(1,300.27)	100.00
408.6414.44600	LOANS & GRANTS	50,000.00	0.00	0.00	0.00	50,000.00	0.00
OTHER SERVICES & CHARGES		50,000.00	0.00	60,082.17	178,063.71	(128,063.71)	356.13
PERSONNEL SERVICES							
408.6414.41010	REGULAR EMPLOYEES	0.00	0.00	0.00	1,135.85	(1,135.85)	100.00
408.6414.41210	P.E.R.A. CONTRIBUTION	0.00	0.00	0.00	85.18	(85.18)	100.00

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

GL NUMBER	DESCRIPTION	2021 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 12/31/21	YTD BALANCE 12/31/2021	UNENCUMBERED BALANCE	% BDGT USED
Fund 408 - EDA REDEVELOPMENT PROJECT FD							
Expenditures							
408.6414.41220	F.I.C.A. CONTRIBUTION	0.00	0.00	0.00	83.76	(83.76)	100.00
408.6414.41300	INSURANCE	0.00	0.00	0.00	221.41	(221.41)	100.00
408.6414.41510	WORKERS COMP INSURANCE PREM	0.00	0.00	0.00	33.28	(33.28)	100.00
PERSONNEL SERVICES		0.00	0.00	0.00	1,559.48	(1,559.48)	100.00
CAPITAL OUTLAY							
408.6414.45110	LAND	200,000.00	0.00	0.00	228,893.86	(28,893.86)	114.45
CAPITAL OUTLAY		200,000.00	0.00	0.00	228,893.86	(28,893.86)	114.45
Total Dept 6414 - COMMERCIAL REVITALIZATION		250,000.00	0.00	60,082.17	408,517.05	(158,517.05)	163.41
Dept 6416 - 3989 CENTRAL AVE							
OTHER SERVICES & CHARGES							
408.6416.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	10,498.10	(10,498.10)	100.00
408.6416.44390	TAXES & LICENSES	0.00	0.00	1,188.24	1,188.24	(1,188.24)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	1,188.24	11,686.34	(11,686.34)	100.00
Total Dept 6416 - 3989 CENTRAL AVE		0.00	0.00	1,188.24	11,686.34	(11,686.34)	100.00
Dept 9999 - CONSTRUCTION							
OTHER SERVICES & CHARGES							
408.9999.43050.2014	EXPERT & PROFESSIONAL SERV.	0.00	19,400.00	0.00	274,358.55	(293,758.55)	100.00
408.9999.43310.2011	LOCAL TRAVEL EXPENSE	0.00	0.00	0.00	22.00	(22.00)	100.00
408.9999.43500.2014	LEGAL NOTICE PUBLISHING	0.00	0.00	0.00	311.35	(311.35)	100.00
408.9999.44000.2014	REPAIR & MAINT. SERVICES	0.00	0.00	0.00	13,869.00	(13,869.00)	100.00
408.9999.44100.2014	RENTS & LEASES	0.00	0.00	0.00	175.00	(175.00)	100.00
OTHER SERVICES & CHARGES		0.00	19,400.00	0.00	288,735.90	(308,135.90)	100.00
SUPPLIES							
408.9999.42160.2014	MAINT & CONSTRUCTION MATERIALS	0.00	0.00	0.00	1,940.78	(1,940.78)	100.00
408.9999.42171.2014	GENERAL SUPPLIES	0.00	0.00	0.00	9.89	(9.89)	100.00
SUPPLIES		0.00	0.00	0.00	1,950.67	(1,950.67)	100.00
Total Dept 9999 - CONSTRUCTION		0.00	19,400.00	0.00	290,686.57	(310,086.57)	100.00
TOTAL EXPENDITURES		250,000.00	16,300.00	64,370.41	726,997.72	(493,297.72)	297.32
Fund 408 - EDA REDEVELOPMENT PROJECT FD:							
TOTAL REVENUES		250,000.00	0.00	0.00	130,670.44	119,329.56	52.27
TOTAL EXPENDITURES		250,000.00	16,300.00	64,370.41	726,997.72	(493,297.72)	297.32
NET OF REVENUES & EXPENDITURES		0.00	(16,300.00)	(64,370.41)	(596,327.28)	612,627.28	100.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS  
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GL NUMBER	DESCRIPTION	2021 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 12/31/21	YTD BALANCE 12/31/2021	UNENCUMBERED BALANCE	% BDGT USED
Fund 420 - CAP IMPROVEMENT-DEVELOPMENT							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
MISCELLANEOUS							
420.0000.36216	LOAN INTEREST	0.00	0.00	0.00	323.71	(323.71)	100.00
MISCELLANEOUS		0.00	0.00	0.00	323.71	(323.71)	100.00
Total Dept 0000 - NON-DEPARTMENTAL		0.00	0.00	0.00	323.71	(323.71)	100.00
TOTAL REVENUES		0.00	0.00	0.00	323.71	(323.71)	100.00
Expenditures							
Dept 6317 - DOWNTOWN PARKING							
OTHER SERVICES & CHARGES							
420.6317.44000.1915	REPAIR & MAINT. SERVICES	0.00	88,455.00	0.00	0.00	(88,455.00)	0.00
OTHER SERVICES & CHARGES		0.00	88,455.00	0.00	0.00	(88,455.00)	0.00
Total Dept 6317 - DOWNTOWN PARKING		0.00	88,455.00	0.00	0.00	(88,455.00)	0.00
TOTAL EXPENDITURES		0.00	88,455.00	0.00	0.00	(88,455.00)	0.00
Fund 420 - CAP IMPROVEMENT-DEVELOPMENT:							
TOTAL REVENUES		0.00	0.00	0.00	323.71	(323.71)	100.00
TOTAL EXPENDITURES		0.00	88,455.00	0.00	0.00	(88,455.00)	100.00
NET OF REVENUES & EXPENDITURES		0.00	(88,455.00)	0.00	323.71	88,131.29	100.00
TOTAL REVENUES - ALL FUNDS		755,000.00	0.00	697,614.21	7,508,538.67	(6,753,538.67)	994.51
TOTAL EXPENDITURES - ALL FUNDS		751,825.00	105,369.30	93,546.30	1,765,720.14	(1,119,264.44)	248.87
NET OF REVENUES & EXPENDITURES		3,175.00	(105,369.30)	604,067.91	5,742,818.53	(5,634,274.23)	7,557.46

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GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Check 18 392.7000.46110	INTEREST	U.S. BANK	01/14/22	1902785	13,502.13
			Total For Check 18		13,502.13
Check 189047 204.6314.43210	MARCO/MITEL SUPPORT	MARCO, INC	11/01/21	INV9288738	287.81
			Total For Check 189047		287.81
Check 189116 408.6414.43830	GAS	CENTER POINT ENERGY	01/06/22	6401438486-7	185.02
			Total For Check 189116		185.02
Check 189134 408.6411.44600	FACADE IMPROVEMENT GRANT AGREEME MAHLMANN/DONNA		01/04/22	010422	3,100.00
			Total For Check 189134		3,100.00
Check 189151 204.6314.43210	122621 10013121 PHONE COMMDEV AD POPP.COM INC		12/26/21	992709808	60.43
204.6314.43210	113021-10010429 COM DEV ADMINIS POPP.COM INC		11/30/21	992706474	6.36
			Total For Check 189151		66.79
Check 189178 372.7000.46200	FISCAL AGENT CHARGES	BOND TRUST SERVICES CORP	12/15/21	68563	475.00
			Total For Check 189178		475.00
Check 189242 408.9999.43050.2014	COMMUNICATIONS TOWER	VINCO, INC.	12/10/21	51407	19,400.00
			Total For Check 189242		19,400.00
Check 189245 408.6414.43810	ELECTRIC	XCEL ENERGY (N S P)	01/10/22	0943381011	32.44
			Total For Check 189245		32.44
Check 189260 204.6314.43050	HOME ENERGY AUDIT	CENTER FOR ENERGY & ENVIRC	01/14/22	20593	200.00
			Total For Check 189260		200.00
Check 189268 389.7000.44600	2ND HALF 2021 TIF PAYMENT R8	COLUMBIA COURT TOWNHOMES	01/10/22	011022	9,613.00
			Total For Check 189268		9,613.00
Check 189269 372.7000.44600	2ND HALF 2021 TIF T6	COLUMBIA HEIGHTS LEASED	01/10/22	011022	335,390.74
			Total For Check 189269		335,390.74
Check 189270 375.7000.44600	2ND HALF 2021 TIF PAYMENT Z6	COLUMBIA HEIGHTS LEASED	01/10/22	011022	115,629.95
			Total For Check 189270		115,629.95
Check 189271 204.6314.43250	011522 934571297 COMM DEV ADMIN	COMCAST	01/15/22	138693119	14.30
			Total For Check 189271		14.30
Check 189273 389.7000.44600	2ND HALF 2021 TIF R8 CV	CREST VIEW ON 42ND	01/10/22	011022	20,732.00
			Total For Check 189273		20,761.00

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GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Check 189276 420.6317.44000.1915	REPLACE STAIRWELL DOORS AT PARKI DORGLASS INC		01/12/02	57123	18,720.00
			Total For Check 189276		18,720.00
Check 189293 393.7000.43050	TIF ANALYSIS 4300 CENTRAL AVENUE LHB, INC		07/21/21	160793.00-2	1,094.50
			Total For Check 189293		1,094.50
Check 189324 228.6317.43810	ELECTRIC	XCEL ENERGY (N S P)	01/10/22	0943395096	1,523.18
			Total For Check 189324		1,523.18
Check 19 204.0000.22000	PER RESOLUTION 2021-53 AND RELAT STATE OF MINNESOTA MMB		01/18/22	011822	11,320.00
			Total For Check 19		11,320.00
Check 20 204.0000.22000	ASSOCIATED WITH MMB CONDUIT DEBT REUTER WALTON DEVELOPMENT		01/27/22	012722	11,200.00
			Total For Check 20		11,200.00

