



ECONOMIC DEVELOPMENT AUTHORITY
City Hall—Shared Vision Room, 3989 Central Ave NE
Monday, December 02, 2024
5:00 PM

AGENDA

ATTENDANCE INFORMATION FOR THE PUBLIC

*Members of the public who wish to attend may do so in-person, or by using Microsoft Teams and entering meeting ID **230 357 514 14** and passcode **oC3U2Rh2**. For questions, please call the Community Development Department at 763-706-3670.*

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.

CALL TO ORDER/ROLL CALL

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

- 1. Approve November 4th, 2024, Regular EDA Meeting Minutes (pg. 3)**
- 2. Resolution 2024-28 to Approve the Financial Reports and Payment of the Bills for October 2024 (pg. 13)**

MOTION: Move to approve the Consent Agenda as presented.

BUSINESS ITEMS

- 3. Façade Improvement Grant Report for Doña Mary located at 4929 Central Ave (pg. 29)**

MOTION: Move to waive the reading of Resolution 2024-29, there being ample copies available to the public.

MOTION: Move to adopt Resolution 2024-29, 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 the owner of Doña Mary, LLP.

- 4. Saint Paul Area Association of Realtors (SPAAR) Key Communities Grant Application Discussion (pg. 49)**
- 5. EDA 2024 End of Year Review (pg. 50)**
- 6. Tax Increment Financing Districts Update (pg. 52)**

BUSINESS UPDATES

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

City Hall—Council Chambers, 3989 Central Ave NE

Monday, November 04, 2024

5:00 PM

Item 1.

MINUTES

The meeting was called to order at 5:00 pm by President Szurek.

CALL TO ORDER/ROLL CALL

Members present: Connie Buesgens; Kt Jacobs; Amada Márquez-Simula; Justice Spriggs; Marlaine Szurek; Lamin Dibba

Absent: Rachel James

Staff Present: Mitchell Forney, Community Development Director; Aaron Chirpich, City Manager; Sarah LaVoie, Administrative Assistant; Emilie Voight, Community Development Coordinator; Jared Ackmann, Reuter Walton Developer; Paul Keenan, Vice President of Development at Reuter Walton

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

1. Approve the minutes of the regular EDA Meeting of October 07, 2024.
2. Approve financial reports and payment of bills for September 2024 – Resolution No. 2024-26

Motion by Márquez-Simula, seconded by Dibba, to approve the Consent Agenda as presented. All ayes of present. MOTION PASSED.

RESOLUTION NO. 2024-26

A RESOLUTION OF THE ECONOMIC DEVELOPMENT AUTHORITY OF COLUMBIA HEIGHTS, MINNESOTA, APPROVING THE FINANCIAL STATEMENTS FOR THE MONTH OF SEPTEMBER 2024 AND THE PAYMENT OF THE BILLS FOR THE MONTH OF SEPTEMBER 2024.

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 month of September 2024 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, 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 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 as part of the permanent records of the Columbia Heights Economic Development Authority.

ORDER OF ECONOMIC DEVELOPMENT AUTHORITY

Passed this 4th day of November, 2024

Offered by: Amada Marquez-Simula

Seconded by: Lamin Dibba

Roll Call: All ayes of present. MOTION PASSED.

President

Attest:

Secretary

BUSINESS ITEMS

3. Façade Improvement Grant Report for Quincy Raven Commercial located at 4030 Central Ave

Voight reported the property owner, Quincy Raven Commercial Properties LLC, operates two businesses at this address: Fixx Coffee and the Central Mix event space and kitchen. They are applying for grant funds to replace the second-story windows on the Central Ave façade. Although the owner is also planning additional façade work including new signage and repairs to the existing canopy, and has included information about this work in the application, the grant funding request is limited to the window portion of these renovations.

Voight explained the owner was able to receive one bid for the windows, amounting to \$12,360, setting them up for a grant amount of \$5,000. Due to the need to complete window replacement prior to the arrival of winter and cold temperatures, the owner has already applied for a permit.

Community Development Staff recommend funding the window replacement project in full as it will benefit both the appearance and functionality of this building in the Central Business District.

Voight noted in 2024, the EDA has approved 8 façade improvement grant applications for a total of \$37,127 approved, with an additional \$5,000 being requested at this meeting. This leaves \$7,873 in Façade Improvement Grant funds for the remainder of the year.

Questions/Comments from Members:

Spriggs asked if leftover funds would roll over to next year. Forney replied that they would roll into the 408 general fund.

Motion by Spriggs, seconded by Márquez-Simula, to waive the reading of Resolution No. 2024-27, there being ample copies available to the public. All ayes of present. MOTION PASSED.

Motion by Spriggs, seconded by Márquez-Simula, to approve Resolution No. 2024-27, a Resolution of the Columbia Heights Economic Development Authority, 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 the owner of Quincy Raven Commercial Properties LLC. All ayes of present. MOTION PASSED.

RESOLUTION NO. 2024-27

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 A FAÇADE IMPROVEMENT GRANT AGREEMENT WITH QUINCY RAVEN COMMERCIAL PROPERTIES LLC

WHEREAS, the City of Columbia Heights (the “City”) and the Columbia Heights Economic Development Authority (the “Authority”) have collaborated to create a certain 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 storefronts, increasing business vitality and economic performance, and decreasing criminal activity along Central Avenue Northeast, in the City’s Business districts, 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 Quincy Raven Commercial Properties LLC.
2. that the City Manager, as the Executive Director of the Authority, is hereby authorized, empowered, and directed for and on behalf of the Authority to enter into the grant agreement.
3. that the City Manager, as the Executive Director of the Authority, is hereby authorized and directed to execute and take such action as they deem necessary and appropriate to carry out the purpose of the foregoing resolution

ORDER OF ECONOMIC DEVELOPMENT AUTHORITY

Passed this 4th day of November, 2024

Offered by: Justice Spriggs
Seconded by: Amada Marquez-Simula
Roll Call: All ayes of present. MOTION PASSED.

President

Attest:

Secretary

4. Reuter Walton Development Discussion

Forney reported in early October Reuter Walton approached City staff regarding possible redevelopment opportunities. After an initial conversation, Reuter Walton found a property that was interested in selling and, met the City's Comprehensive Plan for redevelopment. The property in question is 3901 University Ave NE. Currently, the property houses offices for a global supplier of mining technology and strategy. The company, ME Elecmetal, has offices and plants in over 40 countries. The business is looking to move its offices from its current location and is looking to sell the building. In general, Reuter Walton wants to get the EDA's thoughts on the project. The project will require a rezoning, Minnesota Management and Budget bond resolution, and possibly TIF. If the EDA favors the project Reuter Walton's next step is to apply for bond funding from MMB. The City acts as a conduit for those bonds so Reuter Walton would come back with any edits of the plan and work with the City to establish a bond resolution. Bonds of this type are not an obligation of the City or its taxpayers, but rather an obligation of the developer. Only project revenues of the developer, in this case, rent collected after completion of the project would be pledged for repayment of the bonds. The City has previously issued tax exempt bonds for other various developments, such as the Sullivan Shores townhomes, Crestview senior care facilities, the Legends of Columbia Heights, the COL, and Grand Central Flats. With the issuance of tax-exempt bonds, the City will receive an issuance fee in the amount of 1% of the principal amount issued for the tax

exempt bonds.

Forney noted Reuter Walton is proposing a full redevelopment of the 2.51-acre site to be rebuilt as 108 units of affordable housing. The parcel in question is one of the last remaining properties from the Huset Park redevelopment project and used to serve as the foundry's power source. Within the land use chapter of the City's comprehensive plan, this parcel is designated to be future high-density residential.

Forney stated as developers look to proformas to determine project feasibility so too does the City. A big piece of this monetary discussion is Tax Increment Financing (TIF) assistance. Reuter Walton has not established a request for TIF but, wants to get the EDA's feedback regarding the project with the assumption of some TIF assistance provided. With that being said, the amount of TIF needed does depend on other aspects of the project including what interest rates are at closing and if there are other grant opportunities available to cut down project costs. There is the possibility that if interest rates decrease enough, the project may not need TIF assistance.

Forney explained in summary, the TIF district, if approved, would be able to get \$54,693 in tax increments per year, after the project is complete. As a general practice, the EDA has allowed for a maximum of 15 years in similar districts. The amount of TIF needed depends on the cost of the project and the project's amenities. These numbers are built into the developer's proforma and then reviewed by staff and Ehlers to ensure any TIF meets the But For Test. For example, the project could not occur but for the TIF assistance. The State of Minnesota requires that the base tax rate for TIF calculations be established with the new property classification. Since the property will be converting to 4d the City will receive less money than the current taxes on the parcel, during the life of the TIF district. \$11,142 less per year to be exact. After the TIF district is decertified, the calculations show that the City can expect to receive \$33,320 in taxes per year. Increasing the current revenue on the site by \$19,730 per year. This project has a lot of aspects for the commission to consider. Staff are looking to have an in-depth conversation with the EDA so that we can direct Reuter Walton on any next steps. Staff are supportive of the concept overall and have found Reuter Walton to be a quality development partner on previous projects.

Reuter Walton Representative Jared Ackmann gave a presentation to the EDA. He mentioned that the Vice President of Development at Reuter Walton, Paul Keenan, was also present at the meeting. Reuter Walton is based in Saint Louis Park and is currently on project number 45. Reuter Walton was founded 15 years ago. The project would be south of 40th Avenue, and would generally fit under the high-density residential zoning district. The proposed parking is 1.7 stalls per unit. The building would be four stories. The onsite amenities would include a dog run, a playground, a patio, and a grilling area. He explained that the project would be fine-tuned throughout the process.

Mr. Ackmann stated there would be 108 units. He showed the EDA graphics of the underground parking and the first level. He also showed photos of other projects they have done in the Twin Cities. He explained that they would be filing for tax-exempt bonds in order to get low-income housing tax credits, which would be sold in order to bring equity to the project. Because of that, the rent is restrictive on what can be charged. Rent would range from \$643 (one bedroom) to \$1,882 (three bedroom). The proposed rent rates are lower than the newer market-rate projects,

and slightly higher than older, traditional affordable housing rates.

Mr. Ackmann noted that there are 38 single-family homes for sale in Columbia Heights, and are around \$350,000. Buying a house would require a \$70,000 down payment, and it would be about \$2,303 a month. Many people cannot afford to purchase homes. He mentioned that he would be returning to the City Council on December 9th for the bond Resolution. The State has large bond allocations in January and July, which means that they would know if they receive the allocation by early January and would be required to close in 180 days. He would return to the City Council in March for the formal City settlement process.

Questions/Comments from Members:

Jacobs asked if all of the parking would be on the property. Mr. Keenan replied that it would be. Jacobs asked if there would be underground parking and if it would be included in the rent. Mr. Keenan replied that it would be included in the rent.

Jacobs stated she would prefer a lower number of years for TIF.

Márquez-Simula mentioned she has only heard good things about the COL and thanked them for their work. She added that it is a great use for the space. She noted page 65 of the Agenda Packet and noted that it says the proposal mentions 31 units that are three bedrooms. Mr. Ackmann replied that in total it would be 36 three bedrooms. Forney added that it lists that on page 50 in the Agenda Packet. Márquez-Simula expressed that it was great that there were a number of large-sized apartments.

Márquez-Simula suggested doing a large indoor play area or not doing one at all since the one at the Loft is small and there are many complaints about it.

Márquez-Simula appreciated the dog run and the playground. She wondered if it the on the west side of the building if a walking path could be included.

Márquez-Simula noted that since the building would be by University Avenue it should have some added art that would be like the Legends. Jacobs added that there was some pushback on the COL's exterior look. Márquez-Simula stated she does not like the style of the Litmore apartments.

Dibba asked if there was an event center included in the plan. Mr. Keenan replied that there would not be an event center included, but there would be a community room for residents only.

Szurek mentioned that if there are going to be more three-bedroom apartments, the play area needs to be larger.

Márquez-Simula asked if there was data on how often the grill space is used at the COL. She suggested if it is not used as much, the play area could take up some of the space from the grill area. Or if the grill area is used a lot, maybe a playground is not necessary. Chirpich stated there is good proximity to Huset Park. Mr. Ackmann replied that he did not know if there was data, but they could ask the site to see how often the grills are used and then fine-tune the space allocation

Spriggs asked if there was any consideration to make a three-bedroom apartment up to a 30-60% income limit. He noted the rental limits for Anoka County of \$1,938 at 60% for a three-bedroom apartment and mentioned that there is a demand for units below that for other families. Mr. Keenan replied that they are required to set a certain amount of units at 30% and some at the local PHA payment standard.

Jacobs asked if there was a dog run at the COL. Chirpich replied that there was not because it got eliminated due to the driveway. Jacobs asked who was responsible for cleaning the dog run. Mr. Keenan replied that it would be the property management.

Buesgens asked the Staff if anyone else had looked at the property. Forney replied it was an off-market deal. Buesgens asked how Reuter Walton learned about the property. Mr. Keenan replied that a broker reached out to say the property owners were looking to sell. He added that the staff of the current building did not know that the property owners were looking to sell yet.

Buesgens asked what would be done for energy efficiency. Mr. Ackmann replied that most projects they do have the infrastructure to take on solar panels. They have not found solar panels to be economically able to efficiently work with residential buildings. Buesgens asked if solar subscriptions were set up for the building. Mr. Ackmann replied there were not. Buesgens asked why not. Mr. Keenan replied that they had not seen it work yet. Mr. Ackmann noted due to the tax credits, they will be required to meet a number of green standards, such as water conservation, and energy-efficient appliances.

Buesgens asked if there would be a workspace in the building. Mr. Keenan replied that they would provide a conference room area.

Buesgens asked who the rent increases were controlled by. Mr. Keenan replied that they control it, but has to be approved by Minnesota Housing. Buesgens asked what the highest rent increase they have had. Mr. Keenan replied 3%.

Buesgens asked what the vacancy rate was at the COL. Mr. Keenan replied 97%.

Buesgens explained that she appreciates affordable housing. However, it would cause the City to lose \$100,000 in taxes. She added she is having a hard time supporting this because the City has been holding the weight of adding affordable housing throughout the years, while other communities have not which means the City is struggling because of it. She asked if they could wait for it to go on the market to see what other prospects are out there. She explained that the City needs income.

Buesgens asked if there would be an open house.

Mr. Keenan wondered if the City would be able to get a market-rate project on the property. He shared his opinion that there would not be.

Szurek agreed with Buesgens' comments. She asked why there would not be a commercial portion on the lower level and apartments above it. Spriggs noted that there would not be direct access. He added that this project would bring in more taxes than what is currently there. Buesgens replied that she is willing to take the risk to wait and see it on the market.

Márquez-Simula stated it was a great place for affordable housing because the Rainbow site is not affordable housing. She added that it is a small space and wondered how much space there was for the market rate. She mentioned that if it were up to her, she would put market-rate apartments at the Medtronic site.

Jacobs agreed with Buesgens' comments and mentioned she would like to see more market research.

Dibba asked what it would take to look at other options and do research. Forney replied that Reuter Walter would walk away from the project if the option was not open. Another option is to wait and see what could happen, but it would come with a risk. Staff have received a number of calls for the Medtronic site and none of them have been market rate.

