



**CITY COUNCIL MEETING**  
**City Hall—Council Chambers, 590 40th Ave NE**  
**Monday, May 24, 2021**  
**7:00 PM**

**Mayor**  
Amada Márquez Simula  
**Councilmembers**  
John Murzyn, Jr.  
Connie Buesgens  
Nick Novitsky  
Kt Jacobs  
**City Manager**  
Kelli Bourgeois

---

**AGENDA**

**NOTICE THAT THIS MEETING MAY BE CONDUCTED BY A COMBINATION OF IN-PERSON AND ELECTRONIC MEANS**

*Following a determination by City Manager Kelli Bourgeois, and emergencies declared by the United States, The State of Minnesota, and the Columbia Heights Mayor & City Council, this meeting may, pursuant to Minn. Stat. § 13D.021, occur by a combination of in-person and electronic means. In all meeting formats, members of the public who wish to attend may do so by attending in-person, by calling 1-312-626-6799 and entering **meeting ID 818 1674 2219**, or by Zoom at <https://us02web.zoom.us/j/81816742219> at the scheduled meeting time. For questions regarding this notice, please contact the City Clerk at (763) 706-3611.*

**CALL TO ORDER/ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**MISSION STATEMENT**

*Our mission is to provide the highest quality public services. Services will be provided in a fair, respectful and professional manner that effectively addresses changing citizen and community needs in a fiscally-responsible and customer-friendly manner.*

**APPROVAL OF AGENDA**

*(The Council, upon majority vote of its members, may make additions and deletions to the agenda. These may be items submitted after the agenda preparation deadline.)*

**PROCLAMATIONS, PRESENTATIONS, RECOGNITION, ANNOUNCEMENTS, GUESTS**

**A. Centennial Celebration Update**

**CONSENT AGENDA**

*(These items are considered to be routine by the City Council and will be enacted as part of the Consent Agenda by one motion. Items removed from consent agenda approval will be taken up as the next order of business.)*

MOTION: Move to approve the Consent Agenda as presented.

**1. Approve April 26, 2021 Board of Appeal and Equalization Minutes**

MOTION: Move to approve the Board of Appeal and Equalization minutes of April 26, 2021

**2. Approve May 3, 2021 Work Session Minutes**

MOTION: Move to approve the minutes of the City Council Work Session of May 3, 2021

**3. Approve May 10, 2021 City Council Meeting Minutes**

MOTION: Move to approve the City Council Meeting minutes of May 10, 2021

**4. Final Payment 2020 Sanitary Sewer Lining, Project No. 2004**

MOTION: Move to accept the work for the 2020 Sanitary Sewer Lining, City Project No. 2004, and authorize final payment of \$21,665.18 to Insituform Technologies USA, LLC of Dallas, TX.

**5. Approve Permits for the 2021 Jamboree**

MOTION: Move to authorize staff to close Huset Parkway from 39th to 40th Avenues for the time period from Tuesday afternoon, June 22, through Sunday, June 27, 2021.

MOTION: Move to authorize the Police Department to issue a parade permit for the Jamboree Parade to be held on Friday, June 25, 2021 beginning at 6:00 p.m. for the following streets: Central Avenue from 45th Avenue to 40th Avenue, west on 40th Avenue to 5th Street and 5th Street to Mill Street.

MOTION: Move to authorize fireworks at dusk on Saturday, June 26, 2021 and to waive the Fire Department fireworks display permit fee.

**6. Resolution 2021-48 Providing for the Sale of \$6,000,000 in Taxable General Obligation Temporary Tax Increment Bonds, Series 2021A**

MOTION: Move to waive the reading of Resolution 2021-48, there being ample copies available to the public.

MOTION: Move to adopt Resolution 2021-48, providing for the sale of \$6,000,000 in taxable general obligation temporary tax increment bonds, Series 2021A.

**7. Rental Occupancy Licenses for Approval**

MOTION: Move to approve the items listed for rental housing license applications for May 24, 2021, in that they have met the requirements of the Property Maintenance Code.

**8. License Agenda**

MOTION: Move to approve the items as listed on the business license agenda for May 24, 2021 as presented.

**9. Review of Bills**

MOTION: Move that in accordance with Minnesota Statute 412.271, subd. 8 the City Council has reviewed the enclosed list of claims paid by check and by electronic funds transfer in the amount of \$1,539,633.76.

**PUBLIC HEARINGS**

**10. Consideration of Resolution 2021-49, Revocation of the License to Operate or the ability to obtain a Rental License within the City of Columbia Heights against the Rental Property at 4655 Pierce Street NE for Failure to Meet the Requirements of the Residential Maintenance Codes.**

MOTION: Move to close the public hearing and waive the reading of Resolution 2021-49, there being ample copies available to the public.



MOTION: Move to adopt Resolution 2021-49, being a Resolution of the City Council of the City of Columbia Heights approving revocation pursuant to City Code, Chapter 5A, Article IV, Section 5A.408(A) of the rental license listed.

**11. Second Reading of Ordinance No. 1666, an Ordinance pertaining to the rezoning of certain property located at 825 41st Avenue NE, from Multiple-Family Residential District to PUD, Planned Unit Development District No. 2021-01. This proposal also includes Resolution No. 2021-44, Resolution No. 2021-45, Resolution No. 2021-46, and Resolution No. 2021-47, resolutions approving easement vacations, preliminary plat, and PUD District Plan for property located at 825 41st Avenue NE.**

MOTION: Move to waive the reading of Ordinance No. 1666, there being ample copies available to the public.

MOTION: Move to open and continue the public hearing for the second reading of Ordinance No. 1666, being an Ordinance pertaining to the rezoning of certain property located at 825 41st Avenue NE, from Multiple-Family Residential District to PUD, Planned Unit Development District No. 2021-01, to June 14, 2021, at approximately 7:00 p.m. in the City Council Chambers.

MOTION: Move to waive the readings of Resolution No. 2021-44, Preliminary Plat Approval; Resolution No. 2021-45, Easement Vacation; Resolution No. 2021-46, Easement Vacation; and Resolution No. 2021-47, PUD District Plan, there being ample copies available to the public.

MOTION: Move to open and continue the public hearing for Resolution No. 2021-44, Resolution No. 2021-45, Resolution No. 2021-46, and Resolution No. 2021-47 to the June 14, 2021, at approximately 7:00 p.m. in the City Council Chambers.

**12. First Reading of Ordinance 1667, an Ordinance amending Chapter 5.3 of the Columbia Heights City Code to update the legal age required to purchase tobacco, and prohibit smoking and sampling indoors.**

MOTION: Move to waive the reading of Ordinance No. 1667, there being ample copies available to the public.

MOTION: Move to set the second reading of Ordinance No. 1667, being an Ordinance amending Chapter 5.3 of the Columbia Heights City Code to update the legal age to purchase tobacco, and prohibit smoking and sampling indoors, for June 14, 2021 at approximately 7:00 p.m. in the City Council chambers.

**13. Approval of Franchise Extension Agreement and First Reading of Ordinance 1668**

MOTION: Move to approve the Franchise Extension Agreement with Comcast of Minnesota, Inc.

MOTION: Move to waive the reading of Ordinance 1668, there being ample copies available to the public.

MOTION: Move to set the second of Ordinance 1668, Cable Television Franchise Ordinance Amendment, for June 14, 2021, at approximately 7:00 p.m. in the City Council Chambers.

**ITEMS FOR CONSIDERATION**

## Ordinances and Resolutions

### **14. Approval of Memorandum of Understanding with Southern Anoka Community Assistance (SACA) for sale of a portion of the Public Safety Outlot.**

MOTION: Move to waive the reading of Resolution 2021-50, there being ample copies available to the public.

MOTION: Move to adopt Resolution 2021-50, a resolution for the City of Columbia Heights, Minnesota, approving memorandum of understanding with Southern Anoka Community Assistance for the sale of a portion of the Public Safety outlot located at 825 41st Avenue NE.

## CITY COUNCIL AND ADMINISTRATIVE REPORTS

**Report of the City Council**

**Report of the City Manager**

**Report of the City Attorney**

## COMMUNITY FORUM

*At this time, individuals may address the City Council about any item not included on the regular agenda. All individuals whether attending in-person or virtually may participate. Speakers that are in-person are requested to come to the podium. All speakers need to state their name and connection to Columbia Heights, and limit their comments to five (5) minutes. All speakers are also asked to fill out this information as well as their address on a form for the Council Secretary's record. Those in attendance virtually should send this information in the chat function to the moderator. The City Council will listen to brief remarks, ask clarifying questions, and if needed, request staff to follow up or direct the matter to be added to an upcoming agenda. Generally, the City Council will not take official action on items raised at the Community Forum at the meeting on which they are raised.*

## 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.*



# BOARD OF APPEAL AND EQUALIZATION

City Hall—Council Chambers, 590 40th Ave NE

Monday, April 26, 2021

6:00 PM

## MINUTES

**Mayor**

*Amada Márquez Simula*

**Councilmembers**

*John Murzyn, Jr.*

*Connie Buesgens*

*Nick Novitsky*

*Kt Jacobs*

**City Manager**

*Kelli Bourgeois*

The following are the minutes for the Columbia Heights Board of Appeal and Equalization Meeting held at 6:00 pm on Monday, April 26, 2021 in the City Council Chambers, City Hall, 590 40<sup>th</sup> Avenue NE, Columbia Heights, Minnesota. Due to the COVID-19 pandemic, this hybrid meeting was held both virtually and in-person.

### CALL TO ORDER/ROLL CALL

Mayor Márquez Simula called the meeting to order at 6:00 pm.

Present: Mayor Márquez Simula; Councilmember Buesgens; Councilmember Jacobs; Councilmember Murzyn, Jr.

Absent: Councilmember Novitsky

Also Present: Kelli Bourgeois, City Manager; Brandon Hodge, Anoka County Residential Appraiser; Jim Hughes, Anoka County Senior/Commercial Appraiser; Diana Stellmach, Anoka County Deputy County Assessor; Nicole Tingley, City Clerk; Julia Zhou

### MEETING ITEMS

#### 1. Statement of Purpose of the Board of Review

Mayor Márquez Simula read the Statement of Purpose of the Board of Review as follows: "To review the property valuations as of January 2, 2021, for taxes payable 2022, and to hear appeals from property owners who feel aggrieved or have questions regarding property valuations"

#### 2. Introduction

City Manager Bourgeois introduced the Anoka County Appraisers present. Deputy County Appraiser Stellmach gave an overview of the 2021 Assessors Report. Stellmach stated that generally the residential market has had a steep incline. She also noted that Anoka County has concerns regarding commercial and industrial properties, but they had not yet seen the sales that might fall out due to COVID-19 pandemic. Stellmach stated that she also has a list of parcels that were reviewed within 10 days of the meeting and statutorily they need to be read in.

#### 3. Questions and Answers Regarding Property Values

Ms. Zhou expressed concerns regarding the increase in valuation of two properties that she owns. The first one was 4111 Central Avenue NE (PID 36-30-24-23-0149) which is a multi-tenant office building. Zhou noted that she has vacancies within the building as businesses are closing and fewer businesses are looking for office spaces. Zhou added that last year

the valuation increased 10% and this year the valuation increased another 13-15% even though sales went down.

Deputy County Appraiser Stellmach stated that she thinks that the appraisers should review the property regarding vacancies. She stated that she could review the property with Senior/Commercial Appraiser Hughes and the board would have to reconvene or they could direct the County to review it and if the property owner is not happy with the results she could appeal to the Anoka County Board of Appeals.

The Board directed Anoka County to review the property 4111 Central Avenue NE.

The next property Zhou expressed concerns regarding the increase in valuation was 1480 47<sup>th</sup> Avenue NE (PID 25-30-24-34-0039) which is an apartment building. Zhou noted that there are vacancies in the building. Additionally, some tenants are not paying rent and she is not able to evict them currently due to Minnesota's eviction moratorium. Zhou added that the valuation increased 22.2%.

Deputy County Appraiser Stellmach stated that she thinks that the appraisers should review the property regarding vacancies. She stated that she could review the property with Anoka County appraiser who specializes in apartments (not present at the meeting) and the board would have to reconvene or they could direct the County to review it and if the property owner is not happy with the results she could appeal to the Anoka County Board of Appeals.

The Board directed Anoka County to review the property 1480 Central Avenue NE.

**4. Council Actions Regarding Specific Cases or Cases on which Additional Information is Required**

Deputy County Appraiser Stellmach stated there are two properties that wanted to be read into the minutes. Anoka County is in the process of reviewing them and they did not want to make an appearance, but wanted to keep their options open. Those properties were 35-30-24-44-0158 and 25-30-24-23-0048. One is a commercial property and the other is a single family home.

Stellmach noted there was a 4-plex apartment in which the valuation changed. The PID is 35-30-24-33-0003. The value was \$489,600 and was reduced to \$440,000.

Finally Stellmach stated that there are a set of properties in which the valuation needs to be decreased. This is the building of office condos located at 4141 Central Avenue NE. Each condo has a separate parcel number. Stellmach noted the sales of office condos in the county this year were not comparable to this building so that is why it is being decreased. The table on the next page shows the original valuation and revised valuation by parcel number.

PID	Original Valuation	Revised Valuation
36-30-24-23-0402	\$162,995	\$157,800
36-30-24-23-0403	\$174,650	\$168,900
36-30-24-23-0404	\$152,285	\$147,600
36-30-24-23-0405	\$149,800	\$145,500
36-30-24-23-0406	\$111,605	\$107,900
36-30-24-23-0407	\$81,660	\$78,900
36-30-24-23-0408	\$138,140	\$133,500
36-30-24-23-0409	\$117,940	\$113,400

*Motion by Councilmember Murzyn, Jr., seconded by Councilmember Jacobs, to adopt the 2021 Assessment Rolls as presented. A roll call vote was taken. All Ayes, Motion Carried 4-0.*

**ADJOURNMENT**

Mayor Márquez Simula adjourned the meeting at 6:31 p.m.

Respectfully Submitted,

---

Nicole Tingley, City Clerk/Council Secretary



**CITY COUNCIL WORK SESSION**  
**Public Safety Bldg—Training Room, 825 41st Ave NE**  
**Monday, May 03, 2021**  
**7:00 PM**

**Mayor**  
*Amada Márquez Simula*  
**Councilmembers**  
*John Murzyn, Jr.*  
*Connie Buesgens*  
*Nick Novitsky*  
*Kt Jacobs*  
**City Manager**  
*Kelli Bourgeois*

## MINUTES

### ORDER/ROLL CALL

Mayor Márquez Simula called the work session to order at 7:15 pm.

Present: Mayor Márquez Simula, Councilmembers Buesgens, Jacobs, Murzyn, Jr., and Novitsky

Also Present: Lenny Austin, Police Chief; Kelli Bourgeois, City Manager; Aaron Chirpich, Community Development Director; Kevin Hansen, Public Works Director/City Engineer; Matt Markham, Police Captain; Ben Sandell, Communications Coordinator; Nicole Tingley, City Clerk

### WORK SESSION ITEMS

**1. Update on Sewer Modeling for Sanitary Sewer Collection District 1**

Public Works Director Hansen provided an update on the status of sewer modeling that is underway in Sanitary Sewer Collection District 1 and an overview of sanitary sewer issues in that district.

Hansen showed the Council a map of the sanitary sewer collection district and the location of the initial study area. Hansen explained that there is a pipe capacity issue and the pipes cannot handle short hard rainfalls. Hansen noted that with possible developments at 42<sup>nd</sup> and Jackson and the HyVee that the system needs to be evaluated on how it can handle the additional volume.

Hansen summarized the findings of the initial study which looked at existing conditions without new development. It used model flow amounts and the actual flow. They found that the volume is exceeding the capacity of the pipe.

Hansen explained that additional modeling of the entire district will be completed and he anticipates bringing more data and a recommendation to address the issues in July.

Councilmember Buesgens inquired if the modeling would be able to determine how much of the flow is Inflow and Infiltration (I&I). Hansen answered they would and explained what I&I is.

Buesgens asked about possible solutions to addressing the issues. Hansen responded potential solutions include: increasing pipe size, rerouting and placing new pipe or diverting flow to another district by lift station.

Mayor Márquez Simula asked if properties would be assessed for any improvements.

Hansen stated this would need to be further explored, but they could bring recommendations on how to pay for improvements. He added that they also need to look into what the developers would contribute.

Jacobs inquired about how long improvements have been anticipated and if the development has prompted improvements. Hansen replied that the lines were reviewed with the proposed HyVee, but that was not a change in use from Rainbow Foods. He added that the City wants to ensure that it has the capacity for new development.

**2. Cable Franchise Agreement Extension Notice**

Communications Coordinator Sandell stated that the Comcast cable franchise agreement is up for renewal and that the City's cable attorneys have advised extending the current agreement for 3 years. Sandell explained that 3 years was chosen due to general changes with cable industry and moving to the new city hall. Sandell notified the Council that he was planning on having the first reading of this ordinance on the agenda for the first meeting in May.

**3. Youth Commission Consideration**

Communications Coordinator Sandell shared that based on the feedback and discussion from the March work session he reached out other government agencies that have youth commissions. Sandell provided an overview of their practices. He noted that generally it is students in grades 10-12, there are at least 15 members, and that they include an emphasis on community engagement, education, and an advisory aspect.

Councilmember Jacobs inquired about anticipated staff time. Sandell responded that he anticipated that he and/or Communications & Events Specialist Will Rottler would spend 5-10 hours per month. He added that ideally the students would run a lot of it with staff facilitating and arranging educational tours and speakers.

Jacobs asked about a budget and stated that there should be funds available for youth initiatives. Councilmember Buesgens agreed. City Manager Bourgeois responded that the first year would be primarily figuring out how the commission operates and year two would be budget determination.

Councilmember Novitsky asked about field trip examples and if this would be incorporated into the other commissions. Bourgeois provided examples such as a trip to public works or a recycling facility. It was clarified that one of the primary functions of a youth commission would be educational unlike the other advisory commissions.

The City Council discussed residency requirements for youth commission members. Jacobs and Novitsky stated that youth commission members should be residents of the City. Buesgens and Márquez Simula stated that youth commission members should be able to be either residents of the City or a Columbia Heights School District student. All agreed that there should be efforts to reach students that do not attend Columbia Heights High School, but are still residents of Columbia Heights.



The City Council agreed that students in grades 9-12 should be able to participate.

Sandell explained his initial recommendation included having Columbia Heights residency be a requirement because it is a city organization residency is a requirement for the other commissions, and sometimes youth commissioners serve in a voting capacity on other advisory commissions. He suggested starting with residency as a requirement in order to start slow and then expand if needed.

Sandell stated that he would reach back out to the other government agencies with youth commissions as ask about residency and recommendations for approaches. He stated he would come up with a more refined recommendation and plan based on further research and bring it back to the City Council.

#### **4. Other Board and Commission Discussion Items**

City Clerk Tingley asked the City Council for feedback and direction related to miscellaneous board and commission items that the City Council requested to discuss.

First the City Council discussed increasing the number of members on the Park & Recreation Commissions and Library Board. The City Council agreed that the number of Park & Recreation Commission members should remain at 7. Buesgens, Márquez Simula, and Murzyn, Jr. agreed that the number of Library Board members should be increased to 7. Novitsky and Jacobs stated that the number of Library Board members remain at 5. Bourgeois added the Library Board has had a lot of changeover and members are mostly new so it would be beneficial to give the Library Director more time to orient the members before adding additional members. The Council agreed that if a change it would be next year.

Next, the City Council discussed changes to the interview questions. The Council directed the following changes:

- Changing the question regarding important concerns or issues the City faces in the next 5-20 years to be specific to each commission and only for a period of 5 years.
- Changing the question for the Planning Commission regarding the comprehensive plan to read "Have you read the City's Comprehensive Plan and can you explain the role it plays in Planning and Zoning?"
- Striking "How does the meeting schedule work for you?" from the question "What work or personal situations do you have that may cause a conflict of interest with serving as a board or commission member? How does the meeting schedule work for you?"
- Changing the question regarding motivation to serve on a board or commission to be specific to one board or commission.

Tingley asked for feedback regarding adding the question "What unique perspective and life experience do you bring to a board/commission and the City?" The Council agreed the question should be added. She also asked for feedback regarding stating the Mayor

and Councilmembers should not be included as references. The Council agreed that they should not be included as references.

Additionally, the Council directed adding “Does the current meeting schedule for the commissions you are interested in work for you?” to the application.

Tingley shared the job descriptions she drafted for each board or commission and asked for feedback from the Council. The Council liked the descriptions.

Councilmember Jacobs stated that she would like to discuss in the future changing the length of time that an individual has reached term limits can apply again to the same commission be 3 years (a full term length) instead of a year.

#### **5. Speakers at City Council Meetings**

City Clerk Tingley asked for feedback regarding the Community Forum in the form of the following questions:

- When should the Community Forum portion return?
- Is the location at the end of the agenda still desired?
- What should speakers state when coming up to the podium?
- What information should be provided on the speakers form?
- What should the wording for the Community Forum be on the agenda?

The City Council discussed these questions. They provided direction to bring back the Community Forum to the next meeting with measures for social distancing. Additionally, they determined to keep it at the end of the agenda to accommodate guests and speakers scheduled and to keep the time limit on individual speakers, but not the forum as a whole.

The Council asked for guidelines regarding speaking at a City Council meeting to be included on the speakers form.

The Council determined that speakers should state their name and connection to Columbia Heights before they speak. The address should be provided on the speakers form. The Council requested that the attendance on Zoom be addressed on the Community Forum section on the agenda.

#### **6. Recycling Certificate**

Councilmember Jacobs stated that she has had 17 contacts from residents regarding the recycling certificates that are sent out to residents in recognition of increasing recycling amounts. She shared questions that they had about the program which are listed below. Mayor Márquez Simula answered what she knew as prior to being Mayor she was a part-time employee working with Refuse and Recycling Coordinator Jesse Davies.

- How does the City determine the recycling amount?

Márquez Simula stated that an increase is assumed if a larger recycling container is requested, a smaller garbage container is requested, or an organics container is requested.

- Why are we generating paper when sustainability is about reducing paper waste? And why is paper used to ask if I want another piece of paper (certificate).  
Márquez Simula stated that they do not have the emails for everyone and believes the Refuse and Recycling Coordinator Davies finds value in sending out a postcard in that residents like mail.
- Why is this not a part of the newsletter?  
Mayor Márquez Simula stated that is only sent to people who increased recycling.
- How many were mailed and is this cost effective?  
Márquez Simula stated that she did not know the answer to those questions
- Since the certificates were issued through HeightNEXT last year why this was moved to the City?  
Márquez Simula clarified that she presented certificates last year as a public works employee and not as the President of HeightsNEXT.

#### **7. East African Community Meeting**

Mayor Márquez Simula stated that she has scheduled another East African Community Meeting for May 27 at 7 pm in which the City Council is invited. She stated she held the first one in February after being contacted by residents and that the group requested meeting with county, state, and national elected officials first then the City Council.

Jacobs commented that the Mayor should have had the City Council meet with them first and that the Mayor never shared any information about the first meeting with the Council. She added that the Mayor has hosted and been a part of other events where the City Council has not had knowledge or been included.

Novitsky echoed Jacobs' comments adding that there have been lost opportunities to unite the Council and community and that it seems like these events are exclusive.

Jacobs stated that there was a disconnect with the Mayor being listed as the host for the East African Community meeting yet the East African Community determined the agenda. Márquez Simula clarified that she was the host following their requests and that a second meeting with the Council was planned and not an after-thought.

Jacobs, Novitsky, and Murzyn, Jr. commented that Mayor has not reached out since being in office for events. Jacobs also commented that the Mayor has not reached out on any items in relation to City Council.

**8. National Constitution Center Update**

Police Chief Austin provided an update on the Police Departments efforts to develop an adult basic education curriculum regarding American government and policing in partnership with the Adult Education Center and the National Constitution Center. He explained how the educators from the Adult Education Center and Police Officers are receiving training from the National Constitution Center. This training will help the educators enhance their civic lessons and provides police officers a better understanding of constitutional rights and the role of police in protecting rights of all citizens. After the training the teachers and officers will work together to develop a curriculum and attend a 2-day workshop in August at the National Constitution Center.

Captain Markham shared his experience attending the National Constitution Center trainings. He explained how he has not had quality training on the Constitution before this.

Austin stated that after the curriculum is developed, they hope to continue working with the National Constitution and enroll officers in their "Policing in a More Perfect Union Program."

Márquez Simula suggested more publicity on this. Austin responded they are planning on it and anticipate sharing more after the August work shop.

**9. Closed Session – Critical Incident Response Discussion**

Mayor Márquez Simula stated that this item would be a closed session pursuant to Minnesota Statute §13D.05 subdivision 3(d) to discuss critical incident response planning. She stated that the discussion would include logistics of police and fire service which would pose a danger to public safety and compromise security procedures if discussed during an open session. The work session went into closed session at 10:15 pm.

Present: Mayor Márquez Simula, Councilmembers Buesgens, Jacobs, Murzyn, Jr., and Novitsky.

Also Present: Lenny Austin, Police Chief; Kelli Bourgeois, City Manager; Ben Sandell, Communications Coordinator; Nicole Tingley, City Clerk.

The work session returned to open session at 10:57 pm.

**ADJOURNMENT**

Mayor Márquez Simula adjourned the work session at 10:58 pm.

Respectfully submitted,

---

Nicole Tingley, City Clerk/Council Secretary



**CITY COUNCIL MEETING**  
**City Hall—Council Chambers, 590 40th Ave NE**  
**Monday, May 10, 2021**  
**7:00 PM**

## MINUTES

**Mayor**  
*Amada Márquez Simula*  
**Councilmembers**  
*John Murzyn, Jr.*  
*Connie Buesgens*  
*Nick Novitsky*  
*Kt Jacobs*  
**City Manager**  
*Kelli Bourgeois*

### CALL TO ORDER/ROLL CALL

Mayor Márquez Simula called the meeting to order at 7:07 pm.

Present: Mayor Márquez Simula; Councilmember Buesgens; Councilmember Jacobs; Councilmember Murzyn, Jr.; Councilmember Novitsky

Also Present: Sarah Arneson; Lenny Austin, Chief of Police; Kelli Bourgeois, City Manager; Randy Boyum; Kyle Brasser; Aaron Chirpich, Community Development Director; Adam Davis; Eric Glidden; Naomi Glidden; John Haluska; Kevin Hansen, Public Works Director; Kelly Harrison; Minerva Hark, City Planner; Michelle Ives; Rachel James; Benjamin Johansen; Kelsey Johansen; Joseph Kloiber, Finance Director; Valerie Larsen; Patrick McVary; Stacy McVary; Andy Newton; Jason Norden; Monika Schachern; Sarah Tholen; Nicole Tingley, City Clerk; Amy Waller

### PLEDGE OF ALLEGIANCE

### MISSION STATEMENT

*Our mission is to provide the highest quality public services. Services will be provided in a fair, respectful and professional manner that effectively addresses changing citizen and community needs in a fiscally-responsible and customer-friendly manner.*

### APPROVAL OF AGENDA

Mayor Márquez Simula announced the addition of “Native American Land Acknowledgement” under “Proclamations, Presentations, Recognition, Announcements, Guests” to the agenda.

*Motion by Councilmember Buesgens, seconded by Councilmember Jacobs, to approve the Consent Agenda as amended. All Ayes, Motion Carried 5-0.*

### PROCLAMATIONS, PRESENTATIONS, RECOGNITION, ANNOUNCEMENTS, GUESTS

#### A. Native American Land Acknowledgement

Mayor Márquez Simula provided background information regarding the Native American Land Acknowledgement statement, the first of its kind in the City which will be an ongoing work in progress.

*“We collectively acknowledge that we are holding this meeting on the ancestral and contemporary lands of the Dakota, Ho-Chunk and Anishinaabe peoples. When settlers arrived here to expand the territory of the American colonial project, these indigenous nations were the rightful inhabitants and stewards of the land and they remain so to this day. The main treaty between the United States and the Dakota people, the Treaty of the*

*Traverse des Sioux, was signed in 1851. More than 40 treaties were signed with the Anishinaabe, culminating with the Mille Lacs Treaty in 1865. While our indigenous neighbors have recognized and respected these treaties as binding international law for over 150 years, most of these treaties were not honored by the United States government or the State of Minnesota. Instead, the land we now occupy was taken from these sovereign nations through federal and state policies and forced removal. As citizens and residents of this land, we affirm the responsibility of the United States and the State of Minnesota to respect and uphold the rights of the Dakota, Anishinaabe and Ho-Chunk nations. This sovereignty includes the right to protect native water and land resources from the encroachment of mining, dumping and pipelines, which all pose a threat to the health and integrity of native land and peoples and by extension to all of us who live in this land. By offering this land acknowledgement, we honor the legacy and the future of indigenous peoples in this place.”*

She asked residents to share their thoughts regarding the Acknowledgement so that it may be improved upon in the future. The goal is to keep the conversation moving forward and to create an ongoing dialogue between the Native American community and the City. The statement may be read at many City events.

Valerie Larsen, Columbia Heights Public Schools American Indian Liaison to the Parent Advisory Committee, accepted the Land Acknowledgement on behalf of the American Indian family and said she was happy and proud to report that 2021 it is the sixth year that the American Indian students in Columbia Heights have had a 100% graduation rate, including six students this year, and invited everyone to attend the pow wow on Saturday, May 22, from noon to 5:00 pm on the football field.

**B. National Police Week Proclamation**

Mayor Márquez Simula read the proclamation announcing May 9-15, 2021 as “Police Week” in Columbia Heights to honor the service and sacrifice of all law enforcement officers and, on behalf of the City, thanked the City Police Department. Chief Austin accepted the proclamation certificate. He reported that in 2020 there were 264 federal, state, military, tribal and local law enforcement officer deaths in the line of duty and over the years there have been 258 line-of-duty deaths in Minnesota; the Minnesota Law Enforcement Memorial Association will honor them on a Facebook tribute at 7:00 pm on Saturday, May 15.

**CONSENT AGENDA**

*Motion by Councilmember Novitsky, seconded by Councilmember Murzyn, Jr., to approve the Consent Agenda as presented. All Ayes, Motion Carried 5-0.*

**1. Approve April 26, 2021 City Council Meeting Minutes**

MOTION: Move to approve the minutes of the City Council meeting of April 26, 2021

**2. Accept October 5, 2020 Traffic Commission Minutes**

MOTION: Move to accept the minutes of the Traffic Commission meeting of October 5, 2020

**3. Accept April 7, 2021 Library Board Minutes**

MOTION: Move to accept the minutes of the Library Board meeting of April 7, 2021

**4. License Agenda**

MOTION: Move to approve the items as listed on the business license agenda for May 10, 2021 as presented.

**5. Review of Bills**

MOTION: Move that in accordance with Minnesota Statute 412.271, subd. 8 the City Council has reviewed the enclosed list of claims paid by check and by electronic funds transfer in the amount of \$717,064.32.

**PUBLIC HEARINGS**

**6. Adopt Resolution No. 2021-42, being a Resolution Levying and Adopting the Assessment of One Alley Light, Area No. 677-50**

The resolution is for one Xcel Energy HPS protective light (Nightwatch) to be located on the existing pole behind 4226 and 4228 Madison Street. The annual cost would be \$12.00 per parcel, though the cost may increase with increases in the electric utility rate. This special assessment would be added to the utility bill prepared and mailed by the City to property owners or occupants on record with the Finance Department.

Mayor Márquez Simula opened the public hearing. No one wished to speak.

*Motion by Councilmember Jacobs, seconded by Councilmember Buesgens, to close the public hearing and waive the reading of Resolution No. 2021-42, there being ample copies available to the public. All Ayes, Motion Carried 5-0.*

*Motion by Council Buesgens, seconded by Councilmember Novitsky, to adopt Resolution No. 2021-42, being a Resolution levying and adopting the assessment for an alley light, area no. 677-50. All Ayes, Motion Carried 5-0.*

**7. Resolution No. 2021-43, a Resolution to Approve a Variance to Construct a Detached Accessory Structure in a Residential Front Yard Located at 3919 Reservoir Boulevard NE**

Planner Hark explained that Jason Norden has applied for a Variance to allow an accessory structure (detached garage) to be constructed and located within a residential front yard of the property located at 3919 Reservoir Boulevard NE. The existing single-family home on the lot was built five feet from the rear property line, and aerial imagery supports that the structure has been there since at least the year 1938. The development of this lot occurred prior to today's zoning regulations and does not provide reasonable space for the construction of a standard detached garage behind the principal structure's front building line. There is an existing substandard garage constructed in the rear of the property that is



currently being used as storage. Even if this existing structure were to be removed, there would not be adequate space to construct a standard garage in its place. This is an existing condition not caused by the current owner. The proposed garage would conform to all current setback requirements and will be served by the existing driveway accessed from Reservoir Boulevard. The Planning Commission held a public hearing on May 4, 2021 as required by City Ordinance. At the meeting, the Planning Commission voted unanimously to recommend that the City Council approve the Variance, subject to certain conditions of approval.

Staff recommends that the City Council approve Resolution No. 2021-43 as presented.

Mayor Márquez Simula opened the public hearing.

Jason Nordon, owner of 3919 Reservoir Boulevard NE, said Planner Hark provided a detailed report regarding his request, adding that his home was built in 1920, a year before Columbia Heights was formed.

*Motion by Councilmember Novitsky, seconded by Councilmember Murzyn, Jr., to close the public hearing and waive the reading of Resolution No. 2021-43, there being ample copies available to the public. All Ayes, Motion Carried 5-0.*

*Motion by Council Novitsky, seconded by Councilmember Murzyn, Jr., to approve Resolution No. 2021-43, approving the Variance for the proposed detached garage to be located at 3919 Reservoir Boulevard NE, subject to the conditions outlined therein. All Ayes, Motion Carried 5-0.*

**8. First Reading of Ordinance No. 166, an Ordinance Pertaining to the Rezoning of Certain Property Located at 825 41<sup>st</sup> Avenue NE, from Multiple-Family Residential District to PUD, Planned Unit Development District No. 2021-01**

Planner Hark explained that Reuter Walton Development has applied for a Preliminary Plat; Planned Unit Development; and Easement Vacations for a portion of the property located at 825 41st Avenue NE. The property was previously the original home of Columbia Heights High School, constructed in 1926. It later became the Columbia Heights Junior High School in 1961, and then sold to the Northwestern Electronics Institute (NEI) in 1981. It operated as a technical college until 2002. After NEI merged with Dunwoody, the City of Columbia Heights purchased the vacant building and parcel. The building was demolished in 2004, making way for the Public Safety Center, which was constructed in 2009. The portion of the existing lot in which development is proposed served as both the school's recreational field and parking lot, with approximately 500 parking stalls. Historical aerial imagery even suggests that one or two single-family homes were once present on the site. The current use of the portion of the lot in question is snow storage by the City's Public Works Department, as well as minimal parking for the neighboring Crest View development. The site is zoned R-4, Multiple Family Residential District. The site is adjacent to the One- and Two-Family Residential District (R-2A) to the north and west, as well as the Multiple Family Residential District to the east (R-4) and the south (R-3).

The applicant is proposing to subdivide the existing lot into three separate parcels. One parcel will include the existing Public Safety Center. One of the newly created parcels will include a four-story, 62-unit affordable housing building with amenities and subterranean and at-surface parking. The remainder Lot 3 is intended for the potential future relocation and development of SACA Food Shelf.

Staff recommends that the City Council set the second reading of Ordinance No. 1666 to Monday, May 24, 2021.

Kyle Brasser, Reuter Walton Development representative, provided a brief overview of the development plan's history and future plans, which will include 108 free parking stalls and possible future site for SACA.

Councilmember Jacobs asked for clarification about the number of stalls, which have been identified as 108 stalls with a number of them being compact size. Planner Hark said she believed the number of compact stalls to be 22 but the PUD was updated to include no more than 30 compact stalls.

Mayor Márquez Simula opened the public hearing.

John Haluska said he was attending also on behalf of his sister, who lives at 4220 Jackson Street. He said his issues had been previously discussed with staff but include storm water runoff and flooding at the site, who would be completely responsible for improving the sewer system, the height variance because a 47-foot building will cause problems for neighboring properties, access to Central Avenue and stoplight installations, lack of green space, no playground areas for residing children, and the development's transparency to residents. He thinks the best solution is that the City Council delay action on the development and instruct the Planning Development to bring neighborhood residents their input into the plans.

Benjamin Johansen said City staff has specified that the traffic study used for the development is from 2000 but the traffic impact is today's conditions versus the impact of increased traffic with over 100 vehicles within a one-block radius if the development goes through.

He wants the City Council to put in place the safety of residents that "City staff has ignored" for better controlled traffic access for this building. He said, with the number of variance exceptions requested for the building, "what kind of image does this put on Columbia Heights when exceptions would be made for a developer who is not from the City and give low-income families less square-footage space than allotted by City Ordinance 9.109. According to lot area per dwelling unit, the project should have 73,600 square feet but the City is requesting a variance to reduce to 56,628 square feet, a difference of 15,972 feet. Article I, Section 2, of the Bill of Rights for the State of Minnesota specifically says that no member of the State shall be disenfranchised or deprived of any of the rights or privileges of at least getting the bare minimum of what our ordinances state for square footage, and yet that is what the City staff is trying to do. He

would like the City Council to take 60 days to readdress the cited concerns and place the citizens first, not the developer.

Stacy McVary said she lives across from the proposed development and has been aware of the project for four weeks, though it has been planned for 18 months. Neighbors have been in turmoil during this time with their concerns and have delayed improvement projects or made decisions to move. She attended the initial neighborhood meeting, the Planning Commission meeting and now this City Council meeting; and she and neighbors have had their own meetings, distributed flyers so all neighbors were aware of the meetings, emailed pertinent personnel, and done their own research on 2040 Comprehensive Plan, transit corridors, crime rates and other effects of high-density apartment projects on residential neighborhoods. Ms. McVary said she wants to trust that the City Council, as elected officials, will make the decision that is best for Columbia Heights and hopes that the Council has learned that City residents care about what happens and hope they have been heard, but hopefully sooner in the future. She said her opinion of the project has softened over the past four weeks, though she is still not completely in favor of it.

Rachel James said she is in favor of affordable housing being developed in the City. There is a nationwide affordable housing crisis and is Anoka County Community Action Program's number one assessment need, which is a bedrock for homelessness, crime and other problems. The Metropolitan Council's number one priority is to get people into safe, affordable housing. Anoka County has over 40,000 households who pay more than 30% of their income toward housing and about 6,000 who pay more than 50%, which is extremely cost burdened. In the past three years, only 1,300 units of affordable housing have been added in all of Anoka County; with projection growth, it is only about a tenth of what is needed. Ms. James said Columbia Heights is nearly 100% developed and so options for affordable housing development is extremely limited, adding that she realizes neighbors of this planned project have great questions and points that need to be addressed. She said the project has been transparent all along as part of the 2040 Comprehensive Plan, which was a one-year process, and likes the sidewalk aspects of it and that it is close to Central Avenue. As a member of the Parks and Recreation Commission, she said the City would get a part of developer funding for parks.

Lastly, Ms. James said an Anoka County resident making minimum wage would have to work 69 hours a week in order to live in a single-bedroom apartment and urged support of the development.

Councilmember Jacobs noted, as a point of order, that any other speakers who are members of a City board or commission, which could benefit from tax money, should state their association for transparency. Manager Bourgeois agreed.

Patrick McVary said he lives directly across the street from the proposed development. He said he appreciates the comments the previous speaker noted about affordable housing and wanted to make it clear that he is not rejecting people, but the problem he has is the

project's design. He said it is not in line with the R-4 zoning status, and the transit oriented development along Central Avenue stops at 41<sup>st</sup>. He said he did not debate that the property is underutilized but the project exceeds the maximum for density and space use, which should be 25-50 units per net acre, and takes too much advantage of a PUD variability. Mr. McVary said the project is too tall, does not fit into the scale and character of the neighborhood, is rather industrial-looking design versus a pleasant residential design, setbacks are pushed right up against the sidewalks, does not take advantage of any natural building cushioning or seem to meet the reasonable minimum standards. He suggested that the City Council hold the developer accountable to create an improved plan, after which he cited the definition of "redevelopment."

Adam Davis said, for transparency, that he works for the City and is a member of the Traffic Commission but would be addressing the Council as a City resident. He attended the recent Planning Commission meeting which discussed the project and said he listed all the issues that citizens raised and thinks his plan will address those concerns as well as maintain items that the developer is seeking. He said historical parking does not consider increased traffic levels since that time, and the current plan will inevitably route most of it to 42<sup>nd</sup> Avenue, in particular all of the underground to Jackson; his proposal is to flip the building on its "y" axis so that the four-story apartment building would hug the east side toward VanBuren and the potential SACA site would be on the west side. He said SACA will likely be a one-story building, have a low-impact use, daytime hours and open one Saturday per month. The parking lot and underground parking would be to the east, removes access towards Jackson, and all vehicles would then have access to 41<sup>st</sup> Avenue, which has a traffic light. It removes the privacy issue because the four-story building is farther away from neighbors and the one-story building would have little impact. It removes the need for cars to travel onto Quincy or Jackson or west on 42<sup>nd</sup> Avenue. In addition, his updated plan does not create a remnant lot. He implores that the Council bring his idea to the developer as a change that will address resident concerns and table action until they are addressed, believes a traffic study and sewer and water solution are needed and thinks there can be no assumption that MnDOT will fix the traffic issues. He noted that there was a person killed on 42<sup>nd</sup> Avenue last year.

Randy Boyum said his concerns have been cited already concerning the four-story building height, traffic and parking. He said, in the plans presented, the developer has indicated 108 parking spaces, of which there would be 62 exterior stalls, two for handicapped use; the underground parking sketch has not been shared, though three handicapped spaces have been listed.

Eric Glidden said he has lived there for 13 years and his children and those of the neighborhood, which total 12 and are under ten years of age and under, love playing on the hill that faces the proposed four-story high-density units. He said he agrees with pretty much everything that has been stated previously, including the fact that the City needs affordable housing. He commended the many people who have worked on the project but thinks citizens should have been contacted before the project moved along as much as it has. In addition, Mr. Glidden said it is concerning that an outdated traffic study was used in

the planning, the scale and design do not fit, and making improvements during a delay would help a great deal. He said he is not against the development but will be disappointed if the plan is approved as presented and may consider moving from the City if that happens.

Sarah Arneson said she has been a resident over eight years and shares the concerns cited by her neighbors. She is aware there are other redevelopment plans within the City and said the City has demonstrated in the past that it can do development correctly. The parcel in question comes with a high price tag for easements and mitigations that have to take place before construction can begin, which limits other types of development that may be in better alignment. The City is being asked to consider a plan that is not fully formulated, the neighborhood is being asked to “stomach” even more disruption, the building will cause unnecessary stress for existing residents who are being asked to make a sacrifice to the current standard of living. There are currently 45% rental properties within the City and this multi-unit construction will likely tip the scale, making Columbia Heights an impermanent, transient housing community. Ms. Arneson asked that Council to review the proposal holistically and from “your neighbors’ point of view” and asked what the rush is to develop Jackson and has the City done its due diligence in estimating the full impact of all the cited key issues, including a majority of rental units. She urged the Council to adopt a wait-and-see approach and vote “no” on the parcel.

Sarah Tholen said the proposal has been impactful to her family, citing loss of sleep and delayed major home improvements. With small children at home and in the neighborhood and an adult disabled sister who lives with her, she worries about the traffic and safety concerns for pedestrians. She urged the Council to take a break and take more time to review the proposal’s effect on the neighborhood.

Kelly Harrison said ten days ago she received a first-notification flyer from a neighbor regarding the proposed project. She lives at the corner of 43<sup>rd</sup> and Jackson Street, and six weeks after she moved into her home there was a rain event that emptied 2,000 gallons of sewage into her basement. With all of the surrounding developments, she said water goes downhill and she is “at the bottom” and is concerned about the sewer development.

Ms. Harrison said she does not enjoy living with all the traffic of skateboarders, young kids and vandalism that goes on in the parking lot but does not think the new construction at 42<sup>nd</sup> and Jackson will help that, just add to a very crowded space. She and her husband are both blind and they walk around the neighborhood a lot, and travel along the sidewalks and crossing streets will only get more difficult with the additional traffic. She does not know if they wish to live in a city-like environment and would prefer Columbia Heights’ small-town feel.

Andy Newton said he supports the project, as Columbia Heights is a working class town, and it would be an opportunity for families to obtain affordable housing, join the community as invested citizens whose children will attend schools and events here and eventually will be ready to settle into home ownership and become involved with

businesses and government. The City needs to adapt and accommodate new people, all types of people; and there is a small segment of the community that believes affordable housing would only invite more “people of color,” which is inaccurate and a gross generalization. “It is shameful and we as a community are above this, and we have work to do, so let’s get to it.”

Monika Schachern said she is concerned about traffic because of all of the children in the neighborhood and where the police begin and start their shifts there. She questioned why the proposed site is being considered, when two others have not even been decided upon. Ms. Schachern brought up the issue of property values, noting that the Planning Commission felt that would not be a factor with the new development, but she said she thinks the Council should think about the City’s property values. Lastly, she added that there is currently no parking on the streets from November through April and inquired as to where the extra cars would park when the current homeowners do not have places for their visitors to park.

Michelle Ives asked how the development will affect the residents of the assisted living home, such as parking, getting emergency medical and police assistance, safety of the residents in wheelchairs and safety of the deaf residents. She believes it is not in the best interest of the community but is in the best interest of the developer. Every single day cars drive down the wrong way on a one-way and more traffic for sure will cause an increase in this. Ms. Ives asked how much these units are going to rent per month and would it really be affordable housing. She agrees with all of the concerns of the community and asks the Council to put more thought into this before approving it. Lastly, she added that she started in low-income units behind McDonalds and is now a homeowner and not against low-income housing at all; she chose her home due to the single-family home surrounding it.

Kelsey Johansen agreed that many had stated her concerns. She and a lot of the neighbors are not against affordable housing. However, the area is currently a tight-knit walkable community and would love to incorporate more into that, such as townhomes or multiplexes; but to put a four-story building into a single-family neighborhood does not fit, and increased traffic is concerning because of the area children. If the development is truly catering to people who are working in affordable-income-style careers, there will be far more than 100 people in the units because affordability lends itself to shared living spaces. With the 266 units at the new City Hall building, the proposed 400-600 units on the 44<sup>th</sup> block and Central, and the 62 units being marketed at affordable housing, there should be ways to further incorporate such housing into the community at other sites.

Amy Waller has been a homeowner for three years and her home was chosen because of it is quiet and has a small-town feel. Because of her small children, she is especially concerned about traffic that would be associated with the proposed project. She believes the cited “minimal effect” of traffic is inaccurate and unacceptable, especially in light of an outdated traffic survey being utilized in planning. She hopes that the Council considers rezoning the area, as the proposed variances could have negative impacts on the

neighborhood. Ms. Waller also asked, if the project is approved, that the Council consider keeping SACA as the part of this parcel and perhaps make the building longer or shorter so that it is not such a towering presence and make the green space for the community to gather and incorporate the new residents. She is not against affordable housing but believes the variances are a bad idea.

Mayor Márquez Simula closed the public hearing, and Council adjourned for a short break.

Planner Hark said she appreciated the resident comments and explained that their concerns would be addressed between her and Director Chirpich.

Parking: The project's proposed parking stalls are 108, of which 25 are compact and felt to be sufficient. There is flexibility to increase the compact stalls to 30 if needed.

Green space: City code is silent on how much green space is required for the development but is consistent with the urban design of the site, the City's urban forester has approved the plans and the developer is incorporating green space in as much as possible.

Density: The allowable lot-per-area dwelling units are 1,000 square feet for a one bedroom, 1,200 square feet for a two bedroom and 1,500 square feet for a three bedroom. If distributed equally, the applicant is only asking for a reduction of 313 square feet of required lot area per unit type; as an example, instead of requiring 1,000 square feet of lot area for a one-bedroom unit, the developer is asking for 687 square feet. Transient oriented development does allow for a slight increase in density, and the applicant is taking the mid-range for the site.

Design: The materials chosen for the proposal are high quality, durable and provide a unique and beautiful aesthetic for the building's exterior, including cast stone base with brick on the first floor; combination of brick, fiber cement lap siding; and fiber cement panels. It is a modern design but incorporates old ideas and materials of brick but is consistent in the State for multi-family developments incorporated into residential zones.

SACA inclusion: City staff would hope that SACA could be included in the current plan; however, SACA has had some funding issues but is working hard to resolve them in order to move forward. If the organization is unable to do so, the proposed PUD ordinance would outline what uses may be allowed, in this case commercial, retail, office as well as residential dwelling. The community would be involved if an amendment is needed.

Director Chirpich also appreciated the thoughtful issues and responses residents brought forward in a respectful and constructive manner.

Stormwater and sanitary considerations: This site and the potential future development of the Hy-Vee site do experience deficiencies related to sanitary sewer capacity that have a corollary to stormwater capacity; and the proposed plan is to determine what the current conditions are outside of these developments and analyze how these developments layer onto that issue to understand the responsibility matrix for all of what is going on. That



study has been ordered by the City, and the City Engineer is working with a consulting engineering firm to do a full and thorough analysis of all of these capacities. Once all of the data is compiled, recommendations will be brought to the Council. As a goal post, developers typically pay their fair share of what they add to an existing problem; but the City is responsible for the base problem, and a variety of funding sources are available. With regard to storm sewer upgrades for this proposal, the developer definitely pays for the necessary stormwater improvements that will go to fix the issue of overland flooding on the site. Cost sharing may be necessary, however, for sanitary considerations.

Height: As noted earlier, the building's height is consistent with similar development patterns. Zoning for the parcel follows the Comprehensive Plan as it relates to density.

Traffic: Regarding a resident-cited traffic study, City staff did not rely on such a study, but rather used by the Engineering staff as a perspective. Central Avenue is the primary ingress and egress for the site and the primary corridor. It is expected that it will be used most often by the affordable housing residents, though there will always be exceptions.

Suggested building reorientation: City staff does not have sufficient time to fully analyze in a meaningful way the reorientation suggestion and some of the underlying principles contradict with the Comprehensive Plan, which guide that buildings be placed at the street front to shield the view of the street level or at-grade parking to create a more pedestrian friendly environment.

Parking: The ADA compliance spots and exiting striped zones that relate to those do not diminish the parking stall count and have been taken into consideration.

Rental ratios: There are no caps on rentals within the City, and the Fire Department's recent determination has an overall residential ratio of 35% for rentals and single-family rental units at 32%. Demand for affordable housing in the City outstrips the supply.

Transit corridor studies for Central Avenue: MnDOT is not swift in fully vetting, and the window of opportunity for development in the City would be limited if untimely.

Property values: City staff are unable to say whether property values for surrounding homes would increase or decrease with the development, though a shift in either direction is not expected. It is believed that concentrated single-family units are more detrimental than mixed use neighborhoods.

Assisted living access for Crestview: This project does not diminish access, though their parking may need an amendment depending on the dynamics of a SACA proposal.

No City notices sent to nearby multi-tenant townhomes: It is City ordinance policy that property owners within 350 feet are noticed by direct mail, and it is noted in the notice that it is responsibility of owners of multi-tenant facilities to disperse it to all tenants.

Councilmember comments:

Mayor Márquez Simula asked for clarification about the difference between a problem for the sewer of residents flushing toilets and sinks all at once compared to there being a rain event problem for the sewer. Director Chirpich explained that it is a condition where the sanitary sewer capacity is functioning well for this site, where sanitary sewage would run north on Jackson and the capacity sizing of that pipe is not an issue; however, where it meets up with 43rd, some bottlenecks may occur. On a daily basis there is no sewer issue and is only an issue when there is a rain event, but there can be an issue if a homeowner has a sump pump inappropriately discharged into the sanitary sewer rather than the storm sewer. The direct fix is to make the pipes bigger, especially at 43<sup>rd</sup> and Central Avenue.

Mayor Márquez Simula asked about the number of underground spaces. Planner Hark confirmed parking would be included with rents and quoted 46 underground parking stalls (43 standard, one compact and two ADA spaces) and 62 exterior surface-level stalls (35 standard, 24 compact and three ADA spaces), adding that the developer did express an intention to provide some underground electric vehicle charging stations.

Mayor Márquez Simula noted that citizens had expressed concerns about the project being rushed. Director Chirpich said the proposal's evolution began 18 months ago when Reuter Walton Development contacted the City about a possible development. Various aspects were discussed openly about the parcel, and the City Council wished to work with SACA regarding their expansion plans. Plans were refined with the developer before resident input was requested, and he acknowledged some hindsight in engaging sooner with the residents.

Mayor Márquez Simula inquired about rental rates. Developer Brasser said there would be 16 one-bedroom units, 30 two-bedroom units and 16 three-bedroom units. Units will be affordable at 50% of the AMI (Area Medium Income) for 13 units or 60% of the AMI for 49 units. Units will start at about \$900.00 and rise to \$1,600.00 for three-bedroom units.

Mayor Márquez Simula thanked everyone who shared concerns about the project and said she takes all input very seriously for those who wish to utilize the affordable housing.

Councilmember Novitsky said the project has been ongoing for 18 months and information was available to all who wished to learn more about it during that time at the City's open meetings. Multiple proposals were turned down for the parcel and he appreciates that Reuter Walton Development addressed the parking issue, where underground parking will be included for an affordable housing unit at no additional cost. He said the density was planned at a good compromise and sewers are an existing problem with the INI, which will need to be taken care of. Overall, he said the project was not rushed.

Councilmember Murzyn, Jr. said he wished there had been more input from residents and does not like the idea of a four-story building on the site. He would prefer to delay the project to allow more time for a compromise with nearby homeowners.

Councilmember Jacobs asked what the timeline is for the study on the City sewer problem. Director Hansen said the study consists of two parts, the first related to this particular

development and is in draft format; the second part is larger and includes the entire collection district, about 60% of the City. There should be a draft at the end of May for the City to consider.

Councilmember Jacobs appreciates the steps taken during the process and Reuter Walton Development's tenacity to work with the Community. Referring to the Grand Central Flats on Central Avenue that development was built after high-density housing was already in place behind them. She said the City has the ability to slow the development process down, which would allow the developer to strategize with the neighborhood on how to make it more palatable, and SACA needs to stay in the City, which is currently not a hard commitment. She believes the proposal cited by Mr. Davis has value; there should be a current traffic study provided by the City, as traffic will increase significantly especially on Jackson, and she anticipates a problem with drainage issues; thinks nobody questions the building's high-quality components, but they do not equal compatibility to the neighborhood; has issues that if something is consistent with the State guidelines does not mean that it will work locally. She prefers to delay the project for 60 days, which would allow the traffic study to be completed, and would like the developer to sit down with the neighborhood group and/or spokesperson from that group along with the Community Development staff, and proposed that the City set up a process for the future that a neighborhood liaison for developments be included in the planning process.

Councilmember Buesgens said she also looks holistically regarding the project and said the Metro Council is suggesting affordable housing because they wish to prevent the homelessness and tent cities which occurred on the West Coast because officials were not proactive. She cited the State of Minnesota's affordable housing need to be 55,000 units and said it is a huge issue and Columbia Heights is not alone in presenting such projects. Councilmember Buesgens said she lives 1-1/2 blocks from Central Avenue by 44<sup>th</sup> and has been waiting for five nearby 1960's apartment complexes to be demolished in order to build affordable housing because of the high demand.

According to the North Metro section in the May 2, 2021 Sunday paper on page H2, the vacancy rates in the North Metro is 2% for a one-bedroom unit and 2.3% for a two-bedroom, which is a tight market for apartments. For the residents of the Grand Central Flats concerned about potential for increased traffic, she takes the shortcut from 47<sup>th</sup> to 49<sup>th</sup> often times and it is a quiet area and encouraged them to look at it during rush hour. She also noted that Grand Central Flats was the first affordable housing project for regular working residents in the City, and this project would be the second. Columbia Heights has done well over the years to provide various housing options and is well balanced. Lastly, she said the City needs to look at its tax base, which has only 9% that can be taxed commercially and the City is built out. Homeownership is difficult now because of excessive demand and prices are soaring with multiple offers, so this affordable housing will be an opportunity to provide a safe, friendly environment for new residents. She would like to see the project move forward and said she appreciated the citizen input.