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GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Fund Totals:					
		Fund 204	EDA ADMINISTRATION		23,088.90
		Fund 228	DOWNTOWN PARKING		1,523.18
		Fund 372	HUSET PARK AREA TIF (T6		335,865.74
		Fund 375	TIF Z6: 47TH & GRAND		115,629.95
		Fund 389	TIF R8 CRESTV/TRANSITIO		30,374.00
		Fund 392	TIF BB2 ALATUS 40TH AV		13,502.13
		Fund 393	TIF ALATUS 4300 CENTRAL		1,094.50
		Fund 408	EDA REDEVELOPMENT PROJE		22,717.46
		Fund 420	CAP IMPROVEMENT-DEVELOP		18,720.00
Total For All Funds:					562,515.86
--- TOTALS BY GL DISTRIBUTION ---					
	204.0000.22000		ASSOCIATED WITH MMB CONDUIT DEBT		22,520.00
	204.6314.43050		HOME ENERGY AUDIT		200.00
	204.6314.43210		MARCO/MITEL SUPPORT		354.60
	204.6314.43250		011522 934571297 COMM DEV ADMIN		14.30
	228.6317.43810		ELECTRIC		1,523.18
	372.7000.44600		2ND HALF 2021 TIF T6		335,390.74
	372.7000.46200		FISCAL AGENT CHARGES		475.00
	375.7000.44600		2ND HALF 2021 TIF PAYMENT Z6		115,629.95
	389.7000.44600		2ND HALF 2021 TIF PAYMENT R8		30,374.00
	392.7000.46110		INTEREST		13,502.13
	393.7000.43050		TIF ANALYSIS 4300 CENTRAL AVENUE		1,094.50
	408.6411.44600		FACADE IMPROVEMENT GRANT AGREEME		3,100.00
	408.6414.43810		ELECTRIC		32.44
	408.6414.43830		GAS		185.02
	408.9999.43050.2014		COMMUNICATIONS TOWER		19,400.00
	420.6317.44000.1915		REPLACE STAIRWELL DOORS AT PARKI		18,720.00

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GL NUMBER	DESCRIPTION	2022 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 01/31/22	YTD BALANCE 01/31/2022	UNENCUMBERED BALANCE	% BGD USED
Fund 204 - EDA ADMINISTRATION							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TAXES							
204.0000.31011	EDA CURRENT AD VALOREM	179,000.00	0.00	0.00	0.00	179,000.00	0.00
204.0000.31014	AREA WIDE TAX	76,500.00	0.00	0.00	0.00	76,500.00	0.00
TAXES		255,500.00	0.00	0.00	0.00	255,500.00	0.00
Total Dept 0000 - NON-DEPARTMENTAL		255,500.00	0.00	0.00	0.00	255,500.00	0.00
TOTAL REVENUES		255,500.00	0.00	0.00	0.00	255,500.00	0.00
Expenditures							
Dept 6314 - ECONOMIC DEVELOPMENT AUTH							
PERSONNEL SERVICES							
204.6314.41010	REGULAR EMPLOYEES	156,360.00	0.00	5,939.64	5,939.64	150,420.36	3.80
204.6314.41210	P.E.R.A. CONTRIBUTION	11,727.00	0.00	445.13	445.13	11,281.87	3.80
204.6314.41220	F.I.C.A. CONTRIBUTION	11,933.00	0.00	498.38	498.38	11,434.62	4.18
204.6314.41300	INSURANCE	21,204.00	0.00	860.92	860.92	20,343.08	4.06
204.6314.41510	WORKERS COMP INSURANCE PREM	1,104.00	0.00	40.49	40.49	1,063.51	3.67
204.6314.41810	COLA ALLOWANCE	5,800.00	0.00	0.00	0.00	5,800.00	0.00
PERSONNEL SERVICES		208,128.00	0.00	7,784.56	7,784.56	200,343.44	3.74
SUPPLIES							
204.6314.42000	OFFICE SUPPLIES	500.00	0.00	0.00	0.00	500.00	0.00
204.6314.42010	MINOR EQUIPMENT	500.00	0.00	0.00	0.00	500.00	0.00
204.6314.42011	END USER DEVICES	1,700.00	0.00	0.00	0.00	1,700.00	0.00
204.6314.42171	GENERAL SUPPLIES	100.00	0.00	0.00	0.00	100.00	0.00
204.6314.42175	FOOD SUPPLIES	100.00	0.00	0.00	0.00	100.00	0.00
SUPPLIES		2,900.00	0.00	0.00	0.00	2,900.00	0.00
OTHER SERVICES & CHARGES							
204.6314.43050	EXPERT & PROFESSIONAL SERV.	2,200.00	2,067.50	0.00	0.00	132.50	93.98
204.6314.43105	TRAINING & EDUCATION ACTIVITIES	1,000.00	0.00	0.00	0.00	1,000.00	0.00
204.6314.43210	TELEPHONE	500.00	0.00	60.43	60.43	439.57	12.09
204.6314.43220	POSTAGE	500.00	0.00	0.00	0.00	500.00	0.00
204.6314.43250	OTHER TELECOMMUNICATIONS	200.00	0.00	14.30	14.30	185.70	7.15
204.6314.43310	LOCAL TRAVEL EXPENSE	200.00	0.00	0.00	0.00	200.00	0.00
204.6314.43500	LEGAL NOTICE PUBLISHING	500.00	0.00	0.00	0.00	500.00	0.00
204.6314.43600	PROP & LIAB INSURANCE	2,400.00	0.00	200.00	200.00	2,200.00	8.33
204.6314.44000	REPAIR & MAINT. SERVICES	750.00	0.00	6.42	6.42	743.58	0.86
204.6314.44040	INFORMATION SYS:INTERNAL SVC	7,700.00	0.00	641.67	641.67	7,058.33	8.33
204.6314.44330	SUBSCRIPTION, MEMBERSHIP	250.00	0.00	0.00	0.00	250.00	0.00
204.6314.44380	COMMISSION & BOARDS	900.00	0.00	0.00	0.00	900.00	0.00
OTHER SERVICES & CHARGES		17,100.00	2,067.50	922.82	922.82	14,109.68	17.49
CONTINGENCIES & TRANSFERS							
204.6314.47100	OPER. TRANSFER OUT - LABOR	21,900.00	0.00	1,825.00	1,825.00	20,075.00	8.33
CONTINGENCIES & TRANSFERS		21,900.00	0.00	1,825.00	1,825.00	20,075.00	8.33

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS  
 PERIOD ENDING 01/31/2022

Item 2.

GL NUMBER	DESCRIPTION	2022 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 01/31/22	YTD BALANCE 01/31/2022	UNENCUMBERED BALANCE	% BDGT USED
Fund 204 - EDA ADMINISTRATION							
Expenditures							
	Total Dept 6314 - ECONOMIC DEVELOPMENT AUTH	250,028.00	2,067.50	10,532.38	10,532.38	237,428.12	5.04
TOTAL EXPENDITURES		<u>250,028.00</u>	<u>2,067.50</u>	<u>10,532.38</u>	<u>10,532.38</u>	<u>237,428.12</u>	<u>5.04</u>
Fund 204 - EDA ADMINISTRATION:							
	TOTAL REVENUES	255,500.00	0.00	0.00	0.00	255,500.00	0.00
	TOTAL EXPENDITURES	<u>250,028.00</u>	<u>2,067.50</u>	<u>10,532.38</u>	<u>10,532.38</u>	<u>237,428.12</u>	<u>5.04</u>
	NET OF REVENUES & EXPENDITURES	5,472.00	(2,067.50)	(10,532.38)	(10,532.38)	18,071.88	230.26

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS  
 PERIOD ENDING 01/31/2022

Item 2.

GL NUMBER	DESCRIPTION	2022 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 01/31/22	YTD BALANCE 01/31/2022	UNENCUMBERED BALANCE	% BDGT USED
Fund 228 - DOWNTOWN PARKING							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
MISCELLANEOUS							
228.0000.36225	NONDWELLING RENTS	31,200.00	0.00	5,200.00	5,200.00	26,000.00	16.67
MISCELLANEOUS		31,200.00	0.00	5,200.00	5,200.00	26,000.00	16.67
TRANSFERS & NON-REV RECEIPTS							
228.0000.39247	TRANSFER IN-SPECIAL PROJ REV	10,000.00	0.00	833.33	833.33	9,166.67	8.33
TRANSFERS & NON-REV RECEIPTS		10,000.00	0.00	833.33	833.33	9,166.67	8.33
Total Dept 0000 - NON-DEPARTMENTAL							
		41,200.00	0.00	6,033.33	6,033.33	35,166.67	14.64
TOTAL REVENUES							
		41,200.00	0.00	6,033.33	6,033.33	35,166.67	14.64
Expenditures							
Dept 6317 - DOWNTOWN PARKING							
OTHER SERVICES & CHARGES							
228.6317.43600	PROP & LIAB INSURANCE	8,100.00	0.00	675.00	675.00	7,425.00	8.33
228.6317.43800	UTILITY SERVICES	0.00	0.00	206.20	206.20	(206.20)	100.00
228.6317.43810	ELECTRIC	12,000.00	0.00	0.00	0.00	12,000.00	0.00
228.6317.43820	WATER	500.00	0.00	0.00	0.00	500.00	0.00
228.6317.43850	SEWER	1,500.00	0.00	0.00	0.00	1,500.00	0.00
228.6317.44000	REPAIR & MAINT. SERVICES	19,100.00	614.30	0.00	0.00	18,485.70	3.22
OTHER SERVICES & CHARGES		41,200.00	614.30	881.20	881.20	39,704.50	3.63
Total Dept 6317 - DOWNTOWN PARKING							
		41,200.00	614.30	881.20	881.20	39,704.50	3.63
TOTAL EXPENDITURES							
		41,200.00	614.30	881.20	881.20	39,704.50	3.63
Fund 228 - DOWNTOWN PARKING:							
TOTAL REVENUES		41,200.00	0.00	6,033.33	6,033.33	35,166.67	14.64
TOTAL EXPENDITURES		41,200.00	614.30	881.20	881.20	39,704.50	3.63
NET OF REVENUES & EXPENDITURES		0.00	(614.30)	5,152.13	5,152.13	(4,537.83)	100.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS  
 PERIOD ENDING 01/31/2022

Item 2.