Chirpich noted that he did not believe there would be a lot of interest in a straight market rate deal.

Buesgens asked if the building could be six or eight stories. Mr. Keenan replied that they could go up to five without having to switch to concrete.

Márquez-Simula asked if the reason people do not do as many market-rate projects is because they would have to carry the burden of the costs instead of receiving funds from the State. Chirpich replied more or less. Mr. Keenan explained that with market-rate projects, there is no return on profits. He added that the Columbia Heights market would not generate rents high enough to justify the current construction costs and interest rates. He explained as an experienced developer, a market-rate project would not happen. He mentioned that the City should wait on the Medtronic site for a market rate project since it is in a good location.

Dibba asked at what interest rate would the market rate need to be for the developers to break even. Mr. Keenan replied that the deal was to do a 3-4% interest rate, but now interest rates have doubled and construction costs have not gone down.

Spriggs mentioned that parking should be discussed as a Council. He noted that many parking rules are copied and pasted, yet do not fit all situations and can limit developments on how many parking spots and affordability.

Buesgens asked if there was a basement. Forney replied that there was a walkout. Forney explained the reason there needs to be a PUD for the project is for a covered parking space for each one-bedroom apartment, and two covered parking spaces for two-bedroom apartments. Buesgens stated she wanted solar for a covered parking lot.

Márquez-Simula made a plug to put in a diverse amount of trees so that the City Forester could be involved. Chirpich mentioned that the City Forester would be reviewing the trees proposed. Márquez-Simula added that she would like to see native plantings.

Forney asked the developers if they felt like they had enough information from the EDA. Mr. Keenan asked if there was a project that was affordable that the EDA would support. He asked if the EDA would be swayed if they put in solar panels and added other energy-efficient items. Buesgens replied that she understood the reasoning for the project.

Mr. Keenan explained that they would return to the Council in December to ask for approval for a Resolution for bond issuance. Chirpich asked what would be at risk for the City. Mr. Keenan replied that there was no risk to the City. He added that they would make an applicant to the State for the tax-exempt bonds at the end of the year. It will likely be a \$20 million request. Reuter Walton puts in a 2% deposit. If they do not close, then they lose the deposit. He mentioned that they are willing to take a risk. If the EDA's feedback was that affordable housing is not an option then they would not move forward with the project.

Márquez-Simula stated she was in favor of the project. She asked that Councilmember James have a meeting with the developers so that she was up to date on the proposed project.

Jacobs stated she was on the fence about the project and would need more information about the marketing of the property and what is available.

Dibba stated he would like to explore the idea of what is being proposed. Buesgens mentioned she is leaning toward being in favor of the project. She expressed the importance of having energy efficiency in the building. Szurek agreed.

Márquez-Simula asked if there would be electric charging in the parking garage. Mr. Keenan replied that he did not know. Buesgens stated that it should be a part of the housing requirements.

Chirpich reviewed the feedback from the EDA and noted that they desire to elevate the quality of life for residents in the building.

Buesgens noted that it would be nice to have common areas where residents can get to know each other.

Mr. Ackmann mentioned that they would be happy to give any of the EDA members a tour through the COL.

BUSINESS UPDATES

Forney stated Staff are still in contact with the business off of University Avenue. The first step is to identify the property lines and merge the properties into one. He added that he spoke with Staff about putting native plantings on the EDA lots. Staff agreed to do clover with grass that would still need to be mowed. The clover would be low enough that it would not get mowed and would still be available for the pollinators. He added that they would also include signage.


Voight mentioned the Home Energy Squad Program has had some transitions with the administration. The CEE previously served as the project administrator to do the home energy audits. ICF will now be serving Anoka County. The program will continue to run, but will just have a new contact.

Voight stated there is a grant opportunity from the St. Paul Area Association of Realtors called the Key Communities Grant Program. They offer grants of up to \$1,500 for three communities on an annual basis to work with the community to do a wayfinding, homeownership, or place-making project. If the EDA is interested, Staff can prepare an application. Forney added that Staff would send the EDA members an email with the information and a request for feedback on what projects they would like to see.

ADJOURNMENT

*Motion by Buesgens, seconded by Márquez-Simula, to adjourn the meeting at 6:34 pm. All ayes.
MOTION PASSED.*

Respectfully submitted,



— Sarah LaVoie, Recording Secretary —

RESOLUTION NO. 2024-28

A RESOLUTION OF THE ECONOMIC DEVELOPMENT AUTHORITY OF COLUMBIA HEIGHTS, MINNESOTA, APPROVING THE FINANCIAL STATEMENTS FOR THE MONTH OF OCTOBER 2024 AND THE PAYMENT OF THE BILLS FOR THE MONTH OF OCTOBER 2024.

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 month of October 2024 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, 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 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 as part of the permanent records of the Columbia Heights Economic Development Authority.

ORDER OF ECONOMIC DEVELOPMENT AUTHORITY

Passed this 2nd day of December 2024

Offered by:

Seconded by:

Roll Call:

President

Attest:

Secretary

11/15/2024 11:43 AM
User: suems
DB: Columbia Heights

INVOICE GL DISTRIBUTION REPORT FOR CITY OF COLUMBIA HEIGHTS
EXP CHECK RUN DATES 10/01/2024 - 10/31/2024
BOTH JOURNALIZED AND UNJOURNALIZED
PAID

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Item 2.

GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Check 1682 408.6414.43050	DECONSTRUCTION OF 4416 CENTRAL	BETTER FUTURES MN	09/16/24	INV1649	5,505.00
Total For Check 1682					5,505.00
Check 200501 408.6414.43050	JUNK REMOVAL 4416 CENTRAL AVE	BAUER SERVICES II INC	09/27/24	2246	3,999.22
Total For Check 200501					3,999.22
Check 200538 204.6314.43045	CEE CONTRACT REVIEW CL162-00031	KENNEDY & GRAVEN	08/20/24	183044	897.00
Total For Check 200538					897.00
Check 200563 204.6314.43210	10013121 PHONE COMMDEV ADMIN	POPP.COM INC	08/26/24	992845938	48.49
Total For Check 200563					48.49
Check 200589 228.6317.43810	ELECTRIC	XCEL ENERGY (N S P)	09/09/24	1129364408	662.71
Total For Check 200589					662.71
Check 200639 204.6314.43210	092624 - 10013121 PHONE COMMDEV	POPP.COM INC	09/26/24	992849765	48.76
204.6314.43210	093024 -10010429 COM DEV ADMINI	POPP.COM INC	09/30/24	992850810	13.81
Total For Check 200639					62.57
Check 200651 204.6314.43050	EDA MINUTES 090324	TIMESAVER OFF SITE SECRET	09/13/24	M29478	171.25
Total For Check 200651					171.25
Check 200749 204.6314.43250	101524 934571297 COMM DEV ADMIN	COMCAST	10/15/24	220746226	24.30
Total For Check 200749					24.30
Check 200759 204.6314.43050	GENERAL TIF CONSULTING	EHLERS & ASSOCIATES INC	08/08/24	98688	155.00
204.6314.43050	TIF ADMIN - PREPARE COUNTY TIF C	EHLERS & ASSOCIATES INC	08/08/24	98613	620.00
372.7000.43050	EXPERT & PROFESSIONAL SERV.	EHLERS & ASSOCIATES INC	09/09/24	98906	1,201.08
375.7000.43050	EXPERT & PROFESSIONAL SERV.	EHLERS & ASSOCIATES INC	09/09/24	98906	600.54
391.7000.43050	EXPERT & PROFESSIONAL SERV.	EHLERS & ASSOCIATES INC	09/09/24	98906	600.54
392.7000.43050	EXPERT & PROFESSIONAL SERV.	EHLERS & ASSOCIATES INC	09/09/24	98906	600.54
393.7000.43050	EXPERT & PROFESSIONAL SERV.	EHLERS & ASSOCIATES INC	09/09/24	98906	600.54
Total For Check 200759					4,378.24
Check 200777 204.6314.43045	CL162-00031 TRANSFER OF LIBRARY	KENNEDY & GRAVEN	09/20/24	183634	132.50
Total For Check 200777					132.50
Check 200806 204.6314.42000	CARD STOCK	STAPLES ADVANTAGE	09/21/24	6012315744	35.88
Total For Check 200806					35.88
Check 200812 408.6411.44600	FACADE IMPROVEMENT GRANT 852 40T TUHAKE/NICOLE		10/14/24	101424	5,000.00
Total For Check 200812					5,000.00
Check 200820					

GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Check 200820 228.6317.43810	ELECTRIC	XCEL ENERGY (N S P)	10/08/24	1136858271	614.30
Total For Check 200820					614.30
Check 200841 204.6314.44600	HOME ENERGY VISITS 070124-093024 CENTER FOR ENERGY & ENVIR		10/18/24	25433	335.00
Total For Check 200841					335.00
Check 200859 372.7000.43500	2023 TIF DISCLOSURE 080224	ECM PUBLISHERS INC	08/02/24	1010319	166.75
Total For Check 200859					166.75
Check 200860 372.7000.46200	2024 CONTINUING DISCLOSURE REPOR	EHLERS & ASSOCIATES INC	08/08/24	98463	500.00
Total For Check 200860					500.00
Check 200870 204.6314.43045	CL205-00003 EDA LEVY ADVISING	KENNEDY & GRAVEN	10/18/24	184011	621.00
Total For Check 200870					621.00

GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Fund Totals:					
		Fund 204	EDA ADMINISTRATION		3,102.99
		Fund 228	DOWNTOWN PARKING		1,277.01
		Fund 372	HUSET PARK AREA TIF (T6		1,867.83
		Fund 375	TIF Z6: 47TH & GRAND		600.54
		Fund 391	SCATTERED SITE TIF W3/W		600.54
		Fund 392	TIF BB2 ALATUS 40TH AV		600.54
		Fund 393	TIF BB6 ALATUS 4300 CEN		600.54
		Fund 408	EDA REDEVELOPMENT PROJE		14,504.22
Total For All Funds:					23,154.21
--- TOTALS BY GL DISTRIBUTION ---					
204.6314.42000		CARD STOCK			35.88
204.6314.43045		CL205-00003 EDA LEVY ADVISING			1,650.50
204.6314.43050		GENERAL TIF CONSULTING			946.25
204.6314.43210		10013121 PHONE COMMDEV ADMIN			111.06
204.6314.43250		101524 934571297 COMM DEV ADMIN			24.30
204.6314.44600		HOME ENERGY VISITS 070124-093024			335.00
228.6317.43810		ELECTRIC			1,277.01
372.7000.43050		EXPERT & PROFESSIONAL SERV.			1,201.08
372.7000.43500		2023 TIF DISCLOSURE 080224			166.75
372.7000.46200		2024 CONTINUING DISCLOSURE REPOR			500.00
375.7000.43050		EXPERT & PROFESSIONAL SERV.			600.54
391.7000.43050		EXPERT & PROFESSIONAL SERV.			600.54
392.7000.43050		EXPERT & PROFESSIONAL SERV.			600.54
393.7000.43050		EXPERT & PROFESSIONAL SERV.			600.54
408.6411.44600		FACADE IMPROVEMENT GRANT 852 40TH			5,000.00
408.6414.43050		JUNK REMOVAL 4416 CENTRAL AVE			9,504.22

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS
PERIOD ENDING 10/31/2024

Item 2.

GL NUMBER	DESCRIPTION	2024	ENCUMBERED	ACTIVITY FOR	YTD BALANCE	UNENCUMBERED	% BDGT
		AMENDED BUDGET	YEAR-TO-DATE	MONTH 10/31/24	10/31/2024	BALANCE	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	0.00	1,231.00	(1,231.00)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	1,231.00	(1,231.00)	100.00
Total Dept 6355 - ANOKA CO HRA LEVY PROJECTS		0.00	0.00	0.00	1,231.00	(1,231.00)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	1,231.00	(1,231.00)	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	0.00	1,231.00	(1,231.00)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	(1,231.00)	1,231.00	100.00

PERIOD ENDING 10/31/2024

Item 2.

GL NUMBER	DESCRIPTION	2024 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 10/31/24	YTD BALANCE 10/31/2024	UNENCUMBERED BALANCE	% BDGT USED
Fund 204 - EDA ADMINISTRATION							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TAXES							
204.0000.31011	EDA CURRENT AD VALOREM	220,000.00	0.00	0.00	128,024.57	91,975.43	58.19
204.0000.31014	AREA WIDE TAX	90,000.00	0.00	0.00	29,083.41	60,916.59	32.31
204.0000.31020	DELNQ. AD VALOREM	0.00	0.00	0.00	(1,579.24)	1,579.24	100.00
204.0000.31800	PAYMENT IN LIEU OF TAXES	0.00	0.00	0.00	23.16	(23.16)	100.00
204.0000.31910	PENALTIES & INTEREST	0.00	0.00	0.00	(112.86)	112.86	100.00
TAXES		310,000.00	0.00	0.00	155,439.04	154,560.96	50.14
CHARGES FOR SERVICES							
204.0000.34112	ADMINISTRATIVE FEES	0.00	0.00	0.00	30.00	(30.00)	100.00
CHARGES FOR SERVICES		0.00	0.00	0.00	30.00	(30.00)	100.00
MISCELLANEOUS							
204.0000.36210	INTEREST ON INVESTMENTS	3,700.00	0.00	0.00	0.00	3,700.00	0.00
MISCELLANEOUS		3,700.00	0.00	0.00	0.00	3,700.00	0.00
Total Dept 0000 - NON-DEPARTMENTAL							
		313,700.00	0.00	0.00	155,469.04	158,230.96	49.56
TOTAL REVENUES		313,700.00	0.00	0.00	155,469.04	158,230.96	49.56
Expenditures							
Dept 6314 - ECONOMIC DEVELOPMENT AUTH							
OTHER SERVICES & CHARGES							
204.6314.43045	ATTORNEY FEES-OTHER	0.00	0.00	621.00	3,588.50	(3,588.50)	100.00
204.6314.43050	EXPERT & PROFESSIONAL SERV.	2,500.00	375.00	167.00	5,994.00	(3,869.00)	254.76
204.6314.43105	TRAINING & EDUCATION ACTIVITIES	3,000.00	0.00	0.00	700.00	2,300.00	23.33
204.6314.43210	TELEPHONE	700.00	145.20	62.67	763.33	(208.53)	129.79
204.6314.43220	POSTAGE	500.00	0.00	0.00	1,698.41	(1,198.41)	339.68
204.6314.43250	OTHER TELECOMMUNICATIONS	400.00	0.00	24.30	318.66	81.34	79.67
204.6314.43310	LOCAL TRAVEL EXPENSE	200.00	0.00	0.00	0.00	200.00	0.00
204.6314.43320	OUT OF TOWN TRAVEL EXPENSE	1,500.00	0.00	0.00	0.00	1,500.00	0.00
204.6314.43500	LEGAL NOTICE PUBLISHING	200.00	0.00	0.00	0.00	200.00	0.00
204.6314.43600	PROP & LIAB INSURANCE	3,200.00	0.00	266.67	2,666.70	533.30	83.33
204.6314.44000	REPAIR & MAINT. SERVICES	500.00	0.00	0.00	0.00	500.00	0.00
204.6314.44030	SOFTWARE & SOFTWARE SUBSCRIPTIONS	1,100.00	0.00	0.00	1,069.20	30.80	97.20
204.6314.44040	INFORMATION SYS:INTERNAL SVC	9,100.00	0.00	758.33	7,583.30	1,516.70	83.33
204.6314.44330	SUBSCRIPTION, MEMBERSHIP	500.00	0.00	0.00	375.00	125.00	75.00
204.6314.44380	COMMISSION & BOARDS	700.00	0.00	0.00	0.00	700.00	0.00
204.6314.44600	LOANS & GRANTS	0.00	0.00	335.00	820.00	(820.00)	100.00
OTHER SERVICES & CHARGES		24,100.00	520.20	2,234.97	25,577.10	(1,997.30)	108.29
PERSONNEL SERVICES							
204.6314.41010	REGULAR EMPLOYEES	203,800.00	0.00	11,417.06	140,834.70	62,965.30	69.10
204.6314.41210	P.E.R.A. CONTRIBUTION	15,300.00	0.00	802.11	10,629.78	4,670.22	69.48
204.6314.41220	F.I.C.A. CONTRIBUTION	15,800.00	0.00	858.94	11,546.51	4,253.49	73.08
204.6314.41300	INSURANCE	23,400.00	0.00	1,311.59	15,058.16	8,341.84	64.35
204.6314.41510	WORKERS COMP INSURANCE PREM	1,600.00	0.00	39.97	773.05	826.95	
PERSONNEL SERVICES		259,900.00	0.00	14,429.67	178,842.20	81,057.80	