*Motion by Councilmember Buesgens, seconded by Councilmember Novitsky, to waive the reading of Ordinance No. 1666, there being ample copies available to the public. All Ayes, Motion Carried 5-0.*

*Motion by Council Buesgens, seconded by Councilmember Novitsky, to set the second reading of Ordinance 1666, being an Ordinance pertaining to the rezoning of certain property located at 825 41<sup>st</sup> Avenue NE from Multiple-Family Residential District to PUD, Planned Unit Development District No. 2021-01, to May 24, 2021 at approximately 7:00 pm in the City Council Chambers. A roll call vote was taken. 3 Ayes (Buesgens, Márquez Simula, Novitsky) and 2 Nays (Jacobs, Murzyn, Jr.). Motion Carried 3-2.*

**9. Annual Declaration that the City of Columbia Heights does NOT Waive the Monetary Limits on the Municipal Tort Liability under Minnesota Statutes, Section 466.04**

Director Kloiber explained that the City purchases its liability insurance from the League of Minnesota Cities Insurance Trust (LMCIT). Staff is currently preparing the renewal application for the policy period June 1, 2021 through May 31, 2022. The LMCIT requires that member cities document annually whether or not they waive the tort liability limits established for municipalities by Minnesota Statutes, Section 466.04. With certain exceptions, the City's general liability insurance provides up to \$2 million per claim and up to \$3 million in aggregate claims per year. In addition, the City carries coverage termed "excess liability" or "umbrella" coverage for up to an additional \$1 million. Minnesota Statutes Section 466.04, however, limits a city's liability for certain types of claims to less than this policy coverage. If the City does not waive these lower limits provided by statute, LMCIT will only pay out the (lower) statutory limit for any applicable claims. Kloiber stated that he believed that the limit amounts are \$500,000 per claimant and \$1.5 million per occurrence, but he would follow-up with the City Council. Consequently, the LMCIT prices its liability premiums lower for Cities that do not waive the statutory limits. The City's insurance agent is aware of no Minnesota cities that chose to waive these statutory limits for the most recent policy period. Staff estimates that the annual savings in premium costs for the City of Columbia Heights are \$15,000.00 by not waiving the statutory limits and recommends that the City Council declare that the City does not waive the monetary limits on municipal tort liability.

*Motion by Councilmember Jacobs, seconded by Councilmember Murzyn, Jr., to declare that the City of Columbia Heights does NOT waive the monetary limits on municipal tort liability under Minnesota Statutes, Section 466.04. All Ayes, Motion Carried 5-0.*

**CITY COUNCIL AND ADMINISTRATIVE REPORTS**

**Report of the City Council**

Mayor Márquez Simula attended a Senior Center art class; along with Councilmembers Buesgens and Jacobs, attended the Sister City tree planting Arbor Day celebration, which was also attended by Representative Sandra Feist, and planted a linden tree in Lomiaki Park; attended North Park Elementary School's Equity Team meeting; and attended the Traffic Commission and EDA meetings.

Councilmember Novitsky has been busy planning the Jamboree, which to date includes a parade and some marching bands and drumline, and he has been attending the high school softball games.

Councilmember Jacobs volunteered at SACA; attended the Lion SACA food and hygiene product drive; finished her “Action to the Hill,” a three-day remote access; attended the Sister City tree ceremony; attended a “Chats from Home” series on affordable housing and American Jobs Plan by the Alliance; and would like to recognize May as the “Asian American and Pacific Islander Month” and said she is proud to say that she has a son who is Asian American. She said, without regard to tonight’s vote, she wanted to thank everyone in diligence for coming forward as a neighborhood and hopes that the developer considers more options for them.

Councilmember Buesgens attended the School Board meeting via Zoom; attended the Arbor Day celebration and said the City has an awesome forester, who is so knowledgeable about the types of trees; and volunteered at Blooming Sunshine Garden. She encouraged residents to get their COVID-19 vaccinations so that the 70% level can be reached and masks can then be removed indoors.

#### **Report of the City Manager**

Manager Bourgeois reported that the new City banners have been installed, which helps to fund the Centennial celebration, and thanked the donors. The second vaccine clinic will be held at the Fire Department on Thursday, May 13, from 1:00 pm and 7:00 pm and Friday, May 14 from 10:00 am to 4:00 pm.; if the CDC approves vaccinations for younger people, they will be able to attend the clinic and be vaccinated. Information will be posted on social media and the City website.

#### **COMMUNITY FORUM**

Clerk Tingley noted that Director Kloiber, regarding his report, confirmed that the amounts stated for monetary limits on municipal tort liability of \$500,000 per claimant and \$1.5 million per occurrence are correct.

#### **ADJOURNMENT**

*Motion by Councilmember Jacobs, seconded by Councilmember Novitsky, to adjourn. All Ayes, Motion Carried 5-0.*

Meeting adjourned at 10:26 pm.

Respectfully Submitted,

---

Nicole Tingley, City Clerk/Council Secretary

**CITY COUNCIL MEETING**

Item 4.

AGENDA SECTION	CONSENT
MEETING DATE	MAY 24, 2021

ITEM:	Final Payment 2020 Sanitary Sewer Lining, Project No. 2004		
DEPARTMENT: Public Works		BY/DATE: Kevin Hansen 5/7/2021	
<b>CITY STRATEGY:</b> <i>(please indicate areas that apply by adding a bold "X" in front of the selected text below)</i>			
<input type="checkbox"/> Safe Community		<input type="checkbox"/> Diverse, Welcoming "Small-Town" Feel	
<input type="checkbox"/> Economic Strength		<input type="checkbox"/> Excellent Housing/Neighborhoods	
<input type="checkbox"/> Equity and Affordability		<input checked="" type="checkbox"/> Strong Infrastructure/Public Services	
<input type="checkbox"/> Opportunities for Play and Learning		<input type="checkbox"/> Engaged, Multi-Generational, Multi-Cultural Population	

**BACKGROUND:** The contractor has completed the Sanitary Sewer Lining, City Project 2004. The work included the lining of 5,068 LF of 8" VCP sanitary sewer, and the installation of 63 sanitary sewer wye connection liners.

Staff recommends payment to Insituform Technologies USA, LLC and acceptance of the work. The Engineer's Report of Final Acceptance is attached.

<b>RECOMMENDED MOTION(S):</b>
MOTION: Move to accept the work for the 2020 Sanitary Sewer Lining, City Project No. 2004, and authorize final payment of \$21,665.18 to Insituform Technologies USA, LLC of Dallas, TX.

**ATTACHMENT(S):** Engineer's Report of Final Acceptance

ENGINEER'S REPORT OF FINAL ACCEPTANCE

2020 SANITARY SEWER LINING PROGRAM  
CITY PROJECT NUMBER 2004

April 7, 2021

TO THE CITY COUNCIL  
COLUMBIA HEIGHTS, MINNESOTA

HONORABLE MAYOR AND CITY COUNCIL MEMBERS:

This is to advise you that I have reviewed the work under contract to Insituform Technologies USA, LLC.  
The sanitary sewer work consisted of lining the following mains:

TAYLOR ST 2ND SEGMENT S OF 47TH AVE	280	8	VCP
45TH AVE 2ND SEGMENT W OF EASEMENT TO 45 ½ AVE	262	8	VCP
GOULD AVE E OF PETERS PL	280	8	VCP
HEIGHTS DR N OF GOLF PL TO FAIRWAY	900	8	VCP
E SIDE OF CHATHAM RD S OF GOLF PL	405	8	VCP
W SIDE OF RESERVOIR BLVD S OF GOULD AVE	251	8	VCP
W SIDE RESERVOIR BLVD N OF GOULD AVE	308	8	VCP
W SIDE RESERVOIR BLVD S OF 40TH AVE	308	8	VCP
W SIDE OF RESERVOIR BLVD N OF 40TH AVE	236	8	VCP
E SIDE OF RESERVOIR BLVD N OF 40TH AVE	175	8	VCP
39TH AVE E OF HAYES ST	330	8	VCP
CLEVELAND ST 2ND SEGMENT N OF 40TH AVE	278	10	VCP
POLK ST S OF 40TH AVE	295	10	VCP
EASEMENT E OF ULYSSES CIRCLE N OF 39TH AVE	124	8	VCP
EASEMENT W OF HAYES ST N OF 39TH AVE	212	8	V/C
ULYSSES ST COMING N FROM CIRCLE	465	8	VCP
POLK ST N OF 40TH AVE	385	8	VCP

Compensating Change Orders for Approval:

- |   |             |
|---|-------------|
| 1. Addition of 37 wye connection liners | \$90,901.20 |
|---|-------------|

The contractor has completed the project in accordance with the contract.

It is recommended; herewith, that final payment be made for said improvements to the contractor in the amount as follows:

ORIGINAL CONTRACT PRICE	\$ 188,265.50
CHANGE ORDER	<u>\$ 90,901.20</u>
FINAL CONTRACT AMOUNT	\$ 279,166.70
 FINAL WORK APPROVED	 \$ 260,566.80
ALL PRIOR PAYMENTS	<u><del>(\$ 238,901.62)</del></u>
 BALANCE DUE	 \$ 21,665.18

Sincerely,

CITY OF COLUMBIA HEIGHTS

Kevin R. Hansen  
City Engineer



<b>AGENDA SECTION</b>	<b>CONSENT</b>
<b>MEETING DATE</b>	<b>MAY 24, 2021</b>

<b>ITEM:</b>	<b>Approve Permits for the 2021 Jamboree</b>										
<b>DEPARTMENT:</b> Public Works		<b>BY/DATE:</b> Kevin Hansen / May 17, 2021									
<p><b>CITY STRATEGY:</b> <i>(please indicate areas that apply by adding a bold "X" in front of the selected text below)</i></p> <table> <tr> <td><input type="checkbox"/> Safe Community</td> <td><input checked="" type="checkbox"/> Diverse, Welcoming "Small-Town" Feel</td> </tr> <tr> <td><input type="checkbox"/> Economic Strength</td> <td><input type="checkbox"/> Excellent Housing/Neighborhoods</td> </tr> <tr> <td><input type="checkbox"/> Equity and Affordability</td> <td><input type="checkbox"/> Strong Infrastructure/Public Services</td> </tr> <tr> <td><input type="checkbox"/> Opportunities for Play and Learning</td> <td><input checked="" type="checkbox"/> Engaged, Multi-Generational, Multi-Cultural Population</td> </tr> </table>				<input type="checkbox"/> Safe Community	<input checked="" type="checkbox"/> Diverse, Welcoming "Small-Town" Feel	<input type="checkbox"/> Economic Strength	<input type="checkbox"/> Excellent Housing/Neighborhoods	<input type="checkbox"/> Equity and Affordability	<input type="checkbox"/> Strong Infrastructure/Public Services	<input type="checkbox"/> Opportunities for Play and Learning	<input checked="" type="checkbox"/> Engaged, Multi-Generational, Multi-Cultural Population
<input type="checkbox"/> Safe Community	<input checked="" type="checkbox"/> Diverse, Welcoming "Small-Town" Feel										
<input type="checkbox"/> Economic Strength	<input type="checkbox"/> Excellent Housing/Neighborhoods										
<input type="checkbox"/> Equity and Affordability	<input type="checkbox"/> Strong Infrastructure/Public Services										
<input type="checkbox"/> Opportunities for Play and Learning	<input checked="" type="checkbox"/> Engaged, Multi-Generational, Multi-Cultural Population										

**BACKGROUND:** The City of Columbia Heights Jamboree will be held from June 24 through June 27 this year. The carnival usually arrives a day or two before the jamboree to set up, which will require the closing of Jefferson Street on Tuesday afternoon, June 22. Staff is requesting permission to close Huset Parkway from the alleyway on the north end of Huset Park to the south roundabout. Other arrangements are made with various City departments, including the license application, payment of necessary license fees and permits, and that the required damage deposits are submitted.

The annual Jamboree Parade will be held on Friday, June 25, 2021, beginning at 6:00 p.m. The parade route will begin on Central Avenue at 45<sup>th</sup> Avenue to 40<sup>th</sup> Avenue; west on 40<sup>th</sup> Avenue to 5<sup>th</sup> Street and 5<sup>th</sup> Street to Mill Street. Staff is recommending that the City Council authorize the Police Department to issue a parade permit for the Jamboree Parade. Staff is also requesting to waive the Fire Department permit fees for firework displays in the amount of \$50.00.

<b>RECOMMENDED MOTION(S):</b>
<p>MOTION: Move to authorize staff to close Huset Parkway from 39<sup>th</sup> to 40<sup>th</sup> Avenues for the time period from Tuesday afternoon, June 22, through Sunday, June 27, 2021.</p> <p>MOTION: Move to authorize the Police Department to issue a parade permit for the Jamboree Parade to be held on Friday, June 25, 2021 beginning at 6:00 p.m. for the following streets: Central Avenue from 45<sup>th</sup> Avenue to 40<sup>th</sup> Avenue, west on 40<sup>th</sup> Avenue to 5<sup>th</sup> Street and 5<sup>th</sup> Street to Mill Street.</p> <p>MOTION: Move to authorize fireworks at dusk on Saturday, June 26, 2021 and to waive the Fire Department fireworks display permit fee.</p>

AGENDA SECTION	ITEMS FOR CONSIDERATION
MEETING DATE	MAY 24, 2021

ITEM:	Resolution 2021-48 Providing for the Sale of \$6,000,000 in Taxable General Obligation Temporary Tax Increment Bonds, Series 2021A		
DEPARTMENT: Finance		BY/DATE: Joseph Kloiber, Finance Director/ May 19, 2021	
CITY STRATEGY: (please indicate areas that apply by adding a bold "X" in front of the selected text below)			
<input type="checkbox"/> Safe Community		<input type="checkbox"/> Diverse, Welcoming "Small-Town" Feel	
<input checked="" type="checkbox"/> Economic Strength		<input checked="" type="checkbox"/> Excellent Housing/Neighborhoods	
<input type="checkbox"/> Equity and Affordability		<input type="checkbox"/> Strong Infrastructure/Public Services	
<input type="checkbox"/> Opportunities for Play and Learning		<input type="checkbox"/> Engaged, Multi-Generational, Multi-Cultural Population	

**BACKGROUND:**

The purpose of the attached resolution is to set forth certain steps to be taken in preparation for bringing bids to the city council for redevelopment bond financing in the next four to six weeks. Adopting this type of resolution is not a required step in the process of issuing bonds under either state statute or the city charter; it is instead a financial best practice to clarify everyone's expectations about the process before staff and external consultants go further with the underlying preparation required.

This resolution does not issue bonds, nor does it irrevocably commit the City to issuing bonds or commit to any other aspect of the proposed redevelopment project at the former Rainbows Foods site. To actually issue the bonds, there are multiple separate actions that must be taken at future city council and EDA meetings. These actions include; approval of a related tax increment financing district, a public hearing, approval of an agreement to loan the bond proceeds to the developer for the proposed redevelopment project, and acceptance of an actual bid from a proposed purchaser of the bonds.

We note that this project, including the proposal to use temporary bond financing for approximately three years until the developer obtains permanent financing, was reviewed with the City Council at the February 1 and May 3 EDA meetings.

<b>RECOMMENDED MOTION(S):</b>
<b>MOTION:</b> Move to waive the reading of Resolution 2021-48, there being ample copies available to the public.
<b>MOTION:</b> Move to adopt Resolution 2021-48, providing for the sale of \$6,000,000 in taxable general obligation temporary tax increment bonds, Series 2021A.

**ATTACHMENT(S):**

Resolution 2021-48 - Prepared by Ehlers & Associates  
Pre-Sale Bond Report – Prepared by Ehlers & Associates  
Draft Developer Loan Agreement - Prepared by Kennedy & Graven

**Resolution Providing for the Sale of  
\$6,000,000 Taxable General Obligation Tax Increment Bonds, Series 2021A**

- A. WHEREAS, the City Council of the City of Columbia Heights, Minnesota has heretofore determined that it is necessary and expedient to issue the City's \$6,000,000 Taxable General Obligation Tax Increment Bonds, Series 2021A (the "Bonds"), to finance the acquisition and demolition of a shopping center slated for redevelopment in the City; and
- B. WHEREAS, the City has retained Ehlers & Associates, Inc., in Roseville, Minnesota ("Ehlers"), as its independent municipal advisor for the Bonds in accordance with Minnesota Statutes, Section 475.60, Subdivision 2(9);

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Columbia Heights, Minnesota, as follows:

1. Authorization; Findings. The City Council hereby authorizes Ehlers to assist the City for the sale of the Bonds.
2. Meeting; Proposal Opening. The City Council shall meet at 7:00 p.m. on July 12, 2021, for the purpose of considering proposals for and awarding the sale of the Bonds.
3. Official Statement. In connection with said sale, the officers or employees of the City are hereby authorized to cooperate with Ehlers and participate in the preparation of an official statement for the Bonds and to execute and deliver it on behalf of the City upon its completion.

**ORDER OF COUNCIL**

Passed this 24<sup>th</sup> day of May, 2021

Offered by:  
Seconded by:  
Roll Call:

Attest:

\_\_\_\_\_  
Amáda Márquez Simula, Mayor

\_\_\_\_\_  
Nicole Tingley, City Clerk/Council Secretary

May 24, 2021  
Pre-Sale Report for

# City of Columbia Heights, Minnesota

\$6,000,000 Taxable General Obligation Tax  
Increment Bonds, Series 2021A



---

**Prepared by:**

Ehlers  
3060 Centre Pointe Drive  
Roseville, MN 55113

**Advisors:**

Stacie Kvilvang, Senior Municipal Advisor  
Jason Aarsvold, Senior Municipal Advisor  
Keith Dahl, Financial Specialist

---

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

## EXECUTIVE SUMMARY OF PROPOSED DEBT

### Proposed Issue:

\$6,000,000 Taxable General Obligation Tax Increment Bonds, Series 2021A

### Purposes:

To finance the acquisition and demolition of a shopping center slated for redevelopment within the City. Debt service will be paid from tax increment revenues.

### Authority:

The Bonds are being issued pursuant to Minnesota Statutes, Chapters:

- 469 – Tax Increment Bonding Authority
- 475 – General Bonding Authority

Because the City is paying for at least 20% of the project costs with Tax Increment from the Alatus Tax Increment Financing (TIF) District, the Bonds can be a general obligation without a referendum and will not count against the City's debt limit.

The Bonds will be general obligations of the City for which its full faith, credit and taxing powers are pledged.

### Term/Call Feature:

The Bonds are being issued for a term of 3-year term. Principal on the Bonds will be due February 1, 2024. Interest has been capitalized so the City has no out of pocket expenses and is payable every six months beginning February 1, 2022.

The Bonds will be subject to prepayment at the discretion of the City on August 1, 2022 or any date thereafter.

### Bank Qualification:

Because the Bonds are taxable obligations they will not be designated as "bank qualified" obligations.

### Rating:

The City's most recent bond issues were rated by Standard & Poor's. The current ratings on those bonds are "AA". The City will request a new rating for the Bonds.

If the winning bidder on the Bonds elects to purchase bond insurance, the rating for the issue may be higher than the City's bond rating in the event that the bond rating of the insurer is higher than that of the City.

### **Basis for Recommendation:**

Based on our knowledge of your situation, your objectives communicated to us, our advisory relationship as well as characteristics of various municipal financing options, we are recommending the issuance of general obligation bonds as a suitable financing option for the following reasons:

- This is the most overall cost-effective option that still maintains future flexibility for the repayment of debt; and,
- This is a viable option available to finance this type of project under State law.

### **Method of Sale/Placement:**

We will solicit competitive bids for the purchase of the Bonds from underwriters and banks.

We will include an allowance for discount bidding in the terms of the issue. The discount is treated as an interest item and provides the underwriter with all or a portion of their compensation in the transaction.

If the Bonds are purchased at a price greater than the minimum bid amount (maximum discount), the unused allowance may be used to reduce your borrowing amount.

### **Premium Pricing:**

In some cases, investors in municipal bonds prefer “premium” pricing structures. A premium is achieved when the coupon for any maturity (the interest rate paid by the issuer) exceeds the yield to the investor, resulting in a price paid that is greater than the face value of the bonds. The sum of the amounts paid in excess of face value is considered “reoffering premium.” The underwriter of the bonds will retain a portion of this reoffering premium as their compensation (or “discount”) but will pay the remainder of the premium to the City. The amount of the premium varies, but it is not uncommon to see premiums for new issues in the range of 2.00% to 10.00% of the face amount of the issue. This means that an issuer with a \$2,000,000 offering may receive bids that result in proceeds of \$2,040,000 to \$2,200,000.

For this issue of Bonds we have been directed to use the net premium to reduce the size of the issue. The resulting adjustments may slightly change the true interest cost of the issue, either up or down.

The amount of premium can be restricted in the bid specifications. Restrictions on premium may result in fewer bids, but may also eliminate large adjustments on the day of sale and unintended impacts with respect to debt service payment. Ehlers will identify appropriate premium restrictions for the Bonds intended to achieve the City’s objectives for this financing.

### **Review of Existing Debt:**

We have reviewed all outstanding indebtedness for the City and find that there are no refunding opportunities at this time.

We will continue to monitor the market and the call dates for the City’s outstanding debt and will alert you to any future refunding opportunities.

### Continuing Disclosure:

Because the City has more than \$10,000,000 in outstanding debt (including this issue) and this issue is over \$1,000,000, the City will be agreeing to provide certain updated Annual Financial Information and its Audited Financial Statement annually, as well as providing notices of the occurrence of certain reportable events to the Municipal Securities Rulemaking Board (the “MSRB”), as required by rules of the Securities and Exchange Commission (SEC). The City is already obligated to provide such reports for its existing bonds, and has contracted with Ehlers to prepare and file the reports.

### Arbitrage Monitoring:

The Bonds are taxable obligations and are therefore not subject to IRS arbitrage and yield restriction requirements.

### Investment of Bond Proceeds:

Ehlers can assist the City in developing a strategy to invest your Bond proceeds until the funds are needed to pay project costs.

### Risk Factors:

If tax increment revenues from the TIF District are not adequate to cover debt service, the City will need to levy taxes to make up the shortfall.

### Other Service Providers:

This debt issuance will require the engagement of other public finance service providers. This section identifies those other service providers, so Ehlers can coordinate their engagement on your behalf. Where you have previously used a particular firm to provide a service, we have assumed that you will continue that relationship. For services you have not previously required, we have identified a service provider. Fees charged by these service providers will be paid from proceeds of the obligation, unless you notify us that you wish to pay them from other sources. Our pre-sale bond sizing includes a good faith estimate of these fees, but the final fees may vary. If you have any questions pertaining to the identified service providers or their role, or if you would like to use a different service provider for any of the listed services please contact us.

**Bond Counsel:** Kennedy & Graven, Chartered

**Paying Agent:** Bond Trust Services Corporation

**Rating Agency:** Standard & Poor’s Global Ratings (S&P)

### Summary:

The decisions to be made by the City Council are as follows:

- Accept or modify the finance assumptions described in this report
- Adopt the resolution attached to this report.

This presale report summarizes our understanding of the City's objectives for the structure and terms of this financing as of this date. As additional facts become known or capital markets conditions change, we may need to modify the structure and/or terms of this financing to achieve results consistent with the City's objectives.

## PROPOSED DEBT ISSUANCE SCHEDULE

Pre-Sale Review by City Council:	May 24, 2021
Due Diligence Call to review Official Statement:	Week of June 7, 2021
Distribute Official Statement:	Week of June 7, 2021
Conference with Rating Agency:	Week of June 10, 2021
City Council Meeting to Award Sale of the Bonds:	July 12, 2021
Estimated Closing Date:	July 29, 2021

### Attachments

Estimated Sources and Uses of Funds

Estimated Proposed Debt Service Schedule

Resolution Authorizing Ehlers to Proceed with Bond Sale

## EHLERS' CONTACTS

Stacie Kvilvang, Senior Municipal Advisor	(651) 697-8506
Jason Aarsvold, Senior Municipal Advisor	(651) 697-8512
Keith Dahl, Financial Specialist	(651) 697-8595
Emily Wilkie, Senior Public Finance Analyst	(651) 697-8588
Alicia Gage, Senior Financial Analyst	(651) 697-8551

The Preliminary Official Statement for this financing will be sent to the City Council at their home or email address for review prior to the sale date.



## City of Columbia Heights, Minnesota

\$6,000,000 Taxable G.O. Temporary TIF Bonds, Series 2021A  
Assuming Current Taxable "AA" Market Rates plus 20bps

### Sources & Uses

Dated 07/15/2021 | Delivered 07/15/2021

#### Sources Of Funds

Par Amount of Bonds	\$6,000,000.00
<b>Total Sources</b>	<b>\$6,000,000.00</b>

#### Uses Of Funds

Total Underwriter's Discount (0.800%)	48,000.00
Costs of Issuance	64,000.00
Deposit to Capitalized Interest (CIF) Fund	85,866.67
Deposit to Project Construction Fund	5,800,000.00
Rounding Amount	2,133.33
<b>Total Uses</b>	<b>\$6,000,000.00</b>

## City of Columbia Heights, Minnesota

\$6,000,000 Taxable G.O. Temporary TIF Bonds, Series 2021A

Assuming Current Taxable "AA" Market Rates plus 20bps

### Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
07/15/2021	-	-	-	-	-
02/01/2022	-	-	22,866.67	22,866.67	22,866.67
08/01/2022	-	-	21,000.00	21,000.00	-
02/01/2023	-	-	21,000.00	21,000.00	42,000.00
08/01/2023	-	-	21,000.00	21,000.00	-
02/01/2024	6,000,000.00	0.700%	21,000.00	6,021,000.00	6,042,000.00
<b>Total</b>	<b>\$6,000,000.00</b>	<b>-</b>	<b>\$106,866.67</b>	<b>\$6,106,866.67</b>	<b>-</b>

### Yield Statistics

Bond Year Dollars	\$15,266.67
Average Life	2.544 Years
Average Coupon	0.7000000%
Net Interest Cost (NIC)	1.0144105%
True Interest Cost (TIC)	1.0192715%
Bond Yield for Arbitrage Purposes	0.6999766%
All Inclusive Cost (AIC)	1.4498463%

### IRS Form 8038

Net Interest Cost	0.7000000%
Weighted Average Maturity	2.544 Years

## City of Columbia Heights, Minnesota

\$6,000,000 Taxable G.O. Temporary TIF Bonds, Series 2021A

Assuming Current Taxable "AA" Market Rates plus 20bps

### Detail Costs Of Issuance

Dated 07/15/2021 | Delivered 07/15/2021

#### COSTS OF ISSUANCE DETAIL

Municipal Advisor	\$33,500.00
Bond Counsel	\$13,500.00
Rating Agency Fee	\$16,000.00
Miscellaneous	\$1,000.00
<b>TOTAL</b>	<b>\$64,000.00</b>

# City of Columbia Heights, Minnesota

\$6,000,000 Taxable G.O. Temporary TIF Bonds, Series 2021A

Assuming Current Taxable "AA" Market Rates plus 20bps

## Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	CIF	Net New D/S	105% of Total
02/01/2022	-	-	22,866.67	22,866.67	(22,866.67)	-	-
02/01/2023	-	-	42,000.00	42,000.00	(42,000.00)	-	-
02/01/2024	6,000,000.00	0.700%	42,000.00	6,042,000.00	(21,000.00)	6,021,000.00	6,322,050.00
<b>Total</b>	<b>\$6,000,000.00</b>	<b>-</b>	<b>\$106,866.67</b>	<b>\$6,106,866.67</b>	<b>(85,866.67)</b>	<b>\$6,021,000.00</b>	<b>\$6,322,050.00</b>

## Significant Dates

Dated	7/15/2021
First Coupon Date	2/01/2022

## Yield Statistics

Bond Year Dollars	\$15,266.67
Average Life	2.544 Years
Average Coupon	0.7000000%
Net Interest Cost (NIC)	1.0144105%
True Interest Cost (TIC)	1.0192715%
Bond Yield for Arbitrage Purposes	0.6999766%
All Inclusive Cost (AIC)	1.4498463%

**Second Draft  
May 19, 2021**

## **LOAN AGREEMENT**

This Loan Agreement (the “Agreement”) is made this \_\_\_\_ day of \_\_\_\_\_, 2021, between the City of Columbia Heights, Minnesota, a home rule city organized under its Charter and the laws of the State of Minnesota (the “Lender” or the “City”), and Alatus LLC, a Minnesota limited liability company (the “Borrower”).

### **WITNESSETH:**

WHEREAS, the Columbia Heights Economic Development Authority (the “Authority”) desires to promote redevelopment of certain property within the City consisting of property owned by a third party and located at 4300 Central Avenue NE, which property is legally described in EXHIBIT A attached hereto and hereinafter known as the “Property”; and

WHEREAS, on June 7, 2021, the Board of Commissioners of the Authority approved a tax increment financing plan (the “TIF Plan”) for the Alatus TIF District (the “TIF District”), a redevelopment district located within the Downtown Central Business Redevelopment Project in the City (the “Redevelopment Project”), which was approved by the City Council of the City on June 14, 2021, following a duly noticed public hearing, all in accordance with Minnesota Statutes, Sections 469.174 through 469.1794, as amended (the “TIF Act”); and

WHEREAS, the Property is located within the TIF District; and

WHEREAS, the Borrower and the Authority have entered into a Preliminary Development Agreement (the “Preliminary Agreement”) with respect to the redevelopment of the Property for the construction of a mixed-use (multi-family residential and commercial) development thereon; and

WHEREAS, on July 12, 2021, the City will approve the issuance of its Taxable General Obligation Temporary Tax Increment Bonds, Series 2021A (the “Bonds”), in the original aggregate principal amount of \$6,000,000, to pay all or a portion of the public redevelopment costs incurred or to be incurred within the Redevelopment Project as identified in the TIF Plan; and

WHEREAS, in order to facilitate the acquisition of the Property by the Borrower, the Borrower has requested a bridge loan from the Lender to finance a portion of the purchase price of the Property, costs of demolition, costs associated with reports, and other related costs (collectively, the “Project Costs”), all of which are qualified public redevelopment costs reimbursable from tax increment; and

WHEREAS, the Lender agrees to loan to the Borrower the sum of \$6,000,000, from proceeds of the Bonds, to finance a portion of the Project Costs, pursuant to the terms and conditions of this Agreement; and

WHEREAS, in consideration for the loan contemplated by this Agreement, the Borrower is executing and delivering this Agreement to the Lender.

ACCORDINGLY, to induce Lender to make the Loan (hereinafter defined) to the Borrower, and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. The Loan Amount. Subject to and upon the terms and conditions of this Agreement, the Lender agrees to loan to Borrower the sum of Six Million and no/100ths Dollars (\$6,000,000.00) (the "Loan"). The Loan shall be evidenced by a promissory note (the "Note") payable by the Borrower to the Lender, which shall be dated as of the date of closing on the Loan (the "Loan Closing Date"). The Note shall be secured by a mortgage (the "Mortgage"), dated the Loan Closing Date, by the Borrower in favor of the Lender. Proceeds of the Loan shall be disbursed in accordance with Section 3 hereof.

2. Repayment of Loan. The Loan shall be repaid with interest as follows:

(a) Simple interest at the rate of \_\_\_\_\_ percent (\_\_\_\_%) per annum shall accrue from the Loan Closing Date until the Loan is repaid in full.

(b) The entire unpaid amount of principal and accrued interest on the Loan shall be due and payable on July 31, 2023 (the "Loan Payment Date"); provided, however, that the Authority and the Borrower (or an affiliate) shall in good faith negotiate and work toward execution of a definitive Purchase and Redevelopment Contract (the "Contract") as contemplated under the Preliminary Agreement, pursuant to which the parties shall negotiate the terms of reimbursement by the Authority to the Borrower of qualified redevelopment costs of the Redevelopment Project pursuant to the TIF Act. If the parties are unable to successfully negotiate and execute the Contract prior to the Loan Payment Date, then Borrower shall convey title to the Property to the Lender and, concurrently, the Lender shall forgive the unpaid balance of the Loan and release the Borrower from this Agreement, the Note, and the Mortgage without further liability.

(c) The Borrower may prepay the Loan, in whole or in part, on any date.

3. Disbursement of Loan Proceeds.

(a) The proceeds of the Loan allocated to Project Costs shall be wired to \_\_\_\_\_ ("Title") on or before the Loan Closing Date, to be held by Title and applied to payment of the Project Costs in accordance with the terms and conditions of this Agreement and with the terms and conditions of an Escrow Agreement between the Authority, the Borrower, and Title (the "Escrow Agreement"), which is incorporated herein by reference. Notwithstanding anything to the contrary herein, any excess of the Project Costs over the principal amount of the Loan shall be the sole responsibility of the Borrower.

(b) The parties hereto represent that the proceeds of the Loan shall be disbursed to the Borrower throughout the term of the Loan to pay for Project Costs. Disbursement of the proceeds of the Loan will be made subject to the conditions precedent that:

(i) prior to the first draw, the Lender has received from Borrower, without expense to the Lender, executed copies of this Agreement, the Note, the Mortgage, and the Escrow Agreement;

(ii) prior to the first draw, the Lender has received a copy of the settlement statement from Title, evidencing the acquisition of the Property by the Borrower;

(iii) prior to the first draw, the Lender has received a signed acknowledgement from Title of the Lender's letter of instruction regarding disbursement of the proceeds of the Loan;

(iv) at least \_\_\_\_\_ days prior to each draw, the Lender and Title have received an executed disbursement request from the Borrower, in substantially the form provided in the Escrow Agreement, accompanied by paid invoices or other comparable evidence that the cost has been incurred and paid or is payable by Borrower; and

(v) as of the date of each draw, no Event of Default under this Agreement, the Escrow Agreement, or the Preliminary Agreement shall have occurred and be continuing.

(c) Each draw request shall constitute a representation and warranty by the Borrower that all representations and warranties set forth in this Agreement are true and correct as of the date of such draw request.

(d) If the Borrower has performed all of its agreements and complied with all requirements to be performed or complied with hereunder and under the Escrow Agreement, including satisfaction of all applicable conditions precedent contained in this Section, Title shall make a disbursement to the Borrower in the amount of the requested disbursement or such lesser amount as shall be approved, within twenty (20) days after the date of the receipt by the Lender and Title of the draw request.

**4. No Business Subsidy. The parties agree and acknowledge that the Loan is not a business subsidy as defined in Minnesota Statutes, Section 116J.993, because the Loan is not provided at an interest rate below those rates commercially available to the Borrower.**

**5. Representations and Warranties.** The Borrower represents and warrants to the Lender that:

(a) The Borrower is duly authorized and empowered to execute, deliver, and perform this Agreement and to borrow money from the Lender.

(b) The execution and delivery of this Agreement, and the performance by the Borrower of its obligations hereunder, do not and will not violate or conflict with any provision of law and do not and will not violate or conflict with, or cause any default or event of default to occur under, any agreement binding upon the Borrower.

(c) The execution and delivery of this Agreement has been duly approved by all necessary action of the Borrower, and this Agreement has in fact been duly executed and delivered by the Borrower and constitutes its lawful and binding obligation, legally enforceable against it.

(d) The Borrower warrants that it shall keep and maintain books, records, and other documents relating directly to the receipt and disbursements of Loan proceeds and that any duly authorized representative of the Lender shall, at all reasonable times, have access to and the right to inspect, copy, audit, and examine all such books, records, and other documents of the Borrower pertaining to the Loan until the completion of all closeout procedures and the final settlement and conclusion of all issues arising out of this Loan.

(e) The Borrower warrants that it has fully complied with all applicable state and federal laws pertaining to its business and will continue to comply throughout the terms of this Agreement. If at any time the Borrower receives notice of noncompliance from any governmental entity, the Borrower agrees to take any necessary action to comply with the state or federal law in question.

(f) The Borrower warrants that it will use the proceeds of the Loan made by the Lender solely for Project Costs.

6. Event of Default by Borrower. The following shall be Events of Default under this Agreement:

(a) failure to pay any principal or interest on the Loan when due;

(b) any representation or warranty made by the Borrower herein or in any document, instrument, or certificate given in connection with this Agreement, the Escrow Agreement, the Note, or the Mortgage is false when made;

(c) the Borrower fails to pay its debts as they become due, makes an assignment for the benefit of its creditors, admits in writing its inability to pay its debts as they become due, files a petition under any chapter of the Federal Bankruptcy Code or any similar law, state or federal, now or hereafter existing, becomes “insolvent” as that term is generally defined under the Federal Bankruptcy Code, files an answer admitting insolvency or inability to pay its debts as they become due in any involuntary bankruptcy case commenced against it, or fails to obtain a dismissal of such case within sixty (60) days after its commencement or convert the case from one chapter of the Federal Bankruptcy Code to another chapter, or be the subject of an order for relief in such bankruptcy case, or be adjudged a bankrupt or insolvent, or has a custodian, trustee, or receiver appointed for, or



has any court take jurisdiction of its property, or any part thereof, in any proceeding for the purpose of reorganization, arrangement, dissolution, or liquidation, and such custodian, trustee, or receiver is not discharged, or such jurisdiction is not relinquished, vacated, or stayed within sixty (60) days of the appointment;

(d) a garnishment summons or writ of attachment is issued against or served upon the Lender for the attachment of any property of the Borrower in the Lender's possession or any indebtedness owing to the Borrower, unless appropriate papers are filed by the Borrower contesting the same within thirty (30) days after the date of such service or such shorter period of time as may be reasonable in the circumstances;

(e) the Borrower breaches or fails to perform any other term or condition of this Agreement not specifically described as an Event of Default in this Agreement and such breach or failure continues for a period of thirty (30) days after the Lender has given written notice to the Borrower specifying such default or breach, unless the Lender agrees in writing to an extension of such time prior to its expiration; provided, however, if the failure stated in the notice cannot be corrected within the applicable period, the Lender will not unreasonably withhold its consent to an extension of such time if corrective action is instituted by the Borrower within the applicable period and is being diligently pursued until the default is corrected, but no such extension shall be given for an Event of Default that can be cured by the payment of money (i.e., payment of taxes, insurance premiums, or other amounts required to be paid hereunder);

(f) any breach by the Borrower of any other agreement between the Borrower and the Lender and/or the Authority.

7. Lender's Remedies upon Borrower's Default. Upon an Event of Default by the Borrower and after provision by the Lender of written notice, the Lender shall have the right to exercise any or all of the following remedies (and any other rights and remedies available to it); provided, however, that if the Lender exercises any of its remedies under this Section or any other rights or remedies available to it, then the Borrower may, in its sole discretion, elect to convey title to the Property to the Lender and in that event, the Lender shall forgive the unpaid balance of the Loan and release the Borrower from this Agreement, the Escrow Agreement, the Note, and the Mortgage, without further liability:

(a) declare the principal amount of the Loan and any accrued interest thereon to be immediately due and payable upon providing written notice to the Borrower;

(b) suspend its performance under this Agreement and the Escrow Agreement;

(c) take any action provided for at law to enforce compliance by the Borrower with the terms of this Agreement and the Note;

(d) exercise its rights under the Mortgage.

In addition to any other amounts due on the Loan, and without waiving any other right of the Lender under this Agreement or any other instrument securing the Loan applicable documents, the Borrower shall pay to the Lender a late fee of \$\_\_\_\_\_ for any payment not received in full by the Lender within thirty (30) calendar days of the date on which it is due. Furthermore, interest will continue to accrue on any amount due until the date on which it is paid to Lender, and all such interest will be due and payable at the same time as the amount on which it has accrued.

8. Lender's Costs of Enforcement of Agreement. If an Event of Default has occurred as provided herein, then upon demand by the Lender, the Borrower shall pay or reimburse the Lender for all expenses, including all attorneys' fees and expenses incurred by Lender in connection with the enforcement of this Agreement and the Note, or in connection with the protection or enforcement of the interests and collateral security of the Lender in any litigation or bankruptcy or insolvency proceeding or in any action or proceeding relating in any way to the transactions contemplated by this Agreement. No provision of this Agreement shall require the Borrower to pay costs, expenses, or attorneys' fees incurred by the Lender in excess of commercially reasonable amounts.

9. Indemnification.

(a) The Borrower shall and does hereby agree to indemnify against and to hold the Lender, and its officers, agents, and employees, harmless of and from any and all liability, loss, or damage that it may incur under or by reason of this Agreement, and of and from any and all claims and demands whatsoever that may be asserted against the Lender by reason of any alleged obligations or undertakings on its part to perform or discharge any of the terms, covenants, or agreements contained herein, except to the extent that such liability, loss or damage is a result of the Lender's intentional misconduct.

(b) Should the Lender, or its officers, agents, or employees incur any such liability or be required to defend against any claims or demands pursuant to this Section, or should a judgment be entered against the Lender, the amount thereof, including costs, expenses, and attorneys' fees, shall bear interest thereon at the rate then in effect on the Note, shall be secured hereby, shall be added to the Loan, and the Borrower shall reimburse the Lender for the same immediately upon demand, and upon the failure of the Borrower to do so, the Lender may declare the Loan immediately due and payable; provided, however, that if the Lender declares the Loan immediately due and payable under this Section, then Borrower may, in its sole discretion, elect to convey title to the Property to the Lender and, in that event, the Lender shall forgive the unpaid balance of the Loan and release Borrower from its obligations under this Agreement, the Note, and the Mortgage, without further liability.

(c) This indemnification and hold harmless provision shall survive the execution, delivery, and performance of this Agreement and the creation and payment of any indebtedness to the Lender. Borrower waives notice of the acceptance of this Agreement by the Lender.

(d) Nothing in this Agreement shall constitute a waiver of or limitation on any immunity from or limitation on liability to which the Borrower is entitled under law.

10. Miscellaneous.

(a) Waiver. The performance or observance of any promise or condition set forth in this Agreement may be waived, amended, or modified only by a writing signed by the Borrower and the Lender. No delay in the exercise of any power, right, or remedy operates as a waiver thereof, nor shall any single or partial exercise of any other power, right, or remedy.

(b) Assignment. This Agreement shall be binding upon the Borrower and its successors and assigns and shall inure to the benefit of the Lender and its successors and assigns. All rights and powers specifically conferred upon the Lender may be transferred or delegated by the Lender to any of its successors and assigns. The Borrower's rights and obligations under this Agreement may be assigned only when such assignment is approved in writing by the Lender.

(c) Governing Law. This Agreement is made and shall be governed in all respects by the laws of the State of Minnesota. Any disputes, controversies, or claims arising out of this Agreement shall be heard in the state or federal courts of Minnesota, and all parties to this Agreement waive any objection to the jurisdiction of these courts, whether based on convenience or otherwise.

(d) Severability. If any provision or application of this Agreement is held unlawful or unenforceable in any respect, such illegality or unenforceability shall not affect other provisions or applications that can be given effect, and this Agreement shall be construed as if the unlawful or unenforceable provision or application had never been contained herein or prescribed hereby.

(e) Notice. All notices required hereunder shall be given by depositing in the U.S. mail, postage prepaid, certified mail, return receipt requested, to the following addresses (or such other addresses as either party may notify the other):

To Lender: City of Columbia Heights  
590 40<sup>th</sup> Avenue NE  
Columbia Heights, MN 55421  
Attn: Community Development Director

To Borrower: Alatus LLC  
800 Nicollet Mall, Suite 2850  
Minneapolis, MN 55402  
Attn: Director of Development

(f) Termination. If the Loan is not disbursed in full pursuant to this Agreement by June 30, 2023, this Agreement shall terminate and neither party shall have

any further obligation to the other, except that if the Loan is not disbursed because Borrower has failed to use its best efforts to comply with the conditions set forth in Section 3 hereof then the Borrower shall pay to the Lender all reasonable attorneys' fees, costs, and expenses incurred by the Lender in connection with this Agreement and the Note.

(g) Entire Agreement. This Agreement, together with any exhibits hereto, which are incorporated by reference, constitutes the complete and exclusive statement of all mutual understandings between the parties with respect to this Agreement, superseding all prior or contemporaneous proposals, communications, and understandings, whether oral or written, concerning the Loan.

(h) Headings. The headings appearing at the beginning of the several sections contained in this Agreement have been inserted for identification and reference purposes only and shall not be used in the construction and interpretation of this Agreement.

(The remainder of this page is intentionally left blank.)

IN WITNESS WHEREOF, this Loan Agreement has been duly executed and delivered by the proper officers of the Lender and the Borrower thereunto duly authorized on the date and year first written above.

**CITY OF COLUMBIA HEIGHTS,  
MINNESOTA**

By \_\_\_\_\_  
Its Mayor

By \_\_\_\_\_  
Its City Manager

Execution page of the Borrower to the Loan Agreement, dated the date and year first written above.

**ALATUS LLC**

By \_\_\_\_\_  
Chris Osmundson  
Its Director of Development

**EXHIBIT A**  
**PROPERTY**

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), and Twelve (12), Block One (1), and the East 107.3 feet of Lots One (1), Two (2), Three (3), Four (4), Five (5), and Six (6), Block Two (2),

All in Rearrangement of Block "A", Columbia Heights Annex to Minneapolis, according to the recorded plat thereof on file in the office of the Register of Deeds in and for Anoka County, Minnesota, together with that part of vacated Jackson Street on said plat described as follows: Commencing at a point 10 feet North of the Southeast corner of said Lot 6, Block 2; thence North a distance of 590 feet, more or less, to the Northeast corner of said Lot 1, Block 2; thence East a distance of 30 feet, more or less, to the Northwest corner of said Lot 12, Block 1; thence South a distance of 590 feet, more or less to a point 10 feet North of the Southwest corner of said Lot 7, Block 1; thence West a distance of 30 feet, more or less, to the point of beginning and there terminating.



## CITY COUNCIL MEETING

Item 7.

AGENDA SECTION	CONSENT
MEETING DATE	5/24/21

ITEM:	Rental Occupancy Licenses for Approval	
DEPARTMENT: Fire	BY/DATE: Charles Thompson, 5/24/21	
<b>CITY STRATEGY:</b> <i>(please indicate areas that apply by adding a bold "X" in front of the selected text below)</i>		
<input type="checkbox"/> Safe Community <input type="checkbox"/> Diverse, Welcoming "Small-Town" Feel		
<input type="checkbox"/> Economic Strength <input checked="" type="checkbox"/> Excellent Housing/Neighborhoods		
<input type="checkbox"/> Equity and Affordability <input type="checkbox"/> Strong Infrastructure/Public Services		
<input type="checkbox"/> Opportunities for Play and Learning <input type="checkbox"/> Engaged, Multi-Generational, Multi-Cultural Population		

### BACKGROUND:

#### RECOMMENDED MOTION:

MOTION: Move to approve the items listed for rental housing license applications for May 24, 2021, in that they have met the requirements of the Property Maintenance Code.

### ATTACHMENT:

Rental Occupancy Licenses for Approval





### ***City Council Rental Occupancy Licenses for Approval.***

LICENSEE	LICENSE ADDRESS	LICENSE INFORMATION
Abdullahi, Ahmed 4637 7th St NE Columbia Heights, MN 55421	4637 7th St NE	21-0003378 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Alvarado, Jose 3828 Jackson St. NE Columbia Heights, MN 55421	4941 Monroe St NE	21-0003218 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Alzoubi, Mazhar Oryyx LLC 527 Park Pl Saint Paul, MN 55127	3710 Van Buren St NE	21-0003312 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Amanavicius, Evaldas 344 73rd Way N Brooklyn Park, MN 55444	3861 Edgemoor Pl NE Up/Down	21-0003499 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Ashpole, Ricky PMI MSP 1826 Portland Ave S Minneapolis, MN 55404	4935 University Ave NE	21-0003216 Rental License [Over 3 Units] Number of licensed units: 11 \$492.00
Aucaquizhpi, Lisa 4612 Polk St NE#1 Columbia Heights, MN 55421	4612 Polk St NE 4614 Polk St NE	21-0003205 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Beaufeaux, Nate 16336 Mankato St NE#9 Ham Lake, MN 55304	1016 44th Ave NE	21-0003116 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Beck, Scott HavenBrook Homes, LLC 1611 County Road B West#104 Roseville, MN 55113	3857 Quincy St NE	21-0003321 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Beskar, Maya 3670 El Camino Drive San Bernardino, CA 92404	4415 5th St NE	21-0003529 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Bourcy, Myrna 6558 Clover Place NE Fridley, MN 55432	1132 40th Ave NE 1134 40th Ave NE	21-0003289 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00

LICENSEE	LICENSE ADDRESS	LICENSE INFORMATION
Brang, Sara Easton Homes, LLC 7900 Aster Drive Brooklyn Park, MN 55428	1116 45th Ave NE 1118 45th Ave NE	21-0003286 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Campoverde-Nistler, Nicole 2105 Argonne Dr. NE Columbia Heights, MN 55421	5106 7th St NE	21-0003570 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Campoverde-Nistler, Nicole 2105 Argonne Dr NE Columbia Heights, MN 55421	5153 7th St NE	21-0003573 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Carter, Duane 5000 Beacon Hill Rd Minnetonka, MN 55345	750 Parkside Ln NE	21-0003582 Rental License [1 - 3 Units] Number of licensed units: 1 \$0.00
Casey, Jennifer 8245 Spring Lake Road Mounds View, MN 55112	5210 Washington St NE 5208 Washington St NE	21-0003574 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Castano, Elisa 1561 Dana Court NE Fridley, MN 55432	4850 4th St NE	21-0003386 Family Exempt Rental License Number of licensed units: 1 \$75.00
Cole, Teri Cole Duplex Rentals 19855 154th Street NW Elk River, MN 55330	4624 Washington St NE 4626 Washington St NE	21-0003375 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Cox, Christine 1836 Main St Elk River, MN 55330	1220 Circle Terrace Blvd NE 1218 Circle Terrace Blvd NE	21-0003125 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Edlich, Richard Cel Monton LLC 1845 Stinson Parkway NE#212 Minneapolis, MN 55418	3708 2 1/2 St NE	21-0003311 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Ferrin, Michael 1345 Circle Terrace Blvd NE Columbia Heights, MN 55421	1343 Circle Terrace Blvd NE	21-0003296 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Filho, Rene 1395 Commerce Dr Mendota Heights, MN 55120	1070 Grandview Ct NE #114	21-0003283 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Fohrman, Daniel 2414 Brooke Ln Hastings, MN 55033	4628 Johnson St NE 4630 Johnson St NE	21-0003612 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Fufa, Teferi 7056 Maryland Ave N Brooklyn Park, MN 55428	1337 Circle Terrace Blvd NE 1339 Circle Terrace Blvd NE	21-0003130 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00

**LICENSEE****LICENSE ADDRESS****LICENSE INFORMATION****Item 7.**

Galvin, Stacy  
Columbia Heights Leased Housing  
Assoc 1, LLLP  
3700 Huset Pkwy NE  
Columbia Heights, MN 55421

3700 Huset Pkwy NE

21-0003138  
Rental License [Over 3 Units]  
Number of licensed units: 191  
\$4,452.00

Halek, Jane  
4602 Fillmore St. NE  
Columbia Heights, MN 55421

4600 Fillmore St NE

21-0003366  
Rental License [1 - 3 Units]  
Number of licensed units: 1  
\$300.00

Hansmann, Joe  
1845 145th Ave. NE  
Ham Lake, MN 55304

4326 7th St NE

21-0003522  
Rental License [1 - 3 Units]  
Number of licensed units: 1  
\$300.00

Henke, Kenneth  
4239 Pillsbury St  
Pequot Lakes, MN 56472

4433 2 1/2 St NE  
4435 2 1/2 St NE

21-0003532  
Rental License [1 - 3 Units]  
Number of licensed units: 2  
\$300.00

Johnson, Andrew  
4023 6th St NE#Lower  
Columbia Heights, MN 55421

4023 6th St NE  
Up/Down

21-0003169  
Rental License [1 - 3 Units]  
Number of licensed units: 2  
\$300.00

Jones, Bryan  
DLAC Properties  
2505 Silver Lane NE  
Minneapolis, MN 55421

3709 Jackson St NE

21-0003140  
Rental License [Over 3 Units]  
Number of licensed units: 17  
\$624.00

Klick, Wade  
17003 Weaver Lake Dr  
Maple Grove, MN 55311

3736 3rd St NE  
Down

21-0003315  
Rental License [1 - 3 Units]  
Number of licensed units: 2  
\$300.00

Koos, Daniel  
878 Howell St N  
Saint Paul, MN 55104

2114 Highland Pl NE

21-0003305  
Rental License [1 - 3 Units]  
Number of licensed units: 1  
\$300.00

Kramber, Jason  
67 Promenade  
Hudson, WI 54016

4960 7th St NE

21-0003391  
Rental License [1 - 3 Units]  
Number of licensed units: 1  
\$300.00

Li, Jin  
5420 Hodgson Rd.  
North Oaks, MN 55126

4159 Maureen Dr NE

21-0003513  
Rental License [1 - 3 Units]  
Number of licensed units: 1  
\$300.00

Lish, Heidie  
225 Sheridan Ave S  
Minneapolis, MN 55405

4036 Reservoir Blvd NE

21-0003332  
Rental License [1 - 3 Units]  
Number of licensed units: 2  
\$300.00

Maharaj, Nistar  
1442 Cloud Drive NE  
Blaine, MN 55449

1001 46th Ave NE

21-0003470  
Family Exempt Rental License  
Number of licensed units: 1  
\$75.00

LICENSEE	LICENSE ADDRESS	LICENSE INFORMATION
Marquette, Joel 4300 Reservoir Blvd NE Columbia Heights, MN 55421	4000 2nd St NE	21-0003166 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Mason, Randall Home SFR Borrower LLC 3505 Koger Blvd.#400 Duluth, GA 30096	4343 6th St NE	21-0003350 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Moosai, Shiva 6657 Fountain Ct N Maple Grove, MN 55311	1409 Parkview Ln NE	21-0003133 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Morlock, Nita 5020 Page Avenue NE Saint Michael, MN 55376	681 47th Ave NE	21-0003400 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Moseychuk, John 1033 44 1/2 Avenue NE Columbia Heights, MN 55421	1214 Cheery Ln NE 1216 Cherry Ln NE	21-0003476 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Nelson, Erik 2180 7th St N North Saint Paul, MN 55109	4144 5th St NE	21-0003510 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Nelson, Wally Sass, Inc. 1136 Payne Ave. Saint Paul, MN 55130	4220 4th St NE	21-0003516 Rental License [Over 3 Units] Number of licensed units: 5 \$360.00
Oei, Vincent 8810 Reflections Road Chanhassen, MN 55317	1010 Gould Ave NE 1008 Gould Ave NE	21-0003113 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Olson, Nathan Olson Partnership 1076 Island Lake Avenue Shoreview, MN 55126	1222 45 1/2 Ave NE 1224 45 1/2 Ave NE	21-0003478 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Ortiz, Gladys 2509 W. 93rd St. Bloomington, MN 55431	4311 Monroe St NE	21-0003185 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Pederson, Mike Western Sky Properties LLC 12998 Bluebird Street NW Coon Rapids, MN 55448	3844 Van Buren St NE	21-0003495 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Perez, Narcisa 4534 Madison St NE Columbia Heights, MN 55421	4534 Madison St NE	21-0003362 Rental License [Over 3 Units] Number of licensed units: 4 \$338.00
Price, Terrence 5540 Golden Valley Rd Golden Valley, MN 55422	3726 3rd St NE Up/Down	21-0003313 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00

LICENSEE	LICENSE ADDRESS	LICENSE INFORMATION
Prokop, Mark 3rd Street NE Investment 2197 Stanford Avenue Saint Paul, MN 55105	4233 3rd St NE	21-0003517 Rental License [Over 3 Units] Number of licensed units: 11 \$492.00
Ramos, Alma 1560 Dana Ct. NE Fridley, MN 55432	5240 7th St NE	21-0003232 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Reichow, Charles Sugarland Properties 11671 Alder Street NW Coon Rapids, MN 55448	1308 45 1/2 Ave NE 1306 45 1/2 Ave NE	21-0003295 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Ruberto, Courtney 356 118th Ave NW Coon Rapids, MN 55448	4154 2nd St NE 4156 2nd St NE	21-0003179 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Salem, Fadia 1036 34th Ave NE Minneapolis, MN 55418	3701 Reservoir Blvd NE 3705 Reservoir Blvd NE	21-0003309 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Schloesser, Ronald 3234 Innsbruck Drive New Brighton, MN 55112	4215 2nd St NE 4217 2nd St NE	21-0003343 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Schumm, Aaron Reimagine Real Estate 15612 Highway 7#340 Minnetonka, MN 55345	631 37th Ave NE	21-0003236 Rental License [Over 3 Units] Number of licensed units: 7 \$404.00
Sultana, Zehra Clifton Properties, LLC 8445 Center Dr Spring Lake Park, MN 55432	204 42nd Ave NE 206 42nd Ave NE	21-0003303 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Sultana, Zehra Minneapolis Properties Services LLC 8445 Center Drive Spring Lake Park, MN 55432	4520 Stinson Blvd NE	21-0003360 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Thao, Mai Invitation Homes 1210 Northland Drive#180 Mendota Heights, MN 55120	3940 3rd St NE	21-0003163 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Thiam, Alioune 3605 4th Ave S Minneapolis, MN 55409	3957 Polk St NE	21-0003164 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Truong, My Park Ave Homes, LLC 2400 Blaisdell Ave S#300 Minneapolis, MN 55404	4650 7th St NE	21-0003379 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00

*\*New License*

**LICENSEE****LICENSE ADDRESS****LICENSE INFORMATION****Item 7.**

Velez, Angel  
2401 Elliot Ave  
Minneapolis, MN 55404

3905 Van Buren St NE

21-0003633  
Rental License [1 - 3 Units]  
Number of licensed units: 1  
\$300.00

Wahl, Doug  
Cel Monton LLC  
1845 Stinson Pkwy NE#212  
Minneapolis, MN 55418

3810 Jackson St NE

21-0003318  
Rental License [1 - 3 Units]  
Number of licensed units: 1  
\$300.00

Washington, Erin  
Midwest GIRG Property Management  
3853 Central Ave NE  
Columbia Heights, MN 55421

940 39th Ave NE

21-0003241  
Rental License [Over 3 Units]  
Number of licensed units: 11  
\$492.00

Wegman, James  
1911 40th Ave NE  
Columbia Heights, MN 55421

3961 Reservoir Blvd NE  
3959 Reservoir Blvd NE

21-0003328  
Rental License [1 - 3 Units]  
Number of licensed units: 2  
\$300.00

Wiedow, Jocelyn  
14175 54th Sreet N  
Oak Park Heights, MN 55082

4356 Quincy St NE

21-0003353  
Family Exempt Rental License  
Number of licensed units: 1  
\$75.00

Zhagui, Jose  
2526 Portland Ave S#2  
Minneapolis, MN 55404

4956 Jackson St NE

21-0003220  
Rental License [1 - 3 Units]  
Number of licensed units: 1  
\$300.00

**CITY COUNCIL MEETING**

Item 8.