GL NUMBER	DESCRIPTION	2022 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 01/31/22	YTD BALANCE 01/31/2022	UNENCUMBERED BALANCE	% BDGT USED
Fund 372 - HUSET PARK AREA TIF (T6)							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TAXES							
372.0000.31010	CURRENT AD VALOREM	190,000.00	0.00	0.00	0.00	190,000.00	0.00
TAXES		190,000.00	0.00	0.00	0.00	190,000.00	0.00
Total Dept 0000 - NON-DEPARTMENTAL		190,000.00	0.00	0.00	0.00	190,000.00	0.00
TOTAL REVENUES		190,000.00	0.00	0.00	0.00	190,000.00	0.00
Expenditures							
Dept 7000 - BONDS							
OTHER FINANCING USES							
372.7000.46010	PRINCIPAL	135,000.00	0.00	0.00	0.00	135,000.00	0.00
372.7000.46110	INTEREST	57,300.00	0.00	0.00	0.00	57,300.00	0.00
372.7000.46200	FISCAL AGENT CHARGES	1,000.00	0.00	475.00	475.00	525.00	47.50
OTHER FINANCING USES		193,300.00	0.00	475.00	475.00	192,825.00	0.25
Total Dept 7000 - BONDS		193,300.00	0.00	475.00	475.00	192,825.00	0.25
TOTAL EXPENDITURES		193,300.00	0.00	475.00	475.00	192,825.00	0.25
Fund 372 - HUSET PARK AREA TIF (T6):							
TOTAL REVENUES		190,000.00	0.00	0.00	0.00	190,000.00	0.00
TOTAL EXPENDITURES		193,300.00	0.00	475.00	475.00	192,825.00	0.25
NET OF REVENUES & EXPENDITURES		(3,300.00)	0.00	(475.00)	(475.00)	(2,825.00)	14.39

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS  
 PERIOD ENDING 01/31/2022

Item 2.

GL NUMBER	DESCRIPTION	2022 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 01/31/22	YTD BALANCE 01/31/2022	UNENCUMBERED BALANCE	% BDGT USED
Fund 392 - TIF BB2 ALATUS 40TH AV							
Expenditures							
Dept 7000 - BONDS							
OTHER FINANCING USES							
392.7000.46110	INTEREST	0.00	0.00	13,502.13	13,502.13	(13,502.13)	100.00
OTHER FINANCING USES		0.00	0.00	13,502.13	13,502.13	(13,502.13)	100.00
Total Dept 7000 - BONDS		0.00	0.00	13,502.13	13,502.13	(13,502.13)	100.00
TOTAL EXPENDITURES		0.00	0.00	13,502.13	13,502.13	(13,502.13)	100.00
Fund 392 - TIF BB2 ALATUS 40TH AV:							
TOTAL REVENUES		0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		0.00	0.00	13,502.13	13,502.13	(13,502.13)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	(13,502.13)	(13,502.13)	13,502.13	100.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS  
 PERIOD ENDING 01/31/2022

Item 2.

GL NUMBER	DESCRIPTION	2022 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 01/31/22	YTD BALANCE 01/31/2022	UNENCUMBERED BALANCE	% BDGT USED
Fund 408 - EDA REDEVELOPMENT PROJECT FD							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TAXES							
408.0000.31012	HRA CURRENT AD VALOREM	235,000.00	0.00	0.00	0.00	235,000.00	0.00
408.0000.31014	AREA WIDE TAX	75,000.00	0.00	0.00	0.00	75,000.00	0.00
TAXES		310,000.00	0.00	0.00	0.00	310,000.00	0.00
Total Dept 0000 - NON-DEPARTMENTAL		310,000.00	0.00	0.00	0.00	310,000.00	0.00
TOTAL REVENUES		310,000.00	0.00	0.00	0.00	310,000.00	0.00
Expenditures							
Dept 6414 - COMMERCIAL REVITALIZATION							
OTHER SERVICES & CHARGES							
408.6414.44600	LOANS & GRANTS	50,000.00	0.00	0.00	0.00	50,000.00	0.00
OTHER SERVICES & CHARGES		50,000.00	0.00	0.00	0.00	50,000.00	0.00
CAPITAL OUTLAY							
408.6414.45110	LAND	200,000.00	0.00	0.00	0.00	200,000.00	0.00
CAPITAL OUTLAY		200,000.00	0.00	0.00	0.00	200,000.00	0.00
Total Dept 6414 - COMMERCIAL REVITALIZATION		250,000.00	0.00	0.00	0.00	250,000.00	0.00
TOTAL EXPENDITURES		250,000.00	0.00	0.00	0.00	250,000.00	0.00
Fund 408 - EDA REDEVELOPMENT PROJECT FD:							
TOTAL REVENUES		310,000.00	0.00	0.00	0.00	310,000.00	0.00
TOTAL EXPENDITURES		250,000.00	0.00	0.00	0.00	250,000.00	0.00
NET OF REVENUES & EXPENDITURES		60,000.00	0.00	0.00	0.00	60,000.00	0.00

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

GL NUMBER	DESCRIPTION	2022 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 01/31/22	YTD BALANCE 01/31/2022	UNENCUMBERED BALANCE	% BDGT USED
Fund 420 - CAP IMPROVEMENT-DEVELOPMENT							
Expenditures							
Dept 6317 - DOWNTOWN PARKING							
OTHER SERVICES & CHARGES							
420.6317.44000.1915	REPAIR & MAINT. SERVICES	0.00	88,455.00	18,720.00	18,720.00	(107,175.00)	100.00
OTHER SERVICES & CHARGES		0.00	88,455.00	18,720.00	18,720.00	(107,175.00)	100.00
Total Dept 6317 - DOWNTOWN PARKING		0.00	88,455.00	18,720.00	18,720.00	(107,175.00)	100.00
TOTAL EXPENDITURES		0.00	88,455.00	18,720.00	18,720.00	(107,175.00)	100.00
Fund 420 - CAP IMPROVEMENT-DEVELOPMENT:							
TOTAL REVENUES		0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		0.00	88,455.00	18,720.00	18,720.00	(107,175.00)	100.00
NET OF REVENUES & EXPENDITURES		0.00	(88,455.00)	(18,720.00)	(18,720.00)	107,175.00	100.00
TOTAL REVENUES - ALL FUNDS		796,700.00	0.00	6,033.33	6,033.33	790,666.67	0.76
TOTAL EXPENDITURES - ALL FUNDS		734,528.00	91,136.80	44,110.71	44,110.71	599,280.49	18.41
NET OF REVENUES & EXPENDITURES		62,172.00	(91,136.80)	(38,077.38)	(38,077.38)	191,386.18	207.83



ECONOMIC DEVELOPMENT AUTHORITY

AGENDA SECTION	BUSINESS ITEM
MEETING DATE	MARCH 7, 2022

ITEM:	Establishment of the 42 <sup>nd</sup> and Jackson Tax Increment Financing District	
DEPARTMENT:	Community Development	BY/DATE: Aaron Chirpich – 3/2/22

**BACKGROUND:**

Reuter Walton Development has requested public financial assistance in the form of tax increment financing (TIF) to facilitate the redevelopment of the City’s vacant development site located north of and contiguous with the Public Safety campus. Reuter Walton has received approval from the City to construct a 62-unit affordable apartment community on the property.

Before the EDA can move to establish a TIF district for the Reuter Walton project, the EDA must amend the TIF Plan and district boundaries of TIF district No.9. TIF district No. 9 was created in 2000 to facilitate the development of the Columbia Court Townhomes and Crestview Senior Living projects that are located just to the south, and east of the City’s vacant development site. At the time of the creation of TIF district No. 9, the City’s Public Safety site, including the vacant portion being redeveloped by Reuter Walton, was included in the district boundaries. When TIF district No.9 was established, the City did not have plans to build the Public Safety campus on the site. Therefore, it was included in the district as a future private redevelopment site. Before creating a new TIF district for Reuter Walton, the Public Safety parcel, which currently includes the vacant development site, needs to be removed from TIF district No.9.

To finalize the plans for the new Reuter Walton TIF district, there are several details still being discussed and reviewed between staff, the EDA’s public financing consultant Ehlers, and Reuter Walton to verify the full extent of TIF assistance needed. The possible uses for which TIF is being considered include; land acquisition, site preparation, affordable housing, and utility related work. Within the City of Columbia Heights, the Economic Development Authority is authorized to exercise Tax Increment Financing powers; however the EDA may not exercise any TIF powers without approval of the City Council. Review and approval by the Council is scheduled for a public hearing at the March 14th regular City Council meeting. Since the EDA is authorized to exercise TIF powers, the EDA must make certain findings of fact that are detailed in the attached TIF plan ahead of the Council’s consideration of the new district.

Previously, the EDA and Council established a redevelopment project designated as the Downtown Central Business District Revitalization Plan. The revitalization plan has encouraged development and redevelopment throughout the City; however, modifications to the plan must be made to encompass the potential development being proposed by Reuter Walton. The TIF Plan attached to this report is merely a planning document that reflects the maximum potential of the proposed TIF district. The plan in no way constitutes the terms, length, or dollar amount of the proposed TIF district. The term, length, and dollar amount will be part of a separate document, called the Contract for Private Redevelopment. If the City Council approves the TIF Plan at their March 14th public hearing, that contract will be considered by the EDA at a subsequent meeting.

The structure of the proposed TIF district and the general outline of the project being contemplated by Reuter Walton are detailed in the TIF Plan. The project is comprised of a 62-unit income based affordable housing

complex. The maximum duration of the TIF district is 26 years, and the estimated annual tax increment is \$71,868. Ehlers has completed the TIF Plan on behalf of the City and EDA, and a full copy of the plan is attached to this report.

Before the 42nd and Jackson TIF district is established, the EDA will incur certain administrative costs related to the creation of the district. These costs are eligible to be paid (reimbursed) with tax increments generated by the district. To ensure repayment of these costs, the EDA must approve an interfund loan as part of the project. This interfund loan will allow the EDA to temporarily finance upfront administrative costs with current EDA fund reserves. Ehlers has recommended setting this loan amount at \$50,000.

