



ECONOMIC DEVELOPMENT AUTHORITY
Public Safety Building—Training Room, 825 41st Ave
NE
Monday, January 03, 2022
6:00 PM

AGENDA

ATTENDANCE INFORMATION FOR THE PUBLIC

Members of the public who wish to attend may do so in-person, by calling 1-312-626-6799 and entering meeting ID 840 7921 5021 or by Zoom at <https://us02web.zoom.us/j/84079215021>. For questions please call the Community Development Department at 763-706-3670.

CALL TO ORDER/ROLL CALL

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

MOTION: Move to approve the Consent Agenda as presented.

- 1. Approve Regular Meeting Minutes of November 1, 2021.**
- 2. Approve Financial Reports and Payment of Bills of October and November 2021.**
MOTION: Move to approve the Consent Agenda as presented.

BUSINESS ITEMS

- 3. Election of Economic Development Authority Officers.**
MOTION: Move to elect _____ as President of the Economic Development Authority.
MOTION: Move to elect _____ as Vice President of the Economic Development Authority.
MOTION: Move to elect _____ as Treasurer of the Economic Development Authority.
- 4. Designate Official Depositories of the Economic Development Authority.**
MOTION: Move to waive the reading of Resolution 2022-02, there being ample copies available to the public.
MOTION: Move to adopt Resolution 2022-02, a resolution designating official depositories, for the Columbia Heights Economic Development Authority.
- 5. Resolution of Support for Tax Increment Financing.**
MOTION: Move to waive the reading of Resolution 2022-03, there being ample copies available to the public.
MOTION: Move to adopt Resolution 2022-03, a resolution of the Columbia Heights

Economic Development Authority supporting use of tax increment financing for a rental housing development project.

PUBLIC HEARINGS

OTHER BUSINESS

ADJOURNMENT

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

**MINUTES
CITY OF COLUMBIA HEIGHTS
ECONOMIC DEVELOPMENT AUTHORITY (EDA) MEETING
NOVEMBER 1, 2021**

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

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

Staff Present: Kelli Bourgeois, City Manager; Aaron Chirpich, Community Development Director; Alicia Howe, Administrative Assistant; Sara Ion, City Clerk; Juanita Martinez, Accounting Clerk

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

1. Approve the minutes of the regular EDA Meeting of September 7, 2021.
2. Approve financial reports and payment of bills for August and September 2021 – Resolution No. 2021-18.

Herringer asked for clarification about TIF payments. Chirpich explained that the proposed payments are the first of biannual payments that the City makes back to TIF districts. Every year the County certifies taxes and the City gets a report from Ehlers that goes through back the historical records on TIF districts and notifies the City of its obligations under those TIF notes about what needs to be paid.

Herringer inquired about the Short Elliot Hendrickson (SEH) payment of \$8,810.00 to Cell Tower Design 073121. Chirpich said SHE is the City's engineer for the cell tower at the Library.

Herringer inquired about the final AT&T Settlement payment of \$342,736.63. Chirpich explained that it is the final settlement payment to AT&T as part of the negotiated relocation of their equipment from the rooftop of 3989 to the new tower.

Herringer inquired about the Vinco, Inc. payment of \$235,300.00 for the communications tower and credit of \$11,765.00 cited as "less 5% retainage." Chirpich explained that it was for the contractor that was selected to build the new tower. Herringer asked if there is a compilation yet of what the whole project cost the City. Chirpich said he could get for him a full breakdown accounting, as Finance put together a spreadsheet for the settlement statement. All things considered, it's just over \$1 million. The tower estimates from the original were higher than what resulted, as the City got a better tower pricing than anticipated. Herringer said it is interesting because it gives some basis for future planning, what the City is doing and how the City has to be careful.

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

RESOLUTION NO. 2021-18

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

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

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

WHEREAS, the financial statements for the months of August, and September 2021 have been reviewed by the EDA Commission; and

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

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

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

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

BE IT FURTHER RESOLVED, the financial statements are acknowledged and received and the check history as presented in writing is approved for payment out of proper funds; and **BE IT FURTHER RESOLVED** this resolution is made a part of the permanent records of the Columbia Heights Economic Development Authority.

ORDER OF ECONOMIC DEVELOPMENT AUTHORITY

Passed this 1st day of November, 2021

Offered by: Jacobs

Seconded by: Murzyn, Jr.

Roll Call: All ayes of present

President

Attest:

Assistant Secretary

BUSINESS ITEMS

3. Approve Amended EDA Budget – Resolution No. 2021-14

Chirpich reported that the EDA approved Resolution 2021-14 at their September 7, 2021 regular meeting, which contained a numerical error. Because the error relates to a budget resolution, staff would like to make the correction in a formal manner. The resolution incorrectly listed the EDA levy amount for the 2022 budget at \$250,028. This amount reflects the 2022 operating budget for the EDA and not the requested full levy amount of \$255,500. The budget and staff memo presented to the Commission at the September 7 meeting contained both the right amounts for the requested administration budget and corresponding levy. Therefore, deliberations at the meeting were based upon the correct amounts. To fix the error in Resolution No. 2021-14, staff has amended the resolution to show the correct levy amount.

Questions/Comments from Members:

There were no questions.

Motion by Buesgens, seconded by Murzyn Jr, to waive the reading of Amended Resolution No. 2021-14, there being ample copies available to the public. All ayes of present. MOTION PASSED.

Motion by Buesgens, seconded by Murzyn Jr., to approve Amended Resolution No. 2021-14, a resolution of the Columbia Heights Economic Development Authority, adopting a budget for the fiscal year of 2022 and setting the 2021 tax levy, payable in 2022. All ayes of present. MOTION PASSED.

AMENDED RESOLUTION NO. 2021-14

A RESOLUTION OF THE COLUMBIA HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY, ADOPTING A BUDGET FOR THE FISCAL YEAR OF 2022 AND SETTING THE 2021 TAX LEVY, PAYABLE IN 2022

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

WHEREAS, the City of Columbia Heights (the “City”) established the EDA by an enabling resolution adopted on January 8, 1996, pursuant to Minnesota Statutes 469.090 to 469.1081 (the “EDA Act”); and

WHEREAS, the City Council of the City has given to the EDA the responsibility for all development and redevelopment projects and programs; and

WHEREAS, under Section 469.107 of the EDA Act, the City is authorized to levy a tax for the benefit of the EDA on its area of operation for the purposes authorized under the EDA Act, subject to the approval of the City Council;

NOW, THEREFORE BE IT RESOLVED, by the Board of Commissioners of the Columbia Heights Economic Development Authority, that the EDA adopts and requests the City Council’s approval of its budget in the amount of \$565,500 for 2022; and

BE IT FURTHER RESOLVED, that the EDA adopts and requests the City Council's approval of an EDA tax levy under Section 469.107 of the EDA Act, in the amount of \$255,500 for taxes payable in 2022; and

BE IT FURTHER RESOLVED, that Amended Resolution 2021-14 replaces Resolution 2021-14 that was approved by the EDA on September 7, 2021; and

BE IT FURTHER RESOLVED, that the Executive Director is instructed to transmit a copy of this resolution to the City Manager, Finance Director, and City Clerk of the City of Columbia Heights, Minnesota.

ORDER OF ECONOMIC DEVELOPMENT AUTHORITY

Passed this 1st day of November, 2021

Offered by: Buesgens
Seconded by: Murzyn, Jr.
Roll Call: All ayes of present

President

Attest:

Assistant Secretary

- 4. Approve Demolition Contract for 960, 1002 and 230 40th Avenue NE – Resolution No. 2021-19**
Chirpich reported that the EDA recently acquired three single-family homes located at 960, 1002 and 230 40th Avenue NE. The properties were purchased for redevelopment purposes though there are no immediate plans. The next step in the process is to remove all existing site improvements to prepare the properties for future projects. The homes have been prepared for demolition through the removal of any hazardous materials and disconnection of all utilities. One caveat to the topsoil-seed-blanket scenario would be 960 40th, which is located directly next to the 3989 Central Avenue redevelopment site. In this location, the excavated areas on the property would be covered with Class-5 gravel because Doran Construction, the contractor for the 3989 Central Avenue redevelopment project will be utilizing it as a temporary parking area as construction continues over the next year. Then topsoil will be placed once the City can fully clean that area out.

Staff requested quotes for demolition, site grading and utility work from three contractors and two bids were received from Drobnick's Demolition for \$41,295 and Nitti Rollof Services, Inc. for \$58,975. Staff recommends awarding the contract for demolition, site grading and utility work to Drobnick's Demolition in the amount of \$41,295. Weather permitting; staff expects the contracted work to be completed by the end of November.

Questions/Comments from Members:

Szurek asked if the 960 40th Avenue NE construction shack has been removed. Chirpich said there is a job site trailer directly behind the house at 960 40th, shoehorned in the area, and the Dorn will transfer into the building as soon as possible and turn the heat on. She realized they were going to use it for their construction shack because the building was not enclosed and asked if it was going to inconvenience them. Chirpich said the City is coordinating this with Dorn and they are “fully onboard and ready to bring it down, excited to get it out of their way.” Szurek asked for confirmation that they can pull their trailer and use their trailer once the gravel is installed. Chirpich said the trailer is already there, behind the house that is being torn down, and this will give them better and more parking for their job site superintendents for Dorn personnel only – they can park right next to the trailer then.

Márquez-Simula asked for more clarification about 1002 40th Avenue NE because the building is not right next door to the construction site. Chirpich said the building is three doors up from 960 but is in close enough proximity to the redevelopment, and staff thought it was a good acquisition from a strategic perspective. The rest of the houses between 960 and 1002 would be desirous for the EDA to acquire to combine parcels and have a bigger project. The house just came to the open market for sale; it was in reasonable condition but hadn’t been updated since it was originally built.

Herringer asked what company paid for that. Chirpich said he didn’t have those records with him at the evening’s meeting but, from memory, estimated \$175.00.

Márquez-Simula asked when it occurred. Chirpich said all three acquisitions spanned 2020-2021. Szurek said the building at 240 40th Avenue NE is gone because the Fire Department had a burn practice and asked what was going to be removed. Chirpich said just the foundation and some minimal debris, as the Fire Department did a good job of cleaning it down to the bones. Interestingly, he said it was learned that there is a higher level of environmental testing that is now required, related to the riots that took place in downtown Minneapolis, because of all the burning that went on and the demolition landfills contained more heavy-level content – with some debris having to be trucked out of State. So, there was another level of testing on that property, which is why the City is about a month behind where it was hoped to be in the timeline. That fact emerged through the bidding process.

Buesgens added that, checking online, the house at 1002 40th Avenue NE sold on July 31, 2021, for \$175,000.

Motion by Buesgens, seconded by Murzyn Jr., to waive the reading of Resolution No. 2021-19, there being ample copies available to the public. All ayes of present. MOTION PASSED.

Motion by Buesgens, seconded by Murzyn Jr., to adopt Resolution No. 2021-19, a resolution of the Economic Development Authority of Columbia Heights, Minnesota, approving contract with Drobnick’s Demolition for demolition of site improvements, site grading and utility work for the properties located at 960, 1002 and 230 40th Avenue NE. All ayes of present. MOTION PASSED.

RESOLUTION NO. 2021-19

A RESOLUTION OF THE ECONOMIC DEVELOPMENT AUTHORITY OF COLUMBIA HEIGHTS, MINNESOTA, APPROVING CONTRACT WITH DROBNICK’S DEMOLITION FOR DEMOLITION OF SITE IMPROVEMENTS, SITE GRADING, AND UTILITY WORK FOR THE PROPERTIES LOCATED AT 960, 1002, AND 230 40TH AVENUE NE

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

WHEREAS, the Economic Development Authority in and for the City of Columbia Heights (“EDA”) acquired certain real property located at 960 40th Avenue NE, 1002 40th Avenue NE, and 230 40th Avenue NE, Columbia Heights (the “Properties”) with the intentions of redeveloping the Properties; and

WHEREAS, the EDA intends to redevelop the Properties and return the Properties to the tax rolls for the benefit of all taxing jurisdictions; and

WHEREAS, City staff is exercising due diligence to correct the blighted condition of the Properties by performing environmental cleanup of the Properties to be followed by the demolition of all buildings on the Properties, utility work, and site grading of the Properties; and

WHEREAS, Drobnick’s Demolition submitted a proposal for demolition of site improvements, utility work, and site grading (“Work”) that meets all of the Project Specifications and is the low bid; and

WHEREAS, it is in the best interests of the EDA to enter into a contract with Drobnick’s Demolition for the purpose of performing the Work; and

WHEREAS, City staff is hereby seeking approval from the EDA of the selection of Drobnick’s Demolition as the duly qualified contractor to perform the Work.