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

GL NUMBER	DESCRIPTION	2024 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 10/31/24	YTD BALANCE 10/31/2024	UNENCUMBERED BALANCE	% BDGT USED
Fund 204 - EDA ADMINISTRATION							
Expenditures							
SUPPLIES							
204.6314.42000	OFFICE SUPPLIES	200.00	0.00	0.00	158.38	41.62	79.19
204.6314.42010	MINOR EQUIPMENT	200.00	0.00	0.00	0.00	200.00	0.00
204.6314.42171	GENERAL SUPPLIES	200.00	0.00	0.00	37.69	162.31	18.85
204.6314.42175	FOOD SUPPLIES	200.00	0.00	0.00	0.00	200.00	0.00
SUPPLIES		800.00	0.00	0.00	196.07	603.93	24.51
CONTINGENCIES & TRANSFERS							
204.6314.47100	OPER. TRANSFER OUT - LABOR	28,900.00	0.00	2,408.33	24,083.30	4,816.70	83.33
CONTINGENCIES & TRANSFERS		28,900.00	0.00	2,408.33	24,083.30	4,816.70	83.33
Total Dept 6314 - ECONOMIC DEVELOPMENT AUTH							
		313,700.00	520.20	19,072.97	228,698.67	84,481.13	73.07
TOTAL EXPENDITURES							
		313,700.00	520.20	19,072.97	228,698.67	84,481.13	73.07
Fund 204 - EDA ADMINISTRATION:							
TOTAL REVENUES		313,700.00	0.00	0.00	155,469.04	158,230.96	49.56
TOTAL EXPENDITURES		313,700.00	520.20	19,072.97	228,698.67	84,481.13	73.07
NET OF REVENUES & EXPENDITURES		0.00	(520.20)	(19,072.97)	(73,229.63)	73,749.83	100.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS
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GL NUMBER	DESCRIPTION	2024 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 10/31/24	YTD BALANCE 10/31/2024	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	56,600.00	0.00	0.00	0.00	56,600.00	0.00
TRANSFERS & NON-REV RECEIPTS		56,600.00	0.00	0.00	0.00	56,600.00	0.00
Total Dept 0000 - NON-DEPARTMENTAL		56,600.00	0.00	0.00	0.00	56,600.00	0.00
TOTAL REVENUES		56,600.00	0.00	0.00	0.00	56,600.00	0.00
Expenditures							
Dept 6317 - DOWNTOWN PARKING							
OTHER SERVICES & CHARGES							
228.6317.43600	PROP & LIAB INSURANCE	3,100.00	0.00	258.33	2,583.30	516.70	83.33
228.6317.43800	UTILITY SERVICES	2,000.00	0.00	0.00	1,478.31	521.69	73.92
228.6317.43810	ELECTRIC	13,000.00	0.00	614.30	7,285.41	5,714.59	56.04
228.6317.44000	REPAIR & MAINT. SERVICES	35,000.00	614.30	0.00	9,030.93	25,354.77	27.56
228.6317.44020	BLDG MAINT CONTRACTUAL SERVICES	2,000.00	0.00	0.00	0.00	2,000.00	0.00
OTHER SERVICES & CHARGES		55,100.00	614.30	872.63	20,377.95	34,107.75	38.10
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
SUPPLIES							
228.6317.42171	GENERAL SUPPLIES	0.00	0.00	0.00	15.93	(15.93)	100.00
SUPPLIES		0.00	0.00	0.00	15.93	(15.93)	100.00
Total Dept 6317 - DOWNTOWN PARKING		56,600.00	614.30	872.63	20,393.88	35,591.82	37.12
TOTAL EXPENDITURES		56,600.00	614.30	872.63	20,393.88	35,591.82	37.12
Fund 228 - DOWNTOWN PARKING:							
TOTAL REVENUES		56,600.00	0.00	0.00	0.00	56,600.00	0.00
TOTAL EXPENDITURES		56,600.00	614.30	872.63	20,393.88	35,591.82	37.12
NET OF REVENUES & EXPENDITURES		0.00	(614.30)	(872.63)	(20,393.88)	21,008.18	100.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS
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GL NUMBER	DESCRIPTION	2024 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 10/31/24	YTD BALANCE 10/31/2024	UNENCUMBERED BALANCE	% BDGT USED
Fund 372 - HUSET PARK AREA TIF (T6)							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TAXES							
372.0000.31010	CURRENT AD VALOREM	850,000.00	0.00	0.00	483,721.97	366,278.03	56.91
372.0000.31020	DELNQ. AD VALOREM	0.00	0.00	0.00	284,673.50	(284,673.50)	100.00
TAXES		850,000.00	0.00	0.00	768,395.47	81,604.53	90.40
MISCELLANEOUS							
372.0000.36210	INTEREST ON INVESTMENTS	5,000.00	0.00	0.00	0.00	5,000.00	0.00
MISCELLANEOUS		5,000.00	0.00	0.00	0.00	5,000.00	0.00
Total Dept 0000 - NON-DEPARTMENTAL							
		855,000.00	0.00	0.00	768,395.47	86,604.53	89.87
TOTAL REVENUES							
		855,000.00	0.00	0.00	768,395.47	86,604.53	89.87
Expenditures							
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
372.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	1,201.08	1,201.08	(1,201.08)	100.00
372.7000.43500	LEGAL NOTICE PUBLISHING	0.00	0.00	0.00	166.75	(166.75)	100.00
372.7000.44600	LOANS & GRANTS	550,000.00	0.00	0.00	378,689.99	171,310.01	68.85
OTHER SERVICES & CHARGES		550,000.00	0.00	1,201.08	380,057.82	169,942.18	69.10
CAPITAL OUTLAY							
372.7000.46010	PRINCIPAL	140,000.00	0.00	0.00	140,000.00	0.00	100.00
372.7000.46110	INTEREST	50,200.00	0.00	0.00	50,200.00	0.00	100.00
372.7000.46200	FISCAL AGENT CHARGES	1,500.00	1,200.00	0.00	1,075.00	(775.00)	151.67
372.7000.46210	MISCELLANEOUS FISCAL CHARGES	1,000.00	0.00	0.00	0.00	1,000.00	0.00
CAPITAL OUTLAY		192,700.00	1,200.00	0.00	191,275.00	225.00	99.88
Total Dept 7000 - BONDS							
		742,700.00	1,200.00	1,201.08	571,332.82	170,167.18	77.09
TOTAL EXPENDITURES							
		742,700.00	1,200.00	1,201.08	571,332.82	170,167.18	77.09
Fund 372 - HUSET PARK AREA TIF (T6):							
TOTAL REVENUES		855,000.00	0.00	0.00	768,395.47	86,604.53	89.87
TOTAL EXPENDITURES		742,700.00	1,200.00	1,201.08	571,332.82	170,167.18	77.09
NET OF REVENUES & EXPENDITURES		112,300.00	(1,200.00)	(1,201.08)	197,062.65	(83,562.65)	174.41

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GL NUMBER	DESCRIPTION	2024 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 10/31/24	YTD BALANCE 10/31/2024	UNENCUMBERED BALANCE	% BDGT 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	103,891.13	(103,891.13)	100.00
TAXES		0.00	0.00	0.00	103,891.13	(103,891.13)	100.00
Total Dept 0000 - NON-DEPARTMENTAL		0.00	0.00	0.00	103,891.13	(103,891.13)	100.00
TOTAL REVENUES		0.00	0.00	0.00	103,891.13	(103,891.13)	100.00
Expenditures							
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
375.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	600.54	600.54	(600.54)	100.00
375.7000.44600	LOANS & GRANTS	0.00	0.00	0.00	93,502.02	(93,502.02)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	600.54	94,102.56	(94,102.56)	100.00
Total Dept 7000 - BONDS		0.00	0.00	600.54	94,102.56	(94,102.56)	100.00
TOTAL EXPENDITURES		0.00	0.00	600.54	94,102.56	(94,102.56)	100.00
Fund 375 - TIF Z6: 47TH & GRAND:							
TOTAL REVENUES		0.00	0.00	0.00	103,891.13	(103,891.13)	100.00
TOTAL EXPENDITURES		0.00	0.00	600.54	94,102.56	(94,102.56)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	(600.54)	9,788.57	(9,788.57)	100.00

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GL NUMBER	DESCRIPTION	2024 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 10/31/24	YTD BALANCE 10/31/2024	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	28,007.47	(28,007.47)	100.00
TAXES		0.00	0.00	0.00	28,007.47	(28,007.47)	100.00
Total Dept 0000 - NON-DEPARTMENTAL							
TOTAL REVENUES							
Expenditures							
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
391.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	600.54	600.54	(600.54)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	600.54	600.54	(600.54)	100.00
Total Dept 7000 - BONDS							
TOTAL EXPENDITURES							
Fund 391 - SCATTERED SITE TIF W3/W4:							
TOTAL REVENUES		0.00	0.00	0.00	28,007.47	(28,007.47)	100.00
TOTAL EXPENDITURES		0.00	0.00	600.54	600.54	(600.54)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	(600.54)	27,406.93	(27,406.93)	100.00

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Item 2.

GL NUMBER	DESCRIPTION	2024 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 10/31/24	YTD BALANCE 10/31/2024	UNENCUMBERED BALANCE	% BDGT USED
Fund 392 - TIF BB2 ALATUS 40TH AV							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TAXES							
392.0000.31010	CURRENT AD VALOREM	0.00	0.00	0.00	404,497.31	(404,497.31)	100.00
TAXES		0.00	0.00	0.00	404,497.31	(404,497.31)	100.00
Total Dept 0000 - NON-DEPARTMENTAL		0.00	0.00	0.00	404,497.31	(404,497.31)	100.00
TOTAL REVENUES		0.00	0.00	0.00	404,497.31	(404,497.31)	100.00
Expenditures							
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
392.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	600.54	1,100.54	(1,100.54)	100.00
392.7000.44600	LOANS & GRANTS	0.00	0.00	0.00	384,272.44	(384,272.44)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	600.54	385,372.98	(385,372.98)	100.00
Total Dept 7000 - BONDS		0.00	0.00	600.54	385,372.98	(385,372.98)	100.00
TOTAL EXPENDITURES		0.00	0.00	600.54	385,372.98	(385,372.98)	100.00
Fund 392 - TIF BB2 ALATUS 40TH AV:							
TOTAL REVENUES		0.00	0.00	0.00	404,497.31	(404,497.31)	100.00
TOTAL EXPENDITURES		0.00	0.00	600.54	385,372.98	(385,372.98)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	(600.54)	19,124.33	(19,124.33)	100.00

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GL NUMBER	DESCRIPTION	2024 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 10/31/24	YTD BALANCE 10/31/2024	UNENCUMBERED BALANCE	% BDGT USED
Fund 393 - TIF BB6 ALATUS 4300 CENTRAL							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TAXES							
393.0000.31010	CURRENT AD VALOREM	0.00	0.00	0.00	15,641.34	(15,641.34)	100.00
TAXES		0.00	0.00	0.00	15,641.34	(15,641.34)	100.00
MISCELLANEOUS							
393.0000.36216	LOAN INTEREST	63,700.00	0.00	0.00	0.00	63,700.00	0.00
MISCELLANEOUS		63,700.00	0.00	0.00	0.00	63,700.00	0.00
TRANSFERS & NON-REV RECEIPTS							
393.0000.39310	BOND PROCEEDS	5,885,000.00	0.00	0.00	0.00	5,885,000.00	0.00
TRANSFERS & NON-REV RECEIPTS		5,885,000.00	0.00	0.00	0.00	5,885,000.00	0.00
Total Dept 0000 - NON-DEPARTMENTAL							
		5,948,700.00	0.00	0.00	15,641.34	5,933,058.66	0.26
TOTAL REVENUES							
		5,948,700.00	0.00	0.00	15,641.34	5,933,058.66	0.26
Expenditures							
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
393.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	600.54	1,065.54	(1,065.54)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	600.54	1,065.54	(1,065.54)	100.00
CAPITAL OUTLAY							
393.7000.46010	PRINCIPAL	5,935,000.00	0.00	0.00	0.00	5,935,000.00	0.00
393.7000.46110	INTEREST	13,400.00	0.00	0.00	0.00	13,400.00	0.00
393.7000.46210	MISCELLANEOUS FISCAL CHARGES	0.00	0.00	0.00	1,000.00	(1,000.00)	100.00
CAPITAL OUTLAY		5,948,400.00	0.00	0.00	1,000.00	5,947,400.00	0.02
Total Dept 7000 - BONDS							
		5,948,400.00	0.00	600.54	2,065.54	5,946,334.46	0.03
TOTAL EXPENDITURES							
		5,948,400.00	0.00	600.54	2,065.54	5,946,334.46	0.03
Fund 393 - TIF BB6 ALATUS 4300 CENTRAL:							
TOTAL REVENUES		5,948,700.00	0.00	0.00	15,641.34	5,933,058.66	0.26
TOTAL EXPENDITURES		5,948,400.00	0.00	600.54	2,065.54	5,946,334.46	0.03
NET OF REVENUES & EXPENDITURES		300.00	0.00	(600.54)	13,575.80	(13,275.80)	4,525.27

PERIOD ENDING 10/31/2024

Item 2.

