



**ECONOMIC DEVELOPMENT AUTHORITY**  
**Public Safety Building—Training Room, 825 41st Ave**  
**NE**  
**Monday, May 01, 2023**  
**4:30 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 798 821 7248 or by Zoom at <https://us02web.zoom.us/j/7988217248>. For questions please call the Community Development Department at 763-706-3670.*

**CALL TO ORDER/ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**CONSENT AGENDA**

- 1. Approve April 3, 2023 EDA Meeting Minutes**
- 2. Approve Financial Reports and Payment of Bills of March 2023**  
**MOTION:** Move to approve the Consent Agenda as presented.

**BUSINESS ITEMS**

- 3. ACRED Presentation from the Anoka County Economic Development Director**
- 4. General Business Items Update**
- 5. Review Updated Plans and Discuss Timeline for the Redevelopment of 4300 Central Avenue NE**

**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, April 03, 2023**  
**5:00 PM**

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**MINUTES**

**CALL TO ORDER/ROLL CALL**

The meeting was called to order at 5:06 pm by Acting Chair James.

Members present: Gerry Herringer; Kt Jacobs; Rachel James; Amada Márquez-Simula; Justice Spriggs

Members absent: Connie Buesgens; Marlaine Szurek

Staff Present: Kelli Bourgeois, City Manager; Sara Ion, City Clerk; Mitchell Forney, Community Development Coordinator; Alicia Howe, Administrative Assistant

**PLEDGE OF ALLEGIANCE**

**CONSENT AGENDA**

- 1. Approve March 6, 2023 EDA Meeting Minutes**
- 2. Approve Financial Reports and Payment of Bills of February 2023**

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

**RESOLUTION NO. 2023-12**

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

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

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

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

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

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

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

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

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

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

**ORDER OF ECONOMIC DEVELOPMENT AUTHORITY**

Passed this 3<sup>rd</sup> day of April, 2023

Offered by: Jacobs

Seconded by: Spriggs

Roll Call: All ayes of present, MOTION PASSED.

\_\_\_\_\_  
Vice President

Attest:

\_\_\_\_\_  
Secretary

**BUSINESS ITEMS**

**3. 2022 Outstanding Business of the Year Award**

Forney reported on November 7, 2022, the EDA approved the establishment of the Business of the Year Award. This award set out to recognize local businesses for noteworthy accomplishments, long-standing contributions to the community, and significant community service efforts. The criteria for nomination are based on a variety of notable accomplishments, such as being a long-standing business within the City of Columbia Heights reaching a milestone year, a major business expansion, remodel, exterior renovation, landscaping improvements, or relocation to a new facility within the City,

environmentally friendly or sustainability-related initiatives or improvements, a major contribution to the community, or other major accomplishments or contributions worthy of recognition. However, it is important to note that the EDA reserves the right to make no selection if nominations do not meet the standard of recognition.

Forney stated this year, the EDA received two nominations, one for Community Grounds and one for Rapid Graphics. Both nominations were submitted by communications staff members due to the lack of participation in the first year of the program.

Forney mentioned Community Grounds has played an instrumental role in supporting city events. For example, during the City's Snow Blast Event, Community Grounds provided hot coffee and cocoa, while during Truck or Treat, they hosted a table with various games. Additionally, Community Grounds has generously offered hundreds of cups of free hot beverages at City events and has provided their business as a gathering space by hosting free weekly events such as trivia and game nights.

Forney noted Rapid Graphics has partnered with the City for decades. Rapid Graphics is a community focused locally owned business that has been on Central Avenue for nearly 50 years. Recently the business was covered in multiple local newspapers for its inclusive store front holiday display. Which had placards and small displays for Christianity, Buddhism, Islam, and Hinduism. They also included various placards acknowledging different cultural groups.

Forney explained, if selected as the Business of the Year, the winning business will be honored with a plaque during a brief presentation at a City Council Meeting, marketing of the achievement at City events, on City reader board signs, and a recognition article posted on the City's website and newsletter.

Forney stated the 2023 Business of the Year Award is in its inaugural year, and while staff acknowledges that participation was limited, they believe that as the program continues, the award will become increasingly coveted by the local business community.

Questions/Comments from Members:

Jacobs stated she would like to see Rapid Graphics become Business of the Year since they have been around for a long time and have done a lot in the City.

Márquez-Simula agreed and recommended Rapid Graphics.

James commented that both Community Grounds and Rapid Graphics are worthy and she is thankful they are both in the community. She added Rapid Graphics is very deserving since it is reaching a milestone year and hopes Community Grounds can be nominated in the future.

Márquez-Simula agreed.

Herringer stated anyone who has been in the City for 50 years deserves recognition and added he would be in favor of selecting Rapid Graphics.

Spriggs agreed and added they are both deserving.

James asked if there was anything that needed to be added to the nomination that she could learn from.

Márquez Simula stated all of their employees are full time, there are 4-5 employees, and they have been there for a long time. She added it is a testament to the business for keeping employees so long and investing in them full time.

Jacobs added that they have persevered through the decades, even though all of the changes in the printing industry in the last 50 years.

Márquez-Simula expressed her gratitude for Community Grounds for the support they have given to City events. She added that she is excited for this to be an annual award and for more businesses to be awarded and nominated in the future.

*Motion by Jacobs, seconded by Herringer to approve Rapids Graphics as the 2022 Columbia Heights Business of the Year. All ayes of present. MOTION PASSED.*

Questions after the motion:

Márquez-Simula asked what the timeline was for Rapid Graphics to be notified. Forney stated he would coordinate with the communications team and would follow up with her.

Márquez-Simula stated it would be nice to know in case Bourgeois would announce it during the City Council meeting on Monday. Bourgeois stated it should work as long as they can get the plaque and notify Rapid Graphics. Forney added they were hoping to honor the Citizen of the Year and Business of the Year at the same time in May. Márquez-Simula asked if they could still announce it during the City Council meeting. Forney stated they could.

**4. Façade Improvement Grant Report Yuli's Salon, 4915 Central Ave**

Forney presented the Yuli's Salon 2023 Façade Improvement Grant application for their new location at 4915 Central Avenue NE. The salon seeks to add a sign to their storefront and has obtained two bids, with the lowest being \$6,977.63. As this cost is eligible for reimbursement of \$3,489, Community Development Staff recommends funding the project in full. The addition of Yuli's Salon will bring increased foot traffic to the area and benefit other nearby businesses. Renderings of the proposed sign and bids were included in the application.

Forney added regarding site cameras, Staff will confirm the commitment of Yuli's Salon to install cameras. Furthermore, Railwerks Brewing has expressed interest in installing

cameras and staff may facilitate the coordination with both of these businesses later in the year.

Questions/Comments from Members:

James asked why pages 45 and 46 of the agenda packet were blank. Forney explained it is for the legal description of the property and improvement and they will be filled in prior to their execution.

Spriggs asked where they were relocating from. Forney stated they are not relocating but are starting a new business.

James stated it is nice to see new development come in.

*Motion by Spriggs, seconded by Márquez Simula to waive the reading of Resolution 2023-13, there being ample copies available to the public. All ayes of present. MOTION PASSED.*

*Motion by Spriggs, seconded by Jacobs to adopt Resolution 2023-13, a resolution approving the form and substance of the façade improvement grant agreement, and approving authority staff and officials to take all actions necessary to enter the authority into a façade improvement grant agreement with Yuli's Salon. All ayes of present. MOTION PASSED.*

**RESOLUTION NO. 2023-13**

**A RESOLUTION OF THE ECONOMIC DEVELOPMENT AUTHORITY OF COLUMBIA HEIGHTS, MINNESOTA, APPROVING THE FORM AND SUBSTANCE OF THE FAÇADE IMPROVEMENT GRANT AGREEMENT, AND APPROVING AUTHORITY STAFF AND OFFICIALS TO TAKE ALL ACTIONS NECESSARY TO ENTER THE AUTHORITY INTO FAÇADE IMPROVEMENT GRANT AGREEMENT WITH YULI'S SALON**

**WHEREAS**, the City of Columbia Heights (the "City") and the Columbia Heights Economic Development Authority (the "Authority") have collaborated to create a certain Façade Improvement Grant Program (the "Program"); and

**WHEREAS**, pursuant to guidelines established for the Program, the Authority is to award and administer a series of grants to eligible commercial property owners and/or tenants for the purposes of revitalizing existing store fronts, increasing business vitality and economic performance, and decreasing criminal activity along Central Avenue Northeast, in the City's Central Business district, pursuant to a Façade Improvement Grant Agreement with various property owners and/or tenants; and

**WHEREAS**, pursuant to the Program, the City is to coordinate a surveillance camera monitoring program by placing surveillance cameras on some of the storefronts that are part of the Program for the purposes of improving public safety in and around the Central Business District; and

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

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

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

**ORDER OF ECONOMIC DEVELOPMENT AUTHORITY**

Passed this 3<sup>rd</sup> day of April, 2023

Offered by: Spriggs

Seconded by: Jacobs

Roll Call: All ayes of present, MOTION PASSED.

\_\_\_\_\_  
Vice President

Attest:

\_\_\_\_\_  
Secretary

Questions/Comments from Members:

Herringer asked what was happening at the Asia location. Forney stated Staff is in contact with the new business owner. They currently own Maya Cuisine in Northeast Minneapolis and purchased and contracted the building from the previous owners, who are currently renovating it for a Mexican or South American type restaurant. Forney stated he does not know if they are going to integrate the pickup window yet but they are aware of the façade improvement grant.

Forney gave an update stating the Columbia Heights' ramp near Fairview is finishing the new elevator. He added they had the State inspection and are working on having a communication line for the phone in the elevator before it is open to the public. He added as of last week, the EDA is the owner of the two buildings; 8414 49<sup>th</sup> Avenue, and 4243 5<sup>th</sup> Avenue. He noted Habitat for Humanity is excited and would like to come before the Council and bring a designer to the EDA to speak with the Commissioners. In addition, Habitat for Humanity would like to speak with surrounding residents of the building to get their feedback.

Forney noted the new City Planner would begin next week. Márquez Simula asked who it was. Forney stated it was Andrew Boucher.

Márquez-Simula stated she had a photo from Jimmy's with a large puddle near the parking ramp. She noted he was concerned for the building. Forney stated in the past they had issues with leaks and drains and would have Public Works go out and fix the issue.

James asked when they were planning to remove the house. Forney stated they would have bids as soon as possible. He added they are hoping to do both buildings at the same time.

**ADJOURNMENT**

*Motion by Márquez Simula, seconded by Jacobs, to adjourn the meeting at 5:21 pm. All ayes. MOTION PASSED.*

Respectfully submitted,



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Alicia Howe, Recording Secretary



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

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

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

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

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

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

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

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

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

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

**ORDER OF ECONOMIC DEVELOPMENT AUTHORITY**

Passed this 1<sup>st</sup> day of May, 2023

Offered by:

Seconded by:

Roll Call:

\_\_\_\_\_  
President

Attest:

\_\_\_\_\_  
Secretary

GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Check 194205 204.6314.43250	COMM DEV ADMIN (1.8%)	ARVIG ENTERPRISES, INC	02/01/23	020123	5.98
			Total For Check 194205		5.98
Check 194238 204.6314.43210	SERVICE ASSURANCE FOR MITEL PHON MARCO, INC		11/01/22	INV10527135	270.75
			Total For Check 194238		270.75
Check 194243 408.6414.43050	RAP REVIEW 3930 UNIVERSITY AVE NMN POLLUTION CONTROL AGENC		12/21/22	10000152685	300.00
			Total For Check 194243		300.00
Check 194253 204.6314.43050	2022 ANNUAL AUDIT	REDPATH AND COMPANY LLC	01/31/23	150476019	750.00
			Total For Check 194253		750.00
Check 194265 204.6314.43050	EDA MEETING 020623	TIMESAVER OFF SITE SECRETF	02/13/23	M27978	295.50
			Total For Check 194265		295.50
Check 194273 228.6317.43810	ELECTRIC	XCEL ENERGY (N S P)	02/09/23	1017735261	1,102.09
			Total For Check 194273		1,102.09
Check 194296 204.6314.43250	021523 934571297 COMM DEV ADMIN COMCAST		02/15/23	166461298	19.44
			Total For Check 194296		19.44
Check 194308 204.6314.43050	ACTUARIAL STUDY	GRABRIAN ACTUARIAL LLC	02/27/23	1362	38.00
			Total For Check 194308		38.00
Check 194319 204.6314.43210	MICROCALL SUPPORT & MAINT 031123 MARCO, INC		02/16/23	INV10899262	52.41
			Total For Check 194319		52.41
Check 194330 204.6314.43210	013123 -10010429 COM DEV ADMINI POPP.COM INC		01/31/23	992769805	12.72
204.6314.43210	022623 10013121 PHONE COMMDEV AD POPP.COM INC		02/26/23	992772897	41.31
204.6314.43210	022823 -10010429 COM DEV ADMINI POPP.COM INC		02/28/23	992774087	12.72
			Total For Check 194330		66.75
Check 194381 204.6314.44380	EDA MEETINGS 092622, 110722, 121 HERRINGER/GERRY		03/06/23	030623	105.00
			Total For Check 194381		105.00
Check 194387 389.7000.43050	R8 TIF OVERPAYMENT, DISTRICT RES KENNEDY & GRAVEN		02/16/23	172772	1,207.82
408.6314.45110	PURCHASE AGREEMENT-841 49TH AVE KENNEDY & GRAVEN		01/31/23	172778	588.75
			Total For Check 194387		1,796.57
Check 194393 408.6414.44600	FACADE IMPROVEMENT GRANT 2022	MATT'S AUTOMOTIVE SERVICE	03/08/23	2022	5,000.00
			Total For Check 194393		5,000.00
Check 194408					10

Item 2.

GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Check 194408 228.6317.44020	PREVENTATIVE MAINT VAN BUREN 102 SCHINDLER ELEVATOR CORP IN		10/01/22	8106050131	1,599.72
			Total For Check 194408		1,599.72
Check 194416 204.6314.44380	EDA MEETINGS 092622, 110722, 121 SZUREK/MARLAINE		03/06/23	030623	105.00
			Total For Check 194416		105.00
Check 194418 420.6317.44000.1915	ELEVATOR VANBUREN RAMP 2ND HALF TK ELEVATOR CORPORATION		02/16/23	1000497908	61,344.08
			Total For Check 194418		61,344.08
Check 194428 420.6317.44000.1915	LIGHTING REPLACEMENTS AND UP GRA AID ELECTRIC SERVICE INC		03/08/23	73573	6,455.00
			Total For Check 194428		6,455.00
Check 194444 204.6314.43250	031523 934571297 COMM DEV ADMIN COMCAST		03/15/23	168724569	19.44
			Total For Check 194444		19.44
Check 194447 372.7000.43050	T6 - CALC DEVELOPER PAYMENT	EHLERS & ASSOCIATES INC	02/09/23	93164	739.07
375.7000.43050	Z6 - CALC DEVELOPER PAYMENT	EHLERS & ASSOCIATES INC	02/09/23	93164	739.06
389.7000.43050	R8 - CALC DEVELOPER PAYMENT	EHLERS & ASSOCIATES INC	02/09/23	93164	739.06
391.7000.43050	W3/W4 - CALC DEVELOPER PAYMENT	EHLERS & ASSOCIATES INC	02/09/23	93164	739.06
			Total For Check 194447		2,956.25
Check 194472 391.7000.45110	EARNEST MONEY 4243 5TH ST NE	RE/MAX SYNERGY	03/15/23	35-30-24-24-0049	5,000.00
			Total For Check 194472		5,000.00
Check 194516 204.6314.43500	PHN ORD #1682 031023	ECM PUBLISHERS INC	03/10/23	937206	242.00
			Total For Check 194516		242.00
Check 194545 204.6314.43050	EDA MEETING 030623	TIMESAVER OFF SITE SECRETF	03/14/23	M28060	295.50
			Total For Check 194545		295.50
Check 377 204.6314.42000	STENO PADS,KLEENEX	AMAZON.COM	01/19/23	1019459	33.50
204.6314.44330	YEARLY STAR TRIB SUBSC	STAR TRIBUNE	01/19/23	011923 ST	129.00
			Total For Check 377		162.50
Check 388 204.6314.44030	MICROSOFT OFFICE 365 G3 020723-0 SHI INC		02/07/23	B16452494	800.00
			Total For Check 388		800.00
Check 390 408.6314.45110	PURCHASE OF 841 49TH AVE NE	ANCONA TITLE & ESCROW	03/08/23	03092023	91,276.81
			Total For Check 390		91,276.81
Check 441 391.7000.45110	CLOSING COST 4243 5TH ST NE	STEWART TITLE COMPANY-MN I	03/31/23	033023	117,240.00
			Total For Check 441		117,240.00

04/13/2023 10:06 AM  
User: suems  
DB: Columbia Heights

INVOICE GL DISTRIBUTION REPORT FOR CITY OF COLUMBIA HEIGHTS  
EXP CHECK RUN DATES 03/01/2023 - 03/31/2023  
BOTH JOURNALIZED AND UNJOURNALIZED  
PAID

Item 2.

GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
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INVOICE GL DISTRIBUTION REPORT FOR CITY OF COLUMBIA HEIGHTS  
 EXP CHECK RUN DATES 03/01/2023 - 03/31/2023  
 BOTH JOURNALIZED AND UNJOURNALIZED  
 PAID

Item 2.

GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Fund Totals:					
		Fund 204	EDA ADMINISTRATION		3,228.27
		Fund 228	DOWNTOWN PARKING		2,701.81
		Fund 372	HUSET PARK AREA TIF (T6		739.07
		Fund 375	TIF Z6: 47TH & GRAND		739.06
		Fund 389	TIF R8 CRESTV/TRANSITIO		1,946.88
		Fund 391	SCATTERED SITE TIF W3/W		123,029.01
		Fund 408	EDA REDEVELOPMENT PROJE		97,165.56
		Fund 420	CAP IMPROVEMENT-DEVELOP		67,799.08
Total For All Funds:					297,348.74
--- TOTALS BY GL DISTRIBUTION ---					
204.6314.42000		STENO PADS,KLEENEX			33.50
204.6314.43050		ACTUARIAL STUDY			1,379.00
204.6314.43210		MICROCALL SUPPORT & MAINT 031123			389.91
204.6314.43250		COMM DEV ADMIN (1.8%)			44.86
204.6314.43500		PHN ORD #1682 031023			242.00
204.6314.44030		MICROSOFT OFFICE 365 G3 020723-0			800.00
204.6314.44330		YEARLY STAR TRIB SUBSC			129.00
204.6314.44380		EDA MEETINGS 092622, 110722, 121			210.00
228.6317.43810		ELECTRIC			1,102.09
228.6317.44020		PREVENTATIVE MAINT VAN BUREN 102			1,599.72
372.7000.43050		T6 - CALC DEVELOPER PAYMENT			739.07
375.7000.43050		Z6 - CALC DEVELOPER PAYMENT			739.06
389.7000.43050		R8 - CALC DEVELOPER PAYMENT			1,946.88
391.7000.43050		W3/W4 - CALC DEVELOPER PAYMENT			739.06
391.7000.45110		EARNEST MONEY 4243 5TH ST NE			122,289.95
408.6314.45110		PURCHASE OF 841 49TH AVE NE			91,865.56
408.6414.43050		RAP REVIEW 3930 UNIVERSITY AVE N			300.00
408.6414.44600		FACADE IMPROVEMENT GRANT 2022			5,000.00
420.6317.44000.1915		LIGHTING REPLACEMENTS AND UP GRA			67,799.08

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS  
 PERIOD ENDING 03/31/2023

Item 2.

GL NUMBER	DESCRIPTION	2023 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 03/31/23	YTD BALANCE 03/31/2023	UNENCUMBERED BALANCE	% BDGT USED
Fund 202 - ANOKA CO COMM DEV PROGRAMS							
Expenditures							
Dept 6355 - ANOKA CO HRA LEVY PROJECTS							
OTHER SERVICES & CHARGES							
202.6355.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	1,246.00	1,246.00	(1,246.00)	100.00
	OTHER SERVICES & CHARGES	0.00	0.00	1,246.00	1,246.00	(1,246.00)	100.00
Total Dept 6355 - ANOKA CO HRA LEVY PROJECTS		0.00	0.00	1,246.00	1,246.00	(1,246.00)	100.00
TOTAL EXPENDITURES		0.00	0.00	1,246.00	1,246.00	(1,246.00)	100.00
Fund 202 - ANOKA CO COMM DEV PROGRAMS:							
TOTAL REVENUES		0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		0.00	0.00	1,246.00	1,246.00	(1,246.00)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	(1,246.00)	(1,246.00)	1,246.00	100.00

Item 2.

GL NUMBER	DESCRIPTION	2023 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 03/31/23	YTD BALANCE 03/31/2023	UNENCUMBERED BALANCE	% BDGT USED
Fund 204 - EDA ADMINISTRATION							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TAXES							
204.0000.31011	EDA CURRENT AD VALOREM	208,100.00	0.00	0.00	0.00	208,100.00	0.00
204.0000.31014	AREA WIDE TAX	89,000.00	0.00	0.00	0.00	89,000.00	0.00
TAXES		297,100.00	0.00	0.00	0.00	297,100.00	0.00
Total Dept 0000 - NON-DEPARTMENTAL		297,100.00	0.00	0.00	0.00	297,100.00	0.00
TOTAL REVENUES		297,100.00	0.00	0.00	0.00	297,100.00	0.00
Expenditures							
Dept 6314 - ECONOMIC DEVELOPMENT AUTH							
OTHER SERVICES & CHARGES							
204.6314.43050	EXPERT & PROFESSIONAL SERV.	2,200.00	1,550.00	295.50	1,504.00	(854.00)	138.82
204.6314.43105	TRAINING & EDUCATION ACTIVITIES	1,500.00	0.00	0.00	590.00	910.00	39.33
204.6314.43210	TELEPHONE	700.00	0.00	0.00	202.58	497.42	28.94
204.6314.43220	POSTAGE	600.00	0.00	75.00	75.00	525.00	12.50
204.6314.43250	OTHER TELECOMMUNICATIONS	300.00	0.00	19.44	70.28	229.72	23.43
204.6314.43320	OUT OF TOWN TRAVEL EXPENSE	1,500.00	0.00	0.00	0.00	1,500.00	0.00
204.6314.43500	LEGAL NOTICE PUBLISHING	200.00	0.00	242.00	314.60	(114.60)	157.30
204.6314.43600	PROP & LIAB INSURANCE	2,700.00	0.00	225.00	675.00	2,025.00	25.00
204.6314.44000	REPAIR & MAINT. SERVICES	500.00	0.00	20.35	69.73	430.27	13.95
204.6314.44030	SOFTWARE & SOFTWARE SUBSCRIPTIONS	800.00	0.00	0.00	800.00	0.00	100.00
204.6314.44040	INFORMATION SYS:INTERNAL SVC	8,700.00	0.00	725.00	2,175.00	6,525.00	25.00
204.6314.44330	SUBSCRIPTION, MEMBERSHIP	200.00	0.00	0.00	129.00	71.00	64.50
204.6314.44380	COMMISSION & BOARDS	900.00	0.00	210.00	210.00	690.00	23.33
OTHER SERVICES & CHARGES		20,800.00	1,550.00	1,812.29	6,815.19	12,434.81	40.22
PERSONNEL SERVICES							
204.6314.41010	REGULAR EMPLOYEES	196,700.00	0.00	15,062.94	43,190.91	153,509.09	21.96
204.6314.41210	P.E.R.A. CONTRIBUTION	14,700.00	0.00	1,128.02	3,471.80	11,228.20	23.62
204.6314.41220	F.I.C.A. CONTRIBUTION	15,100.00	0.00	1,271.60	3,665.15	11,434.85	24.27
204.6314.41300	INSURANCE	23,200.00	0.00	1,910.13	5,724.06	17,475.94	24.67
204.6314.41510	WORKERS COMP INSURANCE PREM	1,500.00	0.00	127.65	395.25	1,104.75	26.35
PERSONNEL SERVICES		251,200.00	0.00	19,500.34	56,447.17	194,752.83	22.47
SUPPLIES							
204.6314.42000	OFFICE SUPPLIES	200.00	0.00	40.67	74.17	125.83	37.09
204.6314.42010	MINOR EQUIPMENT	500.00	0.00	0.00	0.00	500.00	0.00
204.6314.42011	END USER DEVICES	1,900.00	0.00	0.00	0.00	1,900.00	0.00
204.6314.42171	GENERAL SUPPLIES	200.00	0.00	0.00	0.00	200.00	0.00
204.6314.42175	FOOD SUPPLIES	200.00	0.00	0.00	0.00	200.00	0.00
SUPPLIES		3,000.00	0.00	40.67	74.17	2,925.83	2.47
CONTINGENCIES & TRANSFERS							
204.6314.47100	OPER. TRANSFER OUT - LABOR	22,100.00	0.00	1,841.67	5,525.01	16,574.99	25.00
CONTINGENCIES & TRANSFERS		22,100.00	0.00	1,841.67	5,525.01	16,574.99	25.00

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

GL NUMBER	DESCRIPTION	2023 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 03/31/23	YTD BALANCE 03/31/2023	UNENCUMBERED BALANCE	% BDGT USED
Fund 204 - EDA ADMINISTRATION							
Expenditures							
	Total Dept 6314 - ECONOMIC DEVELOPMENT AUTH	297,100.00	1,550.00	23,194.97	68,861.54	226,688.46	23.70
TOTAL EXPENDITURES		<u>297,100.00</u>	<u>1,550.00</u>	<u>23,194.97</u>	<u>68,861.54</u>	<u>226,688.46</u>	<u>23.70</u>
Fund 204 - EDA ADMINISTRATION:							
	TOTAL REVENUES	297,100.00	0.00	0.00	0.00	297,100.00	0.00
	TOTAL EXPENDITURES	<u>297,100.00</u>	<u>1,550.00</u>	<u>23,194.97</u>	<u>68,861.54</u>	<u>226,688.46</u>	<u>23.70</u>
	NET OF REVENUES & EXPENDITURES	0.00	(1,550.00)	(23,194.97)	(68,861.54)	70,411.54	100.00



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GL NUMBER	DESCRIPTION	2023 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 03/31/23	YTD BALANCE 03/31/2023	UNENCUMBERED BALANCE	% BDGT USED
Fund 228 - DOWNTOWN PARKING							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TRANSFERS & NON-REV RECEIPTS							
228.0000.39247	TRANSFER IN-SPECIAL PROJ REV	56,700.00	0.00	4,725.00	14,175.00	42,525.00	25.00
	TRANSFERS & NON-REV RECEIPTS	56,700.00	0.00	4,725.00	14,175.00	42,525.00	25.00
Total Dept 0000 - NON-DEPARTMENTAL		56,700.00	0.00	4,725.00	14,175.00	42,525.00	25.00
TOTAL REVENUES		56,700.00	0.00	4,725.00	14,175.00	42,525.00	25.00
Expenditures							
Dept 6317 - DOWNTOWN PARKING							
OTHER SERVICES & CHARGES							
228.6317.43600	PROP & LIAB INSURANCE	3,200.00	0.00	266.67	800.01	2,399.99	25.00
228.6317.43800	UTILITY SERVICES	2,000.00	0.00	248.69	475.26	1,524.74	23.76
228.6317.43810	ELECTRIC	13,000.00	0.00	1,082.25	2,184.34	10,815.66	16.80
228.6317.44000	REPAIR & MAINT. SERVICES	35,000.00	614.30	0.00	432.00	33,953.70	2.99
228.6317.44020	BLDG MAINT CONTRACTUAL SERVICES	2,000.00	0.00	1,599.72	1,599.72	400.28	79.99
	OTHER SERVICES & CHARGES	55,200.00	614.30	3,197.33	5,491.33	49,094.37	11.06
PERSONNEL SERVICES							
228.6317.41070	INTERDEPARTMENTAL LABOR SERV	1,500.00	0.00	0.00	0.00	1,500.00	0.00
	PERSONNEL SERVICES	1,500.00	0.00	0.00	0.00	1,500.00	0.00
Total Dept 6317 - DOWNTOWN PARKING		56,700.00	614.30	3,197.33	5,491.33	50,594.37	10.77
TOTAL EXPENDITURES		56,700.00	614.30	3,197.33	5,491.33	50,594.37	10.77
Fund 228 - DOWNTOWN PARKING:							
TOTAL REVENUES		56,700.00	0.00	4,725.00	14,175.00	42,525.00	25.00
TOTAL EXPENDITURES		56,700.00	614.30	3,197.33	5,491.33	50,594.37	10.77
NET OF REVENUES & EXPENDITURES		0.00	(614.30)	1,527.67	8,683.67	(8,069.37)	100.00

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GL NUMBER	DESCRIPTION	2023 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 03/31/23	YTD BALANCE 03/31/2023	UNENCUMBERED BALANCE	% BDGT USED
Fund 372 - Huset Park Area TIF (T6)							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TAXES							
372.0000.31010	CURRENT AD VALOREM	194,000.00	0.00	0.00	0.00	194,000.00	0.00
TAXES		194,000.00	0.00	0.00	0.00	194,000.00	0.00
MISCELLANEOUS							
372.0000.36210	INTEREST ON INVESTMENTS	3,000.00	0.00	0.00	0.00	3,000.00	0.00
MISCELLANEOUS		3,000.00	0.00	0.00	0.00	3,000.00	0.00
Total Dept 0000 - NON-DEPARTMENTAL		197,000.00	0.00	0.00	0.00	197,000.00	0.00
TOTAL REVENUES		197,000.00	0.00	0.00	0.00	197,000.00	0.00
Expenditures							
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
372.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	1,365.32	1,365.32	(1,365.32)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	1,365.32	1,365.32	(1,365.32)	100.00
CAPITAL OUTLAY							
372.7000.46010	PRINCIPAL	135,000.00	0.00	0.00	135,000.00	0.00	100.00
372.7000.46110	INTEREST	54,200.00	0.00	0.00	28,006.25	26,193.75	51.67
372.7000.46200	FISCAL AGENT CHARGES	1,000.00	0.00	0.00	475.00	525.00	47.50
CAPITAL OUTLAY		190,200.00	0.00	0.00	163,481.25	26,718.75	85.95
Total Dept 7000 - BONDS		190,200.00	0.00	1,365.32	164,846.57	25,353.43	86.67
TOTAL EXPENDITURES		190,200.00	0.00	1,365.32	164,846.57	25,353.43	86.67
Fund 372 - Huset Park Area TIF (T6):							
TOTAL REVENUES		197,000.00	0.00	0.00	0.00	197,000.00	0.00
TOTAL EXPENDITURES		190,200.00	0.00	1,365.32	164,846.57	25,353.43	86.67
NET OF REVENUES & EXPENDITURES		6,800.00	0.00	(1,365.32)	(164,846.57)	171,646.57	2,424.21

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Fund 375 - TIF Z6: 47TH & GRAND							
Expenditures							
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
375.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	739.06	739.06	(739.06)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	739.06	739.06	(739.06)	100.00
Total Dept 7000 - BONDS		0.00	0.00	739.06	739.06	(739.06)	100.00
TOTAL EXPENDITURES		0.00	0.00	739.06	739.06	(739.06)	100.00
Fund 375 - TIF Z6: 47TH & GRAND:							
TOTAL REVENUES		0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		0.00	0.00	739.06	739.06	(739.06)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	(739.06)	(739.06)	739.06	100.00

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GL NUMBER	DESCRIPTION	2023 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 03/31/23	YTD BALANCE 03/31/2023	UNENCUMBERED BALANCE	% BDGT USED
Fund 389 - TIF R8 CRESTV/TRANSITION BLK							
Expenditures							
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
389.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	739.06	1,946.88	(1,946.88)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	739.06	1,946.88	(1,946.88)	100.00
Total Dept 7000 - BONDS		0.00	0.00	739.06	1,946.88	(1,946.88)	100.00
TOTAL EXPENDITURES		0.00	0.00	739.06	1,946.88	(1,946.88)	100.00
Fund 389 - TIF R8 CRESTV/TRANSITION BLK:							
TOTAL REVENUES		0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		0.00	0.00	739.06	1,946.88	(1,946.88)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	(739.06)	(1,946.88)	1,946.88	100.00

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GL NUMBER	DESCRIPTION	2023 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 03/31/23	YTD BALANCE 03/31/2023	UNENCUMBERED BALANCE	% BDGT USED
Fund 391 - SCATTERED SITE TIF W3/W4							
Expenditures							
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
391.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	739.06	739.06	(739.06)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	739.06	739.06	(739.06)	100.00
CAPITAL OUTLAY							
391.7000.45110	LAND	0.00	0.00	122,289.95	122,289.95	(122,289.95)	100.00
CAPITAL OUTLAY		0.00	0.00	122,289.95	122,289.95	(122,289.95)	100.00
Total Dept 7000 - BONDS		0.00	0.00	123,029.01	123,029.01	(123,029.01)	100.00
TOTAL EXPENDITURES		0.00	0.00	123,029.01	123,029.01	(123,029.01)	100.00
Fund 391 - SCATTERED SITE TIF W3/W4:							
TOTAL REVENUES		0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		0.00	0.00	123,029.01	123,029.01	(123,029.01)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	(123,029.01)	(123,029.01)	123,029.01	100.00