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

1. That the above recitals are incorporated herein by reference.
2. That selection of Drobnick’s Demolition as the Contractor to perform the demolition of all building and site improvements located at the Properties, utility work and site grading of the Properties pursuant to the Project Specifications is approved, it being in the best interest of the EDA and City to prepare the Properties for redevelopment.
3. That the payment of \$41,295 to Drobnick’s Demolition to perform the Work is hereby approved.
4. The President, Executive Director and Columbia Heights City staff are authorized and directed to sign all appropriate documents, and to take whatever additional actions are necessary or desirable, to complete the demolition, utility work and the regrading of the Properties in accordance with the contract to be prepared by the City staff.

ORDER OF ECONOMIC DEVELOPMENT AUTHORITY

Passed this 1st day of November, 2021

Offered by: Buesgens
Seconded by: Murzyn, Jr.
Roll Call: All ayes of present

President

Attest:

Assistant Secretary

Szurek asked if the section that is being built above the new City Hall will be as tall as the rest of the building, as "it currently looks weird." Chirpich confirmed that it will be of equal height. The middle adjoining concrete strip on the two large foundation sections had to wait for a specified cure period. He said it will come into focus within the next month or so.

Buesgens said she noticed windows being installed on the top floors. Chirpich said the company is utilizing a lift to reach the six stories, which is the farthest reach that it can go. Jacobs said she recalled that it appeared work was being done from the top down.

Herringer asked about the completion date. Chirpich estimated early fall of 2022, sometime in the September area for apartments. Bourgeois added that the City wants to coordinate the move into the new City Hall along with the apartments, to avoid construction work being done on City Hall while residents would be living in the apartments. Szurek agreed that it would have to be mutual.

Szurek asked if a café had been secured yet for the project. Chirpich said Alatus has not but is looking for the right fit and "not stressing over it."

Buesgens asked what the status is for the old HyVee site. Chirpich said Alatus is working hard to secure a grocery partner and has one that is very interested. They have gone through two design iterations with them to try to refine the site plan to meet their needs, and they see that as the next critical component before completing a site plan. He said this part of the site plan is a primary component. If this partner falls through, Alatus will go back into the market with a new brokerage firm.

Buesgens asked if they could do a little demolition beforehand, and Chirpich said there is no need to do it before spring. Bids are being sought for the demolition work now, which includes a firewall between the removed building and Ace Hardware to allow Ace and the dollar store to continue operations.

Jacobs asked whether the Alatus is considering making the grocer part of the plan smaller. Chirpich

said it will be smaller than HyVee, and noted that Alatus is trying to secure between 45,000 and 65,000 SF for the anchor grocer tenant. For comparison, HyVee was planned at around 90,000 SF. Jacobs said she believed the Rainbow site was around 80,000 to 85,000 SF and she was glad they are looking at a higher number than 30,000 to 40,000 SF.

Novitsky said the HyVee plan would have included their shoe and home good stores and wouldn't have been just the grocery component. Chirpich said that is a really good point. City staff believes the 45,000 to 65,000 SF anchor would be ideal.

Buesgens asked if signage could be installed that identifies Alatus as owner. Chirpich said he would be happy to talk with them about that, removing the current little sign, to show that action is being done.

Chirpich said the last correspondence he had with HyVee was that it is still their intention to develop their gas station site, though no timeline has been established. Directly across that site is another equally-sized parcel for commercial development.

Chirpich gave an update on Caribou, who is interested in the City's 4441 Central lot, just north of the Alatus development site. Corporate is now saying that there won't be enough parking. They have a minimum requirement of 10,000 SF and it will fit 7,000 SF. Buesgens asked if Caribou couldn't buy out the nearby garage site. Chirpich said that will be explored and he has to confirm with them about it being just a drive-through with no lobby. He said employees certainly will need parking and Caribou wants a patio included in the plan. Chirpich added that pre-pandemic coffee-shop developers were saying that 90+% of traffic was drive-through and likely now it's still drive-through heavy. Szurek said two new Caribous are in Fridley and they've done it really well, with easy access. Chirpich said that is the proposed concept, as the building is 600 SF and similar to a Dairy Queen. Szurek said it would be nice to get rid of the garage there, and Chirpich said, surprisingly, the building is 20 feet wide.

Jacobs asked if there is anything new regarding the affordable housing development on 42nd Avenue. Chirpich said no, just gearing up for a second round approach to the State for funding in January and SACA continues to move their site planning along. SACA had hoped to make application on November 1, but he said they will miss that deadline and will likely move into the December planning round, so it would likely be for New Year's approval and the City Council would get it in January. Szurek asked if they were looking at the site behind Public Safety, and Chirpich confirmed so.

Buesgens asked whether SACA had secured any new grant funding, and Chirpich said they had not and nothing has been awarded. He said both entities are in various holding patterns with various funding sources and waiting for the first of the year.

Chirpich then took the opportunity to introduce new City staff member Juanita Martinez, who will be helping Community Development with Alicia Howe's maternity leave. He said her home base is Finance but Community Development has created a position to be evolved into the new City Hall, which will have a long front desk where someone could talk to Public Works, Utility Billing and Community Development and Planning. The first point of contact will be Martinez's new position, where she will have to know about those departments and direct traffic. The EDA welcomed her.

ADJOURNMENT

Motion by Jacobs, seconded by Murzyn Jr., to adjourn the meeting at 6:32 pm. All ayes. MOTION PASSED.

Respectfully submitted,

Alicia Howe, Recording Secretary

City of Columbia Heights | Finance Department

590 40th Avenue NE, Columbia Heights, MN 55421 ▪ Ph: 763-706-3600 ▪ www.columbiaheightsmn.gov

DATE: December 1, 2021

TO: EDA COMMISSIONERS

FROM: JOSEPH KLOIBER, FINANCE DIRECTOR

RE: FORMAT CHANGE TO EDA FINANCIAL REPORTS

Beginning with EDA Financial Reports for the month October 2021, you will notice certain format changes, as these reports are now generated by the City's new financial software:

- The primary change to the list of cash disbursements is that many of the invoice line descriptions are now quite generic. This is because the new software allows attachment of a copy of the actual vendor invoice to each disbursement recorded in the system. Consequently, staff does not re-enter the detail descriptions from the vendor invoice any longer. They just attach the invoice and provide a generic or default description. If there is any disbursement for which you would like additional information, you can request this from staff (through the City Manager/EDA Executive Director.)
- The primary change to the revenue and expenditure budget reports is merely a change in the sort order. Previous reports included revenues for all funds, followed by expenditures for all funds. The new reports show both revenue and expenditure on a single report, in fund by fund order.

12/01/2021 03:57 PM
User: suems
DB: Columbia Heights

INVOICE GL DISTRIBUTION REPORT FOR CITY OF COLUMBIA HEIGHTS
EXP CHECK RUN DATES 10/01/2021 - 10/31/2021
BOTH JOURNALIZED AND UNJOURNALIZED
PAID

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Item 2.

GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Check 187781 204.6314.43250	091521 934571297	COMCAST	10/07/21	130718857	13.00
			Total For Check 187781		13.00
Check 187814 204.6314.43210	092621-10013121	POPP.COM INC	10/07/21	992695667	61.74
			Total For Check 187814		61.74
Check 187938 204.6314.43050	EDA MINUTES 090721	TIMESAVER OFF SITE SECRETF	10/14/21	#M26750	235.50
			Total For Check 187938		235.50
Check 187951 408.6414.43050	EXPERT & PROFESSIONAL SERV.	ANGSTROM ANALYTICAL INC	10/06/21	4725	162.82
			Total For Check 187951		162.82
Check 187979 228.6317.44000	REPAIR & MAINT. SERVICES	DORGLASS INC	09/28/21	57008	932.50
			Total For Check 187979		932.50
Check 187980 228.6317.42171	PARKING RAMP SIGNS	EARL F ANDERSEN INC	09/29/21	0127806-IN	233.95
			Total For Check 187980		233.95
Check 187992 204.6314.43050	EXPERT & PROFESSIONAL SERV.	KENNEDY & GRAVEN	09/15/21	163171	663.20
			Total For Check 187992		663.20
Check 188015 408.6414.43050	EXPERT & PROFESSIONAL SERV.	QUICKSILVER EXPRESS COURIE	09/30/21	6618879	31.67
			Total For Check 188015		31.67
Check 188055 408.6414.43830	GAS	CENTER POINT ENERGY	10/07/21	6401438486-7	9.50
			Total For Check 188055		9.50
Check 188065 371.7000.43050	EXPERT & PROFESSIONAL SERV.	EHLERS & ASSOCIATES INC	10/11/21	88631	3,000.00
			Total For Check 188065		3,000.00
Check 188070 228.6317.44000	REPAIR & MAINT. SERVICES	HIGH PROFILE GROUNDS MAINT	09/15/21	58034	410.00
			Total For Check 188070		410.00
Check 188123 228.6317.43810	ELECTRIC	XCEL ENERGY (N S P)	10/06/21	0927212684	857.99
408.6414.43810	ELECTRIC	XCEL ENERGY (N S P)	10/06/21	0927210694	12.01
			Total For Check 188123		870.00

12/01/2021 03:57 PM
User: suems
DB: Columbia Heights

INVOICE GL DISTRIBUTION REPORT FOR CITY OF COLUMBIA HEIGHTS
EXP CHECK RUN DATES 10/01/2021 - 10/31/2021
BOTH JOURNALIZED AND UNJOURNALIZED
PAID

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Item 2.

GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Fund Totals:					
				Fund 204 EDA ADMINISTRATION	973.44
				Fund 228 DOWNTOWN PARKING	2,434.44
				Fund 371 TIF T4: KMART/CENTRAL A'	3,000.00
				Fund 408 EDA REDEVELOPMENT PROJE	216.00
Total For All Funds:					6,623.88
--- TOTALS BY GL DISTRIBUTION ---					
204.6314.43050				EXPERT & PROFESSIONAL SERV.	898.70
204.6314.43210				092621-10013121	61.74
204.6314.43250				091521 934571297	13.00
228.6317.42171				PARKING RAMP SIGNS	233.95
228.6317.43810				ELECTRIC	857.99
228.6317.44000				REPAIR & MAINT. SERVICES	1,342.50
371.7000.43050				EXPERT & PROFESSIONAL SERV.	3,000.00
408.6414.43050				EXPERT & PROFESSIONAL SERV.	194.49
408.6414.43810				ELECTRIC	12.01
408.6414.43830				GAS	9.50

12/01/2021 04:00 PM
 User: suems
 DB: Columbia Heights

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS
 PERIOD ENDING 10/31/2021

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Item 2.

GL NUMBER	DESCRIPTION	2021 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 10/31/21	YTD BALANCE 10/31/2021	UNENCUMBERED BALANCE	% BDGT USED
Fund 202 - ANOKA CO COMM DEV PROGRAMS							
Expenditures							
Dept 6355 - ANOKA CO HRA LEVY PROJECTS							
OTHER SERVICES & CHARGES							
202.6355.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	7,006.00	(7,006.00)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	7,006.00	(7,006.00)	100.00
Total Dept 6355 - ANOKA CO HRA LEVY PROJECTS		0.00	0.00	0.00	7,006.00	(7,006.00)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	7,006.00	(7,006.00)	100.00
Fund 202 - ANOKA CO COMM DEV PROGRAMS:							
TOTAL REVENUES		0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		0.00	0.00	0.00	7,006.00	(7,006.00)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	(7,006.00)	7,006.00	100.00

PERIOD ENDING 10/31/2021

Item 2.