Before the EDA there are three (3) resolutions for consideration. Resolution 2022-05, a resolution approving the removal of a parcel from TIF District No.9, Resolution 2022-06, a resolution modifying the downtown revitalization plan, establishing the 42nd and Jackson TIF district, and adopting the TIF plan; and Resolution 2022-07, a resolution authorizing an interfund loan for the EDA to be reimbursed for qualified costs from the TIF District.

**RECOMMENDED MOTION(S):**

**MOTION:** Move to waive the reading of Resolution 2022-05, there being ample copies available to the public.

**MOTION:** Move to adopt Resolution 2022-05, a resolution approving the removal of a parcel from tax increment financing district NO.9 within the downtown central business district redevelopment project.

**MOTION:** Move to waive the reading of Resolution 2022-06, there being ample copies available to the public.

**MOTION:** Move to adopt Resolution 2022-06, a resolution adopting a modification to the downtown central business district revitalization plan for the downtown central business redevelopment project, establishing the 42<sup>nd</sup> and Jackson tax increment financing district therein, and adopting a tax increment financing plan therefor.

**MOTION:** Move to waive the reading of Resolution 2022-07, there being ample copies available to the public.

**MOTION:** Move to adopt Resolution 2022-07, a resolution authorizing an interfund loan for the advance of certain costs in connection with the 42<sup>nd</sup> and Jackson tax increment financing district.

**ATTACHMENT(S):**

- Resolution 2022-05
- Resolution 2022-06
- Resolution 2022-07
- Site Map
- 42<sup>nd</sup> and Jackson TIF District Plan

**COLUMBIA HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY**

**RESOLUTION NO. 2022-05**

**RESOLUTION APPROVING THE REMOVAL OF A PARCEL  
FROM TAX INCREMENT FINANCING DISTRICT NO. 9 WITHIN  
THE DOWNTOWN CENTRAL BUSINESS DISTRICT  
REDEVELOPMENT PROJECT**

BE IT RESOLVED by the Board of Commissioners (the “Board”) of the Columbia Heights Economic Development Authority (the “Authority”) as follows:

Section 1.       Recitals.

1.01. The City Council of the City of Columbia Heights, Minnesota (the “City”) and the Board previously approved a tax increment financing plan (the “TIF Plan”) for Tax Increment Financing District No. 9 (the “TIF District”), a redevelopment district within the Downtown Central Business District Redevelopment Project in the City, pursuant to Minnesota Statutes, Sections 469.174 through 469.1794, as amended (the “TIF Act”).

1.02. The parcel identified by property identification number 35-30-24-14-0151 and legally described in EXHIBIT A attached hereto (the “Parcel”) was included in the TIF District.

1.03. The City and the Authority propose to amend the TIF Plan to remove the Parcel from the TIF District, thereby reducing the size thereof.

1.04. The current net tax capacity of the Parcel to be eliminated from the TIF District equals or exceeds the net tax capacity of the Parcel in the TIF District’s original tax capacity, as determined under Section 469.177, subdivision 1, clause (e) of the TIF Act. Therefore, this amendment to the TIF Plan is accomplished pursuant to Section 469.175, subdivision 4, clause (e)(2)(A) of the TIF Act, by action of the City without the need for public hearing and other notice and processing which would otherwise apply to substantial amendments to tax increment financing districts.

Section 2.       Approvals; Further Actions.

2.01. The TIF Plan for the TIF District is hereby amended to remove the Parcel.

2.02. Authority staff and consultants are authorized and directed to notify the Manager of Property Records and Taxation, as County Auditor, of Anoka County, Minnesota of the removal of the Parcel pursuant to Section 469.175, subdivision 4, clause (e) of the TIF Act, and to file the amendment to the TIF Plan with the Commissioner of Revenue and the State Auditor pursuant to Section 469.175, subdivision 4a of the TIF Act.

2.03. This resolution shall be in full force and effect upon the approval by the City Council of the City of the removal of the Parcel from the TIF District.

Approved this 7<sup>th</sup> day of March, 2022, by the Board of Commissioners of the Columbia Heights Economic Development Authority.

\_\_\_\_\_  
President

ATTEST:

\_\_\_\_\_  
Secretary

**EXHIBIT A**  
**LEGAL DESCRIPTION OF PARCEL**

Lot 1, Block 1, Northwestern 2nd Addition, County of Anoka, State of Minnesota

**COLUMBIA HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY**

**RESOLUTION NO. 2022-06**

**RESOLUTION ADOPTING A MODIFICATION TO THE  
DOWNTOWN CENTRAL BUSINESS DISTRICT  
REVITALIZATION PLAN FOR THE DOWNTOWN CENTRAL  
BUSINESS DISTRICT REDEVELOPMENT PROJECT,  
ESTABLISHING THE 42<sup>ND</sup> AND JACKSON TAX INCREMENT  
FINANCING DISTRICT THEREIN, AND ADOPTING A TAX  
INCREMENT FINANCING PLAN THEREFOR**

BE IT RESOLVED by the Board of Commissioners (the “Board”) of the Columbia Heights Economic Development Authority (the “Authority”) as follows:

Section 1.       Recitals.

1.01. The City of Columbia Heights, Minnesota (the “City”) and the Authority have previously approved a Downtown Central Business District Revitalization Plan (the “Revitalization Plan”) for the Downtown Central Business District Redevelopment Project (the “Redevelopment Project”) within the City, pursuant to Minnesota Statutes, Sections 469.001 through 469.047, as amended, and Minnesota Statutes, Sections 469.090 through 469.1082, as amended.

1.02. The City and the Authority have determined to modify the Revitalization Plan for the Redevelopment Project and approve a Tax Increment Financing Plan (the “TIF Plan”) for the 42<sup>nd</sup> and Jackson Tax Increment Financing District (the “TIF District”), a housing district, pursuant to Minnesota Statutes, Sections 469.174 through 469.1794, as amended (the “TIF Act”), all as described in a plan document presented to the Board on the date hereof.

1.03. Pursuant to Section 469.175, subdivision 2a of the TIF Act, notice of the proposed TIF District was presented to the commissioner of Anoka County, Minnesota (the “County”) representing part of the area to be included in the TIF District at least thirty (30) days before the publication of the notice of public hearing.

1.04. Pursuant to Section 469.175, subdivision 2 of the TIF Act, the proposed TIF Plan and the estimates of the fiscal and economic implications of the TIF Plan were presented to the Board of Education of the Columbia Heights Public Schools and to the Manager of Property Records and Taxation, as County Auditor, of the County (the “County Auditor”) at least thirty (30) days before the date of the public hearing.

1.05. On March 14, 2022, the City Council of the City will conduct a duly noticed public hearing on the adoption of the modified Revitalization Plan and the TIF Plan.

Section 2.       Approvals; Further Actions.

2.01. The modified Revitalization Plan is hereby approved in substantially the form now on file with the Board, subject to approval thereof by the City Council.

2.02. The creation of the TIF District and the TIF Plan therefor are hereby approved, subject to approval thereof by the City Council.

2.03. The Board hereby transmits the modified Revitalization Plan and the TIF Plan to the City Council and recommends that the City Council approve the modified Revitalization Plan, the creation of the TIF District, and the TIF Plan.

2.04. Upon approval of the TIF Plan by the City Council, Authority staff are hereby authorized and directed to file a request for certification of the TIF District with the County Auditor and to file a copy of the TIF Plan with the Minnesota Commissioner of Revenue and the Office of the State Auditor as required by the TIF Act.

2.05. Upon approval of the TIF Plan by the City Council, the County Auditor is requested to certify the original net tax capacity of the TIF District, as described in the TIF Plan, and to certify in each year thereafter the amount by which the original net tax capacity has increased or decreased. Authority staff are hereby authorized and directed to forthwith transmit this request to the County Auditor in such form and content as the County Auditor may specify, together with a list of all properties within the TIF District for which building permits have been issued during the eighteen (18) months immediately preceding the adoption of this resolution.

2.06. Authority staff, consultants, and legal counsel are authorized to take all actions necessary to implement the modified Revitalization Plan and the TIF Plan and to negotiate, draft, prepare and present to the Board for its consideration all further plans, resolutions, documents, and contracts necessary for this purpose. Approval of the modified Revitalization Plan and the TIF Plan does not constitute approval of any project or a development agreement with any developer.

Approved this 7<sup>th</sup> day of March, 2022, by the Board of Commissioners of the Columbia Heights Economic Development Authority.

\_\_\_\_\_  
President

ATTEST:

\_\_\_\_\_  
Secretary

**COLUMBIA HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY**

**RESOLUTION NO. 2022-07**

**RESOLUTION AUTHORIZING AN INTERFUND LOAN FOR  
ADVANCE OF CERTAIN COSTS IN CONNECTION WITH THE  
42<sup>ND</sup> AND JACKSON TAX INCREMENT FINANCING DISTRICT**

BE IT RESOLVED by the Board of Commissioners (the “Board”) of the Columbia Heights Economic Development Authority (the “Authority”) as follows:

Section 1.       Recitals.

1.01. On the date hereof, the Board approved the establishment, contingent upon the approval by the City of Columbia Heights, Minnesota (the “City”), of the 42<sup>nd</sup> and Jackson Tax Increment Financing District (the “TIF District”), a housing district within the Downtown Central Business District Redevelopment Project (the “Redevelopment Project”), pursuant to Minnesota Statutes, Sections 469.001 through 469.047, as amended, Minnesota Statutes, Sections 469.090 through 469.1082, as amended, and Minnesota Statutes, Sections 469.174 through 469.1794, as amended (the “TIF Act”), and adopted a modification to the Downtown Central Business District Revitalization Plan (the “Revitalization Plan”) and a Tax Increment Financing Plan for the purpose of financing certain improvements within the Redevelopment Project (the “TIF Plan”). On March 14, 2022, the City Council of the City will conduct a public hearing on the modification to the Revitalization Plan and the TIF Plan.

1.02. The Authority may incur certain costs related to the TIF District, which costs may be financed on a temporary basis from legally available funds of the Authority or the City.

1.03. Under Section 469.178, subdivision 7 of the TIF Act, the Authority is authorized to advance or loan money from any fund from which such advances may be legally made in order to finance expenditures that are eligible to be paid with tax increments under the TIF Act.