AGENDA SECTION	CONSENT AGENDA
MEETING DATE	MAY 24, 2021

ITEM:	LICENSE AGENDA	
DEPARTMENT: COMMUNITY DEVELOPMENT		BY/DATE:
<b>CITY STRATEGY:</b> <i>(please indicate areas that apply by adding a bold "X" in front of the selected text below)</i>		
<input checked="" type="checkbox"/> Safe Community		
<input type="checkbox"/> Economic Strength		
<input type="checkbox"/> Equity and Affordability		
<input type="checkbox"/> Opportunities for Play and Learning		
<input type="checkbox"/> Diverse, Welcoming "Small-Town" Feel		
<input type="checkbox"/> Excellent Housing/Neighborhoods		
<input type="checkbox"/> Strong Infrastructure/Public Services		
<input type="checkbox"/> Engaged, Multi-Generational, Multi-Cultural Population		

**BACKGROUND:** Attached is the business license agenda for the May 24, 2021 City Council meeting. This agenda consists of applications for 2021 Contractor Licenses and 2021 Food Truck Licenses. At the top of the license agenda you will notice a phrase stating "\*\*Signed Waiver Form accompanied application", noting that the data privacy form has been submitted as required. If not submitted, certain information cannot be released to the public.

<b>RECOMMENDED MOTION(S):</b>
MOTION: Move to approve the items as listed on the business license agenda for May 24, 2021 as presented.

**ATTACHMENT(S):**

Contractor Licenses – 2021  
Food Truck Licenses – 2021

TO CITY COUNCIL MAY 24, 2021

\*Signed Waiver Form accompanied application

**Contractor Licenses – 2021**

**Renewals:**

*FARR PLUMBING & HEATING	2525 NEVADA AVE, STE 104, GOLDEN VALLEY, MN	\$80.00
*ARCHITECT MECHANICAL INC	2917 ANTHONY LANE N, ST. ANTHONY, MN	\$80.00

**Food Truck Licenses – 2021**

**Renewals:**

*CUERNAVACA MEXICAN FOOD	4110 CENTRAL AVE NE, COLUMBIA HEIGHTS, MN	\$0.00
--------------------------	---	--------



CITY OF COLUMBIA HEIGHTS

FINANCE DEPARTMENT

COUNCIL MEETING OF: May 24, 2021.

STATE OF MINNESOTA

COUNTY OF ANOKA

CITY OF COLUMBIA HEIGHTS

Motion: Move that in accordance with Minnesota Statutes the City Council has reviewed the enclosed list of claims paid by check and by electronic funds transfer in the amount of \$1,539,633.76.

ACS FINANCIAL SYSTEM  
05/20/2021 10:07:53 Vendor Payment Journal Report

CITY OF COLUMBIA HEIGHTS  
GL050S-V08.15 COVERPAGE  
GL540R

Report Selection:

Optional Report Title.....05/24/2021 COUNCIL REPORT

INCLUSIONS:

Fund & Account.		thru
Check Date.....		thru
Source Codes.....		thru
Journal Entry Dates.....		thru
Journal Entry Ids.....		thru
Check Number.....	185649	thru 185842
Project.....		thru
Vendor.....		thru
Invoice.....		thru
Purchase Order.....		thru
Bank.....		thru
Totals Only?.....	N	
1099 Vendors Only?.....	N	
Lower Dollars Limit.....		
Create Excel file & Download	N	

Run Instructions:

Jobq	Banner	Copies	Form	Printer	Hold	Space	LPI	Lines	CPI	CP	SP	RT
L		01			Y	S	6	066	10	Y	Y	

ACS FINANCIAL SYSTEM  
05/20/2021 10:07:53

Vendor Payment Journal Report  
05/24/2021 COUNCIL REPORT

CITY OF COLUMBIA HEIGHTS  
GL540R-V08.15 PAGE 1

VENDOR NAME AND NUMBER		CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F	S	9	BX	M	ACCOUNT NAME	ACCOUNT
A DYNAMIC DOOR CO INC				099841											
		185722	05/20/21	GARAGE DOOR REPAIR	1,903.25		22105052			D	-			BUILDING MAINT:C	701.49950.4020
A E SIGN SYSTEMS				099883											
		185650	05/12/21	OFFICE WINDOW SIGN	19.91		21473			D	-			GENERAL SUPPLIES	101.42100.2171
ACE HARDWARE				002665											
		185723	05/20/21	FASTENERS	3.29		041722/R	032521	P	D	-			GENERAL SUPPLIES	701.49950.2171
ACTIVE 911 INC				023330											
		185724	05/20/21	1 YR SUBSCPTN 911 MSSG	403.00		288224			D	-			SUBSCRIPTION, ME	101.42200.4330
ADAM'S PEST CONTROL, INC				009590											
		185725	05/20/21	PEST CONTROL PS 042121	42.98		1718583			D	-			BUILDING MAINT:C	101.42100.4020
		185725	05/20/21	PEST CONTROL PS 042121	42.98		1718583			D	-			BUILDING MAINT:C	101.42200.4020
					85.96	*CHECK TOTAL									
				VENDOR TOTAL	85.96										
AEP ENERGY INC				025225											
		185651	05/12/21	050621 SOLAR POWER	669.57		419-21306829	002725	P	D	-			ELECTRIC	101.42100.3810
		185651	05/12/21	050621 SOLAR POWER	669.56		419-21306829	002725	P	D	-			ELECTRIC	101.42200.3810
		185651	05/12/21	050621 SOLAR POWER	2,758.86		419-21306829	002725	P	D	-			ELECTRIC	240.45500.3810
		185651	05/12/21	050621 SOLAR POWER	1,488.67		419-21306829	002725	P	D	-			ELECTRIC	701.49950.3810
					5,586.66	*CHECK TOTAL									
				VENDOR TOTAL	5,586.66										
AID ELECTRIC SERVICE INC				003890											
		185652	05/12/21	EXTERIOR LIGHT REPAIR	310.54		65354			D	-			REPAIR & MAINT.	101.43160.4000
		185652	05/12/21	INSTALL CIRCUITS	2,057.00		65503			D	-			BUILDING MAINT:C	701.49950.4020
					2,367.54	*CHECK TOTAL									
				VENDOR TOTAL	2,367.54										
AK MATERIAL HANDLING SYS				028730											
		185653	05/12/21	PALLET RACKING	232.49		S1089683			D	-			MINOR EQUIPMENT	601.49430.2010
		185653	05/12/21	PALLET RACKING	232.49		S1089683			D	-			MINOR EQUIPMENT	602.49450.2010
		185653	05/12/21	PALLET RACKING	232.49		S1089683			D	-			MINOR EQUIPMENT	604.49650.2010
					697.47	*CHECK TOTAL									
				VENDOR TOTAL	697.47										
ALBRECHT SIGN COMPANY				023760											
		185654	05/12/21	50% OF SIGN FOR TOPVAL	3,525.00		25981	067715	P	D	-			BUILDING & IMPRO	609.49794.5120
ALLEN/CHRIS				.01020											
		185726	05/20/21	HONOR GUARD CLINIC 0321	12.67		032621			D	-			OUT OF TOWN TRAV	101.42200.3320
		185726	05/20/21	HNR GUARD CLINIC R2 GAS	55.25		032821			D	-			GAS, OIL, LUBRIC	101.42200.2282
		185726	05/20/21	HONOR GUARD CLINIC 0321	13.35		032821			D	-			OUT OF TOWN TRAV	101.42200.3320
					81.27	*CHECK TOTAL									
				VENDOR TOTAL	81.27										

ACS FINANCIAL SYSTEM  
05/20/2021 10:07:53

Vendor Payment Journal Report  
05/24/2021 COUNCIL REPORT

CITY OF COLUMBIA HEIGHTS  
GL540R-V08.15 PAGE 2

VENDOR NAME AND NUMBER		CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F	S	9	BX	M	ACCOUNT NAME	ACCOUNT
AMERICAN BOTTLING COMPAN 000231															
		185727	05/20/21	042921 INV	269.38		3562613466		D	-				INVENTORY - LIQU	609.00.14500
		185727	05/20/21	051321 INV	477.44		3562613768		D	-				INVENTORY - LIQU	609.00.14500
		185727	05/20/21	042821 INV	243.31		3575724149		D	-				INVENTORY - LIQU	609.00.14500
					990.13	*CHECK	TOTAL								
				VENDOR TOTAL	990.13										
AMERICAN CYLINDER INC 004285															
		185655	05/12/21	FIRE EXTGR SVC,CERT	374.79		186860		D	-				REPAIR & MAINT.	701.49950.4000
		185655	05/12/21	FIRE EXTGR SVC,CERT	33.30		186861		D	-				REPAIR & MAINT.	602.49450.4000
		185655	05/12/21	FIRE EXTGR SVC,CERT	50.10		186862		D	-				REPAIR & MAINT.	101.45200.4000
		185655	05/12/21	FIRE EXTGR SVC,CERT	57.30		186865		D	-				REPAIR & MAINT.	101.41940.4000
					515.49	*CHECK	TOTAL								
		185728	05/20/21	FIRE EXTGR SVC,CERT	62.60		186614		D	-				REPAIR & MAINT.	609.49791.4000
		185728	05/20/21	FIRE EXTGR SVC,CERT	57.80		186615		D	-				REPAIR & MAINT.	609.49792.4000
		185728	05/20/21	FIRE EXTGR SVC,CERT	26.10		186689		D	-				REPAIR & MAINT.	240.45500.4000
		185728	05/20/21	2021 ANNUAL PD	418.65		186859		D	-				REPAIR & MAINT.	101.42100.4000
		185728	05/20/21	FIRE EXTGR SVC,CERT	26.10		186863		D	-				REPAIR & MAINT.	609.49793.4000
		185728	05/20/21	2021 ANNUAL FIRE	470.10		186866		D	-				REPAIR & MAINT.	101.42200.4000
					1,061.35	*CHECK	TOTAL								
				VENDOR TOTAL	1,576.84										
AMERICAN PRESSURE INC 009100															
		185656	05/12/21	JETTING NOZZLES #0121	94.40		120226		D	-				GARAGE INVENTORY	701.00.14120
ANOKA COUNTY 011700															
		185729	05/20/21	BROADBAND CONN 0521	37.50		B210419G	201123	F	D	-			OTHER COMMUNICAT	101.42100.3250
		185729	05/20/21	BROADBAND CONN 0521	37.50		B210419G	201123	F	D	-			OTHER COMMUNICAT	101.42200.3250
		185729	05/20/21	BROADBAND CONN 0521	18.75		B210419G	201123	F	D	-			OTHER COMMUNICAT	101.43100.3250
		185729	05/20/21	BROADBAND CONN 0521	3.75		B210419G	201123	F	D	-			OTHER COMMUNICAT	101.43121.3250
		185729	05/20/21	BROADBAND CONN 0521	3.75		B210419G	201123	F	D	-			OTHER COMMUNICAT	101.45200.3250
		185729	05/20/21	BROADBAND CONN 0521	3.75		B210419G	201123	F	D	-			OTHER COMMUNICAT	601.49430.3250
		185729	05/20/21	BROADBAND CONN 0521	3.75		B210419G	201123	F	D	-			OTHER COMMUNICAT	602.49450.3250
		185729	05/20/21	BROADBAND CONN 0521	3.75		B210419G	201123	F	D	-			OTHER COMMUNICAT	701.49950.3250
					112.50	*CHECK	TOTAL								
				VENDOR TOTAL	112.50										
ANOKA COUNTY HISTORICL S 099266															
		185730	05/20/21	AC 100 YEAR PROGRAM	150.00		2007		D	-				GENERAL SUPPLIES	101.41110.2171
ANOKA COUNTY TREASURER 000330															
		185731	05/20/21	LANGUAGE LINE 0421	55.62		AR017970		D	-				OTHER COMMUNICAT	101.42100.3250
ARAMARK UNIFORM & CAREER 000245															
		185732	05/20/21	042921 MOPS,MATS,TOWELS	87.01		1005041814		D	-				BUILDING MAINT:C	609.49792.4020
		185732	05/20/21	050421 MOPS,MATS,TOWELS	85.09		1005045156		D	-				BUILDING MAINT:C	609.49791.4020
		185732	05/20/21	042921 MOPS,MATS,TOWELS	87.01		1005047082		D	-				BUILDING MAINT:C	609.49792.4020

ACS FINANCIAL SYSTEM  
05/20/2021 10:07:53

Vendor Payment Journal Report  
05/24/2021 COUNCIL REPORT

CITY OF COLUMBIA HEIGHTS  
GL540R-V08.15 PAGE 3

VENDOR NAME AND NUMBER		CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F	S	9	BX	M	ACCOUNT NAME	ACCOUNT
ARAMARK UNIFORM & CAREER 000245		185732	05/20/21	051121 MOPS,MATS,TOWELS	85.09		1005050324		D	-				BUILDING MAINT:C	609.49791.4020
					344.20	*CHECK	TOTAL								
				VENDOR TOTAL	344.20										
ARTEDUTC LLC 027415		185733	05/20/21	PASTELS OCEAN DRAWING	720.00		145		D	-				EXPERT & PROFESS	262.45016.3050
ARTISAN BEER COMPANY 022245		185657	05/12/21	042221 INV	115.70		3469768		D	-				INVENTORY - LIQU	609.00.14500
		185657	05/12/21	042221 INV	278.45		3469769		D	-				INVENTORY - LIQU	609.00.14500
		185657	05/12/21	042321 INV	637.30		3470105		D	-				INVENTORY - LIQU	609.00.14500
					1,031.45	*CHECK	TOTAL								
		185734	05/20/21	042921 INV	377.60		3470975		D	-				INVENTORY - LIQU	609.00.14500
		185734	05/20/21	043021 INV	1,746.90		3471321		D	-				INVENTORY - LIQU	609.00.14500
					2,124.50	*CHECK	TOTAL								
				VENDOR TOTAL	3,155.95										
ASPEN MILLS, INC. 000430		185658	05/12/21	JKTS,BGLS,SHRT TC	423.15		273374		D	-				UNIFORMS	101.42200.2172
		185658	05/12/21	TIE CLIPS	84.15		273375		D	-				UNIFORMS	101.42200.2172
		185658	05/12/21	CLAS A UNFRM HNR GRD BP	580.90		273376		D	-				UNIFORMS	101.42200.2172
		185658	05/12/21	JKT,CUST WRK,ZP	117.95		273377		D	-				UNIFORMS	101.42200.2172
					1,206.15	*CHECK	TOTAL								
		185735	05/20/21	PNTS,SHRTS,JKTS,BOOTS	1,115.74		273861		D	-				UNIFORMS	101.42100.2172
				VENDOR TOTAL	2,321.89										
AUTOZONE, INC. DBA ALLDA 028880		185736	05/20/21	SUBSCRPTN 042921-04282	1,500.00		INVC00621736		D	-				REPAIR & MAINT.	701.49950.4000
BAKER & TAYLOR 000525		185659	05/12/21	BOOK	9.94		2035911802	004103	P	D	-			BOOKS	240.45500.2180
		185659	05/12/21	BOOKS	31.01		2035911802	004117	P	D	-			BOOKS	240.45500.2180
		185659	05/12/21	BOOK	15.51		2035911802	004118	P	D	-			BOOKS	240.45500.2180
		185659	05/12/21	BOOKS	41.95		2035911802	004120	P	D	-			BOOKS	240.45500.2180
		185659	05/12/21	BOOKS	24.02		2035911802	004121	P	D	-			BOOKS	240.45500.2180
		185659	05/12/21	BOOKS	243.05		2035911802	004123	P	D	-			BOOKS	240.45500.2180
		185659	05/12/21	BOOKS	274.39		2035911802	004124	P	D	-			BOOKS	240.45500.2180
		185659	05/12/21	BOOKS	455.57		2035911802	004125	P	D	-			BOOKS	240.45500.2180
		185659	05/12/21	BOOK	15.51		2035919055	004117	P	D	-			BOOKS	240.45500.2180
		185659	05/12/21	BOOKS	20.77		2035919055	004118	P	D	-			BOOKS	240.45500.2180
		185659	05/12/21	BOOK	25.99		2035919055	004123	P	D	-			BOOKS	240.45500.2180
		185659	05/12/21	BOOK	3.89		2035919055	004124	P	D	-			BOOKS	240.45500.2180
		185659	05/12/21	BOOKS	58.56		2035919055	004125	P	D	-			BOOKS	240.45500.2180
		185659	05/12/21	BOOKS	427.24		2035919055	004126	P	D	-			BOOKS	240.45500.2180
		185659	05/12/21	BOOK	7.14		2035921632	004094	P	D	-			BOOKS	240.45500.2180

ACS FINANCIAL SYSTEM  
05/20/2021 10:07:53

Vendor Payment Journal Report  
05/24/2021 COUNCIL REPORT

CITY OF COLUMBIA HEIGHTS  
GL540R-V08.15 PAGE 4

VENDOR NAME AND NUMBER		CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F	S	9	BX	M	ACCOUNT NAME	ACCOUNT
BAKER & TAYLOR				000525											
		185659	05/12/21	BOOK	16.04		2035927650	004117	P	D	-			BOOKS	240.45500.2180
		185659	05/12/21	BOOK	5.19		2035927650	004121	P	D	-			BOOKS	240.45500.2180
		185659	05/12/21	BOOK	16.61		2035927650	004123	P	D	-			BOOKS	240.45500.2180
		185659	05/12/21	BOOK	3.89		2035927650	004124	P	D	-			BOOKS	240.45500.2180
		185659	05/12/21	BOOKS	32.12		2035927650	004125	P	D	-			BOOKS	240.45500.2180
		185659	05/12/21	BOOKS	446.27		2035927650	004127	P	D	-			BOOKS	240.45500.2180
		185659	05/12/21	BOOKS	194.52		5016901176	004093	P	D	-			BOOKS	240.45500.2180
		185659	05/12/21	BOOK	19.97		5016919410	004093	P	D	-			BOOKS	240.45500.2180
					2,389.15	*CHECK	TOTAL								
				VENDOR TOTAL	2,389.15										
BAUER SERVICES INC				022630											
		185737	05/20/21	BOARD UP	2,688.95		7655			D	-			BUILDING MAINT:C	609.49791.4020
BELLBOY BAR SUPPLY				004955											
		185738	05/20/21	STATE USE TAX	2.64	CR	0103127100			D	-			STATE USE TAX	101.00.20815
		185738	05/20/21	042721 INV	124.10		0103127100			D	-			INVENTORY - LIQU	609.00.14500
		185738	05/20/21	042721 BAGS,6PK RINGS	286.20		0103127100			D	-			GENERAL SUPPLIES	609.49792.2171
		185738	05/20/21	042721 SIGNS	40.98		0103127100			D	-			GENERAL SUPPLIES	609.49792.2171
		185738	05/20/21	STATE USE TAX	3.99	CR	0103136100			D	-			STATE USE TAX	101.00.20815
		185738	05/20/21	042821 INV	100.25		0103136100			D	-			INVENTORY - LIQU	609.00.14500
		185738	05/20/21	042821 BAGS,T.P.	278.99		0103136100			D	-			GENERAL SUPPLIES	609.49792.2171
		185738	05/20/21	042821 INV	34.00	CR	0103157900			D	-			INVENTORY - LIQU	609.00.14500
		185738	05/20/21	050521 INV	72.73		0103179900			D	-			INVENTORY - LIQU	609.00.14500
		185738	05/20/21	050521 BAGS	191.20		0103179900			D	-			GENERAL SUPPLIES	609.49791.2171
		185738	05/20/21	051221 INV	19.13		0103218300			D	-			INVENTORY - LIQU	609.00.14500
		185738	05/20/21	051221 INV	268.67		0103218400			D	-			INVENTORY - LIQU	609.00.14500
		185738	05/20/21	051221 BAGS	138.60		0103218400			D	-			GENERAL SUPPLIES	609.49791.2171
					1,480.22	*CHECK	TOTAL								
				VENDOR TOTAL	1,480.22										
BELLBOY CORPORATION				000595											
		185739	05/20/21	050521 INV	391.00		0089196400			D	-			INVENTORY - LIQU	609.00.14500
		185739	05/20/21	050521 DEL	4.05		0089196400			D	-			DELIVERY	609.49791.2199
		185739	05/20/21	050521 INV	188.50		0089196500			D	-			INVENTORY - LIQU	609.00.14500
		185739	05/20/21	050521 DEL	2.70		0089196500			D	-			DELIVERY	609.49792.2199
		185739	05/20/21	051221 INV	150.00		0089304500			D	-			INVENTORY - LIQU	609.00.14500
		185739	05/20/21	051221 DEL	4.05		0089304500			D	-			DELIVERY	609.49791.2199
					740.30	*CHECK	TOTAL								
				VENDOR TOTAL	740.30										
BELSON OUTDOORS INC				099786											
		185660	05/12/21	DOG WASTE BAGS	1,529.25		191517			D	-			GENERAL SUPPLIES	101.45200.2171
BEMIDJI GIRLS FASTPITCH				027785											
		185740	05/20/21	TOURNEY FEE 16U & 19U	600.00					D	-			SUBSCRIPTION, ME	101.45005.4330

ACS FINANCIAL SYSTEM  
05/20/2021 10:07:53

Vendor Payment Journal Report  
05/24/2021 COUNCIL REPORT

CITY OF COLUMBIA HEIGHTS  
GL540R-V08.15 PAGE 5

VENDOR NAME AND NUMBER													
CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F	S	9	BX	M	ACCOUNT NAME	ACCOUNT
BERGMAN LEDGE LLC 028145													
185741	05/20/21	042821 INV	180.00		E-3278		D	-				INVENTORY - LIQU	609.00.14500
BETTCHER/STEVEN B 026265													
185661	05/12/21	UMPIRE 0421	243.00		050321		D	N	01			EXPERT & PROFESS	101.45003.3050
BETWEEN THE LINES 099603													
185742	05/20/21	UMPIRE SOFTBALL	378.00		02-061		D	N	01			EXPERT & PROFESS	101.45003.3050
BIOBAGS AMERICAS INC 023540													
185743	05/20/21	ORGANIC WASTE BAGS	100.31		480746		D	-				PROGRAM SUPPLIES	603.49530.2170
BLACK STACK BREWING 025725													
185744	05/20/21	042821 INV25725	208.00		12422		D	-				INVENTORY - LIQU	609.00.14500
185744	05/20/21	042921 INV	208.00		12475		D	-				INVENTORY - LIQU	609.00.14500
			416.00	*CHECK	TOTAL								
		VENDOR TOTAL	416.00										
BLUE WOLF BREWING COMPAN 028705													
185745	05/20/21	043021 INV	144.00		1224		D	-				INVENTORY - LIQU	609.00.14500
BOLTON & MENK, INC 099261													
185662	05/12/21	WM REPLACEMENT SURVEY	614.50		0267587	003032	P	D	-			EXPERT & PROFESS	651.52103.3050
185662	05/12/21	44TH MILL & OVERLAY	1,728.00		0267588	003033	P	D	-			EXPERT & PROFESS	415.52005.3050
185662	05/12/21	53RD AVE LRIP	390.00		0267589			P	D	-		EXPERT & PROFESS	415.52007.3050
185662	05/12/21	PUMP STATION #3 CONST	1,560.00		0267590	002945	P	D	-			EXPERT & PROFESS	651.49449.3050
185662	05/12/21	SANITARY SEWER ANALYSI	3,326.00		0267591	003092	P	D	-			EXPERT & PROFESS	602.49450.3050
			7,618.50	*CHECK	TOTAL								
185746	05/20/21	CHATHAM RD SURVEY	3,110.00		0267567	202130	P	D	-			EXPERT & PROFESS	101.43100.3050
		VENDOR TOTAL	10,728.50										
BOURGET IMPORTS LLC 099405													
185747	05/20/21	050721 INV	264.00		177400		D	-				INVENTORY - LIQU	609.00.14500
185747	05/20/21	050721 DEL	7.00		177400		D	-				DELIVERY	609.49791.2199
185747	05/20/21	050721 INV	168.00		177401		D	-				INVENTORY - LIQU	609.00.14500
185747	05/20/21	050721 DEL	5.25		177401		D	-				DELIVERY	609.49792.2199
			444.25	*CHECK	TOTAL								
		VENDOR TOTAL	444.25										
BRADLEY LAW LLC 001160													
185748	05/20/21	LEGAL-CABLE FRANCHISE	137.50		22395	002564	P	D	N	01		EXPERT & PROFESS	225.49844.3050
BRAKE & EQUIPMENT WAREHO 000705													
185749	05/20/21	BRAKE CONTROL #3712	88.75		01JT7287		D	-				GARAGE INVENTORY	701.00.14120
BREAKTHRU BEVERAGE MN BE 024260													
185750	05/20/21	032421 INV 700297782	752.30		338838833		D	-				INVENTORY - LIQU	609.00.14500

ACS FINANCIAL SYSTEM  
05/20/2021 10:07:53

Vendor Payment Journal Report  
05/24/2021 COUNCIL REPORT

CITY OF COLUMBIA HEIGHTS  
GL540R-V08.15 PAGE 6

VENDOR NAME AND NUMBER		CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F	S	9	BX	M	ACCOUNT NAME	ACCOUNT
BREAKTHRU BEVERAGE MN BE				024260											
	185750	05/20/21	041321	INV 700297717	5,780.75		339079674		D	-				INVENTORY - LIQU	609.00.14500
	185750	05/20/21	042721	INV 700297736	8,515.75		339249071		D	-				INVENTORY - LIQU	609.00.14500
	185750	05/20/21	042721	INV 700297736	161.80		339249072		D	-				INVENTORY - LIQU	609.00.14500
	185750	05/20/21	043021	INV 700297717	120.00		339314631		D	-				INVENTORY - LIQU	609.00.14500
	185750	05/20/21	043021	INV 700297736	120.00		339314633		D	-				INVENTORY - LIQU	609.00.14500
	185750	05/20/21	050421	INV 700297717	26.60		339345406		D	-				INVENTORY - LIQU	609.00.14500
	185750	05/20/21	050721	INV 700297717	249.75		339409203		D	-				INVENTORY - LIQU	609.00.14500
	185750	05/20/21	032921	INV 700297782	13.80CR		408497334		D	-				INVENTORY - LIQU	609.00.14500
	185750	05/20/21	040721	INV 700297717	19.50CR		408524293		D	-				INVENTORY - LIQU	609.00.14500
	185750	05/20/21	041521	INV 700297717	165.60CR		408546773		D	-				INVENTORY - LIQU	609.00.14500
	185750	05/20/21	041521	INV 700297717	129.00CR		408546774		D	-				INVENTORY - LIQU	609.00.14500
	185750	05/20/21	042821	INV 700297717	25.00CR		408582448		D	-				INVENTORY - LIQU	609.00.14500
	185750	05/20/21	043021	INV 700297717	17.20CR		408593333		D	-				INVENTORY - LIQU	609.00.14500
	185750	05/20/21	043021	INV 700297717	17.25CR		408593334		D	-				INVENTORY - LIQU	609.00.14500
	185750	05/20/21	050521	INV 700297736	36.60CR		408604755		D	-				INVENTORY - LIQU	609.00.14500
					15,303.00	*CHECK TOTAL									
				VENDOR TOTAL	15,303.00										
BREAKTHRU BEVERAGE MN W&				024265											
	185751	05/20/21	043021	INV 700297717	260.88		339313272		D	-				INVENTORY - LIQU	609.00.14500
	185751	05/20/21	043021	DEL 700297717	8.05		339313272		D	-				DELIVERY	609.49791.2199
	185751	05/20/21	043021	INV 700297717	240.00		339313276		D	-				INVENTORY - LIQU	609.00.14500
	185751	05/20/21	043021	DEL 700297717	5.75		339313276		D	-				DELIVERY	609.49791.2199
	185751	05/20/21	050721	INV 700297717	239.60		339408295		D	-				INVENTORY - LIQU	609.00.14500
	185751	05/20/21	050721	DEL 700297717	9.20		339408295		D	-				DELIVERY	609.49791.2199
	185751	05/20/21	050721	INV 700297717	450.51		339408296		D	-				INVENTORY - LIQU	609.00.14500
	185751	05/20/21	050721	DEL 700297717	5.75		339408296		D	-				DELIVERY	609.49791.2199
	185751	05/20/21	050721	INV 700297717	196.44		339408298		D	-				INVENTORY - LIQU	609.00.14500
	185751	05/20/21	050721	DEL 700297717	2.30		339408298		D	-				DELIVERY	609.49791.2199
	185751	05/20/21	050721	INV 700297717	620.00		339408299		D	-				INVENTORY - LIQU	609.00.14500
	185751	05/20/21	050721	DEL 700297717	10.45		339408299		D	-				DELIVERY	609.49791.2199
	185751	05/20/21	050721	INV 700297736	116.00		339408300		D	-				INVENTORY - LIQU	609.00.14500
	185751	05/20/21	050721	DEL 700297736	1.25		339408300		D	-				DELIVERY	609.49792.2199
	185751	05/20/21	050721	INV 700297736	176.59		339408302		D	-				INVENTORY - LIQU	609.00.14500
	185751	05/20/21	050721	DEL 700297736	5.75		339408302		D	-				DELIVERY	609.49792.2199
	185751	05/20/21	050721	INV 700297736	504.00		339408303		D	-				INVENTORY - LIQU	609.00.14500
	185751	05/20/21	050721	DEL 700297736	9.20		339408303		D	-				DELIVERY	609.49792.2199
					2,861.72	*CHECK TOTAL									
				VENDOR TOTAL	2,861.72										
BROKEN CLOCK BREWING COO				025930											
	185752	05/20/21	042721	INV	180.00		5012		D	-				INVENTORY - LIQU	609.00.14500
BROWNELL'S INC				011250											
	185663	05/12/21	GUN ARMORING TOOLS		120.21		20976683.00		D	-				GENERAL SUPPLIES	101.42100.2171
BUSINESS JOURNAL/THE				000165											
	185664	05/12/21	ONE YEAR SUBSCRIPTION		140.00		508446525		D	-				PERIODICALS, MAG	240.45500.2181



ACS FINANCIAL SYSTEM  
05/20/2021 10:07:53

Vendor Payment Journal Report  
05/24/2021 COUNCIL REPORT

CITY OF COLUMBIA HEIGHTS  
GL540R-V08.15 PAGE 7

VENDOR NAME AND NUMBER		CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F	S	9	BX	M	ACCOUNT NAME	ACCOUNT
BUTTWILER/SANDRA				.01023											
		185753	05/20/21	REFUND RENTAL TAX	53.89		119530	100221	F	D	-			STATE SALES TAX	101.00.20810
		185753	05/20/21	REFUND RENTAL FEE	756.37		119530	100221	F	D	-			HALL RENTS	101.00.34781
					810.26	*CHECK TOTAL									
				VENDOR TOTAL	810.26										
CAMP FIRE MINNESOTA				027490											
		185754	05/20/21	NATURE & LEADERSHIP	1,200.00		21019			D	-			EXPERT & PROFESS	262.45016.3050
CAPITOL BEVERAGE SALES L				099247											
		185755	05/20/21	042821 INV	148.90	CR	2540856			D	-			INVENTORY - LIQU	609.00.14500
		185755	05/20/21	042821 INV	3,297.90		2540857			D	-			INVENTORY - LIQU	609.00.14500
		185755	05/20/21	042921 INV	12.75	CR	2540910			D	-			INVENTORY - LIQU	609.00.14500
		185755	05/20/21	043021 INV	134.00		2541406			D	-			INVENTORY - LIQU	609.00.14500
		185755	05/20/21	050521 INV	119.30	CR	2543498			D	-			INVENTORY - LIQU	609.00.14500
		185755	05/20/21	050521 INV	7,007.92		2543499			D	-			INVENTORY - LIQU	609.00.14500
					10,158.87	*CHECK TOTAL									
				VENDOR TOTAL	10,158.87										
CENGAGE LEARNING INC				009585											
		185665	05/12/21	LARGE PRINT BOOK	28.49		74173192	004095	P	D	-			BOOKS	240.45500.2180
CENTER FOR ENERGY & ENVI				027285											
		185756	05/20/21	HES PRGM 0121-0321	400.00		18698			D	-			EXPERT & PROFESS	204.46314.3050
CENTER POINT ENERGY				004945											
		185757	05/20/21	050621 100570341-7	558.82		10570341-7			D	-			GAS	240.45500.3830
		185757	05/20/21	050621 10802324-3	33.52		10802324-3			D	-			GAS	101.45200.3830
		185757	05/20/21	050621 11299887-7	17.73		11299887-7			D	-			GAS	602.49450.3830
		185757	05/20/21	050621 5452216-4	41.75		5452216-4			D	-			GAS	101.45200.3830
		185757	05/20/21	050621 5467671-3	17.06		5467671-3			D	-			GAS	101.45200.3830
		185757	05/20/21	050621 6401438486-7	37.87		6401438486-7			D	-			GAS	408.46414.3830
		185757	05/20/21	050621 8268239-4	113.91		8268239-4			D	-			GAS	101.42100.3830
		185757	05/20/21	050621 8268239-4	113.92		8268239-4			D	-			GAS	101.42200.3830
		185757	05/20/21	050621 9644621-6	19.81		9644621-6			D	-			GAS	602.49450.3830
					954.39	*CHECK TOTAL									
				VENDOR TOTAL	954.39										
CENTRAL ROOFING CO INC				010030											
		185666	05/12/21	ROOF REPAIR	2,840.00		28503			D	-			BUILDING MAINT:C	101.41940.4020
CENTURY COLLEGE				010105											
		185758	05/20/21	FIRE APPARATUS OPER LB	525.00		816724			D	-			TRAINING & EDUC	101.42200.3105
CENTURYLINK				020790											
		185759	05/20/21	042821 763 572-2695 528	53.86		7635722695528			D	-			TELEPHONE & TELE	609.49791.3210
CHAMBERLAIN OIL COMPANY				099566											
		185760	05/20/21	DIESEL EXHAUST FLUID-INV	36.40		357347-00			D	-			GARAGE INVENTORY	701.00.14120
		185760	05/20/21	WINDSHIELD WASH,BRAKE CL	128.05		357347-00			D	-			CHEMICALS	701.49950.2161

ACS FINANCIAL SYSTEM  
05/20/2021 10:07:53

Vendor Payment Journal Report  
05/24/2021 COUNCIL REPORT

CITY OF COLUMBIA HEIGHTS  
GL540R-V08.15 PAGE 8

VENDOR NAME AND NUMBER		CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F	S	9	BX	M	ACCOUNT NAME	ACCOUNT
CHAMBERLAIN OIL COMPANY				099566											
					164.45										
				VENDOR TOTAL	164.45		*CHECK TOTAL								
CINTAS FIRST AID-SAFETY				012505											
		185667	05/12/21	FIRST AID SUPPLIES	420.42		505940098				D	-		GENERAL SUPPLIES	701.49950.2171
CINTAS INC				026055											
		185761	05/20/21	RUGS-PW 050721	37.20		4083692974				D	-		BUILDING MAINT:C	701.49950.4020
		185761	05/20/21	RUGS-CITY HALL 050721	20.88		4083692982				D	-		BUILDING MAINT:C	101.41940.4020
		185761	05/20/21	TOWELS,AIR FRESH,MATS 05	35.48		4083693034	002099	P		D	-		BUILDING MAINT:C	101.42100.4020
		185761	05/20/21	TOWELS,AIR FRESH 050721	11.80		4083693034	002099	P		D	-		BUILDING MAINT:C	101.42200.4020
		185761	05/20/21	MOPS JPM	26.53		4083964019				D	-		BUILDING MAINT:C	101.45129.4020
					131.89		*CHECK TOTAL								
				VENDOR TOTAL	131.89										
CITY OF ROSEVILLE				022560											
		185762	05/20/21	IT SUPPORT 0521	289.92		0230083				D	-		EXPERT & PROFESS	101.42100.3050
CITY OF ST PAUL				004605											
		185763	05/20/21	3.50 TON ASPHALT MIX	269.26		IN44999				D	-		MAINT. & CONSTRU	101.43121.2160
CRYSTAL SPRINGS ICE LLC				021335											
		185764	05/20/21	042821 INV	75.06		3002631				D	-		INVENTORY - LIQU	609.00.14500
		185764	05/20/21	050421 INV	75.06		3002687				D	-		INVENTORY - LIQU	609.00.14500
		185764	05/20/21	050621 INV	173.34		3002727				D	-		INVENTORY - LIQU	609.00.14500
		185764	05/20/21	051221 INV	166.86		3002756				D	-		INVENTORY - LIQU	609.00.14500
					490.32		*CHECK TOTAL								
				VENDOR TOTAL	490.32										
CURBSIDE PRODUCTIONS LLC				028490											
		185765	05/20/21	MOVIE IN THE PARK PYMT	1,500.00		20200424-1A1				D	N	01	EXPERT & PROFESS	226.46347.3050
		185765	05/20/21	MUSIC IN THE PARK PYMT	1,375.00		20210127-1A1				D	N	01	EXPERT & PROFESS	226.46347.3050
					2,875.00		*CHECK TOTAL								
				VENDOR TOTAL	2,875.00										
CUSTOM REMODELERS INC				.01018											
		185766	05/20/21	REF PER-4550 POLK ST	128.00		2021-00290				D	-		BUILDING & MOVIN	201.00.32192
DAVES SPORT SHOP				001420											
		185668	05/12/21	SOFTBALL BATS	89.98		27707				D	-		GENERAL SUPPLIES	881.45000.2171
		185668	05/12/21	SOFTBALL BAT	49.99		27720				D	-		GENERAL SUPPLIES	881.45000.2171
		185668	05/12/21	RIP IT FACE MASKS	352.00		27750				D	-		GENERAL SUPPLIES	881.45000.2171
					491.97		*CHECK TOTAL								
				VENDOR TOTAL	491.97										
DAVIS & ASSOCIATES, INC.				028895											
		185767	05/20/21	PROGRAM LIGHTS	300.00		20643				D	-		BUILDING MAINT:C	240.45500.4020

ACS FINANCIAL SYSTEM  
05/20/2021 10:07:53

Vendor Payment Journal Report  
05/24/2021 COUNCIL REPORT

CITY OF COLUMBIA HEIGHTS  
GL540R-V08.15 PAGE 9

VENDOR NAME AND NUMBER		CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F	S	9	BX	M	ACCOUNT NAME	ACCOUNT
EARL F ANDERSEN INC				014210											
	185669	05/12/21	STREET NAME SIGN S		320.90		0126113-IN		D	-				GENERAL SUPPLIES	212.43190.2171
	185768	05/20/21	STREET SIGN		58.45		0126243-IN		D	-				GENERAL SUPPLIES	101.43170.2171
			VENDOR TOTAL		379.35										
ECM PUBLISHERS INC				022465											
	185769	05/20/21	PHN PROJ#2107 043021		315.00		832539		D	-				LEGAL NOTICE PUB	101.43100.3500
EHLERS & ASSOCIATES INC				005825											
	185770	05/20/21	ALATUS HY-VEE SITE TIF		147.50		86585	001560	P	D	N	01		EXPERT & PROFESS	408.46414.3050
FERGUSON WATERWORKS INC				099963											
	185670	05/12/21	REPAIR CLAMP		369.30		0469748		D	-				MAINT. & CONSTRU	601.49430.2160
	185670	05/12/21	HYDRANT GREASE		160.00		0469748		D	-				GENERAL SUPPLIES	601.49430.2171
	185670	05/12/21	HYDRANT FLANGE		715.00		0470357-1		D	-				MAINT. & CONSTRU	601.49430.2160
	185670	05/12/21	GATE VALVES		1,909.52		0472372		D	-				MAINT. & CONSTRU	601.49430.2160
					3,153.82		*CHECK TOTAL								
	185771	05/20/21	MAINCASE GASKET		10.00		0472575		D	-				GENERAL SUPPLIES	601.49430.2171
			VENDOR TOTAL		3,163.82										
FLEETPRIDE INC				001110											
	185671	05/12/21	HOSE FITTINGS #0047		39.06		72015307		D	-				GARAGE INVENTORY	701.00.14120
	185671	05/12/21	FITTINGS-INVENTORY		27.80		72613219		D	-				GARAGE INVENTORY	701.00.14120
	185671	05/12/21	FILTER-INVENTORY		90.69		72978222		D	-				GARAGE INVENTORY	701.00.14120
					157.55		*CHECK TOTAL								
	185772	05/20/21	HYDRAULIC CYLINDER #0136		845.05		RSV033414		D	-				GARAGE INVENTORY	701.00.14120
	185772	05/20/21	HOSE ENDS #0099		67.69		73200362		D	-				GARAGE INVENTORY	701.00.14120
					912.74		*CHECK TOTAL								
			VENDOR TOTAL		1,070.29										
GENUINE PARTS/NAPA AUTO				002780											
	185672	05/12/21	BATTERIES #0240		111.18		4342-814289		D	-				GARAGE INVENTORY	701.00.14120
GOPHER STATE ONE CALL IN				007615											
	185773	05/20/21	APRIL 2021 LOCATES		99.45		1040304		D	-				EXPERT & PROFESS	601.49430.3050
	185773	05/20/21	APRIL 2021 LOCATES		99.45		1040304		D	-				EXPERT & PROFESS	602.49450.3050
	185773	05/20/21	APRIL 2021 LOCATES		99.45		1040304		D	-				EXPERT & PROFESS	604.49650.3050
					298.35		*CHECK TOTAL								
			VENDOR TOTAL		298.35										
GRAFIX SHOPPE, INC				008645											
	185673	05/12/21	MAGNETIC SIGNS		119.13		138730		D	-				GENERAL SUPPLIES	603.49520.2171
GREEN LIGHTS RECYCLING I				098859											
	185674	05/12/21	FL BULB,BATTERY RECYCLE		840.74		21-2705		D	-				EXPERT & PROFESS	603.49540.3050

ACS FINANCIAL SYSTEM  
05/20/2021 10:07:53

Vendor Payment Journal Report  
05/24/2021 COUNCIL REPORT

CITY OF COLUMBIA HEIGHTS  
GL540R-V08.15 PAGE 10

VENDOR NAME AND NUMBER		CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F	S	9	BX	M	ACCOUNT NAME	ACCOUNT
GROUP HEALTH PLAN INC				028280											
		185774	05/20/21	PRE-EMP PHYS,TESTS	1,493.00		4577					D	M	06	EXPERT & PROFESS 101.41320.3050
G4S SECURE SOLUTIONS USA				099818											
		185675	05/12/21	SECURITY 101120	16.00	CR	11401919					D	-		EXPERT & PROFESS 101.45129.3050
		185675	05/12/21	SECURITY 050121-050221	208.00		11765074					D	-		EXPERT & PROFESS 101.45129.3050
					192.00		*CHECK TOTAL								
		185775	05/20/21	SECURITY 50821	294.00		11771942					D	-		EXPERT & PROFESS 101.45129.3050
				VENDOR TOTAL	486.00										
HARDIN/JENNELLE				.01016											
		185676	05/12/21	REFUND TAX DAMAGE	26.60		121249	072321	F	D	-			STATE SALES TAX	101.00.20810
		185676	05/12/21	REFUND DAMAGE DEP	373.40		121249	072321	F	D	-			HALL RENTS	101.00.34781
					400.00		*CHECK TOTAL								
				VENDOR TOTAL	400.00										
HASSAN SAND & GRAVEL				013780											
		185776	05/20/21	48.9 TON SCREENED SAND	638.95		140135					D	-	MAINT. & CONSTRU	601.49430.2160
HAWKINS, INC.				028865											
		185677	05/12/21	BIO BLOCKS	412.00		4914189					D	-	GENERAL SUPPLIES	602.49450.2171
HOHENSTEINS INC				008705											
		185777	05/20/21	022621 INV	8.00	CR	390923					D	-	INVENTORY - LIQU	609.00.14500
		185777	05/20/21	030521 INV	211.80		392566					D	-	INVENTORY - LIQU	609.00.14500
		185777	05/20/21	043021 INV	673.00		406169					D	-	INVENTORY - LIQU	609.00.14500
		185777	05/20/21	043021 INV	3,773.70		406348					D	-	INVENTORY - LIQU	609.00.14500
		185777	05/20/21	050721 INV	1,261.45		408090					D	-	INVENTORY - LIQU	609.00.14500
					5,911.95		*CHECK TOTAL								
				VENDOR TOTAL	5,911.95										
HOLMLUND MASONRY INC				028850											
		185678	05/12/21	NORTHSIDE WALL CP10602	8,995.00		5596	067720	F	D	-			PROPERTY DAMAGE	884.49791.4342
		185678	05/12/21	NORTHSIDE WALL CP10602	1,000.00		5596	067720	F	D	-			INSURANCE DEDUCT	884.49791.4349
					9,995.00		*CHECK TOTAL								
				VENDOR TOTAL	9,995.00										
HOME DEPOT #2802				009495											
		185679	05/12/21	TAX EXEMPT	12.13	CR	041321					D	-	MINOR EQUIPMENT	101.45200.2010
		185679	05/12/21	FERTILIZER	18.19		14401	041221	P	D	-			GENERAL SUPPLIES	101.45200.2171
		185679	05/12/21	TAX EXEMPT	1.21	CR	14401	041221	P	D	-			GENERAL SUPPLIES	101.45200.2171
		185679	05/12/21	FERTILITZER	36.38		3014001	040921	P	D	-			GENERAL SUPPLIES	101.45200.2171
		185679	05/12/21	TAX EXEMPT	2.42	CR	3014001	040921	P	D	-			GENERAL SUPPLIES	101.45200.2171
		185679	05/12/21	PRICE ADJ-BATTERIES	26.07	CR	5231199					D	-	MINOR EQUIPMENT	101.43121.2010
		185679	05/12/21	PRICE ADJ-BATTERIES	26.07	CR	5231199					D	-	MINOR EQUIPMENT	101.45200.2010
		185679	05/12/21	PRICE ADJ-BATTERIES	26.07	CR	5231199					D	-	MINOR EQUIPMENT	601.49430.2010
		185679	05/12/21	PRICE ADJ-BATTERIES	26.07	CR	5231199					D	-	MINOR EQUIPMENT	602.49450.2010

ACS FINANCIAL SYSTEM  
05/20/2021 10:07:53

Vendor Payment Journal Report  
05/24/2021 COUNCIL REPORT

CITY OF COLUMBIA HEIGHTS  
GL540R-V08.15 PAGE 11

VENDOR NAME AND NUMBER		CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F	S	9	BX	M	ACCOUNT NAME	ACCOUNT
HOME DEPOT #2802				009495											
	185679	05/12/21	ANCHORS,SILICONE	31.09			6014985	041621	P	D	-			GENERAL SUPPLIES	101.45200.2171
	185679	05/12/21	TAX EXEMPT	2.07	CR		6014985	041621	P	D	-			GENERAL SUPPLIES	101.45200.2171
	185679	05/12/21	STIFF SCRAPER	9.93			611386	041621	P	D	-			GENERAL SUPPLIES	601.49430.2171
	185679	05/12/21	TAX EXEMPT	0.66	CR		611386	041621	P	D	-			GENERAL SUPPLIES	601.49430.2171
	185679	05/12/21	SPRINKLER	9.62			9010462	042321	P	D	-			GENERAL SUPPLIES	101.45200.2171
	185679	05/12/21	TAX EXEMPT	0.64	CR		9010462	042321	P	D	-			GENERAL SUPPLIES	101.45200.2171
	185679	05/12/21	TOOL SET,SOCKETS,HOSE	182.31			9014527	041321	P	D	-			MINOR EQUIPMENT	101.45200.2010
				164.11		*CHECK	TOTAL								
	185778	05/20/21	PRUNING SAW	249.00			1612097	042121	P	D	-			MINOR EQUIPMENT	101.45200.2010
	185778	05/20/21	PRUNING SAW,SHOWER WAND	300.52			1612097	042121	P	D	-			MINOR EQUIPMENT	101.46102.2010
	185778	05/20/21	TAX EXEMPT	36.55	CR		1612097	042121	P	D	-			MINOR EQUIPMENT	101.46102.2010
	185778	05/20/21	HEX SCREWS,DRILL BIT	52.44			2022064	042021	P	D	-			GENERAL SUPPLIES	101.43121.2171
	185778	05/20/21	TAX EXEMPT	3.49	CR		2022064	042021	P	D	-			GENERAL SUPPLIES	101.43121.2171
				561.92		*CHECK	TOTAL								
			VENDOR TOTAL	726.03											
HORWITZ INC				099892											
	185680	05/12/21	REPAIR ROOFTOP A/C UNIT	176.75			W56681			D	-			BUILDING MAINT:C	609.49793.4020
	185680	05/12/21	REPAIR AIR HANDLING UNIT	655.93			W56686			D	-			BUILDING MAINT:C	101.45129.4020
	185680	05/12/21	ASSESS INFRARED HEATING	287.60			W56698			D	-			BUILDING MAINT:C	701.49950.4020
				1,120.28		*CHECK	TOTAL								
			VENDOR TOTAL	1,120.28											
INDEED BREWING COMPANY L				021980											
	185779	05/20/21	042821 INV	600.60			100040			D	-			INVENTORY - LIQU	609.00.14500
	185779	05/20/21	042821 INV	9.23	CR		100040			D	-			INVENTORY - LIQU	609.00.14500
	185779	05/20/21	042721 INV	438.35			99974			D	-			INVENTORY - LIQU	609.00.14500
				1,029.72		*CHECK	TOTAL								
			VENDOR TOTAL	1,029.72											
INNOVATIVE OFFICE SOLUTN				099372											
	185780	05/20/21	PAPER,ENVELOPES	124.97			IN3344552			D	-			OFFICE SUPPLIES	201.42400.2000
	185780	05/20/21	OFFICE SUPPLIES	149.12			IN3353116	051421	F	D	-			OFFICE SUPPLIES	101.45000.2000
				274.09		*CHECK	TOTAL								
			VENDOR TOTAL	274.09											
INSITUFORM TECHNOLOGIES				008905											
	185781	05/20/21	PROJ2004SSLINGFINALPA	21,665.18			4	002999	P	D	-			INFRASTRUCTURE	652.52004.5185
INTERACTIVE EDUCATION IN				027940											
	185782	05/20/21	ENCORE STEM CLASSES	1,200.00			1908			D	-			EXPERT & PROFESS	262.45016.3050
JJ TAYLOR DIST OF MN				002365											
	185783	05/20/21	030421 INV	14.40	CR		3147220			D	-			INVENTORY - LIQU	609.00.14500
	185783	05/20/21	042921 INV	4,632.75			3173884			D	-			INVENTORY - LIQU	609.00.14500
	185783	05/20/21	042921 DEL	3.00			3173884			D	-			DELIVERY	609.49791.2199

ACS FINANCIAL SYSTEM  
05/20/2021 10:07:53

Vendor Payment Journal Report  
05/24/2021 COUNCIL REPORT

CITY OF COLUMBIA HEIGHTS  
GL540R-V08.15 PAGE 12

VENDOR NAME AND NUMBER		CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F	S	9	BX	M	ACCOUNT NAME	ACCOUNT
JJ TAYLOR DIST OF MN				002365											
		185783	05/20/21	050621 INV	11,013.20		3173908		D	-				INVENTORY - LIQU	609.00.14500
		185783	05/20/21	050621 DEL	3.00		3173908		D	-				DELIVERY	609.49791.2199
					15,637.55	*CHECK	TOTAL								
				VENDOR TOTAL	15,637.55										
JOHNSON BROS. LIQUOR CO.				003550											
		185681	05/12/21	042121 INV	2,745.75		1784980		D	-				INVENTORY - LIQU	609.00.14500
		185681	05/12/21	042121 DEL	16.94		1784980		D	-				DELIVERY	609.49791.2199
		185681	05/12/21	042121 INV	340.00		1784981		D	-				INVENTORY - LIQU	609.00.14500
		185681	05/12/21	042121 DEL	2.42		1784981		D	-				DELIVERY	609.49791.2199
		185681	05/12/21	042121 INV	666.00		1784982		D	-				INVENTORY - LIQU	609.00.14500
		185681	05/12/21	042121 DEL	4.84		1784982		D	-				DELIVERY	609.49791.2199
		185681	05/12/21	042121 INV	40.00		1784983		D	-				INVENTORY - LIQU	609.00.14500
		185681	05/12/21	042121 DEL	1.21		1784983		D	-				DELIVERY	609.49792.2199
		185681	05/12/21	042121 INV	730.05		1784984		D	-				INVENTORY - LIQU	609.00.14500
		185681	05/12/21	042121 DEL	7.26		1784984		D	-				DELIVERY	609.49791.2199
		185681	05/12/21	042121 INV	512.50		1784987		D	-				INVENTORY - LIQU	609.00.14500
		185681	05/12/21	042121 DEL	18.15		1784987		D	-				DELIVERY	609.49791.2199
		185681	05/12/21	042121 INV	846.00		1784988		D	-				INVENTORY - LIQU	609.00.14500
		185681	05/12/21	042121 DEL	10.89		1784988		D	-				DELIVERY	609.49791.2199
		185681	05/12/21	042121 INV	40.00		1784989		D	-				INVENTORY - LIQU	609.00.14500
		185681	05/12/21	042121 DEL	1.21		1784989		D	-				DELIVERY	609.49791.2199
		185681	05/12/21	042121 INV	1,342.00		1784990		D	-				INVENTORY - LIQU	609.00.14500
		185681	05/12/21	042121 DEL	9.68		1784990		D	-				DELIVERY	609.49792.2199
		185681	05/12/21	042121 INV	694.20		1784991		D	-				INVENTORY - LIQU	609.00.14500
		185681	05/12/21	042121 DEL	24.20		1784991		D	-				DELIVERY	609.49792.2199
		185681	05/12/21	042221 INV	164.00		1786085		D	-				INVENTORY - LIQU	609.00.14500
		185681	05/12/21	042221 DEL	4.84		1786085		D	-				DELIVERY	609.49791.2199
		185681	05/12/21	042221 INV	249.85		1786086		D	-				INVENTORY - LIQU	609.00.14500
		185681	05/12/21	042221 DEL	8.47		1786086		D	-				DELIVERY	609.49791.2199
		185681	05/12/21	042221 INV	353.10		1786087		D	-				INVENTORY - LIQU	609.00.14500
		185681	05/12/21	042221 DEL	13.31		1786087		D	-				DELIVERY	609.49791.2199
		185681	05/12/21	042221 INV	73.33		1786088		D	-				INVENTORY - LIQU	609.00.14500
		185681	05/12/21	042221 DEL	1.21		1786088		D	-				DELIVERY	609.49791.2199
		185681	05/12/21	042221 INV	45.16		1786089		D	-				INVENTORY - LIQU	609.00.14500
		185681	05/12/21	042221 DEL	1.21		1786089		D	-				DELIVERY	609.49791.2199
		185681	05/12/21	042221 INV	355.90		1786090		D	-				INVENTORY - LIQU	609.00.14500
		185681	05/12/21	042221 DEL	9.68		1786090		D	-				DELIVERY	609.49791.2199
		185681	05/12/21	042221 INV	36.00		1786091		D	-				INVENTORY - LIQU	609.00.14500
		185681	05/12/21	042221 DEL	1.21		1786091		D	-				DELIVERY	609.49791.2199
		185681	05/12/21	042221 INV	734.34		1786092		D	-				INVENTORY - LIQU	609.00.14500
		185681	05/12/21	042221 DEL	7.26		1786092		D	-				DELIVERY	609.49791.2199
		185681	05/12/21	042221 INV	190.30		1786093		D	-				INVENTORY - LIQU	609.00.14500
		185681	05/12/21	042221 DEL	2.42		1786093		D	-				DELIVERY	609.49791.2199
		185681	05/12/21	042221 INV	528.00		1786095		D	-				INVENTORY - LIQU	609.00.14500
		185681	05/12/21	042221 DEL	8.47		1786095		D	-				DELIVERY	609.49792.2199
		185681	05/12/21	042221 INV	122.95		1786096		D	-				INVENTORY - LIQU	609.00.14500
		185681	05/12/21	042221 DEL	3.63		1786096		D	-				DELIVERY	609.49792.2199