GL NUMBER	DESCRIPTION	2021 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 10/31/21	YTD BALANCE 10/31/2021	UNENCUMBERED BALANCE	% BDGT USED
Fund 204 - EDA ADMINISTRATION							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TAXES							
204.0000.31011	EDA CURRENT AD VALOREM	179,000.00	0.00	0.00	100,753.38	78,246.62	56.29
204.0000.31014	AREA WIDE TAX	76,500.00	0.00	0.00	31,151.68	45,348.32	40.72
204.0000.31020	DELNQ. AD VALOREM	0.00	0.00	0.00	2,121.25	(2,121.25)	100.00
TAXES		255,500.00	0.00	0.00	134,026.31	121,473.69	52.46
CHARGES FOR SERVICES							
204.0000.34112	ADMINISTRATIVE FEES	0.00	0.00	0.00	30.00	(30.00)	100.00
204.0000.34113	DEVELOPER FEES	0.00	0.00	0.00	2,000.00	(2,000.00)	100.00
CHARGES FOR SERVICES		0.00	0.00	0.00	2,030.00	(2,030.00)	100.00
Total Dept 0000 - NON-DEPARTMENTAL							
		255,500.00	0.00	0.00	136,056.31	119,443.69	53.25
TOTAL REVENUES							
		255,500.00	0.00	0.00	136,056.31	119,443.69	53.25
Expenditures							
Dept 6314 - ECONOMIC DEVELOPMENT AUTH							
OTHER SERVICES & CHARGES							
204.6314.43050	EXPERT & PROFESSIONAL SERV.	6,000.00	0.00	918.79	36,669.86	(30,669.86)	611.16
204.6314.43105	TRAINING & EDUCATION ACTIVITIES	1,000.00	0.00	0.00	114.15	885.85	11.42
204.6314.43210	TELEPHONE	700.00	0.00	128.62	668.07	31.93	95.44
204.6314.43220	POSTAGE	600.00	0.00	0.00	564.24	35.76	94.04
204.6314.43250	OTHER TELECOMMUNICATIONS	250.00	0.00	13.00	165.56	84.44	66.22
204.6314.43310	LOCAL TRAVEL EXPENSE	200.00	0.00	0.00	0.00	200.00	0.00
204.6314.43500	LEGAL NOTICE PUBLISHING	500.00	0.00	0.00	0.00	500.00	0.00
204.6314.43600	PROP & LIAB INSURANCE	3,200.00	0.00	266.67	2,666.70	533.30	83.33
204.6314.44000	REPAIR & MAINT. SERVICES	0.00	0.00	20.84	411.80	(411.80)	100.00
204.6314.44040	INFORMATION SYS:INTERNAL SVC	7,500.00	0.00	0.00	0.00	7,500.00	0.00
204.6314.44330	SUBSCRIPTION, MEMBERSHIP	750.00	0.00	0.00	0.00	750.00	0.00
204.6314.44380	COMMISSION & BOARDS	1,100.00	0.00	0.00	350.00	750.00	31.82
OTHER SERVICES & CHARGES		21,800.00	0.00	1,347.92	41,610.38	(19,810.38)	190.87
PERSONNEL SERVICES							
204.6314.41000	ACCRUED SALARIES	0.00	0.00	(3,585.38)	0.00	0.00	0.00
204.6314.41010	REGULAR EMPLOYEES	160,300.00	0.00	11,895.74	97,826.30	62,473.70	61.03
204.6314.41210	P.E.R.A. CONTRIBUTION	12,000.00	0.00	892.20	7,471.32	4,528.68	62.26
204.6314.41220	F.I.C.A. CONTRIBUTION	12,300.00	0.00	926.80	8,507.72	3,792.28	69.17
204.6314.41300	INSURANCE	23,700.00	0.00	859.46	18,602.42	5,097.58	78.49
204.6314.41510	WORKERS COMP INSURANCE PREM	1,300.00	0.00	40.56	552.58	747.42	42.51
PERSONNEL SERVICES		209,600.00	0.00	11,029.38	132,960.34	76,639.66	63.44
SUPPLIES							
204.6314.42000	OFFICE SUPPLIES	1,000.00	0.00	0.00	0.00	1,000.00	0.00
204.6314.42010	MINOR EQUIPMENT	500.00	0.00	0.00	0.00	500.00	0.00
204.6314.42011	END USER DEVICES	1,500.00	0.00	0.00	157.94	1,342.06	10.53
204.6314.42171	GENERAL SUPPLIES	100.00	0.00	0.00	0.00	100.00	0.00
204.6314.42175	FOOD SUPPLIES	100.00	0.00	0.00	0.00	100.00	0.00
SUPPLIES		3,200.00	0.00	0.00	157.94	3,042.06	

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS
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GL NUMBER	DESCRIPTION	2021 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 10/31/21	YTD BALANCE 10/31/2021	UNENCUMBERED BALANCE	% BDGT USED
Fund 204 - EDA ADMINISTRATION							
Expenditures							
CONTINGENCIES & TRANSFERS							
204.6314.47100	OPER. TRANSFER OUT - LABOR	20,025.00	0.00	1,668.75	16,687.50	3,337.50	83.33
CONTINGENCIES & TRANSFERS		20,025.00	0.00	1,668.75	16,687.50	3,337.50	83.33
Total Dept 6314 - ECONOMIC DEVELOPMENT AUTH		254,625.00	0.00	14,046.05	191,416.16	63,208.84	75.18
TOTAL EXPENDITURES		254,625.00	0.00	14,046.05	191,416.16	63,208.84	75.18
Fund 204 - EDA ADMINISTRATION:							
TOTAL REVENUES		255,500.00	0.00	0.00	136,056.31	119,443.69	53.25
TOTAL EXPENDITURES		254,625.00	0.00	14,046.05	191,416.16	63,208.84	75.18
NET OF REVENUES & EXPENDITURES		875.00	0.00	(14,046.05)	(55,359.85)	56,234.85	6,326.84

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GL NUMBER	DESCRIPTION	2021 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 10/31/21	YTD BALANCE 10/31/2021	UNENCUMBERED BALANCE	% BDGT USED
Fund 228 - DOWNTOWN PARKING							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
MISCELLANEOUS							
228.0000.36225	NONDWELLING RENTS	31,200.00	0.00	2,600.00	26,000.00	5,200.00	83.33
MISCELLANEOUS		31,200.00	0.00	2,600.00	26,000.00	5,200.00	83.33
TRANSFERS & NON-REV RECEIPTS							
228.0000.39247	TRANSFER IN-SPECIAL PROJ REV	25,000.00	0.00	2,083.33	20,833.30	4,166.70	83.33
TRANSFERS & NON-REV RECEIPTS		25,000.00	0.00	2,083.33	20,833.30	4,166.70	83.33
Total Dept 0000 - NON-DEPARTMENTAL		56,200.00	0.00	4,683.33	46,833.30	9,366.70	83.33
TOTAL REVENUES		56,200.00	0.00	4,683.33	46,833.30	9,366.70	83.33
Expenditures							
Dept 6317 - DOWNTOWN PARKING							
OTHER SERVICES & CHARGES							
228.6317.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	3,718.20	(3,718.20)	100.00
228.6317.43600	PROP & LIAB INSURANCE	7,300.00	0.00	608.33	6,083.30	1,216.70	83.33
228.6317.43800	UTILITY SERVICES	0.00	0.00	187.67	187.67	(187.67)	100.00
228.6317.43810	ELECTRIC	12,000.00	0.00	857.99	9,615.95	2,384.05	80.13
228.6317.43820	WATER	750.00	0.00	0.00	115.09	634.91	15.35
228.6317.43850	SEWER	0.00	0.00	0.00	1,073.91	(1,073.91)	100.00
228.6317.44000	REPAIR & MAINT. SERVICES	36,150.00	0.00	1,342.50	12,941.09	23,208.91	35.80
228.6317.44020	BLDG MAINT CONTRACTUAL SERVICES	0.00	0.00	0.00	1,932.00	(1,932.00)	100.00
OTHER SERVICES & CHARGES		56,200.00	0.00	2,996.49	35,667.21	20,532.79	63.46
SUPPLIES							
228.6317.42171	GENERAL SUPPLIES	0.00	0.00	233.95	233.95	(233.95)	100.00
SUPPLIES		0.00	0.00	233.95	233.95	(233.95)	100.00
Total Dept 6317 - DOWNTOWN PARKING		56,200.00	0.00	3,230.44	35,901.16	20,298.84	63.88
TOTAL EXPENDITURES		56,200.00	0.00	3,230.44	35,901.16	20,298.84	63.88
Fund 228 - DOWNTOWN PARKING:							
TOTAL REVENUES		56,200.00	0.00	4,683.33	46,833.30	9,366.70	83.33
TOTAL EXPENDITURES		56,200.00	0.00	3,230.44	35,901.16	20,298.84	63.88
NET OF REVENUES & EXPENDITURES		0.00	0.00	1,452.89	10,932.14	(10,932.14)	100.00

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GL NUMBER	DESCRIPTION	2021 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 10/31/21	YTD BALANCE 10/31/2021	UNENCUMBERED BALANCE	% BDGT USED
Fund 371 - TIF T4: KMART/CENTRAL AVE							
Expenditures							
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
371.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	3,000.00	3,000.00	(3,000.00)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	3,000.00	3,000.00	(3,000.00)	100.00
Total Dept 7000 - BONDS		0.00	0.00	3,000.00	3,000.00	(3,000.00)	100.00
TOTAL EXPENDITURES		0.00	0.00	3,000.00	3,000.00	(3,000.00)	100.00
Fund 371 - TIF T4: KMART/CENTRAL AVE:							
TOTAL REVENUES		0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		0.00	0.00	3,000.00	3,000.00	(3,000.00)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	(3,000.00)	(3,000.00)	3,000.00	100.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS
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GL NUMBER	DESCRIPTION	2021 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 10/31/21	YTD BALANCE 10/31/2021	UNENCUMBERED BALANCE	% BDGT USED
Fund 372 - HUSET PARK AREA TIF (T6)							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TAXES							
372.0000.31010	CURRENT AD VALOREM	192,300.00	0.00	0.00	374,051.46	(181,751.46)	194.51
372.0000.31020	DELNQ. AD VALOREM	0.00	0.00	0.00	1,387.61	(1,387.61)	100.00
TAXES		192,300.00	0.00	0.00	375,439.07	(183,139.07)	195.24
MISCELLANEOUS							
372.0000.36210	INTEREST ON INVESTMENTS	1,000.00	0.00	0.00	0.00	1,000.00	0.00
MISCELLANEOUS		1,000.00	0.00	0.00	0.00	1,000.00	0.00
Total Dept 0000 - NON-DEPARTMENTAL							
		193,300.00	0.00	0.00	375,439.07	(182,139.07)	194.23
TOTAL REVENUES							
		193,300.00	0.00	0.00	375,439.07	(182,139.07)	194.23
Expenditures							
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
372.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	8,151.38	(8,151.38)	100.00
372.7000.43500	LEGAL NOTICE PUBLISHING	0.00	0.00	0.00	77.63	(77.63)	100.00
372.7000.44600	LOANS & GRANTS	0.00	0.00	0.00	335,390.74	(335,390.74)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	343,619.75	(343,619.75)	100.00
OTHER FINANCING USES							
372.7000.46010	PRINCIPAL	130,000.00	0.00	0.00	130,000.00	0.00	100.00
372.7000.46110	INTEREST	59,800.00	0.00	0.00	59,747.50	52.50	99.91
372.7000.46200	FISCAL AGENT CHARGES	1,200.00	0.00	0.00	475.00	725.00	39.58
372.7000.46210	MISCELLANEOUS FISCAL CHARGES	0.00	0.00	0.00	500.00	(500.00)	100.00
OTHER FINANCING USES		191,000.00	0.00	0.00	190,722.50	277.50	99.85
Total Dept 7000 - BONDS							
		191,000.00	0.00	0.00	534,342.25	(343,342.25)	279.76
TOTAL EXPENDITURES							
		191,000.00	0.00	0.00	534,342.25	(343,342.25)	279.76
Fund 372 - HUSET PARK AREA TIF (T6):							
TOTAL REVENUES		193,300.00	0.00	0.00	375,439.07	(182,139.07)	194.23
TOTAL EXPENDITURES		191,000.00	0.00	0.00	534,342.25	(343,342.25)	279.76
NET OF REVENUES & EXPENDITURES		2,300.00	0.00	0.00	(158,903.18)	161,203.18	6,908.83