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GL NUMBER	DESCRIPTION	2023 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 03/31/23	YTD BALANCE 03/31/2023	UNENCUMBERED BALANCE	% BDGT USED
Fund 392 - TIF BB2 ALATUS 40TH AV							
Expenditures							
Dept 7000 - BONDS							
CAPITAL OUTLAY							
392.7000.46110	INTEREST	0.00	0.00	0.00	13,353.75	(13,353.75)	100.00
CAPITAL OUTLAY		0.00	0.00	0.00	13,353.75	(13,353.75)	100.00
Total Dept 7000 - BONDS		0.00	0.00	0.00	13,353.75	(13,353.75)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	13,353.75	(13,353.75)	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	13,353.75	(13,353.75)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	(13,353.75)	13,353.75	100.00

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GL NUMBER	DESCRIPTION	2023 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 03/31/23	YTD BALANCE 03/31/2023	UNENCUMBERED BALANCE	% BDGT USED
Fund 393 - BB6 IF ALATUS 4300 CENTRAL							
Expenditures							
Dept 7000 - BONDS							
CAPITAL OUTLAY							
393.7000.46110	INTEREST	26,700.00	0.00	0.00	0.00	26,700.00	0.00
393.7000.46200	FISCAL AGENT CHARGES	1,000.00	0.00	0.00	0.00	1,000.00	0.00
CAPITAL OUTLAY		27,700.00	0.00	0.00	0.00	27,700.00	0.00
Total Dept 7000 - BONDS		27,700.00	0.00	0.00	0.00	27,700.00	0.00
TOTAL EXPENDITURES		27,700.00	0.00	0.00	0.00	27,700.00	0.00
Fund 393 - BB6 IF ALATUS 4300 CENTRAL:							
TOTAL REVENUES		0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		27,700.00	0.00	0.00	0.00	27,700.00	0.00
NET OF REVENUES & EXPENDITURES		(27,700.00)	0.00	0.00	0.00	(27,700.00)	0.00

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Fund 408 - EDA REDEVELOPMENT PROJECT FD							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TAXES							
408.0000.31012	HRA CURRENT AD VALOREM	235,000.00	0.00	0.00	0.00	235,000.00	0.00
408.0000.31014	AREA WIDE TAX	75,000.00	0.00	0.00	0.00	75,000.00	0.00
TAXES		310,000.00	0.00	0.00	0.00	310,000.00	0.00
Total Dept 0000 - NON-DEPARTMENTAL		310,000.00	0.00	0.00	0.00	310,000.00	0.00
TOTAL REVENUES		310,000.00	0.00	0.00	0.00	310,000.00	0.00
Expenditures							
Dept 6314 - ECONOMIC DEVELOPMENT AUTH							
CAPITAL OUTLAY							
408.6314.45110	LAND	0.00	0.00	91,276.81	92,865.56	(92,865.56)	100.00
CAPITAL OUTLAY		0.00	0.00	91,276.81	92,865.56	(92,865.56)	100.00
Total Dept 6314 - ECONOMIC DEVELOPMENT AUTH		0.00	0.00	91,276.81	92,865.56	(92,865.56)	100.00
Dept 6411 - FACADE IMPROVEMENT GRANT							
OTHER SERVICES & CHARGES							
408.6411.44600	LOANS & GRANTS	50,000.00	5,000.00	0.00	0.00	45,000.00	10.00
OTHER SERVICES & CHARGES		50,000.00	5,000.00	0.00	0.00	45,000.00	10.00
Total Dept 6411 - FACADE IMPROVEMENT GRANT		50,000.00	5,000.00	0.00	0.00	45,000.00	10.00
Dept 6414 - COMMERCIAL REVITALIZATION							
OTHER SERVICES & CHARGES							
408.6414.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	300.00	(300.00)	100.00
408.6414.44600	LOANS & GRANTS	0.00	0.00	5,000.00	5,000.00	(5,000.00)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	5,000.00	5,300.00	(5,300.00)	100.00
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		200,000.00	0.00	5,000.00	5,300.00	194,700.00	2.65
Dept 6418 - FIRE SUPPRESSION GRANT							
OTHER SERVICES & CHARGES							
408.6418.44600	LOANS & GRANTS	60,000.00	0.00	0.00	0.00	60,000.00	0.00
OTHER SERVICES & CHARGES		60,000.00	0.00	0.00	0.00	60,000.00	0.00



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Fund 408 - EDA REDEVELOPMENT PROJECT FD							
Expenditures							
Total Dept 6418 - FIRE SUPPRESSION GRANT		60,000.00	0.00	0.00	0.00	60,000.00	0.00
TOTAL EXPENDITURES		310,000.00	5,000.00	96,276.81	98,165.56	206,834.44	33.28
Fund 408 - EDA REDEVELOPMENT PROJECT FD:							
TOTAL REVENUES		310,000.00	0.00	0.00	0.00	310,000.00	0.00
TOTAL EXPENDITURES		310,000.00	5,000.00	96,276.81	98,165.56	206,834.44	33.28
NET OF REVENUES & EXPENDITURES		0.00	(5,000.00)	(96,276.81)	(98,165.56)	103,165.56	100.00

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Fund 420 - CAP IMPROVEMENT-DEVELOPMENT							
Expenditures							
Dept 6317 - DOWNTOWN PARKING							
OTHER SERVICES & CHARGES							
420.6317.44000.1915	REPAIR & MAINT. SERVICES	0.00	10,825.42	6,455.00	67,799.08	(78,624.50)	100.00
OTHER SERVICES & CHARGES		0.00	10,825.42	6,455.00	67,799.08	(78,624.50)	100.00
Total Dept 6317 - DOWNTOWN PARKING		0.00	10,825.42	6,455.00	67,799.08	(78,624.50)	100.00
TOTAL EXPENDITURES		0.00	10,825.42	6,455.00	67,799.08	(78,624.50)	100.00
Fund 420 - CAP IMPROVEMENT-DEVELOPMENT:							
TOTAL REVENUES		0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		0.00	10,825.42	6,455.00	67,799.08	(78,624.50)	100.00
NET OF REVENUES & EXPENDITURES		0.00	(10,825.42)	(6,455.00)	(67,799.08)	78,624.50	100.00
TOTAL REVENUES - ALL FUNDS							
TOTAL REVENUES - ALL FUNDS		860,800.00	0.00	4,725.00	14,175.00	846,625.00	1.65
TOTAL EXPENDITURES - ALL FUNDS		881,700.00	17,989.72	256,242.56	545,478.78	318,231.50	63.91
NET OF REVENUES & EXPENDITURES		(20,900.00)	(17,989.72)	(251,517.56)	(531,303.78)	528,393.50	2,628.20



<b>AGENDA SECTION</b>	<b>BUSINESS ITEMS</b>
<b>MEETING DATE</b>	<b>05/01/2023</b>

<b>ITEM:</b>	<b>ACRED Presentation from the Anoka County Economic Development Director</b>	
<b>DEPARTMENT:</b>	Community Development	<b>BY/DATE:</b> Mitchell Forney, 4/27/23

**BACKGROUND:**

At the May 1st meeting, the EDA will receive a brief presentation about the Anoka County Regional Economic Development (ACRED) initiative. The purpose of the presentation is to introduce the EDA to the Economic Development Director while also highlighting the achievements and goals of the initiative.

In 2018, a large majority of the cities in Anoka County signed a Memorandum of Understanding (MOU) to create ACRED in hopes of bringing a unified voice to economic development throughout the county. Currently, the initiative consists of only the Economic Development Director. Anoka County pays for the director and his general operating costs, but participating cities pay a yearly fee to provide the department with its operating budget. In 2022, the City re-signed an updated MOU establishing the City’s commitment to the initiative for the next 5 years. With that agreement, the city agrees to pay \$0.057 per citizen, which amounts to about \$1,254 per year. ACRED holds a variety of networking events and is essential in the economic development discussion at the county level. ACRED is constantly in contact with City staff, as many businesses look to ACRED when relocating, expanding, or exploring new sites.

**ATTACHMENT(S):**

- 1. Presentation PDF**



# ANOKA COUNTY

## Regional Economic Development

Economic Development Authority  
City of Ramsey

March 9, 2023



**Gregory Frahm-Gilles**  
**Director of Economic Development**  
**Anoka County Regional Economic Development**

# What is Economic Development?

“Economic Development is programs, policies or activities that seek to improve the economic well-being and quality of life for a community”

- Province of British Columbia, Canada

“Creating the conditions for economic growth and improved quality of life by expanding the capacity of individuals, businesses, and communities to maximize the use of their talents and skills to support innovation, job creation, and private investment.”

- U.S. Economic Development Administration



VS

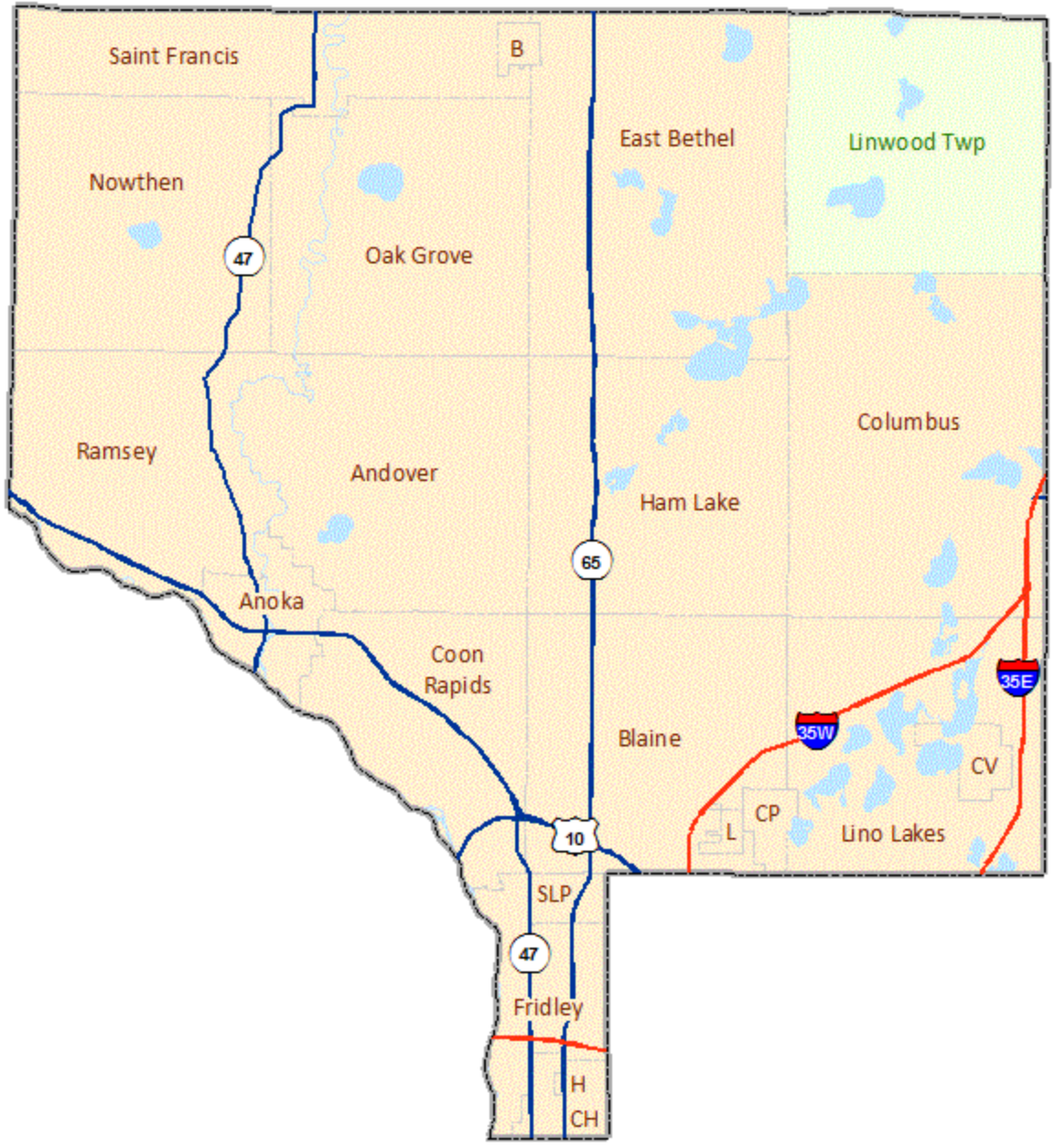




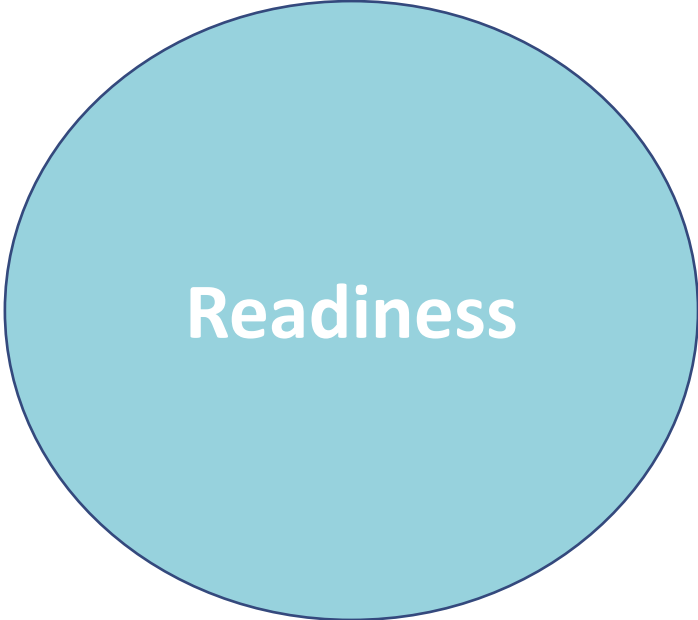
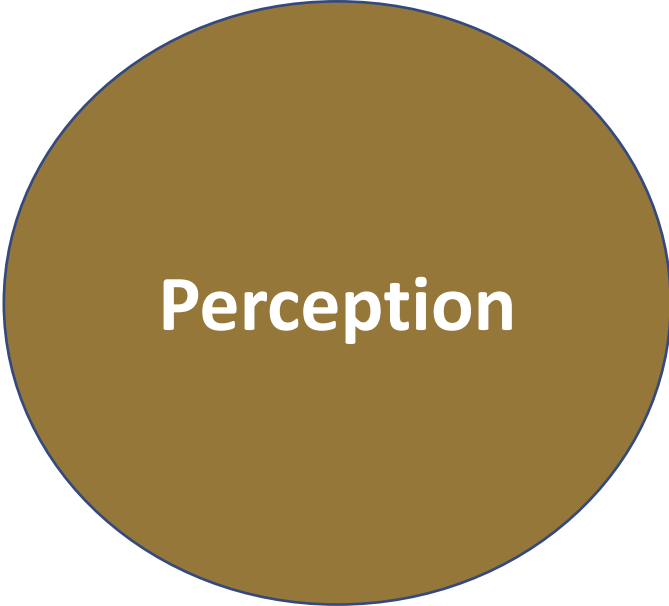
# ANOKA COUNTY