ACS FINANCIAL SYSTEM  
05/20/2021 10:07:53

Vendor Payment Journal Report  
05/24/2021 COUNCIL REPORT

CITY OF COLUMBIA HEIGHTS  
GL540R-V08.15 PAGE 13

VENDOR NAME AND NUMBER		CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F	S	9	BX	M	ACCOUNT NAME	ACCOUNT
JOHNSON BROS. LIQUOR CO. 003550															
		185681	05/12/21	042221 INV	176.60		1786097		D	-				INVENTORY - LIQU	609.00.14500
		185681	05/12/21	042221 DEL	4.84		1786097		D	-				DELIVERY	609.49792.2199
		185681	05/12/21	042221 INV	95.15		1786098		D	-				INVENTORY - LIQU	609.00.14500
		185681	05/12/21	042221 DEL	1.21		1786098		D	-				DELIVERY	609.49792.2199
		185681	05/12/21	042221 INV	489.56		1786099		D	-				INVENTORY - LIQU	609.00.14500
		185681	05/12/21	042221 DEL	4.84		1786099		D	-				DELIVERY	609.49792.2199
		185681	05/12/21	042321 INV	193.50		1787178		D	-				INVENTORY - LIQU	609.00.14500
		185681	05/12/21	042321 DEL	1.42		1787178		D	-				DELIVERY	609.49792.2199
		185681	05/12/21	042321 INV	193.50		1787179		D	-				INVENTORY - LIQU	609.00.14500
		185681	05/12/21	042321 DEL	1.42		1787179		D	-				DELIVERY	609.49791.2199
					12,129.98		*CHECK TOTAL								
		185784	05/20/21	042821 INV	702.00		1789611		D	-				INVENTORY - LIQU	609.00.14500
		185784	05/20/21	042821 DEL	6.05		1789611		D	-				DELIVERY	609.49791.2199
		185784	05/20/21	042821 INV	3,194.34		1789612		D	-				INVENTORY - LIQU	609.00.14500
		185784	05/20/21	042821 DEL	31.46		1789612		D	-				DELIVERY	609.49791.2199
		185784	05/20/21	042821 INV	871.00		1789613		D	-				INVENTORY - LIQU	609.00.14500
		185784	05/20/21	042821 DEL	7.26		1789613		D	-				DELIVERY	609.49791.2199
		185784	05/20/21	042821 INV	58.50		1789615		D	-				INVENTORY - LIQU	609.00.14500
		185784	05/20/21	042821 DEL	1.21		1789615		D	-				DELIVERY	609.49791.2199
		185784	05/20/21	042821 INV	69.45		1789616		D	-				INVENTORY - LIQU	609.00.14500
		185784	05/20/21	042821 DEL	0.41		1789616		D	-				DELIVERY	609.49791.2199
		185784	05/20/21	042821 INV	399.85		1789617		D	-				INVENTORY - LIQU	609.00.14500
		185784	05/20/21	042821 DEL	6.05		1789617		D	-				DELIVERY	609.49792.2199
		185784	05/20/21	042821 INV	399.85		1789618		D	-				INVENTORY - LIQU	609.00.14500
		185784	05/20/21	042821 DEL	6.05		1789618		D	-				DELIVERY	609.49791.2199
		185784	05/20/21	042821 INV	750.00		1789619		D	-				INVENTORY - LIQU	609.00.14500
		185784	05/20/21	042821 DEL	5.44		1789619		D	-				DELIVERY	609.49791.2199
		185784	05/20/21	042821 INV	2,580.00		1789620		D	-				INVENTORY - LIQU	609.00.14500
		185784	05/20/21	042821 DEL	25.41		1789620		D	-				DELIVERY	609.49791.2199
		185784	05/20/21	042821 INV	544.50		1789621		D	-				INVENTORY - LIQU	609.00.14500
		185784	05/20/21	042821 DEL	13.31		1789621		D	-				DELIVERY	609.49792.2199
		185784	05/20/21	042821 INV	3,004.40		1789622		D	-				INVENTORY - LIQU	609.00.14500
		185784	05/20/21	042821 DEL	31.47		1789622		D	-				DELIVERY	609.49792.2199
		185784	05/20/21	042821 INV	763.00		1789623		D	-				INVENTORY - LIQU	609.00.14500
		185784	05/20/21	042821 DEL	7.26		1789623		D	-				DELIVERY	609.49792.2199
		185784	05/20/21	042821 INV	738.76		1789624		D	-				INVENTORY - LIQU	609.00.14500
		185784	05/20/21	042821 DEL	10.88		1789624		D	-				DELIVERY	609.49792.2199
		185784	05/20/21	042921 INV	1,509.95		1790828		D	-				INVENTORY - LIQU	609.00.14500
		185784	05/20/21	042921 DEL	18.15		1790828		D	-				DELIVERY	609.49791.2199
		185784	05/20/21	042921 INV	758.20		1790829		D	-				INVENTORY - LIQU	609.00.14500
		185784	05/20/21	042921 DEL	20.57		1790829		D	-				DELIVERY	609.49791.2199
		185784	05/20/21	042921 INV	454.25		1790830		D	-				INVENTORY - LIQU	609.00.14500
		185784	05/20/21	042921 DEL	6.05		1790830		D	-				DELIVERY	609.49791.2199
		185784	05/20/21	042921 INV	77.00		1790831		D	-				INVENTORY - LIQU	609.00.14500
		185784	05/20/21	042921 DEL	1.21		1790831		D	-				DELIVERY	609.49791.2199
		185784	05/20/21	042921 INV	316.00		1790832		D	-				INVENTORY - LIQU	609.00.14500
		185784	05/20/21	042921 DEL	4.84		1790832		D	-				DELIVERY	609.49791.2199

ACS FINANCIAL SYSTEM  
05/20/2021 10:07:53

Vendor Payment Journal Report  
05/24/2021 COUNCIL REPORT

CITY OF COLUMBIA HEIGHTS  
GL540R-V08.15 PAGE 14

VENDOR NAME AND NUMBER

CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F	S	9	BX	M	ACCOUNT NAME	ACCOUNT
JOHNSON BROS. LIQUOR CO. 003550													
185784	05/20/21	042921 INV	464.00		1790833		D	-				INVENTORY - LIQU	609.00.14500
185784	05/20/21	042921 DEL	7.26		1790833		D	-				DELIVERY	609.49791.2199
185784	05/20/21	042921 INV	255.30		1790834		D	-				INVENTORY - LIQU	609.00.14500
185784	05/20/21	042921 DEL	8.47		1790834		D	-				DELIVERY	609.49791.2199
185784	05/20/21	042921 INV	912.00		1790835		D	-				INVENTORY - LIQU	609.00.14500
185784	05/20/21	042921 DEL	16.94		1790835		D	-				DELIVERY	609.49791.2199
185784	05/20/21	042921 INV	433.35		1790836		D	-				INVENTORY - LIQU	609.00.14500
185784	05/20/21	042921 DEL	6.05		1790836		D	-				DELIVERY	609.49791.2199
185784	05/20/21	042921 INV	76.00		1790837		D	-				INVENTORY - LIQU	609.00.14500
185784	05/20/21	042921 DEL	1.21		1790837		D	-				DELIVERY	609.49792.2199
185784	05/20/21	042921 INV	504.53		1790838		D	-				INVENTORY - LIQU	609.00.14500
185784	05/20/21	042921 DEL	13.31		1790838		D	-				DELIVERY	609.49791.2199
185784	05/20/21	042921 INV	40.00		1790839		D	-				INVENTORY - LIQU	609.00.14500
185784	05/20/21	042921 DEL	1.21		1790839		D	-				DELIVERY	609.49791.2199
185784	05/20/21	042921 INV	864.00		1790840		D	-				INVENTORY - LIQU	609.00.14500
185784	05/20/21	042921 DEL	7.47		1790840		D	-				DELIVERY	609.49791.2199
185784	05/20/21	042921 DEL	0.40		1790841		D	-				DELIVERY	609.49792.2199
185784	05/20/21	042921 INV	1,393.80		1790844		D	-				INVENTORY - LIQU	609.00.14500
185784	05/20/21	042921 DEL	15.73		1790844		D	-				DELIVERY	609.49792.2199
185784	05/20/21	042921 INV	454.25		1790845		D	-				INVENTORY - LIQU	609.00.14500
185784	05/20/21	042921 DEL	6.05		1790845		D	-				DELIVERY	609.49792.2199
185784	05/20/21	042921 INV	80.00		1790846		D	-				INVENTORY - LIQU	609.00.14500
185784	05/20/21	042921 DEL	1.21		1790846		D	-				DELIVERY	609.49792.2199
185784	05/20/21	042921 INV	106.10		1790847		D	-				INVENTORY - LIQU	609.00.14500
185784	05/20/21	042921 DEL	2.42		1790847		D	-				DELIVERY	609.49792.2199
185784	05/20/21	042921 INV	152.00		1790848		D	-				INVENTORY - LIQU	609.00.14500
185784	05/20/21	042921 DEL	2.42		1790848		D	-				DELIVERY	609.49792.2199
185784	05/20/21	042921 INV	86.67		1790849		D	-				INVENTORY - LIQU	609.00.14500
185784	05/20/21	042921 DEL	1.21		1790849		D	-				DELIVERY	609.49792.2199
185784	05/20/21	042921 INV	791.78		1790850		D	-				INVENTORY - LIQU	609.00.14500
185784	05/20/21	042921 DEL	19.36		1790850		D	-				DELIVERY	609.49792.2199
185784	05/20/21	042921 INV	1,296.00		1790851		D	-				INVENTORY - LIQU	609.00.14500
185784	05/20/21	042921 DEL	10.89		1790851		D	-				DELIVERY	609.49792.2199
185784	05/20/21	043021 INV	496.76		1792118		D	-				INVENTORY - LIQU	609.00.14500
185784	05/20/21	043021 DEL	14.52		1792118		D	-				DELIVERY	609.49791.2199
185784	05/20/21	043021 INV	1,524.22		1792119		D	-				INVENTORY - LIQU	609.00.14500
185784	05/20/21	043021 DEL	43.56		1792119		D	-				DELIVERY	609.49791.2199
185784	05/20/21	043021 INV	749.30		1792120		D	-				INVENTORY - LIQU	609.00.14500
185784	05/20/21	043021 DEL	12.10		1792120		D	-				DELIVERY	609.49791.2199
185784	05/20/21	043021 INV	26.82		1792121		D	-				INVENTORY - LIQU	609.00.14500
185784	05/20/21	043021 DEL	0.40		1792121		D	-				DELIVERY	609.49791.2199
185784	05/20/21	043021 INV	451.60		1792122		D	-				INVENTORY - LIQU	609.00.14500
185784	05/20/21	043021 DEL	13.31		1792122		D	-				DELIVERY	609.49792.2199
185784	05/20/21	043021 INV	358.64		1792123		D	-				INVENTORY - LIQU	609.00.14500
185784	05/20/21	043021 DEL	10.89		1792123		D	-				DELIVERY	609.49792.2199
185784	05/20/21	043021 INV	366.65		1792124		D	-				INVENTORY - LIQU	609.00.14500
185784	05/20/21	043021 DEL	6.05		1792124		D	-				DELIVERY	609.49792.2199



ACS FINANCIAL SYSTEM  
05/20/2021 10:07:53

Vendor Payment Journal Report  
05/24/2021 COUNCIL REPORT

CITY OF COLUMBIA HEIGHTS  
GL540R-V08.15 PAGE 15

VENDOR NAME AND NUMBER		CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F	S	9	BX	M	ACCOUNT NAME	ACCOUNT
JOHNSON BROS. LIQUOR CO. 003550		185784	05/20/21	043021 INV	26.82		1792125		D	-				INVENTORY - LIQU	609.00.14500
		185784	05/20/21	043021 DEL	0.40		1792125		D	-				DELIVERY	609.49792.2199
					29,527.56	*CHECK	TOTAL								
VENDOR TOTAL					41,657.54										
JUNK GENIUS 026160		185682	05/12/21	JUNK-981 43 1/2 AVE	109.27		26793		D	N	01			REPAIR & MAINT.	415.46450.4000
K & S ENGRAVING LLC 005765		185785	05/20/21	PAR TAGS NAME PLAT R4 E4	78.50		11533		D	N	01			MINOR EQUIPMENT	101.42200.2010
LOFFLER COMPANIES INC 013845		185683	05/12/21	MAINT 050121-053121	99.81		3712900	002528	P	D	-			REPAIR & MAINT.	101.41940.4000
		185683	05/12/21	STATEUSE TAX LIQ COPIES	0.41CR		3712901	002583	P	D	-			STATE USE TAX	101.00.20815
		185683	05/12/21	MAINT 050121-053121	733.40		3712901	002583	P	D	-			REPAIR & MAINT.	101.41940.4000
					832.80	*CHECK	TOTAL								
VENDOR TOTAL					832.80										
LUCID BREWING LLC 021490		185786	05/20/21	042821 INV	142.00		10337		D	-				INVENTORY - LIQU	609.00.14500
LUPULIN BREWING CO 025785		185787	05/20/21	042621 INV	46.20		36648		D	-				INVENTORY - LIQU	609.00.14500
LVC COMPANIES INC 099001		185788	05/20/21	REPLACE INTERFACE,FUSE	931.25		58379		D	-				BUILDING MAINT:C	609.49793.4020
		185788	05/20/21	EQUIPMENT REMOVAL	132.50		58741		D	-				BUILDING MAINT:C	609.49793.4020
		185788	05/20/21	CARD READER REPAIR	265.00		58744		D	-				BUILDING MAINT:C	609.49791.4020
					1,328.75	*CHECK	TOTAL								
VENDOR TOTAL					1,328.75										
MAGNACHARGE BATTERY USA 024955		185789	05/20/21	BATTERIES FLOOR SCRUBBER	384.19		M10193		D	-				GENERAL SUPPLIES	101.45129.2171
MANSFIELD OIL COMPANY 023130		185684	05/12/21	985 GAL DYED DIESEL	2,271.24		22330272	067676	P	D	-			FUEL INVENTORY	701.00.14110
		185684	05/12/21	3034 GAL UNLEADED FUEL	6,002.54		22330292	067676	P	D	-			FUEL INVENTORY	701.00.14110
					8,273.78	*CHECK	TOTAL								
VENDOR TOTAL					8,273.78										
MARCO, INC 008590		185685	05/12/21	PTRMAINT 041521-051421	38.23		INV8638339	002763	F	D	-			REPAIR & MAINT.	240.45500.4000
		185685	05/12/21	CPYMAINT 041521-051421	94.20		INV8664929	002763	F	D	-			REPAIR & MAINT.	240.45500.4000
		185685	05/12/21	CPYOVERAGE 031521-041421	83.25		INV8664929	002763	F	D	-			REPAIR & MAINT.	240.45500.4000
					215.68	*CHECK	TOTAL								
VENDOR TOTAL					215.68										

ACS FINANCIAL SYSTEM  
05/20/2021 10:07:53

Vendor Payment Journal Report  
05/24/2021 COUNCIL REPORT

CITY OF COLUMBIA HEIGHTS  
GL540R-V08.15 PAGE 16

VENDOR NAME AND NUMBER		CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F	S	9	BX	M	ACCOUNT NAME	ACCOUNT
MARIE RIDGEWAY LICSW LLC 027350		185686	05/12/21	MENTAL HLTH CHECK-IN	110.00		1296					D	N	01	EXPERT & PROFESS 101.42100.3050
MARTIN-MCALLISTER INC 010520		185790	05/20/21	PRSNL EVALS,PS ASSMNT	4,300.00		13853					D	M	06	EXPERT & PROFESS 101.42100.3050
MAVERICK DRONE SYSTEMS L 028170		185687	05/12/21	RPR,CAMERA,BTRY CP1094	7,857.00		8237	067719	F	D	-				PROPERTY DAMAGE 884.42100.4342
		185687	05/12/21	RPR,CAMERA,BTRY CP1094	1,000.00		8237	067719	F	D	-				INSURANCE DEDUCT 884.42100.4349
					8,857.00	*CHECK TOTAL									
				VENDOR TOTAL	8,857.00										
MAVERICK WINE COMPANY 027085		185791	05/20/21	050521 INV	1,260.12		INV579720					D	-		INVENTORY - LIQU 609.00.14500
		185791	05/20/21	050521 DEL	9.00		INV579720					D	-		DELIVERY 609.49792.2199
		185791	05/20/21	050521 INV	1,996.14		INV579739					D	-		INVENTORY - LIQU 609.00.14500
		185791	05/20/21	050521 DEL	12.00		INV579739					D	-		DELIVERY 609.49791.2199
					3,277.26	*CHECK TOTAL									
				VENDOR TOTAL	3,277.26										
MCCLELLAN SALES INC 000093		185792	05/20/21	MARKING PAINT	350.40		010624					D	-		GENERAL SUPPLIES 101.43100.2171
		185792	05/20/21	MARKING PAINT	262.80		010624					D	-		GENERAL SUPPLIES 101.45200.2171
		185792	05/20/21	MARKING PAINT	138.00		010624					D	-		GENERAL SUPPLIES 101.46102.2171
		185792	05/20/21	MARKING PAINT	87.60		010624					D	-		GENERAL SUPPLIES 601.49430.2171
		185792	05/20/21	MARKING PAINT	87.60		010624					D	-		GENERAL SUPPLIES 602.49450.2171
		185792	05/20/21	MARKING PAINT	87.60		010624					D	-		GENERAL SUPPLIES 604.49650.2171
					1,014.00	*CHECK TOTAL									
				VENDOR TOTAL	1,014.00										
MCDONALD DISTRIBUTING CO 021350		185793	05/20/21	043021 INV	789.00		578479					D	-		INVENTORY - LIQU 609.00.14500
		185793	05/20/21	050721 INV	1,674.00		579413					D	-		INVENTORY - LIQU 609.00.14500
					2,463.00	*CHECK TOTAL									
				VENDOR TOTAL	2,463.00										
MCFOA - TREASURER 008150		185794	05/20/21	2021 MEMBERSHIP TINGLEY	45.00		2021					D	-		SUBSCRIPTION, ME 101.41410.4330
MEDIATION & RESTORATIVE 026930		185795	05/20/21	2021 MEDIATION SERVICE	2,195.38							D	-		SUBSCRIPTION, ME 101.41110.4330
MEDTOX LABORATORIES, INC 010050		185796	05/20/21	PRE-EMP DRUG TESTS 0421	68.66		0420213306					D	M	06	EXPERT & PROFESS 101.41320.3050
MEGA BEER LLC 027500		185797	05/20/21	050521 INV	174.65		7365					D	-		INVENTORY - LIQU 609.00.14500

ACS FINANCIAL SYSTEM  
05/20/2021 10:07:53

Vendor Payment Journal Report  
05/24/2021 COUNCIL REPORT

CITY OF COLUMBIA HEIGHTS  
GL540R-V08.15 PAGE 17

VENDOR NAME AND NUMBER		CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F	S	9	BX	M	ACCOUNT NAME	ACCOUNT
MENARDS CASHWAY LUMBER-F 004550															
	185688	05/12/21		PRESSURE RELIEF VALVE	16.97		48775	041221	P	D	-			GENERAL SUPPLIES	101.45200.2171
	185688	05/12/21		SCREWDRIERS	42.96		48821	041321	P	D	-			GENERAL SUPPLIES	101.45200.2171
	185688	05/12/21		LIGHT BULBS	3.49		48826	041321	P	D	-			GENERAL SUPPLIES	101.45200.2171
	185688	05/12/21		RAKES	19.86		48956	041521	P	D	-			GENERAL SUPPLIES	101.45200.2171
	185688	05/12/21		WHEELBARROW	54.98		49095	041921	P	D	-			MINOR EQUIPMENT	101.45200.2010
	185688	05/12/21		GORRILLA TAPE	39.52		49104	041921	P	D	-			GENERAL SUPPLIES	101.42200.2171
	185688	05/12/21		VALVE STEM KEY	15.98		49157	042021	P	D	-			GENERAL SUPPLIES	705.49970.2171
	185688	05/12/21		WATER	12.80		49218	042121	P	D	-			FOOD SUPPLIES	101.42200.2175
	185688	05/12/21		GORILLA TAPE	49.48		49253	042221	P	D	-			GENERAL SUPPLIES	101.42200.2171
	185688	05/12/21		BUNGEEES,TARP STRAPS	20.24		49288	042321	P	D	-			GENERAL SUPPLIES	101.45200.2171
	185688	05/12/21		BATTERIES,NZZL,GAS,SOAP	126.58		49576	042921	P	D	-			GENERAL SUPPLIES	101.42200.2171
	185688	05/12/21		COFFEE,WATER	54.56		49576	042921	P	D	-			FOOD SUPPLIES	101.42200.2175
					457.42		*CHECK TOTAL								
	185798	05/20/21		TIE WIRE	32.31		48163	033021	P	D	-			GENERAL SUPPLIES	101.43121.2171
	185798	05/20/21		SELF DRILLING SCREWS	13.70		48638	040921	P	D	-			GENERAL SUPPLIES	101.43121.2171
	185798	05/20/21		LATHES	36.00		48836	041321	P	D	-			GENERAL SUPPLIES	101.43121.2171
	185798	05/20/21		UTILITY HANGERS	3.78		48880	041421	P	D	-			GENERAL SUPPLIES	101.43121.2171
	185798	05/20/21		CABLE TIES	13.97		48995	041621	P	D	-			GENERAL SUPPLIES	101.43121.2171
	185798	05/20/21		HOOKS,CONDUIT	14.74		49205	042121	P	D	-			GENERAL SUPPLIES	101.41110.2171
	185798	05/20/21		FLEX TAPE,ODOR CONTROL	21.57		49221	042121	P	D	-			GENERAL SUPPLIES	609.49792.2171
	185798	05/20/21		CRACK FILLER	7.98		49403				D	-		GENERAL SUPPLIES	602.49450.2171
	185798	05/20/21		BROOM,DUSTPAN,CHAINS	61.08		49407	042621	P	D	-			GENERAL SUPPLIES	101.43170.2171
	185798	05/20/21		15 WATER	38.40		49416	042626	P	D	-			FOOD SUPPLIES	101.42100.2175
	185798	05/20/21		CEMENT REPAIR,THREADLOCK	32.97		49552	042921	P	D	-			GENERAL SUPPLIES	101.45200.2171
	185798	05/20/21		CONCRETE MORTAR REPAIR	9.49		49620	043021	P	D	-			GENERAL SUPPLIES	101.45200.2171
					285.99		*CHECK TOTAL								
				VENDOR TOTAL	743.41										
METRO COUNCIL ENVIROMENT 014625															
	185689	05/12/21		APRIL 2021	24,850.00		050321				D	-		SAC CHARGES PAYA	201.00.20830
	185689	05/12/21		LESS RETENTION	248.50CR		050321				D	-		SAC/WAC CHARGES	201.00.36293
					24,601.50		*CHECK TOTAL								
				VENDOR TOTAL	24,601.50										
METROPOLITAN COUNCIL WAS 004610															
	185690	05/12/21		JUNE 2021 WASTEWATER	103,380.11		0001124277	003056	P	D	-			METRO SEWER BOAR	602.49480.2900
MIDWAY FORD 001475															
	185691	05/12/21		LOCK CYLINDER #0134	50.06		456158				D	-		GARAGE INVENTORY	701.00.14120
	185691	05/12/21		PROGRAM KEY #3720	196.16		456159				D	-		GARAGE INVENTORY	701.00.14120
	185691	05/12/21		SPARE KEYS-MISC PD	153.12		456442				D	-		GARAGE INVENTORY	701.00.14120
	185691	05/12/21		PROGRAM KEY #3721	196.16		457493				D	-		GARAGE INVENTORY	701.00.14120
	185691	05/12/21		SUPPORT BRG #0302	38.61		457978				D	-		GARAGE INVENTORY	701.00.14120
	185691	05/12/21		LOWER CNTRL ARMS #8171	344.30		547212				D	-		GARAGE INVENTORY	701.00.14120
	185691	05/12/21		ALIGNMENT #08171	99.95		565512				D	-		GARAGE INVENTORY	701.00.14120
					1,078.36		*CHECK TOTAL								

ACS FINANCIAL SYSTEM  
05/20/2021 10:07:53

Vendor Payment Journal Report  
05/24/2021 COUNCIL REPORT

CITY OF COLUMBIA HEIGHTS  
GL540R-V08.15 PAGE 18

VENDOR NAME AND NUMBER		CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F	S	9	BX	M	ACCOUNT NAME	ACCOUNT
MIDWAY FORD				001475											
	185799	05/20/21		FILTERS-INVENTORY	147.21		459190		D	-				GARAGE INVENTORY	701.00.14120
				VENDOR TOTAL	1,225.57										
MIDWEST TAPE				001575											
	185692	05/12/21		DVDS (ADULT)	308.83		500323617	040821	P	D	-			DVD	240.45500.2189
MINNEAPOLIS FINANCE DEPT				004925											
	185693	05/12/21		49,946 @ \$2.50	124,865.00		050521	001781	P	D	-			COMM. PURCHASED	601.49400.2990
	185693	05/12/21		JUNE 2021 #431-0002.300	229.23		050521	001781	P	D	-			COMM. PURCHASED	601.49400.2990
					125,094.23										
				VENDOR TOTAL	125,094.23		*CHECK TOTAL								
MINNEAPOLIS SAW CO INC				004935											
	185694	05/12/21		CHAIN SAW	809.99		112604		D	-				MINOR EQUIPMENT	101.46102.2010
	185694	05/12/21		KOMBIMOTOR	359.99		112781		D	-				MINOR EQUIPMENT	101.43121.2010
	185694	05/12/21		BRUSH & SWEEP ATTACHMENT	648.98		112781		D	-				MINOR EQUIPMENT	101.43121.2010
					1,818.96										
							*CHECK TOTAL								
	185800	05/20/21		SAW CHAIN	16.95		110024		D	-				GENERAL SUPPLIES	101.45200.2171
	185800	05/20/21		WEEDTRIMMER,HEDGETRIMMER	679.98		110170		D	-				MINOR EQUIPMENT	101.45200.2010
	185800	05/20/21		STIHL BLOWER	189.99		111446		D	-				MINOR EQUIPMENT	101.45200.2010
	185800	05/20/21		SAW CHING #3716	24.95		113637		D	-				GARAGE INVENTORY	701.00.14120
					911.87										
				VENDOR TOTAL	2,730.83		*CHECK TOTAL								
MINNESOTA PETROLEUM SRVC				099332											
	185801	05/20/21		FUEL TANK REPAIRS	960.50		0000089199		D	-				REPAIR & MAINT.	701.49950.4000
NAC MECHANICAL & ELEC SE				028695											
	185695	05/12/21		5% RETAINAGE	1,941.12	CR	3	003014	P	D	-			CONTRACTS PAY RE	651.00.20610
	185695	05/12/21		PAR PAY #3 PUMP STA#3	38,822.49		3	003014	P	D	-			INFRASTRUCTURE	651.52010.5185
					36,881.37										
				VENDOR TOTAL	36,881.37		*CHECK TOTAL								
NORDTECH CIVIL TECH SERV				027755											
	185696	05/12/21		ENGINEERING DESIGN	2,380.75		8		D	N	01			EXPERT & PROFESS	101.43100.3050
	185696	05/12/21		STREET REHAB DISIGN	428.00		8		D	N	01			EXPERT & PROFESS	415.52002.3050
					2,808.75										
				VENDOR TOTAL	2,808.75		*CHECK TOTAL								
NORTHERN DEWATERING INC				099181											
	185697	05/12/21		SUMP PUMP REPAIR	909.00		39285		D	-				BUILDING MAINT:C	101.41940.4020
NORTHERN LIGHTS DISPLAY				099692											
	185802	05/20/21		BANNER HOLDER BANDS	277.50		21-0160		D	-				GENERAL SUPPLIES	212.43190.2171
NORTHWESTERN UNIVERSITY				027970											
	185803	05/20/21		STAFF AND COMMAND EJNS	4,100.00		17822		D	-				TRAINING & EDUC	101.42100.3105

ACS FINANCIAL SYSTEM  
05/20/2021 10:07:53

Vendor Payment Journal Report  
05/24/2021 COUNCIL REPORT

CITY OF COLUMBIA HEIGHTS  
GL540R-V08.15 PAGE 19

VENDOR NAME AND NUMBER		CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F	S	9	BX	M	ACCOUNT NAME	ACCOUNT
NYSTROM PUBLISHING COMPA				009465											
		185804	05/20/21	YARD WASTE,ORGANIC FLY	1,386.69		44104	067721	F	D	-			PRINTING & PRINT	603.49530.2030
		185804	05/20/21	POSTAGE	2,076.04		44104	067721	F	D	-			POSTAGE	603.49530.3220
					3,462.73	*CHECK TOTAL									
				VENDOR TOTAL	3,462.73										
O'BRIEN/CORTNI				.03575											
		185698	05/12/21	PAINT,POTS,BRUSHES	38.34		042921		D	-				PROGRAM SUPPLIES	240.45500.2170
O'DONNELL/KELLY				026530											
		185805	05/20/21	FAMILY YOGA MARCH-MAY	600.00		S0022		D	N	01			EXPERT & PROFESS	262.45016.3050
OFFICE DEPOT				021605											
		185699	05/12/21	POST-ITS	55.44		167578015001		D	-				OFFICE SUPPLIES	101.42200.2000
		185699	05/12/21	COPY PPR,BINDERS,TAPE	54.44		170453345001		D	-				OFFICE SUPPLIES	101.42100.2000
					109.88	*CHECK TOTAL									
				VENDOR TOTAL	109.88										
ON SITE SANITATION INC				099735											
		185700	05/12/21	SATELLITE RENT HUSET	199.00		0001108775		D	-				RENTS & LEASES	101.45200.4100
		185700	05/12/21	SATELLITE RENT MCKENNA	58.00		0001108776		D	-				RENTS & LEASES	101.45200.4100
		185700	05/12/21	SATELLITE RENT SULLIVAN	130.00		0001108777		D	-				RENTS & LEASES	101.45200.4100
		185700	05/12/21	SATELLITE RENT KEYES	58.00		0001108778		D	-				RENTS & LEASES	101.45200.4100
		185700	05/12/21	SATELLITE RENT LABELLE	58.00		0001108779		D	-				RENTS & LEASES	101.45200.4100
		185700	05/12/21	SATELLITE RENT GAUVITTE	64.00		0001108780		D	-				RENTS & LEASES	101.45200.4100
		185700	05/12/21	SATELLITE RENT PRESTEMON	64.00		0001108781		D	-				RENTS & LEASES	101.45200.4100
		185700	05/12/21	SATELLITE RENT RAMSDELL	136.00		0001108782		D	-				RENTS & LEASES	101.45200.4100
		185700	05/12/21	SATELLITE RENT SILVER LK	130.00		0001108783		D	-				RENTS & LEASES	101.45200.4100
		185700	05/12/21	SATELLITE RENT HUSET	64.00		0001108784		D	-				RENTS & LEASES	101.45200.4100
		185700	05/12/21	SATELLITE RENT HUSET	230.00		0001108785		D	-				RENTS & LEASES	101.45200.4100
		185700	05/12/21	SATELLITE RENT LOMIANKI	64.00		0001108786		D	-				RENTS & LEASES	101.45200.4100
					1,255.00	*CHECK TOTAL									
		185806	05/20/21	BIFF MCKENNA RINK	116.00		001606		D	-				RENTS & LEASES	101.45129.4100
				VENDOR TOTAL	1,371.00										
ORKIN INC				002850											
		185701	05/12/21	PEST CONTROL LIB 040921	103.00		209738995	001564	P	D	-			BUILDING MAINT:C	240.45500.4020
		185701	05/12/21	PEST CONTROL JPM 050521	108.00		210818429							REPAIR & MAINT.	101.45129.4000
					211.00	*CHECK TOTAL									
				VENDOR TOTAL	211.00										
PAUSTIS & SONS WINE COMP				005860											
		185807	05/20/21	051221 INV	1,516.46		127007		D	-				INVENTORY - LIQU	609.00.14500
		185807	05/20/21	051221 DEL	17.50		127007		D	-				DELIVERY	609.49791.2199
					1,533.96	*CHECK TOTAL									
				VENDOR TOTAL	1,533.96										

ACS FINANCIAL SYSTEM  
05/20/2021 10:07:53

Vendor Payment Journal Report  
05/24/2021 COUNCIL REPORT

CITY OF COLUMBIA HEIGHTS  
GL540R-V08.15 PAGE 20

VENDOR NAME AND NUMBER		CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F S 9 BX M	ACCOUNT NAME	ACCOUNT
PENA/JEN				.03397							
	185808	05/20/21	MEAL REIMB	FIRE ACADEMY	85.00		022121		D -	LOCAL TRAVEL EXP	101.42200.3310
PHILLIPS WINE & SPIRITS				004810							
	185702	05/12/21	042121	INV	626.00		6192116		D -	INVENTORY - LIQU	609.00.14500
	185702	05/12/21	042121	DEL	6.65		6192116		D -	DELIVERY	609.49791.2199
	185702	05/12/21	042321	INV	156.00		6193842		D -	INVENTORY - LIQU	609.00.14500
	185702	05/12/21	042321	DEL	1.21		6193842		D -	DELIVERY	609.49791.2199
	185702	05/12/21	042321	INV	380.00		6193843		D -	INVENTORY - LIQU	609.00.14500
	185702	05/12/21	042321	DEL	14.52		6193843		D -	DELIVERY	609.49791.2199
	185702	05/12/21	042321	INV	628.42		6193844		D -	INVENTORY - LIQU	609.00.14500
	185702	05/12/21	042321	DEL	6.05		6193844		D -	DELIVERY	609.49791.2199
					1,818.85		*CHECK TOTAL				
	185809	05/20/21	042821	INV	1,128.00		6195691		D -	INVENTORY - LIQU	609.00.14500
	185809	05/20/21	042821	DEL	27.83		6195691		D -	DELIVERY	609.49791.2199
	185809	05/20/21	042821	INV	987.50		6195692		D -	INVENTORY - LIQU	609.00.14500
	185809	05/20/21	042821	DEL	13.31		6195692		D -	DELIVERY	609.49791.2199
	185809	05/20/21	042821	INV	1,240.00		6195695		D -	INVENTORY - LIQU	609.00.14500
	185809	05/20/21	042821	DEL	30.26		6195695		D -	DELIVERY	609.49792.2199
	185809	05/20/21	042821	INV	529.50		6195696		D -	INVENTORY - LIQU	609.00.14500
	185809	05/20/21	042821	DEL	4.84		6195696		D -	DELIVERY	609.49792.2199
	185809	05/20/21	042821	INV	97.90		6195697		D -	INVENTORY - LIQU	609.00.14500
	185809	05/20/21	042821	DEL	2.42		6195697		D -	DELIVERY	609.49792.2199
	185809	05/20/21	042821	INV	124.00		6195698		D -	INVENTORY - LIQU	609.00.14500
	185809	05/20/21	042821	DEL	2.42		6195698		D -	DELIVERY	609.49792.2199
	185809	05/20/21	042821	ING	986.25		6195700		D -	INVENTORY - LIQU	609.00.14500
	185809	05/20/21	042821	DEL	19.36		6195700		D -	DELIVERY	609.49792.2199
	185809	05/20/21	042821	INV	1,680.00		6195701		D -	INVENTORY - LIQU	609.00.14500
	185809	05/20/21	042821	DEL	30.26		6195701		D -	DELIVERY	609.49792.2199
	185809	05/20/21	042921	INV	135.00		6196738		D -	INVENTORY - LIQU	609.00.14500
	185809	05/20/21	042921	DEL	1.21		6196738		D -	DELIVERY	609.49791.2199
	185809	05/20/21	042921	INV	68.00		6196739		D -	INVENTORY - LIQU	609.00.14500
	185809	05/20/21	042921	DEL	1.21		6196739		D -	DELIVERY	609.49791.2199
	185809	05/20/21	042921	INV	126.00		6196740		D -	INVENTORY - LIQU	609.00.14500
	185809	05/20/21	042921	DEL	1.21		6196740		D -	DELIVERY	609.49791.2199
					7,236.48		*CHECK TOTAL				
				VENDOR TOTAL	9,055.33						
PIONEER PRESS				008325							
	185703	05/12/21	ONE YEAR	SUBSCRIPTION	705.00		10357622		D -	PERIODICALS, MAG	240.45500.2181
POLSHI, BRIAN				.00374							
	185810	05/20/21	HONOR GUARD	CLINIC 0321	16.71		032621		D -	OUT OF TOWN TRAV	101.42200.3320
	185810	05/20/21	HONOR GUARD	CLINIC 0321	15.42		032821		D -	OUT OF TOWN TRAV	101.42200.3320
					32.13		*CHECK TOTAL				
				VENDOR TOTAL	32.13						

ACS FINANCIAL SYSTEM  
05/20/2021 10:07:53

Vendor Payment Journal Report  
05/24/2021 COUNCIL REPORT

CITY OF COLUMBIA HEIGHTS  
GL540R-V08.15 PAGE 21

VENDOR NAME AND NUMBER

CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F	S	9	BX	M	ACCOUNT NAME	ACCOUNT
POPP.COM INC 022200													
185811	05/20/21	033121-10010429	11.34		992668262	201123	F	D	-			TELEPHONE & TELE	101.41110.3210
185811	05/20/21	033121-10010429	15.96		992668262	201123	F	D	-			TELEPHONE & TELE	101.41320.3210
185811	05/20/21	033121-10010429	7.52CR		992668262	201123	F	D	-			TELEPHONE & TELE	101.41510.3210
185811	05/20/21	033121-10010429	56.76		992668262	201123	F	D	-			TELEPHONE & TELE	101.41940.3210
185811	05/20/21	033121-10010429	22.50CR		992668262	201123	F	D	-			TELEPHONE & TELE	101.42100.3210
185811	05/20/21	033121-10010429	12.94CR		992668262	201123	F	D	-			TELEPHONE & TELE	101.42200.3210
185811	05/20/21	033121-10010429	0.80CR		992668262				D	-		TELEPHONE & TELE	101.43100.3210
185811	05/20/21	033121-10010429	0.34CR		992668262				D	-		TELEPHONE & TELE	101.43121.3210
185811	05/20/21	033121-10010429	2.26CR		992668262	201123	F	D	-			TELEPHONE & TELE	101.45000.3210
185811	05/20/21	033121-10010429	25.89		992668262	201123	F	D	-			TELEPHONE & TELE	101.45129.3210
185811	05/20/21	033121-10010429	1.19CR		992668262	201123	F	D	-			TELEPHONE & TELE	101.45200.3210
185811	05/20/21	033121-10010429	14.75CR		992668262	201123	F	D	-			TELEPHONE & TELE	204.46314.3210
185811	05/20/21	033121-10010429	4.34CR		992668262				D	-		TELEPHONE & TELE	240.45500.3210
185811	05/20/21	033121-10010429	3.72CR		992668262	201123	F	D	-			TELEPHONE & TELE	601.49430.3210
185811	05/20/21	033121-10010429 TX	8.87CR		992668262				D	-		TELEPHONE & TELE	609.49791.3210
185811	05/20/21	033121-10010429 TX	6.32CR		992668262				D	-		TELEPHONE & TELE	609.49792.3210
185811	05/20/21	033121-10010429 TX	1.77CR		992668262				D	-		TELEPHONE & TELE	609.49793.3210
185811	05/20/21	033121-10010429	1.34CR		992668262	201123	F	D	-			TELEPHONE & TELE	701.49950.3210
185811	05/20/21	033121-10010429	5.00CR		992668262				D	-		TELEPHONE & TELE	720.49980.3210
185811	05/20/21	043021-10010429	18.42		992673096	201325	F	D	-			TELEPHONE & TELE	101.41110.3210
185811	05/20/21	043021-10010429	34.03		992673096	201325	F	D	-			TELEPHONE & TELE	101.41320.3210
185811	05/20/21	043021-10010429	4.09		992673096	201325	F	D	-			TELEPHONE & TELE	101.41510.3210
185811	05/20/21	043021-10010429	61.43		992673096	201325	F	D	-			TELEPHONE & TELE	101.41940.3210
185811	05/20/21	043021-10010429	4.09		992673096	201325	P	D	-			TELEPHONE & TELE	101.45000.3210
185811	05/20/21	043021-10010429	32.73		992673096	201325	P	D	-			TELEPHONE & TELE	101.45129.3210
185811	05/20/21	043021-10010429	4.09		992673096	201325	P	D	-			TELEPHONE & TELE	204.46314.3210
185811	05/20/21	043021-10010429	4.09		992673096	201325	P	D	-			TELEPHONE & TELE	720.49980.3210
185811	05/20/21	050421-10013125	15.34		992674279				D	-		TELEPHONE & TELE	601.49430.3210
185811	05/20/21	050421-10013125	15.35		992674279				D	-		TELEPHONE & TELE	602.49450.3210
			209.95	*CHECK	TOTAL								
		VENDOR TOTAL	209.95										
POSTMASTER 007040													
185812	05/20/21	2021 PRESORT PERMIT#2793	81.66		051721				D	-		POSTAGE	601.49440.3220
185812	05/20/21	2021 PRESORT PERMIT#2793	81.66		051721				D	-		POSTAGE	602.49490.3220
185812	05/20/21	2021 PRESORT PERMIT#2793	40.84		051721				D	-		POSTAGE	603.49520.3220
185812	05/20/21	2021 PRESORT PERMIT#2793	40.84		051721				D	-		POSTAGE	603.49530.3220
			245.00	*CHECK	TOTAL								
		VENDOR TOTAL	245.00										
PREMIUM WATERS INC 000273													
185813	05/20/21	050421 WATER	13.50		318129718				D	-		GENERAL SUPPLIES	609.49792.2171
185813	05/20/21	050521 WATER	13.50		31813752				D	-		GENERAL SUPPLIES	609.49791.2171
			27.00	*CHECK	TOTAL								
		VENDOR TOTAL	27.00										
QUALITY TREE MOVING, LLC 028875													
185814	05/20/21	TRANSPLANT TREE-LOMIANKI	375.00		050621				D	N	01	REPAIR & MAINT.	101.46102.4000

ACS FINANCIAL SYSTEM  
05/20/2021 10:07:53

Vendor Payment Journal Report  
05/24/2021 COUNCIL REPORT

CITY OF COLUMBIA HEIGHTS  
GL540R-V08.15 PAGE 22

VENDOR NAME AND NUMBER		CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F	S	9	BX	M	ACCOUNT NAME	ACCOUNT
RAINBOW TREE CARE INC				013565											
	185815	05/20/21	TREE GROWTH REGULATOR		577.36		393977		D	-				REPAIR & MAINT.	101.46102.4000
RED BULL DISTRIBUTION CO				024620											
	185816	05/20/21	050621 INV		850.00		K-99181184		D	-				INVENTORY - LIQU	609.00.14500
	185816	05/20/21	050521 INV		340.00		K-99181184		D	-				INVENTORY - LIQU	609.00.14500
					1,190.00	*CHECK	TOTAL								
				VENDOR TOTAL	1,190.00										
ROBLES/MANUEL				.01022											
	185817	05/20/21	REFUND TAX DAMAGE		33.26		120537	050821	F	D	-			STATE SALES TAX	101.00.20810
	185817	05/20/21	LESS TAX SECURITY		4.16CR		120537	050821	F	D	-			STATE SALES TAX	101.00.20810
	185817	05/20/21	REFUND DAMAGE DEPOSIT		466.74		120537	050821	F	D	-			HALL RENTS	101.00.34781
	185817	05/20/21	LESS SECURITY		58.30CR		120537	050821	F	D	-			HALL RENTS	101.00.34781
					437.54	*CHECK	TOTAL								
				VENDOR TOTAL	437.54										
ROHN INDUSTRIES INC				025250											
	185704	05/12/21	SHREDDING 041021		945.00		549535		D	-				EXPERT & PROFESS	603.49530.3050
	185704	05/12/21	SHREDDING 042621		15.00		549896		D	-				REPAIR & MAINT.	101.42100.4000
	185704	05/12/21	SHREDDING 042621		6.75		549896		D	-				REPAIR & MAINT.	101.42200.4000
					966.75	*CHECK	TOTAL								
				VENDOR TOTAL	966.75										
ROSEDALE CHEV				006300											
	185705	05/12/21	CAM,LIFTER,GASKETS #37	1,508.06			130206		D	-				GARAGE INVENTORY	701.00.14120
	185705	05/12/21	WIRES,PLUGS,SEALS #3712	235.72			130429		D	-				GARAGE INVENTORY	701.00.14120
				1,743.78	*CHECK	TOTAL									
	185818	05/20/21	VOKE,SEAL #3712		112.74		130819		D	-				GARAGE INVENTORY	701.00.14120
			VENDOR TOTAL		1,856.52										
SADOWSKI/LEE JEROME				028840											
	185819	05/20/21	UMPIRE SOFTBALL		108.00				D	N	01			EXPERT & PROFESS	101.45003.3050
SAVE ON EVERYTHING INC				027870											
	185820	05/20/21	1/4 PAGE AD JUNE 2021		223.25		2021-365167		D	-				ADVERTISING ENTE	609.49791.3420
	185820	05/20/21	1/4 PAGE AD JUNE 2021		175.75		2021-365167		D	-				ADVERTISING ENTE	609.49792.3420
	185820	05/20/21	1/4 PAGE AD JUNE 2021		76.00		2021-365167		D	-				ADVERTISING ENTE	609.49793.3420
					475.00	*CHECK	TOTAL								
				VENDOR TOTAL	475.00										
SCHINDLER ELEVATOR CORP				000605											
	185706	05/12/21	ELEVATOR REPAIR 040821		133.42		7153286169		D	-				BUILDING MAINT:C	101.41940.4020
	185706	05/12/21	PREVENT MAINT 0421		170.64		8105601784		D	-				BUILDING MAINT:C	609.49791.4020
	185706	05/12/21	PREVENT MAINT 0421		68.51		8105604078		D	-				BUILDING MAINT:C	101.41940.4020
	185706	05/12/21	PREVENT MAINT 0421		68.51		8105604079		D	-				BUILDING MAINT:C	101.45129.4020
	185706	05/12/21	PREVENT MAINT 0521		68.51		8105606687		D	-				BUILDING MAINT:C	101.42100.4020
	185706	05/12/21	PREVENT MAINT 0521		68.51		8105606687		D	-				BUILDING MAINT:C	101.42200.4020
					578.10	*CHECK	TOTAL								



ACS FINANCIAL SYSTEM  
05/20/2021 10:07:53

Vendor Payment Journal Report  
05/24/2021 COUNCIL REPORT

CITY OF COLUMBIA HEIGHTS  
GL540R-V08.15 PAGE 23

VENDOR NAME AND NUMBER		CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F	S	9	BX	M	ACCOUNT NAME	ACCOUNT
SCHINDLER ELEVATOR CORP				000605											
				VENDOR TOTAL	578.10										
SCIENS LLC				028885											
185821	05/20/21	IT STRATEGIC PLAN PHA	17,200.00				210616	003080	P	D	N	01		EXPERT & PROFESS	437.49980.3050
SETPOINT SYSTEMS CORPORA				022830											
185707	05/12/21	ASSESS HEATING ISSUES	99.50				184357		D	-				BUILDING MAINT:C	101.42100.4020
185707	05/12/21	ASSESS HEATING ISSUES	99.50				184357		D	-				BUILDING MAINT:C	101.42200.4020
			199.00			*CHECK TOTAL									
185822	05/20/21	REPLACE VALVE ACTUATOR	99.50				184411		D	-				BUILDING MAINT:C	101.42100.4020
185822	05/20/21	REPLACE VALVE ACTUATOR	99.50				184411		D	-				BUILDING MAINT:C	101.42200.4020
			199.00			*CHECK TOTAL									
			VENDOR TOTAL		398.00										
SHAMROCK GROUP-ACE ICE				098945											
185708	05/12/21	BEER LINE CLEANG 050421	110.00				2618368		D	-				EXPERT & PROFESS	101.45129.3050
SHARPENING SUPPLIES				028870											
185709	05/12/21	MOWER BLADE SHARPENER	1,909.00				20490431-1		D	-				MINOR EQUIPMENT	101.45200.2010
SILVERWOOD PARK				.01007											
185710	05/12/21	MELTY,MUDD,MUCKY SPRING	130.00				042421		D	-				EXPERT & PROFESS	262.45017.3050
SMALL LOT MN				022045											
185823	05/20/21	050721 INV	647.88				MN42460		D	-				INVENTORY - LIQU	609.00.14500
185823	05/20/21	050721 DEL	7.50				MN42460		D	-				DELIVERY	609.49791.2199
			655.38			*CHECK TOTAL									
			VENDOR TOTAL		655.38										
SOUTHERN GLAZER'S				020261											
185824	05/20/21	050621 INV	2,334.25				2076857		D	-				INVENTORY - LIQU	609.00.14500
185824	05/20/21	050621 DEL	15.36				2076857		D	-				DELIVERY	609.49791.2199
185824	05/20/21	050621 INV	988.65				2076858		D	-				INVENTORY - LIQU	609.00.14500
185824	05/20/21	050621 DEL	7.68				2076858		D	-				DELIVERY	609.49791.2199
185824	05/20/21	050621 INV	988.65				2076859		D	-				INVENTORY - LIQU	609.00.14500
185824	05/20/21	050621 DEL	7.68				2076859		D	-				DELIVERY	609.49791.2199
185824	05/20/21	050621 INV	2,334.25				2076860		D	-				INVENTORY - LIQU	609.00.14500
185824	05/20/21	050621 DEL	15.36				2076860		D	-				DELIVERY	609.49792.2199
185824	05/20/21	050621 INV	988.65				2076862		D	-				INVENTORY - LIQU	609.00.14500
185824	05/20/21	050621 DEL	7.68				2076862		D	-				DELIVERY	609.49792.2199
185824	05/20/21	050621 INV	988.65				2076863		D	-				INVENTORY - LIQU	609.00.14500
185824	05/20/21	050621 DEL	7.68				2076863		D	-				DELIVERY	609.49792.2199
185824	05/20/21	051321 INV	320.00				2079504		D	-				INVENTORY - LIQU	609.00.14500
185824	05/20/21	051321 DEL	6.40				2079504		D	-				DELIVERY	609.49791.2199
185824	05/20/21	051321 INV	616.00				2079513		D	-				INVENTORY - LIQU	609.00.14500
185824	05/20/21	051321 DEL	8.96				2079513		D	-				DELIVERY	609.49791.2199

ACS FINANCIAL SYSTEM  
05/20/2021 10:07:53

Vendor Payment Journal Report  
05/24/2021 COUNCIL REPORT

CITY OF COLUMBIA HEIGHTS  
GL540R-V08.15 PAGE 24

VENDOR NAME AND NUMBER		CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F	S	9	BX	M	ACCOUNT NAME	ACCOUNT
SOUTHERN GLAZER'S				020261											
		185824	05/20/21	051321 INV	312.00		2079514		D	-				INVENTORY - LIQU	609.00.14500
		185824	05/20/21	051321 DEL	8.96		2079514		D	-				DELIVERY	609.49791.2199
					9,956.86	*CHECK	TOTAL								
				VENDOR TOTAL	9,956.86										
SPOK INC				012845											
		185825	05/20/21	050121 0318950-3	21.43		E0318950Q		D	-				OTHER COMMUNICAT	601.49430.3250
		185825	05/20/21	050121 0318950-3	21.43		E0318950Q		D	-				OTHER COMMUNICAT	602.49450.3250
					42.86	*CHECK	TOTAL								
				VENDOR TOTAL	42.86										
STANTEC CONSULTING SERVI				021535											
		185826	05/20/21	HUSET STORMWATER MGMT	2,626.75		1785698	002990	P	D	-			EXPERT & PROFESS	653.52012.3050
STAPLES ADVANTAGE				099071											
		185827	05/20/21	ENV,RUBBER BANDS	9.31		3476293712		D	-				OFFICE SUPPLIES	101.41510.2000
		185827	05/20/21	LYSOL SPRAY	14.34		3476293712		D	-				GENERAL SUPPLIES	101.41510.2171
		185827	05/20/21	PAPER,LGL PADS,NOTE PADS	31.05		3476293712		D	-				OFFICE SUPPLIES	101.41940.2000
		185827	05/20/21	BOOK RINGS	2.51		3476293714		D	-				OFFICE SUPPLIES	101.41110.2000
					57.21	*CHECK	TOTAL								
				VENDOR TOTAL	57.21										
STATE OF MINNESOTA				009260											
		185711	05/12/21	DATA PRAC TRNG JPARRA	250.00		00000653395		D	-				TRAINING & EDUC	101.42100.3105
		185711	05/12/21	DATA PRAC TRNG JRACCHINI	250.00		00000653436		D	-				TRAINING & EDUC	101.42100.3105
					500.00	*CHECK	TOTAL								
				VENDOR TOTAL	500.00										
STEEL TOE BREWING LLC				026465											
		185828	05/20/21	042921 INV	165.00		39769		D	-				INVENTORY - LIQU	609.00.14500
STREICHER'S GUN'S INC/DO				002270											
		185829	05/20/21	.380 PRACTICE AMMO	250.15		I1502245		D	-				TRAINING & INSTR	101.42100.2070
SWEEP/PATRICIA				.01017											
		185712	05/12/21	POSTAGE ON COBRA ARPA	12.60		050721		D	-				POSTAGE	101.41320.3220
SYLVA CORPORATION INC				026480											
		185713	05/12/21	DOUBLE SHREDDED MULCH	265.87		65908		D	-				MAINT. & CONSTRU	101.42100.2160
		185713	05/12/21	DOUBLE SHREDDED MULCH	265.88		65908		D	-				MAINT. & CONSTRU	101.42200.2160
		185713	05/12/21	DOUBLE SHREDDED MULCH	531.75		65908		D	-				MAINT. & CONSTRU	101.45200.2160
		185713	05/12/21	DOUBLE SHREDDED MULCH	265.87		65908		D	-				MAINT. & CONSTRU	609.49791.2160
		185713	05/12/21	DOUBLE SHREDDED MULCH	265.88		65908		D	-				MAINT. & CONSTRU	609.49792.2160
					1,595.25	*CHECK	TOTAL								
				VENDOR TOTAL	1,595.25										
TESSMAN CO				011075											
		185830	05/20/21	GROWTH REGULATOR	366.83		S334564-IN		D	-				CHEMICALS	101.45200.2161