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS
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GL NUMBER	DESCRIPTION	2021 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 10/31/21	YTD BALANCE 10/31/2021	UNENCUMBERED BALANCE	% BDGT USED
Fund 374 - TIF Z2: CENTRAL VALU CENTER							
Expenditures							
Dept 6412 - 43RD & CENTRAL: HYVEE							
OTHER SERVICES & CHARGES							
374.6412.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	1,177.41	(1,177.41)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	1,177.41	(1,177.41)	100.00
Total Dept 6412 - 43RD & CENTRAL: HYVEE							
		0.00	0.00	0.00	1,177.41	(1,177.41)	100.00
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
374.7000.43500	LEGAL NOTICE PUBLISHING	0.00	0.00	0.00	25.88	(25.88)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	25.88	(25.88)	100.00
Total Dept 7000 - BONDS							
		0.00	0.00	0.00	25.88	(25.88)	100.00
TOTAL EXPENDITURES							
		0.00	0.00	0.00	1,203.29	(1,203.29)	100.00
Fund 374 - TIF Z2: CENTRAL VALU CENTER:							
TOTAL REVENUES		0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		0.00	0.00	0.00	1,203.29	(1,203.29)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	(1,203.29)	1,203.29	100.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS
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GL NUMBER	DESCRIPTION	2021 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 10/31/21	YTD BALANCE 10/31/2021	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	128,477.73	(128,477.73)	100.00
TAXES		0.00	0.00	0.00	128,477.73	(128,477.73)	100.00
Total Dept 0000 - NON-DEPARTMENTAL							
		0.00	0.00	0.00	128,477.73	(128,477.73)	100.00
TOTAL REVENUES							
		0.00	0.00	0.00	128,477.73	(128,477.73)	100.00
Expenditures							
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
375.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	1,208.61	(1,208.61)	100.00
375.7000.43500	LEGAL NOTICE PUBLISHING	0.00	0.00	0.00	25.88	(25.88)	100.00
375.7000.44600	LOANS & GRANTS	0.00	0.00	0.00	104,786.30	(104,786.30)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	106,020.79	(106,020.79)	100.00
Total Dept 7000 - BONDS							
		0.00	0.00	0.00	106,020.79	(106,020.79)	100.00
TOTAL EXPENDITURES							
		0.00	0.00	0.00	106,020.79	(106,020.79)	100.00
Fund 375 - TIF Z6: 47TH & GRAND:							
TOTAL REVENUES		0.00	0.00	0.00	128,477.73	(128,477.73)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	106,020.79	(106,020.79)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	22,456.94	(22,456.94)	100.00

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GL NUMBER	DESCRIPTION	2021 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 10/31/21	YTD BALANCE 10/31/2021	UNENCUMBERED BALANCE	% BDGT USED
Fund 376 - TIF DISTRICTS A3/C7/C8							
Expenditures							
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
376.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	1,124.62	(1,124.62)	100.00
376.7000.43500	LEGAL NOTICE PUBLISHING	0.00	0.00	0.00	25.88	(25.88)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	1,150.50	(1,150.50)	100.00
Total Dept 7000 - BONDS		0.00	0.00	0.00	1,150.50	(1,150.50)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	1,150.50	(1,150.50)	100.00
Fund 376 - TIF DISTRICTS A3/C7/C8:							
TOTAL REVENUES		0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		0.00	0.00	0.00	1,150.50	(1,150.50)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	(1,150.50)	1,150.50	100.00

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GL NUMBER	DESCRIPTION	2021 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 10/31/21	YTD BALANCE 10/31/2021	UNENCUMBERED BALANCE	% BDGT USED
Fund 389 - TIF R8 CRESTV/TRANSITION BLK							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TAXES							
389.0000.31010	CURRENT AD VALOREM	0.00	0.00	0.00	31,556.59	(31,556.59)	100.00
TAXES		0.00	0.00	0.00	31,556.59	(31,556.59)	100.00
Total Dept 0000 - NON-DEPARTMENTAL							
		0.00	0.00	0.00	31,556.59	(31,556.59)	100.00
TOTAL REVENUES							
		0.00	0.00	0.00	31,556.59	(31,556.59)	100.00
Expenditures							
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
389.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	1,432.56	(1,432.56)	100.00
389.7000.43500	LEGAL NOTICE PUBLISHING	0.00	0.00	0.00	25.88	(25.88)	100.00
389.7000.44600	LOANS & GRANTS	0.00	0.00	0.00	26,451.00	(26,451.00)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	27,909.44	(27,909.44)	100.00
Total Dept 7000 - BONDS							
		0.00	0.00	0.00	27,909.44	(27,909.44)	100.00
TOTAL EXPENDITURES							
		0.00	0.00	0.00	27,909.44	(27,909.44)	100.00
Fund 389 - TIF R8 CRESTV/TRANSITION BLK:							
TOTAL REVENUES		0.00	0.00	0.00	31,556.59	(31,556.59)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	27,909.44	(27,909.44)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	3,647.15	(3,647.15)	100.00

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GL NUMBER	DESCRIPTION	2021 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 10/31/21	YTD BALANCE 10/31/2021	UNENCUMBERED BALANCE	% BDGT USED
Fund 391 - SCATTERED SITE TIF W3/W4							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TAXES							
391.0000.31010	CURRENT AD VALOREM	0.00	0.00	0.00	21,883.98	(21,883.98)	100.00
TAXES		0.00	0.00	0.00	21,883.98	(21,883.98)	100.00
Total Dept 0000 - NON-DEPARTMENTAL							
TOTAL REVENUES		0.00	0.00	0.00	21,883.98	(21,883.98)	100.00
Expenditures							
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
391.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	1,867.74	(1,867.74)	100.00
391.7000.43500	LEGAL NOTICE PUBLISHING	0.00	0.00	0.00	51.72	(51.72)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	1,919.46	(1,919.46)	100.00
Total Dept 7000 - BONDS							
TOTAL EXPENDITURES		0.00	0.00	0.00	1,919.46	(1,919.46)	100.00
Fund 391 - SCATTERED SITE TIF W3/W4:							
TOTAL REVENUES		0.00	0.00	0.00	21,883.98	(21,883.98)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	1,919.46	(1,919.46)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	19,964.52	(19,964.52)	100.00

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Fund 392 - TIF BB2 ALATUS 40TH AV							
Expenditures							
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
392.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	1,370.91	(1,370.91)	100.00
392.7000.43500	LEGAL NOTICE PUBLISHING	0.00	0.00	0.00	25.88	(25.88)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	1,396.79	(1,396.79)	100.00
Total Dept 7000 - BONDS		0.00	0.00	0.00	1,396.79	(1,396.79)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	1,396.79	(1,396.79)	100.00
Fund 392 - TIF BB2 ALATUS 40TH AV:							
TOTAL REVENUES		0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		0.00	0.00	0.00	1,396.79	(1,396.79)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	(1,396.79)	1,396.79	100.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS
 PERIOD ENDING 10/31/2021

Item 2.

GL NUMBER	DESCRIPTION	2021 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 10/31/21	YTD BALANCE 10/31/2021	UNENCUMBERED BALANCE	% BDGT USED
Fund 393 - TIF ALATUS 4300 CENTRAL							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TRANSFERS & NON-REV RECEIPTS							
393.0000.39310	BOND PROCEEDS	0.00	0.00	0.00	5,935,000.00	(5,935,000.00)	100.00
TRANSFERS & NON-REV RECEIPTS		0.00	0.00	0.00	5,935,000.00	(5,935,000.00)	100.00
Total Dept 0000 - NON-DEPARTMENTAL		0.00	0.00	0.00	5,935,000.00	(5,935,000.00)	100.00
TOTAL REVENUES		0.00	0.00	0.00	5,935,000.00	(5,935,000.00)	100.00
Expenditures							
Dept 7000 - BONDS							
OTHER FINANCING USES							
393.7000.46210	MISCELLANEOUS FISCAL CHARGES	0.00	0.00	0.00	76,484.65	(76,484.65)	100.00
OTHER FINANCING USES		0.00	0.00	0.00	76,484.65	(76,484.65)	100.00
Total Dept 7000 - BONDS		0.00	0.00	0.00	76,484.65	(76,484.65)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	76,484.65	(76,484.65)	100.00
Fund 393 - TIF ALATUS 4300 CENTRAL:							
TOTAL REVENUES		0.00	0.00	0.00	5,935,000.00	(5,935,000.00)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	76,484.65	(76,484.65)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	5,858,515.35	(5,858,515.35)	100.00

PERIOD ENDING 10/31/2021

Item 2.

GL NUMBER	DESCRIPTION	2021 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 10/31/21	YTD BALANCE 10/31/2021	UNENCUMBERED BALANCE	% BDGT USED
Fund 408 - EDA REDEVELOPMENT PROJECT FD							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TAXES							
408.0000.31012	HRA CURRENT AD VALOREM	175,000.00	0.00	0.00	96,226.80	78,773.20	54.99
408.0000.31014	AREA WIDE TAX	75,000.00	0.00	0.00	31,287.11	43,712.89	41.72
408.0000.31020	DELNQ. AD VALOREM	0.00	0.00	0.00	1,913.24	(1,913.24)	100.00
TAXES		250,000.00	0.00	0.00	129,427.15	120,572.85	51.77
MISCELLANEOUS							
408.0000.36290	OTHER MISC. REVENUE	0.00	0.00	0.00	1,243.29	(1,243.29)	100.00
MISCELLANEOUS		0.00	0.00	0.00	1,243.29	(1,243.29)	100.00
Total Dept 0000 - NON-DEPARTMENTAL							
		250,000.00	0.00	0.00	130,670.44	119,329.56	52.27
TOTAL REVENUES							
		250,000.00	0.00	0.00	130,670.44	119,329.56	52.27
Expenditures							
Dept 6314 - ECONOMIC DEVELOPMENT AUTH							
OTHER SERVICES & CHARGES							
408.6314.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	2,880.00	(2,880.00)	100.00
408.6314.44600	LOANS & GRANTS	0.00	0.00	0.00	5,000.00	(5,000.00)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	7,880.00	(7,880.00)	100.00
Total Dept 6314 - ECONOMIC DEVELOPMENT AUTH							
		0.00	0.00	0.00	7,880.00	(7,880.00)	100.00
Dept 6414 - COMMERCIAL REVITALIZATION							
OTHER SERVICES & CHARGES							
408.6414.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	194.49	32,396.19	(32,396.19)	100.00
408.6414.43810	ELECTRIC	0.00	0.00	12.01	224.79	(224.79)	100.00
408.6414.43820	WATER	0.00	0.00	162.82	162.82	(162.82)	100.00
408.6414.43830	GAS	0.00	0.00	8.51	496.55	(496.55)	100.00
408.6414.44360	PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	84,280.25	(84,280.25)	100.00
408.6414.44600	LOANS & GRANTS	50,000.00	0.00	0.00	0.00	50,000.00	0.00
OTHER SERVICES & CHARGES		50,000.00	0.00	377.83	117,560.60	(67,560.60)	235.12
PERSONNEL SERVICES							
408.6414.41010	REGULAR EMPLOYEES	0.00	0.00	0.00	1,135.85	(1,135.85)	100.00
408.6414.41210	P.E.R.A. CONTRIBUTION	0.00	0.00	0.00	85.18	(85.18)	100.00
408.6414.41220	F.I.C.A. CONTRIBUTION	0.00	0.00	0.00	83.76	(83.76)	100.00
408.6414.41300	INSURANCE	0.00	0.00	0.00	221.41	(221.41)	100.00
408.6414.41510	WORKERS COMP INSURANCE PREM	0.00	0.00	0.00	33.28	(33.28)	100.00
PERSONNEL SERVICES		0.00	0.00	0.00	1,559.48	(1,559.48)	100.00
CAPITAL OUTLAY							
408.6414.45110	LAND	200,000.00	0.00	0.00	228,893.86	(28,893.86)	114.45
CAPITAL OUTLAY		200,000.00	0.00	0.00	228,893.86	(28,893.86)	114.45

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS

Item 2.