1.04. The Authority expects to incur costs related to the proposed TIF District, including administrative expenses (the “Qualified Costs”), using Authority or City funds legally authorized for such purpose, and to reimburse such funds from tax increments from the TIF District when received.

1.05. The Authority intends to designate such advances as an interfund loan in accordance with the terms of this resolution and the TIF Act.

Section 2.       Interfund Loan.

2.01. The Authority hereby authorizes the advance of up to \$50,000 in legally available Authority or City funds, including but not limited to the Economic Development Fund, to pay the Qualified Costs, together with interest at the rate of 4% per annum (the “Interfund Loan”). Interest shall accrue on the principal amount of each advance from the date of such advance. The interest rate is no more than the greatest of the rate specified under Minnesota Statutes, Section 270C.40 and Section 549.09, both in effect for calendar year 2022, and will not be adjusted.

2.02. Principal and interest (the “Payments”) on the Interfund Loan shall be paid semiannually on each August 1 and February 1 (each a “Payment Date”), commencing on the first Payment Date on

which the Authority receives Available Tax Increment (defined below), or on any other dates determined by the Executive Director, through the date of last receipt of tax increment from the TIF District.

2.03. Payments on the Interfund Loan will be made solely from Available Tax Increment, defined as tax increment from the TIF District received by the Authority from Anoka County, Minnesota in the six-month period before any Payment Date. Payments shall be applied first to accrued interest, and then to unpaid principal. Payments on the Interfund Loan may be subordinated to any outstanding or future bonds, notes or contracts secured in whole or in part with Available Tax Increment, and are on a parity with any other outstanding or future interfund loans secured in whole or in part with Available Tax Increment.

2.04. The principal sum and all accrued interest payable under this Interfund Loan are prepayable in whole or in part at any time by the Authority without premium or penalty. No partial prepayment shall affect the amount or timing of any other regular payment otherwise required to be made under this Interfund Loan.

2.05. This resolution is evidence of an internal borrowing by the Authority in accordance with Section 469.178, subdivision 7 of the TIF Act, and is a limited obligation payable solely from Available Tax Increment pledged to the payment hereof under this resolution. The Interfund Loan shall not be deemed to constitute a general obligation of the State of Minnesota or any political subdivision thereof, including, without limitation, the Authority and the City. Neither the State of Minnesota, nor any political subdivision thereof shall be obligated to pay the principal of or interest on the Interfund Loan or other costs incident hereto except out of Available Tax Increment. The Authority shall have no obligation to pay any principal amount of the Interfund Loan or accrued interest thereon, which may remain unpaid after the final Payment Date.

2.06. The Authority may at any time make a determination to forgive the outstanding principal amount and accrued interest on the Interfund Loan to the extent permissible under law.

2.07. The Authority may from time to time amend the terms of this resolution to the extent permitted by law, including without limitation amendment to the payment schedule and the interest rate; provided that the interest rate may not be increased above the maximum specified in Section 469.178, subdivision 7 of the TIF Act.

Section 3. Effective Date. This resolution is effective upon the date of its approval.

Approved this 7<sup>th</sup> day of March, 2022, by the Board of Commissioners of the Columbia Heights Economic Development Authority.

\_\_\_\_\_  
President

ATTEST:

\_\_\_\_\_  
Secretary



Development Site

Public Safety Campus

Adoption Date: March 14, 2022

# Columbia Heights Economic Development Authority

City of Columbia Heights,  
Anoka County, Minnesota

## MODIFICATION TO THE Downtown Central Business District Revitalization Plan

For the Downtown Central Business District  
Redevelopment Project

&

## Tax Increment Financing (TIF) Plan

Establishment of 42nd and Jackson  
Tax Increment Financing District  
(a housing district)



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**BUILDING COMMUNITIES. IT'S WHAT WE DO.**

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# **Modification to the Downtown Central Business District Revitalization Plan for the Downtown Central Business District Redevelopment Project**

## **FOREWORD**

The following text represents a Modification to the Downtown Central Business District Revitalization Plan for Downtown Central Business District Redevelopment Project. From and after the date of adoption of this modification, the names of the plan and project are the “Downtown Central Business District Revitalization Plan” and the “Downtown Central Business District Redevelopment Project”. This modification represents a continuation of the goals and objectives set forth in the Downtown Central Business District Revitalization Plan for the Downtown Central Business District Redevelopment Project. Generally, the substantive changes include the establishment of the 42nd and Jackson Tax Increment Financing District (Reuter Walton).

For further information, a review of the Downtown Central Business District Revitalization Plan for the Downtown Central Business District Redevelopment Project, is recommended. It is available from the Community Development Director at the City of Columbia Heights. Other relevant information is contained in the Tax Increment Financing Plans for the Tax Increment Financing Districts located within Downtown Central Business District Redevelopment Project.

# Tax Increment Financing Plan for the 42nd and Jackson Tax Increment Financing District (Reuter Walton)

## FOREWORD

The Columbia Heights Economic Development Authority (the "EDA"), the City of Columbia Heights (the "City"), staff and consultants have prepared the following information to expedite the Establishment of the 42nd and Jackson Tax Increment Financing District (the "District"), a housing tax increment financing district, located in the Downtown Central Business District Redevelopment Project.

## STATUTORY AUTHORITY

Within the City, there exist areas where public involvement is necessary to cause development or redevelopment to occur. To this end, the EDA and City have certain statutory powers pursuant to *Minnesota Statutes ("M.S.")*, Sections 469.090 - 469.1082, inclusive, as amended, and *M.S.*, Sections 469.174 to 469.1794, inclusive, as amended (the "Tax Increment Financing Act" or "TIF Act"), to assist in financing public costs related to this project.

This section contains the Tax Increment Financing Plan (the "TIF Plan") for the District. Other relevant information is contained in the Modification to the Downtown Central Business District Revitalization Plan for the Downtown Central Business District Redevelopment Project.

## STATEMENT OF OBJECTIVES

The District will consist of one (1) parcel of land and adjacent roads and internal rights-of-way after the parcel subdivision is completed. The District is being created to facilitate the construction of a 62-unit residential apartment building in the City. The EDA intends to enter into an agreement with Reuter Walton as the developer. Development is anticipated to begin in the summer of 2022. This TIF Plan is expected to achieve many of the objectives outlined in the Downtown CBD Revitalization Plan for the Downtown Central Business District Redevelopment Project.

The activities contemplated in the Modification to the Downtown Central Business District Revitalization Plan and the TIF Plan do not preclude the undertaking of other qualified development or redevelopment activities. These activities are anticipated to occur over the life of the Downtown Central Business District Redevelopment Project and the District.

# DOWNTOWN CENTRAL BUSINESS DISTRICT REVITALIZATION PLAN OVERVIEW

Pursuant to the Downtown Central Business District Revitalization Plan and authorizing state statutes, the EDA or City is authorized to undertake the following activities in the District:

- 1. Property to be Acquired - The City currently owns the parcel of land to be subdivided and included within the District.
- 2. Relocation - Relocation services, to the extent required by law, are available pursuant to *M.S., Chapter 117* and other relevant state and federal laws.
- 3. Upon approval of a developer’s plan relating to the project and completion of the necessary legal requirements, the City may sell to a developer the subdivided land to be included within the District or may lease land or facilities to a developer.
- 4. The EDA or City may perform or provide for some or all necessary acquisition, construction, relocation, demolition, and required utilities and public street work within the District.

## DESCRIPTION OF PROPERTY IN THE DISTRICT AND PROPERTY TO BE ACQUIRED

The District encompasses a portion of parcel number 35-30-24-14-0151. This portion along with adjacent roads rights-of-way and abutting roadways identified by the parcel listed below.

Parcel number	Address	Owner
35-30-24-14-0151*	825 41st Ave NE	City of CH

\*Parcel will be subdivided into three parcels, one of which will be located within the District.

In addition, the parcel listed above is currently located within TIF District No. 9 (Transition Block Redevelopment Project – Crest View/Real Estate Equities Project). It will be removed from this district prior to establishment of the 42nd and Jackson TIF District (Reuter Walton), and thereafter subdivided into three parcels, one of which will be located in the District.

Please also see the map in Appendix A for further information on the location of the District.

The EDA or City may acquire any parcel within the District including interior and adjacent street rights of way. Any properties identified for acquisition will be acquired by the EDA or City only in order to accomplish one or more of the following: storm sewer improvements; provide land for needed public streets, utilities and facilities; carry out land acquisition, site improvements, clearance and/or development to accomplish the uses and objectives set forth in this plan. The EDA or City may acquire property by gift, dedication, condemnation or direct purchase from willing sellers in order to achieve the objectives of this TIF Plan. Such acquisitions will be undertaken only when there is assurance of funding to finance the acquisition and related costs.

The City currently owns the parcel of property to be included in the District.

## DISTRICT CLASSIFICATION

The EDA and City, in determining the need to create a tax increment financing district in accordance with *M.S., Sections 469.174 to 469.1794*, as amended, inclusive, find that the District, to be established, is a housing district pursuant to *M.S., Section 469.174, Subd. 11 and M.S., Section 469.1761*.

- The District will consist of one (1) parcel
- The development will consist of 62 units of multi-family rental housing
- At least 40% of the units will be occupied by persons with incomes of 60% or less of area median income
- No more that 20 percent of the square footage of the building that is receiving assistance from tax increment consists of commercial, retail or other non-residential uses.

Pursuant to *M.S., Section 469.176, Subd. 7*, the District does not contain any parcel or part of a parcel that qualified under the provisions of *M.S., Sections 273.111, 273.112, or 273.114 or Chapter 473H* for taxes payable in any of the five calendar years before the filing of the request for certification of the District.

## DURATION & FIRST YEAR OF DISTRICT'S TAX INCREMENT

Pursuant to *M.S., Section 469.175, Subd. 1, and Section 469.176, Subd. 1*, the duration and first year of tax increment of the District must be indicated within the TIF Plan. Pursuant to *M.S., Section 469.176, Subd. 1b.*, the duration of the District will be 25 years after receipt of the first increment by the EDA (a total of 26 years of tax increment). The EDA elects to receive the first tax increment in 2024, which is no later than four years following the year of approval of the District.