ACS FINANCIAL SYSTEM  
05/20/2021 10:07:53

Vendor Payment Journal Report  
05/24/2021 COUNCIL REPORT

CITY OF COLUMBIA HEIGHTS  
GL540R-V08.15 PAGE 25

VENDOR NAME AND NUMBER																	
CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F	S	9	BX	M	ACCOUNT	NAME	ACCOUNT			
TIMESAVER OFF SITE SECRE 027015																	
185831	05/20/21	CC MINUTES 041421	151.00		#M26393		D	-				EXPERT & PROFESS	101.41410.3050				
185831	05/20/21	CC MINUTES 042621	158.00		#M26393		D	-				EXPERT & PROFESS	101.41410.3050				
			309.00	*CHECK	TOTAL												
		VENDOR TOTAL	309.00														
TRUGREEN CHEMLAWN 013155																	
185832	05/20/21	LAWN SVC 041321	90.24		137667255		D	N	01			REPAIR & MAINT.	609.49792.4000				
TRUST IN US,LLC .01024																	
185833	05/20/21	DRUG SCREEN COLL FEE	29.00		89900		D	-				EXPERT & PROFESS	101.41320.3050				
TSG SERVER & STORAGE INC 023990																	
185834	05/20/21	PTF UPDATES 050421	612.50		2021-0282		D	-				REPAIR & MAINT.	101.41510.4000				
TWIN CITY WATER CLINIC I 020465																	
185835	05/20/21	COLIFORM TESTING 0421	220.00		15936		D	-				EXPERT & PROFESS	601.49430.3050				
ULINE INC 099766																	
185714	05/12/21	DUPLICATE PYMT	490.39	CR	126962710		D	-				GENERAL SUPPLIES	101.42100.2171				
185714	05/12/21	CBLE TIE,EVID SUPPLIES	170.61		132005130		D	-				GENERAL SUPPLIES	101.42100.2171				
185714	05/12/21	CUBE LOCKERS,PAD LOCKS	354.91		132931145		D	-				GENERAL SUPPLIES	101.42100.2171				
185714	05/12/21	LAMINATING POUCHES	39.74		132935809		D	-				OFFICE SUPPLIES	101.42100.2000				
185714	05/12/21	LAMINATOR	306.74		132935809		D	-				MINOR EQUIPMENT	101.42100.2010				
			381.61	*CHECK	TOTAL												
		VENDOR TOTAL	381.61														
USPS - PREPAY 020725																	
185836	05/20/21	POSTAGE #48443014	2,500.00		050721		D	-				POSTAGE	101.42300.3220				
VERIZON WIRELESS 013270																	
185715	05/12/21	042521 586753132-00001	605.00		9878454706		D	-				OTHER COMMUNICAT	101.42200.3250				
185837	05/20/21	050121 342019817-00001	241.33		9878766848		D	-				CELL PHONES	101.43100.3211				
185837	05/20/21	050121 342019817-00001	83.17		9878766848		D	-				CELL PHONES	101.43121.3211				
185837	05/20/21	050121 342019817-00001	93.17		9878766848		D	-				CELL PHONES	101.45200.3211				
185837	05/20/21	050121 342019817-00001	51.58		9878766848		D	-				CELL PHONES	101.46102.3211				
185837	05/20/21	050121 342019817-00001	312.71		9878766848		D	-				CELL PHONES	601.49430.3211				
185837	05/20/21	050121 342019817-00001	312.71		9878766848		D	-				CELL PHONES	602.49450.3211				
185837	05/20/21	050121 342019817-00001	61.58		9878766848		D	-				CELL PHONES	604.49650.3211				
185837	05/20/21	050121 342019817-00001	51.58		9878766848		D	-				CELL PHONES	701.49950.3211				
185837	05/20/21	050121 342019817-00001	51.58		9878766848		D	-				CELL PHONES	705.49970.3211				
185837	05/20/21	050121 542000689-00001	42.58		9878803236		D	-				CELL PHONES	101.41320.3211				
185837	05/20/21	050121 542000689-00001	1,529.87		9878803236		D	-				CELL PHONES	101.42100.3211				
185837	05/20/21	050121 542000689-00001	249.06		9878803236		D	-				CELL PHONES	101.42200.3211				
185837	05/20/21	050121 542000689-00001	41.51		9878803236		D	-				CELL PHONES	101.45000.3211				
			3,122.43	*CHECK	TOTAL												
		VENDOR TOTAL	3,727.43														

ACS FINANCIAL SYSTEM  
05/20/2021 10:07:53

Vendor Payment Journal Report  
05/24/2021 COUNCIL REPORT

CITY OF COLUMBIA HEIGHTS  
GL540R-V08.15 PAGE 26

VENDOR NAME AND NUMBER													
CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F	S	9	BX	M	ACCOUNT NAME	ACCOUNT
VOLUNTEER FIREFIGHTERS B 098924													
185716	05/12/21	FF ASSN RENEWAL 2021	158.00		2021		D	-				SUBSCRIPTION, ME	101.42200.4330
WARNING LITES OF MINNESO 022660													
185717	05/12/21	CONCRETE BARRIERS	27,000.00		226332		D	-				RENTS & LEASES	101.42100.4100
WASTE MANAGEMENT OF WI-M 012245													
185838	05/20/21	0321 REFUSE	61,920.89		8811889	002831	P	D	-			REFUSE	603.49510.2910
185838	05/20/21	0321 SOLID WASTE DISP	42,188.91		8811889	002831	P	D	-			REFUSE	603.49510.2910
185838	05/20/21	0321 RECYCLE	24,533.06		8811889	002831	P	D	-			RECYCLING	603.49510.2920
185838	05/20/21	0321 YARD WASTE/ORGAN	23,161.91		8811889	002831	P	D	-			YARD WASTE	603.49510.2930
185838	05/20/21	0321 ELECTRONICS	728.60		8811889	002831	P	D	-			EXPERT & PROFESS	603.49540.3050
185838	05/20/21	0421 REFUSE	61,920.89		8851593	002831	P	D	-			REFUSE	603.49510.2910
185838	05/20/21	0421 SOLID WASTE DISP	40,858.30		8851593	002831	P	D	-			REFUSE	603.49510.2910
185838	05/20/21	0421 RECYCLE	25,118.66		8851593	002831	P	D	-			RECYCLING	603.49510.2920
185838	05/20/21	0421 YARD WASTE/ORGAN	23,768.63		8851593	002831	P	D	-			YARD WASTE	603.49510.2930
185838	05/20/21	0421 ELECTRONICS	372.40		8851593	002831	P	D	-			EXPERT & PROFESS	603.49540.3050
			304,572.25	*CHECK	TOTAL								
		VENDOR TOTAL	304,572.25										
WATER CONSERVATION SRVCS 099490													
185718	05/12/21	LEAK LOCATE 50TH & UNIV	312.62		11160		D	-				EXPERT & PROFESS	601.49430.3050
185718	05/12/21	LEAK LOCATE 1110 40TH	316.10		11299		D	-				EXPERT & PROFESS	601.49430.3050
			628.72	*CHECK	TOTAL								
		VENDOR TOTAL	628.72										
WEST TITLE,LLC .01021													
185839	05/20/21	FINAL/REFUND 4400 6TH	150.15		032620		D	-				REFUND PAYABLE	601.00.20120
WINE MERCHANTS 013940													
185840	05/20/21	042921 INV	3,216.00		7327587		D	-				INVENTORY - LIQU	609.00.14500
185840	05/20/21	042921 DEL	47.19		7327587		D	-				DELIVERY	609.49791.2199
185840	05/20/21	042921 INV	46.00		7327588		D	-				INVENTORY - LIQU	609.00.14500
185840	05/20/21	042921 DEL	2.42		7327588		D	-				DELIVERY	609.49791.2199
			3,311.61	*CHECK	TOTAL								
		VENDOR TOTAL	3,311.61										
XCEL ENERGY (N S P) 005695													
185719	05/12/21	050621 51-5047554-2	1,800.39		0900099401		D	-				ELECTRIC	101.42100.3810
185719	05/12/21	050621 SOLAR CREDIT	114.26CR		0900099401		D	-				ELECTRIC	101.42100.3810
185719	05/12/21	050621 51-5047554-2	1,800.39		0900099401		D	-				ELECTRIC	101.42200.3810
185719	05/12/21	050621 SOLAR CREDIT	114.26CR		0900099401		D	-				ELECTRIC	101.42200.3810
185719	05/12/21	050621 51-0011136455-0	993.00		0900183814		D	-				ELECTRIC	240.45500.3810
185719	05/12/21	050621 SOLAR CREDIT	481.81CR		0900183814		D	-				ELECTRIC	240.45500.3810
185719	05/12/21	042821 51-4159572-0	7.67		898638858		D	-				ELECTRIC	101.43160.3810
185719	05/12/21	050321 51-4941920-1	8.32		899341638		D	-				ELECTRIC	101.43160.3810
185719	05/12/21	050321 51-4174399-1	8.33		899344697		D	-				ELECTRIC	101.43160.3810
			3,907.77	*CHECK	TOTAL								

ACS FINANCIAL SYSTEM  
05/20/2021 10:07:53

Vendor Payment Journal Report  
05/24/2021 COUNCIL REPORT

CITY OF COLUMBIA HEIGHTS  
GL540R-V08.15 PAGE 27

VENDOR NAME AND NUMBER

CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F	S	9	BX	M	ACCOUNT NAME	ACCOUNT
XCEL ENERGY (N S P) 005695													
185841	05/20/21	050721 51-4217828-3	13.90		0900316239		D	-				ELECTRIC	101.42200.3810
185841	05/20/21	050721 51-4217828-3	12.55		0900316807		D	-				ELECTRIC	101.42200.3810
185841	05/20/21	050721 51-4217828-3	12.55		0900318909		D	-				ELECTRIC	101.42200.3810
185841	05/20/21	050721 51-9893848-4	35.98		0900364558		D	-				ELECTRIC	212.43190.3810
185841	05/20/21	050721 51-9597586-9	13.65		0900371667		D	-				ELECTRIC	101.45200.3810
185841	05/20/21	050721 51-0010057576-7	85.36		0900372415		D	-				ELECTRIC	101.45200.3810
185841	05/20/21	050721 51-0012266105-3	78.10		0900403461		D	-				ELECTRIC	101.45200.3810
185841	05/20/21	050721 51-0012469064-3	15.58		0922402593		D	-				ELECTRIC	408.46414.3810
185841	05/20/21	050721 51-0012949181-3	838.51		0944412892		D	-				ELECTRIC	601.49430.3810
185841	05/20/21	050721 SOLAR GARDEN CR	107.76CR		0944412892		D	-				ELECTRIC	601.49430.3810
185841	05/20/21	050721 SOLAR GARDEN CR	21.82CR		0944412892		D	-				ELECTRIC	601.49430.3810
185841	05/20/21	050721 51-8042065-3	56.48		2900350556		D	-				ELECTRIC	101.45200.3810
185841	05/20/21	050721 51-4217828-3	14.68		900318903		D	-				ELECTRIC	101.42200.3810
			1,047.76	*CHECK	TOTAL								
		VENDOR TOTAL	4,955.53										
ZIEBART OF MINNESOTA INC 022655													
185720	05/12/21	BOX LINER,UNDERCOAT#00	1,010.00		12987		D	-				GARAGE INVENTORY	701.00.14120
ZIEGLER INC 007380													
185721	05/12/21	CAT SKID STEER	22,568.60		IN00082030	067687	P	D	-			OTHER EQUIPMENT	431.43121.5180
185721	05/12/21	CAT SKID STEER	22,568.60		IN00082030	067687	P	D	-			OTHER EQUIPMENT	431.45200.5180
185721	05/12/21	CAT SKID STEER	22,568.60		IN00082030	067687	P	D	-			OTHER EQUIPMENT	431.46102.5180
185721	05/12/21	CAT SKID STEER	22,568.60		IN00082030	067687	P	D	-			OTHER EQUIPMENT	432.49499.5180
185721	05/12/21	CAT SKID STEER	22,568.59		IN00082030	067687	P	D	-			OTHER EQUIPMENT	432.49499.5180
			112,842.99	*CHECK	TOTAL								
		VENDOR TOTAL	112,842.99										
2ND WIND EXERCISE INC 099811													
185842	05/20/21	5 KETTLEBELLS FITNESS RM	343.31		22-036416		D	-				GENERAL SUPPLIES	101.42100.2171
185842	05/20/21	TREADMILLS FOR GYM	7,770.00		22-036441	067709	F	D	-			MINOR EQUIPMENT	101.45130.2010
			8,113.31	*CHECK	TOTAL								
		VENDOR TOTAL	8,113.31										

ACS FINANCIAL SYSTEM  
05/20/2021 10:07:53

Vendor Payment Journal Report  
05/24/2021 COUNCIL REPORT

CITY OF COLUMBIA HEIGHTS  
GL540R-V08.15 PAGE 28

VENDOR NAME AND NUMBER									
CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F S 9 BX M	ACCOUNT NAME	ACCOUNT
REPORT TOTALS:			1,066,989.28						

RECORDS PRINTED - 000738

ACS FINANCIAL SYSTEM  
05/20/2021 10:07:53

Vendor Payment Journal Report

CITY OF COLUMBIA HEIGHTS  
GL060S-V08.15 RECAPPAGE  
GL540R

FUND RECAP:

FUND	DESCRIPTION	DISBURSEMENTS
----	-----	
101	GENERAL	95,115.62
201	PLANNING & INSPECTIONS	24,854.47
204	EDA ADMINISTRATION	389.34
212	STATE AID MAINTENANCE	634.38
225	CABLE TELEVISION	137.50
226	SPECIAL PROJECT REVENUE	2,875.00
240	LIBRARY	8,079.12
262	21ST CENTURY ARTS	3,850.00
408	EDA REDEVELOPMENT PROJECT FD	200.95
415	CAPITAL IMPRVMT - PIR PROJ	2,655.27
431	CAP EQUIP REPLACE-GENERAL	67,705.80
432	CAP EQUIP REPLACE-SEWER	45,137.19
437	CAP PROJECT - INFO SYSTEM	17,200.00
601	WATER UTILITY	131,438.71
602	SEWER UTILITY	108,025.30
603	REFUSE FUND	310,121.84
604	STORM SEWER UTILITY	481.12
609	LIQUOR	142,322.65
651	WATER CONSTRUCTION FUND	39,055.87
652	SEWER CONSTRUCTION FUND	21,665.18
653	STORM SEWER CONSTRUCT. FUND	2,626.75
701	CENTRAL GARAGE	23,006.60
705	BUILDING MAINTENANCE	67.56
720	INFORMATION SYSTEMS	.91 CR
881	CONTRIBUTED PROJECTS-REC	491.97
884	INSURANCE	18,852.00
TOTAL ALL FUNDS		1,066,989.28

BANK RECAP:

BANK	NAME	DISBURSEMENTS
----	-----	
BANK	CHECKING ACCOUNT	1,066,989.28
TOTAL ALL BANKS		1,066,989.28

PAYROLL...H	BIWEEKLY	V E N D O R	D I S T R I B U T I O N	
RUN- 5/05/2021			08:54:50	PAGE 1
PERIOD 1 DATING FROM	4/17/2021	THRU	4/30/2021	CHECK DATE 5/07/2021

VENDOR #POLICE COL HGT5 POLICE ASSN 885.00.10110 PAYROLL ACCOUNT	CHECK # TOTAL	89777	129.50	*
CHECK # 089777 TOTAL			129.50	**
VENDOR #1ST CU COL HTS LOCAL 1216 885.00.10110 PAYROLL ACCOUNT	CHECK # TOTAL	89778	200.00	*
CHECK # 089778 TOTAL			200.00	**
VENDOR #DENTAL DELTA DENTAL OF MINNESOT 885.00.10110 PAYROLL ACCOUNT	CHECK # TOTAL	89779	4,898.78	*
CHECK # 089779 TOTAL			4,898.78	**
VENDOR #PMA FINANCIAL ONE 885.00.10110 PAYROLL ACCOUNT	CHECK # TOTAL	89780	60.00	*
CHECK # 089780 TOTAL			60.00	**
VENDOR #HSA HSA BANK 885.00.10110 PAYROLL ACCOUNT	CHECK # TOTAL	89781	7,933.33	*
CHECK # 089781 TOTAL			7,933.33	**
VENDOR #COP/UN LAW ENFORCEMENT LABOR SE 885.00.10110 PAYROLL ACCOUNT	CHECK # TOTAL	89782	1,143.00	*
CHECK # 089782 TOTAL			1,143.00	**
VENDOR #POL/UN LAW ENFORCEMENT LABOR SE 885.00.10110 PAYROLL ACCOUNT	CHECK # TOTAL	89783	190.50	*
CHECK # 089783 TOTAL			190.50	**
VENDOR #MEDICA MEDICA 885.00.10110 PAYROLL ACCOUNT	CHECK # TOTAL	89784	76,819.44	*
CHECK # 089784 TOTAL			76,819.44	**
VENDOR #GW MSRS MNDGP PLAN 650251 885.00.10110 PAYROLL ACCOUNT	CHECK # TOTAL	89785	3,300.57	*
CHECK # 089785 TOTAL			3,300.57	**
VENDOR #PER/LF NCPERS GROUP LIFE INS MB 885.00.10110 PAYROLL ACCOUNT	CHECK # TOTAL	89786	48.00	*
CHECK # 089786 TOTAL			48.00	**
VENDOR #PERA PERA 397400	CHECK #	89787		



PAYROLL...H	BIWEEKLY	V E N D O R	D I S T R I B U T I O N	
RUN- 5/05/2021			08:54:50	PAGE 2
PERIOD 1 DATING FROM	4/17/2021	THRU	4/30/2021	CHECK DATE 5/07/2021

VENDOR #PERA	PERA 397400	CHECK #	89787		
885.00.10110	PAYROLL ACCOUNT	TOTAL		78,383.13	*
CHECK # 089787	TOTAL			78,383.13	**
VENDOR #VISION UNUM	LIFE INS CO OF AMER	CHECK #	89788		
885.00.10110	PAYROLL ACCOUNT	TOTAL		330.60	*
CHECK # 089788	TOTAL			330.60	**
VENDOR #ROTH	VANTAGEPOINT TRANSFER -4	CHECK #	89789		
885.00.10110	PAYROLL ACCOUNT	TOTAL		1,543.00	*
CHECK # 089789	TOTAL			1,543.00	**
VENDOR #RHS	VANTAGEPOINT TRANSFER AG	CHECK #	89790		
885.00.10110	PAYROLL ACCOUNT	TOTAL		22,105.14	*
CHECK # 089790	TOTAL			22,105.14	**
VENDOR #ICMA	VANTAGEPOINT TRANSFER 45	CHECK #	89791		
885.00.10110	PAYROLL ACCOUNT	TOTAL		18,948.33	*
CHECK # 089791	TOTAL			18,948.33	**

```

PAYROLL...H      BIWEEKLY                V E N D O R      D I S T R I B U T I O N
RUN- 5/05/2021                                08:54:50      PAGE      3
          PERIOD 1 DATING FROM  4/17/2021 THRU  4/30/2021 CHECK DATE  5/07/2021

```

FUND	885	PAYROLL FUND	216,033.32
		TOTAL ALL FUNDS	216,033.32

```
PAYROLL...H      BIWEEKLY              V E N D O R      D I S T R I B U T I O N
RUN- 5/20/2021                                10:21:42    PAGE    1
```

PERIOD 2 DATING FROM 5/01/2021 THRU 5/14/2021 CHECK DATE 5/21/2021

VENDOR #AFSCME AFSCME COUNCIL 5	CHECK #	89801		
885.00.10110 PAYROLL ACCOUNT	TOTAL		423.30	*
CHECK # 089801 TOTAL			423.30	**
VENDOR #POLICE COL HGTS POLICE ASSN	CHECK #	89802		
885.00.10110 PAYROLL ACCOUNT	TOTAL		129.50	*
CHECK # 089802 TOTAL			129.50	**
VENDOR #1ST CU COL HTS LOCAL 1216	CHECK #	89803		
885.00.10110 PAYROLL ACCOUNT	TOTAL		200.00	*
CHECK # 089803 TOTAL			200.00	**
VENDOR #FIRE COLHTS FIREFIGHTER ASSN	CHECK #	89804		
885.00.10110 PAYROLL ACCOUNT	TOTAL		160.00	*
CHECK # 089804 TOTAL			160.00	**
VENDOR #DENTAL DELTA DENTAL OF MINNESOT	CHECK #	89805		
885.00.10110 PAYROLL ACCOUNT	TOTAL		5,627.02	*
CHECK # 089805 TOTAL			5,627.02	**
VENDOR #HSA HSA BANK	CHECK #	89806		
885.00.10110 PAYROLL ACCOUNT	TOTAL		7,933.33	*
CHECK # 089806 TOTAL			7,933.33	**
VENDOR #MEDICA MEDICA	CHECK #	89807		
885.00.10110 PAYROLL ACCOUNT	TOTAL		58,886.75	*
CHECK # 089807 TOTAL			58,886.75	**
VENDOR #MEDSR2 MEDICA	CHECK #	89808		
885.00.10110 PAYROLL ACCOUNT	TOTAL		588.00	*
CHECK # 089808 TOTAL			588.00	**
VENDOR #MED SR MEDICA HEALTH PLANS	CHECK #	89809		
885.00.10110 PAYROLL ACCOUNT	TOTAL		2,058.00	*
CHECK # 089809 TOTAL			2,058.00	**
VENDOR #GW MSRS MNDGP PLAN 650251	CHECK #	89810		
885.00.10110 PAYROLL ACCOUNT	TOTAL		3,300.57	*
CHECK # 089810 TOTAL			3,300.57	**
VENDOR #PER/LF NCPERS GROUP LIFE INS MB	CHECK #	89811		

PAYROLL...H	BIWEEKLY	V E N D O R	D I S T R I B U T I O N
RUN- 5/20/2021			10:21:42 PAGE 2
PERIOD 2 DATING FROM	5/01/2021 THRU	5/14/2021	CHECK DATE 5/21/2021

VENDOR #PER/LF NCPERS GROUP LIFE INS MB	CHECK #	89811		
885.00.10110 PAYROLL ACCOUNT	TOTAL		224.00	*
CHECK # 089811 TOTAL			224.00	**
VENDOR #PERA PERA 397400	CHECK #	89812		
885.00.10110 PAYROLL ACCOUNT	TOTAL		75,035.59	*
CHECK # 089812 TOTAL			75,035.59	**
VENDOR #DISABL SUN LIFE FINANCIAL	CHECK #	89813		
885.00.10110 PAYROLL ACCOUNT	TOTAL		1,867.46	*
CHECK # 089813 TOTAL			1,867.46	**
VENDOR #LIFE I SUN LIFE FINANCIAL	CHECK #	89814		
885.00.10110 PAYROLL ACCOUNT	TOTAL		1,830.59	*
CHECK # 089814 TOTAL			1,830.59	**
VENDOR #49ERS UNION 49	CHECK #	89815		
885.00.10110 PAYROLL ACCOUNT	TOTAL		700.00	*
CHECK # 089815 TOTAL			700.00	**
VENDOR #ROTH VANTAGEPOINT TRANSFER -4	CHECK #	89816		
885.00.10110 PAYROLL ACCOUNT	TOTAL		1,543.00	*
CHECK # 089816 TOTAL			1,543.00	**
VENDOR #RHS VANTAGEPOINT TRANSFER AG	CHECK #	89817		
885.00.10110 PAYROLL ACCOUNT	TOTAL		613.56	*
CHECK # 089817 TOTAL			613.56	**
VENDOR #ICMA VANTAGEPOINT TRANSFER 45	CHECK #	89818		
885.00.10110 PAYROLL ACCOUNT	TOTAL		17,951.49	*
CHECK # 089818 TOTAL			17,951.49	**

PAYROLL...H	BIWEEKLY	V E N D O R	D I S T R I B U T I O N	
RUN- 5/20/2021			10:21:42	PAGE 3
PERIOD 2	DATING FROM	5/01/2021 THRU	5/14/2021	CHECK DATE 5/21/2021

FUND	885	PAYROLL FUND	179,072.16
		TOTAL ALL FUNDS	179,072.16

## CITY OF COLUMBIA HEIGHTS ELECTRONIC PAYMENTS

PAID TO	FOR	CONFIRMATION#	TRANSACTION DATE	AMOUNT	BY
MNDOR	April Liquor Sales Tax	0-860-324-000	05/17/21	\$ 60,375.00	SS
MNDOR	April Water/Refuse Tax	0-219-742-368	05/15/21	\$ 15,580.00	JH
MNDOR	April Sales & Use Tax	1-748-672-672	05/14/21	\$ 947.00	HS
				=====	
		For Council Meeting:	05/24/21	\$ 77,539.00	

<b>AGENDA SECTION</b>	<b>PUBLIC HEARINGS</b>
<b>MEETING DATE</b>	<b>5/24/21</b>

<b>ITEM:</b>	<b>Consideration of Resolution 2021-49, Revocation of the License to Operate or the ability to obtain a Rental License within the City of Columbia Heights against the Rental Property at 4655 Pierce Street NE for Failure to Meet the Requirements of the Residential Maintenance Codes.</b>										
<b>DEPARTMENT:</b> Fire		<b>BY/DATE:</b> Charles Thompson, 5/24/21									
<p><b>CITY STRATEGY:</b> <i>(please indicate areas that apply by adding a bold "X" in front of the selected text below)</i></p> <table> <tr> <td><input type="checkbox"/> Safe Community</td> <td><input type="checkbox"/> Diverse, Welcoming "Small-Town" Feel</td> </tr> <tr> <td><input type="checkbox"/> Economic Strength</td> <td><input checked="" type="checkbox"/> Excellent Housing/Neighborhoods</td> </tr> <tr> <td><input type="checkbox"/> Equity and Affordability</td> <td><input type="checkbox"/> Strong Infrastructure/Public Services</td> </tr> <tr> <td><input type="checkbox"/> Opportunities for Play and Learning</td> <td><input type="checkbox"/> Engaged, Multi-Generational, Multi-Cultural Population</td> </tr> </table>				<input type="checkbox"/> Safe Community	<input type="checkbox"/> Diverse, Welcoming "Small-Town" Feel	<input type="checkbox"/> Economic Strength	<input checked="" type="checkbox"/> Excellent Housing/Neighborhoods	<input type="checkbox"/> Equity and Affordability	<input type="checkbox"/> Strong Infrastructure/Public Services	<input type="checkbox"/> Opportunities for Play and Learning	<input type="checkbox"/> Engaged, Multi-Generational, Multi-Cultural Population
<input type="checkbox"/> Safe Community	<input type="checkbox"/> Diverse, Welcoming "Small-Town" Feel										
<input type="checkbox"/> Economic Strength	<input checked="" type="checkbox"/> Excellent Housing/Neighborhoods										
<input type="checkbox"/> Equity and Affordability	<input type="checkbox"/> Strong Infrastructure/Public Services										
<input type="checkbox"/> Opportunities for Play and Learning	<input type="checkbox"/> Engaged, Multi-Generational, Multi-Cultural Population										

**BACKGROUND:**

Revocation of the license to operate or the ability to obtain a rental license within the City of Columbia Heights is requested against rental property at:

2021-49 – 4655 Pierce Street NE

for failure to meet the requirements of the Property Maintenance Codes.

<b>RECOMMENDED MOTIONS:</b>
<p>MOTION: Move to close the public hearing and waive the reading of Resolution 2021-49, there being ample copies available to the public.</p> <p>MOTION: Move to adopt Resolution 2021-49, being a Resolution of the City Council of the City of Columbia Heights approving revocation pursuant to City Code, Chapter 5A, Article IV, Section 5A.408(A) of the rental license listed.</p>

**ATTACHMENT:**

Resolution 2021-49 – No License - No Inspection – 4655 Pierce St. NE

Resolution of the City Council for the City of Columbia Heights approving revocation pursuant to City Code, Chapter 5A, Article IV, Section 5A.408(A) of that certain property rental license held by Segundo Manuel Pallchizaca (Hereinafter "License Holder").

Whereas, license holder is the legal owner of the real property located at 4655 Pierce Street N.E., Columbia Heights, Minnesota,

Whereas, pursuant to City Code, Chapter 5A, Article IV, Section 5A.408(B), written notice setting forth the causes and reasons for the proposed Council action contained herein was given to the License Holder on April 26, 2021 of a public hearing to be held on May 24, 2021.

Now, therefore, in accordance with the foregoing, and all ordinances and regulations of the City of Columbia Heights, the City Council of the City of Columbia Heights makes the following:

#### **FINDINGS OF FACT**

1. That on or about April 26, 2021, inspection office staff sent a letter requesting the owner of the property submit the rental license application and schedule an interior/exterior inspection for this property. The letter was mailed by regular mail to the owner at the address listed in the property records.
2. That on May 12, 2021, inspection office staff reviewed the property file and noted that the property remained unlicensed. A Statement of Cause was mailed by regular mail to the owner at the address listed in the property records.
3. That based upon said records of the Enforcement Office, the following conditions and violations of the City's Property Maintenance Code were found to exist, to-wit:
  - a. Failure to submit renewal rental license application and fees.
  - b. Failure to schedule an interior/exterior inspection.
4. That all parties, including the License Holder and any occupants or tenants, have been given the appropriate notice of this hearing according to the provisions of the City Code, Chapter 5A, Article III 5A.306 and 5A.303(A).

#### **ORDER OF COUNCIL**

1. The rental license belonging to the License Holder described herein and identified by license number 19-0000771 is hereby revoked;
2. The City will post for the purpose of preventing occupancy a copy of this order on the buildings covered by the license held by License Holder;
3. All tenants shall remove themselves from the premises within 45 days from the first day of posting of this Order revoking the license as held by License Holder.



Passed this 24<sup>th</sup> day of May, 2021

Offered by:

Seconded by:

Roll Call:

\_\_\_\_\_  
Amáda Márquez Simula, Mayor

Attest:

\_\_\_\_\_  
Nicole Tingley, City Clerk/Council Secretary

<b>AGENDA SECTION</b>	<b>PUBLIC HEARINGS</b>
<b>MEETING DATE</b>	<b>MAY 24, 2021</b>

ITEM:	Second Reading of Ordinance No. 1666, an Ordinance pertaining to the rezoning of certain property located at 825 41 <sup>st</sup> Avenue NE, from Multiple-Family Residential District to PUD, Planned Unit Development District No. 2021-01. This proposal also includes Resolution No. 2021-44, Resolution No. 2021-45, Resolution No. 2021-46, and Resolution No. 2021-47, resolutions approving easement vacations, preliminary plat, and PUD District Plan for property located at 825 41st Avenue NE.		
DEPARTMENT: Community Development		BY/DATE: Minerva Hark, City Planner/May 20, 2021	
CITY STRATEGY: <i>(please indicate areas that apply by adding a bold “X” in front of the selected text below)</i>			
<input type="checkbox"/> Safe Community		<input type="checkbox"/> Diverse, Welcoming “Small-Town” Feel	
<input type="checkbox"/> Economic Strength		<input checked="" type="checkbox"/> Excellent Housing/Neighborhoods	
<input checked="" type="checkbox"/> Equity and Affordability		<input type="checkbox"/> Strong Infrastructure/Public Services	
<input type="checkbox"/> Opportunities for Play and Learning		<input type="checkbox"/> Engaged, Multi-Generational, Multi-Cultural Population	

**BACKGROUND:**

Reuter Walton Development has applied for a Preliminary Plat; Planned Unit Development; and Easement Vacations for the vacant northern portion of the property located at 825 41<sup>st</sup> Avenue NE.

The applicant is proposing to subdivide the existing lot into three separate parcels. One parcel will include the existing Public Safety Center. One of the newly created parcels will include a 4-story, 62-unit affordable housing building with amenities and subterranean and at-surface parking. The remainder Lot 3 is intended for the potential future relocation and development of SACA Food Shelf.

In order to accommodate the proposed development and the increased density at this site, the applicant is proposing to rezone the property to a Planned Unit Development (PUD). The PUD zoning will allow flexibility with the City's strict zoning requirements, while also requiring a high standard of building quality and site design. When a property is rezoned to PUD, specific development standards are created for the site. These standards are secured by an ordinance that amends the City's zoning code to create a new PUD zoning district. The standards created by the ordinance only apply to the subject property. The City's zoning map is also amended to include the new PUD District.

The Planning Commission held a public hearing on May 4, 2021 as required by City Ordinance. At the meeting, the Planning Commission voted 4-2-1 to recommend that the City Council approve the rezoning and development standards outlined in draft Ordinance No. 1666 as presented, as well as Resolution Nos. 2021-44, 2021-45, 2021-46, and 2021-47 for the preliminary plat, easement vacations, and PUD District Plan.

The City Council held a public hearing on May 10, 2021 for the first reading of Ordinance No. 1666. At the meeting, the City Council voted 3-2 to set the second reading of Ordinance No. 1666 for May 24<sup>th</sup>, 2021, at approximately 7:00 p.m. in the City Council Chambers.

Many public comments were received throughout the process, including public testimony made at the May 10<sup>th</sup> City Council meeting. After much discussion with Reuter Walton and the full City Council, Staff believes it would be best to continue the second reading of Ordinance No. 1666, as well as consideration of Resolution Nos. 2021-44, 2021-45, 2021-46, and 2021-47, to the June 14<sup>th</sup>, 2021 City Council meeting. This continuance would allow Staff to continue working on the technical aspects of the project with the developer, particularly on the on-site storm sewer and related existing easements.

**STAFF RECOMMENDATION:**

Staff recommends the continuation of the second reading of Ordinance No. 1666 and action on the preliminary plat, easement vacations, and PUD District Plan to the June 14, 2021 City Council meeting.

**RECOMMENDED MOTION(S):**

**MOTION:** Move to waive the reading of Ordinance No. 1666, there being ample copies available to the public.

**MOTION:** Move to open and continue the public hearing for the second reading of Ordinance No. 1666, being an Ordinance pertaining to the rezoning of certain property located at 825 41st Avenue NE, from Multiple-Family Residential District to PUD, Planned Unit Development District No. 2021-01, to June 14, 2021, at approximately 7:00 p.m. in the City Council Chambers.

**MOTION:** Move to waive the readings of Resolution No. 2021-44, Preliminary Plat Approval; Resolution No. 2021-45, Easement Vacation; Resolution No. 2021-46, Easement Vacation; and Resolution No. 2021-47, PUD District Plan, there being ample copies available to the public.

**MOTION:** Move to open and continue the public hearing for Resolution No. 2021-44, Resolution No. 2021-45, Resolution No. 2021-46, and Resolution No. 2021-47 to the June 14, 2021, at approximately 7:00 p.m. in the City Council Chambers.

**ATTACHMENT(S):**

**Draft Ordinance No. 1666**

**Summary of Draft Ordinance No. 1666**

**Planning Report**

**Draft Resolution No. 2021-44**

**Draft Resolution No. 2021-45**

**Draft Resolution No. 2021-46**

**Draft Resolution No. 2021-47**

**Project Plans**

**Email Regarding Proposed Continuance**

**ORDINANCE 1666  
CITY OF COLUMBIA HEIGHTS, MINNESOTA**

**BEING AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLUMBIA HEIGHTS AND CITY ORDINANCE RELATING TO ZONING AND DEVELOPMENT PERTAINING TO THE REZONING OF A PORTION OF A CERTAIN PROPERTY LOCATED AT 825 41<sup>ST</sup> AVENUE NE FROM MULTIPLE FAMILY RESIDENTIAL DISTRICT (R-4) TO PLANNED UNIT DEVELOPMENT DISTRICT (PUD) NUMBER 2021-01**

**SECTION 1:** The “Zoning map” of the Columbia Heights Zoning and Development Ordinance is hereby amended by rezoning or changing the zoning district designation of the most northerly undeveloped portion of the following described property having the property address of 825 41<sup>st</sup> Avenue NE, Columbia Heights MN, 55421, and legally described below from Multiple Family Residential District to PUD, Planned Unit Development District 2021-01:

Legal description: On file at City Hall

<b>Address</b> 825 41 <sup>st</sup> Avenue NE	<b>Property Tax I.D. No.</b> 35-30-24-14-0151
--	--

(the “Property”)

**SECTION 2:** The property is rezoned to PUD, Planned Unit Development District 2021-01 and the allowed uses shall be multifamily apartments, office, and commercial/retail.

**SECTION 3:** Pursuant to Chapter 9, Article I of the Columbia Heights Zoning and Land Development Ordinance, the approval of any development or redevelopment within Planned Unit Development District 2021-01 shall be subject to the requirements set forth in Columbia Heights Code Section 9.113 including, but not limited to, the following performance and design standards and site and building approval:

1. The Property shall be developed or redeveloped in accordance with the final PUD District Plan approved by the City (“Final Plans”), which include site plans, grading, drainage and storm water management plans, utility plans, lighting and photometric plans, landscape plans, floor plans, and building elevations. The Final Plans outline all of the performance standards for development of the Property, including, at a minimum the following design standards for the Property as set forth below:

<b>Minimum Combined Lot Area</b>	1.6 acres
<b>Maximum Residential Density Allowed</b>	55 units per acre
<b>Minimum Residential Lot Area</b>	50,000 square feet
<b>Building Height</b>	Not to exceed 4 stories
<b>Minimum Number of Onsite Parking Stalls</b>	108
<b>Maximum Number of Compact Parking Stalls</b>	30
<b>Maximum Non Residential Building Area</b>	15,000 square feet

2. Any applicant for an approval of a development plan or building permit within Planned Unit Development District 2021-01 shall submit development plans for City review and approval. The City reserves the right to adjust any performance standards set forth in this ordinance if deemed necessary to improve the site and building design for the purpose of compatibility, public health, or public safety.

3. Any development or redevelopment plans for the Property including, but not limited to the Final Plans, that fail to meet the design and performance standards set forth herein shall require a PUD amendment approved by the City.
4. All conditions of approval set forth in City Council Resolution No. 2021-47 shall be incorporated herein.

**SECTION 4:** The Planning Commission held a public hearing as required by the City's Zoning Ordinance on May 4, 2021 and the Commission recommends approval of the proposed rezoning from Multiple Family Residential District (R-4) to PUD, Planned Unit Development District.

**SECTION 5:**

**WHEREAS,** the amendment is consistent with the applicable provisions of the comprehensive plan;

**WHEREAS,** the amendment is in the public interest and not solely for the benefit of a single property owner;

**WHEREAS,** the amendment is compatible with existing land uses and zoning classifications in the general area;

**WHEREAS,** the amendment reflects changes in development trends in the general area.

**SECTION 6:**

This ordinance shall be in full force and effect from and after 30 days after its passage.

First Reading: May 10, 2021

Offered by: Buesgens

Seconded by: Novitsky

Roll Call: Buesgens-in favor; Jacobs-opposed; Murzyn-opposed; Novitsky-in favor; Marquez Simula-in favor

Second Reading: June 14, 2021

Offered by:

Seconded by:

Roll Call:

Date of Passage: June 14, 2021

**SUMMARY OF ORDINANCE 1666****AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLUMBIA HEIGHTS AND CITY ORDINANCE RELATING TO ZONING AND DEVELOPMENT PERTAINING TO THE REZONING OF A PORTION OF A CERTAIN PROPERTY LOCATED AT 825 41<sup>ST</sup> AVENUE NE FROM MULTIPLE FAMILY RESIDENTIAL DISTRICT (R-4) TO PLANNED UNIT DEVELOPMENT DISTRICT (PUD) NUMBER 2021-01**

The City Council for the City of Columbia Heights, Minnesota adopted Ordinance 1666 on June 14, 2021.

The purpose of this ordinance is to rezone the future parcels in question to Planned Unit Development District, PUD 2021-01. This would allow the uses of multifamily apartments, office, and commercial/retail. The ordinance also establishes specific development standards for the parcels, including minimum combined lot area, maximum residential density, minimum residential lot area, building height, minimum number of onsite parking stalls, maximum number of compact parking stalls, and maximum non-residential building area. This will allow for the intended future development for a 62-unit affordable apartment building and the office/commercial/retail use of SACA Food Shelf.

This is a summary of Ordinance No. 1666. A copy of the entire text of the Ordinance is available for public inspection during regular office hours at City Hall, by standard or electronic mail, or at [www.columbiaheightsmn.gov](http://www.columbiaheightsmn.gov).

Attest:

\_\_\_\_\_  
Amáda Márquez Simula, Mayor

\_\_\_\_\_  
Nicole Tingley, City Clerk/Council Secretary

<b>AGENDA SECTION</b>	<b>PUBLIC HEARING</b>
<b>MEETING DATE</b>	<b>5/4/2021</b>

<b>ITEM:</b>	<b>Preliminary Plat; Planned Unit Development; Easement Vacations to allow for the construction of a 4-story, 62-unit affordable housing building that includes a remainder parcel for the potential future development of SACA Food Shelf</b>		
<b>DEPARTMENT:</b> Community Development		<b>BY/DATE:</b> Minerva Hark, 5/4/2021	

**BACKGROUND:**

**CASE NUMBER:** 2021-0502

**DATE:** May 4, 2021

**TO:** Columbia Heights Planning and Zoning Commission

**APPLICANT:** Reuter Walton Development

**DEVELOPMENT:** Affordable Housing Building; Planning Unit Development; Preliminary Plat

**LOCATION:** 825 41<sup>st</sup> Avenue NE (northern undeveloped portion of Columbia Heights Public Safety Center)

**REQUEST:** Preliminary Plat; Planned Unit Development; and Easement Vacations

**PREPARED BY:** Minerva Hark, Community Development Planner

**INTRODUCTION**

Reuter Walton Development has applied for a Preliminary Plat; Planned Unit Development; and Easement Vacations for a portion of the property located at 825 41<sup>st</sup> Avenue NE.

The property was previously the original home of Columbia Heights High School, constructed in 1926. It later became the Columbia Heights Junior High School in 1961, and then sold to the Northwestern Electronics Institute (NEI) in 1981. It operated as a technical college until 2002. After NEI merged with Dunwoody, the City of Columbia Heights purchased the vacant building and parcel. The building was demolished in 2004, making way for the Public Safety Center, which was constructed in 2009. The portion of the existing lot in which development is proposed served as both the school's recreational field and parking lot, with approximately 500 parking stalls. Historical aerial imagery even suggests that one or two single-family homes were once present on the site. The current use of the portion of the lot in question is snow storage by the City's Public Works Department, as well as minimal parking for the neighboring Crest View development.

The site is zoned R-4, Multiple Family Residential District. The site is adjacent to the One- and Two-Family Residential District (R-2A) to the north and west, as well as the Multiple Family Residential District to the east (R-4) and the south (R-3).

The applicant is proposing to subdivide the existing lot into three separate parcels. One parcel will include the existing Public Safety Center. One of the newly created parcels will include a 4-story, 62-unit affordable housing building with amenities and subterranean and at-surface parking. The remainder Lot 3 is intended for the potential future relocation and development of SACA Food Shelf.

### **ZONING ORDINANCE**

The site is currently zoned R-4, Multiple Family Residential District. The applicant is proposing to rezone the site to Planned Unit Development (PUD). The Planned Unit Development District will allow the applicant flexibility with setbacks, building height, building design, parking stall design, and the overall use of the property. The Planned Unit Development rezoning is discussed later in this report.

### **COMPREHENSIVE PLAN**

The Comprehensive Plan guides this area for Transit Oriented Development. Transit Oriented Development seeks to develop properties to have a mix of residential, retail, and office. Transit Oriented Development also seeks to include pedestrian friendly access and design.

In review of the site and building plans for this project, the site contains sidewalks on two sides of the site, a playground, trees and boulevard areas, and planters. The design of the site is consistent with the goals of the 2040 Comprehensive Plan.

### **SITE PLAN**

#### **1. Setbacks**

The subject property is currently located in the Multiple Family Residential District. The proposed plan is to rezone the site to Planned Unit Development District. The R-4 district is subject to setback standards, while the PUD district is not. Setbacks of properties in the PUD district are subject to Staff review and Council approval. The following table displays what is currently allowed in the R-4 district versus what is applicant is proposing for their building under the rezoned PUD district:

<b>Building Setbacks</b>	<b>Existing R-4</b>	<b>Proposed PUD – Lot 2</b>
<b>Front Yard</b>	15 feet	12 feet
<b>Side Yard</b>	10 feet	10 feet
<b>Corner Side Yard</b>	15 feet	10 feet
<b>Rear Yard</b>	15 feet	15 feet

In review of Lot 2's proposed building setbacks, Staff finds the site plan acceptable as presented. Setbacks for Lot 3 will be determined at a later date, once the site is ready to be developed. It is likely that the future applicant will have to apply for a PUD Amendment to establish reasonable setbacks for their site.

#### **2. Lot Area**

City Zoning Ordinance requires a minimum lot area for Multiple Family Residential District (R-4) zoning of 10,000 square feet for a multi-family dwelling, and a minimum lot width of 70 feet. The proposed lot area for Lot 2 is 1.3 acres (56,628 square feet), and the proposed lot width is 207.3 feet. The proposed lot area and lot width meets the minimum dimensions for the proposed use.



In regards to remainder Lot 3, City Zoning Ordinance requires a minimum lot area of 6,000 square feet for Limited Business (LB) District and for General Business (GB) District, with a minimum lot width of 50 feet for the LB Zone and 40 feet for the GB Zone. The proposed lot area for Lot 3 is 0.4 acres (17,424 square feet), and the proposed lot width is 79.6 feet. The proposed lot area and lot width meets the minimum dimensions for either district.

### 3. Parking

The proposed site plan includes 62 apartment units. Based on the number of units and unit occupancy, the total number of required parking stalls for the proposed apartment building is 108. The applicant is proposing a total of 108 parking spaces to accommodate the residential uses onsite. The proposed design includes 46 underground stalls (43 standard stalls, 1 compact stall, and 2 ADA spaces), and 62 exterior, surface-level stalls (35 standard stalls, 24 compact stalls, and 3 ADA spaces).

### 4. Parking Setbacks

The underlying R-4 zoning for Multiple Family requires standard parking setbacks, while a PUD district does not. Parking setbacks in the PUD district are subject to Staff review and Council approval. The applicant is proposing the following reductions to surface-level parking setbacks in order to maintain adequate parking spaces and to potentially support shared parking with the future development of Lot 3:

Parking Setbacks	R-4 (existing)	Proposed PUD – Lot 2
Front Yard	30 feet	85.3 feet
Side Yard	10 feet	0 feet
Corner Side Yard	30 feet	85.7 feet
Rear Yard	10 feet	2 feet

In review of the proposed parking setbacks, Staff finds the site plan is acceptable as presented.

### 5. Multi-Family Parking Standard

Multi-Family Districts require one parking stall for each bedroom unit, and two parking stalls for each two-bedroom or larger unit. Under this equation, the total required number of resident parking stalls equals 108. The site plan provides 108 resident parking stalls, satisfying the minimum requirement.

The site plan shows a total of 25 compact parking stalls for resident parking. This means the project proposes 23% of the total spaces to be designed as compact. Staff is supportive of providing this percentage of compact spaces as PUD flexibility.

### 6. Vehicle Access

The main entrance will be from Jackson Street NE, accessing the underground parking. The other entrance will be from 42<sup>nd</sup> Avenue NE, accessing the at-grade parking stalls. The 42<sup>nd</sup> Avenue NE parking entry may also be accessed from 41<sup>st</sup> Avenue NE. Vehicles leaving from the at-surface parking lot can either drive south down the alley to access 41<sup>st</sup> Avenue NE, or north to access 42<sup>nd</sup> Avenue NE.

### 7. Loading and Deliveries

In regards to the proposed use of Lot 2, deliveries will be made through the entrance on 42<sup>nd</sup> Avenue NE and packages will be placed in a secure package room located adjacent to the entry vestibule. Postal service will also access through the 42<sup>nd</sup> Avenue entrance and proceed through the lobby to the mail area to the south

Loading and unloading of larger items for move-in will be mainly handled through the garage parking lot, directly through the elevator or through the 42<sup>nd</sup> Avenue NE entry for delivery vehicles.

The trash room will be located at the inside corner of the basement parking level next to the elevator. Each residential floor above will have trash rooms with chutes for trash and recycling. For routine trash pickup, the appropriate trash trucks will park on Jackson Street NE as trash carts are brought up the garage access ramp and out to the truck for disposal.

## **8. Landscaping**

The proposed landscaping plan shows a total of 15 trees including a mix of deciduous trees and conifer trees. The tree sizes and diameters meet the City's requirements for sizes at the time of planting. The remaining area on the site will be covered with grass and shrubs.

Several existing trees have been identified on the landscaping plans to remain on the project site, including three apple trees and an oak tree in the southwest portion of Lot 2. The project will be conditioned to have these trees protected in place. Additionally, all adjacent boulevard trees on City property shall also be protected in place.

## **9. Easement Dedication / Vacation**

The existing site has four separate easements that will need to be vacated and/or replaced, or amended as part of this project: a platted perimeter drainage and utility easement, a storm water drainage utility easement, a utility easement, and a parking easement.

The first easement proposed to be vacated is a drainage and utility easement around the perimeter of Lot 1, with the exception of the northeast corner, where the easement runs along the north and east boundaries shared with 42<sup>nd</sup> Avenue NE and the existing alley. The project is proposing to vacate this easement over the portion of land that is to be subdivided. The proposed plat will define a new perimeter drainage and utility easement and reduce the width of the easement from five feet to three feet to provide adequate room for the future development of the remainder lot.

The second easement is octagonal in shape and exists to provide additional live storage capacity for the existing adjacent stormwater pond and to protect the existing water main. The project proposes to construct an apartment building where the easement currently resides. The applicant proposes to relocate this easement by constructing an underground stormwater chamber capable of storing a volume of runoff that will eliminate the need for the surface storage. The proposed project would also establish a new drainage and utility easement around the proposed underground stormwater chamber. Additionally, the project proposes to relocate the existing water main with a minimum horizontal distance of 10 feet from the future building envelope on proposed Lot 3.

The purpose of the third easement (utility easement) was to preserve the rights to construct new sanitary sewer or water mains within the former street right-of-way, if deemed necessary. There is no longer a need to preserve this land for running utilities, as sewer and water mains have already been constructed within the alley. This easement has been proposed to be vacated as part of this project.

The final easement is located on Outlot E, and currently provides the rights to the existing Columbia Court Townhomes complex to park 11 vehicles. This project proposes to relocate the parking rights for 11 stalls from Outlot E to Outlot C. With the creation of Lot 3 and its future development, the future applicant shall work

with the City to ensure that a new easement is prepared providing similar terms to the existing easement that are acceptable to the owners of Columbia Court Townhomes.

As a condition of approval, the applicant shall provide recordable documents of the easement vacations to be recorded at the County Recorder's Office. Said legal descriptions are subject to review by the City Attorney.

#### **10. Park Dedication**

The proposed plat will not include a park dedication. Instead, the applicants will make a financial contribution to satisfy this requirement. This will be included in the development contract.

#### **11. Mechanical Screening**

The applicant has not indicated any mechanical equipment on the roof top of the building. Most mechanical equipment will be on the lower level of the structure (underground parking area). If mechanical screening is to be placed on the roof, it shall comply with the City's requirements for screening. This will be a condition of approval.

#### **12. Drainage**

The applicant is proposing a stormwater management system that would adequately address the storm water design requirements for both rate control and water quality for both Lots 2 and 3. The Public Works Department will review the final plans and submitted Stormwater Management Report prior to approval of construction.

#### **13. Fire Department Connection and Fire Hydrants**

The site has existing fire hydrants onsite that are sufficient for Fire Safety purposes. As a condition of approval, the applicants shall indicate where the fire department connection is intended to connect to the building. This is subject to further review by the Fire Department.

#### **14. Building Design and Materials**

Exterior materials will include brick on the first floor with a cast stone base. The second, third, and fourth floors will have a combination of brick, fiber cement lap siding, and fiber cement panel. These materials are of high architectural quality and will add to the value of the neighborhood.

#### **15. Floor Area Ratio**

The applicants are proposing a Floor Area Ratio (FAR) of 1.24. This is a unit of measurement used to measure the amount of square footage in a building compared to the overall site. The Comprehensive Plan recommends a FAR between 1.00 and 3.00 for transit oriented design areas in the City. A floor area ratio of 1.24 is consistent with the Comprehensive Plan Goals.

#### **16. Lighting**

The applicant has submitted a photometric plan that complies with City Code. The exterior lighting proposed at the project site provides ample parking lot lighting for residents and does not emit light onto adjacent properties.

#### **17. Neighborhood Notification**

Notifications went out to surrounding property owners within 350 feet of the subject site. The notice was also posted in "Life" Newspaper, and posted on the City's website. The City received several emails of comments, questions, and concerns, including other uses for the parcel, changes in adjacent property values, ownership

of the site, design, density, traffic, noise, and drainage. All comments were acknowledged by Staff, and questions were answered to the best of Staff's abilities.

## PLANNED UNIT DEVELOPMENT

In order to accommodate the proposed density at this site and the potential future mixed use element of the plan, the applicant is proposing to rezone the property to a Planned Unit Development (PUD). The PUD will allow flexibility with the City's strict zoning requirements, while also requiring a high standard of building quality and site design. The PUD ordinance requires the Planning Commission to hold an informal public hearing and a formal hearing at the City Council Meeting.

### 1. Density / Units-Per-Acre

The following table shows the units per acre for this project. It should be noted that units-per-acre is a different measurement than floor area ratio (discussed earlier in this report).

<b>825 41<sup>st</sup> Avenue NE – Units Per Acre Analysis</b>	
Units	62
Site Acreage	1.3
<b>Units Per Acre</b>	<b>48</b>

48 units per acre fall in line with the target residential density for urban centers adjacent to highways and transit ways. The project site is well within a half-mile radius of Central Avenue NE, which aims for 40-75+ units per acre under transit oriented development guidelines. The following table is an analysis of the mixed-use development that is underway at 3989 Central Avenue NE as a comparison of density:

<b>3989 Central Ave NE – Units Per Acre Analysis</b>	
Units	265
Site Acreage	2.3
<b>Units Per Acre</b>	<b>116</b>

The development on 40<sup>th</sup> & Central has a much higher density calculation, but is also immediately adjacent to a highway. By this comparison, this proposed project has a lower density calculation.

Staff has also completed a bedroom analysis of the site since the apartment complex will offer three different types of rental units.

<b>825 41<sup>st</sup> Avenue NE Bedroom Analysis</b>			
<b>Unit</b>		<b>Times number of bedrooms</b>	<b>Total Bedrooms</b>
1 Bedroom	16	1	16
2 Bedroom	30	2	60
3 Bedroom	16	3	48
<b>Total Number of Units:</b>	<b>62</b>	<b>Total Number of Bedrooms:</b>	<b>124</b>

### 2. Parking Stalls per Bedroom

The site will have a total of 124 bedrooms. As noted earlier in this report, the site will have 108 parking spaces for residents. This equates to 0.87 parking spaces per bedroom. Staff feels that this is an acceptable amount of parking for the residents as some of the larger units will not need one parking space per bedroom. For example, a three bedroom apartment may include two adults, and two children; thus only two parking spaces are needed.

### 3. Neighborhood Meeting

As part of the PUD approval, a neighborhood meeting is required as part of the process. The City hosted the neighborhood meeting on April 21, 2021 virtually via Zoom. The meeting was well-attended and included members of the immediate neighborhood, as well as members of the Planning Commission and City Council. The applicant presented the project to attendees and answered questions regarding the proposal. Staff heard concerns related to increased traffic and density, parking, privacy, and drainage. Staff noted that traffic is not projected to increase a detrimental amount, and that the proposed density is on the lower end of what is guided for transit-oriented development. Staff also noted that this project will actually help alleviate the drainage issues in the area.

Concerns were also raised about the size, height, quality, and design of the proposed apartment building, and the future commercial/retail use of SACA. The applicant and Staff noted that the height of the proposed building is lower than the existing adjacent development to the east (Crest View), and that the proposed materials are of high quality. Staff also noted that the future potential use of SACA is not part of the proposal at this time. The subdivision of land is under review for this project, and SACA will have to go through a PUD amendment when their proposal is ready.

## FINDINGS OF FACT

### Preliminary Plat

Section 9.104 (L) of the Zoning Ordinance outlines three conditions that must be met in order for the City to grant a Preliminary Plat. They are as follows:

- (a) The proposed Preliminary Plat conforms to the requirements of City Code Section 9.116 [Subdivision Ordinance].

Staff Comment: In review of the preliminary plat that was submitted, Staff finds that the preliminary plat generally conforms to the City's Subdivision Ordinance for a Planned Unit Development. The applicant is compliant in this regard.

- (b) The proposed subdivision is consistent with the Comprehensive Plan.

Staff Comment: The Comprehensive Plan supports the redevelopment of this site. In addition, the Comprehensive Plan supports transit-oriented development on this site. The proposed Subdivision is consistent with the Comprehensive Plan's goals.

- (c) The proposed subdivision contains parcel and land subdivision layout that is consistent with good planning and site engineering design principles.

Staff Comment: Staff has reviewed the proposed subdivision plan and feels that the parcel and land layout are consistent with these principles. Further, the site plan removes and replaces old easements. The project

proposes to improve the area storm water management conditions by creating increased storm water storage capacity, thereby eliminating the overland flooding condition that currently exists on the development site.

### **Planned Unit Development District Plan**

The zoning ordinance contains the following four findings that must be satisfied before the City Council can approve the PUD District Plan at a City Council Meeting:

- (a) The PUD District plan conforms to all applicable requirements of this article [Section 9.113, PUD District].

Staff Comment: In review of Section 9.113, Staff finds that the application is consistent with the City's requirements.

- (b) The PUD District plan is consistent with the applicable provisions of the comprehensive plan.