PERIOD ENDING 10/31/2021

GL NUMBER	DESCRIPTION	2021 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 10/31/21	YTD BALANCE 10/31/2021	UNENCUMBERED BALANCE	% BDGT USED
Fund 408 - EDA REDEVELOPMENT PROJECT FD							
Expenditures							
Total Dept 6414 - COMMERCIAL REVITALIZATION		250,000.00	0.00	377.83	348,013.94	(98,013.94)	139.21
Dept 6416 - 3989 CENTRAL AVE							
OTHER SERVICES & CHARGES							
408.6416.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	10,498.10	(10,498.10)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	10,498.10	(10,498.10)	100.00
Total Dept 6416 - 3989 CENTRAL AVE		0.00	0.00	0.00	10,498.10	(10,498.10)	100.00
Dept 9999 - CONSTRUCTION							
OTHER SERVICES & CHARGES							
408.9999.43050.2014	EXPERT & PROFESSIONAL SERV.	0.00	4,575.75	0.00	267,674.25	(272,250.00)	100.00
408.9999.43310.2011	LOCAL TRAVEL EXPENSE	0.00	0.00	0.00	22.00	(22.00)	100.00
408.9999.43500.2014	LEGAL NOTICE PUBLISHING	0.00	0.00	0.00	311.35	(311.35)	100.00
408.9999.44100.2014	RENTS & LEASES	0.00	0.00	0.00	175.00	(175.00)	100.00
OTHER SERVICES & CHARGES		0.00	4,575.75	0.00	268,182.60	(272,758.35)	100.00
SUPPLIES							
408.9999.42160.2014	MAINT & CONSTRUCTION MATERIALS	0.00	0.00	1,031.87	1,031.87	(1,031.87)	100.00
408.9999.42171.2014	GENERAL SUPPLIES	0.00	0.00	9.89	9.89	(9.89)	100.00
SUPPLIES		0.00	0.00	1,041.76	1,041.76	(1,041.76)	100.00
Total Dept 9999 - CONSTRUCTION		0.00	4,575.75	1,041.76	269,224.36	(273,800.11)	100.00
TOTAL EXPENDITURES		250,000.00	4,575.75	1,419.59	635,616.40	(390,192.15)	256.08
Fund 408 - EDA REDEVELOPMENT PROJECT FD:							
TOTAL REVENUES							
TOTAL REVENUES		250,000.00	0.00	0.00	130,670.44	119,329.56	52.27
TOTAL EXPENDITURES		250,000.00	4,575.75	1,419.59	635,616.40	(390,192.15)	256.08
NET OF REVENUES & EXPENDITURES		0.00	(4,575.75)	(1,419.59)	(504,945.96)	509,521.71	100.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS
 PERIOD ENDING 10/31/2021

Item 2.

GL NUMBER	DESCRIPTION	2021 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 10/31/21	YTD BALANCE 10/31/2021	UNENCUMBERED BALANCE	% BDGT USED
Fund 420 - CAP IMPROVEMENT-DEVELOPMENT							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
MISCELLANEOUS							
420.0000.36216	LOAN INTEREST	0.00	0.00	0.00	323.71	(323.71)	100.00
MISCELLANEOUS		0.00	0.00	0.00	323.71	(323.71)	100.00
Total Dept 0000 - NON-DEPARTMENTAL							
		0.00	0.00	0.00	323.71	(323.71)	100.00
TOTAL REVENUES							
		0.00	0.00	0.00	323.71	(323.71)	100.00
Fund 420 - CAP IMPROVEMENT-DEVELOPMENT:							
TOTAL REVENUES							
		0.00	0.00	0.00	323.71	(323.71)	100.00
TOTAL EXPENDITURES							
		0.00	0.00	0.00	0.00	0.00	0.00
NET OF REVENUES & EXPENDITURES							
		0.00	0.00	0.00	323.71	(323.71)	100.00
TOTAL REVENUES - ALL FUNDS							
		755,000.00	0.00	4,683.33	6,806,241.13	(6,051,241.13)	901.49
TOTAL EXPENDITURES - ALL FUNDS							
		751,825.00	4,575.75	21,696.08	1,623,366.89	(876,117.64)	216.53
NET OF REVENUES & EXPENDITURES							
		3,175.00	(4,575.75)	(17,012.75)	5,182,874.24	(5,175,123.49)	3,096.02

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INVOICE GL DISTRIBUTION REPORT FOR CITY OF COLUMBIA HEIGHTS
EXP CHECK RUN DATES 11/01/2021 - 11/30/2021
BOTH JOURNALIZED AND UNJOURNALIZED
PAID

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Item 2.

GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Check 188173 408.9999.42171.2014	GENERAL SUPPLIES	MENARDS CASHWAY LUMBER-FRI	10/15/21	57856	9.89
			Total For Check 188173		9.89
Check 188179 204.6314.43210	TELEPHONE COM DEV ADMINISTRATION POPP.COM INC		09/30/21	992697023	6.45
			Total For Check 188179		6.45
Check 188262 204.6314.43210	10013121 PHONE COMMDEV ADMIN	POPP.COM INC	10/26/21	992700411	60.43
204.6314.43210	TELEPHONE COM DEV ADMINISTRATION POPP.COM INC		10/31/21	992701766	6.35
			Total For Check 188262		66.78
Check 188292 408.9999.42160.2014	LIBRARY CELL TOWN	HASSAN SAND & GRAVEL	10/18/21	149221	46.98
			Total For Check 188292		46.98
Check 188320 408.9999.43050.2014	CELL TOWER DESIGN 083121	SHORT ELLIOT HENDRICKSON	10/14/21	411454	2,108.55
			Total For Check 188320		2,108.55
Check 188360 408.6414.43830	GAS	CENTER POINT ENERGY	11/05/21	6401438486-7	38.68
			Total For Check 188360		38.68
Check 188363 204.6314.43250	101521 934571297 COMDEV ADMIN	COMCAST	10/07/21	132686197	12.98
			Total For Check 188363		12.98
Check 188375 204.6314.42000	CALENDARS	INNOVATIVE OFFICE SOLUTNS	11/04/21	IN3545293	28.25
			Total For Check 188375		28.25
Check 188406 204.6314.43050	EXPERT & PROFESSIONAL SERV.	TIMESAVER OFF SITE SECRETF	11/12/21	M26890	173.50
			Total For Check 188406		173.50
Check 188416 228.6317.43810	ELECTRIC	XCEL ENERGY (N S P)	11/04/21	0932586489	1,020.76
408.6414.43810	ELECTRIC	XCEL ENERGY (N S P)	11/04/21	09325	15.08
			Total For Check 188416		1,035.84
Check 3 408.9999.42160.2014	MAINT & CONSTRUCTION MATERIALS	HEDBERG SUPPLY #1014	10/05/21	M112802236	1,031.87
			Total For Check 3		1,031.87

GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Fund Totals:					
				Fund 204 EDA ADMINISTRATION	287.96
				Fund 228 DOWNTOWN PARKING	1,020.76
				Fund 408 EDA REDEVELOPMENT PROJE	3,251.05
Total For All Funds:					4,559.77
--- TOTALS BY GL DISTRIBUTION ---					
	204.6314.42000			CALENDARS	28.25
	204.6314.43050			EXPERT & PROFESSIONAL SERV.	173.50
	204.6314.43210			TELEPHONE COM DEV ADMINISTRATION	73.23
	204.6314.43250			101521 934571297 COMDEV ADMIN	12.98
	228.6317.43810			ELECTRIC	1,020.76
	408.6414.43810			ELECTRIC	15.08
	408.6414.43830			GAS	38.68
	408.9999.42160.2014			LIBRARY CELL TOWN	1,078.85
	408.9999.42171.2014			GENERAL SUPPLIES	9.89
	408.9999.43050.2014			CELL TOWER DESIGN 083121	2,108.55

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS
 PERIOD ENDING 11/30/2021

Item 2.

GL NUMBER	DESCRIPTION	2021 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 11/30/21	YTD BALANCE 11/30/2021	UNENCUMBERED BALANCE	% BDGT USED
Fund 202 - ANOKA CO COMM DEV PROGRAMS							
Expenditures							
Dept 6355 - ANOKA CO HRA LEVY PROJECTS							
OTHER SERVICES & CHARGES							
202.6355.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	7,006.00	(7,006.00)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	7,006.00	(7,006.00)	100.00
Total Dept 6355 - ANOKA CO HRA LEVY PROJECTS		0.00	0.00	0.00	7,006.00	(7,006.00)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	7,006.00	(7,006.00)	100.00
Fund 202 - ANOKA CO COMM DEV PROGRAMS:							
TOTAL REVENUES		0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		0.00	0.00	0.00	7,006.00	(7,006.00)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	(7,006.00)	7,006.00	100.00

PERIOD ENDING 11/30/2021

GL NUMBER	DESCRIPTION	2021 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 11/30/21	YTD BALANCE 11/30/2021	UNENCUMBERED BALANCE	% BDGT USED
Fund 204 - EDA ADMINISTRATION							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TAXES							
204.0000.31011	EDA CURRENT AD VALOREM	179,000.00	0.00	0.00	100,753.38	78,246.62	56.29
204.0000.31014	AREA WIDE TAX	76,500.00	0.00	0.00	31,151.68	45,348.32	40.72
204.0000.31020	DELNQ. AD VALOREM	0.00	0.00	0.00	2,121.25	(2,121.25)	100.00
TAXES		255,500.00	0.00	0.00	134,026.31	121,473.69	52.46
CHARGES FOR SERVICES							
204.0000.34112	ADMINISTRATIVE FEES	0.00	0.00	0.00	30.00	(30.00)	100.00
204.0000.34113	DEVELOPER FEES	0.00	0.00	0.00	2,000.00	(2,000.00)	100.00
CHARGES FOR SERVICES		0.00	0.00	0.00	2,030.00	(2,030.00)	100.00
Total Dept 0000 - NON-DEPARTMENTAL		255,500.00	0.00	0.00	136,056.31	119,443.69	53.25
TOTAL REVENUES		255,500.00	0.00	0.00	136,056.31	119,443.69	53.25
Expenditures							
Dept 6314 - ECONOMIC DEVELOPMENT AUTH							
OTHER SERVICES & CHARGES							
204.6314.43050	EXPERT & PROFESSIONAL SERV.	6,000.00	0.00	493.59	37,163.45	(31,163.45)	619.39
204.6314.43105	TRAINING & EDUCATION ACTIVITIES	1,000.00	0.00	0.00	114.15	885.85	11.42
204.6314.43210	TELEPHONE	700.00	0.00	6.35	674.42	25.58	96.35
204.6314.43220	POSTAGE	600.00	0.00	0.00	564.24	35.76	94.04
204.6314.43250	OTHER TELECOMMUNICATIONS	250.00	0.00	25.96	191.52	58.48	76.61
204.6314.43310	LOCAL TRAVEL EXPENSE	200.00	0.00	0.00	0.00	200.00	0.00
204.6314.43500	LEGAL NOTICE PUBLISHING	500.00	0.00	0.00	0.00	500.00	0.00
204.6314.43600	PROP & LIAB INSURANCE	3,200.00	0.00	266.67	2,933.37	266.63	91.67
204.6314.44000	REPAIR & MAINT. SERVICES	0.00	0.00	11.17	422.97	(422.97)	100.00
204.6314.44040	INFORMATION SYS:INTERNAL SVC	7,500.00	0.00	0.00	0.00	7,500.00	0.00
204.6314.44330	SUBSCRIPTION, MEMBERSHIP	750.00	0.00	0.00	0.00	750.00	0.00
204.6314.44380	COMMISSION & BOARDS	1,100.00	0.00	0.00	350.00	750.00	31.82
OTHER SERVICES & CHARGES		21,800.00	0.00	803.74	42,414.12	(20,614.12)	194.56
PERSONNEL SERVICES							
204.6314.41010	REGULAR EMPLOYEES	160,300.00	0.00	7,914.59	105,740.89	54,559.11	65.96
204.6314.41210	P.E.R.A. CONTRIBUTION	12,000.00	0.00	593.60	8,064.92	3,935.08	67.21
204.6314.41220	F.I.C.A. CONTRIBUTION	12,300.00	0.00	633.81	9,141.53	3,158.47	74.32
204.6314.41300	INSURANCE	23,700.00	0.00	859.44	19,461.86	4,238.14	82.12
204.6314.41510	WORKERS COMP INSURANCE PREM	1,300.00	0.00	40.45	593.03	706.97	45.62
PERSONNEL SERVICES		209,600.00	0.00	10,041.89	143,002.23	66,597.77	68.23
SUPPLIES							
204.6314.42000	OFFICE SUPPLIES	1,000.00	0.00	28.25	28.25	971.75	2.83
204.6314.42010	MINOR EQUIPMENT	500.00	0.00	0.00	0.00	500.00	0.00
204.6314.42011	END USER DEVICES	1,500.00	0.00	0.00	157.94	1,342.06	10.53
204.6314.42171	GENERAL SUPPLIES	100.00	0.00	0.00	0.00	100.00	0.00
204.6314.42175	FOOD SUPPLIES	100.00	0.00	0.00	0.00	100.00	0.00
SUPPLIES		3,200.00	0.00	28.25	186.19	3,013.81	

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS
 PERIOD ENDING 11/30/2021

Item 2.