Thus, it is estimated that the District, including any modifications of the TIF Plan for subsequent phases or other changes, would terminate after 2049, or when the TIF Plan is satisfied. The EDA reserves the right to decertify the District prior to the legally required date.

**ORIGINAL TAX CAPACITY, TAX RATE & ESTIMATED CAPTURED NET TAX CAPACITY VALUE/INCREMENT & NOTIFICATION OF PRIOR PLANNED IMPROVEMENTS**

Pursuant to *M.S., Section 469.174, Subd. 7 and M.S., Section 469.177, Subd. 1*, the Original Net Tax Capacity (ONTC) as certified for the District by June 30 will be based on the market values placed on the property by the assessor in 2021 for taxes payable 2022.

Pursuant to *M.S., Section 469.177, Subds. 1 and 2*, the County Auditor shall certify in each year (beginning in the payment year 2024) the amount by which the original value has increased or decreased as a result of:

- 1. Change in tax exempt status of property within the district and any subdistrict;
- 2. Reduction or enlargement of the geographic boundaries of the district;
- 3. Change due to adjustments, negotiated or court-ordered abatements;
- 4. Change in the use of the property and classification;
- 5. Change in state law governing class rates; or
- 6. Change in previously issued building permits.

In any year in which the current Net Tax Capacity (NTC) value of the District declines below the ONTC, no value will be captured and no tax increment will be payable to the EDA.

The original local tax rate for the District will be the local tax rate for taxes payable 2022, assuming the request for certification is made before June 30, 2022). The ONTC and the Original Local Tax Rate for the District appear in the table below.

Pursuant to *M.S., Section 469.174 Subd. 4 and M.S., Section 469.177, Subd. 1, 2, and 4*, the estimated Captured Net Tax Capacity (CTC) of the District, within the Downtown Central Business District Redevelopment Project, upon completion of the project within the District, will be in the annual approximate amount shown in the table below. The EDA requests 100 percent of the available increase in tax capacity for repayment of its obligations and current expenditures, beginning in the tax year payable 2024. The Project Tax Capacity (PTC) listed is an estimate of values when the projects within the District are completed.

Project Tax Capacity		
Project estimated Tax Capacity upon completion	122,362	
Original estimated Net Tax Capacity	5,250	
Fiscal Disparities	<u>0</u>	
<b>Estimated Captured Tax Capacity</b>	<b>117,112</b>	
Original Local Tax Rate	<u>126.6390%</u>	Pay 2022 Prelim
<b>Estimated Annual Tax Increment</b>	<b>\$148,310</b>	
Percent Retained by the City	100%	

Note: Tax capacity includes a 3.0% inflation factor for the duration of the District. The tax capacity included in this chart is the estimated tax capacity of the District in year 25. The tax capacity of the District in year one is estimated to be \$15,500.

Pursuant to *M.S., Section 469.177, Subd. 4*, the EDA shall, after a diligent search, accompany its request for certification to the County Auditor or its notice of the District enlargement pursuant to *M.S., Section 469.175, Subd. 4*, with a listing of all properties within the District or area of enlargement for which building permits have been issued during the eighteen (18) months immediately preceding approval of the TIF Plan by the municipality pursuant to *M.S., Section 469.175, Subd. 3*. The County Auditor shall increase the original net tax capacity of the District by the net tax capacity of improvements for which a building permit was issued.

The EDA has reviewed the area to be included in the District and determined no building permits have been issued during the 18 months immediately preceding approval of the TIF Plan by the City.

**SOURCES OF REVENUE/BONDS TO BE ISSUED**

The total estimated tax increment revenues for the District are shown in the table below:

SOURCES	
Tax Increment	\$ 2,599,298
Interest	<u>259,930</u>
<b>TOTAL</b>	<b>\$ 2,859,228</b>

The costs outlined in the Uses of Funds will be financed primarily through the annual collection of tax increments. The EDA reserves the right to incur bonds or other indebtedness as a result of the TIF Plan. As presently proposed, the projects within the District will be financed by pay-as-you-go notes and interfund loans. Any refunding amounts will be deemed a budgeted cost without a formal TIF Plan Modification. This provision does not obligate the EDA to incur debt. The EDA will issue bonds or incur other debt only upon the determination that such action is in the best interest of the City.

The EDA or City may issue bonds (as defined in the TIF Act) secured in whole or in part with tax increments from the District in a maximum principal amount of \$2,010,851. Such bonds may be in the form of pay-as-you-go notes, revenue bonds or notes, general obligation bonds, or interfund loans. This estimate of total bonded indebtedness is a cumulative statement of authority under this TIF Plan as of the date of approval.

**USES OF FUNDS**

Currently under consideration for the District is a proposal to facilitate the construction of a 62-unit residential apartment building. The EDA and City have determined that it will be necessary to provide assistance to the project for certain District costs, as described.

The EDA has studied the feasibility of the development or redevelopment of property in and around the District. To facilitate the establishment and development or redevelopment of the District, this TIF Plan authorizes the use of tax increment financing to pay for the cost of certain eligible expenses. The estimate of public costs and uses of funds associated with the District is outlined in the following table.

<b>USES</b>	
Land/Building Acquisition	\$ 150,000
Site Improvements/Preparation	100,000
Affordable Housing	200,000
Utilities	1,250,000
Other Qualifying Improvements	50,921
Administrative Costs (up to 10%)	259,930
<b>PROJECT COSTS TOTAL</b>	<b>\$ 2,010,851</b>
Interest	848,377
<b>PROJECT AND INTEREST COSTS TOTAL</b>	<b>\$ 2,859,228</b>

The total project cost, including financing costs (interest) listed in the table above does not exceed the total projected tax increments for the District as shown in the Sources of Revenue section.

Estimated costs associated with the District are subject to change among categories without a modification to this TIF Plan. The cost of all activities to be considered for tax increment financing will not exceed, without formal modification, the budget above pursuant to the applicable statutory requirements. The EDA may expend funds for qualified housing activities outside of the District boundaries.

## FISCAL DISPARITIES ELECTION

Pursuant to *M.S., Section 469.177, Subd. 3*, the EDA or City may elect one of two methods to calculate fiscal disparities.

The EDA will choose to calculate fiscal disparities by clause b (inside).

## ESTIMATED IMPACT ON OTHER TAXING JURISDICTIONS

The estimated impact on other taxing jurisdictions assumes that the redevelopment contemplated by the TIF Plan would occur without the creation of the District. However, the EDA has determined that such development or redevelopment would not occur "but for" tax increment financing and that, therefore, the fiscal impact on other taxing jurisdictions is \$0. The estimated fiscal impact of the District would be as follows if the "but for" test was not met:

Impact on Tax Base			
Entity	2021/Pay 2022 Total Net Tax Capacity	Estimated Captured Tax Capacity (CTC) upon completion	Percent of CTC to Entity Total
Anoka County	410,733,169	117,112	<b>0.0285%</b>
City of Columbia Heights	16,309,127	117,112	<b>0.7181%</b>
ISD 13 (Columbia Heights)	22,206,849	117,112	<b>0.5274%</b>

Impact on Tax Rates				
Entity	Pay 2022 Prelim. Extension Rate	Percent of Total	CTC	Potential Taxes
Anoka County	27.5730%	21.77%	117,112	\$ 32,291
City of Columbia Heights	67.2230%	53.08%	117,112	78,726
ISD 13 (Columbia Heights)	24.8920%	19.66%	117,112	29,152
Other	6.9510%	5.49%	117,112	8,140
	<b>126.6390%</b>	<b>100.00%</b>		<b>\$148,310</b>

The estimates listed above display the captured tax capacity when all construction is completed. The tax rate used for calculations is the Preliminary Pay 2022 rate. The total net capacity for the entities listed above are based on Pay 2022 figures. The District will be certified under the Pay 2022 rates, which were unavailable at the time this TIF Plan was prepared.

Pursuant to *M.S. Section 469.175 Subd. 2(b)*:

- (1) Estimate of total tax increment. It is estimated that the total amount of tax increment that will be generated over the life of the District is \$2,599,298;
- (2) Probable impact of the District on city provided services and ability to issue debt. An impact of the District on police protection is expected. With any addition of new residents or businesses, police calls for service will be increased. New developments add an increase in traffic, and additional overall demands to the call load. The City does not expect that the proposed development, in and of itself, will necessitate new capital investment in vehicles or facilities.

The probable impact of the District on fire protection is not expected to be significant. Typically, new buildings generate few calls, if any, and are of superior construction. The City does not expect that the proposed development, in and of itself, will necessitate new capital investment in vehicles or facilities.

The District may impact the public infrastructure. The development is not expected to significantly impact any traffic movements in the area or the existing sanitary sewer and water infrastructure. However, the EDA and City expect there to be an impact on storm sewer infrastructure as a result of the proposed development. Based on the development plans, there are no additional costs associated with street maintenance, sweeping, plowing, lighting and sidewalks.

The probable impact of any District general obligation tax increment bonds on the ability to issue debt for general fund purposes is expected to be minimal. It is not anticipated that there will be any general obligation debt issued in relation to this project, therefore there will be no impact on the City's ability to issue future debt or on the City's debt limit.

- (3) Estimated amount of tax increment attributable to school district levies. It is estimated that the amount of tax increments over the life of the District that would be attributable to school district levies, assuming the school district's share of the total local tax rate for all taxing jurisdictions remained the same, is \$510,915;
- (4) Estimated amount of tax increment attributable to county levies. It is estimated that the amount of tax increments over the life of the District that would be attributable to county levies, assuming the county's share of the total local tax rate for all taxing jurisdictions remained the same, is \$565,943;
- (5) Additional information requested by the county or school district. The EDA and City are not aware of any standard questions in a county or school district written policy regarding tax increment districts and impact on county or school district services. The county or school district must request additional information pursuant to *M.S. Section 469.175 Subd. 2(b)* within 15 days after receipt of the tax increment financing plan.

No requests for additional information from the county or school district regarding the proposed development for the District have been received.