Regional Economic Development





# ACRED GOALS + INITIATIVES



# PARTNERSHIPS + COMMITTEES

## EXECUTIVE COMMITTEE

ALIGNMENT +  
REGIONALISM

MARKETING

READINESS

CITIES

CHAMBERS

GREATER  
MSP

MN  
DEED

OPEN TO  
BUSINESS

Professional  
Affiliations

# TARGET INDUSTRIES

Light + Heavy Manufacturing

Distribution + Trucking

Data Centers + Technology Companies

Back Office + Support Staff



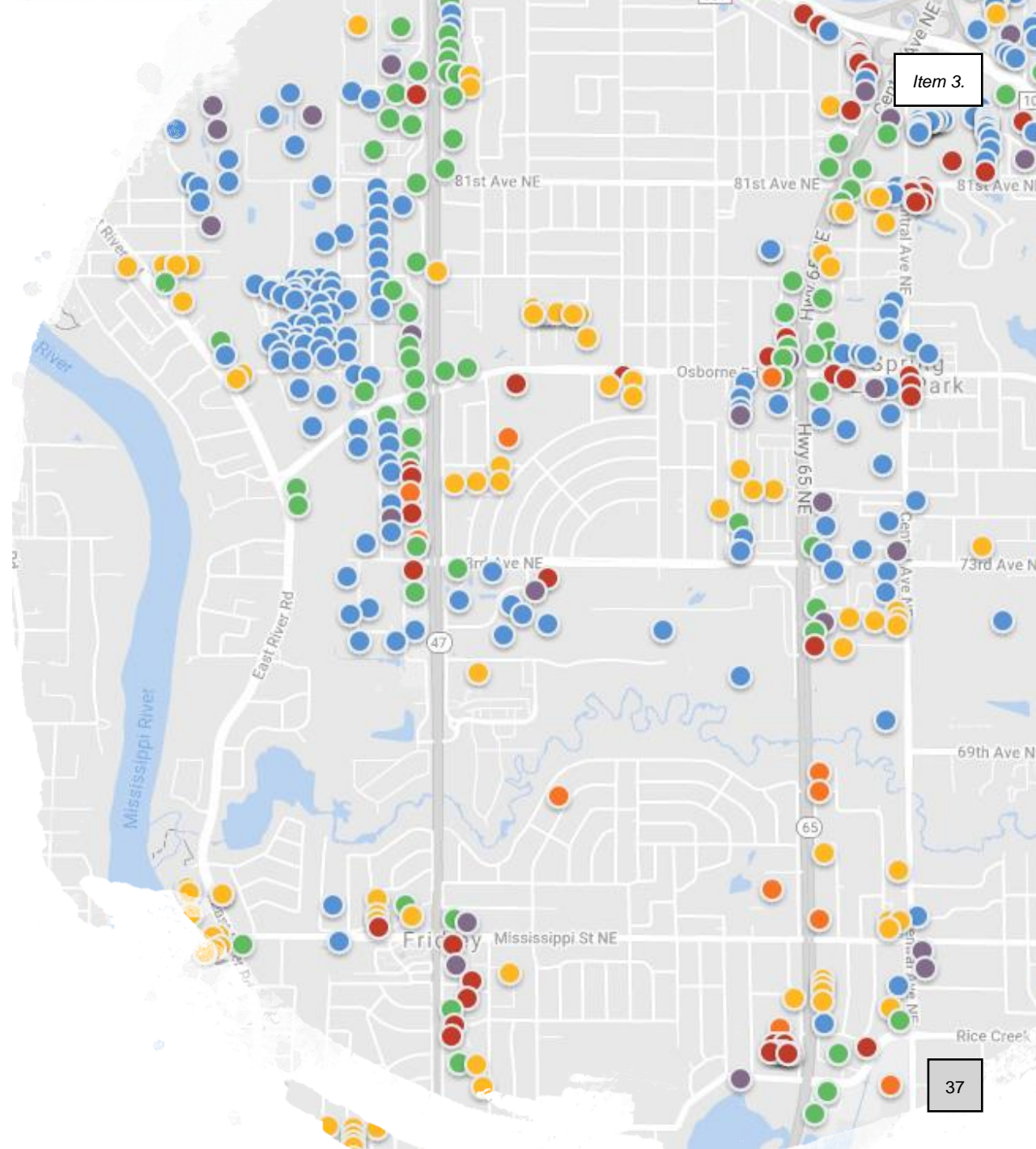
# OPPORTUNITIES + COLLABORATION

Priorities + Joint Initiatives

Redevelopment Opportunities

Business Retention

Marketing the Strengths



# FACTS AND FIGURES

(as of Q1 2023)

- Industrial
  - 329 million SF total in Twin Cities
    - 1.1 million SF net absorption
    - 1.3 million SF completed
      - Another 6.4 million under construction
    - 12 million SF of tenant demand (down from 14.4 million in Q4)
    - Q1 2023 investment sales slowest in two years
- Office
  - 101 million SF total in Twin Cities (42 million in CBDs)
  - Negative absorption
  - 19.7% vacancy (increase from 19.5% from Q4 2022)
    - “Flight to Quality”
    - Sublease Availability – 4.5 million SF
  - Workforce challenges

Source: JLL Industrial Insight Q1 2023  
JLL Office Insight Q1 2023

# MAJOR INDUSTRIAL PROJECTS



Blaine 35 - 300,000 SF  
Artis REIT



Bunker Lake Business Park – 400,000 SF  
Oppidan

Clearwater Creek – 450,000 SF  
Ryan Companies

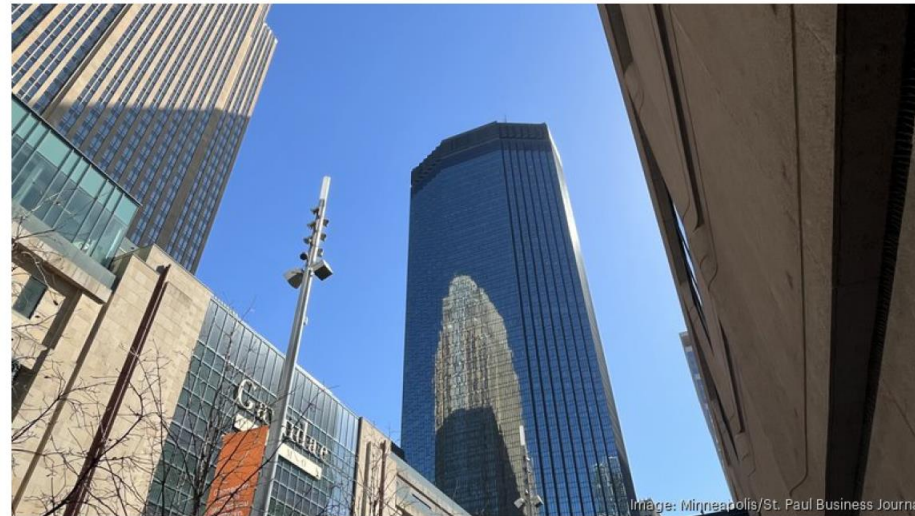


From the Minneapolis / St. Paul Business Journal:  
<https://www.bizjournals.com/twincities/news/2023/04/13/minneapolis-cmbs-debt-highest-nation.html>

SUBSCRIBER CONTENT:

# Twin Cities has nation's highest rate of distressed CRE debt, and it's concentrated in high-profile properties

*Apr 13, 2023, 2:22pm CDT*

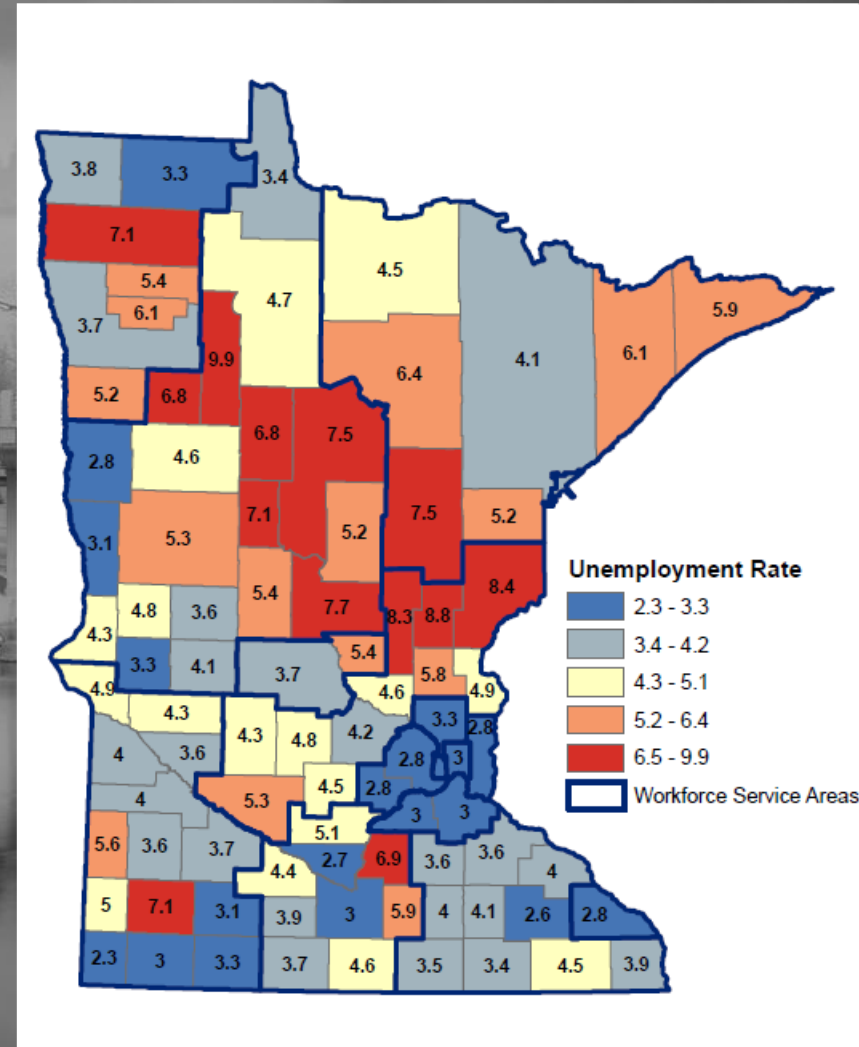
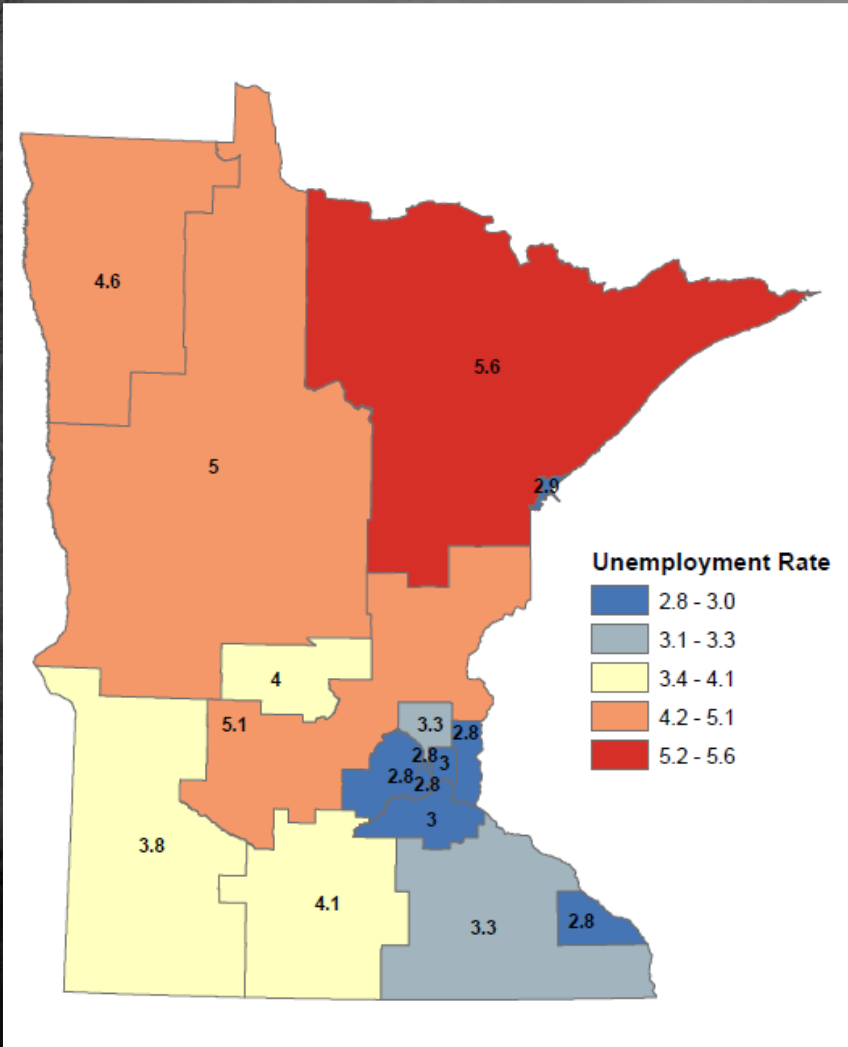


Nancy Kuehn | Minneapolis/St. Paul Business Journal

The IDS Center, at 80 S. Eighth St., in downtown Minneapolis.



# WORKFORCE



Source: MN DEED, LAUS – Feb 2023

# Big “E” Projects

## BUSINESS ATTRACTION

- Speed to Market
- Shovel Ready
- Play to Your Strengths
- Space Availability

## WORKFORCE

- “Talent Is The New Currency”™  
Jay Gardner – Gardner Economics
- Aging demographics (Average age in US)
  - 1970 – 28.1 y.o.
  - 2022 – 38.8 y.o.
- Great Reflection

## HOUSING

- Supply Questions
- Income-Aligned
- Itasca Project – now what?



**Intense workforce shortages, remote working, rapidly rising construction costs, the lack of good large sites, realigning supply chains, strain on the electric grid have all made optimal locations more difficult to find and to qualify.”**

**—PHIL SCHNEIDER, SCHNEIDER CONSULTING**

Source: “The State of Site Selection” – 2022 Site Selectors Guild

# Last Six Months

- 30 direct business inquiries
- Six state RFPs/RFIs
- Numerous business visits
- MNCAR Expo – Oct 2022
- UpRiver Real Estate event (Nov 2022)
- Dozens of presentations
- Catylist Real Estate blasts
- Predevelopment Grant Programs
- Broadband
- ACRED Strategic Planning

# Next Six Months

- Ongoing Business Support Services
- Update ACRED Marketing Materials
- ACRED Business Summit Event – June 7<sup>th</sup>
- Multiple MREJ events
- Predevelopment Grant Programs - execution
- Broadband Expansion - execution
- ACRED Strategic Planning
- Regional Research and Local Applications

# Business Support Services

- Business Advisory Services
  - Anoka County and Open To Business – MCCCD
  - CareerForce
  - Site Selection
  - Navigating government
- Financial Services
  - Anoka County Revolving Loan Fund (RLF)
  - CDFIs
  - MN DEED
    - Launch Minnesota

# Funding and Programs for Small Businesses

Grants / Loans	DEMOGRAPHICS							BUSINESS STAGE		
	Women	BIPOC*	Greater MN	Veteran	People with Disabilities	Low Income	Anyone	Concept & Formation	Validation & Launch	Investment & Growth
Launch SBIR-STTR							X	X	X	X
Launch Business Ops	Priority Given	Priority Given	Priority Given	Priority Given		Priority Given	X	X	X	X
Angel Tax Credit	Priority Given	Priority Given	Priority Given				X		X	X
Emerging Entrepreneur Loans	X	X		X	X	X				
Reservist and Vet Loan				X				X	X	
MTO Step Grants							X			X
Indian Business Loan Program		X								X
Greater MN Job Expansion			X							X
MN Investment Fund										X
Job Creation Fund										X

Resources / Programing	Women	BIPOC*	Greater MN	Veteran	People with Disabilities	Low Income	Anyone	Concept & Formation	Valiation & Launch	Investment & Growth
Launch Minnesota Resources							X	X	X	X
SBAO Resources							X	X	X	X
SBDC Resources							X	X	X	X
Business Development Reps							X		X	X

Sept. 2021

\* BIPOC stands for Black, Indigenous, People of Color

# Anoka County Business Summit

## **ANOKA COUNTY BUSINESS SUMMIT**



**WEDNESDAY, JUNE 7 | 9:00 - 11:30 AM**

### **BUNKER HILLS EVENT CENTER**

12800 Bunker Prairie Rd NW, Coon Rapids, MN 55448

Join fellow business leaders in Anoka County to learn about tools to help your business sustain and grow.

Hosted by:



**ANOKA COUNTY**  
Regional Economic Development



# QUESTIONS + COMMENTS

**Gregory Frahm-Gilles**  
Director of Economic Development  
Anoka County

Gregory.Frahm-Gilles@co.anoka.mn.us  
(o) 763.324.4609 | (c) 612.358.8925

[www.AnokaCountySuccess.org](http://www.AnokaCountySuccess.org)





<b>AGENDA SECTION</b>	<b>BUSINESS ITEMS</b>
<b>MEETING DATE</b>	<b>05/01/2023</b>

<b>ITEM:</b>	<b>General Business Items Update</b>	
<b>DEPARTMENT:</b>	Community Development	<b>BY/DATE:</b> Mitchell Forney, 4/27/23

**BACKGROUND:**

Community Development staff will be providing the EDA with an update on various items that the EDA has acted on or that are in the pipeline to be brought to the EDA's attention. These items include:

- Recently, 950 Gould Avenue NE was listed for sale. Community development staff would like to gauge the EDA's interest in the property.
- Staff has begun dissecting the council's strategic goals in preparation for an EDA goal-setting session that will hash out goals and metrics to achieve the council's goals through the actions of the EDA.
- Demolition of 4243 5th and 841 49th is being considered, and the fire department would like to utilize the structures for training, including burning 841, which will postpone demolition a little further into the future.
- Community Development staff recently met with developer LS Black to discuss their plans for the Medtronic site. A full presentation of the project is expected at the June work session.
- The EDA will be receiving a presentation on the plan for 4300 Central Ave. As part of this project, the City provided the developer with a loan that is due in July of 2023. Community Development staff is working on an amendment to this agreement, which would extend the loan term to accommodate the development timeline.