GL NUMBER	DESCRIPTION	2021 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 11/30/21	YTD BALANCE 11/30/2021	UNENCUMBERED BALANCE	% BDGT USED
Fund 204 - EDA ADMINISTRATION							
Expenditures							
CONTINGENCIES & TRANSFERS							
204.6314.47100	OPER. TRANSFER OUT - LABOR	20,025.00	0.00	3,337.50	20,025.00	0.00	100.00
CONTINGENCIES & TRANSFERS		20,025.00	0.00	3,337.50	20,025.00	0.00	100.00
Total Dept 6314 - ECONOMIC DEVELOPMENT AUTH		254,625.00	0.00	14,211.38	205,627.54	48,997.46	80.76
TOTAL EXPENDITURES		254,625.00	0.00	14,211.38	205,627.54	48,997.46	80.76
Fund 204 - EDA ADMINISTRATION:							
TOTAL REVENUES		255,500.00	0.00	0.00	136,056.31	119,443.69	53.25
TOTAL EXPENDITURES		254,625.00	0.00	14,211.38	205,627.54	48,997.46	80.76
NET OF REVENUES & EXPENDITURES		875.00	0.00	(14,211.38)	(69,571.23)	70,446.23	7,951.00

PERIOD ENDING 11/30/2021

GL NUMBER	DESCRIPTION	2021 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 11/30/21	YTD BALANCE 11/30/2021	UNENCUMBERED BALANCE	% BDGT USED
Fund 228 - DOWNTOWN PARKING							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
MISCELLANEOUS							
228.0000.36225	NONDWELLING RENTS	31,200.00	0.00	2,600.00	28,600.00	2,600.00	91.67
MISCELLANEOUS		31,200.00	0.00	2,600.00	28,600.00	2,600.00	91.67
TRANSFERS & NON-REV RECEIPTS							
228.0000.39247	TRANSFER IN-SPECIAL PROJ REV	25,000.00	0.00	2,083.33	22,916.63	2,083.37	91.67
TRANSFERS & NON-REV RECEIPTS		25,000.00	0.00	2,083.33	22,916.63	2,083.37	91.67
Total Dept 0000 - NON-DEPARTMENTAL		56,200.00	0.00	4,683.33	51,516.63	4,683.37	91.67
TOTAL REVENUES		56,200.00	0.00	4,683.33	51,516.63	4,683.37	91.67
Expenditures							
Dept 6317 - DOWNTOWN PARKING							
OTHER SERVICES & CHARGES							
228.6317.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	3,718.20	(3,718.20)	100.00
228.6317.43600	PROP & LIAB INSURANCE	7,300.00	0.00	608.33	6,691.63	608.37	91.67
228.6317.43800	UTILITY SERVICES	0.00	0.00	0.00	187.67	(187.67)	100.00
228.6317.43810	ELECTRIC	12,000.00	0.00	1,020.76	10,636.71	1,363.29	88.64
228.6317.43820	WATER	750.00	0.00	0.00	115.09	634.91	15.35
228.6317.43850	SEWER	0.00	0.00	0.00	1,073.91	(1,073.91)	100.00
228.6317.44000	REPAIR & MAINT. SERVICES	36,150.00	0.00	2,862.76	15,803.85	20,346.15	43.72
228.6317.44020	BLDG MAINT CONTRACTUAL SERVICES	0.00	0.00	0.00	1,932.00	(1,932.00)	100.00
OTHER SERVICES & CHARGES		56,200.00	0.00	4,491.85	40,159.06	16,040.94	71.46
SUPPLIES							
228.6317.42171	GENERAL SUPPLIES	0.00	0.00	0.00	233.95	(233.95)	100.00
SUPPLIES		0.00	0.00	0.00	233.95	(233.95)	100.00
Total Dept 6317 - DOWNTOWN PARKING		56,200.00	0.00	4,491.85	40,393.01	15,806.99	71.87
TOTAL EXPENDITURES		56,200.00	0.00	4,491.85	40,393.01	15,806.99	71.87
Fund 228 - DOWNTOWN PARKING:							
TOTAL REVENUES		56,200.00	0.00	4,683.33	51,516.63	4,683.37	91.67
TOTAL EXPENDITURES		56,200.00	0.00	4,491.85	40,393.01	15,806.99	71.87
NET OF REVENUES & EXPENDITURES		0.00	0.00	191.48	11,123.62	(11,123.62)	100.00

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

GL NUMBER	DESCRIPTION	2021 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 11/30/21	YTD BALANCE 11/30/2021	UNENCUMBERED BALANCE	% BDGT USED
Fund 371 - TIF T4: KMART/CENTRAL AVE							
Expenditures							
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
371.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	405.00	3,405.00	(3,405.00)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	405.00	3,405.00	(3,405.00)	100.00
Total Dept 7000 - BONDS		0.00	0.00	405.00	3,405.00	(3,405.00)	100.00
TOTAL EXPENDITURES		0.00	0.00	405.00	3,405.00	(3,405.00)	100.00
Fund 371 - TIF T4: KMART/CENTRAL AVE:							
TOTAL REVENUES		0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		0.00	0.00	405.00	3,405.00	(3,405.00)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	(405.00)	(3,405.00)	3,405.00	100.00

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GL NUMBER	DESCRIPTION	2021 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 11/30/21	YTD BALANCE 11/30/2021	UNENCUMBERED BALANCE	% BDGT USED
Fund 372 - HUSET PARK AREA TIF (T6)							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TAXES							
372.0000.31010	CURRENT AD VALOREM	192,300.00	0.00	0.00	374,051.46	(181,751.46)	194.51
372.0000.31020	DELNQ. AD VALOREM	0.00	0.00	0.00	1,387.61	(1,387.61)	100.00
TAXES		192,300.00	0.00	0.00	375,439.07	(183,139.07)	195.24
MISCELLANEOUS							
372.0000.36210	INTEREST ON INVESTMENTS	1,000.00	0.00	0.00	0.00	1,000.00	0.00
MISCELLANEOUS		1,000.00	0.00	0.00	0.00	1,000.00	0.00
Total Dept 0000 - NON-DEPARTMENTAL							
		193,300.00	0.00	0.00	375,439.07	(182,139.07)	194.23
TOTAL REVENUES							
		193,300.00	0.00	0.00	375,439.07	(182,139.07)	194.23
Expenditures							
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
372.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	8,151.38	(8,151.38)	100.00
372.7000.43500	LEGAL NOTICE PUBLISHING	0.00	0.00	0.00	77.63	(77.63)	100.00
372.7000.44600	LOANS & GRANTS	0.00	0.00	0.00	335,390.74	(335,390.74)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	343,619.75	(343,619.75)	100.00
OTHER FINANCING USES							
372.7000.46010	PRINCIPAL	130,000.00	0.00	0.00	130,000.00	0.00	100.00
372.7000.46110	INTEREST	59,800.00	0.00	0.00	59,747.50	52.50	99.91
372.7000.46200	FISCAL AGENT CHARGES	1,200.00	0.00	0.00	475.00	725.00	39.58
372.7000.46210	MISCELLANEOUS FISCAL CHARGES	0.00	0.00	0.00	500.00	(500.00)	100.00
OTHER FINANCING USES		191,000.00	0.00	0.00	190,722.50	277.50	99.85
Total Dept 7000 - BONDS							
		191,000.00	0.00	0.00	534,342.25	(343,342.25)	279.76
TOTAL EXPENDITURES							
		191,000.00	0.00	0.00	534,342.25	(343,342.25)	279.76
Fund 372 - HUSET PARK AREA TIF (T6):							
TOTAL REVENUES		193,300.00	0.00	0.00	375,439.07	(182,139.07)	194.23
TOTAL EXPENDITURES		191,000.00	0.00	0.00	534,342.25	(343,342.25)	279.76
NET OF REVENUES & EXPENDITURES		2,300.00	0.00	0.00	(158,903.18)	161,203.18	6,908.83

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Fund 374 - TIF Z2: CENTRAL VALU CENTER							
Expenditures							
Dept 6412 - 43RD & CENTRAL: HYVEE							
OTHER SERVICES & CHARGES							
374.6412.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	1,177.41	(1,177.41)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	1,177.41	(1,177.41)	100.00
Total Dept 6412 - 43RD & CENTRAL: HYVEE		0.00	0.00	0.00	1,177.41	(1,177.41)	100.00
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
374.7000.43500	LEGAL NOTICE PUBLISHING	0.00	0.00	0.00	25.88	(25.88)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	25.88	(25.88)	100.00
Total Dept 7000 - BONDS		0.00	0.00	0.00	25.88	(25.88)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	1,203.29	(1,203.29)	100.00
Fund 374 - TIF Z2: CENTRAL VALU CENTER:							
TOTAL REVENUES		0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		0.00	0.00	0.00	1,203.29	(1,203.29)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	(1,203.29)	1,203.29	100.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS

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GL NUMBER	DESCRIPTION	2021 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 11/30/21	YTD BALANCE 11/30/2021	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	128,477.73	(128,477.73)	100.00
TAXES		0.00	0.00	0.00	128,477.73	(128,477.73)	100.00
Total Dept 0000 - NON-DEPARTMENTAL							
		0.00	0.00	0.00	128,477.73	(128,477.73)	100.00
TOTAL REVENUES							
		0.00	0.00	0.00	128,477.73	(128,477.73)	100.00
Expenditures							
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
375.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	1,208.61	(1,208.61)	100.00
375.7000.43500	LEGAL NOTICE PUBLISHING	0.00	0.00	0.00	25.88	(25.88)	100.00
375.7000.44600	LOANS & GRANTS	0.00	0.00	0.00	104,786.30	(104,786.30)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	106,020.79	(106,020.79)	100.00
Total Dept 7000 - BONDS							
		0.00	0.00	0.00	106,020.79	(106,020.79)	100.00
TOTAL EXPENDITURES							
		0.00	0.00	0.00	106,020.79	(106,020.79)	100.00
Fund 375 - TIF Z6: 47TH & GRAND:							
TOTAL REVENUES		0.00	0.00	0.00	128,477.73	(128,477.73)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	106,020.79	(106,020.79)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	22,456.94	(22,456.94)	100.00

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GL NUMBER	DESCRIPTION	2021 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 11/30/21	YTD BALANCE 11/30/2021	UNENCUMBERED BALANCE	% BDGT USED
Fund 376 - TIF DISTRICTS A3/C7/C8							
Expenditures							
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
376.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	1,124.62	(1,124.62)	100.00
376.7000.43500	LEGAL NOTICE PUBLISHING	0.00	0.00	0.00	25.88	(25.88)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	1,150.50	(1,150.50)	100.00
Total Dept 7000 - BONDS		0.00	0.00	0.00	1,150.50	(1,150.50)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	1,150.50	(1,150.50)	100.00
Fund 376 - TIF DISTRICTS A3/C7/C8:							
TOTAL REVENUES		0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		0.00	0.00	0.00	1,150.50	(1,150.50)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	(1,150.50)	1,150.50	100.00