GL NUMBER	DESCRIPTION	2024 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 10/31/24	YTD BALANCE 10/31/2024	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	130,509.32	104,490.68	55.54
408.0000.31014	AREA WIDE TAX	75,000.00	0.00	0.00	30,058.02	44,941.98	40.08
408.0000.31020	DELNQ. AD VALOREM	0.00	0.00	0.00	(2,339.37)	2,339.37	100.00
TAXES		310,000.00	0.00	0.00	158,227.97	151,772.03	51.04
Total Dept 0000 - NON-DEPARTMENTAL							
		310,000.00	0.00	0.00	158,227.97	151,772.03	51.04
TOTAL REVENUES							
		310,000.00	0.00	0.00	158,227.97	151,772.03	51.04
Expenditures							
Dept 6314 - ECONOMIC DEVELOPMENT AUTH							
OTHER SERVICES & CHARGES							
408.6314.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	269.00	(269.00)	100.00
408.6314.44300	MISC. CHARGES	0.00	0.00	0.00	298.89	(298.89)	100.00
408.6314.44600	LOANS & GRANTS	0.00	0.00	0.00	4,600.00	(4,600.00)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	5,167.89	(5,167.89)	100.00
CAPITAL OUTLAY							
408.6314.45110	LAND	0.00	0.00	0.00	15,000.00	(15,000.00)	100.00
CAPITAL OUTLAY		0.00	0.00	0.00	15,000.00	(15,000.00)	100.00
Total Dept 6314 - ECONOMIC DEVELOPMENT AUTH							
		0.00	0.00	0.00	20,167.89	(20,167.89)	100.00
Dept 6411 - FACADE IMPROVEMENT GRANT							
OTHER SERVICES & CHARGES							
408.6411.44600	LOANS & GRANTS	0.00	0.00	5,000.00	24,374.34	(24,374.34)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	5,000.00	24,374.34	(24,374.34)	100.00
Total Dept 6411 - FACADE IMPROVEMENT GRANT							
		0.00	0.00	5,000.00	24,374.34	(24,374.34)	100.00
Dept 6414 - COMMERCIAL REVITALIZATION							
OTHER SERVICES & CHARGES							
408.6414.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	173,795.72	(173,795.72)	100.00
408.6414.44000	REPAIR & MAINT. SERVICES	0.00	0.00	0.00	495.21	(495.21)	100.00
408.6414.44390	TAXES & LICENSES	0.00	0.00	0.00	11,839.12	(11,839.12)	100.00
408.6414.44600	LOANS & GRANTS	100,000.00	0.00	0.00	0.00	100,000.00	0.00
OTHER SERVICES & CHARGES		100,000.00	0.00	0.00	186,130.05	(86,130.05)	186.13
CAPITAL OUTLAY							
408.6414.45110	LAND	210,000.00	0.00	0.00	226,519.55	(16,519.55)	107.87
CAPITAL OUTLAY		210,000.00	0.00	0.00	226,519.55	(16,519.55)	107.87

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS
PERIOD ENDING 10/31/2024

GL NUMBER	DESCRIPTION	2024 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 10/31/24	YTD BALANCE 10/31/2024	UNENCUMBERED BALANCE	% BDGT USED
Fund 408 - EDA REDEVELOPMENT PROJECT FD							
Expenditures							
Total Dept 6414 - COMMERCIAL REVITALIZATION		310,000.00	0.00	0.00	412,649.60	(102,649.60)	133.11
Dept 6418 - FIRE SUPPRESSION GRANT							
OTHER SERVICES & CHARGES							
408.6418.44600	LOANS & GRANTS	0.00	0.00	0.00	74,436.00	(74,436.00)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	74,436.00	(74,436.00)	100.00
Total Dept 6418 - FIRE SUPPRESSION GRANT		0.00	0.00	0.00	74,436.00	(74,436.00)	100.00
TOTAL EXPENDITURES		310,000.00	0.00	5,000.00	531,627.83	(221,627.83)	171.49
Fund 408 - EDA REDEVELOPMENT PROJECT FD:							
TOTAL REVENUES		310,000.00	0.00	0.00	158,227.97	151,772.03	51.04
TOTAL EXPENDITURES		310,000.00	0.00	5,000.00	531,627.83	(221,627.83)	171.49
NET OF REVENUES & EXPENDITURES		0.00	0.00	(5,000.00)	(373,399.86)	373,399.86	100.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS
PERIOD ENDING 10/31/2024

GL NUMBER	DESCRIPTION	2024 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 10/31/24	YTD BALANCE 10/31/2024	UNENCUMBERED BALANCE	% BDGT USED
Fund 420 - CAP IMPROVEMENT-DEVELOPMENT							
Expenditures							
Dept 6317 - DOWNTOWN PARKING							
OTHER SERVICES & CHARGES							
420.6317.44300	MISC. CHARGES	0.00	0.00	49,655.26	49,655.26	(49,655.26)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	49,655.26	49,655.26	(49,655.26)	100.00
Total Dept 6317 - DOWNTOWN PARKING		0.00	0.00	49,655.26	49,655.26	(49,655.26)	100.00
TOTAL EXPENDITURES		0.00	0.00	49,655.26	49,655.26	(49,655.26)	100.00
Fund 420 - CAP IMPROVEMENT-DEVELOPMENT:							
TOTAL REVENUES		0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		0.00	0.00	49,655.26	49,655.26	(49,655.26)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	(49,655.26)	(49,655.26)	49,655.26	100.00
TOTAL REVENUES - ALL FUNDS							
TOTAL REVENUES - ALL FUNDS		7,484,000.00	0.00	0.00	1,634,129.73	5,849,870.27	21.83
TOTAL EXPENDITURES - ALL FUNDS		7,371,400.00	2,334.50	78,204.10	1,885,081.08	5,483,984.42	25.60
NET OF REVENUES & EXPENDITURES		112,600.00	(2,334.50)	(78,204.10)	(250,951.35)	365,885.85	224.94

AGENDA SECTION	BUSINESS ITEMS
MEETING DATE	12/02/2024

ITEM:	Façade Improvement Grant Report for Doña Mary located at 4929 Central Ave		
DEPARTMENT: Community Development		BY/DATE: Emilie Voight 11/26/2024	

BACKGROUND:

This report pertains to the 2024 Façade Improvement Grant application for 4929 Central Ave. This storefront used to be occupied by the Insty-Prints print shop. The new tenant will be Doña Mary, an Ecuadorian fast food restaurant. The applicant is applying for grant funds for new signage on the façade of the structure and new panels for the existing pylon sign. Photos of the existing conditions and images showing the proposed new signage have been included in the packet.

The applicant was able to receive one bid for the signage, amounting to \$9,250, setting them up for a grant amount of \$4,625. They have received authorization from the property owner to install new signage and are hoping to open their restaurant before the end of 2024, so they are motivated to complete the work quickly. Community Development Staff recommend funding the signage project in full as the new signage will reflect the change in business occupancy and will help attract customers.

In 2024, the EDA has approved 9 façade improvement grant applications for a total of \$42,127 approved, with an additional \$4,625 being requested at this meeting. This leaves \$3,248 in Façade Improvement Grant funds remaining from the initial annual budget of \$50,000.

RECOMMENDED MOTION(S):
<p>MOTION: Move to waive the reading of Resolution 2024-29, there being ample copies available to the public.</p> <p>MOTION: Move to adopt Resolution 2024-29, 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 the owner of Doña Mary, LLP.</p>

ATTACHMENT(S):

1. Resolution 2024-29
2. Sample Façade Improvement Grant Agreement
3. 4929 Central Ave Application

RESOLUTION NO. 2024-29

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 A FAÇADE IMPROVEMENT GRANT AGREEMENT WITH DOÑA MARY, LLP

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 Business districts, 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 Doña Mary, LLP.
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 they deem necessary and appropriate to carry out the purpose of the foregoing resolution.

ORDER OF ECONOMIC DEVELOPMENT AUTHORITY

Adopted this 2nd day of December, 2024

Offered by:

Seconded by:

Roll Call:

President

Attest:

Secretary

FAÇADE IMPROVEMENT GRANT AGREEMENT

THIS FAÇADE IMPROVEMENT GRANT AGREEMENT (“**Agreement**”), dated this ____ day of December, 2024 (the “**Effective Date**”), is entered into by and between Doña Mary, LLP, the tenant (the “**Grantee**”), and the Columbia Heights Economic Development Authority (the “**EDA**”).

RECITALS

WHEREAS, Grantee is a tenant at certain Property located at 4929 Central Ave NE in the City of Columbia Heights (the “**City**”), Anoka County, Minnesota, and legally described in Exhibit A hereto (the “**Property**”);

WHEREAS, the EDA, in cooperation with the City and its police department, has instituted a Façade Improvement Grant Program (the “**Program**”) for the purpose of revitalizing existing store fronts, increasing business vitality and economic performance, and decreasing criminal activity;

WHEREAS, as part of the Program, the EDA has proposed to make grants of money in the maximum amount of \$5,000.00 per parcel of real property, to property owners, tenants, or nonprofit organizations, in order to revitalize, rehabilitate, and restore exterior store fronts within the Central Business District in the City (the “**CBD**”), increase business vitality and economic performance in the CBD, and in certain instances, to provide monitored surveillance within the CBD; and

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

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

1. Property Improvements: Grantee agrees to complete the improvements at the Property that are identified on Exhibit B attached hereto (the “**Improvements**”), subject to the following terms and conditions:
 - a. If requested by the EDA, Grantee shall provide plans and specifications to the EDA, detailing the Improvements to be constructed (the “**Plans**”). If Grantee wishes to revise the Plans, Grantee must submit the revised Plans to the EDA at the address provided herein. The EDA shall give written notice of its approval or disapproval of the revisions to the Plans, and if the EDA does not give such written approval or disapproval within ten (10) business days after receipt of Grantee’s revised Plans, the EDA shall be deemed to have approved the revisions to the Plans.
 - b. The Improvement shall be constructed consistently with the Plans, as the same may be revised pursuant to Section 1(a) herein. The cost to complete

construction of the Improvements shall be defined as the “**Improvement Costs.**” The Improvements shall be completed in a first-class manner, consistent with the Plans, if any, and in compliance with all applicable laws, rules, and regulations. Grantee shall obtain all required permits and approvals from the City and any other governing authority with jurisdiction over the Property related to the construction of the Improvements. The out-of-pocket costs for such permitting and approvals shall be the responsibility of Grantee, provided the same shall be included in the definition of “Improvement Costs,” and subject to the provisions of Section 2 of this Agreement.

- c. Grantee agrees to commence the Improvements within sixty (60) days following the Effective Date, and to complete the Improvements within six (6) months following the issuance of all necessary building permits, but in no event later than eight (8) months following the Effective Date.
2. Payment of Grant Funds: Grantee shall be responsible for making initial payment to all contractors involved in the construction of the Improvements. Upon final completion of the Improvements, Grantee shall make a written request to the EDA for reimbursement of one-half (1/2) of the actual Improvement Costs incurred by Grantee, but in no event shall the reimbursement exceed Five Thousand Dollars (\$5,000.00). The written request shall include:
- a. Proof of final inspection of the Improvements by the City building inspector;
 - b. Before and after photographs of the Property, reflecting the Improvements made (as well as follow-up transmission of electronic files of such photographs), and reflecting that the Improvements were completed consistently with any approved Plans;
 - c. A copy of the final invoice(s) received from the contractor(s) who completed the Improvements; and
 - d. Proof of payment of invoice(s) that comprised the Improvement Costs.

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

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

or arising from any action of the City or the EDA under this Agreement. This section shall survive the termination or expiration of this Agreement.

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

<u>If to the EDA:</u>	<u>If to Grantee:</u>
Columbia Heights EDA Community Development Department 590 40 th Avenue N.E. Columbia Heights, MN 55421	Doña Mary, LLP Attn: Luis Cuzco 4929 Central Ave NE Columbia Heights, MN 55421

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

[Signatures to Appear on Following Page]

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

GRANTEE:

DOÑA MARY, LLP, THE TENANT

By: _____

Name: _____

Its: _____

Date: _____

EDA:

COLUMBIA HEIGHTS ECONOMIC
DEVELOPMENT AUTHORITY

By: _____

Name: _____

Its: _____

Date: _____

EXHIBIT A**LEGAL DESCRIPTION OF PROPERTY**

THAT PRT OF E 165 FT OF W 215 FT OF LOT 9 AUDITORS SUBDIVISION NO
153 LYG N OF LINE PRLL/W & 83.33 FT N OF S LINE OF SD LOT 9 & LYG S OF LINE
PRLL/W S LINE OF SD LOT BEG AT PT 30 FT E OF ELY R/W LINE OF T H NO 65 & 115
FT S OF SLY LINE OF 50TH AVE NE

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

This attachment contains a summary of the project identified in the application for the Façade Improvement Grant Program. The Summary reflects the Grantee's proposed project as approved by the EDA on December 2nd, 2024, and may reflect minor changes to the total cost and minor changes in the proposed project that occurred subsequent to application submittal. The application is incorporated into this grant agreement by reference and is made a part of this grant agreement as follows. If the application or any provision in this application conflicts with or is inconsistent with other provisions of this agreement or the project summary contained in this Exhibit B, the terms and descriptions contained in this grant agreement and the project summary shall prevail.

Project summary: furnish and install new storefront façade signage and new pylon sign panels totaling an amount equal to \$9,250.

THE CITY OF COLUMBIA HEIGHTS

FACADE IMPROVEMENT GRANT PROGRAM

FOR OFFICE USE ONLY:

COMMUNITY DEVELOPMENT

DATE RECEIVED: <u>11/25/2024</u>	AMOUNT REQUESTED: <u>\$4,625</u>
DATE REVIEWED:	TAX ID NUMBER:

PROPERTY OWNER INFORMATION

☐ Check if Applicant

Name: Abdalla Tobias / Tobias Properties LLC Year Purchased: 2018
 Address: 10869 Bentwater Ln, Woodbury MN 55129
 Telephone: 612-865-3185 Email Address: atobas@aal.com

BUSINESS INFORMATION

☒ Check if Applicant

Business Name: Dona Mary
 Primary Contact: Luis Cozco
 Address: 4929 central Ave NE Columbia Heights, MN 55421
 Telephone: (612) 478 0382 Email Address: cozcoluis31@gmail.com
 Type of Business: Fast Food Restaurant

Check the appropriate type of ownership:

☐ The business owns the property☒ The business leases the property

PROPOSED IMPROVEMENTS

Describe the Storefront Façade Improvements:

Replace old sing BusinessPut New sign Business

Describe any other improvements, if applicable:

Estimated Cost of Improvements: \$9,250

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

☒ Yes ☐ No

Would you be able to complete the improvements this year:

☒ Yes ☐ No

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

☒ Yes ☐ No

APPLICATION PROCESS

1. The following documents must accompany a completed application:

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

2. Process after application submission:

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

APPLICANT ACKNOWLEDGEMENTS

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

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

Luis Cuervo
APPLICANT'S SIGNATURE

11/25/2024
DATE


 PROPERTY OWNER'S SIGNATURE

 11/25/24
 DATE

PROGRAM OVERVIEW

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

ELIGIBLE APPLICANTS

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

ELIGIBLE FAÇADE IMPROVEMENTS

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

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

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

EXTERIOR SURVEILLANCE SYSTEM IMPROVEMENTS

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

COMMERCIAL LEASE

THIS INDENTURE OF LEASE, the "Lease", is entered into in Minneapolis, MN, with an effective date of **July 1, 2024**, the "Effective Date", by and between Tobasi Properties, LLC, a Minnesota corporation, "LANDLORD", and **Doña Mary**, a Minnesota resident, as "TENANT", doing business as **Doña Mary** and jointly and severally guaranteed by **Luis Alberto Cuzco and Luis Mario Cuzco Avila** as "Guarantor(s)". The term "LANDLORD" as used in this Lease includes LANDLORD's beneficiaries (if any), contractors, subcontractors, directors, members and managers, agents, and employees, or such of the foregoing as the context logically allows. The term "TENANT" as used in this Lease includes TENANT'S contractors, subcontractors, subtenants, licensees, concessionaires, and their respective directors, shareholders, partners, agents, and employees, or such of the foregoing as the context logically allows.