Staff Comment: The Comprehensive Plan has this area targeted for redevelopment to a transit-oriented development project. The proposed PUD is consistent with the Comprehensive Plan's goals.

- (c) The PUD District plan is consistent with any applicable area plan.

Staff Comment: The area plan (as noted in the Comprehensive Plan) marks this area and other sites in the area for redevelopment. The PUD is consistent with the area plan.

- (d) The PUD District plan minimizes any adverse impacts on property in the immediate vicinity and the public right-of-way.

Staff Comment: The site will utilize underground and at-grade parking to prevent on-street parking. The PUD District Plan minimizes any adverse impacts on property in the immediate vicinity and the public right-of-way.

### **Rezoning to PUD, Planned Unit Development District**

The zoning ordinance contains the following four findings that must be satisfied before the City Council can approve rezoning to PUD, Planned Unit Development District at a City Council meeting:

- (a) The amendment is consistent with the Comprehensive Plan.

Staff comment: The amendment is consistent with the applicable provisions of the Comprehensive Plan.

- (b) The amendment is in the public interest and is not solely for the benefit of a single property owner.

Staff comment: The amendment is in the public interest and not solely for the benefit of a single property owner.

- (c) Where the amendment is to change the zoning classification of a particular property, the existing use of the property and the zoning classification of the property within the general area of the property in question are compatible with the proposed zoning classification.

Staff comment: The amendment is compatible with existing land uses and zoning classifications in the general area.

- (d) Where the amendment is to change the zoning classification of a particular property, there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its current zoning classification.

Staff comment: The amendment reflects changes in development trends in the general area.

### **SUMMARY AND RECOMMENDATION**

The applicant is seeking approval of a preliminary plat; easement vacations; and a rezoning to PUD, Planned Unit Development District to construct a 4-story, 62-unit affordable housing building that includes a remainder parcel for the potential future development of a new facility for the SACA Food Shelf at the northern undeveloped portion of the City's Public Safety Center. The project will include underground and at-grade parking for residents, with the potential for a shared parking agreement with the future tenants of Lot 3. Staff is recommending approval of the project with the conditions outlined below:

#### Preliminary Plat

Staff recommends that the Planning Commission recommend approval of the Preliminary Plat as presented subject to the conditions outline below:

1. All required state and local codes, permits, licenses and inspections will be met and in full compliance.
2. The applicant shall be responsible for the cost of filing and recording written easements with the Anoka County Recorder's Office.
3. An approved Preliminary Plat shall be valid for a period of one year from the date of the approval. In the event that a Final Plat is not presented for approval within this time period, the Preliminary Plat will become void.
4. The applicant shall enter into a Developer's Agreement with the City. Said documentation shall be reviewed by the City Attorney.

#### Vacation of Easements

The applicants are proposing to vacate two easements on the property. The easement vacations are necessary in order accommodate the project. The applicants have provided descriptions of the easements to be vacated. Staff recommends that the Planning Commission recommend to the City Council approval of the easement vacations with the following conditions:

1. The applicant shall be responsible for providing legal descriptions of all easements that are subject to be created. Said descriptions are subject to review by the City Attorney.
2. The applicant shall be responsible for recording the easement vacations with the Anoka County Recorder's Office.

#### PUD, Planned Unit Development District Plan

By Code, the Planning Commission shall hold an informal hearing related to the Planned Unit Development. The Planning Commission shall make a recommendation to the City Council. The City Council will hold the formal hearing for approval of the PUD. Staff recommends approval of the PUD with the following conditions:

1. The building and site shall meet all requirements found in the Fire Code and the Building Code.

2. Any proposed exterior lighting shall be reviewed and approved by City Staff before installation.
3. All other applicable local, state, and federal requirements shall be met at all times.
4. The City shall require a pre-construction conference prior to the start of any land alteration activities.
5. All storm water best management practices (BMP's) shall have designated drainage and utility easements recorded with the Final Plat or as a separate document with Anoka County.
6. The property owner and the City will enter in to a development contract governing the public site improvements and any off-site public improvements that are necessary for the project, and such contract shall be executed by the property owner and the City prior to the issuance of a building permit.
7. Developer shall provide financial guarantee in the form of a cash escrow or irrevocable letter of credit for landscaping and public improvements. The guarantee amount is to be determined by the City Engineer.
8. If mechanical screening is to be placed on the roof, it shall comply with the City's requirements for screening.
9. The applicants shall provide recordable documents of the easement vacations to be recorded at the County Recorder's Office.
10. The City Engineer shall review and approve the final site grading plans, utility plans and storm water management plans.
11. The developer shall enter into a storm water maintenance and management agreement with the City for all on-site BMP's, to be prepared by the City Attorney.
12. Existing catch basins on Jackson Street NE or 42<sup>nd</sup> Avenue NE, located downstream of the site, shall have inlet protection provided during construction.
13. Applicant shall obtain a Site NPDES Construction Permit prior to any site disturbance activities.
14. Perimeter and entrance erosion control measures shall be installed and inspected by the Engineering Department prior to any site grading activities. Applicant shall coordinate erosion control measures with the Engineering Department if building construction is initiated prior to general site grading.
15. Site access during construction shall be limited to 42<sup>nd</sup> Avenue NE. Parking and deliveries during construction along Jackson Street NE shall be prohibited.
16. All slopes greater than 4:1 shall be provided erosion control blanket.
17. The site utility plans shall be subject to review and final approval by the City Engineer, and Fire Chief



18. All utilities and storm water features serving the development shall be privately owned and maintained. All utilities shall meet the City of Columbia Heights’ specifications for materials and installation.
19. The City of Columbia Heights does not allow PVC as a material type in the Right-of-Way; please change to DIP.
20. Retaining wall heights in excess of 4 vertical feet shall have protective delineation, such as fencing or landscaping, at the top of the wall.
21. Developer shall pay park dedication fees as outlined in the City Code.
22. Developer will provide record plans or as-built drawings to the City following project completion in both hardcopy and digital format.
23. The existing boulevard trees on Jackson Street, as well as the four existing trees south of the new drive, shall be protected, installed, and approved by the City Urban Forester prior to construction.
24. Location of tree installations per the landscape plan and utility locations should be coordinated to maintain 10 feet separation from all utilities.
25. Developer will complete the necessary amendments to the existing storm water easement(s) recorded against the development site to allow for the proposed underground storm water system.
26. Developer will ensure proper recording of the amended storm water easement(s) with Anoka County.

Rezoning / Ordinance Amendment

Attached to this report is a draft ordinance amendment to allow the site to be rezoned to planned unit development. The applicants are seeking the following flexibilities from the zoning ordinance in order to complete this project:

1. Parking. The City Council approves the parking stall dimensions, quantity of compact stalls, and total number of stalls as shown on the plans.
2. Setbacks. The City Council approves the building setbacks as shown on the plans.
3. Units-per-Acre. The City Council approves the units per acre of up to 55.

<p><b>RECOMMENDED MOTION(S):</b></p>
<p><b>Motion:</b> Move to waive the reading of draft Resolution No 2021-XXXX, Preliminary Plat Approval, there being ample copies available to the public.</p>
<p><b>Motion:</b> Motion to recommend that the Planning Commission recommend to the City Council approval of the Preliminary Plat as presented, subject to the following conditions:</p>

1. All required state and local codes, permits, licenses and inspections will be met and in full compliance.
2. The applicant shall be responsible for the cost of filing and recording written easements with the Anoka County Recorder's Office.
3. An approved Preliminary Plat shall be valid for a period of one year from the date of the approval. In the event that a Final Plat is not presented for approval within this time period, the Preliminary Plat will become void.
4. The applicant shall enter into a Developer's Agreement with the City. Said documentation shall be reviewed by the City Attorney.

**Motion:** Move to waive the reading of draft Resolutions No 2021-XXXX and No 2021-XXXX, Easement Vacations, there being ample copies available to the public.

**Motion:** Motion to recommend that the Planning Commission recommend to the City Council approval of the Easement Vacations as presented, subject to the following conditions:

1. The applicant shall be responsible for providing legal descriptions of all easements that are subject to be created. Said descriptions are subject to review by the City Attorney.
2. The applicant shall be responsible for recording the easement vacations with the Anoka County Recorder's Office.

**Motion:** Move to waive the reading of draft Resolution No. 2021-XXXX, PUD, Planned Unit Development District Plan, there being ample copies available to the public.

**Motion:** Motion to recommend that the Planning Commission recommend to the City Council approval of the PUD, Planned Unit Development District Plan as presented, subject to the following conditions:

1. The building and site shall meet all requirements found in the Fire Code and the Building Code.
2. Any proposed exterior lighting shall be reviewed and approved by City Staff before installation.
3. All other applicable local, state, and federal requirements shall be met at all times.
4. The City shall require a pre-construction conference prior to the start of any land alteration activities.
5. All storm water best management practices (BMP's) shall have designated drainage and utility easements recorded with the Final Plat or as a separate document with Anoka County.
6. The property owner and the City will enter in to a development contract governing the public site improvements and any off-site public improvements that are necessary for the project, and such contract shall be executed by the property owner and the City prior to the issuance of a building permit.
7. Developer shall provide financial guarantee in the form of a cash escrow or irrevocable letter of credit.

for landscaping and public improvements. The guarantee amount is to be determined by the City Engineer.

8. If mechanical screening is to be placed on the roof, it shall comply with the City's requirements for screening.
9. The applicants shall provide recordable documents of the easement vacations to be recorded at the County Recorder's Office.
10. The City Engineer shall review and approve the final site grading plans, utility plans and storm water management plans.
11. The developer shall enter into a storm water maintenance and management agreement with the City for all on-site BMP's, to be prepared by the City Attorney.
12. Existing catch basins on Jackson Street NE or 42nd Avenue NE, located downstream of the site, shall have inlet protection provided during construction.
13. Applicant shall obtain a Site NPDES Construction Permit prior to any site disturbance activities.
14. Perimeter and entrance erosion control measures shall be installed and inspected by the Engineering Department prior to any site grading activities. Applicant shall coordinate erosion control measures with the Engineering Department if building construction is initiated prior to general site grading.
15. Site access during construction shall be limited to 42nd Avenue NE. Parking and deliveries during construction along Jackson Street NE shall be prohibited.
16. All slopes greater than 4:1 shall be provided erosion control blanket.
17. The site utility plans shall be subject to review and final approval by the City Engineer, and Fire Chief.
18. All utilities and storm water features serving the development shall be privately owned and maintained. All utilities shall meet the City of Columbia Heights' specifications for materials and installation.
19. The City of Columbia Heights does not allow PVC as a material type in the Right-of-Way; please change to DIP.
20. Retaining wall heights in excess of 4 vertical feet shall have protective delineation, such as fencing or landscaping, at the top of the wall.
21. Developer shall pay park dedication fees as outlined in the City Code.
22. Developer will provide record plans or as-built drawings to the City following project completion in both hardcopy and digital format.
23. The existing boulevard trees on Jackson Street, as well as the four existing trees south of the new drive, shall be protected, installed, and approved by the City Urban Forester prior to construction.

24. Location of tree installations per the landscape plan and utility locations should be coordinated to maintain 10 feet separation from all utilities.

25. Developer will complete the necessary amendments to the existing storm water easement(s) recorded against the development site to allow for the proposed underground storm water system.

26. Developer will ensure proper recording of the amended storm water easement(s) with Anoka County.

**Motion:** Move to waive the reading of draft Ordinance No. 1666, PUD District #2021-01, Rezoning of Property, there being ample copies available to the public.

**Motion:** Motion to recommend that the Planning Commission recommend to the City Council approval of the Ordinance Amendment.

**ATTACHMENT(S):**

**Resolution No. 2021-XXXX, Preliminary Plat**

**Resolution No. 2021-XXXX, Easement Vacation (1 of 2)**

**Resolution No. 2021-XXXX, Easement Vacation (2 of 2)**

**Resolution No. 2021-XXXX, PUD, Planned Unit Development District Plan**

**Ordinance No. 1666, PUD District #2021-01**

**Neighbor Correspondence**

**Application**

**Applicant Narrative**

**Project Plans**

**RESOLUTION NO. 2021-44**

A resolution of the City Council for the City of Columbia Heights, Minnesota, approving a Preliminary Plat for Reuter Walton Development;

**Whereas**, a proposal (Planning Case # 2021.0502) has been submitted by Reuter Walton Development to the City Council requesting Preliminary Plat Approval from the City of Columbia Heights at the following site:

**ADDRESS:** 825 41<sup>st</sup> Avenue NE  
Columbia Heights, MN 55421

**LEGAL DESCRIPTION:** On file at City Hall.

**THE APPLICANT SEEKS THE FOLLOWING:** Preliminary Plat Approval per Code Section 9.104 (L).

**Whereas**, the Planning and Zoning Commission held a public hearing as required by the City Zoning Code on May 4, 2021;

**Whereas**, the City Council has considered the advice and recommendations of the Planning and Zoning Commission regarding the effect of the proposed Preliminary Plat upon the health, safety, and welfare of the community and its Comprehensive Plan, as well as any concerns related to compatibility of uses, traffic, property values, light, air, danger of fire, and risk to public safety in the surrounding areas;

**Now, therefore**, in accordance with the foregoing, and all ordinances and regulations of the City of Columbia Heights, the City Council of the City of Columbia Heights makes the following:

**FINDINGS OF FACT**

Section 9.104 (L) of the Zoning Ordinance outlines conditions that must be met in order for the City to grant a Preliminary Plat. They are as follows:

- (a) The proposed Preliminary Plat conforms to the requirements of City Code Section 9.116.
- (b) The proposed Subdivision is consistent with the Comprehensive Plan.
- (c) The proposed Subdivision contains parcel and land subdivision layout that is consistent with good planning and site engineering design principles.

**Further, be it resolved**, that the attached plans, maps, and other information shall become part of this Preliminary Plat and Final Plat; and in granting approval the City and the applicant agree that the Plat shall become null and void if a Final Plat is not recorded with Anoka County within one (1) calendar year after the approval date, subject to petition for renewal.

**CONDITIONS**

- 1. All required state and local codes, permits, licenses and inspections will be met and in full compliance.
- 2. The applicant shall be responsible for the cost of filing and recording written easements with the

Anoka County Recorder's Office.

3. An approved Preliminary Plat shall be valid for a period of one year from the date of the approval. In the event that a Final Plat is not presented for approval within this time period, the Preliminary Plat will become void.
4. The applicant shall enter into a Developer's Agreement with the City. Said documentation shall be reviewed by the City Attorney.

**ORDER OF COUNCIL**

Passed this 14<sup>th</sup> day of June, 2021

Offered by:

Seconded by:

Roll Call:

Attest:

\_\_\_\_\_  
Amáda Márquez Simula, Mayor

\_\_\_\_\_  
Nicole Tingley, City Clerk/Council Secretary

**RESOLUTION NO. 2021-45**

A resolution of the City Council for the City of Columbia Heights, Minnesota, approving an easement vacation for property located in the City of Columbia Heights, Minnesota, described as:

A portion of Lot 1, Block 1, and Outlot E, NORTHWESTERN 2<sup>ND</sup> ADDITION, Anoka County, Minnesota, as graphically depicted to be Easement 1 in attached Exhibit X-2.

**Whereas**, a proposal (Planning Case # 2021.0502) has been submitted by Reuter Walton Development to the City Council requesting an easement vacation at the following sites:

ADDRESS: 825 41<sup>st</sup> Avenue NE  
Columbia Heights, MN 55421

THE APPLICANT SEEKS THE FOLLOWING: Easement vacation per Code Section 9.104.-(J), of the above legally described easement.

**Whereas**, the Planning and Zoning Commission held an informal public hearing as required by the City Zoning Code on May 4, 2021;

**Whereas**, the City Council held a formal public hearing as required by the City Zoning Code on June 14, 2021;

**Whereas**, the City Council has considered the advice and recommendations of the Planning and Zoning Commission regarding the effect of the proposed easement vacation upon the health, safety, and welfare of the community and its Comprehensive Plan, as well as any concerns related to compatibility of uses, traffic, property values, light, air, danger of fire, and risk to public safety in the surrounding areas;

**Now, therefore**, in accordance with the foregoing, and all ordinances and regulations of the City of Columbia Heights, the City Council of the City of Columbia Heights makes the following:

**FINDINGS OF FACT**

1. No private rights will be injured or endangered as a result of the vacation.
2. The public will not suffer loss or inconvenience as a result of the vacation.

**Further, be it resolved**, that the attached plans, maps, and other information shall become part of this easement vacation; and in granting approval the City and the applicant agree that the easement vacation shall become null and void if the resolution is not recorded with Anoka County within one (1) calendar year after the approval date, subject to petition for renewal.

**CONDITIONS**

1. The applicant shall be responsible for providing legal descriptions of all easements that are subject to be created. Said descriptions are subject to review by the City Attorney.
2. The applicant shall be responsible for recording the easement vacations with the Anoka County

Recorder's Office.

**ORDER OF COUNCIL**

Passed this 14<sup>th</sup> day of June, 2021

Offered by:

Seconded by:

Roll Call:

\_\_\_\_\_  
Amáda Márquez Simula, Mayor

Attest:

\_\_\_\_\_  
Nicole Tingley, City Clerk/Council Secretary



**RESOLUTION NO. 2021-46**

A resolution of the City Council for the City of Columbia Heights, Minnesota, approving an easement vacation for property located in the City of Columbia Heights, Minnesota, described as:

A portion of Lot 1, Block 1, and Outlot E, NORTHWESTERN 2<sup>ND</sup> ADDITION, Anoka County, Minnesota, as graphically depicted to be Easement 3 in attached Exhibit X-2 and on file with Anoka County under Document No. 1554482.

**Whereas**, a proposal (Planning Case # 2021.0502) has been submitted by Reuter Walton Development to the City Council requesting an easement vacation at the following sites:

ADDRESS: 825 41<sup>st</sup> Avenue NE  
Columbia Heights, MN 55421

THE APPLICANT SEEKS THE FOLLOWING: Easement vacation per Code Section 9.104.-(J), of the above legally described easement.

**Whereas**, the Planning and Zoning Commission held an informal public hearing as required by the City Zoning Code on May 4, 2021;

**Whereas**, the City Council held a formal public hearing as required by the City Zoning Code on June 14, 2021;

**Whereas**, the City Council has considered the advice and recommendations of the Planning and Zoning Commission regarding the effect of the proposed easement vacation upon the health, safety, and welfare of the community and its Comprehensive Plan, as well as any concerns related to compatibility of uses, traffic, property values, light, air, danger of fire, and risk to public safety in the surrounding areas;

**Now, therefore**, in accordance with the foregoing, and all ordinances and regulations of the City of Columbia Heights, the City Council of the City of Columbia Heights makes the following:

**FINDINGS OF FACT**

1. No private rights will be injured or endangered as a result of the vacation.
2. The public will not suffer loss or inconvenience as a result of the vacation.

**Further, be it resolved**, that the attached plans, maps, and other information shall become part of this easement vacation; and in granting approval the City and the applicant agree that the easement vacation shall become null and void if the resolution is not recorded with Anoka County within one (1) calendar year after the approval date, subject to petition for renewal.

**CONDITIONS**

1. The applicant shall be responsible for providing legal descriptions of all easements that are subject to be created. Said descriptions are subject to review by the City Attorney.
2. The applicant shall be responsible for recording the easement vacations with the Anoka County

Recorder's Office.

**ORDER OF COUNCIL**

Passed this 14<sup>th</sup> day of June, 2021

Offered by:

Seconded by:

Roll Call:

\_\_\_\_\_  
Amáda Márquez Simula, Mayor

Attest:

\_\_\_\_\_  
Nicole Tingley, City Clerk/Council Secretary

**RESOLUTION NO. 2021-47**

A resolution of the City Council for the City of Columbia Heights, Minnesota, approving PUD, Planned Unit Development District Plan for property located in the City of Columbia Heights, MN

**Whereas**, a proposal (Planning Case # 2021.0502) has been submitted by Reuter Walton Development to the City Council requesting approval of a PUD, Planned Unit Development District Plan at the northerly undeveloped portion of the following site:

ADDRESSES: 825 41<sup>st</sup> Avenue NE  
Columbia Heights, MN 55421

LEGAL DESCRIPTION: On file at City Hall.

THE APPLICANT SEEKS THE FOLLOWING: PUD, Planned Unit Development District Plan per Code Section 9.113.

**Whereas**, the Planning and Zoning Commission held an informal public hearing as required by the City Zoning Code on May 4, 2021, recommending approval by the City Council;

**Whereas**, the City Council held a formal public hearing as required by the City Zoning Code on June 14, 2021;

**Whereas**, the City Council has considered the advice and recommendations of the Planning and Zoning Commission regarding the effect of the proposed PUD, Planned Unit Development District Plan upon the health, safety, and welfare of the community and its Comprehensive Plan, as well as any concerns related to compatibility of uses, traffic, property values, light, air, danger of fire, and risk to public safety in the surrounding areas;

**Now, therefore**, in accordance with the foregoing, and all ordinances and regulations of the City of Columbia Heights, the City Council of the City of Columbia Heights makes the following:

**FINDINGS OF FACT**

1. The PUD District Plan conforms to all applicable requirements of the city code;
2. The PUD District Plan is consistent with the applicable provisions of the comprehensive plan;
3. The PUD District Plan is consistent with any applicable area plan;
4. The PUD District Plan minimizes any adverse impacts on property in the immediate vicinity and the public right-of-way.

**Further, be it resolved**, that the attached plans, maps, and other information shall become part of this PUD, Planned Unit Development District Plan; and in granting approval the City and the applicant agree that the PUD, Planned Unit Development District Plan shall become null and void if the resolution is not recorded with Anoka County within one (1) calendar year after the approval date, subject to petition for renewal.

**CONDITIONS**

1. The building and site shall meet all requirements found in the Fire Code and the Building Code.
2. Any proposed exterior lighting shall be reviewed and approved by City Staff before installation.
3. All other applicable local, state, and federal requirements shall be met at all times.
4. The City shall require a pre-construction conference prior to the start of any land alteration activities.
5. All storm water best management practices (BMP's) shall have designated drainage and utility easements recorded with the Final Plat or as a separate document with Anoka County.
6. The property owner and the City will enter in to a development contract governing the public site improvements and any off-site public improvements that are necessary for the project, and such contract shall be executed by the property owner and the City prior to the issuance of a building permit.
7. Developer shall provide financial guarantee in the form of a cash escrow or irrevocable letter of credit for landscaping and public improvements. The guarantee amount is to be determined by the City Engineer.
8. If mechanical screening is to be placed on the roof, it shall comply with the City's requirements for screening.
9. The applicants shall provide recordable documents of the easement vacations to be recorded at the County Recorder's Office.
10. The City Engineer shall review and approve the final site grading plans, utility plans and storm water management plans.
11. The developer shall enter into a storm water maintenance and management agreement with the City for all on-site BMP's, to be prepared by the City Attorney.
12. Existing catch basins on Jackson Street NE or 42<sup>nd</sup> Avenue NE, located downstream of the site, shall have inlet protection provided during construction.
13. Applicant shall obtain a Site NPDES Construction Permit prior to any site disturbance activities.
14. Perimeter and entrance erosion control measures shall be installed and inspected by the Engineering Department prior to any site grading activities. Applicant shall coordinate erosion control measures with the Engineering Department if building construction is initiated prior to general site grading.
15. Site access during construction shall be limited to 42<sup>nd</sup> Avenue NE. Parking and deliveries during construction along Jackson Street NE shall be prohibited.
16. All slopes greater than 4:1 shall be provided erosion control blanket.

17. The site utility plans shall be subject to review and final approval by the City Engineer, and Fire Chief.
18. All utilities and storm water features serving the development shall be privately owned and maintained. All utilities shall meet the City of Columbia Heights' specifications for materials and installation.
19. The City of Columbia Heights does not allow PVC as a material type in the Right-of-Way; please change to DIP.
20. Retaining wall heights in excess of 4 vertical feet shall have protective delineation, such as fencing or landscaping, at the top of the wall.
21. Developer shall pay park dedication fees as outlined in the City Code.
22. Developer will provide record plans or as-built drawings to the City following project completion in both hardcopy and digital format.
23. The existing boulevard trees on Jackson Street, as well as the four existing trees south of the new drive, shall be protected, installed, and approved by the City Urban Forester prior to construction.
24. Location of tree installations per the landscape plan and utility locations should be coordinated to maintain 10 feet separation from all utilities.
25. Developer will complete the necessary amendments to the existing storm water easement(s) recorded against the development site to allow for the proposed underground storm water system.
26. Developer will ensure proper recording of the amended storm water easement(s) with Anoka County.

**ORDER OF COUNCIL**

Passed this 14<sup>th</sup> day of June, 2021

Offered by:

Seconded by:

Roll Call:

Attest:

\_\_\_\_\_  
Amáda Márquez Simula, Mayor

\_\_\_\_\_  
Nicole Tingley, City Clerk/Council Secretary

## PROJECT OVERVIEW

The Applicant, Reuter-Walton, is considering acquiring land from the City of Columbia Heights on which to construct a new affordable apartment building. The City owns Lot 1 and Outlot E of the Northwestern 2<sup>nd</sup> Addition, which is located north of the intersection of Jackson Street NE and 41<sup>st</sup> Avenue NE. The combined property measures 5.0 Acres and spans across the land between 41<sup>st</sup> Avenue NE and 42<sup>nd</sup> Avenue NE and is generally located between Jackson Street NE and the alley between Jackson Street NE and Central Avenue NE. The City of Columbia Heights Public Safety Center is located on the south half of the property. The north half of the property is currently paved with an asphalt parking lot, but does not have any permanent structures.

The Public Safety Center occupies 3.3 acres, leaving the northern 1.7 acres of land that currently functions as a parking lot as relatively under-utilized. The Reuter-Walton apartment proposes to develop the western 1.3 acres, leaving 0.4 acres of remaining land available for future development. The operators of the existing SACA have expressed interest in constructing a food shelf building on the remaining 0.4 acres.

## SUBMITTAL APPLICATION

The objective of this application is to gain preliminary approvals from the City of Columbia Heights for a new Planned Unit Development over the 5.0-acre parcel. To accomplish this objective, existing easements on the northern 1.7 acres would need to be vacated, and the land would need to be subdivided into three proposed lots: one for the City Public Safety Center, one for the proposed apartment building, and one for future development. Three accompanying applications are included with this submittal.

The first application for this submittal is the Planned Unit Development (PUD) Application. The Applicant is Reuter-Walton, the proposed developer of the proposed apartment building. The application form has been completed and signed by the applicant, and a check for the required fee of \$2,500 is included. Attached to this application are the required documents listed at the top of page 2 of the PUD Application, including:

1. This narrative;
2. A vicinity map;
3. An accurately scaled site plan;
4. Existing and proposed topography;
5. Vehicular access and parking areas;
6. Landscaping and other site features;
7. A stormwater management plan;
8. Elevation views of the proposed apartment building.

There are two sets of plans included with this application. The first is titled, "42<sup>nd</sup> Avenue Apartments", are the preliminary architectural plans for the proposed apartment building. The second set is titled, "Northwestern 3<sup>rd</sup> Addition", which include land survey, civil engineering, and landscape architecture plans, and stormwater management plan for the proposed overall development. Each of these documents has been prepared in accordance with the City of Columbia Heights Site Plan Application Submission Checklist.

The second application form for this submittal is the Vacation Application. The Applicant is requesting the following four existing easements that encumber the northern 1.7-acre parcel be vacated:

1. Platted perimeter drainage and utility easement per Northwestern 2<sup>nd</sup> Addition;
2. Storm water drainage utility easement per Document Number 1554478;
3. Utility easement per Document Number 594146;
4. Parking easement over Outlot E, per document number 1554482.

We have shown all four of the easements on the plan sheet titled, "Easement Exhibit", sheet number X-2 in the Northwestern 3<sup>rd</sup> Addition plan set. In accordance with the Vacation checklist, we have also included a detailed narrative titled, "Easement Vacation Narrative" the describes the need or desire for the vacation of these proposed easements.

The third application for this submittal is the Minor Subdivision Application. The Applicant is requesting the 5.0-acre property currently recorded as Lot 1 and Outlot E of Northwestern 2<sup>nd</sup> Addition be re-platted as Lot 1, Lot 2, and Lot 3 of Northwestern 3<sup>rd</sup> Addition. The resulting plat and proposed easements are depicted on the plan sheet titled, "Preliminary Plat", sheet number C-1 in the Northwestern 3<sup>rd</sup> Addition plan set. The Applicant that the City determine the Parkland Dedication Fees for the proposed project during their review of this application.

The Applicant is requesting Preliminary Approval of the Architectural, Land Survey, Civil, and Landscape Plans for the proposed apartment building on Lot 2 of the proposed Northwestern 3<sup>rd</sup> Addition plat. This application does not include a formal request for the development of the SACA Food Shelf on Lot 3 of the proposed plat. However, the Applicant has been working with SACA to obtain conditions of approval with this application that would support the future development of the SACA Food Shelf on Lot 3.

Based on the City finding this application to be complete, the Applicant is requesting the project be reviewed by the Planning Commission at their meeting on Tuesday, May 4, 2021. If the Planning Commission approves the preliminary application for the proposed project, the Applicant is requesting the project be reviewed by City Council at their meeting on Monday, May 10, 2021.

## ZONING

The existing property proposed for development is currently zoned as Planned Unit Development. The underlying zoning for Lot 1, is R-4 – Multiple Family Residential District, which is consistent with the proposed apartment building land use. The Public Safety Center is listed as an acceptable conditional use in the City's Zoning Ordinance.

The underlying zoning for Outlot E appears to be Public and Open Space. This application currently does not request rezoning of the underlying property. However, the northeasterly 7.0 ft of proposed Lot 2 extends into the westerly portion of existing Outlot E. Neither the proposed apartment building nor a future food shelf facility are permitted or conditional uses within Public and Open Space.

If the City feels that re-zoning of the underlying land is appropriate, the Applicant could work with City staff to modify this application to accomplish that objective.

## DEVELOPMENT STANDARDS

### LOT AREA

Lot 2: City Zoning Ordinance requires a minimum lot area for Multi-Family Residential District (R-4) zoning of 10,000 sq. ft. for a multi-family dwelling, and a minimum lot width of 70 ft. The proposed lot area for Lot 2 is 1.3 acres (56,628 sq. ft.) and the proposed lot width is 207.3 ft. Therefore, the proposed lot area and lot widths meet the minimum dimensions for the proposed use.

Lot 3: City Zoning Ordinance requires a minimum lot area of 6,000 sq. ft. for Limited Building District (LB) and for General Business District (GB), and a minimum lot width of 50 ft. for LB and 40 ft. for GB. The proposed lot area for Lot 3 is of 0.4 acres (17,424 sq. ft.) and the proposed lot width is 79.6 ft. Therefore, the proposed lot area and lot widths meet the minimum dimensions for each district, if this application is amended to include proposed rezoning.

### BUILDING SETBACKS

Lot 2: The underlying R-4 zoning requires building setbacks as follows: front yard 15 ft., side yard 10 ft., corner side yard 15 ft., and rear yard 15 ft. This application is requesting the PUD conditions to allow for reduced setbacks as follows: front yard 12 ft. and corner side yard 10 ft. The application meets the R-4 zoning standard for building setbacks of 10 ft. for side yard and 15 ft for rear yard.

Lot 3: The standard building setbacks for Limited Building District (LB) are: front yard N/A, side yard 15 ft., corner side yard 10 ft., and rear yard 20 ft. Standard building setbacks for General Business District (GB) are front yard 15 ft., side yard N/A, corner side yard 15 ft., and rear yard 20 ft. To accommodate the building dimensions that the food shelf desires, they have asked the Applicant to propose the following setbacks: front yard 12 ft., side yard 8 ft., corner side yard 5 ft., and rear yard 5 ft.



### PARKING SETBACKS

Lot 2: The underlying R-4 zoning for Multiple-Family requires parking setbacks as follows: front yard 30 ft., side yard 10 ft., corner side yard 30 ft., and rear yard 10 ft. This application is requesting the PUD conditions to allow for parking setbacks as follows: front yard 85.3 ft., corner side yard 85.7 ft., side yard of zero, and rear yard of 2.0 ft.

The proposed parking setback increases along the front and corner side yard dimensions are proposed to maximize the distance between the proposed surface parking area and the adjacent residences to the west of Jackson Street and north of 42<sup>nd</sup> Avenue NE. The request for parking setback reductions to the east parking lot setbacks are requested to support shared parking with Lot 3. The request to reduce the parking setback to the south is to further support the efforts to maximize the parking setback from 42<sup>nd</sup> Avenue NE by minimizing the distance from the compatible land use to the south.

### PARKING COUNTS

Lot 2: Based on the number of units and unit occupancy, the total number of required parking stalls for the proposed apartment building is 108. The proposed design includes 46 underground stalls (43 standard stalls, 1 compact and 2 ADA), and 62 exterior stalls (35 standard, 24 compact, and 3 ADA). Therefore, the total count of 108 stalls provided meets the total required count of 108. Also, the total count of ADA stalls of 5 meets the ADA requirement of 5 stalls for 108.

The existing parking easement on Outlot E that is proposed to be vacated with this project currently provides the rights to the existing Crest View Senior Living to 11 parking stalls on Outlot E. The City of Columbia Heights is the current landowner of Outlot C. Pursuant to discussions with City of Columbia Heights City staff, this project proposes to relocate the parking rights for 11 stalls from Outlot E to Outlot C. There is currently adequate space for 22 parking stalls on Outlot C. Also pursuant to discussions with City staff, this application proposes to provide an easement over Outlot C to grant parking rights for the remaining 11 stalls to Lot 3.

Since the proposed residential land use on Lot 2 and the potential future land use on Lot 3 have time-of-day parking demands that would complement each other, the Applicant is proposing to execute a private agreement with the future owners of the food shelf that would allow them to use the proposed parking stalls on Lot 2 during the day. The hours of operation for the food shelf are anticipated to be 8:00a.m. to 5:00p.m., which is generally the time of day with the lowest demand for parking for the proposed apartment building on Lot 2.

### TRASH AND RECYCLING REMOVAL / PICKUP

Lot 2: The standard procedure for trash and recycling removal starts with the appropriate truck parking on Jackson Street near the entrance to the garage access ramp. The trash or recycling carts are then brought up the entry ramp and out to the truck for pick up from the basement trash room. The duration of this procedure is expected to take five minutes.

### DELIVERY / LOADING

Deliveries will be made through the entrance on 42nd Ave and packages will be placed in a secure package room located adjacent to the entry vestibule. Postal service will also access through the 42nd Ave entrance and proceed through the lobby to the mail area to the south. Loading and unloading for move-in will be mainly handled through the garage parking directly through the elevator or through 42nd Ave entry for delivery vehicles.

### STORMWATER

The applicant is proposing a stormwater management system that would adequately address the storm water design requirements for both rate control and water quality for both Lots 2 and 3. The details of the proposed stormwater system are provided in the Stormwater Management Report included with this application.

### PROPOSED AFFORDABLE APARTMENT BUILDING

The project is located just west of Central Ave NE and 42nd Ave NE intersection on the current municipal parking lot north of the Columbia Heights Police and Fire Department.

The proposed project is a 4-story, 62-unit affordable housing building with one level of below grade parking garage. 46 enclosed parking stalls will be provided for residents in the garage with 62 stalls in a surface parking lot. The below grade parking garage will be accessed off of the south west corner of the site on Jackson St NE. Surface parking will be accessed from the south east corner off of the ally in line with Van Buren St NE. Also to note, both enclosed and surface parking for the project will be provided free of charge to residents based on the number of allotted parking stalls for each unit type.

The main entry of the building will be located on the north side facing 42nd Ave NE with a secondary entrance directly south across the lobby on the parking lot side. The lobby and common area on the first floor of the east wing will host the management offices, package room, mail area, conference room, and a common room for different functions for the residents. The courtyard adjacent to the common areas will have a playground structure and other outdoor furniture for resident use.

The project will provide a range of unit types and sizes from 635 square foot one-bedroom units, 935 square foot two-bedroom units, and 1280 square foot three-bedroom units. All units will have individual washer and dryer machines provided. Exterior materials will include brick on the first floor with a cast stone base. Floors 2-4 will have a combination of brick, fiber cement lap siding, and fiber cement panel.



## PLANNED UNIT DEVELOPMENT

05/04/21

## 42ND AVENUE AFFORDABLE APARTMENTS

COLUMBIA HEIGHTS, MN

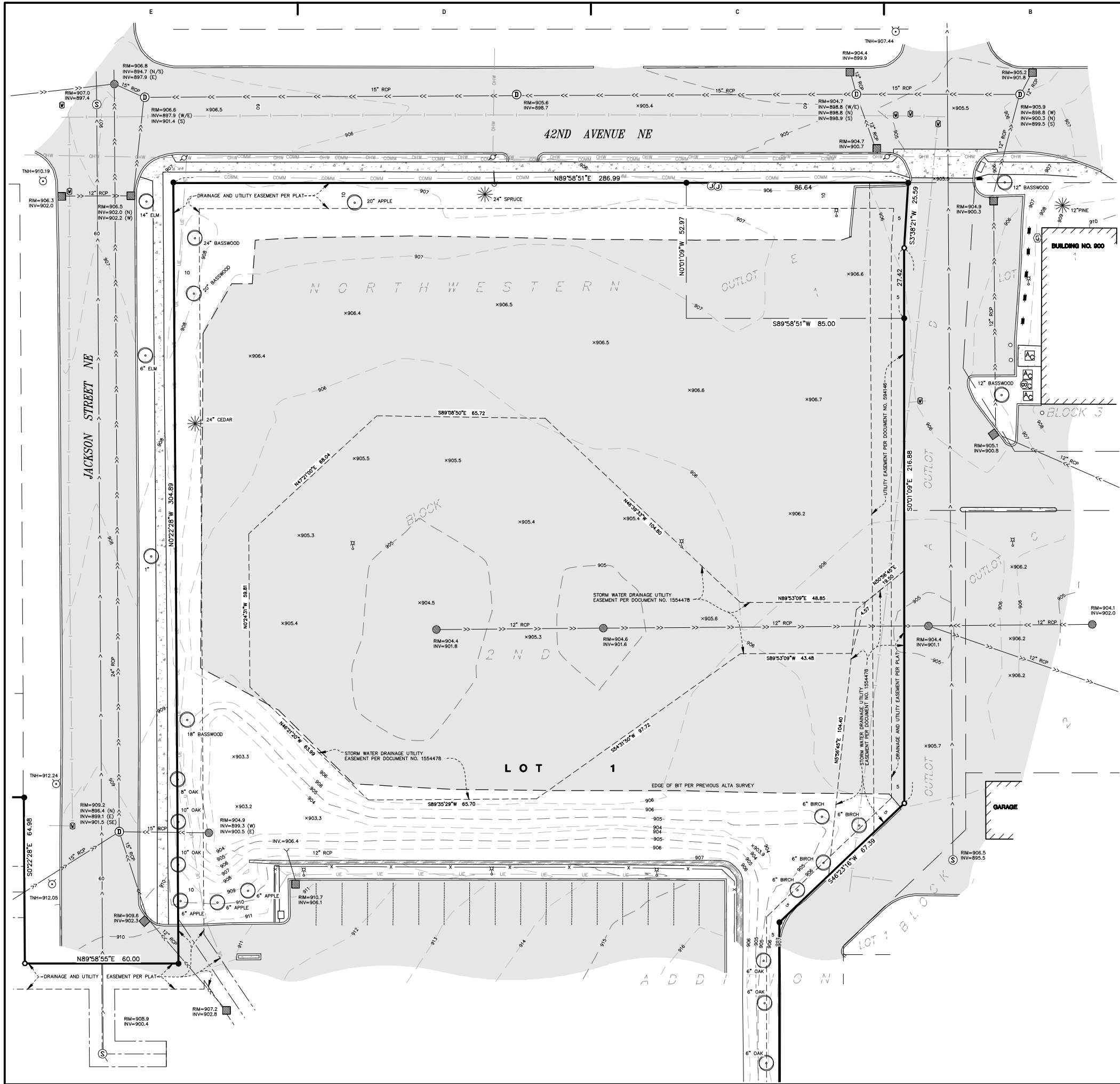
19-094

## PROJECT NARRATIVE



Copyright 2019 DJR Architecture, Inc.





EXISTING CONDITIONS SURVEY

LEGAL DESCRIPTION:  
Part of Lot 1, Block 1, and Outlot E, NORTHWESTERN 2ND ADDITION, Anoka County, Minnesota.

NOTES:

- The horizontal datum and bearings are based on the Anoka County Coordinate System NAD83 (2011).
- The vertical datum is NAVD 88. The site bench mark is the top nut of hydrant located 60 feet north of northeast property corner (depicted hereon). Elevation = 907.44 feet.
- The area of the properties described hereon is:  
Lot 1, Block 1, 217,874 square feet or 5.0017 acres  
Outlot E, 4,523 square feet or 0.1038 acres
- The location and extent of underground utilities, if shown, are based upon above ground evidence and Gopher State One Call markings per ticket number 210610321. Exclusive of excavation, there is no guarantee as to the accuracy or the completeness of this information. The size and location should be considered approximate. Additional underground utilities may be present. Verification of the existence and location of all utilities should be obtained from the utility owners prior to any planning or design. In accordance with State Statute, the location of utilities shall be confirmed prior to any demolition or construction.
- The tree information shown hereon was collected during the field survey by non-forestry trained Anderson Engineering of Minnesota survey personnel. Tree sizes are estimates and locations are accurate to plus or minus three feet.
- No title work was provided for the preparation of this survey to verify the legal description or the existence of any easements or encumbrances.

LEGEND

- AIR CONDITIONER
- CATCH BASIN
- COMMUNICATION JUNCTION BOX
- CULVERT
- GAS METER
- GUARD POST
- HYDRANT
- LIGHT POLE
- POWER POLE
- POWER POLE ANCHOR
- SANITARY MANHOLE
- SIGN
- STORM MANHOLE
- WATER VALVE
- FOUND IRON MONUMENT
- SET MONUMENT WITH L.S. NO. 43501
- CONIFEROUS TREE
- DECIDUOUS TREE
- COMMUNICATION
- FENCE
- OVERHEAD WIRES
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRIC
- WATER MAIN
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- TRUNCATED DOMES
- RETAINING WALL



333 Washington Ave N, Suite 210  
Minneapolis, Minnesota 55401  
612.676.2700 www.djr-inc.com



13605 1st Avenue N. #100  
Plymouth, MN 55441 | ae-mn.com  
P 763.412.4000 | F 763.412.4090  
Anderson Engineering of Minnesota, LLC

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

DAVID ANDERSON, LS

PRINT NAME

SIGNATURE

43501

RECORDATION NUMBER

04/05/2021

DATE

Project #:

(Anderson 16337)

Date:

04/05/2021

Drawn by:

JML

Checked by:

DA

Issue:

Date:

P.U.D. SUBMITTAL

04/05/2021

NORTHWESTERN 3RD ADDITION

COLUMBIA HEIGHTS, MN

EXISTING CONDITIONS

X-1



333 Washington Ave N, Suite 210  
Minneapolis, Minnesota 55401  
612.676.2700 www.djr-inc.com



13605 1st Avenue N. #100  
Plymouth, MN 55441 | [ae-mn.com](http://ae-mn.com)  
P 763.412.4000 | F 763.412.4090  
Anderson Engineering of Minnesota, LLC

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

DAVID ANDERSON, LS  
PRINT NAME  
SIGNATURE  
43501 04/05/2021  
REGISTRATION NUMBER DATE

Project #: (Anderson 16337)  
Date: 04/05/2021  
Drawn by: JML  
Checked by: DA

Issue: Date:  
P.U.D. SUBMITTAL 04/05/2021

NORTHWESTERN 3RD ADDITION

COLUMBIA HEIGHTS, MN

Copyright © DJR Architecture, Inc.

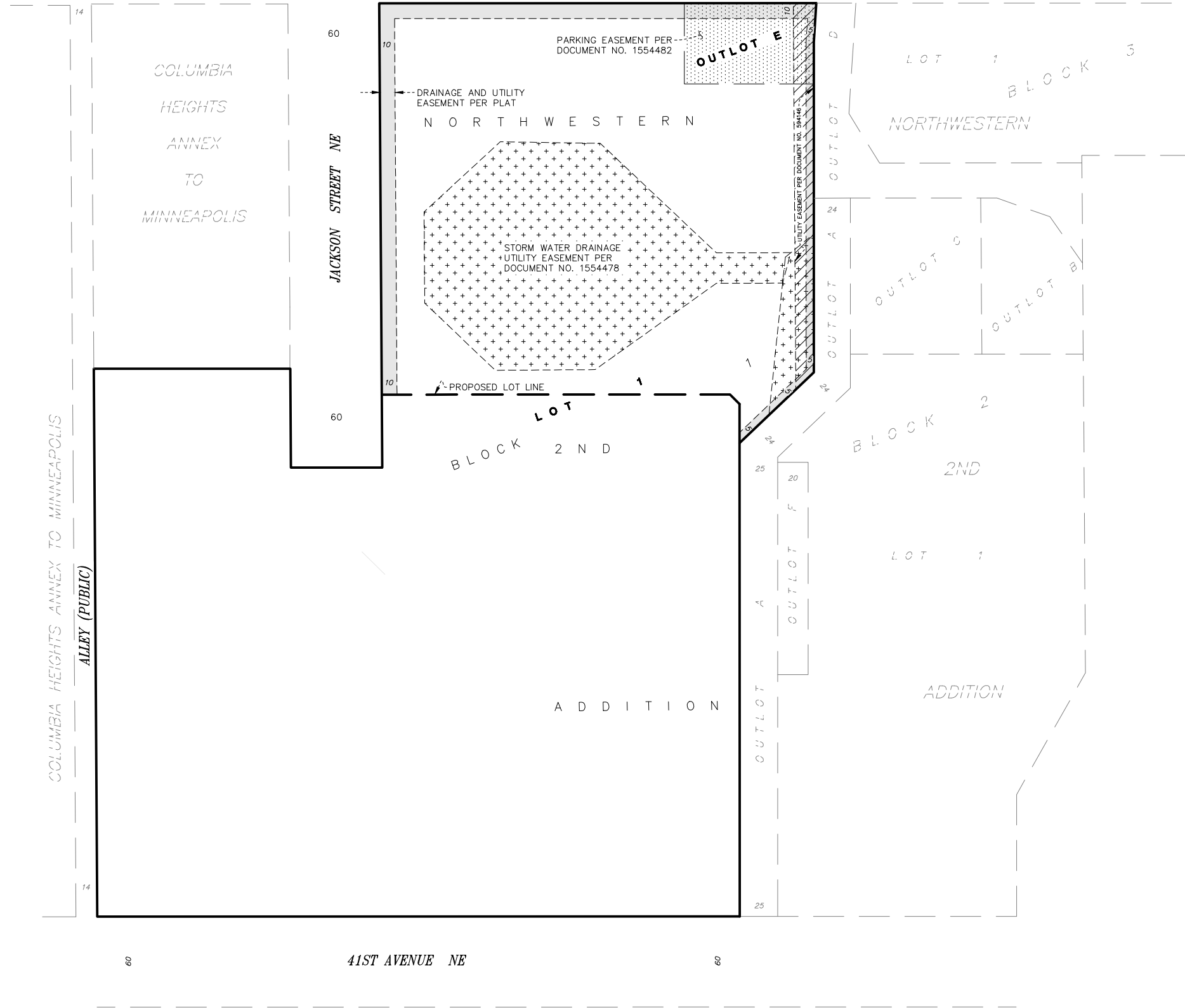
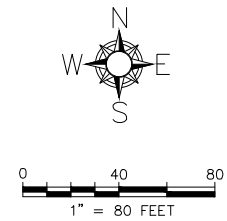
EASEMENT EXHIBIT

X-2

# EXISTING EASEMENT EXHIBIT

LEGAL DESCRIPTION:  
Lot 1, Block 1, and Outlot E, NORTHWESTERN 2ND ADDITION,  
Anoka County, Minnesota.

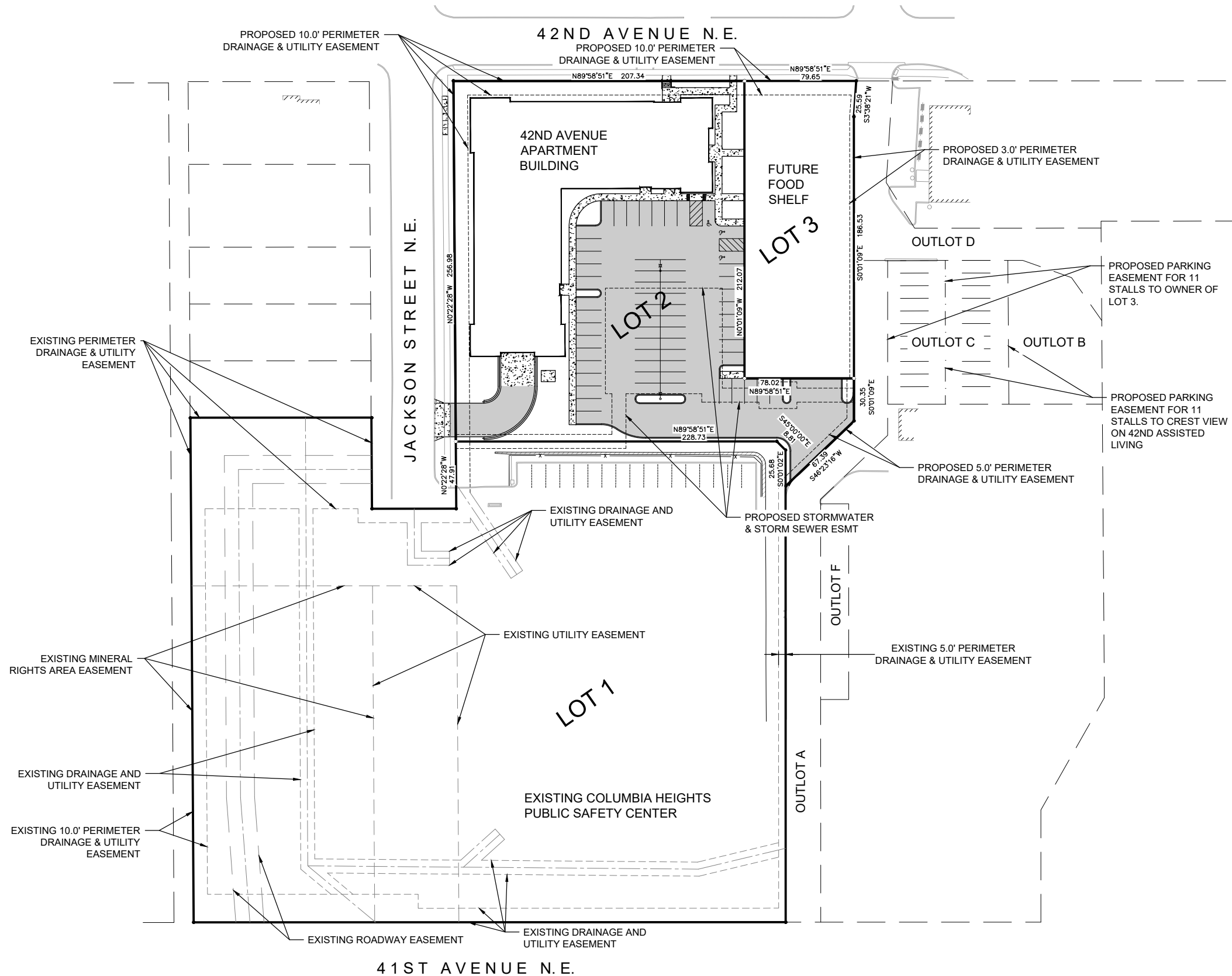
- EASEMENTS:
1. Platted drainage and utility easements per NORTHWESTERN 2ND ADDITION
  2. Storm water drainage utility easement per document number 1554478.
  3. Utility easement per document number 594146.
  4. Parking easement over OUTLOT E per document number 1554482







# PRELIMINARY PLAT OF: NORTHWESTERN 3RD ADDITION



LEGEND	
	PROPERTY LIMITS
	ADJACENT PROPERTY
	PARKING EASEMENT
	DRAINAGE AND UTILITY EASEMENT
	PROPOSED CONC. C&G
	PROPOSED BITUMINOUS PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	NO PARKING ZONE
	HANDICAP STALL

**SITE DATA**

**EXISTING**

PROPERTY ADDRESS:  
824 41ST AVE NE, COLUMBIA HEIGHTS, MN 55421

LEGAL DESCRIPTION:  
BLOCK 1, LOT 1, NORTHWESTERN 2ND ADDITION,  
AND OUTLOT E, NORTHWESTERN 2ND ADDITION,  
ANOKA COUNTY, MINNESOTA

ZONING: R-4 MULTIPLE FAMILY RESIDENTIAL DISTRICT

EXISTING PARCEL AREA: 5.00 ACRES

**PROPOSED**

ZONING: PLANNED UNIT DEVELOPMENT

LOT 1 AREA: 3.31 ACRES  
LOT 2 AREA: 1.30 ACRES  
LOT 3 AREA: 0.39 ACRES

TOTAL AREA=5.00 ACRES



Item 11.