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GL NUMBER	DESCRIPTION	2021 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 11/30/21	YTD BALANCE 11/30/2021	UNENCUMBERED BALANCE	% BDGT USED
Fund 389 - TIF R8 CRESTV/TRANSITION BLK							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TAXES							
389.0000.31010	CURRENT AD VALOREM	0.00	0.00	0.00	31,556.59	(31,556.59)	100.00
TAXES		0.00	0.00	0.00	31,556.59	(31,556.59)	100.00
Total Dept 0000 - NON-DEPARTMENTAL							
		0.00	0.00	0.00	31,556.59	(31,556.59)	100.00
TOTAL REVENUES							
		0.00	0.00	0.00	31,556.59	(31,556.59)	100.00
Expenditures							
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
389.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	1,432.56	(1,432.56)	100.00
389.7000.43500	LEGAL NOTICE PUBLISHING	0.00	0.00	0.00	25.88	(25.88)	100.00
389.7000.44600	LOANS & GRANTS	0.00	0.00	0.00	26,451.00	(26,451.00)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	27,909.44	(27,909.44)	100.00
Total Dept 7000 - BONDS							
		0.00	0.00	0.00	27,909.44	(27,909.44)	100.00
TOTAL EXPENDITURES							
		0.00	0.00	0.00	27,909.44	(27,909.44)	100.00
Fund 389 - TIF R8 CRESTV/TRANSITION BLK:							
TOTAL REVENUES		0.00	0.00	0.00	31,556.59	(31,556.59)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	27,909.44	(27,909.44)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	3,647.15	(3,647.15)	100.00

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GL NUMBER	DESCRIPTION	2021 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 11/30/21	YTD BALANCE 11/30/2021	UNENCUMBERED BALANCE	% BDGT USED
Fund 391 - SCATTERED SITE TIF W3/W4							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TAXES							
391.0000.31010	CURRENT AD VALOREM	0.00	0.00	0.00	21,883.98	(21,883.98)	100.00
TAXES		0.00	0.00	0.00	21,883.98	(21,883.98)	100.00
Total Dept 0000 - NON-DEPARTMENTAL							
TOTAL REVENUES		0.00	0.00	0.00	21,883.98	(21,883.98)	100.00
Expenditures							
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
391.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	1,867.74	(1,867.74)	100.00
391.7000.43500	LEGAL NOTICE PUBLISHING	0.00	0.00	0.00	51.72	(51.72)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	1,919.46	(1,919.46)	100.00
Total Dept 7000 - BONDS							
TOTAL EXPENDITURES		0.00	0.00	0.00	1,919.46	(1,919.46)	100.00
Fund 391 - SCATTERED SITE TIF W3/W4:							
TOTAL REVENUES		0.00	0.00	0.00	21,883.98	(21,883.98)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	1,919.46	(1,919.46)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	19,964.52	(19,964.52)	100.00

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GL NUMBER	DESCRIPTION	2021 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 11/30/21	YTD BALANCE 11/30/2021	UNENCUMBERED BALANCE	% BDGT USED
Fund 392 - TIF BB2 ALATUS 40TH AV							
Expenditures							
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
392.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	2,400.00	3,770.91	(3,770.91)	100.00
392.7000.43500	LEGAL NOTICE PUBLISHING	0.00	0.00	0.00	25.88	(25.88)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	2,400.00	3,796.79	(3,796.79)	100.00
Total Dept 7000 - BONDS		0.00	0.00	2,400.00	3,796.79	(3,796.79)	100.00
TOTAL EXPENDITURES		0.00	0.00	2,400.00	3,796.79	(3,796.79)	100.00
Fund 392 - TIF BB2 ALATUS 40TH AV:							
TOTAL REVENUES		0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		0.00	0.00	2,400.00	3,796.79	(3,796.79)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	(2,400.00)	(3,796.79)	3,796.79	100.00

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GL NUMBER	DESCRIPTION	2021 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 11/30/21	YTD BALANCE 11/30/2021	UNENCUMBERED BALANCE	% BDGT USED
Fund 393 - TIF ALATUS 4300 CENTRAL							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TRANSFERS & NON-REV RECEIPTS							
393.0000.39310	BOND PROCEEDS	0.00	0.00	0.00	5,935,000.00	(5,935,000.00)	100.00
TRANSFERS & NON-REV RECEIPTS		0.00	0.00	0.00	5,935,000.00	(5,935,000.00)	100.00
Total Dept 0000 - NON-DEPARTMENTAL		0.00	0.00	0.00	5,935,000.00	(5,935,000.00)	100.00
TOTAL REVENUES		0.00	0.00	0.00	5,935,000.00	(5,935,000.00)	100.00
Expenditures							
Dept 7000 - BONDS							
OTHER FINANCING USES							
393.7000.46210	MISCELLANEOUS FISCAL CHARGES	0.00	0.00	0.00	76,484.65	(76,484.65)	100.00
OTHER FINANCING USES		0.00	0.00	0.00	76,484.65	(76,484.65)	100.00
Total Dept 7000 - BONDS		0.00	0.00	0.00	76,484.65	(76,484.65)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	76,484.65	(76,484.65)	100.00
Fund 393 - TIF ALATUS 4300 CENTRAL:							
TOTAL REVENUES		0.00	0.00	0.00	5,935,000.00	(5,935,000.00)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	76,484.65	(76,484.65)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	5,858,515.35	(5,858,515.35)	100.00

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Fund 408 - EDA REDEVELOPMENT PROJECT FD							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TAXES							
408.0000.31012	HRA CURRENT AD VALOREM	175,000.00	0.00	0.00	96,226.80	78,773.20	54.99
408.0000.31014	AREA WIDE TAX	75,000.00	0.00	0.00	31,287.11	43,712.89	41.72
408.0000.31020	DELNQ. AD VALOREM	0.00	0.00	0.00	1,913.24	(1,913.24)	100.00
TAXES		250,000.00	0.00	0.00	129,427.15	120,572.85	51.77
MISCELLANEOUS							
408.0000.36290	OTHER MISC. REVENUE	0.00	0.00	0.00	1,243.29	(1,243.29)	100.00
MISCELLANEOUS		0.00	0.00	0.00	1,243.29	(1,243.29)	100.00
Total Dept 0000 - NON-DEPARTMENTAL							
		250,000.00	0.00	0.00	130,670.44	119,329.56	52.27
TOTAL REVENUES							
		250,000.00	0.00	0.00	130,670.44	119,329.56	52.27
Expenditures							
Dept 6314 - ECONOMIC DEVELOPMENT AUTH							
OTHER SERVICES & CHARGES							
408.6314.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	3,377.76	6,257.76	(6,257.76)	100.00
408.6314.44600	LOANS & GRANTS	0.00	0.00	1,750.00	6,750.00	(6,750.00)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	5,127.76	13,007.76	(13,007.76)	100.00
Total Dept 6314 - ECONOMIC DEVELOPMENT AUTH							
		0.00	0.00	5,127.76	13,007.76	(13,007.76)	100.00
Dept 6414 - COMMERCIAL REVITALIZATION							
OTHER SERVICES & CHARGES							
408.6414.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	367.18	32,763.37	(32,763.37)	100.00
408.6414.43810	ELECTRIC	0.00	0.00	15.08	239.87	(239.87)	100.00
408.6414.43820	WATER	0.00	7,540.00	0.00	162.82	(7,702.82)	100.00
408.6414.43830	GAS	0.00	0.00	38.68	535.23	(535.23)	100.00
408.6414.43850	SEWER	0.00	8,690.00	0.00	0.00	(8,690.00)	0.00
408.6414.44360	PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	84,280.25	(84,280.25)	100.00
408.6414.44600	LOANS & GRANTS	50,000.00	0.00	0.00	0.00	50,000.00	0.00
OTHER SERVICES & CHARGES		50,000.00	16,230.00	420.94	117,981.54	(84,211.54)	268.42
PERSONNEL SERVICES							
408.6414.41010	REGULAR EMPLOYEES	0.00	0.00	0.00	1,135.85	(1,135.85)	100.00
408.6414.41210	P.E.R.A. CONTRIBUTION	0.00	0.00	0.00	85.18	(85.18)	100.00
408.6414.41220	F.I.C.A. CONTRIBUTION	0.00	0.00	0.00	83.76	(83.76)	100.00
408.6414.41300	INSURANCE	0.00	0.00	0.00	221.41	(221.41)	100.00
408.6414.41510	WORKERS COMP INSURANCE PREM	0.00	0.00	0.00	33.28	(33.28)	100.00
PERSONNEL SERVICES		0.00	0.00	0.00	1,559.48	(1,559.48)	100.00
CAPITAL OUTLAY							
408.6414.45110	LAND	200,000.00	0.00	0.00	228,893.86	(28,893.86)	114.45
CAPITAL OUTLAY		200,000.00	0.00	0.00	228,893.86	(28,893.86)	114.45

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS

Item 2.

PERIOD ENDING 11/30/2021

GL NUMBER	DESCRIPTION	2021 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 11/30/21	YTD BALANCE 11/30/2021	UNENCUMBERED BALANCE	% BDGT USED
Fund 408 - EDA REDEVELOPMENT PROJECT FD							
Expenditures							
Total Dept 6414 - COMMERCIAL REVITALIZATION		250,000.00	16,230.00	420.94	348,434.88	(114,664.88)	145.87
Dept 6416 - 3989 CENTRAL AVE							
OTHER SERVICES & CHARGES							
408.6416.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	10,498.10	(10,498.10)	100.00
OTHER SERVICES & CHARGES							
		0.00	0.00	0.00	10,498.10	(10,498.10)	100.00
Total Dept 6416 - 3989 CENTRAL AVE		0.00	0.00	0.00	10,498.10	(10,498.10)	100.00
Dept 9999 - CONSTRUCTION							
OTHER SERVICES & CHARGES							
408.9999.43050.2014	EXPERT & PROFESSIONAL SERV.	0.00	0.00	6,684.30	274,358.55	(274,358.55)	100.00
408.9999.43310.2011	LOCAL TRAVEL EXPENSE	0.00	0.00	0.00	22.00	(22.00)	100.00
408.9999.43500.2014	LEGAL NOTICE PUBLISHING	0.00	0.00	0.00	311.35	(311.35)	100.00
408.9999.44000.2014	REPAIR & MAINT. SERVICES	0.00	0.00	13,869.00	13,869.00	(13,869.00)	100.00
408.9999.44100.2014	RENTS & LEASES	0.00	0.00	0.00	175.00	(175.00)	100.00
OTHER SERVICES & CHARGES							
		0.00	0.00	20,553.30	288,735.90	(288,735.90)	100.00
SUPPLIES							
408.9999.42160.2014	MAINT & CONSTRUCTION MATERIALS	0.00	0.00	908.91	1,940.78	(1,940.78)	100.00
408.9999.42171.2014	GENERAL SUPPLIES	0.00	0.00	0.00	9.89	(9.89)	100.00
SUPPLIES							
		0.00	0.00	908.91	1,950.67	(1,950.67)	100.00
Total Dept 9999 - CONSTRUCTION		0.00	0.00	21,462.21	290,686.57	(290,686.57)	100.00
TOTAL EXPENDITURES		250,000.00	16,230.00	27,010.91	662,627.31	(428,857.31)	271.54
Fund 408 - EDA REDEVELOPMENT PROJECT FD:							
TOTAL REVENUES		250,000.00	0.00	0.00	130,670.44	119,329.56	52.27
TOTAL EXPENDITURES		250,000.00	16,230.00	27,010.91	662,627.31	(428,857.31)	271.54
NET OF REVENUES & EXPENDITURES		0.00	(16,230.00)	(27,010.91)	(531,956.87)	548,186.87	100.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS
 PERIOD ENDING 11/30/2021

Item 2.

GL NUMBER	DESCRIPTION	2021 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 11/30/21	YTD BALANCE 11/30/2021	UNENCUMBERED BALANCE	% BDGT USED
Fund 420 - CAP IMPROVEMENT-DEVELOPMENT							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
MISCELLANEOUS							
420.0000.36216	LOAN INTEREST	0.00	0.00	0.00	323.71	(323.71)	100.00
MISCELLANEOUS		0.00	0.00	0.00	323.71	(323.71)	100.00
Total Dept 0000 - NON-DEPARTMENTAL							
		0.00	0.00	0.00	323.71	(323.71)	100.00
TOTAL REVENUES							
		0.00	0.00	0.00	323.71	(323.71)	100.00
Fund 420 - CAP IMPROVEMENT-DEVELOPMENT:							
TOTAL REVENUES							
		0.00	0.00	0.00	323.71	(323.71)	100.00
TOTAL EXPENDITURES							
		0.00	0.00	0.00	0.00	0.00	0.00
NET OF REVENUES & EXPENDITURES							
		0.00	0.00	0.00	323.71	(323.71)	100.00
TOTAL REVENUES - ALL FUNDS							
		755,000.00	0.00	4,683.33	6,810,924.46	(6,055,924.46)	902.11
TOTAL EXPENDITURES - ALL FUNDS							
		751,825.00	16,230.00	48,519.14	1,671,886.03	(936,291.03)	224.54
NET OF REVENUES & EXPENDITURES							
		3,175.00	(16,230.00)	(43,835.81)	5,139,038.43	(5,119,633.43)	1,348.30

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

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

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

WHEREAS, the financial statements for the months of October, and November 2021 have been reviewed by the EDA Commission; and

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

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

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

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

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

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

ORDER OF ECONOMIC DEVELOPMENT AUTHORITY

Passed this 3rd day of January, 2022

Offered by:

Seconded by:

Roll Call:

President

Attest:

Assistant Secretary

AGENDA SECTION	BUSINESS ITEMS
MEETING DATE	JANUARY 3, 2022

ITEM:	Election of Economic Development Authority Officers
DEPARTMENT: Community Development	BY/DATE: Aaron Chirpich - 2/29/2021

BACKGROUND:

Pursuant to the bylaws of the Columbia Heights Economic Development Authority (the “EDA”), officers are required to be elected annually. The 2021 EDA officers that served are as follows:

- President – Marlaine Szurek
- Vice President – Connie Buesgens
- Treasurer – Gerry Herringer

In order for an EDA Commissioner to be considered for an officer position, an EDA Commissioner must be nominated by another commissioner, or by him or herself. The bylaws require that the Executive Director or his/her designee conduct the following nomination process.