## SUPPORTING DOCUMENTATION

Pursuant to *M.S. Section 469.175, Subd. 1 (a), clause 7* the TIF Plan must contain identification and description of studies and analyses used to make the determination set forth in *M.S. Section 469.175, Subd. 3, clause (b)(2)* and the findings are required in the resolution approving the District.

- (i) In making said determination, reliance has been placed upon (1) written representation made by the developer to such effects, (2) review of the developer's proforma; and (3) City staff awareness of the feasibility of developing the project site within the District, which is further outlined in the City Council resolution approving the establishment of the TIF District and Appendix C.
- (ii) A comparative analysis of estimated market value both with and without establishment of the TIF District and the use of tax increments has been performed. Such analysis is included with the cashflow in Appendix B and indicates that the increase in estimated market value of the proposed development (less the indicated subtractions) exceeds the estimated market value of the site absent the establishment of the TIF District and the use of tax increments.

## DISTRICT ADMINISTRATION

Administration of the District will be handled by the Community Development Director.

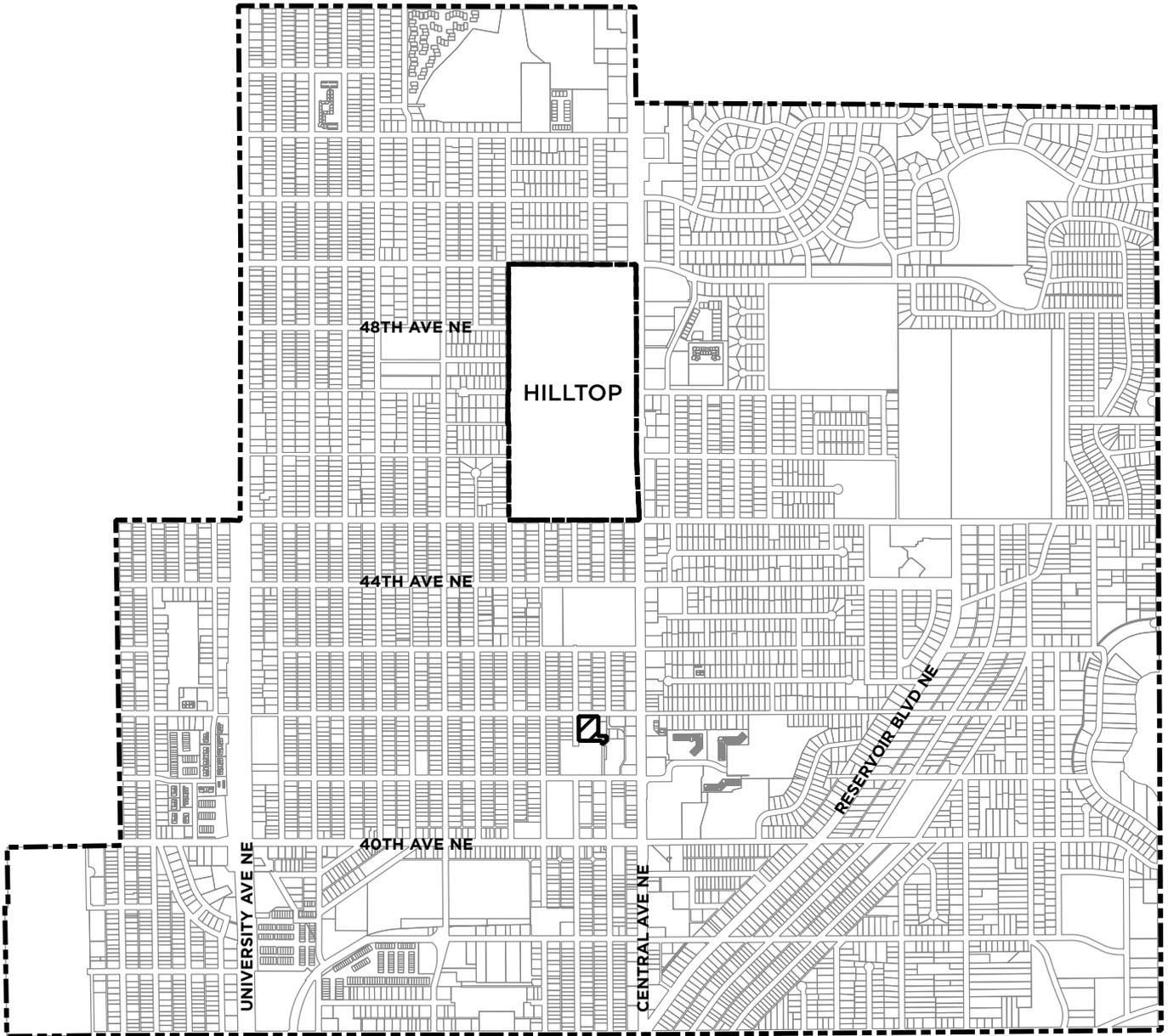
# Appendix A: Map of the Downtown Central Business District Redevelopment Project and the TIF District

# 42nd & Jackson Tax Increment Financing District (Reuter Walton)

Item 3.

## Downtown Central Business District (CBD)

City of Columbia Heights  
Anoka County, Minnesota



### Legend

-  TIF District
-  Municipal Boundaries
-  Parcels



The boundaries of the CBD Redevelopment Project are coterminous with the corporate limits of the City of Columbia Heights.

## Appendix B: Estimated Cash Flow for the District

**42nd & Jackson TIF District (Reuter Walton)**  
 City of Columbia Heights, MN  
 62-Unit Affordable Apartment



**ASSUMPTIONS AND RATES**

<b>DistrictType:</b>	<b>Housing</b>
<b>District Name/Number:</b>	
<b>County District #:</b>	
<b>First Year Construction or Inflation on Value</b>	<b>2022</b>
<b>Existing District - Specify No. Years Remaining</b>	
Inflation Rate - Every Year:	<b>3.00%</b>
Interest Rate:	<b>3.00%</b>
Present Value Date:	<b>1-Aug-23</b>
First Period Ending	1-Feb-24
Tax Year District was Certified:	<b>Pay 2022</b>
Cashflow Assumes First Tax Increment For Developmen	2024
Years of Tax Increment	26
Assumes Last Year of Tax Increment	2049
Fiscal Disparities Election (Outside (A), Inside (B), or N/	<b>Inside(B)</b>
Incremental or Total Fiscal Disparities	<b>Incremental</b>
Fiscal Disparities Contribution Ratio	33.1759% Pay 2022 Prelim
Fiscal Disparities Metro-Wide Tax Rate	132.5960% Pay 2022 Prelim
Maximum/Frozen Local Tax Rate:	126.639% Pay 2022 Prelim
Current Local Tax Rate: (Use lesser of Current or Max.)	126.639% Pay 2022 Prelim
State-wide Tax Rate (Comm./Ind. only used for total tax)	37.0000% Pay 2022 Prelim
Market Value Tax Rate (Used for total taxes)	0.10407% Pay 2022 Prelim

Tax Rates		
Exempt Class Rate (Exempt)		0.00%
Commercial Industrial Preferred Class Rate (C/I Pref.)		
First	\$150,000	1.50%
Over	\$150,000	2.00%
Commercial Industrial Class Rate (C/I)		2.00%
Rental Housing Class Rate (Rental)		1.25%
Affordable Rental Housing Class Rate (Aff. Rental)		
First	\$100,000	0.75%
Over	\$100,000	0.25%
Non-Homestead Residential (Non-H Res. 1 Unit)		
First	\$500,000	1.00%
Over	\$500,000	1.25%
Homestead Residential Class Rate (Hmstd. Res.)		
First	\$500,000	1.00%
Over	\$500,000	1.25%
Agricultural Non-Homestead		1.00%

BASE VALUE INFORMATION (Original Tax Capacity)														
Map ID	PID	Owner	Address	Land Market Value	Building Market Value	Total Market Value	Percentage Of Value Used for District	Original Market Value	Tax Year Original Market Value	Property Tax Class	Current Original Tax Capacity	Class After Conversion	After Conversion Orig. Tax Cap.	Area/Phase
<b>1</b>	35-30-24-14-0151	City of CH	825 41st Ave NE	2,692,300	0	2,692,300	26%	700,000	Pay 2022	Exempt	-	Aff. Rental	5,250	1
				<b>2,692,300</b>	<b>0</b>	<b>2,692,300</b>		<b>700,000</b>			<b>0</b>		<b>5,250</b>	

- Note:
1. Base values are based upon estimate received from the County Assessor's office on 6-9-21.
  2. Located in SD # 13 and Mississippi WS (UTA 140131)

### 42nd & Jackson TIF District (Reuter Walton)

City of Columbia Heights, MN  
62-Unit Affordable Apartment



PROJECT INFORMATION (Project Tax Capacity)													
Area/Phase	New Use	Estimated Market Value Per Sq. Ft./Unit	Taxable Market Value Per Sq. Ft./Unit	Total Sq. Ft./Units	Total Taxable Market Value	Property Tax Class	Project Tax Capacity	Project Tax Capacity/Unit	Percentage Completed 2022	Percentage Completed 2023	Percentage Completed 2024	Percentage Completed 2025	First Year Full Taxes Payable
1	Apartments	200,000	200,000	62	12,400,000	Aff. Rental	62,000	1,000	25%	75%	100%	100%	2026
<b>TOTAL</b>					<b>12,400,000</b>		<b>62,000</b>						
Subtotal Residential				62	12,400,000		62,000						
Subtotal Commercial/Ind.				0	0		0						

Note:

- 1. Market values are based upon estimates received from the County Assessor's office on 6-9-21.

TAX CALCULATIONS									
New Use	Total Tax Capacity	Fiscal Disparities Tax Capacity	Local Tax Capacity	Local Property Taxes	Fiscal Disparities Taxes	State-wide Property Taxes	Market Value Taxes	Total Taxes	Taxes Per Sq. Ft./Unit
Apartments	62,000	0	62,000	78,516	0	0	6,452	84,969	1,370.46
<b>TOTAL</b>	<b>62,000</b>	<b>0</b>	<b>62,000</b>	<b>78,516</b>	<b>0</b>	<b>0</b>	<b>6,452</b>	<b>84,969</b>	

Note:

- 1. Taxes and tax increment will vary significantly from year to year depending upon values, rates, state law, fiscal disparities and other factors which cannot be predicted.