333 Washington Ave N, Suite 210  
Minneapolis, Minnesota 55401  
612.676.2700 www.djr-inc.com

13605 1st Avenue N. #100  
Plymouth, MN 55441 | ae-mn.com  
P 763.412.4000 | F 763.412.4090  
Anderson Engineering of Minnesota, LLC

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

LEE KOPPY, PE  
PRINT NAME  
SIGNATURE  
41267 04/05/2021  
REGISTRATION NUMBER DATE

Project #: (Anderson 16337)  
Date: 04/05/2021  
Drawn by: KWH  
Checked by: LRK

Issue: P.U.D. SUBMITTAL Date: 04/05/2021

NORTHWESTERN 3RD ADDITION  
COLUMBIA HEIGHTS, MN  
PRELIMINARY PLAT

PARKING SUMMARY

	REQUIRED			PROVIDED									TOTAL SITE			GRAND TOTAL
	STANDARD	ADA	TOTAL	STD	COMPACT	ADA	STD	COMPACT	ADA	STD	COMPACT	ADA	STD	COMPACT	ADA	
LOT 2	103	5	108	35	24	3	43	1	2	0	0	0	78	25	5	108
LOT 3	TBD	TBD	SHARED	SHARED	SHARED	SHARED	0	0	0	11	0	0	11+SHARED	SHARED	SHARED	11+SHARED
TOTAL	103+LOT 3	5+LOT	108+LOT 3	35	24	3	43	1	2	11	0	0	89	25	5	119

PARKING SETBACKS

	LOT 2
FRONT	85.3'
SIDE	0.0'
SIDE CORNER	85.7'
REAR	2.0'

LEGEND

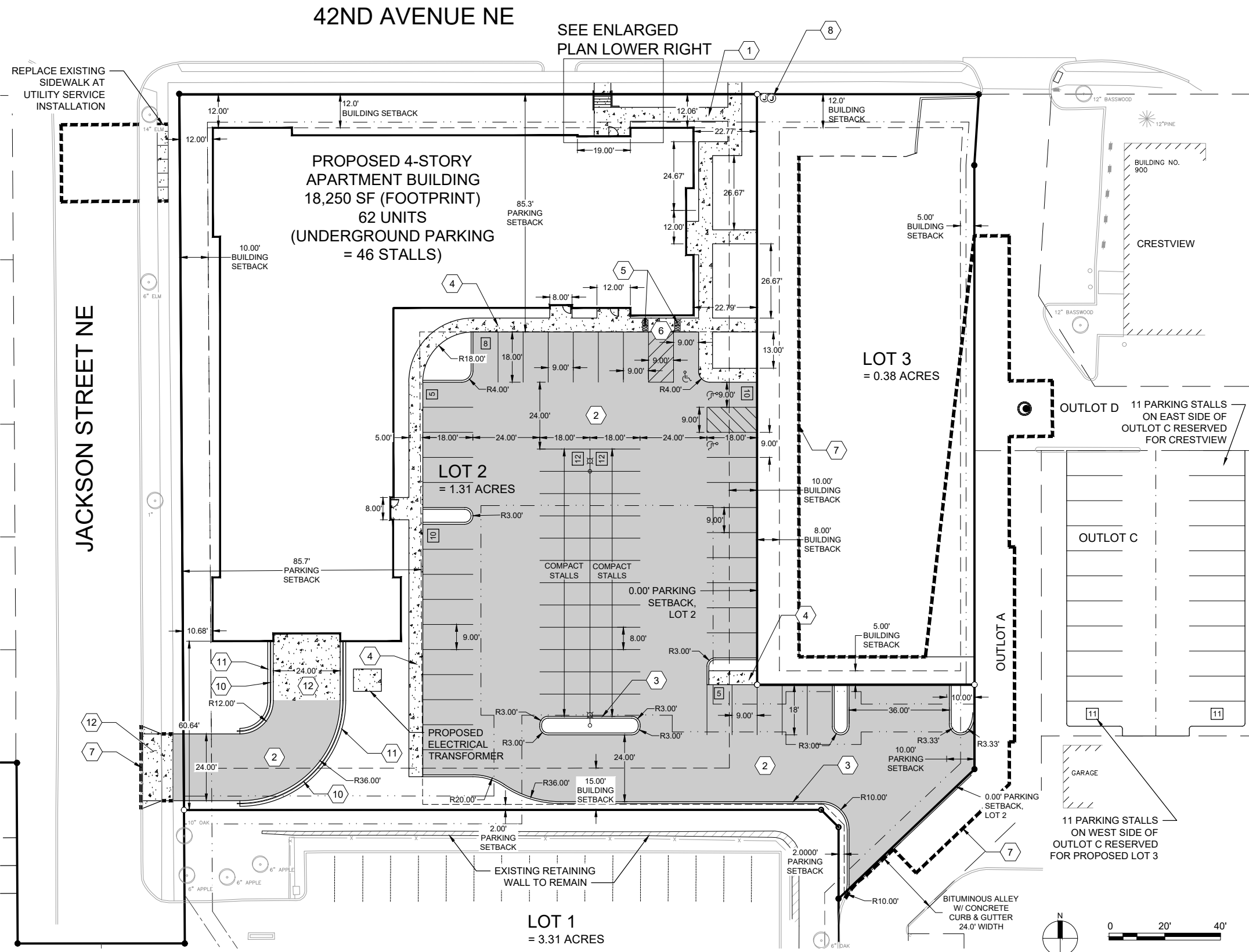
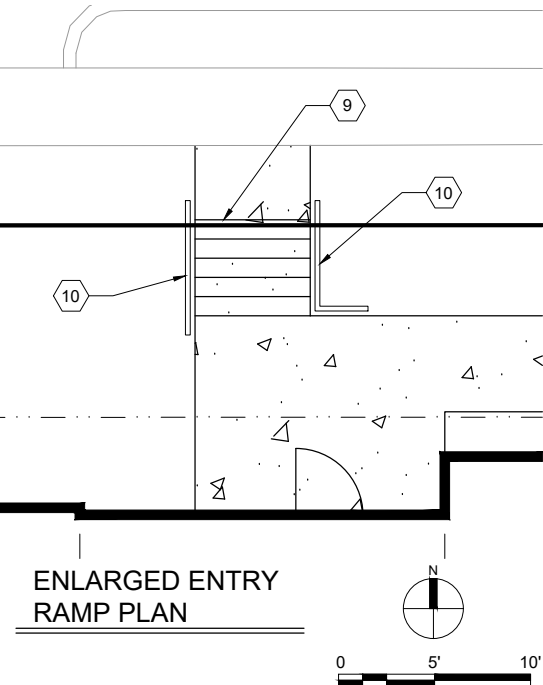
	PROPERTY LIMITS
	CONSTRUCTION LIMITS
	ADJACENT PROPERTY
	BUILDING SETBACKS
	PARKING SETBACK
	DRAINAGE AND UTILITY EASEMENT
	PROPOSED CONCRETE C&G
	PROPOSED BITUMINOUS PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	NO PARKING ZONE
	HANDICAP STALL DESIGNATION
	NUMBER OF PARKING STALL IN SECTION

KEY NOTES

- 1 PROPOSED CONCRETE SIDEWALK (SEE DETAIL)
- 2 PROPOSED BITUMINOUS PAVEMENT (SEE DETAIL)
- 3 CONCRETE CURB (SEE DETAIL)
- 4 SIDEWALK (SEE DETAIL)
- 5 ADA DETECTABLE WARNING PLATES
- 6 ADA PEDESTRIAN RAMP (SEE DETAIL)
- 7 FULL DEPTH SAWCUT / PAVEMENT MATCH IN LINE.
- 8 EXISTING ELECTRICAL JUNCTION BOX
- 9 CONCRETE STEPS (SEE DETAIL)
- 10 METAL RAILING. EXTEND 12" BEYOND ENDS OF THE STEPS/WALL. (SEE DETAIL)
- 11 RETAINING WALL. (STRUCTURAL DESIGN BY OTHERS)
- 12 CONCRETE PAVEMENT (SEE DETAIL)

BUILDING SETBACKS

	LOT 2	LOT 3
FRONT	12.0'	12.0'
SIDE	10.0'	8.0'
SIDE CORNER	10.0'	5.0'
REAR	15.0'	5.0'



333 Washington Ave N, Suite 210  
Minneapolis, Minnesota 55401  
612.676.2700 www.djr-inc.com



33605 1st Avenue N, #100  
Plymouth, MN 55441 | ae-mm.com  
P 763.412.4000 | F 763.412.4090  
Anderson Engineering of Minnesota, LLC

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

LEE KOPPY, PE  
PRINT NAME

41267  
REGISTRATION NUMBER

Project #:  
Date:

Drawn by:  
Checked by:

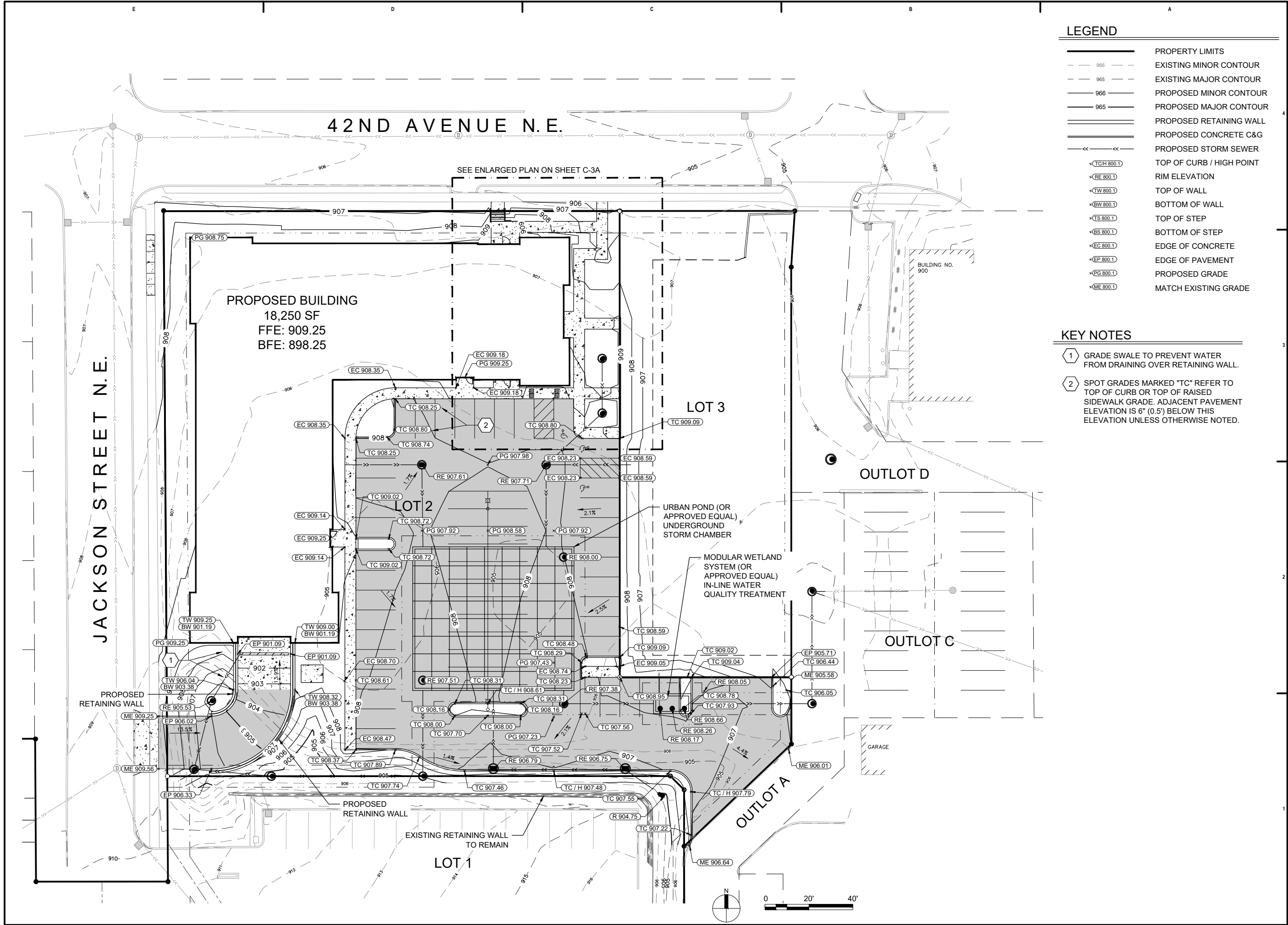
Issue:  
P.U.D. SUBMITTAL

NORTHWESTERN 3RD ADDITION

COLUMBIA HEIGHTS, MN

PRELIMINARY SITE PLAN





333 Washington Ave N, Suite 210  
Minneapolis, Minnesota 55401  
612.676.2700 www.djr-inc.com



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

LEE KOPPY, PE  
PRINT NAME

SIGNATURE

41267 04/05/2021  
REGISTRATION NUMBER DATE

Project #: (Anderson 16337)

Date: 04/05/2021

Drawn by: KWH

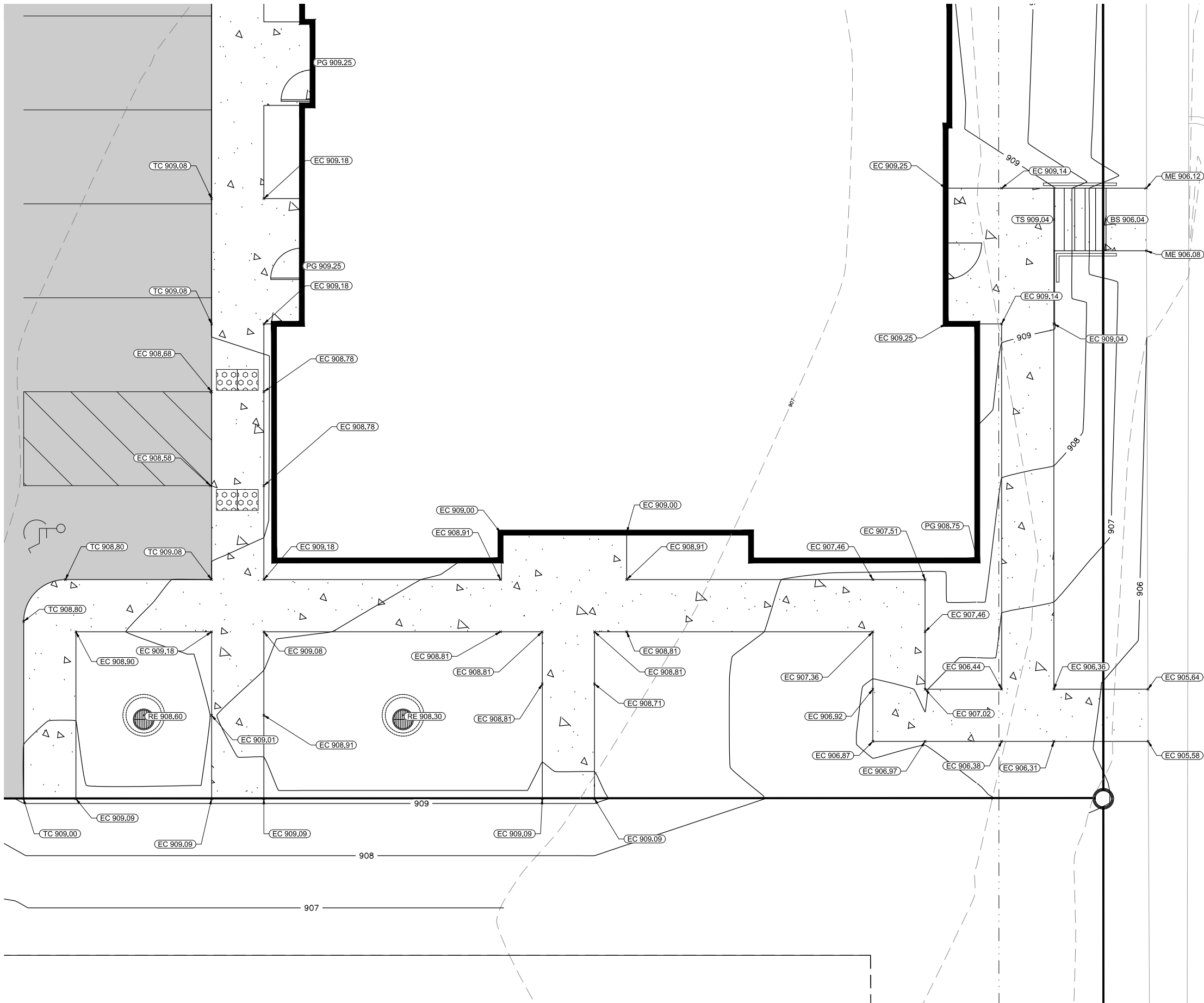
Checked by: LRK

Issue: P.U.D. SUBMITTAL Date: 04/05/2021

**NORTHWESTERN 3RD ADDITION**

COLUMBIA HEIGHTS, MN

**PRELIMINARY GRADING PLAN**



LEGEND	
	PROPERTY LIMITS
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED RETAINING WALL
	PROPOSED CONCRETE C&G
	PROPOSED STORM SEWER
	TOP OF CURB / HIGH POINT
	RIM ELEVATION
	TOP OF WALL
	BOTTOM OF WALL
	TOP OF STEP
	BOTTOM OF STEP
	EDGE OF CONCRETE
	EDGE OF PAVEMENT
	PROPOSED GRADE
	MATCH EXISTING GRADE

- KEY NOTES**
- GRADE SWALE TO PREVENT WATER FROM DRAINING OVER RETAINING WALL.
  - SPOT GRADES MARKED "TC" REFER TO TOP OF CURB OR TOP OF RAISED SIDEWALK GRADE. ADJACENT PAVEMENT ELEVATION IS 6" (0.5') BELOW THIS ELEVATION UNLESS OTHERWISE NOTED.

ENLARGED GRADING PLAN

Item 11.

333 Washington Ave N, Suite 210  
Minneapolis, Minnesota 55401  
612.676.2700 www.djr-inc.com

13605 1st Avenue N., #100  
Plymouth, MN 55441 | ae-mn.com  
P 763.412.4000 | F 763.412.4090  
Anderson Engineering of Minnesota, LLC

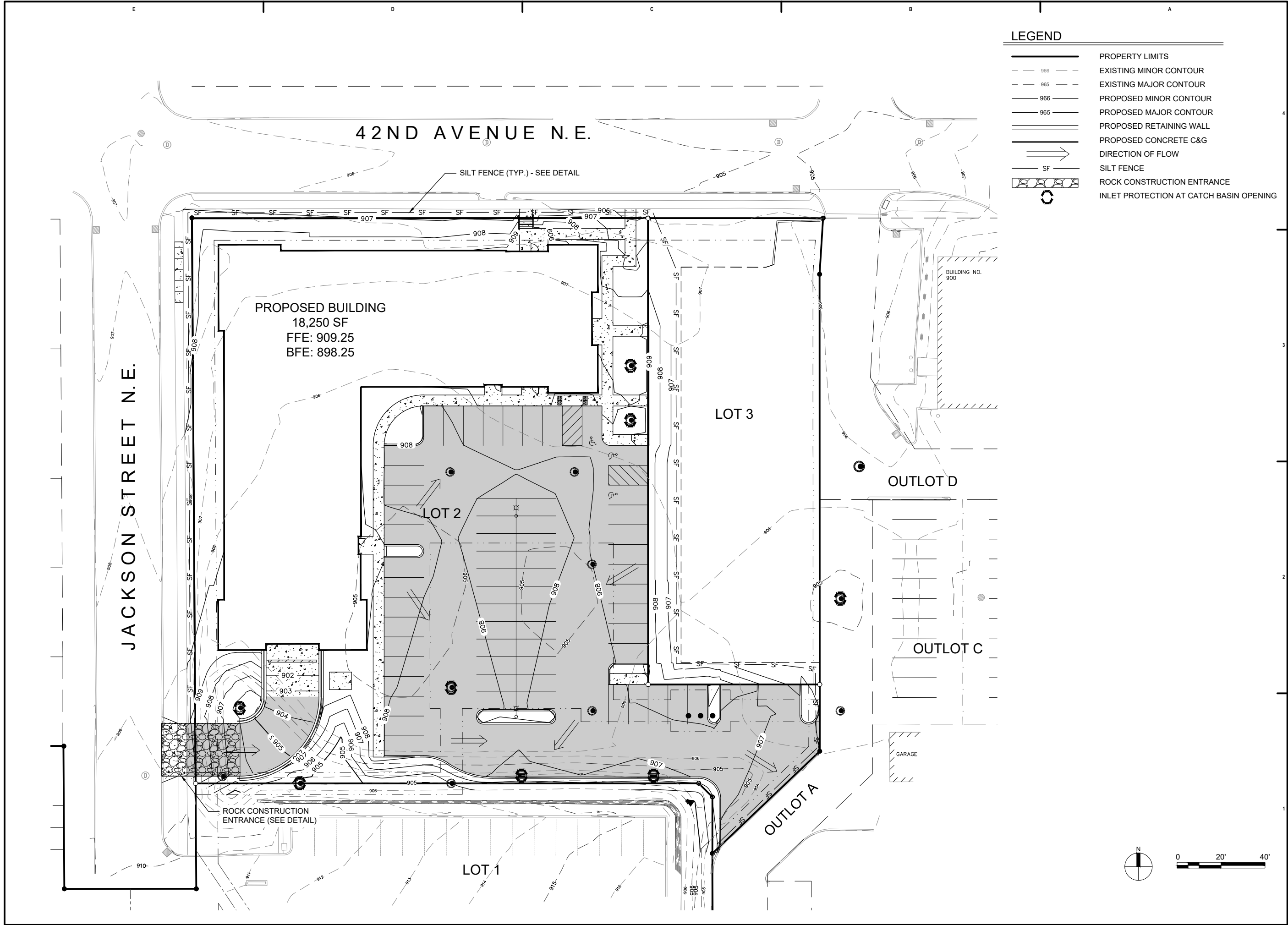
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

LEE KOPPY, PE  
PRINT NAME  
SIGNATURE  
41267 04/05/2021  
REGISTRATION NUMBER DATE

Project #: (Anderson 16337)  
Date: 04/05/2021  
Drawn by: KWH  
Checked by: LRK

Issue: P.U.D. SUBMITTAL Date: 04/05/2021

**NORTHWESTERN 3RD ADDITION**  
COLUMBIA HEIGHTS, MN  
PRELIMINARY ENLARGED GRADING PLAN



LEGEND	
	PROPERTY LIMITS
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED RETAINING WALL
	PROPOSED CONCRETE C&G
	DIRECTION OF FLOW
	SILT FENCE
	ROCK CONSTRUCTION ENTRANCE
	INLET PROTECTION AT CATCH BASIN OPENING



Item 11.

**DJR**  
ARCHITECTURE


333 Washington Ave N, Suite 210  
Minneapolis, Minnesota 55401  
612.676.2700 [www.djr-inc.com](http://www.djr-inc.com)



**ANDERSON**

33605 1st Avenue N. #100  
Plymouth, MN 55441 | [ae-mn.com](http://ae-mn.com)  
P 763.412.4000 | F 763.412.4090  
Anderson Engineering of Minnesota, LLC

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

LEE KOPPY, PE	
PRINT NAME	
SIGNATURE	
41267	04/05/2021
REGISTRATION NUMBER	DATE

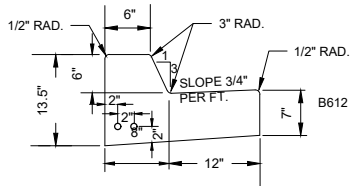
Project #:	(Anderson 16337)
Date:	04/05/2021
Drawn by:	KWH
Checked by:	LKR

Issue:	Date:
P.U.D. SUBMITTAL	04/05/2021

**NORTHWESTERN 3RD ADDITION**  
COLUMBIA HEIGHTS, MN  
Copyright 2021 DJR Architecture, Inc.  
**PRELIMINARY EROSION CONTROL PLAN**

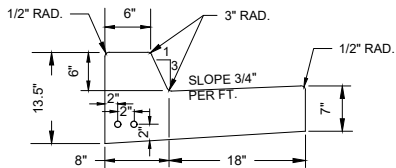




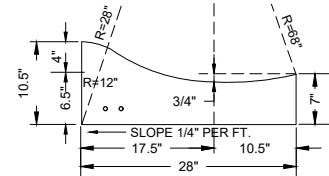


AT ALL TRENCHES 2#4 REINFORCING RODS SHALL BE PLACED IN THE LOWER PORTION OF THE CURB 20 FEET IN LENGTH.  
2#4 REINFORCING RODS AT CATCH BASINS NO LESS THEN 10 FEET IN LENGTH.

NOTE:  
CONTROL JOINTS SHALL CONFORM WITH MNDOT SPEC. 2531.3C.

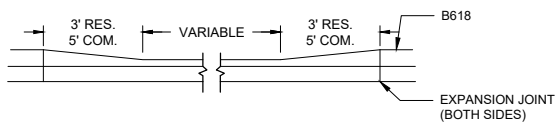


B618



SURMOUNTABLE

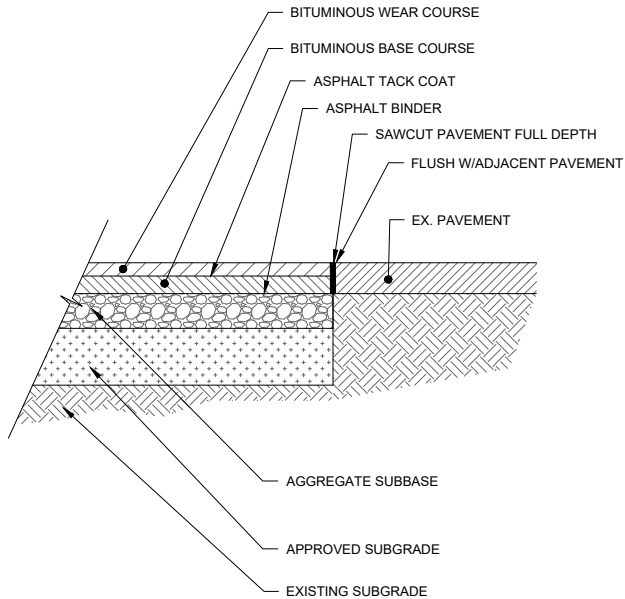
NOTE:  
B618 CURB TO BE USED AT RADIUS. SEE CITY PLATE NO. STRT-5



EXPANSION JOINT (BOTH SIDES)

## 1 CONCRETE CURB

SCALE:N.T.S.

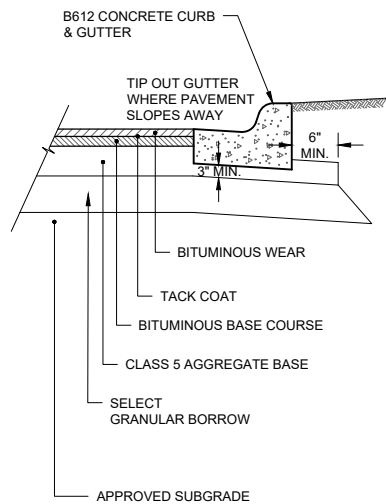


NOTES:

1. VERIFY ASPHALT AND BASE COURSE WITH GEOTECHNICAL REPORT AND RECOMMENDATIONS.

## 2 ASPHALT PAVEMENT

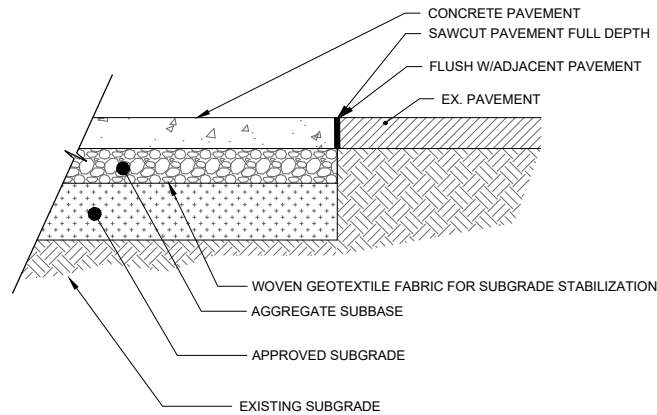
SCALE:N.T.S.



## PAVEMENT SECTION

NOT TO SCALE

NOTE: VERIFY PAVEMENT SECTION DESIGN AND SUBGRADE REQUIREMENTS WITH GEOTECHNICAL REPORT AND RECOMMENDATIONS PRIOR TO CONSTRUCTION.

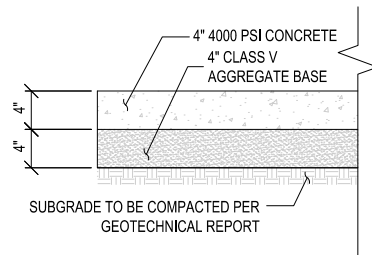


NOTES:

1. EXTEND 6" AGGREGATE BASE 1' MINIMUM PAST CONCRETE EDGE IF CONCRETE IS NOT ABUTTING EXISTING PAVEMENT OR STRUCTURES.
2. CONCRETE JOINTS PER MANUFACTURER RECOMMENDATIONS.
3. VERIFY CONCRETE AND BASE COURSE WITH GEOTECHNICAL REPORT AND RECOMMENDATIONS.

## 3 CONCRETE PAVEMENT

SCALE:N.T.S.

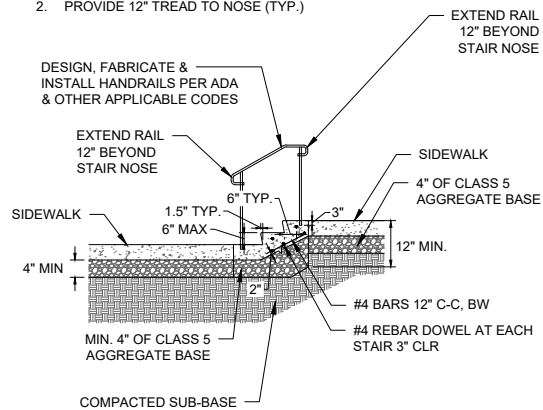


## 4 CONCRETE SIDEWALK

SCALE:N.T.S.

NOTES:

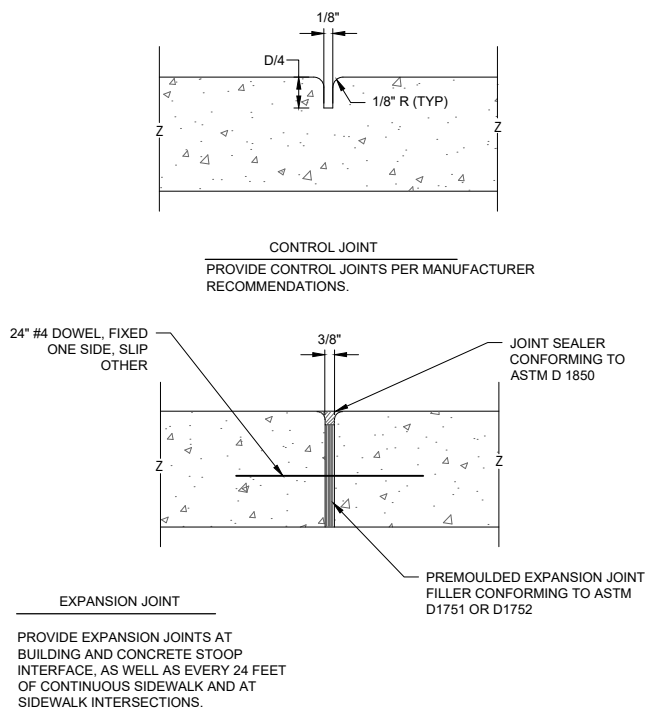
1. PROVIDE EQUAL RISERS PER GRADING PLAN TOP & BOTTOM ELEVATIONS
2. PROVIDE 12" TREAD TO NOSE (TYP.)



\* DELEGATED DESIGN: CONTRACTOR TO DESIGN ALL STAIRCASES, RAMPS AND HANDRAILS TO MN ADA STANDARDS.

## 5 CONCRETE STEPS W/ RAILING

SCALE:N.T.S.

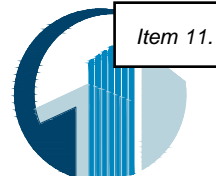


PROVIDE EXPANSION JOINTS AT BUILDING AND CONCRETE STOOP INTERFACE, AS WELL AS EVERY 24 FEET OF CONTINUOUS SIDEWALK AND AT SIDEWALK INTERSECTIONS.

NOTE: JOINTS CAN BE SAW CUT.

## 6 CONCRETE JOINTS

SCALE:N.T.S.



**DJR**  
ARCHITECTURE

333 Washington Ave N, Suite 210  
Minneapolis, Minnesota 55401  
612.676.2700 www.djr-inc.com



13605 1st Avenue N. #100  
Plymouth, MN 55441 | [ae-mn.com](http://ae-mn.com)  
P 763.412.4000 | F 763.412.4090  
Anderson Engineering of Minnesota, LLC

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

LEE KOPPY, PE

PRINT NAME

SIGNATURE

41267

REGISTRATION NUMBER

04/05/2021

DATE

Project #:

(Anderson 16337)

Date:

04/05/2021

Drawn by:

KWH

Checked by:

LRK

Issue:

Date:

P.U.D. SUBMITTAL

04/05/2021

**NORTHWESTERN 3RD ADDITION**

COLUMBIA HEIGHTS, MN

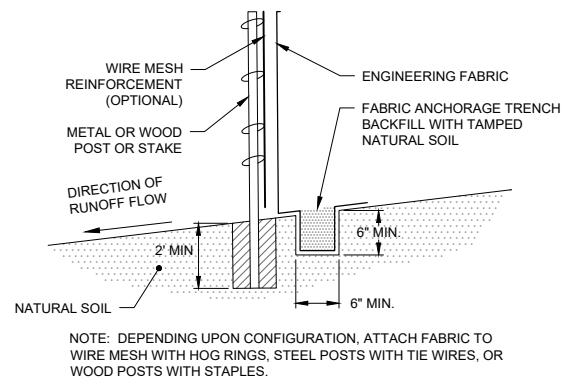
Copyright 2013 DJR Architecture, Inc.

**PRELIMINARY CIVIL DETAILS 1**

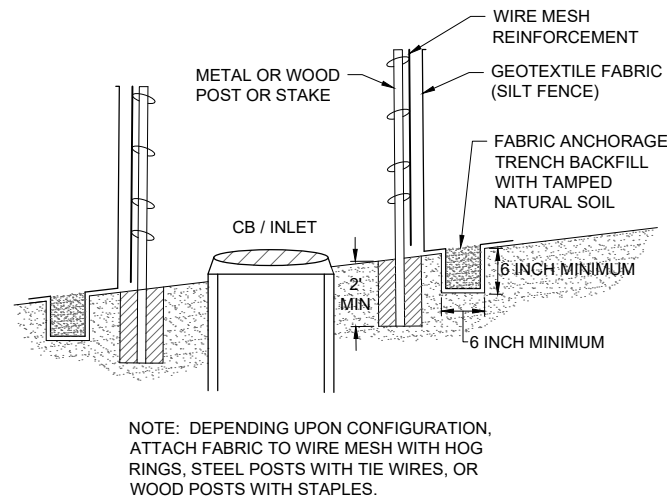
**C-6**

142

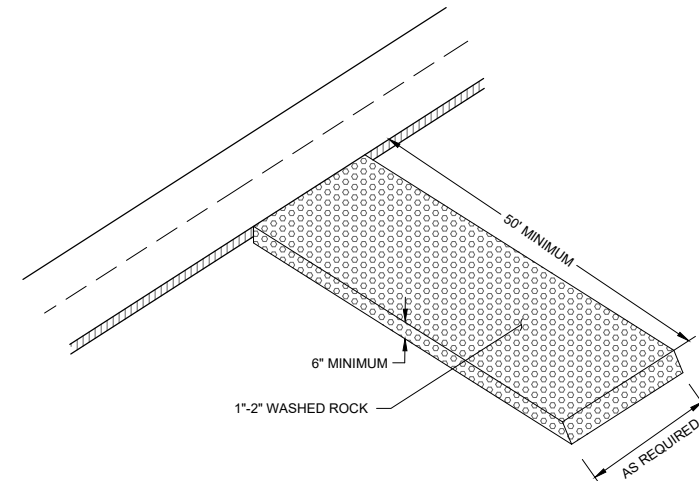




TYPICAL INSTALLATION



TYPICAL INSTALLATION



# 1 SILT FENCE

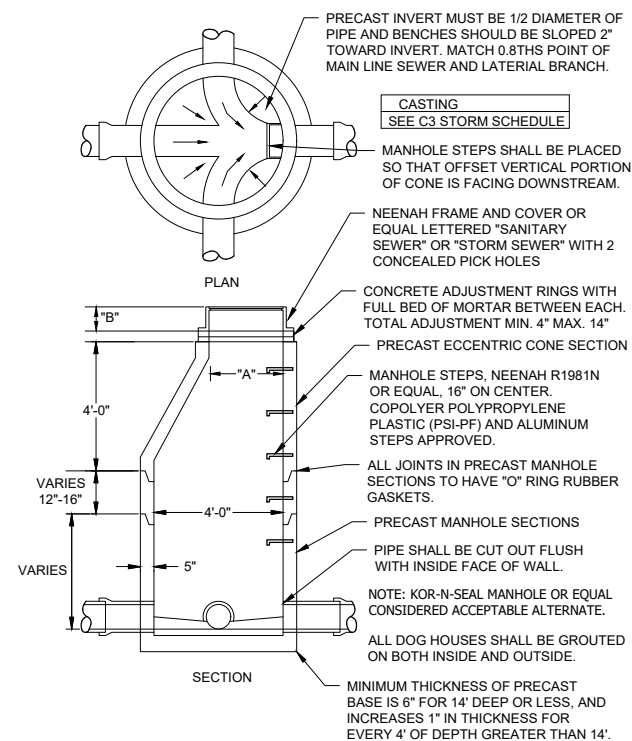
SCALE: N.T.S.

# 2 STORM DRAIN INLET PROTECTION

SCALE: N.T.S.

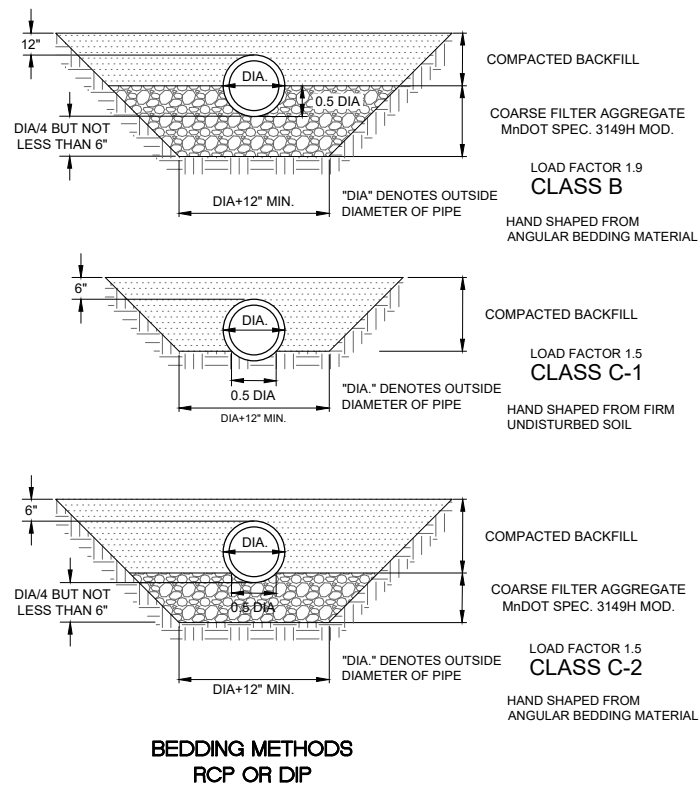
# 3 ROCK CONSTRUCTION ENTRANCE

SCALE: N.T.S.



# 4 STANDARD MANHOLE

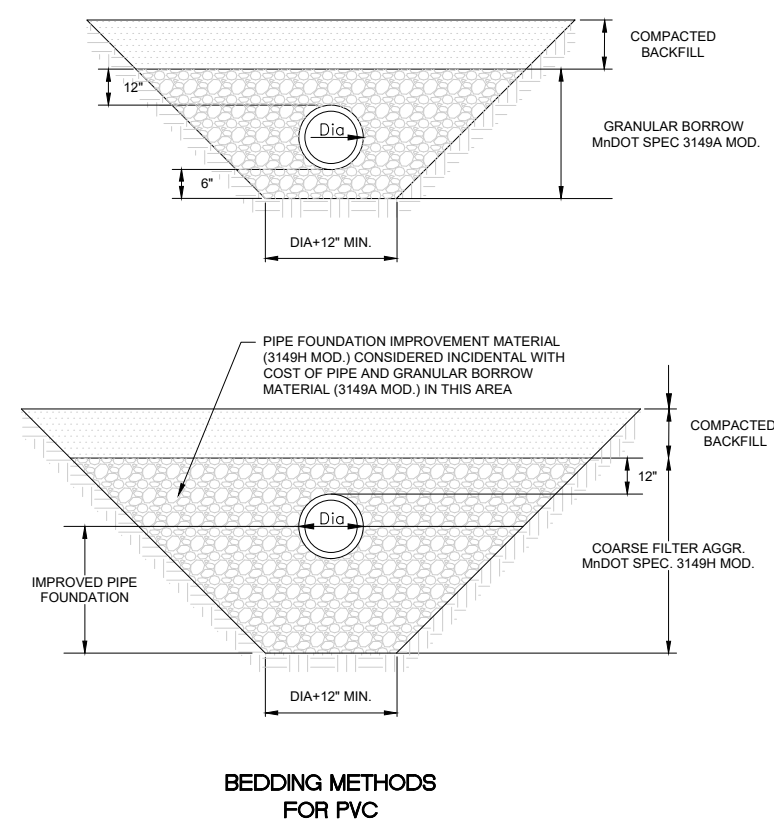
SCALE: N.T.S.



BEDDING METHODS  
RCP OR DIP

# 5 RCP/DIP BEDDING

SCALE: N.T.S.



BEDDING METHODS  
FOR PVC

# 6 PVC BEDDING

SCALE: N.T.S.

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

LEE KOPPY, PE  
PRINT NAME  
SIGNATURE  
41267 04/05/2021  
REGISTRATION NUMBER DATE

Project #: (Anderson 16337)  
Date: 04/05/2021  
Drawn by: KWH  
Checked by: LRK

Issue: Date:  
P.U.D. SUBMITTAL 04/05/2021



CONIFEROUS SHRUBS						
KEY	QTY.	COMMON	BOTANICAL	SIZE	CONT.	REMARKS
JCS	6	Sea Green Juniper	<i>Juniperus chinensis</i> 'Sea Green'	5 GAL.	POT	60" min. spacing
JHH	29	Hughes Juniper	<i>Juniperus horizontalis</i> 'Hughes'	2 GAL.	POT	48" min. spacing
PCC	16	Chalet Swiss Stone Pine	<i>Pinus cembra</i> 'Chalet'	5 GAL.	POT	36" min. spacing



GENERAL LANDSCAPE NOTES:

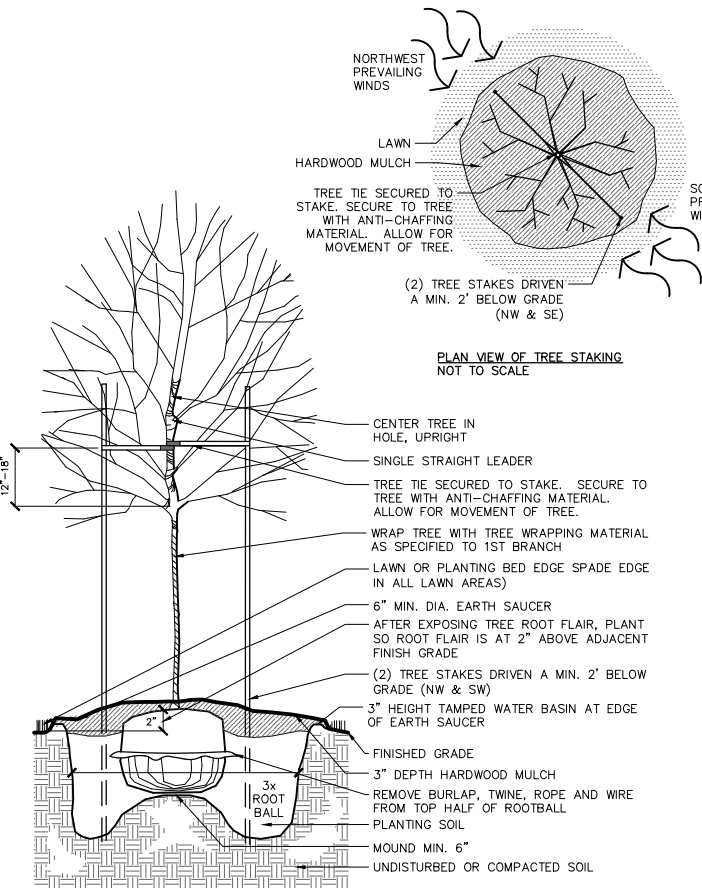
- LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
- NO PLANTING SHALL BE INSTALLED UNTIL ALL GRADING, BUILDING, CONSTRUCTION, UTILITY WORK & IRRIGATION (IF APPLICABLE) HAS BEEN COMPLETED IN THE AREAS TO BE PLANTED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY ALL UNDERGROUND CABLES, CONDUITS, WIRES, ETC., ON THE PROPERTY.
- IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER OF PLANTS SHOWN IN THE PLANT LIST, THE NUMBER OF PLANTS SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- ALL PROPOSED PLANT MATERIAL SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLAN. IF THE CONTRACTOR BELIEVES AN ERROR HAS BEEN MADE REGARDING SPACING OR LOCATION OF THE PLANT MATERIAL INDICATED ON THE PLAN, NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLETE MAINTENANCE OF THE PLANT MATERIAL (WATERING, SPRAYING, FERTILIZING, MOWING, ETC.) UNTIL THE WORK HAS BEEN ACCEPTED, BY THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS TO PROPERTY DAMAGE FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
- ALL NEWLY PLANTED PLANT MATERIAL SHALL BE GUARANTEED THROUGH ONE CALENDAR YEAR STARTING FROM THE DATE OF ACCEPTANCE ESTABLISHED BY THE OWNER.
- THE CONTRACTOR SHALL MEET WITH THE OWNER OR OWNERS REPRESENTATIVE ON SITE WHEN THEY FEEL THE PROJECT IS COMPLETE ACCORDING TO THE CONTRACT DOCUMENTS. IF ALL WORK IS SATISFACTORY AND COMPLETE ACCORDING TO THE CONDITIONS OF THE CONTRACT DOCUMENTS, THEN THE OWNER MUST DECLARE THE PROJECT COMPLETE. THIS DECLARATION WILL CONSTITUTE AS THE BEGINNING OF THE ONE (1) YEAR WARRANTY PERIOD FOR ALL PLANT MATERIAL. THE OWNER SHALL PROVIDE A LETTER WITH SIGNATURE STATING THE DATE OF ACCEPTANCE.
- WIND BURN OR OTHERWISE DAMAGED PLANT MATERIAL WILL NOT BE ACCEPTED.
- CONTRACTOR CAN SUBSTITUTE MACHINE MOVED MATERIAL USING APPROPRIATE SIZE TREE SPADE FOR B & B WITH OWNER APPROVAL.
- THE PRACTICE OF STAKING SHOULD NOT ALLOW NAILS, SCREWS, WIRES, ETC. TO PENETRATE THE OUTER SURFACE OF THE TREES.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF ALL TREE STAKES, GUYS, STRAPS AND TRUNK PROTECTION MEASURES FOLLOWING THE COMPLETION OF THE WARRANTY PERIOD OR AS DIRECTED BY THE OWNER.
- LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE THE OWNER WITH MAINTENANCE INFORMATION DURING THE GUARANTEE PERIOD RELATING TO WATERING, FERTILIZING, PRUNING, PEST CONTROL, AND RELATED ITEMS. THIS WILL BE PREPARED AND DELIVERED TO THE OWNER AFTER PROVISIONAL INSPECTION APPROVAL HAS BEEN GIVEN BY THE OWNER AND/OR LANDSCAPE ARCHITECT.
- INSTALL CORRUGATED PLASTIC TREE GUARDS, WHITE IN COLOR, WITH THE SIZE OF TUBE 1" DIA. (MIN.) LARGER THAN THE CALIPER OF THE TREE TO BE PROTECTED.
- CONTRACTOR TO FURNISH & STALL PLASTIC EDGING AS SHOWN ON THE PLANS & DETAILS. PLASTIC EDGING SHALL BE MEDIUM DENSITY POLYETHYLENE WITH U.V. INHIBITOR, BLACK IN COLOR, WITH A TOTAL DEPTH OF 5" (1" DIA. TOP AND 4" SHAFT WITH 1.5" V EVERY 3-1/2 FEET OF EDGING.
- 3" DEPTH SHREDDED HARDWOOD MULCH SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS THAT ARE ISOLATED FROM GROUND COVER AREAS AND GENERAL SHRUB MASSES.
- CALIPER OF TREES UP TO AND INCLUDING 4" SHALL BE MEASURED AT 6" ABOVE GROUND LEVEL, AND 12" ABOVE GROUND LEVEL FOR LARGER SIZES.
- FOR BALLED & BURLAP PLANT MATERIAL, REMOVE THE TOP HALF OF THE BURLAP FROM THE ROOT BALL. WIRE CAGES, STRAPS, ETC. SHALL BE REMOVED FROM THE TOP HALF OF THE ROOTBALL BEFORE INSTALLATION.
- ALL CONTAINER MATERIAL SHALL HAVE BEEN GROWN IN CONTAINER FOR A MINIMUM OF 6 MONTHS PRIOR TO INSTALLATION.

GENERAL SODDING, SEEDING & TOPSOIL NOTES:

- AREAS TO RECEIVE SOD OR SEED SHALL HAVE A 6" MINIMUM DEPTH OF TOPSOIL. TOPSOIL SHALL PROVIDE FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY CLUMPS, BRUSH WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONE LARGER THAN 1" IN ANY DIMENSION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
- SOD SHALL BE HIGHLAND SOD, 30" X 100' ROLLS PREFERRED WHERE APPLICABLE, TO BE LAID PARALLEL WITH THE CONTOURS AND HAVE STAGGERED JOINTS, ON SLOPES STEEPER THAN 3:1 OR DRAINAGE SWALES, THE SOD SHALL BE STAKED INTO THE GROUND, SCARIFY THE EXISTING GRADES WITH FIELD CULTIVATOR PRIOR TO PLACING OF TOPSOIL AND FINISH GRADING FOR SOD. IMMEDIATELY PRIOR TO PLACING SOD, CONTRACTOR SHALL APPLY 10-6-4 FERTILIZER AT THE RATE OF 10 POUNDS PER 1000 SQ. FT.

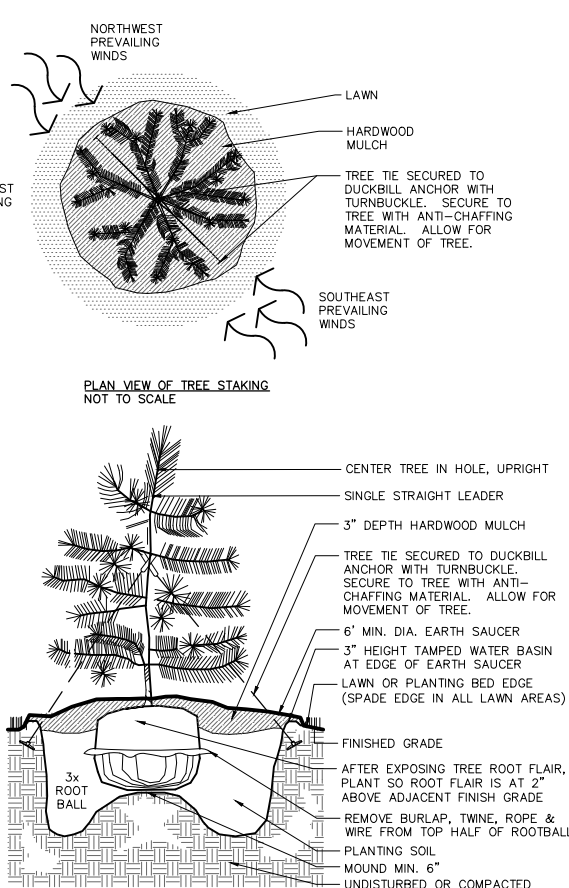
GENERAL IRRIGATION NOTES:

- PRIOR TO CONSTRUCTION, VERIFY WITH THE GENERAL CONTRACTOR AND ALL LOCAL UTILITY COMPANIES TO LOCATE EXACT LOCATIONS OF UNDERGROUND UTILITIES.
- THE IRRIGATION SHALL BE DESIGN/BUILD SYSTEM BY THE CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATIONS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE OWNER PRIOR TO ORDER AND/OR INSTALLATION.
- VALVE AND CIRCUITS SHALL BE SEPARATED BASED ON WATER USE, SO THAT TURF AREAS ARE WATERED SEPARATELY FROM SHRUB AND GROUND COVER AREAS. IRRIGATION HEADS IN TURF AREAS SHALL BE VALVED SEPARATELY FROM SHRUB AND GROUND COVER AREAS. IT IS RECOMMENDED THAT FULL SUN AND SHADY AREAS TO BE VALVED SEPARATELY AS WELL AS HIGH RUN-OFF AND LOW RUN-OFF AREAS TO BE VALVED SEPARATELY.
- CONFIRM LIMITS OF IRRIGATION, EXISTING AND FUTURE HARDSCAPE AND BUILDING LOCATIONS PRIOR TO THE DESIGN OF THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL VERIFY WATER SOURCE LOCATION AND PRESSURE AND SUPPLY A SYSTEM THAT PROVIDES FULL AND COMPLETE COVERAGE TO ALL AREAS TO BE IRRIGATED.
- SYSTEM SHOULD BE DESIGNED TO OPERATE AT UP TO 300 GPM @ 90 PSI TO COMPLETE WATER SCHEDULES WITHIN 12-HOURS MAXIMUM.
- RAIN SENSORS AND OTHER WATER SAVING TECHNOLOGIES SHALL BE INCLUDED WITHIN THE IRRIGATION DESIGN.
- PROVIDE THE OWNER WITH AN OPERATING SCHEDULE THAT WORKS WITH THE APPROVED LAYOUT PLAN AND IDENTIFY ANY FIELD ADJUSTMENTS PRIOR TO PROJECT COMPLETION.
- AVOID OVER-SPRAY ONTO ROADS, SIDEWALKS, SIGNS AND PARKING AREAS. SPRINKLER ARCS SHALL BE DETERMINED ON SITE BY THE IRRIGATION INSTALLER TO PROVIDE THE MAXIMUM COVERAGE POSSIBLE. CAREFULLY ADJUST THE ARCS AND RADIUS OF EACH SPRINKLER TO PROVIDE HEAD-TO-HEAD COVERAGE.
- WITHIN EXTREME SLOPED AREAS:
  - INSTALL STATIONS SEPARATELY FOR TOP AND BOTTOM OF SLOPED AREAS
  - INSTALL LATERAL PIPES PARALLEL TO SLOPE
  - IF SLOPE IS TOO EXTREME FOR MACHINERY, INSTALL LATERAL PIPES SAFELY AND TEE-FEED INDIVIDUAL SPRINKLERS VIA DOWNHILL PIPING PERPENDICULAR TO FEED LINE
- LOCATE VALVE BOXES AWAY FROM ROAD/CURB SO THEY ARE LESS VISUAL WHERE APPLICABLE.
- DO NOT TRENCH THROUGH THE ROOT BALLS OF NEW PLANTINGS.
- MAINLINE PIPING BENEATH TRAFFIC AREAS SHALL BE INSTALLED WITH A MINIMUM EARTH COVER OF 30-INCHES FROM BOTTOM OF ROAD SUB-GRADE AND CONTAIN SLEEVES NOT LESS THAN TWO NOMINAL DIMENSIONS GREATER THAT THE PIPE PASSING THROUGH.
- IRRIGATION INSTALLER SHALL FURNISH AND INSTALL SLEEVE MATERIAL UNDER ALL ROADWAYS, WALKS AND DRIVEWAYS WHERE NECESSARY.
- TOP OF MAINLINES SHALL BE AT LEAST 30-INCHES BELOW GRADE IN TURF AREAS.
- TOP OF LATERAL LINES SHALL BE AT LEAST 18-INCHES BELOW GRADE.
- MAINLINE PRESSURE PIPE FITTINGS 3-INCHES AND LARGER SHALL BE PUSH ON GASKET JOINED AND SHALL HAVE MECHANICAL JOINT RESTRAINTS. MAINLINE PRESSURE PIPE FITTINGS 2.5-INCHES AND SMALLER SHALL BE GLUED AND SHALL HAVE CONCRETE THRUST BLOCKS AT FITTINGS THAT COMPRISE CHANGE IN DIRECTION.
- OTHERS SHALL FURNISH, INSTALL AND BRING 24-INCHES ABOVE GRADE A MUNICIPAL POTABLE STUB FOR IRRIGATION, COORDINATE WITH GENERAL CONTRACTOR.
- INSTALLER IS RESPONSIBLE FOR FURNISHING AND INSTALLING THE BACKFLOW PREVENTOR, WATER METER AND BOOSTER PUMP, IF APPLICABLE.
- IRRIGATION CONTROL WIRE SHALL BE DIGITAL TWO-WIRE, UL LISTED FOR DIRECT BURIAL.
- CONNECT ALL ELECTRICAL WIRING IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES INCLUDING:
  - ALL LOW VOLTAGE IRRIGATION CONTROL WIRE SHALL BE INSTALLED WITH THE MAINLINE PIPE WHERE POSSIBLE
  - DO NOT LOOP THE LOW VOLTAGE IRRIGATION CONTROL WIRE PATH.
  - Snake wire at bottom of trench beneath mainline.
  - PROVIDE 18-INCH OF SLACK CONTROL WIRE AT ALL CHANGES IN DIRECTION.
  - PROVIDE 24-INCH OF SLACK CONTROL WIRE AT EACH REMOTE CONTROL VALVE COILED INSIDE VALVE BOX.
  - ALL WIRE SPLICES SHALL BE WATERTIGHT CONNECTORS AND CONTAINED IN VALVE BOX.
  - ALL WIRING BENEATH HARDSCAPES SHALL BE CONTAINED IN SLEEVING, SEPARATE FROM PIPING. ELECTRICAL SLEEVES ARE TO BE SIZED APPROPRIATELY FOR EASE OF WIRE INSTALLATION AND REPAIR.
  - ALL WIRING SHALL BE IDENTIFIED AT EACH END TO PROVIDE INDICATION AS TO WHICH LOCATION THE WIRE IS CONNECTED.
  - GROUNDING PER MANUFACTURER'S RECOMMENDATION OR LOCAL ELECTRICAL CODE.
- SCHEDULE AND PROGRAM CONTROLLER AND VALVES FOR APPROPRIATE LANDSCAPE WATER REQUIREMENTS.