1. President
 - a. Please provide all nominations for President of the EDA.
 - b. Vote individually for each nominated member.
 - c. The member with the most votes is declared the President of the EDA by the Executive Director.
2. Vice President
 - a. Please provide all nominations for Vice President of the EDA.
 - b. Vote individually for each nominated member.
 - c. The member with the most votes is declared the Vice President of the EDA by the Executive Director.
3. Treasurer
 - a. Please provide all nominations for Treasurer of the EDA.
 - b. Vote individually for each nominated member.
 - c. The member with the most votes is declared the Treasurer of the EDA by the Executive Director.

Furthermore, it should be noted that the EDA bylaws require the City Manager (Kelli Bourgeois) to serve as the “Executive Director”, the Community Development Director to serve as “Deputy Director” and the Finance Director to serve as the “Assistant Treasurer”. The bylaws also specify that the position of “Secretary” be appointed by the EDA. Thus, it is recommended that the Community Development Department’s Administrative Assistant, serve as the Secretary. Staff recommends approval of the following motions:

RECOMMENDED MOTION(S):**MOTION:** Move to elect _____ as President of the Economic Development Authority.**MOTION:** Move to elect _____ as Vice President of the Economic Development Authority.**MOTION:** Move to elect _____ as Treasurer of the Economic Development Authority.

Following ratification of the above motions, the newly elected President of the EDA will preside over the remainder of the meeting.

AGENDA SECTION	BUSINESS ITEMS
MEETING DATE	JANUARY 3, 2022

ITEM:	Designate Official Depositories of the Economic Development Authority
DEPARTMENT: Community Development	BY/DATE: Aaron Chirpich – 12/29/21

BACKGROUND:

The EDA is required to designate by resolution the depositories used for its funds and investments. The attached resolution follows the general format of resolutions passed in previous years by the EDA and City. Most general banking transactions of the EDA and City are conducted through Northeast Bank. Accounts are also maintained at Wells Fargo Bank of Minnesota, N.A., for certain specialized services such as payroll and debt service payments.

The only material difference between this proposed resolution and the resolution adopted annually by the City Council is that the EDA resolution allows for the EDA's funds to be held in accounts under the name of the City. This has always been the EDA's practice. Since the creation of the EDA in 1996, it has never had a separate checking account under its own name. All EDA expenditures since its inception have been made using checks drawn in the City's name on behalf of the EDA. Staff recommends maintaining these two banking relationships, as they meet the EDA's current needs, and provide capacity for addressing the EDA's evolving needs for electronic banking services.

Under this resolution, investment firms used for the pooled investments of the EDA and City must have an office in the State of Minnesota, and all investments must comply with authorized investments as set forth in Minnesota statutes.

RECOMMENDED MOTION(S):
<p>MOTION: Move to waive the reading of Resolution 2022-02, there being ample copies available to the public.</p> <p>MOTION: Move to adopt Resolution 2022-02, a resolution designating official depositories, for the Columbia Heights Economic Development Authority.</p>

ATTACHMENT(S):

- Resolution 2022-02

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

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

ORDER OF BOARD

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

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

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

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

City Mayor
City Manager
City Finance Director

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

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

City Mayor
City Manager
City Finance Director

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

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

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

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

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

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

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

ORDER OF ECONOMIC DEVELOPMENT AUTHORITY

Passed this 3rd day of January, 2022

Offered by:

Seconded by:

Roll Call:

President

Attest:

Secretary

AGENDA SECTION	BUSINESS ITEMS
MEETING DATE	JANUARY 3, 2022

ITEM:	Resolution of Support for Tax Increment Financing
DEPARTMENT: Community Development	BY/DATE: Aaron Chirpich – 12/29/21

BACKGROUND:

In May 2021, the EDA received an application for financial assistance from Reuter Walton Development requesting a total of \$1.8 million of public assistance to construct a 62-unit affordable housing complex on the City's vacant development site located behind the Public Safety campus. Reuter Walton specifically requested Tax Increment Financing (TIF) in the amount of \$1,498,000 and a local grant of \$300,000. The project is proposed to start in the spring of 2022 with an anticipated project cost of approximately \$20 million. Reuter Walton and the City are also partnering with Southern Anoka Community Assistance (SACA) to develop a new food shelf on the same development site.

The City's public financing consultant, Ehlers has reviewed the proposed project; specifically the budget and pro forma for the apartments based on industry standards for construction, land acquisition, and project costs. Based on their review, Ehlers has determined that the requested financial assistance is more than what is necessary for the project to be financially feasible. Ehlers has concluded that the project would require no more than \$680,000 in TIF assistance payable over a 15 year term. A copy of the memo detailing the Ehlers analysis is attached to this report.

RESOLUTION OF SUPPORT:

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

METROPOLITAN COUNCIL GRANT:

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

RECOMMEDATION:

Staff is amenable to passing the attached resolution of support for TIF assistance, as doing so does not obligate the City or EDA to any form of an actual TIF agreement. Passing the resolution will convey the City's willingness to provide assistance if warranted. Ultimately, further review of the project pro forma may conclude that zero assistance is required.

RECOMMENDED MOTION(S):

MOTION: Move to waive the reading of Resolution 2022-03, there being ample copies available to the public.

MOTION: Move to adopt Resolution 2022-03, a resolution of the Columbia Heights Economic Development Authority supporting use of tax increment financing for a rental housing development project.

ATTACHMENT(S):

- Resolution 2022-03
- TIF Analysis Memo from Ehlers

THE COLUMBIA HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY

RESOLUTION No. 2022-03

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

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

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

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

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

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

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

President

ATTEST:

Executive Director

MEMORANDUM

TO: Aaron Chirpich – Community Development Director
 FROM: Keith Dahl & Stacie Kvilvang – Ehlers
 DATE: December 2, 2021
 SUBJECT: Reuter Walton Development – Analysis of Financial Request

In May 2021, the EDA received an application for financial assistance from Reuter Walton requesting a total of \$1.8 million of public assistance to construct a 62-unit workforce housing apartment. They specifically requested Tax Increment Financing (TIF) in the amount of \$1,498,000 and a local grant of \$300,000. The project is proposed to start in 2022 with an anticipated project cost of approximately \$20.15 million.

This memo has been prepared by Ehlers to conduct a review of the proposed project, specifically the budget and pro forma based on industry standards for construction, land acquisition, and project costs; as well as to ensure that all development costs, revenues, and expenditures have been appropriately accounted for and considered.

Based on our review, the requested financial assistance is more than what is necessary for the project to be “financially feasible”. We’ve concluded that this project would require no more than \$680,000 of public assistance. The tables below provide a summary of the sources and uses based upon the reduced public assistance amount.

SOURCES			
	Amount	Pct.	Per Unit
First Mortgage	9,749,000	48%	157,242
TIF Mortgage	680,000	3%	10,968
Tax Credits	8,392,675	42%	135,366
Deferred Developer Fee (55% of Total Fee)	1,330,792	7%	21,464
TOTAL SOURCES	20,152,467	100%	325,040

USES			
	Amount	Pct.	Per Unit
Acquisition Costs	450,000	2%	7,258
Construction Costs	14,755,270	73%	237,988
Professional Services	840,000	4%	13,548
Financing Costs	1,252,940	6%	20,209
Developer Fee	2,419,669	12%	39,027
Cash Accounts/Escrows/Reserves	434,588	2%	7,009
TOTAL USES	20,152,467	100%	325,040

Pro Forma Analysis:

Overall, the information contained in the development pro forma generally meets the expectations of a rental housing project utilizing 4% low-income housing tax credits (LIHTC) and other sources of public financial assistance.

1. **Acquisition Costs** – The proposed land acquisition cost is proposed to be \$450,000, or \$7,258 per unit. Similar projects typically range between \$7,500 to \$15,000 per unit. The cost for land acquisition is slightly below the typical range.
2. **Total Development Costs (TDC)** – The TDC is approximately \$20.15 million or \$325,000 per unit. Under current market conditions, similar projects have generally ranged between \$250,000 and \$340,000 per unit so the costs are in line with what we'd expect (the TDC includes the cost to construct an underground stormwater system for the neighboring assisted living facility).
3. **Developer Fee** – The proposed developer fee is approximately 12% of the TDC, which is within the allowable range for LIHTC projects, 8 - 15%. In addition, Reuter Walton is deferring approximately 55% of its fee to close the financial gap. Instead of Reuter Walton being compensated up-front for their time and resources, they will be paid out of available cash flow on the back end of the project.
4. **Rents** – The proposed project will have all 62 units affordable to households at or below 60% Area Median Income (AMI). Rent and income limits are derived by the United States Department of Housing and Urban Development (HUD) on an annual basis and are gross rents, meaning utilities are included in the maximum rent a developer may charge to a qualifying tenant. The incomes and rents noted in the following tables are for 2021. It should also be noted that typically developers may charge for underground parking. This generally ranges from \$40 - \$60 a month. However, as a condition of City Council approval to sell the land, underground parking is required to be provided free of charge.

Income Limits by Household Size (2021)

	1	2	3	4	5	6	7	8
60%	44,100	50,400	56,700	62,940	67,980	73,020	78,060	83,100

Maximum Gross Rents by Bedroom Size (2021)

	Studio	1	2	3	4	5	6
60%	1,102	1,181	1,471	1,636	1,825	2,014	2,202

METRO33460M33460

Minneapolis-St. Paul-Bloomington, MN-WI HUD Metro FMR Area

5. **Operating Expenses** – The operating expenses on a per unit basis for the project are \$3,650, which is within the typical market range of \$3,500 to \$4,500 per unit per year. Please note that this per unit expense is before management fees, property taxes, and replacement reserves.
6. **Management Fee** – The proposed management fee is 5.0% of the effective gross income of the project. This is on the higher end of the typical range of 3% to 5% but is an acceptable percentage.
7. **Reserves** – The annual deposit to replacement reserves is set at \$250 per unit per year. Typical deposits to the replacement reserve range between \$250 - \$450.
8. **Low-income Housing Tax Credits (LIHTC)** – The project anticipated tax credit pricing of \$0.86 for every \$1.00 of available tax credits, which generated about \$8 million of proceeds for the project. We reviewed the project with a tax credit price of \$0.89 based on other comparable projects we've reviewed lately. This increases the proceeds for the project to slightly under \$8.4 million.
9. **TIF Assistance** – In total, the requested \$1,800,000 of public assistance is more than what is necessary for the project to become “financially feasible”. We’ve concluded that this project would require up to \$680,000 of TIF assistance which represents approximately 3.4% of the TDC. Generally, public assistance for LIHTC projects is within a range of 4-10% of total development costs.

Recommendation:

Based on our review of Reuter Walton’s pro forma and under current market conditions, the project may not reasonably be expected to occur solely through private investment within the near future. The cost associated with development of this project is only feasible, in part, through public financial assistance from the EDA. We conclude approving a resolution of financial support in an amount not to exceed \$680,000 is warranted for this project.

Please contact Keith Dahl or Stacie Kvilvang at 651-697-8500 with any questions.