WHAT IS EXCLUDED FROM TIF?	
Total Property Taxes	84,969
less State-wide Taxes	0
less Fiscal Disp. Adj.	0
less Market Value Taxes	(6,452)
less Base Value Taxes	(6,649)
<b>Annual Gross TIF</b>	<b>71,868</b>

MARKET VALUE BUT / FOR ANALYSIS	
Current Market Value - Est.	700,000
New Market Value - Est.	12,400,000
Difference	11,700,000
Present Value of Tax Increment	1,662,642
Difference	10,037,358
Value likely to occur without Tax Increment is less than:	10,037,358

Item 3.



42nd & Jackson TIF District (Reuter Walton)  
 City of Columbia Heights, MN  
 62-Unit Affordable Apartment

TAX INCREMENT CASH FLOW														
% of OTC	Project Tax Capacity	Original Tax Capacity	Fiscal Disparities Incremental	Captured Tax Capacity	Local Tax Rate	Annual Gross Tax Increment	Semi-Annual Gross Tax Increment	State Auditor 0.36%	Admin. at 10%	Semi-Annual Net Tax Increment	Semi-Annual Present Value	PERIOD ENDING Yrs.	Tax Year	Payment Date
100%	15,500	(5,250)	-	10,250	126.639%	12,980	6,490	(23)	(647)	5,820	5,649	0.5	2024	08/01/24
100%	46,500	(5,250)	-	41,250	126.639%	52,239	26,119	(94)	(2,603)	23,423	33,284	1.5	2025	08/01/25
100%	62,000	(5,250)	-	56,750	126.639%	71,868	35,934	(129)	(3,580)	32,224	84,497	2.5	2026	08/01/26
100%	63,860	(5,250)	-	58,610	126.639%	74,223	35,934	(129)	(3,580)	32,224	113,531	3	2026	02/01/27
100%	65,776	(5,250)	-	60,526	126.639%	76,649	37,112	(134)	(3,698)	33,280	143,074	3.5	2027	08/01/27
100%	67,749	(5,250)	-	62,499	126.639%	79,148	37,112	(134)	(3,698)	33,280	172,181	4	2027	02/01/28
100%	69,782	(5,250)	-	64,532	126.639%	81,722	38,325	(138)	(3,819)	34,368	201,795	4.5	2028	08/01/28
100%	71,875	(5,250)	-	66,625	126.639%	84,373	38,325	(138)	(3,819)	34,368	230,971	5	2028	02/01/29
100%	74,031	(5,250)	-	68,781	126.639%	87,104	39,574	(142)	(3,943)	35,488	260,653	5.5	2029	08/01/29
100%	76,252	(5,250)	-	71,002	126.639%	89,916	39,574	(142)	(3,943)	35,488	289,896	6	2029	02/01/30
100%	78,540	(5,250)	-	73,290	126.639%	92,813	40,861	(147)	(4,071)	36,643	319,645	6.5	2030	08/01/30
100%	80,896	(5,250)	-	75,646	126.639%	95,797	40,861	(147)	(4,071)	36,643	348,953	7	2030	02/01/31
100%	83,323	(5,250)	-	78,073	126.639%	98,871	42,187	(152)	(4,203)	37,831	378,766	7.5	2031	08/01/31
100%	85,822	(5,250)	-	80,572	126.639%	102,036	42,187	(152)	(4,203)	37,831	408,137	8	2031	02/01/32
100%	88,397	(5,250)	-	83,147	126.639%	105,297	43,552	(157)	(4,340)	39,056	438,011	8.5	2032	08/01/32
100%	91,049	(5,250)	-	85,799	126.639%	108,655	43,552	(157)	(4,340)	39,056	467,444	9	2032	02/01/33
100%	93,781	(5,250)	-	88,531	126.639%	112,114	44,958	(162)	(4,480)	40,317	497,378	9.5	2033	08/01/33
100%	96,594	(5,250)	-	91,344	126.639%	115,677	44,958	(162)	(4,480)	40,317	526,869	10	2033	02/01/34
100%	99,492	(5,250)	-	94,242	126.639%	119,347	46,407	(167)	(4,624)	41,616	556,861	10.5	2034	08/01/34
100%	102,477	(5,250)	-	97,227	126.639%	123,127	46,407	(167)	(4,624)	41,616	586,410	11	2034	02/01/35
100%	105,551	(5,250)	-	100,301	126.639%	127,020	47,899	(172)	(4,773)	42,954	616,458	11.5	2035	08/01/35
100%	108,717	(5,250)	-	103,467	126.639%	131,030	47,899	(172)	(4,773)	42,954	646,062	12	2035	02/01/36
100%	111,979	(5,250)	-	106,729	126.639%	135,160	49,435	(178)	(4,926)	44,332	676,164	12.5	2036	08/01/36
100%	115,338	(5,250)	-	110,088	126.639%	139,415	49,435	(178)	(4,926)	44,332	705,821	13	2036	02/01/37
100%	118,798	(5,250)	-	113,548	126.639%	143,797	51,018	(184)	(5,083)	45,751	735,976	13.5	2037	08/01/37
100%	122,362	(5,250)	-	117,112	126.639%	148,310	51,018	(184)	(5,083)	45,751	765,684	14	2037	02/01/38
							52,648	(190)	(5,246)	47,213	795,889	14.5	2038	08/01/38
							52,648	(190)	(5,246)	47,213	825,648	15	2038	02/01/39
							54,328	(196)	(5,413)	48,719	855,902	15.5	2039	08/01/39
							54,328	(196)	(5,413)	48,719	885,709	16	2039	02/01/40
							56,057	(202)	(5,586)	50,270	916,010	16.5	2040	08/01/40
							56,057	(202)	(5,586)	50,270	945,864	17	2040	02/01/41
							57,839	(208)	(5,763)	51,867	976,211	17.5	2041	08/01/41
							57,839	(208)	(5,763)	51,867	1,006,109	18	2041	02/01/42
							59,673	(215)	(5,946)	53,513	1,036,501	18.5	2042	08/01/42
							59,673	(215)	(5,946)	53,513	1,066,443	19	2042	02/01/43
							61,563	(222)	(6,134)	55,208	1,096,877	19.5	2043	08/01/43
							61,563	(222)	(6,134)	55,208	1,126,861	20	2043	02/01/44
							63,510	(229)	(6,328)	56,953	1,157,336	20.5	2044	08/01/44
							63,510	(229)	(6,328)	56,953	1,187,360	21	2044	02/01/45
							65,515	(236)	(6,528)	58,751	1,217,875	21.5	2045	08/01/45
							65,515	(236)	(6,528)	58,751	1,247,939	22	2045	02/01/46
							67,580	(243)	(6,734)	60,603	1,278,492	22.5	2046	08/01/46
							67,580	(243)	(6,734)	60,603	1,308,594	23	2046	02/01/47
							69,707	(251)	(6,946)	62,511	1,339,185	23.5	2047	08/01/47
							69,707	(251)	(6,946)	62,511	1,369,323	24	2047	02/01/48
							71,898	(259)	(7,164)	64,476	1,399,949	24.5	2048	08/01/48
							71,898	(259)	(7,164)	64,476	1,430,123	25	2048	02/01/49
							74,155	(267)	(7,389)	66,499	1,460,783	25.5	2049	08/01/49
							74,155	(267)	(7,389)	66,499	1,490,991	26	2049	02/01/50
<b>Total</b>							<b>2,608,689</b>	<b>(9,391)</b>	<b>(259,930)</b>	<b>2,339,368</b>				
<b>Present Value From 08/01/2023</b>							<b>1,662,642</b>	<b>(5,986)</b>	<b>(165,666)</b>	<b>1,490,991</b>				
<b>Present Value Rate</b>							<b>3.00%</b>							

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## Appendix C: Findings Including But/For Qualifications

The reasons and facts supporting the findings for the adoption of the Tax Increment Financing Plan for 42nd and Jackson Tax Increment Financing District, as required pursuant to Minnesota Statutes, Section 469.175, Subdivision 3 are as follows:

1. *Finding that 42nd and Jackson Tax Increment Financing District is a housing district as defined in M.S., Section 469.174, Subd. 11.*

42nd and Jackson Tax Increment Financing District consists of one (1) parcel. The development will consist of the construction of a 62-unit residential apartment building, all or a portion of which will receive tax increment assistance and will meet income restrictions described in *M.S. 469.1761*. At least 40 percent of the units receiving assistance will be occupied by persons with incomes at or below 60 percent of area median income.

2. *Finding that the proposed development, in the opinion of the City Council, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future.*

*The proposed development, in the opinion of the City, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future:* This finding is supported by the fact that the development proposed in this plan is a housing district that meets the City's objectives for development and redevelopment. The cost of land acquisition, site and public improvements and utilities makes this housing development infeasible without City assistance. Due to decreased rental income from affordable units, there is insufficient cash flow to provide a sufficient rate of return, pay operating expenses, and service the debt. This leaves a gap in the funding for the project and makes this housing development feasible only through assistance, in part, from tax increment financing. The developer was asked for and provided a letter and a proforma as justification that the developer would not have gone forward without tax increment assistance.

*The increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the TIF District permitted by the TIF Plan:* This finding is justified on the grounds that the cost of land acquisition, site and public improvements, utilities and

construction of affordable housing add to the total development cost. Historically, the costs of site and public improvements as well as reduced rents required for affordable workforce housing in the City have made development infeasible without tax increment assistance. The City reasonably determines that no other development of similar scope is anticipated on this site without substantially similar assistance being provided to the development.

3. *Finding that the TIF Plan for 42nd and Jackson Tax Increment Financing District conforms to the general plan for the development or redevelopment of the municipality as a whole.*

The City Council reviewed the TIF Plan and found that the TIF Plan conforms to the general development plan of the City.

4. *Finding that the TIF Plan for 42nd and Jackson Tax Increment Financing District will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development or redevelopment of Downtown Central Business District Redevelopment Project by private enterprise.*

Through the implementation of the TIF Plan, the City will provide an impetus for residential development, which is desirable or necessary for increased population and an increased need for life-cycle housing within the City.