1. BASIC LEASE DEFINITIONS, RIDERS & EXHIBITS: The following sets forth basic data hereinafter referred to in this Lease and, where appropriate, constitutes definitions of the terms hereinafter listed:

(a) PREMISES: **4929 Central Ave NE Columbia Heights, MN 55421**

(b) SHOPPING CENTER: (Use of the term "Shopping Center" in this Lease includes the Premises) **4929 Central Ave NE Columbia Heights, MN 55421**, in the County of **ANOKA** State of MN.

(c) Approximate RENTABLE AREA OF THE PREMISES: **850 square feet**

"RENTABLE AREA OF THE PREMISES" shall mean: (1) with respect to each single tenancy floor of the Premises, all floor space within the Premises measured from the exterior finish of the outer building glass or building exterior walls, and from the centerline of all demising walls, including all public corridors, public toilets, janitor's closets, telephone closets, and electrical closets and all columns and projections necessary to the building in which the Premises is located (the "BUILDING"); or (2) with respect to each multiple tenancy floor, all floor space within the Premises measured from the exterior finish of the outer Building glass or Building exterior walls to the center line of all demising walls, plus the proportionate share attributable to the Premises of all public corridors, public toilets, janitor's closets, telephone closets, and electrical closets and columns and projections of the Building which are located on the same floor of the Building as the Premises, whether within or outside the Premises.

(d) TENANT'S PROPORTIONATE SHARE of the Shopping Center is **approximately 7%**, based on a total rentable area in the Shopping Center of **12,000** square feet. TENANT'S Proportionate Share of the Shopping Center at any time shall be the proportion that the Rentable Area of the Premises bears to the total rentable area of the buildings which from time to time constitute the Shopping Center.

(e) HOME ADDRESS OF TENANT AND GUARANTOR(S), if any: **5190 3rd St NE Fridley, MN 55421**

(f) TENANT'S TRADE NAME: **Doña Mary** (g) LEASE TERM: **Five Years** (h) COMMENCEMENT DATE: **July 1, 2024** (i) EXPIRATION DATE: **June 30, 2029** (j) FIXED MINIMUM RENT:

IN WITNESS WHEREOF, LANDLORD and TENANT have executed this Lease effective as of the day and year first above written.

LANDLORD:

Tobasi Properties, LLC

Abdalla Tobasi

Abdalla Tobasi, Tobasi Properties LLC

Title: Its President

TENANT:

Luis Cuzco

Luis Alberto Cuzco

TENANT:

Luis Mario Cuzco Ávila

Luis Mario Cuzco Ávila

Emilie Voight

From: ABDALLA TOBASI <atobasi@aol.com>
Sent: Monday, November 25, 2024 2:52 PM
To: Emilie Voight
Subject: Sign permission

Hello

This email to the city of Columbia Heights regarding a permission for my tenant Luis Cozco, to install a sign for his business Dona Mary at 4929 Central Ave.

My name is Abdalla tobasi and I am the owner Tobasi properties LLC that owns the strip mall located at 4915 to 4945. For any questions, please do not hesitate to call me at 612-865-3185 Thank you Abdalla Tobasi

Sent from my iPhone





Emilie Voight

From: Alberto Guaman <cuzcoluis31@gmail.com>
Sent: Wednesday, November 27, 2024 11:53 AM
To: Emilie Voight
Subject: Re: LogoFinal_DoñaMary1.ai

On Wed, Nov 27, 2024, 11:32 AM BMS Signs & Printing <info@printbms.com> wrote:
Good morning Luis,

Depending on the final design and size of the main sign, you're looking at the following price range for the project:

Illuminated Channel Letter Sign: \$4,650-\$5,950*
Pylon Panels (x2): \$600-\$750/ea (\$1,200-\$1500 for 2)
Signage Installation: \$1,450-\$1,650
Permit Procurement Fee: \$150
Subtotal: **\$7,450-\$9,250**

If you DON'T need the pylon panels, the total price for the Channel Letter sign would drop to between \$6,100 to \$7,550.

*As I mentioned over the phone, using complex cursive letters (like you have in the current design) will be much more expensive than block letters.

Please note that these prices include everything *except*: Local Taxes, Final Electrical Hookup & Permit Fees Charged by the City

Let us know if you still want us to make up an official quote based on the current design you approved.

On Mon, Nov 25, 2024 at 6:09 PM BMS Signs & Printing <info@printbms.com> wrote:
You can pay the 50% deposit toward the banner here: [Square Payments](#)

Banner should be ready within one week of receiving payment.

Please find your deposit invoice attached.

Have a good night!

On Mon, Nov 25, 2024 at 4:30 PM Alberto Guaman <cuzcoluis31@gmail.com> wrote:

Yes, please proceed.

On Mon, Nov 25, 2024, 4:29 PM BMS Signs & Printing <info@printbms.com> wrote:



BMS SIGNS & PRINTING
3125 84th Ln NE
Blaine, MN 55449
612-545-6636
printbms.com

Project Name
**Dona
Mary**

Project Address
4929 Central Ave NE
Columbia Heights
MN 55421

Property Owner
Not provided

All drawings and documents
appearing herein are the
property of BMS Signs & Printing
and may not be used, duplicated
or disclosed without the written
consent from
BMS Signs & Printing.
All Rights Reserved.

Mockup

Project Manager
Julian C.

Designed by
Abe

Initial Design
11/25/24

Revision 1

Revision 2

Page 02



BMS SIGNS & PRINTING
3125 84th Ln NE
Blaine, MN 55449
612-545-6636
printbms.com

Project Name
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11/25/24

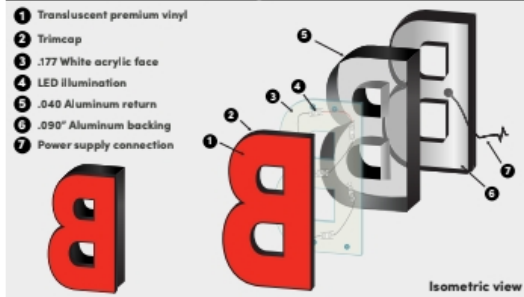
Revision 1

Revision 2

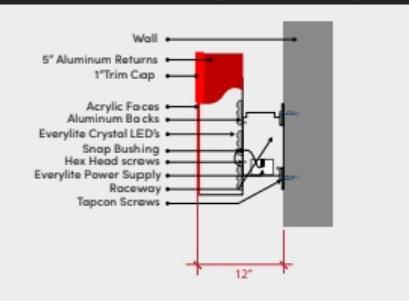
Page 03



Front lit channel letter sign



Section details - letters / capsules on raceway



Color specifications



BMS SIGNS & PRINTING
3125 84th Ln NE
Blaine, MN 55449
612-545-6636
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Project Name
Dona Mary

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Mockup

Project Manager
Julian C.

Designed by
Abe

Initial Design
11/25/24

Revision 1

Revision 2

Page 04

AGENDA SECTION	BUSINESS ITEMS
MEETING DATE	12/02/2024

ITEM:	Saint Paul Area Association of Realtors (SPAAR) Key Communities Grant Application Discussion		
DEPARTMENT: Community Development		BY/DATE: Emilie Voight 11/18/2024	

BACKGROUND:

The Saint Paul Area Association of Realtors (SPAAR) awards annual Key Communities grants of up to \$1,500 to Twin Cities Metro area cities for programs or projects related to homeownership, placemaking, walkability, and similar themes. The program’s purpose is to build relationships between SPAAR members and communities. 2025 will be the fifth year of the program.

Once grantees are chosen, SPAAR members and staff work with local stakeholders to determine which city-led initiative will be funded in each community and, in addition, to help identify other relevant grants and to provide technical support as applicable.

Applications are due at 5 p.m. on Friday, December 13, 2024.

Application questions:

- Why are you interested in participating in SPAAR's Key Communities program?
 - The Economic Development Authority (EDA) of the City of Columbia Heights provides financial and technical assistance and resources to local residential, commercial, and industrial interests to promote health, safety, welfare, economic development, and redevelopment. Collaboration is a key element of the EDA’s work. Whether helping to fund the façade renovations of a local business, connecting homeowners to providers for housing energy audits, or evaluating redevelopment proposals, the EDA works in and for the community. A SPAAR Key Communities grant would support the EDA in its community-level efforts while building relationships between the City and SPAAR members and creating opportunities for future partnerships.
- Are there programs or projects in your City that SPAAR could assist with?
 - Ideas: educational program in multiple languages about resources for homeownership (including social media); making a Columbia Heights suggested walking path with signage between parks; homeowner façade/exterior beautification/improvements program
- Many cities require council or executive approval of public/private partnerships like Key Communities. If selected, will you assist in submitting to city staff and/or elected leaders for approval?
 - Yes
- Have you worked with SPAAR before? Is there any additional information that you would like us to know?
 - No

AGENDA SECTION	BUSINESS ITEMS
MEETING DATE	12/02/2024

ITEM:	EDA 2024 End of Year Review	
DEPARTMENT:	Community Development	BY/DATE: Emilie Voight 11/22/2024

BACKGROUND:

Staff have prepared 2024 year-in-review summaries of EDA programs and activities, as well as a recap of the focus areas identified in the EDA's March 2024 discussion of priorities and goals.

Façade Improvement Grant Program:

- **Applications:** 10 applications were received in 2024, and 9 were approved, for a total of \$42,127 approved out of a total program budget of \$50,000.
- **Disbursements:** 6 grants were disbursed, for a total of \$28,762.
- **Pending:** 1 grantee has completed project improvements and is preparing financial documents for disbursement. 1 grant application was submitted for the December 2nd EDA meeting and is still in review.
- In addition, one 2023 grantee finished their project improvements and received their approved 2023 disbursement of \$4,600.
- No cameras were installed through this program in 2024.

Fire Suppression Grant Program: No applications were received for this program in 2024, and no funds were disbursed. After community interest, however, at its August meeting the EDA amended the Fire Suppression Grant Program guidelines to allow childcare businesses to qualify as eligible applicants. The childcare applicant that initiated this request is currently working with an architect to create a plan for remodeling their building.

Home Energy Squad (in partnership with Center for Energy and Environment and Xcel Energy): In 2024, through September, the Market Rate Home Energy Squad conducted 13 visits, and the Low-Income Home Energy Squad conducted 8 visits. The City contributed financially toward 9 visits, for a total 2024 financial contribution of \$435.

Property Transactions:

- **Sale:** 4243 5th Street NE to Habitat for Humanity
- **Transfer:** of the library property to the City
- **Loan:** to the City for purchase of 675 37th Ave NE
- **Purchase:** 4416 Central Ave NE (*through Commercial Revitalization program*)
- **Deconstruction:** 3851 Central Ave NE, 3853 Central Ave NE, 4416 Central Ave NE (*for recycling and reuse, in partnership with Better Futures*)
- **Demolition:** 941 44th Ave NE, 3851 Central Ave NE, 3853 Central Ave NE, 4416 Central Ave NE

Miscellaneous:

- The City Council established a housing trust fund in May 2024 and delegated the administration of this fund to the EDA.
- The EDA honored Heights Pizza Man as the 2024 Columbia Heights Business of the Year.

Recap from March 2024 EDA Priorities Discussion:

- The EDA indicated interest in utilizing Metropolitan Affordable Sales Tax funds (held in the housing trust fund) as follows:
 - Low-income home improvement loans
 - NOAH (naturally occurring affordable housing) loans
 - Particular interest for focus on small multifamily buildings (fourplexes, etc.)
 - Affordable housing home ownership redevelopment projects
- The EDA indicated interest in modifying the Façade Improvement Grant Program to include:
 - Art elements
 - Landscaping elements such as permanent landscaping, rain gardens, and planting of native plants and trees
- The EDA also proposed the following focus areas for future projects or programs:
 - Micro loans to help businesses with things like landscaping design, graphic design for websites or menus, or basic business support services like bookkeeping
 - Gap funding for businesses
 - Additional funding sources for art
 - Developing a list of local businesses and spotlighting/promoting it in the City's communications
 - Directing prospective and existing small businesses to Anoka County's Open to Business resources

Additional July 2024 Update: In July 2024, the EDA received word that it would receive less Metropolitan Affordable Sales Tax funding than previously calculated. Staff continued down the route of preparing a program for low-income home improvement loans, working with CEE and Kennedy Graven to review the program's legal framework and contracts. At the January 2025 EDA meeting, the EDA will further discuss how it would like to proceed.

AGENDA SECTION	BUSINESS ITEMS
MEETING DATE	12/02/2024

ITEM:	Tax Increment Financing Districts Update		
DEPARTMENT:	Community Development	BY/DATE:	Mitchell Forney, 11/21/2024

BACKGROUND:

After receiving a request from a member of the EDA, staff thought the December EDA meeting a great time to review the City's current Tax Increment Financing Districts. Inserted below along with the attached documents are the TIF reporting numbers from 2023. Since these numbers are from 2023, there is a lag regarding the effects of 4d legislation on the districts and changes that were established in 2023. The tax estimates in Attachment 1 are based off the 2023 numbers and are subject to change with the new 4d legislation. These estimates only take into effect the City's estimated taxes. The estimates leave out any taxes that would be subtracted for fiscal disparities or special taxing districts.

For much of this review, staff focused on the effect on tax capacity, which is a key factor in assessing the financial implications and revenue-generating potential of proposed changes or developments. Staff utilized tax capacity because it is the building block for all taxes levied on a property regardless of taxes levied by special districts or other entities. Attachment 4, Property Taxes 101, dives deeper into how property taxes are calculated. Staff can expand on the topic or answer any additional questions in person as property taxes are a very complex topic.

Staff will present on each current TIF district within the city. Below are a few key notes on each district:

University Ave Redevelopment: This district has been decertified but still holds pooled funds. Since the district was established prior to 1990 the district no longer has any revenue but can remain open for use of the pooled funds.

City Wide Scattered Site: District is currently using its tax increment to pay back an interfund loan from the University Ave Redevelopment TIF District. This loan was utilized to purchase, demolish and sell the property 4253 5th St to Habitat for Humanity.

Crest View Real Estate Eq: District was decertified in June of 2023.

Huset Park Area: The project has been completed and has a long time until the district's liabilities are paid off.