AGENDA SECTION	BUSINESS ITEMS
MEETING DATE	MAY 1, 2023

ITEM:	Review Updated Plans and Discuss Timeline for the Redevelopment of 4300 Central Avenue NE	
DEPARTMENT:	Community Development	BY/DATE: Aaron Chirpich – 4/28/23

**BACKGROUND:**

In the summer of 2021, the City partnered with Alatus, LLC to acquire the 4300 Central Avenue redevelopment site. At the time, the site was owned by the Hy-Vee grocery company who had received approval from the City in 2016 to rehabilitate the existing building on the site into a Hy-Vee grocery store. When it became apparent that Hy-Vee no longer planned to move forward with their reuse of the building, the City facilitated the acquisition of the property by Alatus. To achieve the property transfer, the City issued General Obligation Temporary Tax Increment bonds to provide a loan to Alatus for the acquisition of the site and predevelopment site preparation work.

At the time of the acquisition of the site by Alatus, the preliminary redevelopment plans for the site included the following base elements:

- 400-600 multifamily units focused along Central Avenue and other areas of the site
- 40,000 to 80,000 square feet of retail/commercial space beneath the multifamily housing
- Grocery store as anchor tenant in the commercial space
- Underground parking
- Public open/park space
- Single-family housing on the west side of the site

Following the acquisition of the site, Alatus began to refine their site plans and market the site to prospective commercial tenants with a focus on grocery partners. For several months, Alatus worked to secure a contract with a grocer that would serve as the primary anchor tenant of the commercial spaces. After coming close to sealing the deal with a grocer, that partner ultimately backed out. At this point, Alatus and the City discussed moving the plans forward without a grocery tenant. After discussion, it was determined that Alatus would circle back and try one more time to land a grocery partner before moving forward.

Currently, Alatus has secured the interest of a very viable grocery partner, and both staff and Altus believe it is time to present the revised site plans to the community and move the project through the land-use entitlement process. To this end, Alatus would like to meet with the EDA and present the most up-to-date set of site plans and seek feedback before formally submitting their applications for land-use approvals. General next steps and the project timeline will also be discussed.

**ATTACHMENTS:**

- Site Plans

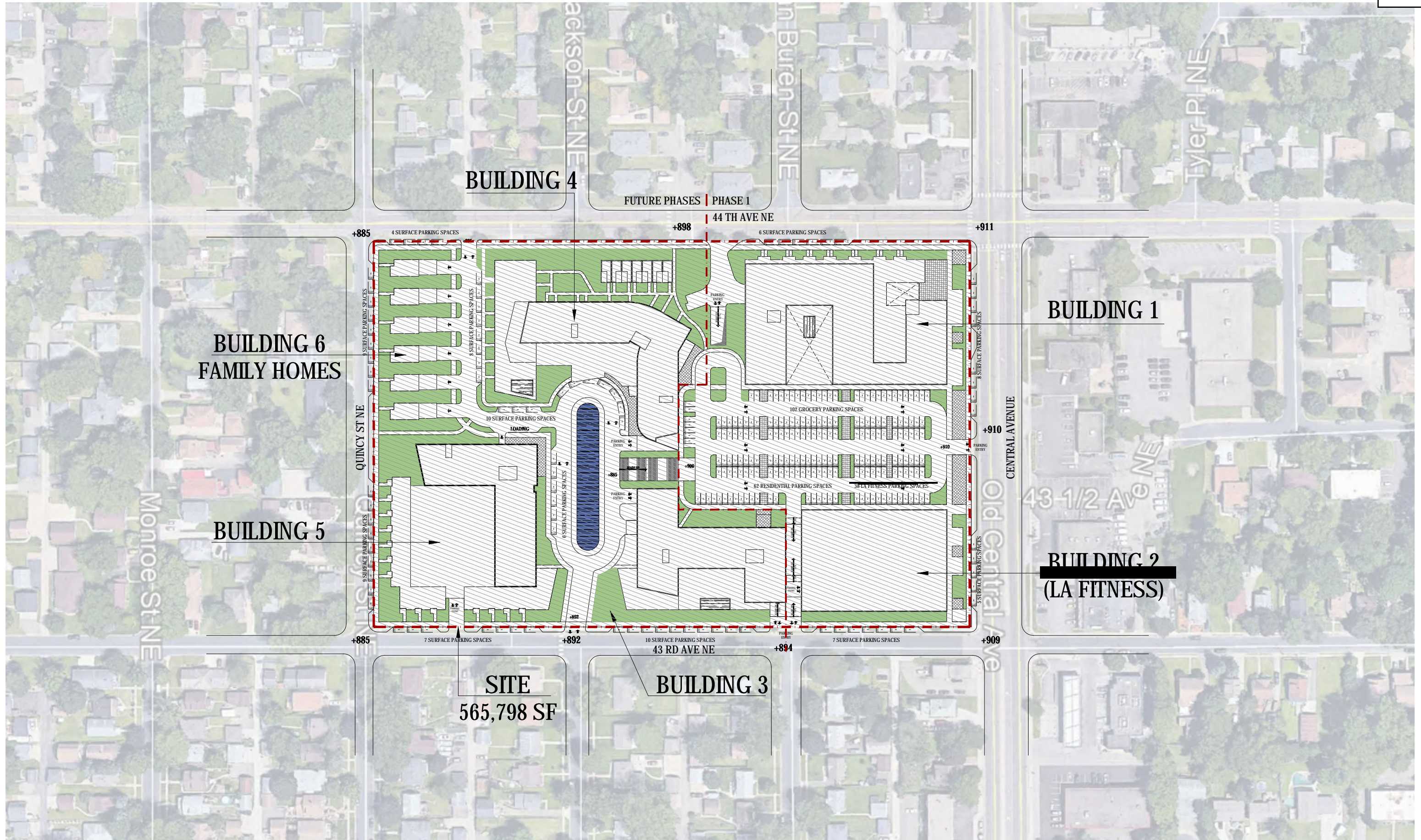


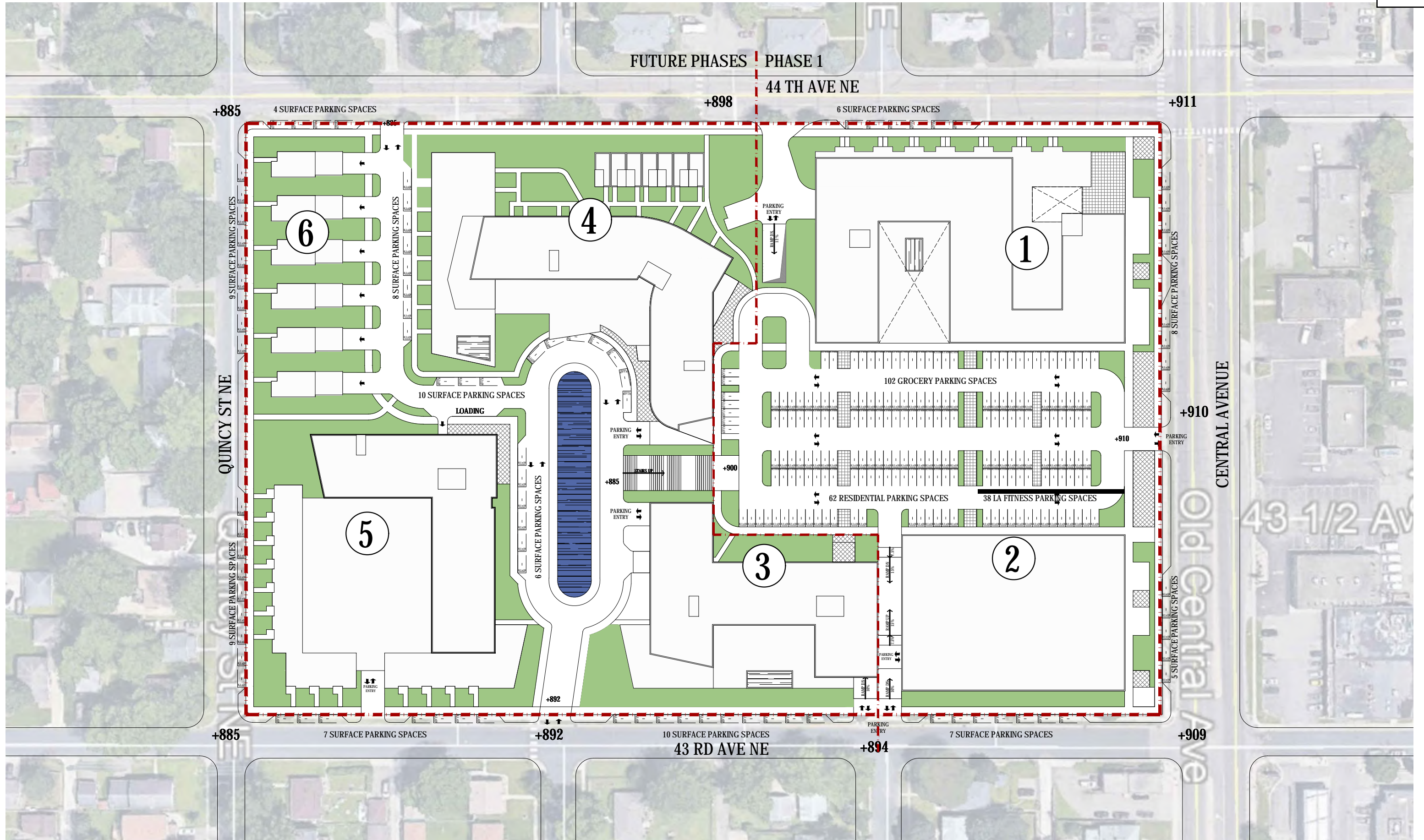
# 4300 CENTRAL AVENUE MASTERPLAN

COLUMBIA HEIGHTS, MN

CONCEPT DESIGN PACKAGE

APRIL 20, 2023





4300 CENTRAL AVENUE - Columbia Heights, MI - Overall															
Building	Tabulations														
	Lobby/Leasing	Grocery Store	Retail	Commercial space	Amenity	LA Fitness	Townhouse	MEP/Services	Gross Building Area	GRSF	NRSF	Unit Count	Loading & Trash	Parking Area	Parking Count
BUILDING 1	2,860	14,520	15,000		2,695			6,323	423,192	207,324	177,177	287	3,058	171,412	479
BUILDING 2						36,623			109,869					73,246	258
BUILDING 3	7,615				4,376			2,365	180,672	123,634	106,080	130	1,463	41,219	179
BUILDING 4	8,622			8,167				6,807	290,166	182,459	155,578	183	989	73,673	216
BUILDING 5	1,854				1,680		28,209	1,458	214,864	123,533	108,346	123	290	57,840	191
BUILDING 6 FAMILY HOUSE									17,352			6			12
<b>Total</b>	<b>20,951</b>	<b>14,520</b>	<b>15,000</b>	<b>8,167</b>	<b>8,751</b>	<b>36,623</b>	<b>28,209</b>	<b>16,953</b>	<b>1,236,115</b>	<b>636,950</b>	<b>547,181</b>	<b>729</b>	<b>5,800</b>	<b>417,390</b>	<b>1,335</b>

# BUILDING TABULATIONS

Item 5.

2344-08 Alatus-4300 Central Ave-Columbia Heights-MN														OVERALL TABULATION - BUILDING 1				4/20/2023	
Unit Type	Level	1 BEDROOM		2 BEDROOMS		Total	Amenities & Support							Tabulations					
		A		B			Lobby/Leasing	GROCERY STORE	RETAIL	Amenity	MEP & Services	Loading & Trash	Parking Area	Parking Count	Gross Building Area	GRSF	NRSF	Efficiency <small>(NRSF / (GROSS BLDG - PARKING))</small>	
Area (SF)																			
	B2									1623		85706	235	87329					
	GR/B1									1623		85706	244	87329					
	1					20	2,860	14,520	15,000	407	3,058			51,979	16,134	12,344	23.75%		
	2					51				534				39,850	36,621	31,949	80.17%		
	3					51				534				37,155	36,621	31,949	85.99%		
	4					55				534				39,850	39,316	33,645	84.43%		
	5_6					55				534				39,850	39,316	33,645	84.43%		
<b>Unit per Type</b>						287	2,860	14,520	15,000	2,695	6,323	3,058	171,412	479	423,192	207,324	177,177	70.4%	
<b>Parking Ratio</b>													367	Area/space					
<b>Parking Required</b>																			
<b>Total Parking Provided</b>																			
Parking Garage																			
Surface parking																			
<b>Total Unit</b>						287													
<b>Total Townhouse</b>						12													
<b>Bed Count</b>																			
<b>GRSF by Type</b>																			
<b>GRSF Ave. unit</b>						722													
<b>Unit Mix</b>																			
														<b>Site Area</b>	0.00 Acres				
														<b>Site Area</b>	0.00 Acres				
														<b>Density</b>	= Total units / Acreage				
														<b>Lot Coverage</b>	= Ground Floor/Site Area				
														<b>GFA</b>	= Gross Bldg Area - Parking Area				
														<b>FAR</b>	= GFA / Site Area				

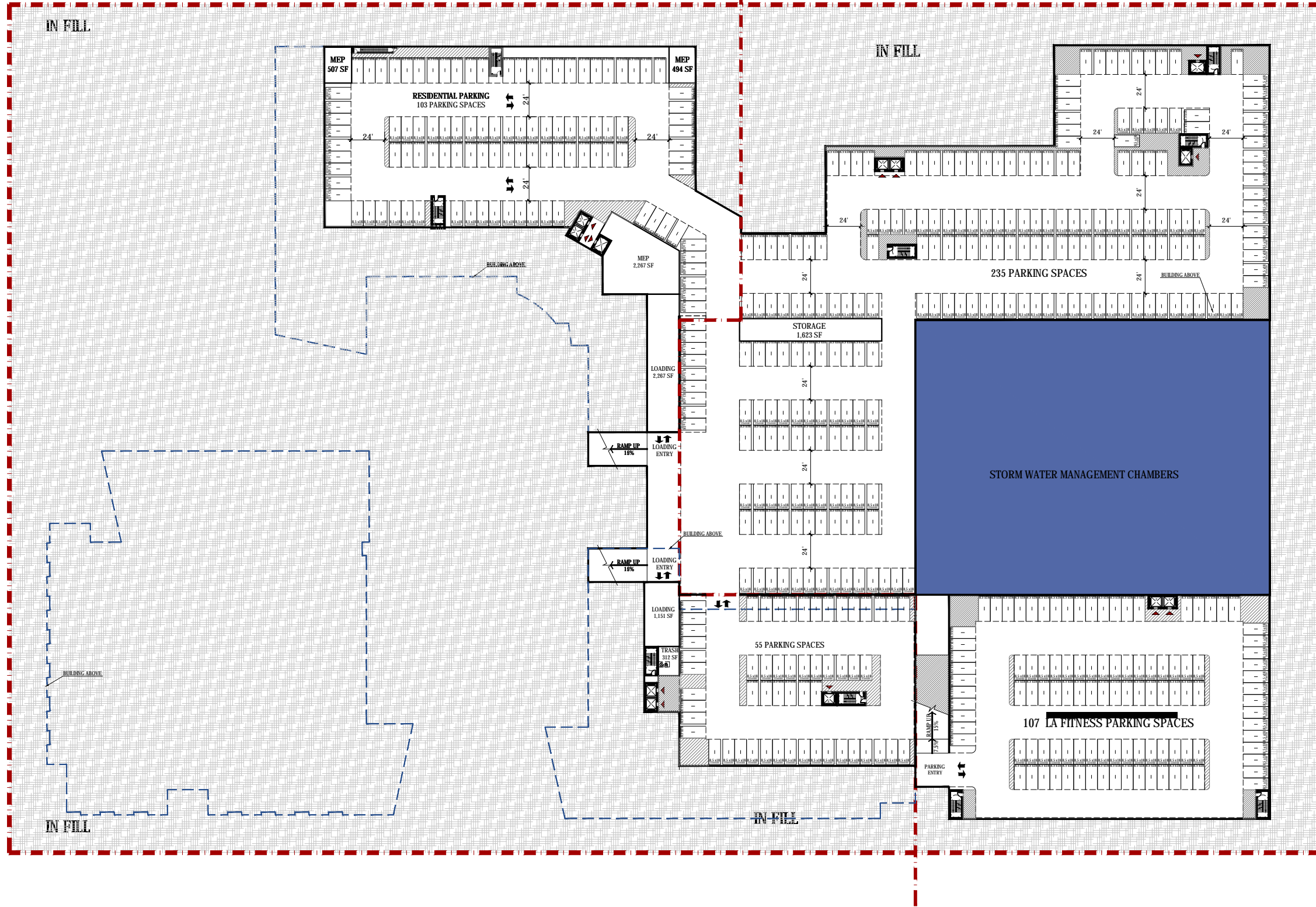
2344-08 Alatus-4300 Central														OVERALL TABULATION - BUILDING 2				4/20/2023	
Unit Type	Level	Amenities & Support							Tabulations										
		Lobby/Leasing	LA Fitness	Amenity	MEP & Services	Loading & Trash	Parking Area	Parking Count	Gross Building Area	GRSF	NRSF	Efficiency <small>(NRSF / (GROSS BLDG - PARKING))</small>							
Area (SF)																			
	B2							36,623	107			36,623							
	GR/B1							36,623	113			36,623							
	1		36,623						38										
<b>Unit per Type</b>							36,623					73,246	258	109,869					
<b>Parking Ratio</b>												298	Area/space						
<b>Parking Required</b>																			
<b>Total Parking Provided</b>																			
Res. Parking Garage																			
LA Fitness parking																			
<b>Total Unit</b>																			
<b>Bed Count</b>																			
<b>NRSF by Type</b>																			
<b>NRSF Ave. unit</b>																			
<b>Unit Mix</b>																			
														<b>Site Area</b>	Acres				
														<b>Density</b>	= Total units / Acreage				
														<b>Lot Coverage</b>	= Ground Floor/Site Area				
														<b>GFA</b>	= Gross Bldg Area - Parking Area				
														<b>FAR</b>	= GFA / Site Area				