Central Value Center: Project was never started, and the district was decertified in 2021.

47th and Grand: Project is doing well and may be able to pay off its liabilities early depending on the effect of 4d on the district.

NE Business Center: The project has just been completed and has a long time until the district's liabilities are paid off.

Alatus TIF District: The City has issued bonds for the mortgage of the project, but the project has not started. There are no revenues until the project pays off the mortgage and improvements to the site are made.

42nd & Jackson: Project was completed in 2023 so there is no data on the current tax capacity or district revenues.

Also attached (attachment 3) are the maps of each TIF district. Staff will be present to answer any questions that the EDA may have.

ATTACHMENT(S):

1. Tax estimated from TIF Districts
2. TIF Disclosure 2023
3. TIF District Maps
4. Property Taxes 101

TIF District Name	ID	Created	Required Decertification	Original tax capacity	Current Tax Capacity	Estimated taxes Before	Estimated Taxes After	Pooled Funds
University Ave Redevelopment	C8	10/1/1984	12/31/2010	-	-	-	-	\$ 317,608
City Wide Scatter Site	W3, W4	3/29/2012	12/31/2040	\$ 4,303	\$ 55,490	\$ 2,867.48	\$ 36,977.98	\$ -
Crest View Real Estate Eq	R8	9/5/2001	12/31/2027	\$ 2,475	\$ 58,180	\$ 1,649.32	\$ 38,770.57	\$ -
Huset Park Area	T6	1/20/2006	12/31/2031	\$ 18,003	\$ 847,484	\$ 11,997.02	\$ 564,754.86	\$ -
Central Value Center	Z2	3/24/2017	12/31/2045	\$ -	\$ -	\$ -	\$ -	\$ -
47th and Grand	Z6	5/15/2018	12/31/2045	\$ 6,468	\$ 166,170	\$ 4,310.21	\$ 110,734.03	\$ -
NE Business Center	BB2	8/18/2020	12/31/2048	\$ 45,100	\$ 281,184	\$ 30,054.19	\$ 187,378.21	\$ -
Alatus TIF District	-	8/3/2021	12/31/2049	\$ 60,410	\$ 80,314	\$ 40,256.62	\$ 53,520.45	\$ -
42nd & Jackson	181913	10/26/2022	12/31/2049	\$ 8,750	\$ 8,750	\$ 5,830.91	\$ 5,830.91	\$ -

Columbia Heights EDA

Annual Disclosure of Tax Increment Districts for the Year Ended December 31, 2023

TIF District Name:	NE Business Center	Alatus	University Avenue Redev	TIF 9 Crestview	Huset Park Area	Scattered Site	Central Valu Center	47th and Grand	42nd and Jackson
Current net tax capacity	281,184	80,314	0	58,180	865,487	55,490	0	166,170	8,750
Original net tax capacity	45,100	60,410	0	2,475	18,003	4,303	0	6,468	8,750
Captured net tax capacity	236,084	19,904	0	55,705	847,484	51,187	0	159,702	0
Principal and interest payments due during current year	759,787	216,898	0	0	545,210	0	0	152,124	0
Tax increment received	236,889	11,674	17,630	32,216	908,027	51,004	0	172,727	0
Tax increment expended	228,345	6,747,875	100	169,537	600,907	10,146	0	154,659	1,918
Month and year of first tax increment receipt	Jul-22	Jul-24	Jul-85	Jul-02	Jul-06	Jul-15	Jul-20	Jul-20	Jul-24
Date of required decertification	12/31/2047	12/31/2049	12/31/2010	12/31/2027	12/31/2031	12/31/2040	12/31/2045	12/31/2045	12/31/2049
Increased property tax imposed on other properties as a result of fiscal disparities contribution *	N/A	N/A	0 **	0 **	0 **	0 **	N/A	N/A	N/A

* The fiscal disparities property tax law provides that the growth in commercial-industrial property tax values is shared throughout the area. In a tax increment financing district, this value sharing can either result in a decrease in tax increment financing district revenue or a tax increase for other properties in the municipality depending on whether the tax increment financing district contributes its share of the growth.

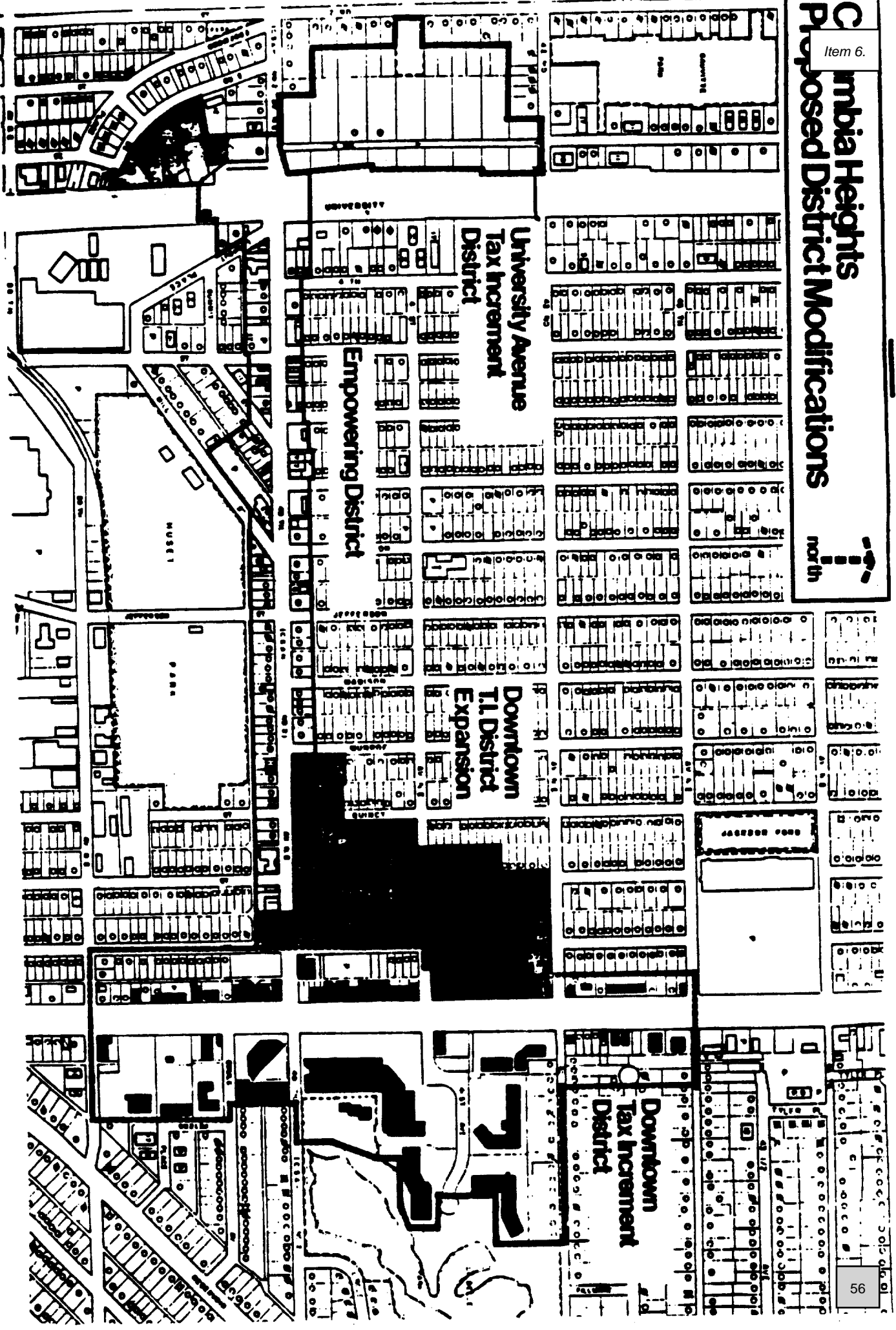
** Amounts displayed here indicate that the district did not contribute its growth in commercial-industrial property tax values and represent the resulting increase in taxes on other properties in the City for taxes payable in 2023.

Additional information regarding each district may be obtained from:

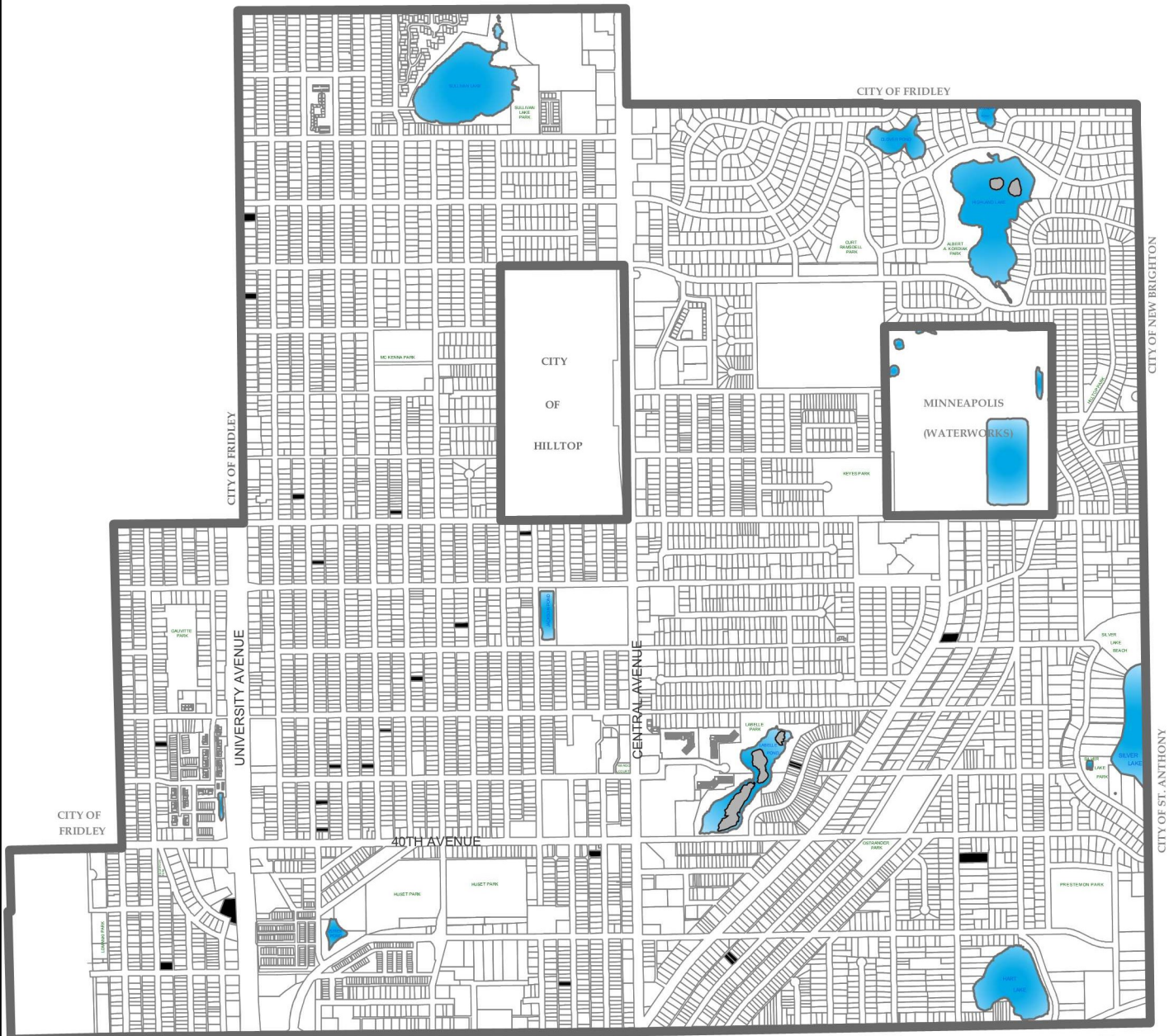
Aaron Chirpich, City Manager
 590 40th Avenue NE Columbia Heights, MN 55421
 (763) 706-3675
 achirpich@columbiaheightsmn.gov

Columbia Heights **Proposed District Modifications**

Item 6.



Tax Increment Financing Scattered Site Housing District and
Central Business District Redevelopment Project Area
City of Columbia Heights
Anoka County, Minnesota



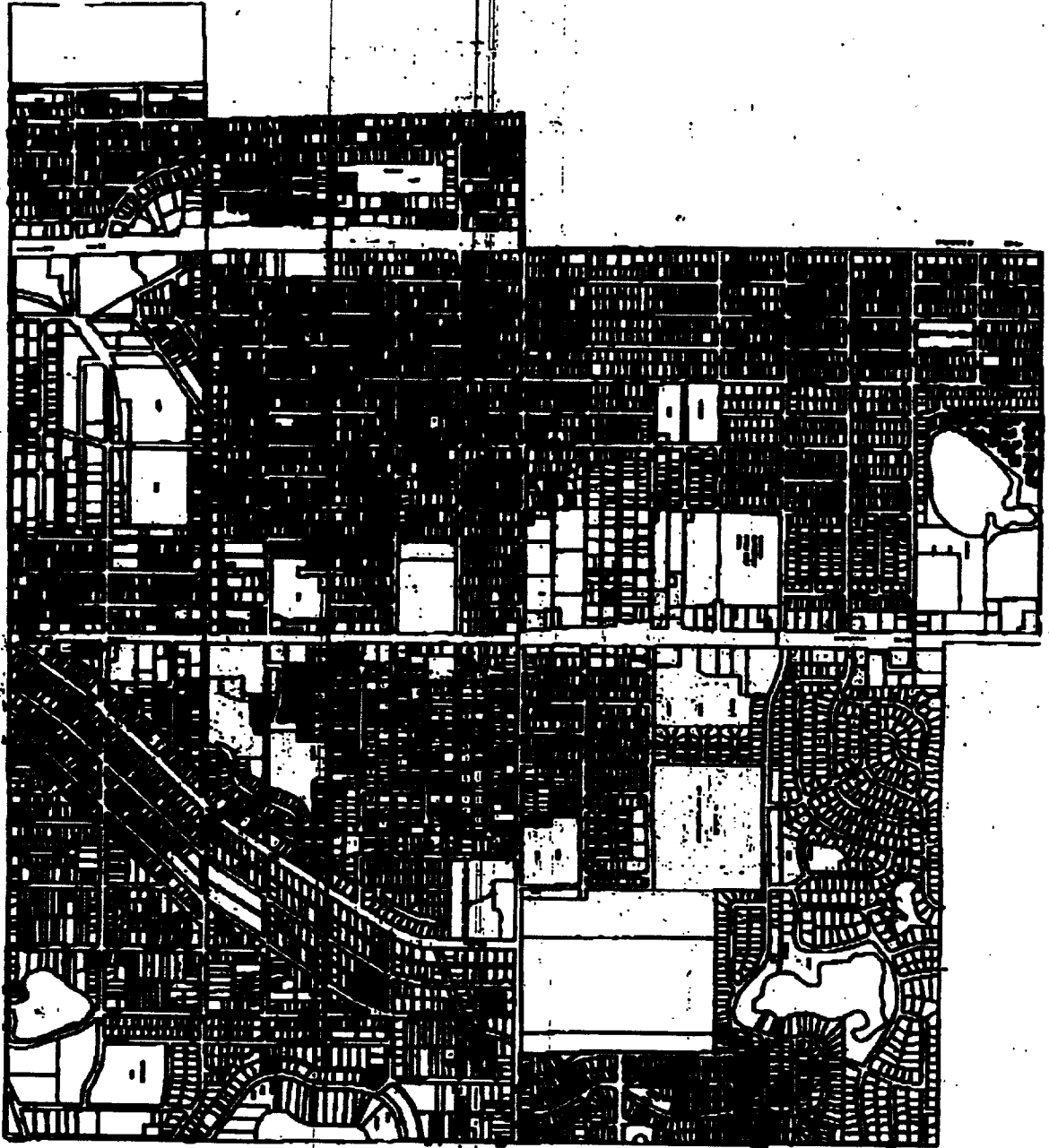
Legend

- Central Business District Redevelopment Project Area
- Tax Increment Financing Scattered Site Housing District

4

The boundaries of the Central Business District Redevelopment Project are coterminous with the corporate limits of the City of Columbia Heights

EXHIBIT I (Continued)

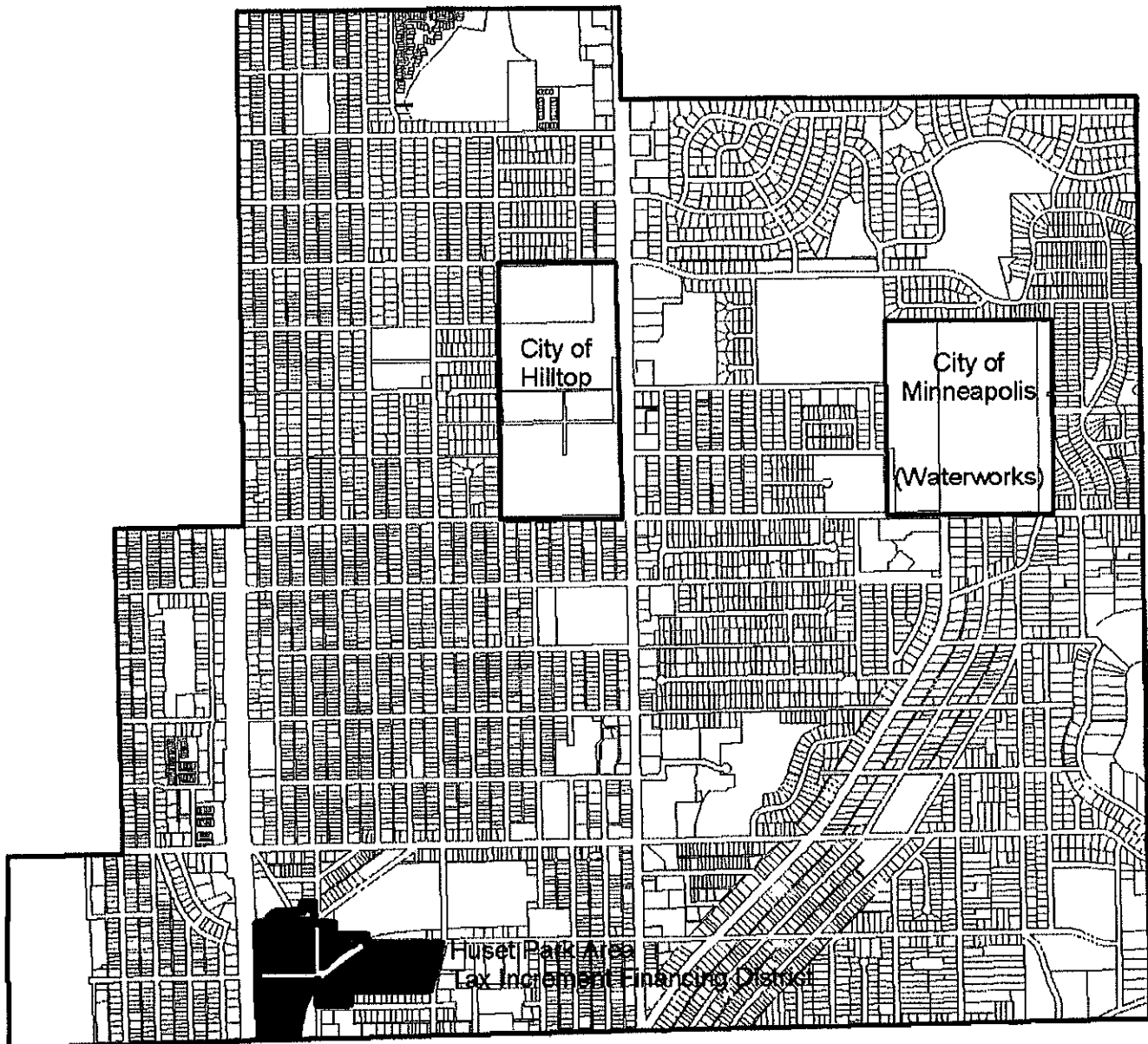


**City of
Columbia
Heights**

**Central Business District
Redevelopment Project Area (City Limits)**



Huset Park Area
Tax Increment Financing District
 Central Business District Redevelopment Project
 City of Columbia Heights
 Anoka County, Minnesota



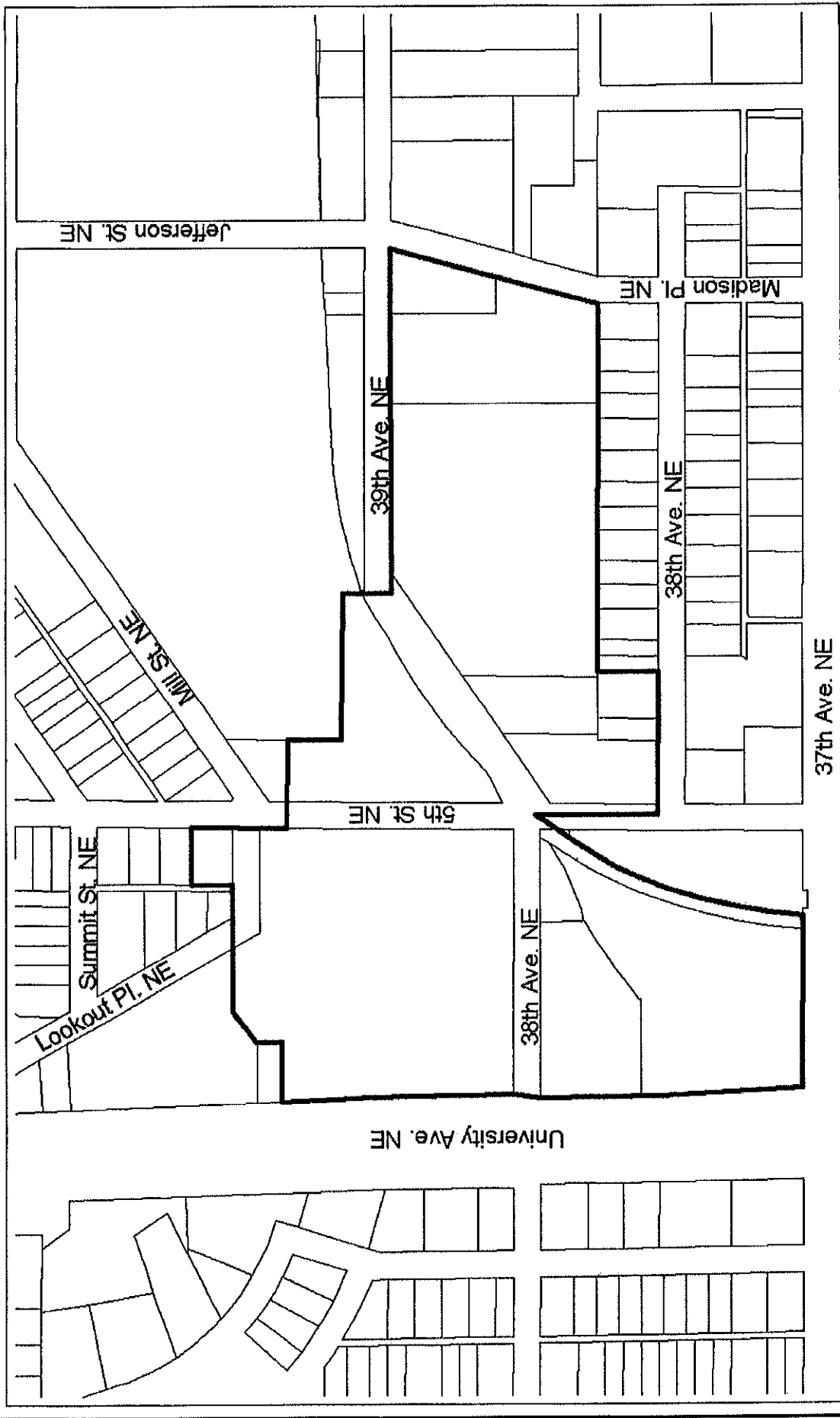
Legend

- Central Business District Redevelopment Project
- Huset Park Area

The boundaries of the Central Business District Redevelopment Project are coterminous with the corporate limits of the City of Columbia Heights.



K:\edivework\jissarver\4388 S\proj1.apr
June 29, 2004

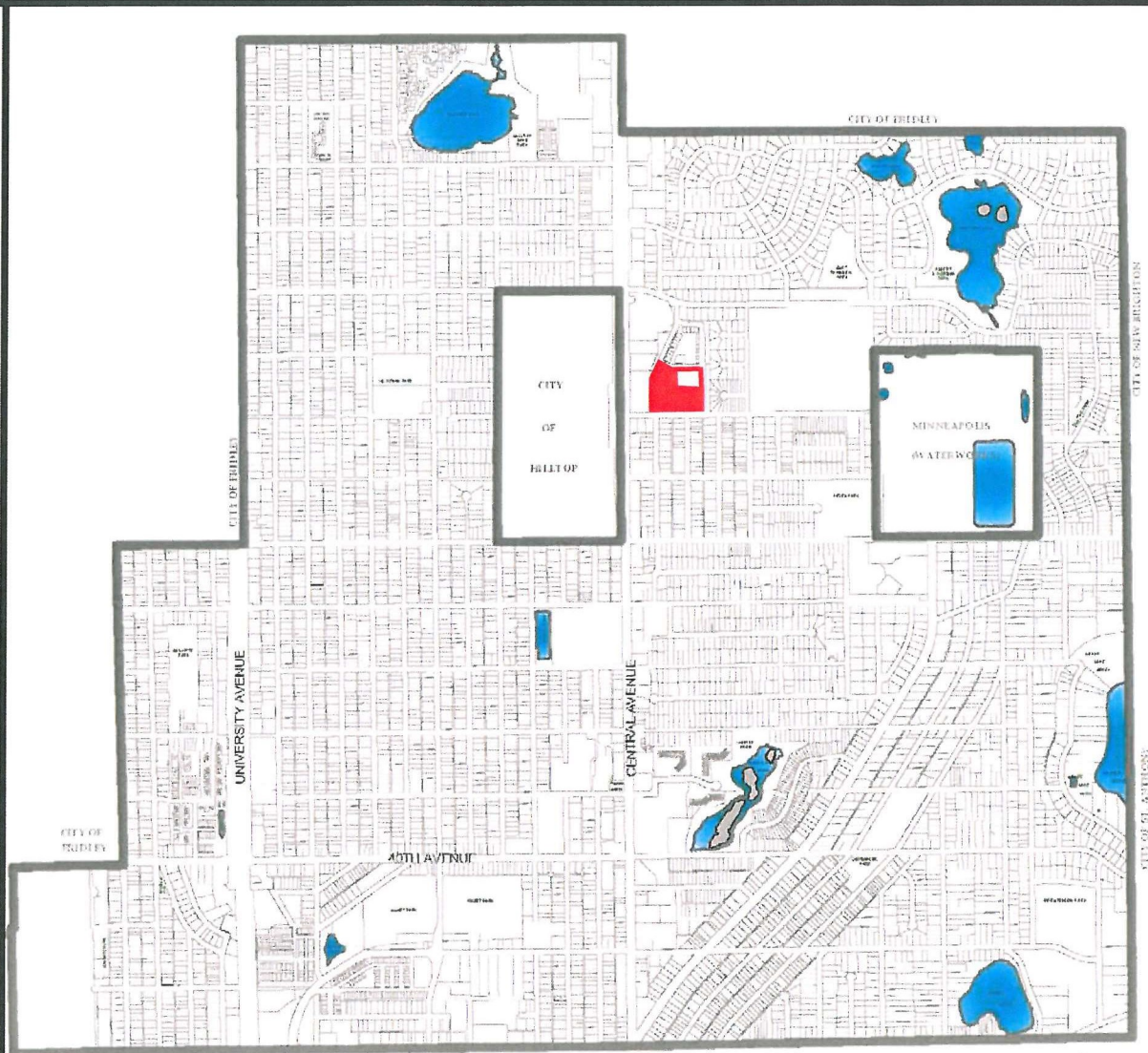


TIF Plan Boundaries
Industrial Park Redevelopment Area
Columbia Heights, Minnesota





47th and Grand Tax Increment Financing District Downtown Central Business District Redevelopment Project

City of Columbia Heights
Anoka County, Minnesota



Legend

 Downtown Central Business District Redevelopment Project

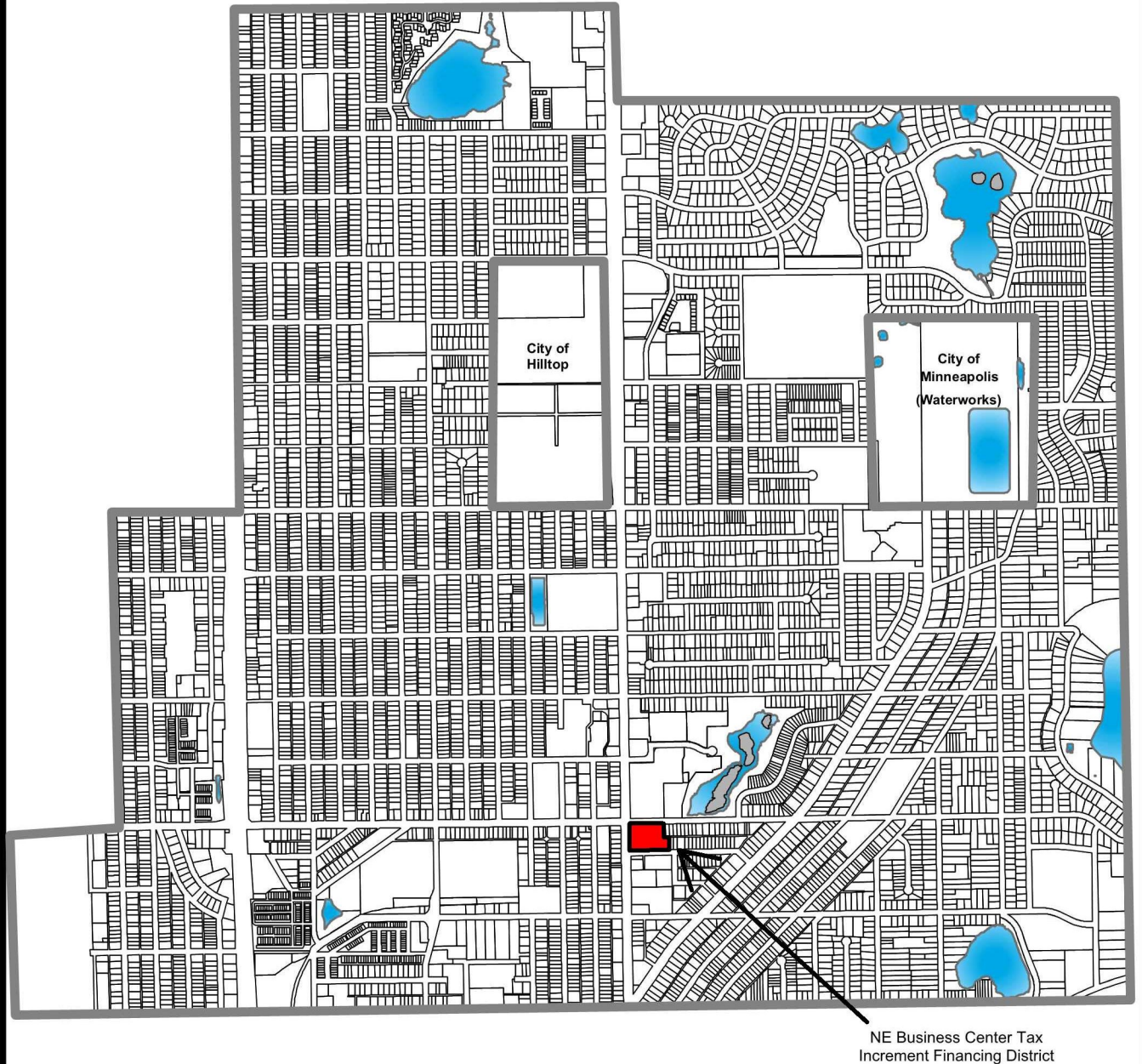
 47th and Grand Tax Increment Financing District

The boundaries of the Central Business District Redevelopment Project are coterminous with the corporate limits of the City of Columbia Heights.