FUTURE PHASES | PHASE 1



BUILDING 04 - BASEMENT LEVEL 2	
BUILDING AREA:	42,758 SF
MEP:	3,268 SF
LOADING:	2,267 SF
PARKING/ SERVICES:	37,223 SF
TOTAL PARKING:	103 SPACES
RES. STANDARD PARKING	103 SPACES

BUILDING 1 - BASEMENT LEVEL 2	
BUILDING AREA:	87,329 SF
MEP:	1,623 SF
PARKING/ SERVICES:	85,706 SF
TOTAL PARKING:	235 SPACES
STANDARD PARKING	235 SPACES
SURFACE PARKING	- SPACES

BUILDING 02 - BASEMENT LEVEL 2	
BUILDING AREA:	36,423 SF
MEP:	SF
PARKING/ SERVICES:	36,423 SF
TOTAL PARKING:	107 SPACES
LA FITNESS PARKING	107 SPACES

BUILDING 3 - BASEMENT LEVEL 2	
BUILDING AREA:	21,736 SF
MEP:	223 SF
TRASH/LOADING:	1,463 SF
PARKING/ SERVICES:	20,050 SF
TOTAL PARKING:	55 SPACES
RES. STANDARD PARKING	55 SPACES

# BUILDING TABULATIONS

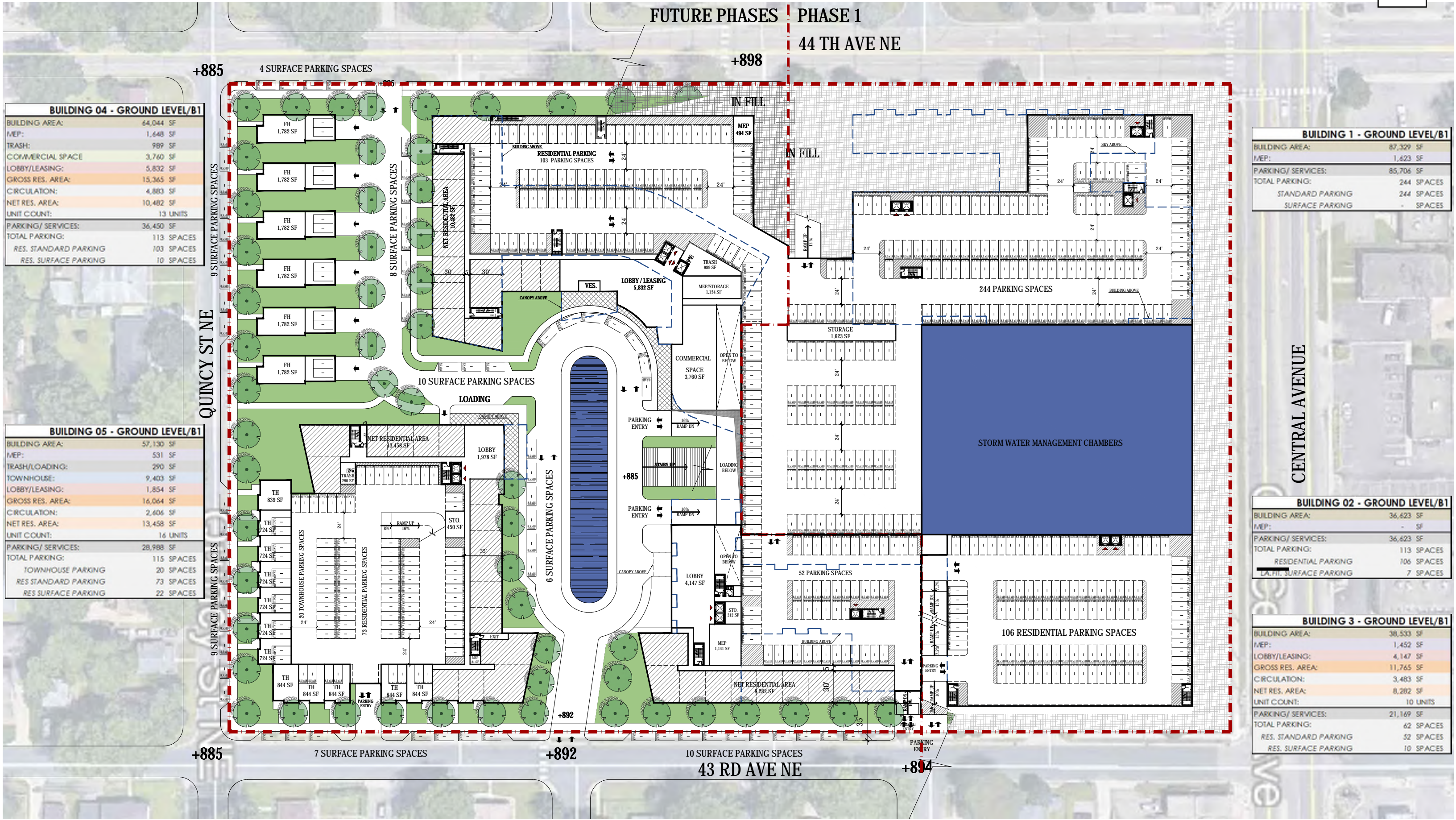
Item 5.

2344-08 Alatus-4300 Central Ave-Columbia Heights-MN														OVERALL TABULATION - BUILDING 3				4/20/2023	
Unit Type	Level	1 BEDROOM		2 BEDROOMS		Total	Amenities & Support						Tabulations						
		A		B			Lobby/Leasing	Amenity	MEP & Services	Loading & Trash	Parking Area	Parking Count	Gross Building Area	GRSF	NRSF	Efficiency			
Area (SF)																			
	B2																		
	GR/B1					10													
	1					21	4,147		223	1,463	20,050	55	21,736						
	2					21	3,468	4,376	138			62	38,533	11,765	8,282		47.70%		
	3					26			138				27,716	19,734	17,214		62.11%		
	4-5					26			138				20,279	20,141	17,134		84.49%		
									138				24,136	23,998	21,150		87.63%		
									138				24,136	23,998	21,150		87.63%		
<b>Unit per Type</b>						130	7,615	4,376	2,365	1,463	41,219	179	180,672	123,634	106,080		76.1%		
<b>Parking Ratio</b>											247	Area/space							
<b>Parking Required</b>																			
<b>Total Parking Provided</b>						179													
<i>Res. Parking Garage</i>						107													
<i>Surface Res. Parking</i>						72													
<b>Total Unit</b>						130													
<b>Bed Count</b>																			
<b>GRSF by Type</b>																			
<b>GRSF Ave. unit</b>						951													
<b>Unit Mix</b>																			
												<b>Site Area</b>		<b>Acres</b>					
												<b>Density</b>		= Total units / Acreage					
												<b>Lot Coverage</b>		= Ground Floor/Site Area					
												<b>GFA</b>		= Gross Bldg Area - Parking Area					
												<b>FAR</b>		= GFA / Site Area					

2344-08 Alatus-4300 Central Ave-Columbia Heights-MN														OVERALL TABULATION - BUILDING 4				4/20/2023	
Unit Type	Level	1 BEDROOM		2 BEDROOMS		Total	Amenities & Support						Tabulations						
		A		B			Lobby/Leasing	Commercial space	Amenity	MEP & Services	Loading & Trash	Parking Area	Parking Count	Gross Building Area	GRSF	NRSF	Efficiency		
Area (SF)																			
	B2																		
	GR/B1					13													
	1					31	5,832	3,760		3,268	989	37,223	103	42,758					
	2					17	2,790	4,407		1,648		36,450	113	64,044	15,365	10,482	37.99%		
	3					25			5,482	238				37,529	29,869	25,728	68.55%		
	4-6					25			238					22,753	17,033	14,281	62.77%		
	7					22			238					24,731	24,493	21,505	86.96%		
									1,700	238				24,731	24,493	21,505	86.96%		
														24,158	22,220	19,067	78.93%		
<b>Unit per Type</b>						183	8,622	8,167	7,182	6,807	989	73,673	216	290,166	182,459	155,578	71.9%		
<b>Parking Ratio</b>												361	Area/space						
<b>Parking Required</b>																			
<b>Total Parking Provided</b>						216													
<i>Res. Parking Garage</i>						206													
<i>Res. Surface Parking</i>						10													
<b>Total Unit</b>						183													
<b>Bed Count</b>																			
<b>GRSF by Type</b>																			
<b>GRSF Ave. unit</b>						997													
<b>Unit Mix</b>																			
												<b>Site Area</b>		<b>Acres</b>					
												<b>Density</b>		= Total units / Acreage					
												<b>Lot Coverage</b>		= Ground Floor/Site Area					
												<b>GFA</b>		= Gross Bldg Area - Parking Area					
												<b>FAR</b>		= GFA / Site Area					

Unit Type	Level	1 BEDROOM		2 BEDROOMS		Total	Amenities & Support						Tabulations				
		A		B			Lobby/Leasing	Townhouse	Amenity	MEP & Services	Loading & Trash	Parking Area	Parking Count	Gross Building Area	GRSF	NRSF	Efficiency <small>(NRSF / (GROSS BLDG - PARKING))</small>
Area (SF)																	
	GR/B1					16	1,854	9,403		531	290	28,988	115	57,130	16,064	13,458	47.82%
	1					16		9,403		846		28,852	76	55,360	16,259	14,114	53.24%
	2					25		9,403	1,680	81				35,648	24,484	21,605	60.61%
	3_5					22				0				22,242	22,242	19,723	88.67%
<b>Unit per Type</b>						123	1,854	28,209	1,680	1,458	290	57,840	191	214,864	123,533	108,346	69.0%
<b>Parking Ratio</b>		Per Unit		Per Unit								323	Area/space				
<b>Parking Required</b>		Stalls		Stalls									Parking Ratio				
<b>Total Parking Provided</b>						191							(Per unit)				
Townhouse Parking						20											
Res Parking Garage						149											
Res Surface parking						22											
<b>Total Unit</b>						123								Site Area		0.00 Acres	
<b>Total Townhouse</b>						12								Site Area		0.00 Acres	
<b>Bed Count</b>														<b>Density</b>		= Total units / Acreage	
<b>GRSF by Type</b>						123,533								<b>Lot Coverage</b>		= Ground Floor/Site Area	
<b>GRSF Ave. unit</b>						1,004								<b>GFA</b>		= Gross Bldg Area - Parking Area	
<b>Unit Mix</b>														<b>FAR</b>		= GFA / Site Area	





**BUILDING 04 - GROUND LEVEL/B1**

BUILDING AREA:	64,044 SF
MEP:	1,648 SF
TRASH:	989 SF
COMMERCIAL SPACE:	3,760 SF
LOBBY/LEASING:	5,832 SF
GROSS RES. AREA:	15,365 SF
CIRCULATION:	4,803 SF
NET RES. AREA:	10,482 SF
UNIT COUNT:	13 UNITS
PARKING/ SERVICES:	36,450 SF
TOTAL PARKING:	113 SPACES
RES. STANDARD PARKING:	103 SPACES
RES. SURFACE PARKING:	10 SPACES

**BUILDING 05 - GROUND LEVEL/B1**

BUILDING AREA:	57,130 SF
MEP:	531 SF
TRASH/LOADING:	290 SF
TOWNHOUSE:	9,403 SF
LOBBY/LEASING:	1,854 SF
GROSS RES. AREA:	16,064 SF
CIRCULATION:	2,606 SF
NET RES. AREA:	13,458 SF
UNIT COUNT:	16 UNITS
PARKING/ SERVICES:	28,988 SF
TOTAL PARKING:	115 SPACES
TOWNHOUSE PARKING:	20 SPACES
RES STANDARD PARKING:	73 SPACES
RES SURFACE PARKING:	22 SPACES

**BUILDING 1 - GROUND LEVEL/B1**

BUILDING AREA:	87,329 SF
MEP:	1,623 SF
PARKING/ SERVICES:	85,706 SF
TOTAL PARKING:	244 SPACES
STANDARD PARKING:	244 SPACES
SURFACE PARKING:	- SPACES

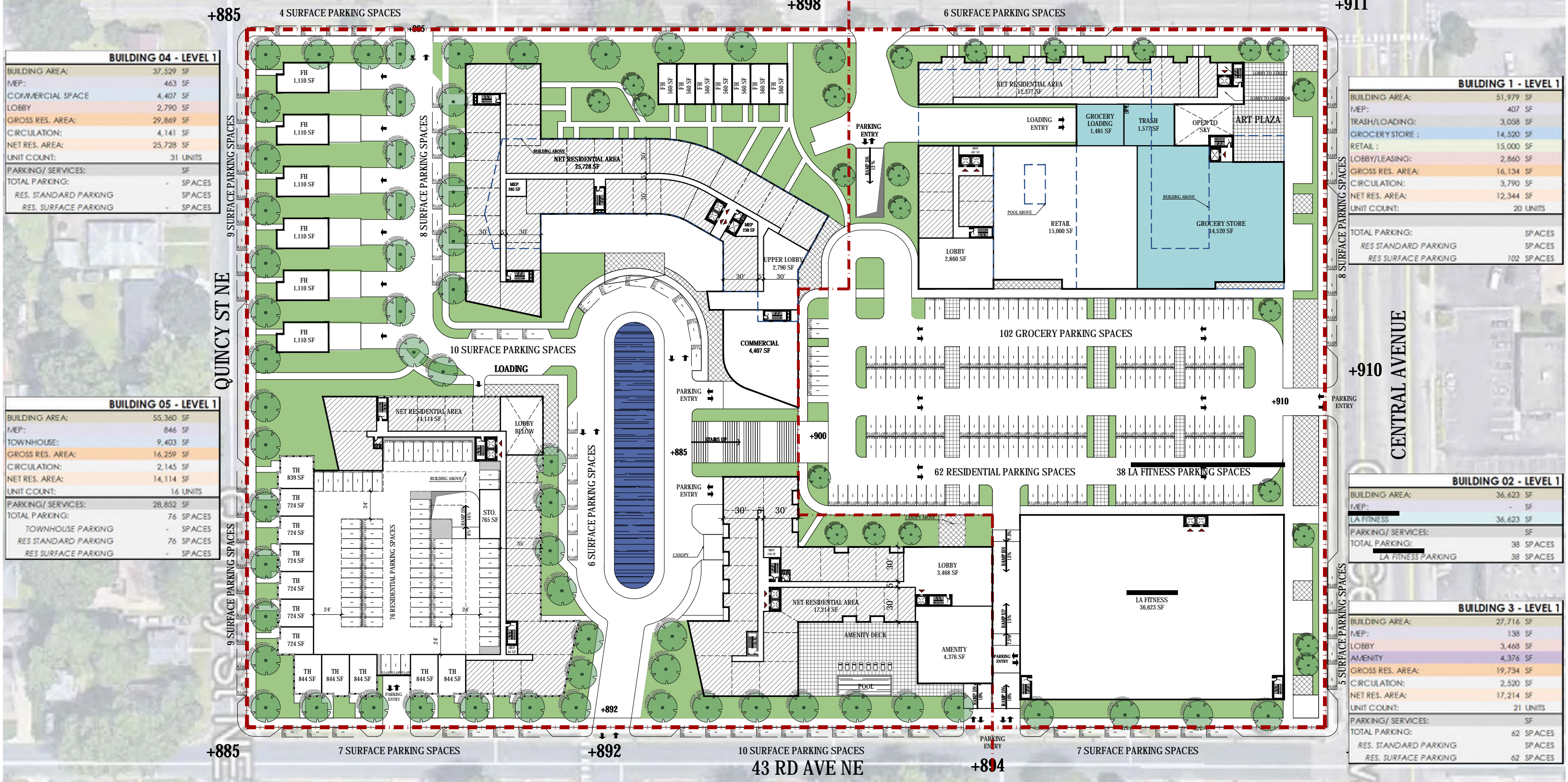
**BUILDING 02 - GROUND LEVEL/B1**

BUILDING AREA:	36,623 SF
MEP:	- SF
PARKING/ SERVICES:	36,623 SF
TOTAL PARKING:	113 SPACES
RESIDENTIAL PARKING:	106 SPACES
LAHL SURFACE PARKING:	7 SPACES