NE BUSINESS CENTER TAX INCREMENT FINANCING DISTRICT

DOWNTOWN CENTRAL BUSINESS DISTRICT (CBD) REDEVELOPMENT PROJECT

CITY OF COLUMBIA HEIGHTS
ANOKA COUNTY, MINNESOTA



Legend

-  Downtown Central Business District Redevelopment Project
-  NE Business Center Tax Increment Financing District

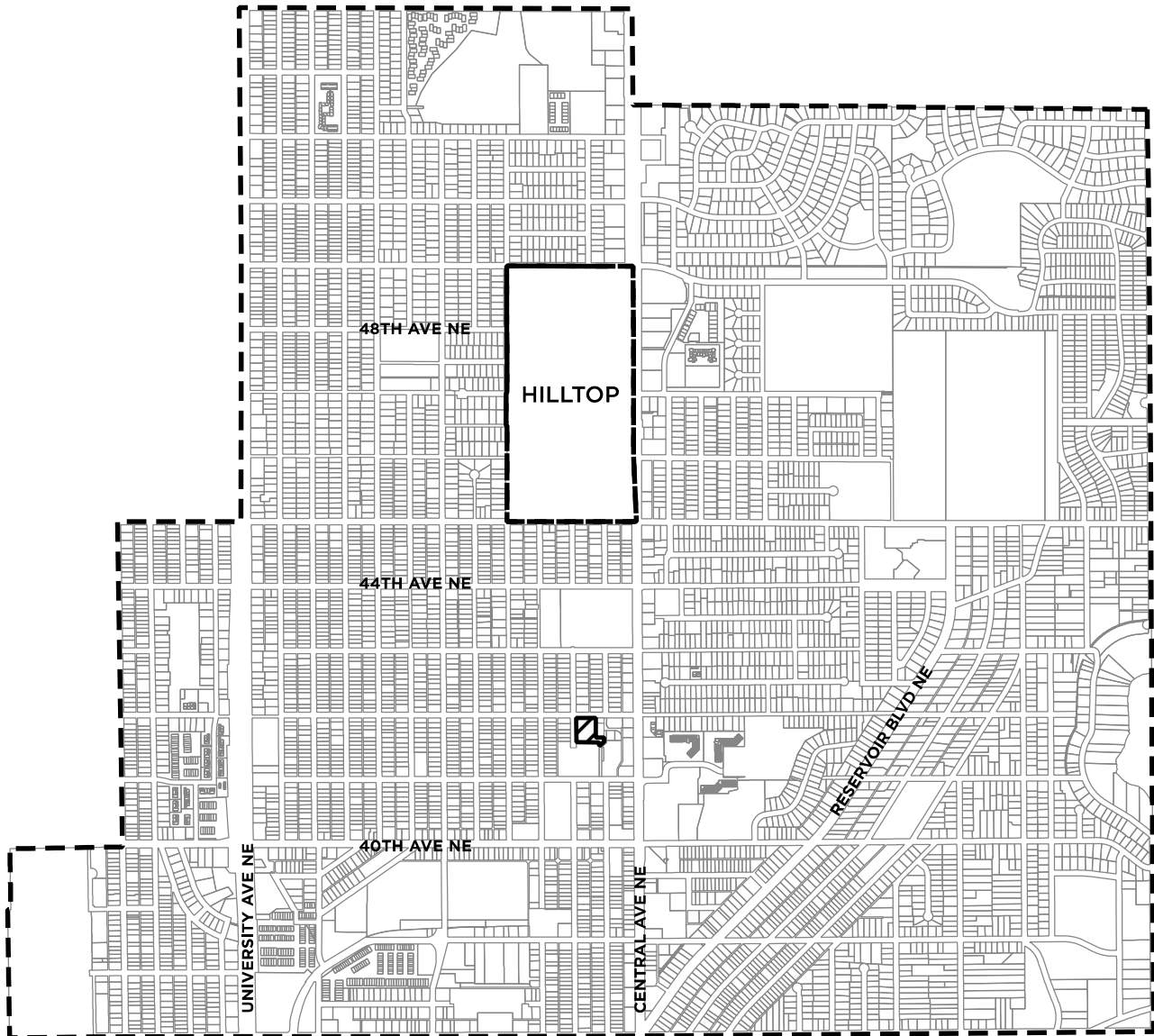
The boundaries of the Central Business District Redevelopment Project are coterminous with the corporate limits of the City of Columbia Heights

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




Item 6.

Downtown Central Business District (CBD)

City of Columbia Heights
Anoka County, Minnesota



Legend

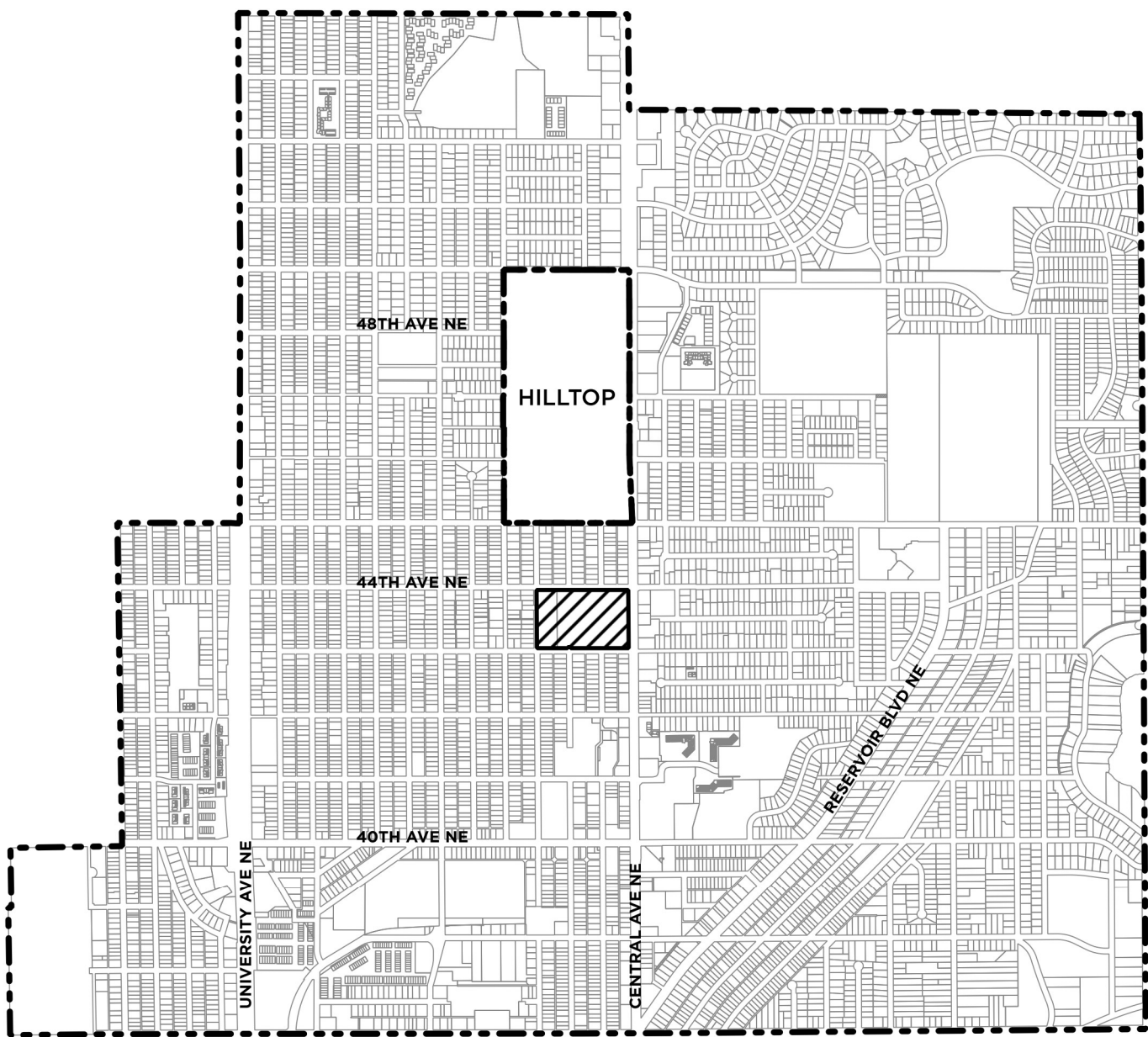
-  TIF Distirct
-  Municipal Boundaries
-  Parcels



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

Downtown Central Business District (CBD) Redevelopment Project

City of Columbia Heights
Anoka County, Minnesota



Legend

-  Alatus TIF District
-  Municipal Boundaries
-  Parcels

August 2024

Estimated market value

The assessor determines each property's **estimated market value** based on sales of comparable properties, cost of construction minus depreciation, income generated by the property (if applicable), and other relevant available information.

Market value exclusions, taxable market value

For some properties, a portion of the market value is excluded from taxation. All homesteads with an estimated market value below \$517,200 have a portion of the market value excluded under the homestead market value exclusion. Other market value exclusions are provided through the "Green Acres" program and the disabled veteran's exclusion. A property's **taxable market value** is its **estimated market value** less any applicable **market value exclusions**.

Net tax capacity, class rate

A property's **net tax capacity** is determined by multiplying the property's **taxable market value** by the relevant **class rate** or rates. Class rates are set by statute, vary by property type, and are uniform statewide.

Local taxing jurisdiction

A **local taxing jurisdiction** is any local unit of government that has the authority to levy property taxes. Examples are counties, school districts, cities, towns, and "special taxing districts" such as watershed districts, housing and redevelopment authorities, and regional development commissions.

Taxable net tax capacity

A taxing jurisdiction's **taxable net tax capacity** is the total **net tax capacity** of all properties within the jurisdiction, excluding a portion of the value of property located in a tax increment financing district.

Levy

Each local taxing jurisdiction certifies a **levy** equal to the amount it intends to raise from property taxes in the upcoming year.

Local tax rate, total local tax rate

The **local tax rate** of a taxing jurisdiction is determined by dividing the jurisdiction's **levy** by the jurisdiction's **taxable net tax capacity**. The **total local tax rate** for an individual property is the sum of the local tax rates of all taxing jurisdictions in which the property is located.

Market value levy and tax rate

Some voter-approved levies apply to a property's market value rather than its net tax capacity. The **market value tax rate** is determined by dividing the jurisdiction's **market value levy** by the total market

value of all properties within the jurisdiction (excluding properties classified as agricultural or seasonal-recreational, since those property types are exempt from market value levies).

Gross tax, property tax credits, net tax

Property tax credits reduce the **gross tax** that would otherwise be due upon a property. The most common property tax credits are the agricultural market value credit, the taconite homestead credit, the disparity reduction credit, and the school building bond agricultural credit. The remaining amount after subtraction of property tax credits is the **net tax**.

Computation of Property Tax for a Hypothetical Property (Residential Homestead)

1. Determine the property's estimated market value	\$245,000										
2. Determine the property's homestead market value exclusion	\$24,500										
3. Determine the property's taxable market value	$\$245,000 - \$24,500 = \$220,500$										
4. Determine the class rate based on property type	Residential homestead: 1.0%										
5. Multiply taxable market value by class rate to obtain the net tax capacity	$\$220,500 \times 1.0\% = \$2,205$										
6. Determine the total local tax rate by summing the tax rates of all jurisdictions authorized to levy property taxes upon the property (i.e., jurisdictions whose boundaries include the property)	<table> <tr> <td>County</td><td>45%</td></tr> <tr> <td>City/town</td><td>35</td></tr> <tr> <td>School district</td><td>25</td></tr> <tr> <td>Special districts</td><td><u>5</u></td></tr> <tr> <td>Total</td><td>110%</td></tr> </table>	County	45%	City/town	35	School district	25	Special districts	<u>5</u>	Total	110%
County	45%										
City/town	35										
School district	25										
Special districts	<u>5</u>										
Total	110%										
7. Multiply net tax capacity by total tax rate to determine the net tax capacity-based tax	$\$2,205 \times 110\% = \$2,425.50$										
8. Determine the total market value tax rate by summing the market value tax rate for all taxing jurisdictions authorized to levy property taxes upon the property	<table> <tr> <td>County</td><td>0.00%</td></tr> <tr> <td>City/town</td><td>0.00</td></tr> <tr> <td>School district</td><td>0.15</td></tr> <tr> <td>Special districts</td><td><u>0.00</u></td></tr> <tr> <td>Total</td><td>0.15%</td></tr> </table>	County	0.00%	City/town	0.00	School district	0.15	Special districts	<u>0.00</u>	Total	0.15%
County	0.00%										
City/town	0.00										
School district	0.15										
Special districts	<u>0.00</u>										
Total	0.15%										
9. Multiply estimated market value by total market value tax rate to determine the market value-based tax	$\$245,000 \times 0.15\% = \367.50										
10. Add the net tax capacity-based tax to the market value-based tax to obtain the total net tax	$\$2,425.50 + \$367.50 = \$2,793$										



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