**BUILDING 3 - GROUND LEVEL/B1**

BUILDING AREA:	38,533 SF
MEP:	1,452 SF
LOBBY/LEASING:	4,147 SF
GROSS RES. AREA:	11,765 SF
CIRCULATION:	3,483 SF
NET RES. AREA:	8,282 SF
UNIT COUNT:	10 UNITS
PARKING/ SERVICES:	21,169 SF
TOTAL PARKING:	62 SPACES
RES. STANDARD PARKING:	52 SPACES
RES. SURFACE PARKING:	10 SPACES

FUTURE PHASES PHASE 1  
44 TH AVE NE



**BUILDING 04 - LEVEL 1**

BUILDING AREA:	37,529 SF
MEP:	463 SF
COMMERCIAL SPACE:	4,407 SF
LOBBY:	2,790 SF
GROSS RES. AREA:	29,869 SF
CIRCULATION:	4,141 SF
NET RES. AREA:	25,728 SF
UNIT COUNT:	31 UNITS
PARKING/ SERVICES:	SF
TOTAL PARKING:	SPACES
RES. STANDARD PARKING:	SPACES
RES. SURFACE PARKING:	SPACES

**BUILDING 05 - LEVEL 1**

BUILDING AREA:	55,360 SF
MEP:	846 SF
TOWNHOUSE:	9,403 SF
GROSS RES. AREA:	16,259 SF
CIRCULATION:	2,145 SF
NET RES. AREA:	14,114 SF
UNIT COUNT:	16 UNITS
PARKING/ SERVICES:	28,852 SF
TOTAL PARKING:	76 SPACES
TOWNHOUSE PARKING:	SPACES
RES STANDARD PARKING:	76 SPACES
RES SURFACE PARKING:	SPACES

**BUILDING 1 - LEVEL 1**

BUILDING AREA:	51,979 SF
MEP:	407 SF
TRASH/LOADING:	3,058 SF
GROCERY STORE:	14,520 SF
RETAIL:	15,000 SF
LOBBY/LEASING:	2,860 SF
GROSS RES. AREA:	16,134 SF
CIRCULATION:	3,790 SF
NET RES. AREA:	12,344 SF
UNIT COUNT:	20 UNITS
TOTAL PARKING:	SPACES
RES STANDARD PARKING:	SPACES
RES SURFACE PARKING:	102 SPACES

**BUILDING 02 - LEVEL 1**

BUILDING AREA:	36,623 SF
MEP:	SF
LA FITNESS:	36,623 SF
PARKING/ SERVICES:	SF
TOTAL PARKING:	38 SPACES
LA FITNESS PARKING:	38 SPACES

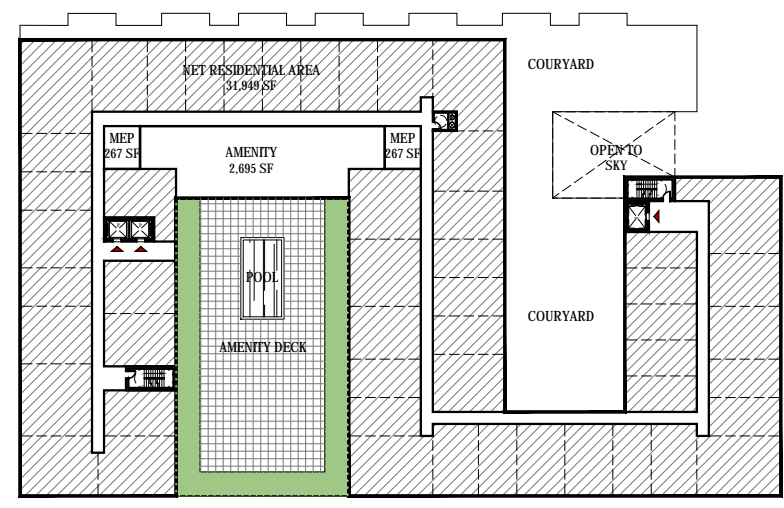
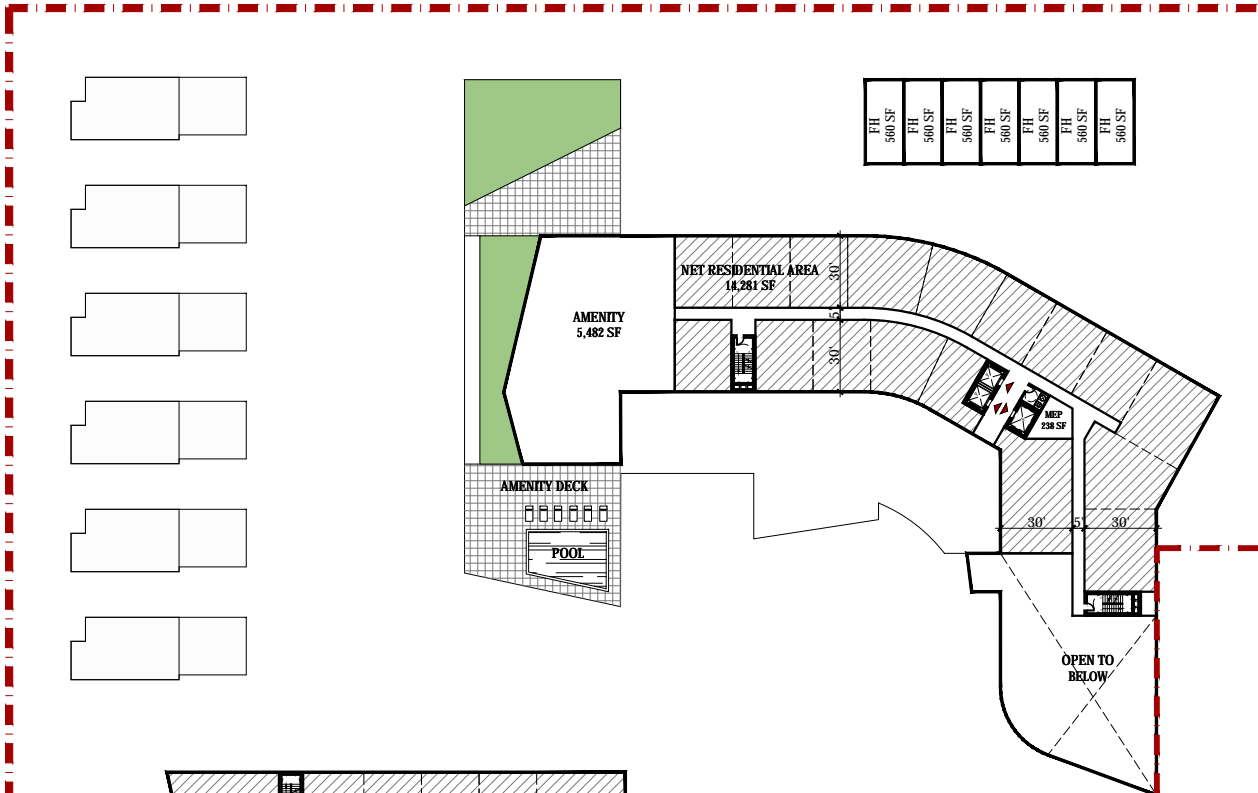
**BUILDING 3 - LEVEL 1**

BUILDING AREA:	27,716 SF
MEP:	138 SF
LOBBY:	3,468 SF
AMENITY:	4,376 SF
GROSS RES. AREA:	19,734 SF
CIRCULATION:	2,520 SF
NET RES. AREA:	17,214 SF
UNIT COUNT:	21 UNITS
PARKING/ SERVICES:	SF
TOTAL PARKING:	62 SPACES
RES. STANDARD PARKING:	SPACES
RES. SURFACE PARKING:	62 SPACES



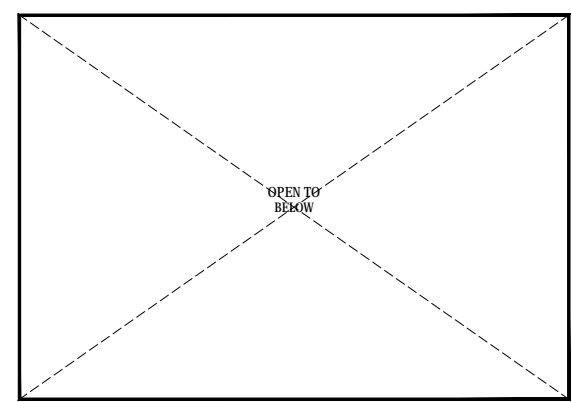
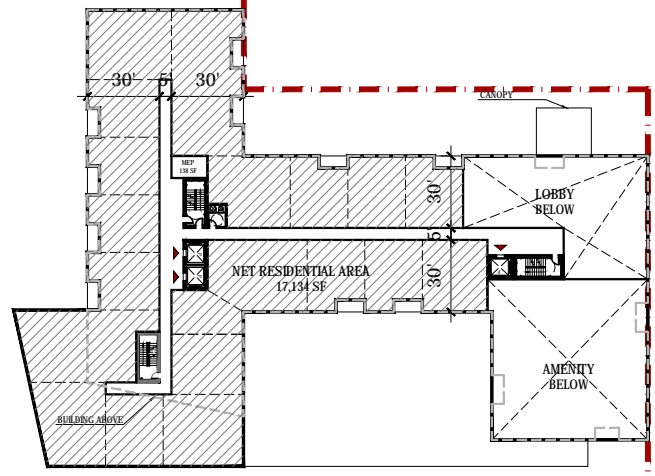
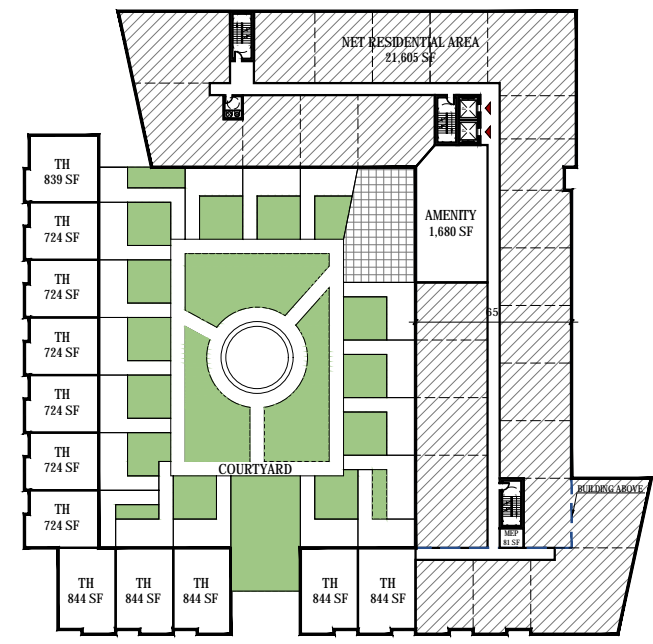
FUTURE PHASES | PHASE 1

BUILDING 04 - LEVEL 2	
BUILDING AREA:	22,753 SF
MEP:	238 SF
AMENITY:	5,482 SF
GROSS RES. AREA:	17,033 SF
CIRCULATION:	2,752 SF
NET RES. AREA:	14,281 SF
UNIT COUNT:	17 UNITS



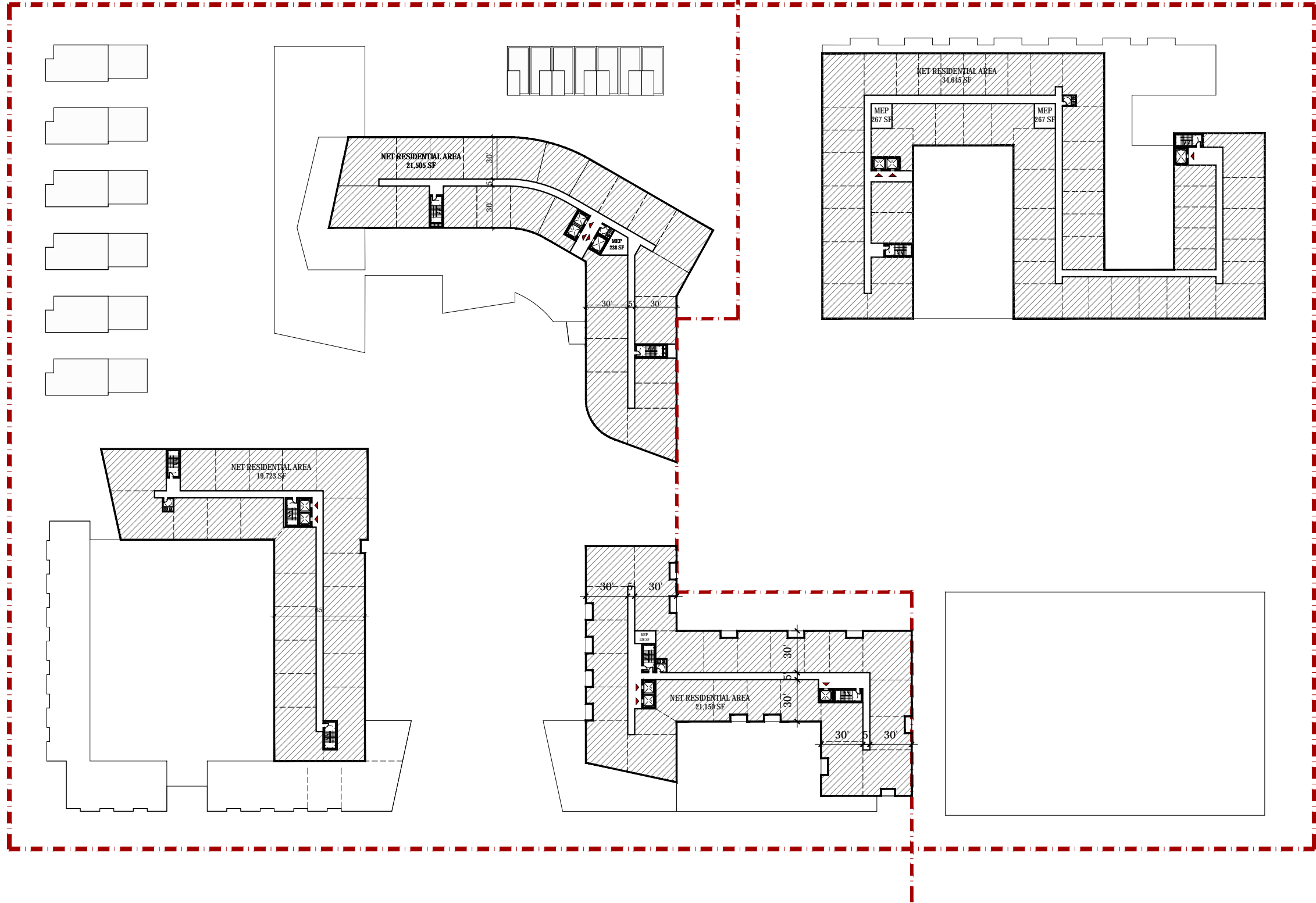
BUILDING 1 - LEVELS 2-3 (2 FLOORS)	
BUILDING AREA:	39,850 SF
MEP:	534 SF
AMENITY:	2,695 SF
GROSS RES. AREA:	36,621 SF
CIRCULATION:	4,672 SF
NET RES. AREA:	31,949 SF
UNIT COUNT:	51 UNITS

BUILDING 05 - LEVEL 2	
BUILDING AREA:	35,648 SF
MEP:	81 SF
AMENITY:	1,680 SF
TOWNHOUSE:	9,403 SF
GROSS RES. AREA:	24,484 SF
CIRCULATION:	2,879 SF
NET RES. AREA:	21,605 SF
UNIT COUNT:	25 UNITS



BUILDING 3 - LEVEL 2	
BUILDING AREA:	20,279 SF
MEP:	138 SF
GROSS RES. AREA:	20,141 SF
CIRCULATION:	3,007 SF
NET RES. AREA:	17,134 SF
UNIT COUNT:	21 UNITS

FUTURE PHASES | PHASE 1



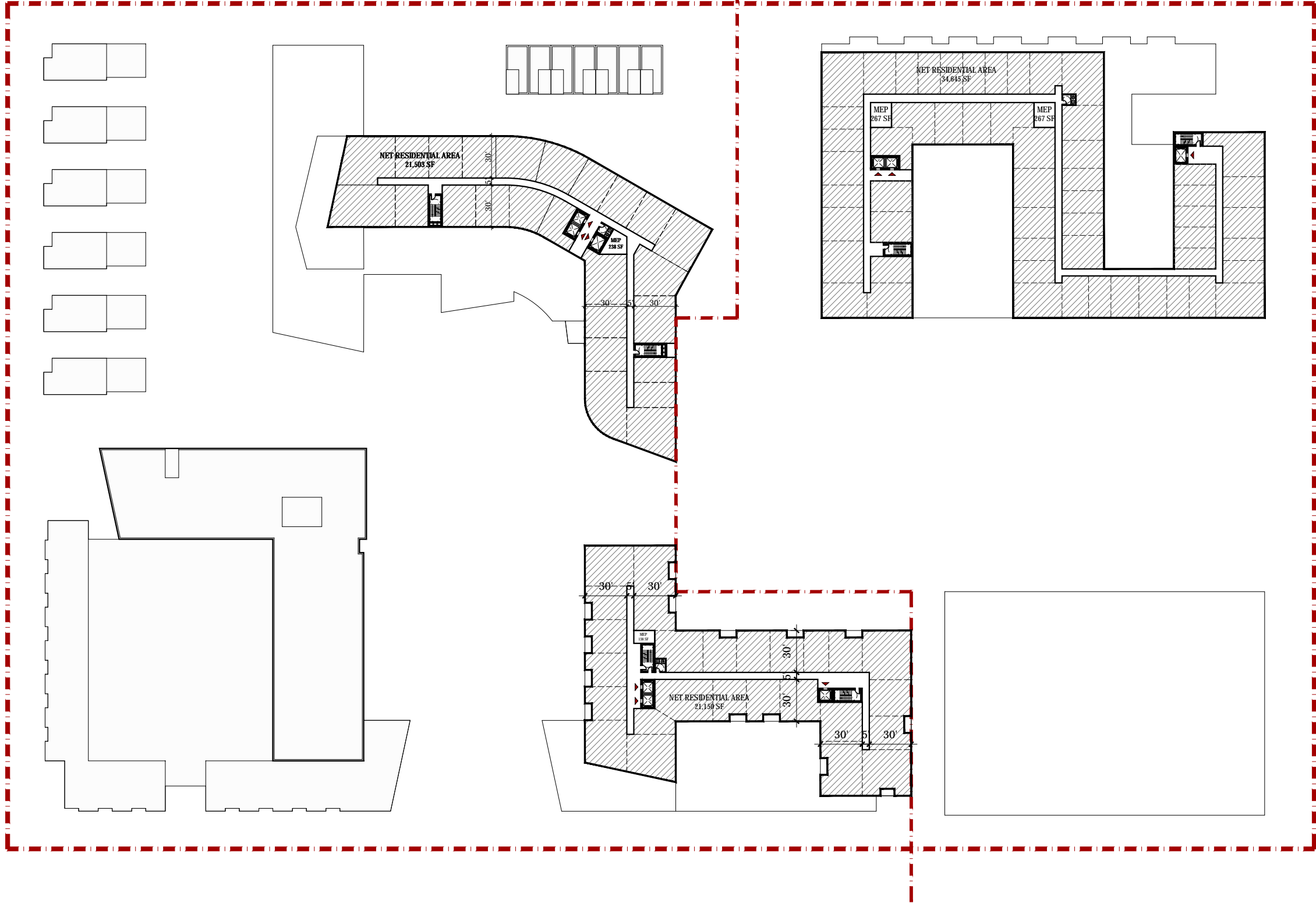
BUILDING 04 - LEVEL 3	
BUILDING AREA:	24,731 SF
MEP:	238 SF
GROSS RES. AREA:	24,493 SF
CIRCULATION:	2,988 SF
NET RES. AREA:	21,505 SF
UNIT COUNT:	25 UNITS

BUILDING 1 - LEVEL 4	
BUILDING AREA:	39,850 SF
MEP:	534 SF
GROSS RES. AREA:	39,316 SF
CIRCULATION:	5,671 SF
NET RES. AREA:	33,645 SF
UNIT COUNT:	55 UNITS

BUILDING 05 - LEVELS 3-5 (3 LEVELS)	
BUILDING AREA:	22,242 SF
MEP:	SF
GROSS RES. AREA:	22,242 SF
CIRCULATION:	2,519 SF
NET RES. AREA:	19,723 SF
UNIT COUNT:	22 UNITS

BUILDING 3 - LEVEL 3	
BUILDING AREA:	24,136 SF
MEP:	138 SF
GROSS RES. AREA:	23,998 SF
CIRCULATION:	2,848 SF
NET RES. AREA:	21,150 SF
UNIT COUNT:	26 UNITS

FUTURE PHASES | PHASE 1



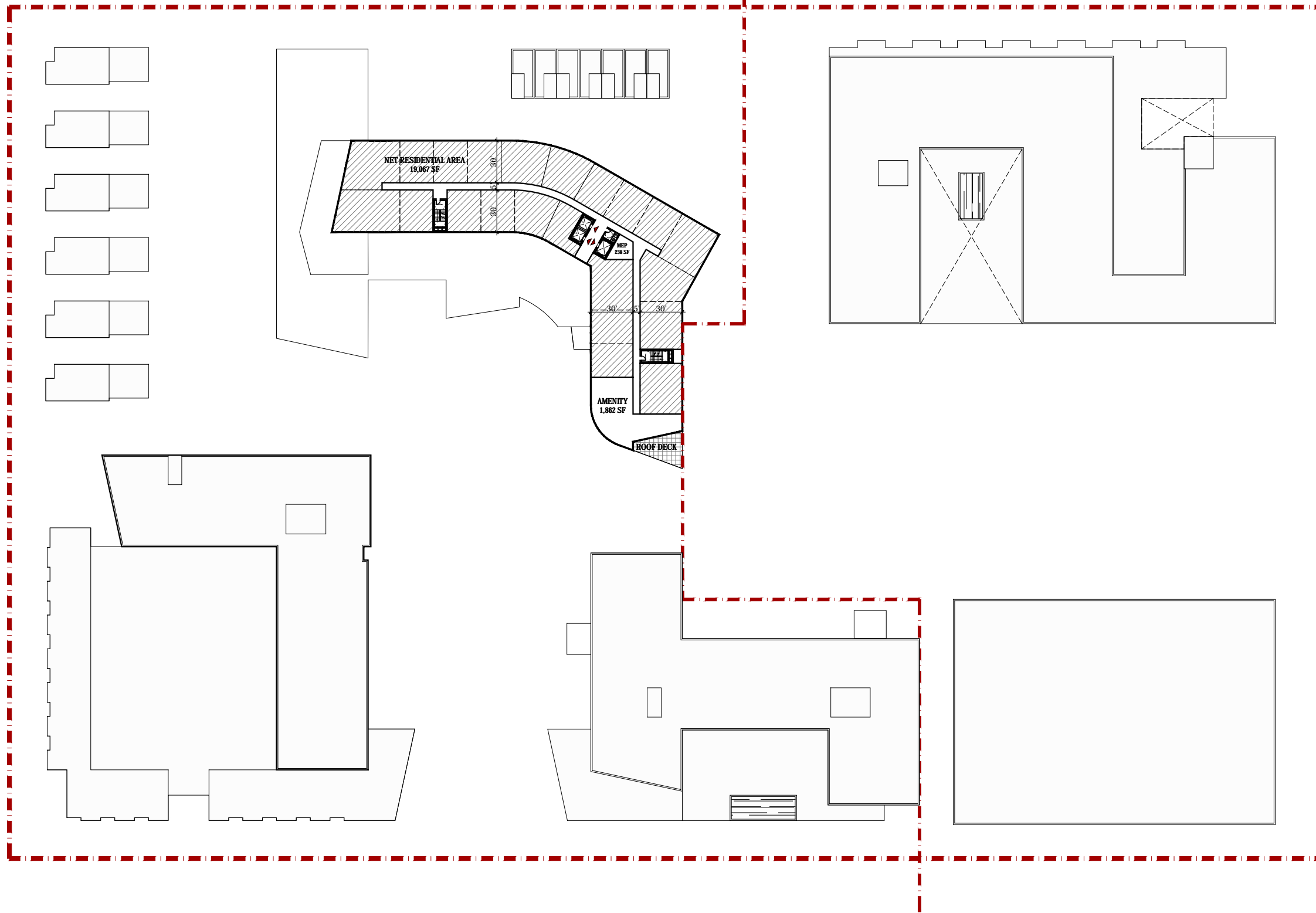
BUILDING 04 - LEVELS 4-6 (3 LEVELS)	
BUILDING AREA:	24,731 SF
MEP:	238 SF
GROSS RES. AREA:	24,493 SF
CIRCULATION:	2,988 SF
NET RES. AREA:	21,505 SF
UNIT COUNT:	25 UNITS

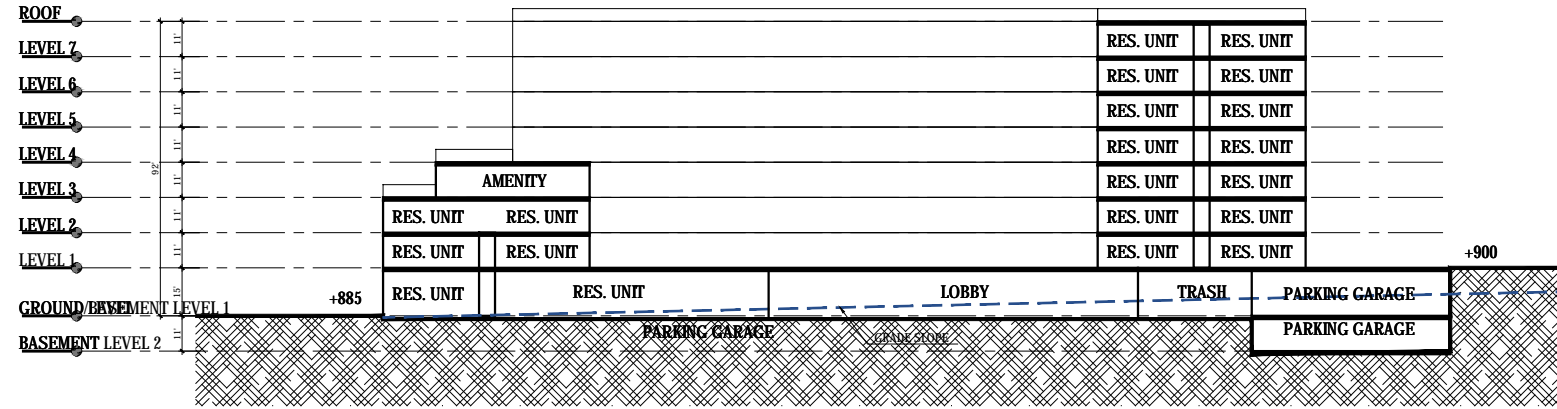
BUILDING 1 - LEVELS 5-6 (2 LEVELS)	
BUILDING AREA:	39,850 SF
MEP:	534 SF
GROSS RES. AREA:	39,316 SF
CIRCULATION:	5,671 SF
NET RES. AREA:	33,645 SF
UNIT COUNT:	55 UNITS

BUILDING 3 - LEVELS 4-5 (2 LEVELS)	
BUILDING AREA:	24,136 SF
MEP:	138 SF
GROSS RES. AREA:	23,998 SF
CIRCULATION:	2,848 SF
NET RES. AREA:	21,150 SF
UNIT COUNT:	26 UNITS

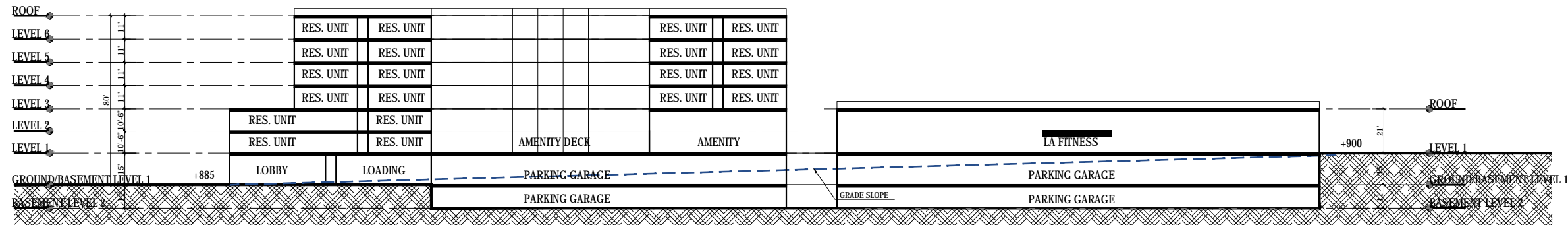
FUTURE PHASES | PHASE 1

BUILDING 04 - LEVEL 7	
BUILDING AREA:	24,158 SF
MEP:	238 SF
AMENITY:	1,700 SF
GROSS RES. AREA:	22,220 SF
CIRCULATION:	3,153 SF
NET RES. AREA:	19,067 SF
UNIT COUNT:	22 UNITS

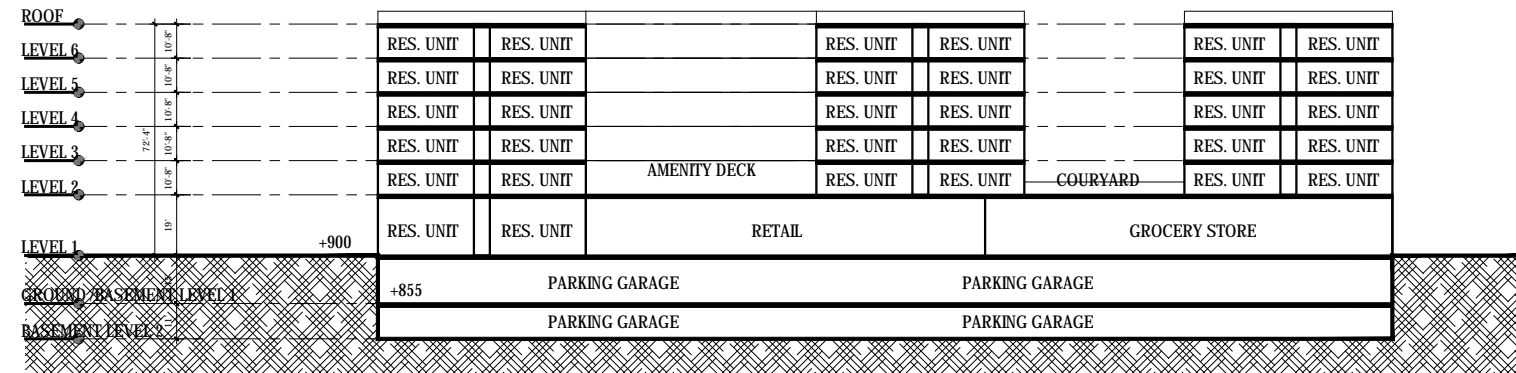




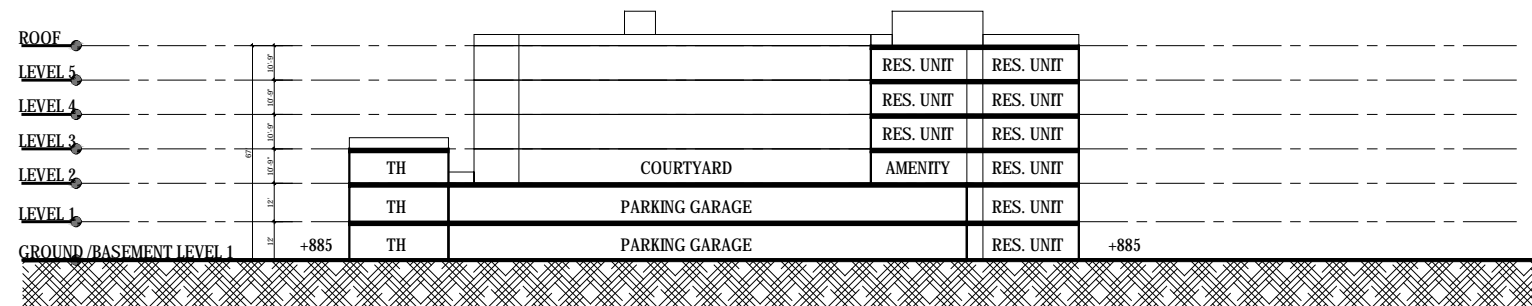
BUILDING 4 - SECTION C-C



BUILDING 2-3 - SECTION B-B



BUILDING 01 - SECTION A-A



BUILDING 5 - SECTION C-C