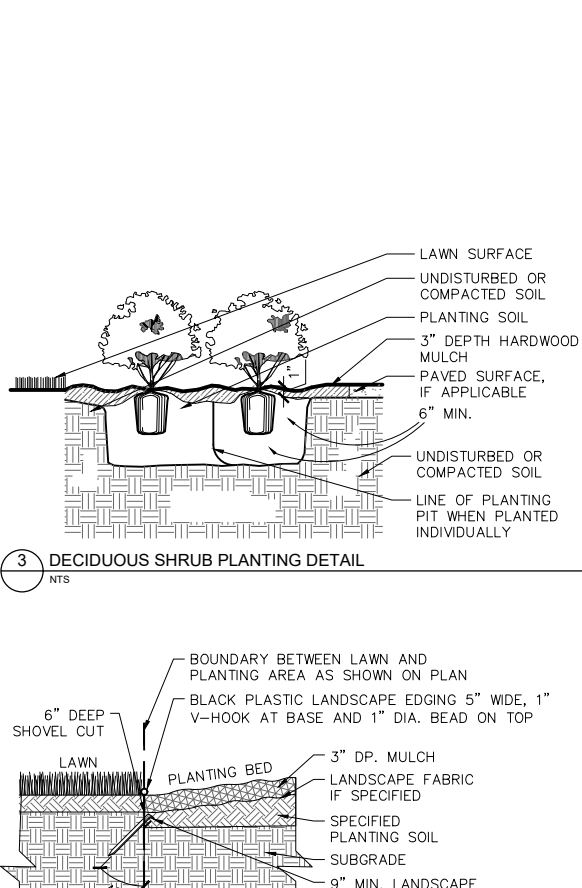
NOTE:  
-3" DP. SHREDDED HARDWOOD MULCH SHALL BE USED IN ALL LANDSCAPE PLANTINGS AREAS AND UNDER TREES ISOLATED FROM PLANTING AREAS UNLESS IDENTIFIED OTHERWISE.  
-MULTI-STEM TREES SHALL NOT RECEIVE STAKING. THEY SHALL CONFORM TO ALL OTHER DECIDUOUS TREE PLANTING REQUIREMENTS.

1 DECIDUOUS TREE PLANTING DETAIL



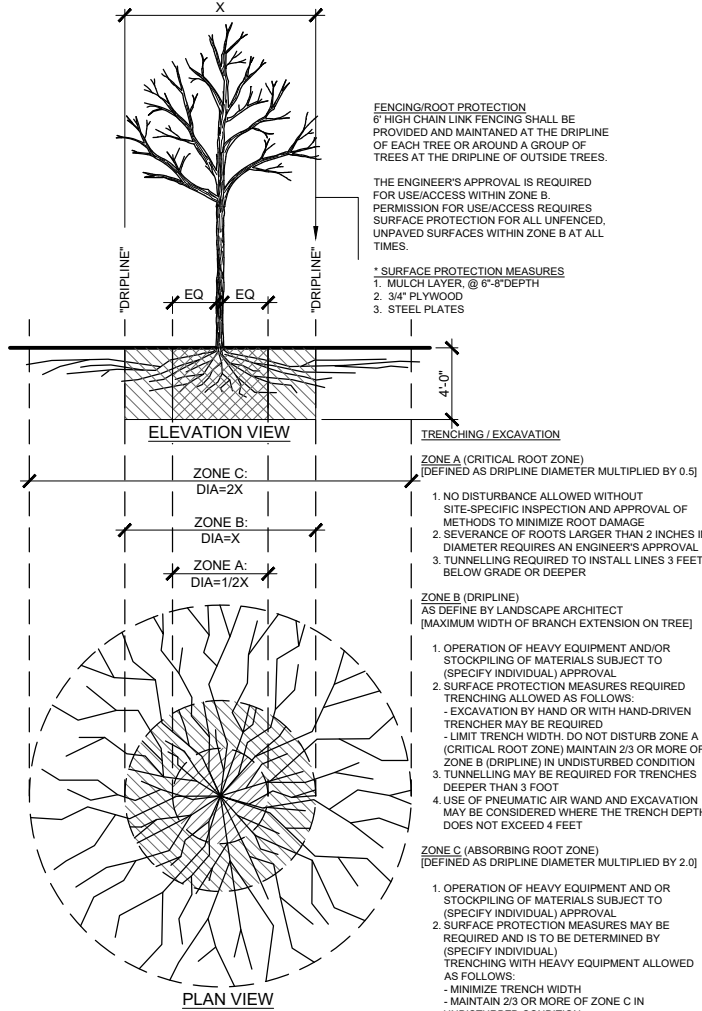
NOTE:  
-3" DP. SHREDDED HARDWOOD MULCH SHALL BE USED IN ALL LANDSCAPE PLANTINGS AREAS AND UNDER TREES ISOLATED FROM PLANTING AREAS UNLESS IDENTIFIED OTHERWISE.

2 EVERGREEN TREE PLANTING DETAIL



NOTE:  
-FOR MULTIPLE PIECES OF EDGING, CONNECT WITH 6" MIN. PLUG. STAKE EACH SIDE OF THE EDGING 12" MAX FROM THE POINT OF CONNECTION.

4 BLACK POLY LANDSCAPE EDGING DETAIL



NOTE:  
-FOR MULTIPLE PIECES OF EDGING, CONNECT WITH 6" MIN. PLUG. STAKE EACH SIDE OF THE EDGING 12" MAX FROM THE POINT OF CONNECTION.

5 TREE PROTECTION DETAIL



333 Washington Ave N, Suite 210  
Minneapolis, Minnesota 55401  
612.676.2700 www.djr-inc.com



13605 1st Avenue N, #100  
Plymouth, MN 55441 | [ae-mm.com](mailto:ae-mm.com)  
P 763.412.4000 | F 763.412.4090  
Anderson Engineering of Minnesota, LLC

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Landscape Architect under the laws of the State of Minnesota.

JOSEPH D. LUCHT, PLA

PRINT NAME

SIGNATURE

52858

REGISTRATION NUMBER

04/05/2021

DATE

Project #:

(Anderson 16337)

Date:

04/05/2021

Drawn by:

JAF

Checked by:

JDL

Issue:

P.U.D. SUBMITTAL

Date:

04/05/2021

NORTHWESTERN 3RD ADDITION

COLUMBIA HEIGHTS, MN

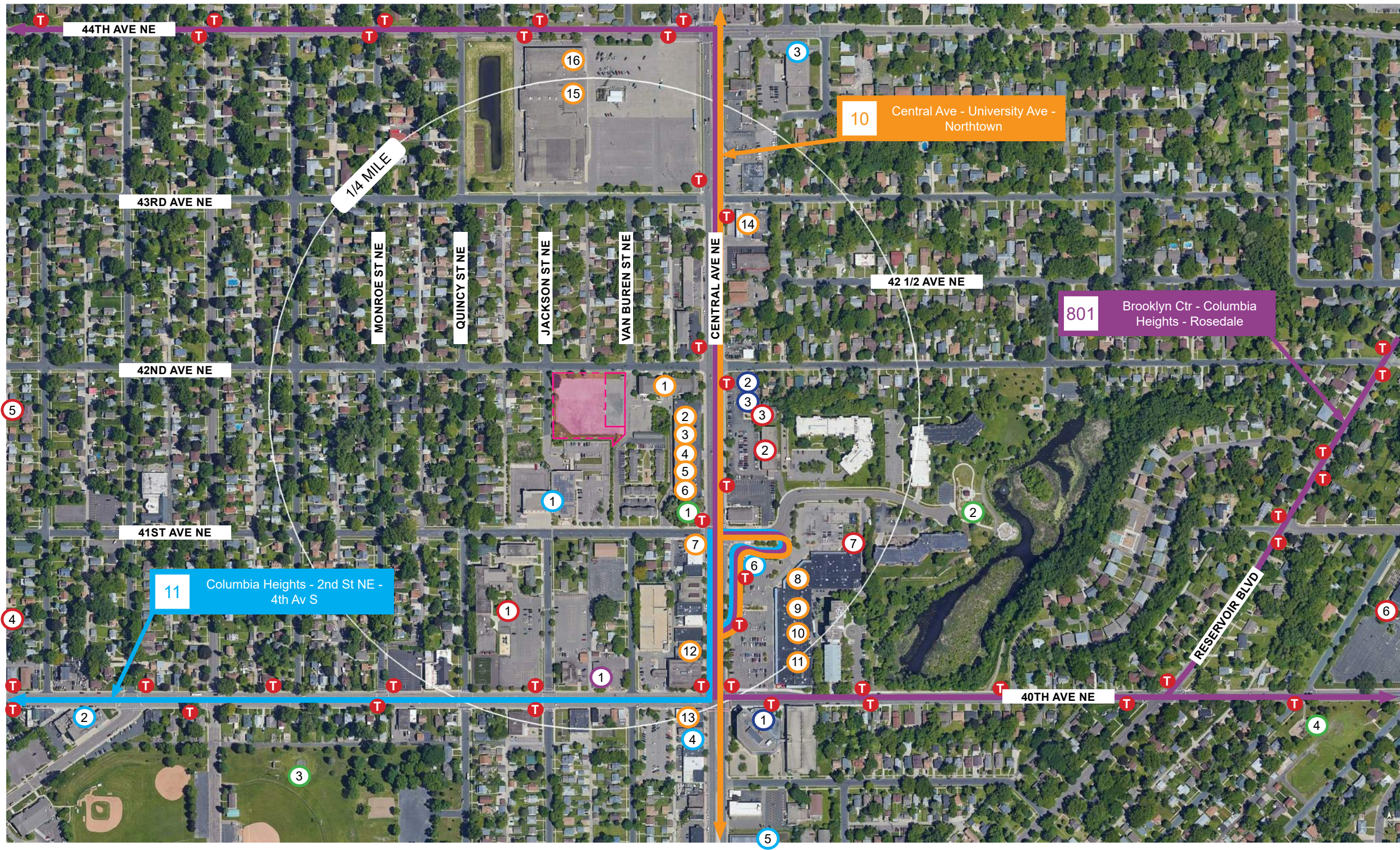
Copyright 2013 DJR Architecture, Inc.

PRELIMINARY PLANTING NOTES & DETAILS

L-2

145





VICINITY MAP  
1" = 200'-0"

**T BUS STOP**



**PUBLIC PARKS**

1. Wargo Court Park
2. Labelle Park
3. Huset Park
4. Ostrander Park



**HEALTH**

1. UMN Physician
2. Autism Center of MN
3. Carepoint Dental



**SCHOOLS**

1. Immaculate Conception Catholic School
2. Adult Education Center
3. Caring Hands Home
4. Madina Academy
5. Prodeo Academy
6. Tesfa International School
7. New Horizon Academy



**CIVIC**

1. CH Police & Fire Dept.
2. City hall
3. USPS
4. Columbia Heights License Center
5. Columbia Heights Public Library
6. Columbia Heights Transit Center



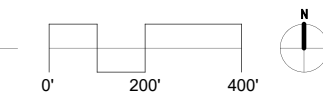
**BANK**

1. Financial One Credit Union



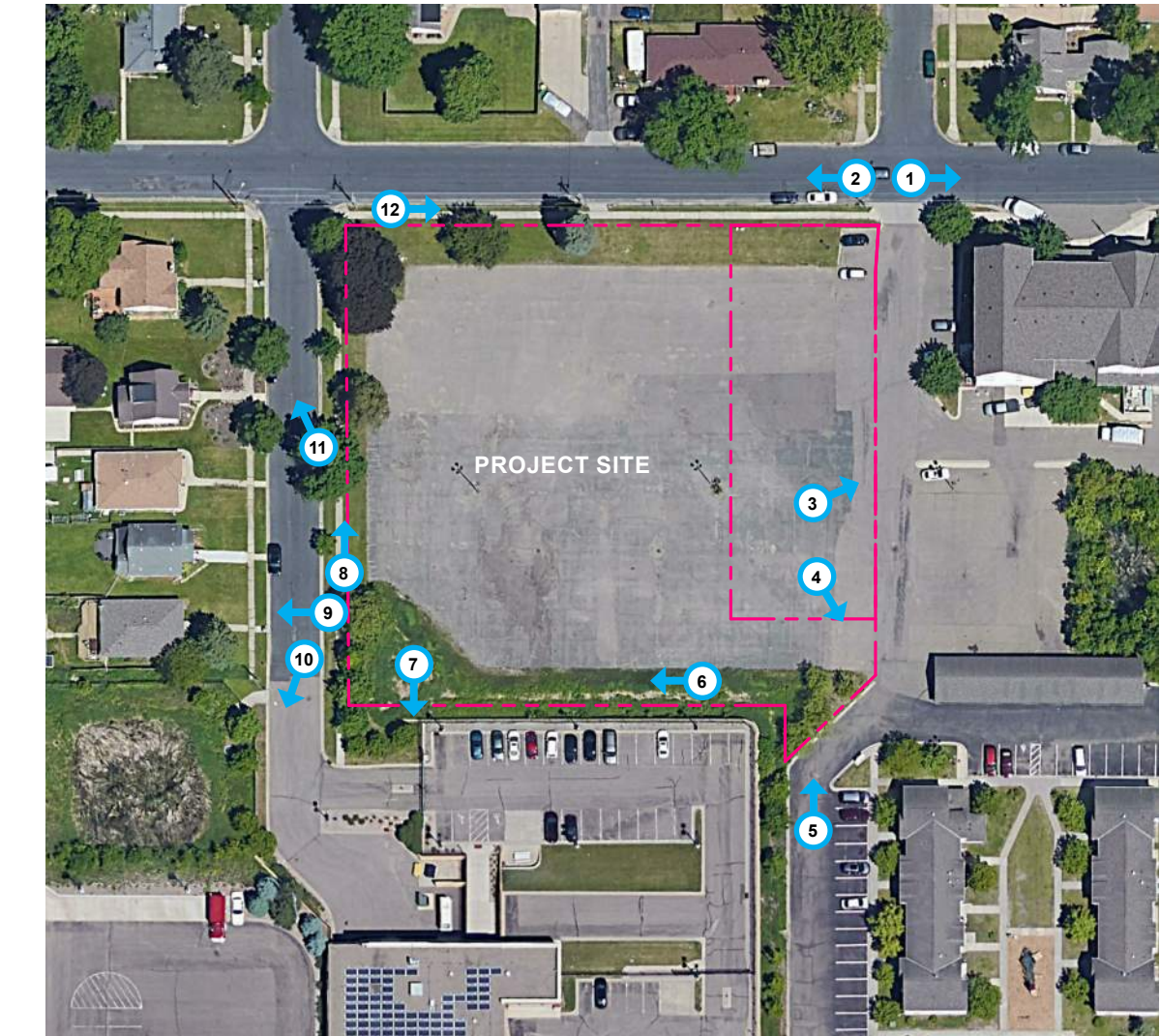
**RETAIL / SERVICES / OTHER**

1. Crestview on 42nd Assisted Living
2. Scherwin Williams Paint
3. Farmers Insurance
4. Cuernavaca Market
5. Columbia Heights Hair Cuts
6. Northland Staffing
7. Seek Career & Staffing
8. NAPA Auto Parts
9. Family Dollar



10. Discount 70
11. Furniture Annex
12. Sewing On Central
13. Sportmen's Barbers
14. Holiday Gas Station
15. Ace Hardware
16. Dollar Tree





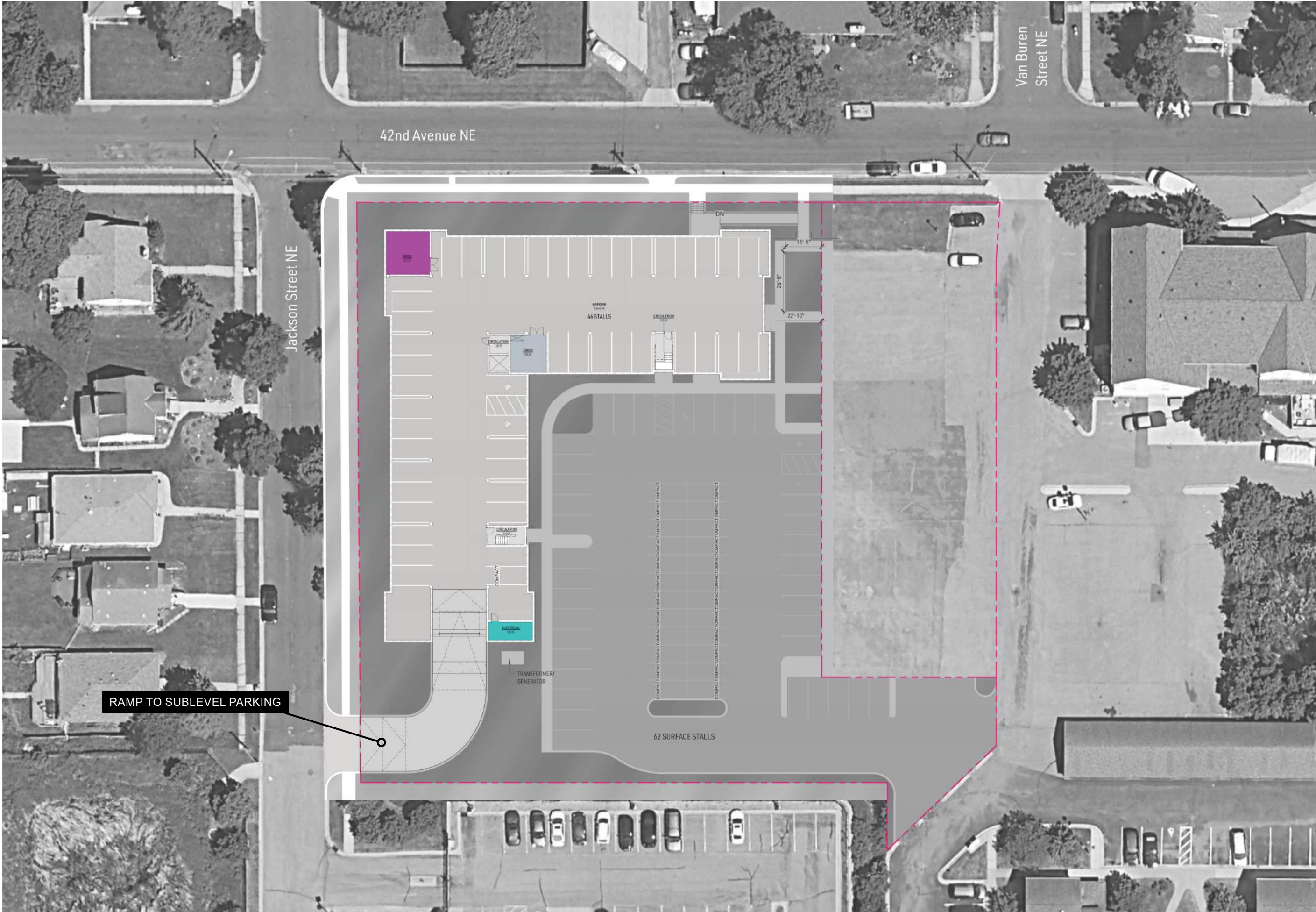
PUD - SITE - PHOTOS  
1" = 50'-0"







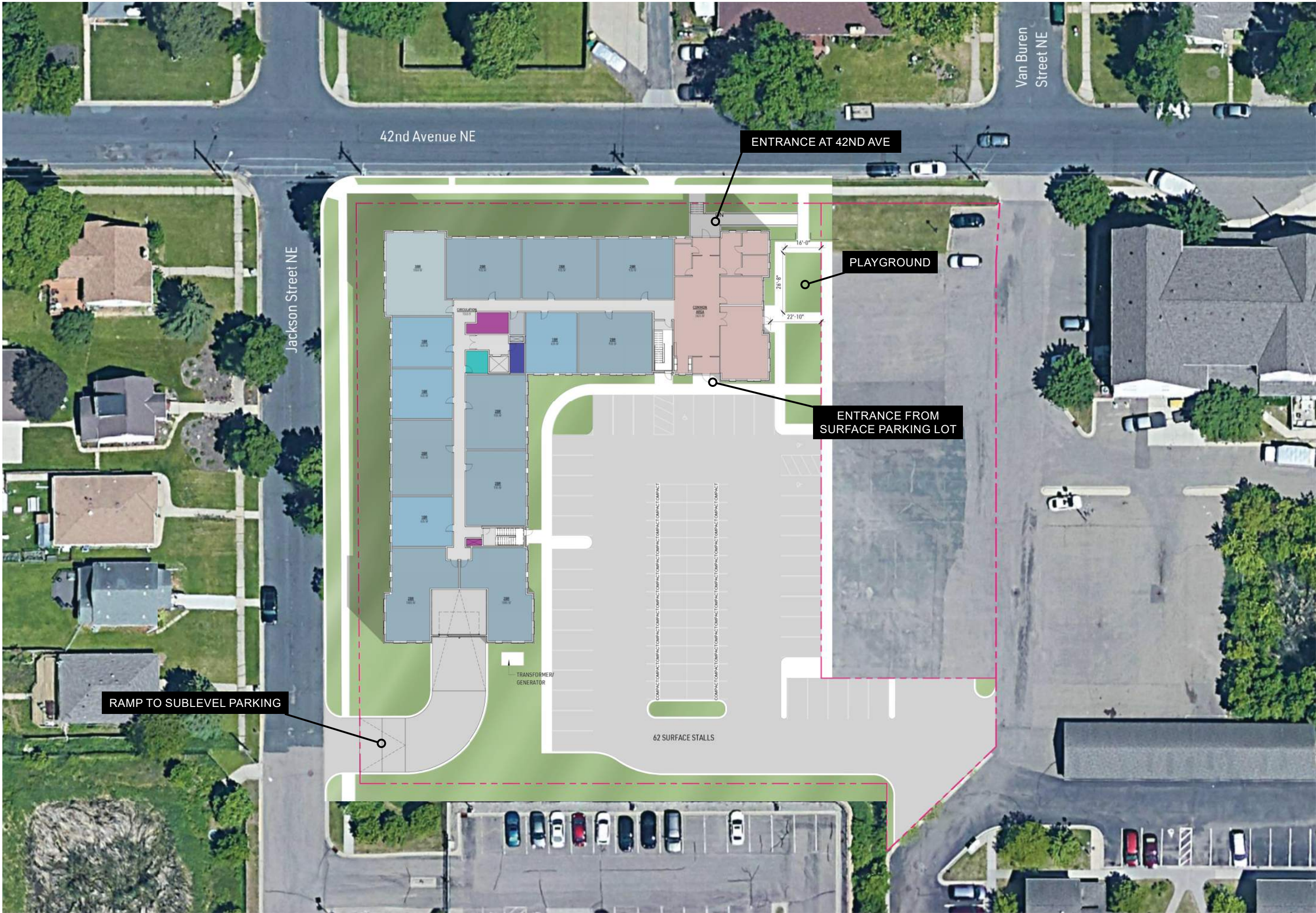




RAMP TO SUBLEVEL PARKING



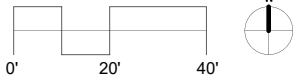




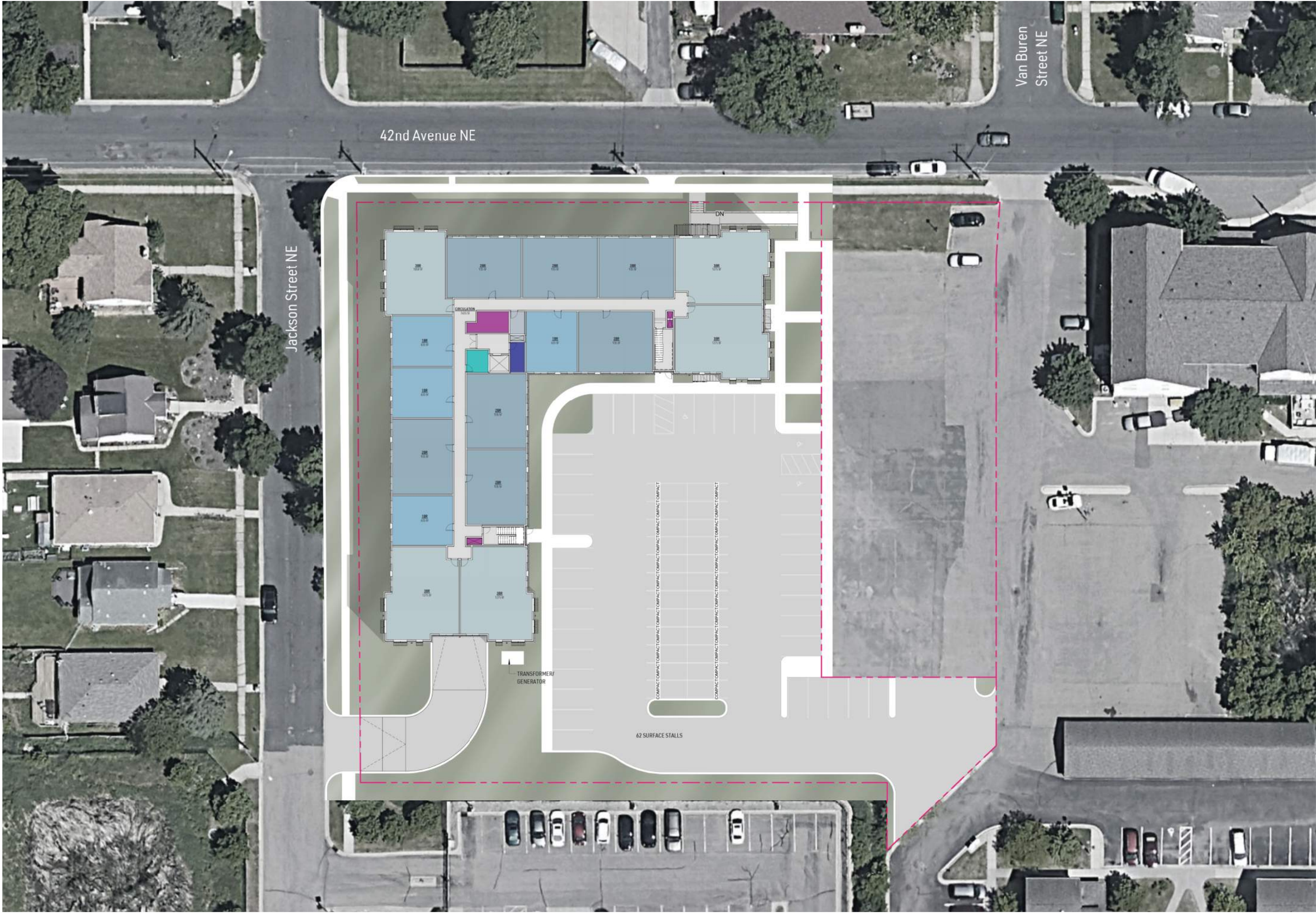
42ND AVENUE  
AFFORDABLE  
APARTMENTS

COLUMBIA HEIGHTS, MN  
19-094

FLOOR PLAN - LEVEL 1



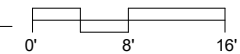




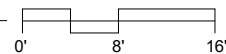




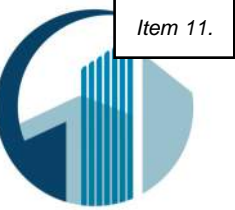
3 ELEVATION - NORTH  
1/8" = 1'-0"



2 ELEVATION - EAST END  
1/8" = 1'-0"



1 ELEVATION - EAST END  
1/8" = 1'-0"



DJR  
ARCHITECTURE

REUTERWALTON  
DEVELOPMENT



ANDERSON

13605 1st Avenue N., #100  
Plymouth, MN 55441 | [ae-mn.com](http://ae-mn.com)  
P 763.412.4000 | F 763.412.4090  
Anderson Engineering of Minnesota, LLC

PLANNED UNIT  
DEVELOPMENT  
05/04/21

42ND AVENUE  
AFFORDABLE  
APARTMENTS

COLUMBIA HEIGHTS, MN

19-094

BUILDING ELEVATIONS

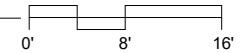
A2.1

152

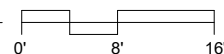
Copyright 2019 DJR Architecture, Inc.



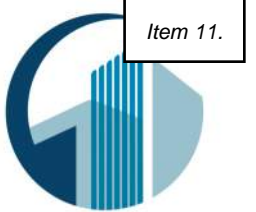
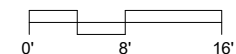
3 ELEVATION WEST  
1/8" = 1'-0"



2 ELEVATION - SOUTH  
1/8" = 1'-0"



1 ELEVATION - SOUTH END  
1/8" = 1'-0"



DJR  
ARCHITECTURE

REUTERWALTON  
DEVELOPMENT



ANDERSON

13605 1st Avenue N., #100  
Plymouth, MN 55441 | [ae-mn.com](http://ae-mn.com)  
P 763.412.4000 | F 763.412.4090  
Anderson Engineering of Minnesota, LLC

PLANNED UNIT  
DEVELOPMENT  
05/04/21

42ND AVENUE  
AFFORDABLE  
APARTMENTS

COLUMBIA HEIGHTS, MN  
19-094

BUILDING ELEVATIONS

A2.2  
153

Copyright 2019 DJR Architecture, Inc.





**EXTERIOR MATERIALS**

1. FIBER CEMENT LAP SIDING  
NAVAJO BEIGE



2. FIBER CEMENT PANEL  
ARCTIC WHITE



3. FIBER CEMENT LAP SIDING  
WOOD LOOK



4. UTILITY BRICK  
BROWN WIRECUT FLASHED







VIEW NORTH ON JACKSON ST NE



INTERSECTION OF 42ND AVE NE & JACKSON ST NE



ENTRANCE AT 42ND AVE NE

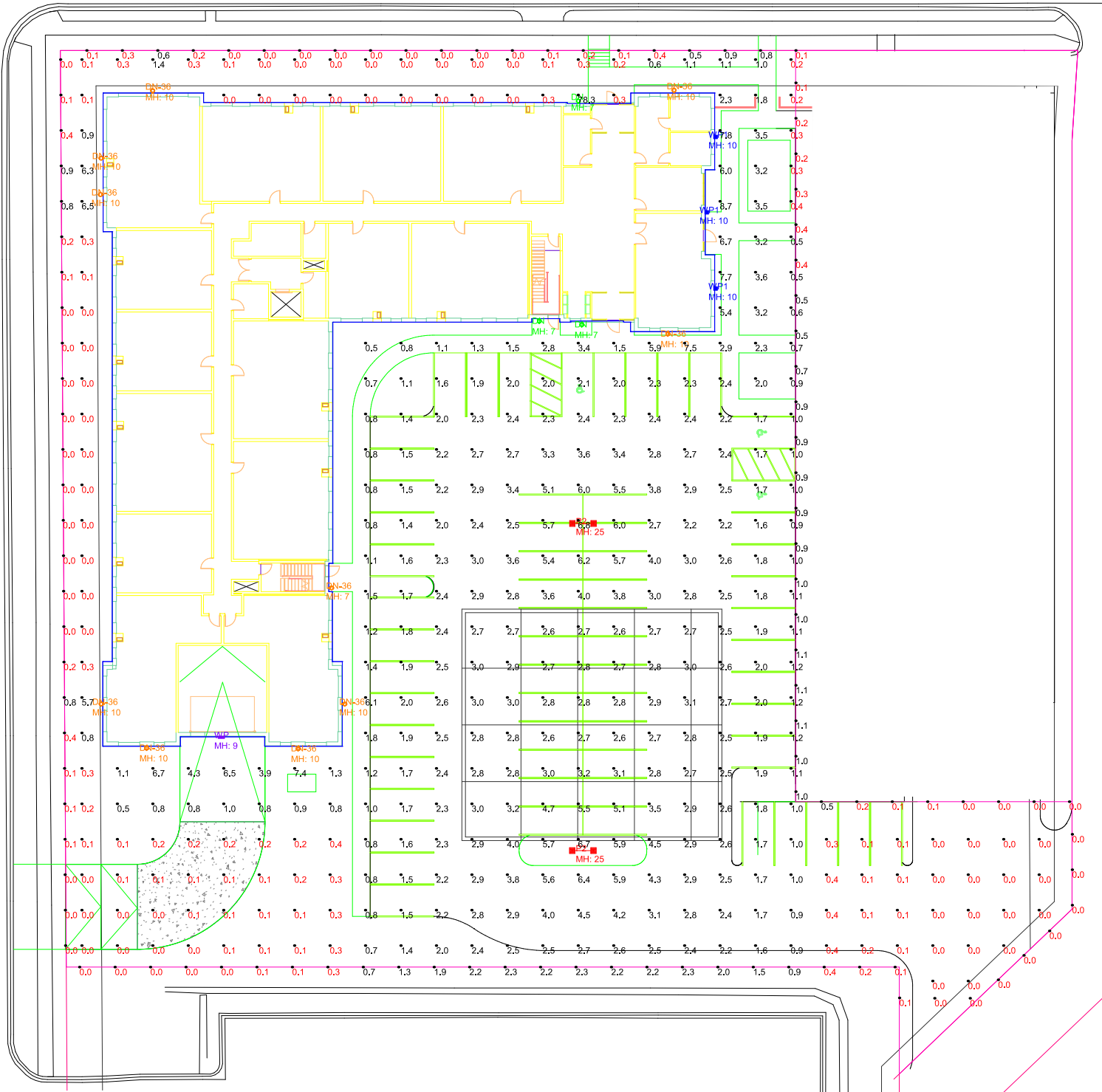


1 **BUILDING HEIGHT COMPARISON**  
1/16" = 1'-0"



JACKSON ST NE

42ND AVE. NE



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description
	2	P2	BACK-BACK	18843	0.900	SIM-LED-181-SIL-FT-40-70CRI
	10	DN-36	SINGLE	3105	0.900	C06-S-36W-DN
	3	DN	SINGLE	1781	0.900	C06-S-18W
	3	WP1	SINGLE	3174	0.900	SSW-LED-03L-3-UNV-DIM-40
	1	WP	SINGLE	5930	0.900	SMW-LED-06L-3-UNV-DIM-40

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
CalcPts 1	Illuminance	Fc	2.15	78.3	0.0	N.A.
Prop Line	Illuminance	Fc	0.46	2.3	0.0	N.A.

Scale: 1 inch= 20 Ft.

These drawings are for conceptual use only and are not intended for construction. Fixture runs and quantities should be verified prior to order. Values represented are an approximation generated from manufacturers photometric inhouse or independent lab tests with data supplied by lamp manufacturers.

#	Date	Comments



## Minerva Hark

---

**From:** Minerva Hark  
**Sent:** Monday, May 17, 2021 3:28 PM  
**To:** Minerva Hark  
**Subject:** Project Update: 42nd Ave. & Jackson St. (Proposed Reuter Walton Development)

Good Afternoon All:

This email is being sent to all members of the community who have reached out to me via email regarding the proposed Reuter Walton Project. I have also blind copied involved staff members, the City Manager, City Councilmembers and the applicant.

Thank you all for your input thus far regarding the proposed affordable housing project on the southeast corner of 42<sup>nd</sup> Avenue and Jackson Street. I am happy to see that a lot of constructive and respectful exchanges have occurred between the community, the applicant, staff, and decision makers on this topic.

City Staff wanted to take this opportunity to reach out and update all interested parties on the course of this proposed project. Staff continues to work on the technical aspects of the project with the developer, especially the on-site storm sewer and related existing easements. After much discussion with Reuter Walton and the full City Council, Staff will be recommending that the City Council *continue* the second reading of Ordinance No. 1666 to the **June 14<sup>th</sup>, 2021 City Council meeting**. This recommendation will formally be made at the May 24<sup>th</sup>, 2021 City Council meeting, at which time the Council will be asked to open the public hearing and immediately move to continue the hearing to the June meeting. This will allow more time for the applicant to complete their required storm water engineering work and for the City Engineer to review the plans.

Please note that although not anticipated, there is no guarantee that the City Council will approve the recommended continuance at their May 24<sup>th</sup> meeting, and formal action could be taken by the Council regarding this land-use application.

We encourage you to attend the upcoming May 24<sup>th</sup> City Council meeting. You may attend in-person or via Zoom through the following link: <https://us02web.zoom.us/j/81816742219>

Again, this email is being sent to all emails that I currently have in the project file. Please forward this information along to all interested parties. The City Council Agenda detailing this information will be publicly posted this Friday, May 21<sup>st</sup>.

Feel free to reach out to me with any questions.

With much gratitude,



**Minerva Hark, MPA | City Planner**  
 City of Columbia Heights | Community Development Department  
 590 40<sup>th</sup> Avenue NE | Columbia Heights, MN 55421  
[mhark@columbiaheightsmn.gov](mailto:mhark@columbiaheightsmn.gov)

Direct: (763) 706-3673  
 Main: (763) 706-3670



<b>AGENDA SECTION</b>	<b>PUBLIC HEARINGS</b>
<b>MEETING DATE</b>	<b>5/24/2021</b>

ITEM:	First Reading of Ordinance 1667, an Ordinance amending Chapter 5.3 of the Columbia Heights City Code to update the legal age required to purchase tobacco, and prohibit smoking and sampling indoors.		
DEPARTMENT: Community Development		BY/DATE: Aaron Chirpich – 5/18/21	
CITY STRATEGY: <i>(please indicate areas that apply by adding a bold “X” in front of the selected text below)</i>			
X Safe Community		_Diverse, Welcoming “Small-Town” Feel	
_Economic Strength		_Excellent Housing/Neighborhoods	
_Equity and Affordability		_Strong Infrastructure/Public Services	
_Opportunities for Play and Learning		_Engaged, Multi-Generational, Multi-Cultural Population	

**BACKGROUND:**

In late 2020, the Columbia Heights Police Department completed compliance checks on licensed tobacco sales establishments in the City. These compliance checks resulted in two citations for tobacco sales to minors. The report of those violations prompted a broader conversation by City Council members and staff regarding tobacco sales and consumption regulation within the City, specifically the regulation of indoor smoking and sampling. At the January 4, 2021 Council work session, staff presented the City Council with an overview of State laws that regulate indoor smoking and provided a summary analysis of indoor smoking regulations found in 23 nearby cities.

Smoking and sampling of tobacco products are covered under MN State Statutes §144.412 through §144.417. Collectively, these Statutes are known as the Clean Air Act. Minnesota State law expressly prohibits the smoking of tobacco or electronic devices containing nicotine within public spaces or places of employment but does not prohibit sampling. However, State Statute does allow for cities to establish stricter regulations which are shown in the research conducted by staff. Of the cities surveyed, 20 have restated the Clean Air Act ban on indoor smoking and 15 cities further establish direct prohibitions on sampling. Following deliberation at the January 4, 2021 Council work session, the Council directed staff to present ordinance amendments to City Code to clearly prohibit indoor smoking and sampling within the City.

During staff’s research on the City’s regulation of tobacco, staff found that the minimum age to purchase tobacco is currently listed at 18 within City Code. In 2020 the State of Minnesota increased the minimum age to purchase tobacco from 18 to 21. Therefore, the City needs to amend the Columbia Heights City Code to reflect the recent changes in State law and bring the City into compliance.

**SUMMARY:**

As directed by the Council, the attached Ordinance No. 1667 seeks to make the following amendments to the Columbia Heights City Code relating to tobacco regulations:

- Set the legal minimum age to purchase tobacco within the City at 21
- Prohibit indoor smoking and sampling

The proposed Ordinance stipulates that the sampling prohibition will take effect on January 1, 2022.

**STAFF RECOMMENDATION:**

Staff recommends approval of Ordinance No. 1667, on first consideration.

**RECOMMENDED MOTION(S):**

**Motion:** Move to waive the reading of Ordinance No. 1667, there being ample copies available to the public.

**Motion:** Move to set the second reading of Ordinance No. 1667, being an Ordinance amending Chapter 5.3 of the Columbia Heights City Code to update the legal age to purchase tobacco, and prohibit smoking and sampling indoors, for June 14, 2021 at approximately 7:00 p.m. in the City Council chambers.

**ATTACHMENT(S):**

1. Ordinance 1667
2. City Code Review Summary
3. MN Department of Health Memorandum

BEING AN ORDINANCE AMENDING CHAPTER 5.3 OF THE COLUMBIA HEIGHTS CITY CODE TO UPDATE THE LEGAL AGE REQUIRED TO PURCHASE TOBACCO, AND PROHIBIT SMOKING AND SAMPLING INDOORS

The City of Columbia Heights does ordain:

**Section 1**

**5.301 of the Columbia Heights City Code is hereby amended to read as follows, to wit:**

**§ 5.301 PURPOSE AND INTENT.**

Because the city recognizes that many persons under the age of ~~18~~21 years purchase or otherwise obtain, possess and use tobacco, tobacco products, tobacco related devices, and electronic cigarette devices, and such sales, possession, and use are violations of both state and federal laws; and because studies, which the city hereby accepts and adopts, have shown that most smokers begin smoking before they have reached the age of ~~18~~21 years and that those persons who reach the age of ~~18~~21 years without having started smoking are significantly less likely to begin smoking; and because smoking has been shown to be the cause of several serious health problems which subsequently place a financial burden on all levels of government; this article shall be intended to regulate the sale, possession and use of tobacco, tobacco products, tobacco related devices, and electronic cigarette devices for the purpose of enforcing and furthering existing laws, to protect minors against the serious effects associated with the illegal use of tobacco, tobacco products, tobacco related devices, and electronic cigarette devices, and to further the official public policy of the state in regard to preventing young people from starting to smoke as stated in M.S. § 144.391, as it may be amended from time to time.

(Ord. 1371, passed 5-11-98; Am. Ord. 1616, passed 10-27-14)

**Section 2**

**5.302 of the Columbia Heights City Code is hereby amended to read as follows, to wit:**

**§ 5.302 DEFINITIONS.**

Except as may otherwise be provided or clearly implied by context, all terms shall be given their commonly accepted definitions. For the purpose of this article, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

**COMPLIANCE CHECKS.** The system the city uses to investigate and ensure that those authorized to sell tobacco, tobacco products, tobacco related devices, and electronic cigarette devices are following and complying with the requirements of this article. Compliance checks shall involve the use of minors as authorized by this article. Compliance checks shall also mean the use of minors who attempt to purchase tobacco, tobacco products, tobacco related devices, or electronic cigarette devices for educational, research and training purposes as authorized by state and federal laws. Compliance checks may also be conducted by other units of government for the purpose of enforcing appropriate federal, state or local laws and regulations relating to tobacco, tobacco products, tobacco related devices, and electronic cigarette devices.

**INDIVIDUALLY PACKAGED.** The practice of selling any tobacco or tobacco product wrapped individually for sale. Individually wrapped tobacco and tobacco products shall include but not be limited to single cigarette packs, single bags or cans of loose tobacco in any form, and single cans or other packaging of snuff or chewing

tobacco. Cartons or other packaging containing more than a single pack or other container as described in this definition shall not be considered individually packaged.

*LOOSIES.* The common term used to refer to a single or individually packaged cigarette.

*MINOR.* Any natural person who has not yet reached the age of ~~18~~21 years.

*MOVEABLE PLACE OF BUSINESS.* Any form of business operated out of a truck, van, automobile or other type of vehicle or transportable shelter and not a fixed address store front or other permanent type of structure authorized for sales transactions.

*RETAIL ESTABLISHMENT.* Any place of business where tobacco, tobacco products or tobacco related devices are available for sale to the general public. The phrase shall include but not be limited to grocery stores, convenience stores and restaurants.

*SALE.* Any transfer of goods for money, trade, barter or other consideration.

*SAMPLING, TOBACCO.* The lighting, inhalation, or combination thereof of ~~tobacco, tobacco paraphernalia, tobacco-related products, or electronic cigarette devices for the purpose of testing a tobacco product~~ tobacco, tobacco products, electronic delivery devices, nicotine or lobelia delivery products and products used in electronic delivery devices and nicotine or lobelia delivery products prior to the sale of such product. As of January 1, 2022, no Sampling shall be permitted within a building at any time.

*SELF-SERVICE MERCHANDISING.* Open displays of tobacco, tobacco products or tobacco related devices in any manner where any person shall have access to the tobacco, tobacco products, or tobacco related devices, without the assistance or intervention of the licensee or the licensee's employee. The assistance or intervention shall entail the actual physical exchange of the tobacco, tobacco product, or tobacco related device between the customer and the licensee or employee. The phrase shall not include vending machines. Self-service sales are interpreted as being any sale where there is not an actual physical exchange of the tobacco between the clerk and the customer.

*SMOKE SHOP.* A retail establishment that has obtained an appropriate license, in which greater than 90% of the business's gross revenue must be from the sale of tobacco, tobacco products or smoking related accessories.

*TOBACCO or TOBACCO PRODUCTS.* Any substance or item containing tobacco leaf, including but not limited to, cigarettes, cigars, pipe tobacco, snuff, fine cut or other chewing tobacco, cheroots, stogies, perique, granulated, plug cut, crimp cut, ready-rubbed, and other smoking tobacco, snuff flowers, cavendish, shorts, plug and twist tobaccos, dipping tobaccos, refuse scraps, clippings, cuttings, and sweepings of tobacco, and other kinds and forms of tobacco leaf prepared in such manner as to be suitable for chewing, sniffing or smoking. TOBACCO PRODUCTS shall also refer to electronic cigarettes, vapor devices and related products.

*TOBACCO RELATED DEVICES.* Any tobacco product as well as a pipe, rolling papers or other device intentionally designed or intended to be used in a manner which enables the chewing, sniffing or smoking of tobacco or tobacco products.

*VENDING MACHINE.* Any mechanical, electric or electronic, or other type of device which dispenses tobacco, tobacco products or tobacco related devices upon the insertion of money, tokens or other form of payment.

directly into the machine by the person seeking to purchase the tobacco, tobacco product or tobacco related device.

(Ord. 1371, passed 5-11-98; Am. Ord. 1570, passed 9-28-09; Am. Ord. 1616, passed 10-27-14)

### **Section 3**

**5.303 of the Columbia Heights City Code is hereby amended to read as follows, to wit:**

#### **§ 5.303 LICENSE.**

(A) *License required.* No person shall sell or offer to sell any tobacco, tobacco products, or tobacco related device without first having obtained a license to do so from the city.

(B) *Smoke shop license.* No person shall operate a smoke shop without first having obtained a smoke shop license to do so from the city. At any given time, there shall be no more than three smoke shops, all with appropriate licenses, throughout the city. Currently existing smoke shop establishments should be granted the first preference to renew their smoke shop licenses if they choose to do so. Effective January 1, 2022, indoor sampling for all smoke shops shall be prohibited.

(C) *Application.* An application for a license to sell tobacco, tobacco products, or tobacco related devices shall be made on a form provided by the city. The application shall contain the full name of the applicant, the applicant's residential and business addresses and telephone numbers, the name of the business for which the license is sought, and any additional information the city deems necessary. Upon receipt of a completed application, the Clerk shall forward the application to the Police Department for a background and record check prior to formal review by the City Council. If the Clerk shall determine that an application is incomplete, he shall return the application to the applicant with notice of the information necessary to make the application complete.

(D) *Action.* The City Council may either approve or deny the license, or it may delay action for such reasonable period of time as necessary to complete any investigation of the application or the applicant it deems necessary. If the City Council shall approve the license, the Clerk shall issue the license to the applicant. If the City Council denies the license, notice of the denial shall be given to the applicant along with notice of the applicant's right to appeal the City Council's decision.

(E) *Term.* All licenses issued under this article shall follow the calendar year with an expiration date of December 31 of each year and are not pro-rated.

(F) *Revocation or suspension.* Any license issued under this article may be revoked or suspended as provided in § 5.313.

(G) *Transfers.* All licenses issued under this article shall be valid only on the premises for which the license was issued and only for the person to whom the license was issued. Change of location or applicant will be required to be treated as a new applicant.

(H) *Moveable place of business.* No license shall be issued to a moveable place of business. Only fixed location businesses shall be eligible to be licensed under this article.

(I) *Display.* All licenses shall be posted and displayed in plain view of the general public on the licensed premise.

(J) *Renewals*. The renewal of a license issued under this section shall be handled in the same manner as the original application. The request for a renewal shall be made at least 30 days but no more than 60 days before the expiration of the current license.

(K) *Issuance as privilege and not a right*. The issuance of a license issued under this article shall be considered a privilege and not an absolute right of the applicant and shall not entitle the holder to an automatic renewal of the license.

(Ord. 1371, passed 5-11-98; Am. Ord. 1570, passed 9-28-09; Am. Ord. 1616, passed 10-27-14; Am. Ord. 1652, passed 10-8-18) Penalty, see § 5.313

#### **Section 4**

**5.305 of the Columbia Heights City Code is hereby amended to read as follows, to wit:**

##### **§ 5.305 BASIS FOR DENIAL OF LICENSE.**

(A) Grounds for denying the issuance or renewal of a license under this article includes but is not limited to the following:

(1) The applicant is under the age of ~~18~~21 years.

(2) The applicant, or any employee thereof, has been convicted within the past five years of any violation of a federal, state, or local law, ordinance provision, or other regulation relating to tobacco or tobacco products, or tobacco related devices.

(3) The applicant has had a license to sell tobacco, tobacco products, or tobacco related devices revoked within the preceding 12 months of the date of application.

(4) The applicant fails to provide any information required on the application, or provides false or misleading information.

(5) The applicant is prohibited by federal, state, or other local law, ordinance, or other regulation from holding such a license.

(B) However, except as may otherwise be provided by law, the existence of any particular ground for denial does not mean that the city must deny the license.

(C) If a license is mistakenly issued or renewed to a person, it shall be revoked upon the discovery that the person was ineligible for the license under this article.

(Ord. 1371, passed 5-11-98) Penalty, see § 5.313

#### **Section 5**

**5.306 of the Columbia Heights City Code is hereby amended to read as follows, to wit:**

It shall be a violation of this article for any person, or employee or responsible party, to sell or offer to sell any tobacco, tobacco product, or tobacco related device:

(A) To any person under the age of ~~18~~21 years.

(B) By means of any type of vending machine.

(C) By means of self-service methods whereby the customer does not need to make a verbal or written request to an employee of the licensed premise in order to receive the tobacco, tobacco product, or tobacco related device and whereby there is not a physical exchange of the tobacco, tobacco product, or tobacco related device between the licensee, or the licensee's employee, and the customer. This division shall not apply to retail stores which derive at least 90% of their revenue from tobacco and tobacco related products and which cannot be entered at any time by persons younger than ~~18~~21 years of age.

(D) By means of loosies as defined in § 5.302.

(E) Containing opium, morphine, jimson weed, bella donna, strychnos, cocaine, marijuana, or other deleterious, hallucinogenic, toxic or controlled substances except nicotine and other substances found naturally in tobacco or added as part of an otherwise lawful manufacturing process. It is not the intention of this provision to ban the sale of lawfully manufactured cigarettes or other tobacco products.

(F) By any other means, to any other person, or in any other manner or form prohibited by federal, state or other local law, ordinance provision, or other regulation.

(Ord. 1371, passed 5-11-98; Am. Ord. 1513, passed 9-25-06) Penalty, see § 5.313

## **Section 6**

**5.307 of the Columbia Heights City Code is hereby amended to read as follows, to wit:**

### **§ 5.307 VENDING MACHINES.**

It shall be unlawful for any person licensed under this article to allow the sale of tobacco, tobacco products, or tobacco related devices by the means of a vending machine. This section does not apply to vending machines in facilities that cannot be entered at any time by persons younger than ~~18~~21 years of age.

(Ord. 1371, passed 5-11-98; Am. Ord. 1513, passed 9-25-06) Penalty, see § 5.313

## **Section 7**

**5.308 of the Columbia Heights City Code is hereby amended to read as follows, to wit:**

### **§ 5.308 SELF-SERVICE SALES.**

It shall be unlawful for a licensee under this article to allow the sale of tobacco, tobacco products, or tobacco related devices by any means where by the customer may have access to such items without having to request the item from the licensee or the licensee's employee and whereby there is not a physical exchange of the tobacco, tobacco product, or the tobacco related device between the licensee or his clerk and the

customer. All tobacco, tobacco products, and tobacco related devices shall either be stored behind a counter or other area not freely accessible to customers, or in a case or other storage unit not left open and accessible to the general public. Any retailer selling tobacco, tobacco products, or tobacco related devices at the time this article is adopted shall comply with this section within 90 days following the effective date of this article. This section shall not apply to retail stores which derive at least 80% of their revenue from tobacco and tobacco related products and which cannot be entered at any time by persons younger than ~~18~~21 years of age.

(Ord. 1371, passed 5-11-98; Am. Ord. 1513, passed 9-25-06) Penalty, see § 5.313

## **Section 8**

**5.310 of the Columbia Heights City Code is hereby amended to read as follows, to wit:**

### **§ 5.310 COMPLIANCE CHECKS AND INSPECTIONS.**

All licensed premises shall be open to inspection by the city police or other authorized city official during regular business hours. From time to time, but at least once per year, the city shall conduct compliance checks by engaging, with the written consent of their parents or guardians, minors over the age of 15 years but less than ~~18~~21 years to enter the licensed premise to attempt to purchase tobacco, tobacco products, or tobacco related devices. Minors used for the purpose of compliance checks shall be supervised by city designated law enforcement officers or other designated city personnel. Minors used for compliance checks shall not be guilty of unlawful possession of tobacco, tobacco products, or tobacco related devices when such items are obtained as a part of the compliance check. No minor used in compliance checks shall attempt to use a false identification misrepresenting the minor's age, and all minors lawfully engaged in a compliance check shall answer all questions about the minor's age asked by the licensee or his employee and shall produce any identification, if any exists, for which he is asked. Nothing in this section shall prohibit compliance checks authorized by state or federal laws for educational, research, or training purposes, or required for the enforcement of a particular state or federal law.

(Ord. 1371, passed 5-11-98) Penalty, see § 5.313

## **Section 9**

**5.311 of the Columbia Heights City Code is hereby amended to read as follows, to wit:**

### **§ 5.311 OTHER ILLEGAL ACTS.**

Unless otherwise provided, the following acts shall be a violation of this article:

(A) *Illegal sales.* It shall be a violation of this article for any person to sell or otherwise provide any tobacco, tobacco product, or tobacco related device to any minor.

(B) *Illegal possession.* It shall be a violation of this article for any minor to have in his possession any tobacco, tobacco product, or tobacco related device. This division (B) shall not apply to minors lawfully involved in a compliance check.

(C) *Illegal use.* It shall be a violation of this article for any minor to smoke, chew, sniff or otherwise use any tobacco, tobacco product, or tobacco related device.



(D) *Illegal procurement.* It shall be a violation of this article for any minor to purchase or attempt to purchase or otherwise obtain any tobacco, tobacco product or tobacco related device, and it shall be a violation of this article for any person to purchase or otherwise obtain such items on behalf of a minor. It shall further be a violation for any person to sell or otherwise provide any tobacco, tobacco product, or tobacco related device to any minor, and it shall further be a violation to coerce or attempt to coerce a minor to illegally purchase or otherwise obtain or use any tobacco, tobacco product, or tobacco related device. This division shall not apply to minors lawfully involved in a compliance check.

(E) *Use of false identification.* It shall be a violation of this article for any minor to attempt to disguise his true age by the use of a false form of identification, whether the identification is that of another person or one on which the age of the person has been modified or tampered with to represent an age older than the actual age of the person.

(F) *Smoking and sampling indoors are prohibited.* No person shall smoke indoors in a public place, indoors at a public meeting, or indoors at place of employment. This subdivision also prohibits the Sampling of tobacco, tobacco products, electronic delivery devices, nicotine or lobelia delivery products and products used in electronic delivery devices and nicotine or lobelia delivery products.

(Ord. 1371, passed 5-11-98) Penalty, see § 5.313

## **Section 10**

This ordinance shall be in full force and effect from and after 30 days after its passage.

First Reading:

Offered by:

Seconded by:

Roll Call:

Second Reading:

Offered by:

Seconded by:

Roll Call:

Date of Passage:

---

Amáda Márquez Simula, Mayor

Attest:

---

Nicole Tingley City Clerk/Council Secretary

## City Code Review Summary

City	Outlined in code
Hilltop	Prohibits Sampling and Indoor Smoking
Fridley	Prohibits Sampling and Indoor Smoking
Minneapolis	Prohibits indoor sampling and the indoor seating within a tobacco shop
Spring Lake Park	Prohibits Smoking Lounges
West St. Paul	Prohibits Sampling
Arden Hills	Prohibits Sampling and indoor smoking
Brooklyn Park	Does not highlight Sampling or Indoor Smoking in code
Bloomington	Prohibits Sampling and Indoor Smoking
North St. Paul	Prohibits Sampling and Indoor Smoking
Robinsdale	Does not highlight Sampling or Indoor Smoking in code
New Brighton	Prohibits Indoor Smoking
South St. Paul	Prohibits Sampling and Indoor Smoking
Crystal	Does not highlight Sampling or Indoor Smoking in code
St. Anthony	Prohibits Indoor Smoking
New Hope	Prohibits Indoor Smoking
Golden Valley	Prohibits Sampling and Indoor Smoking
St. Louis Park	Prohibits Sampling
Richfield	Prohibits Sampling and Indoor Smoking
Lauderdale	Prohibits Sampling and Indoor Smoking
Mendota Heights	Prohibits Indoor Smoking
Maplewood	Prohibits Sampling and Indoor Smoking
Little Canada	Prohibits Sampling and Indoor Smoking
Roseville	Prohibits Sampling and Indoor Smoking



*Protecting, maintaining and improving the health of all Minnesotans*

October 6, 2014

Loren Wickham, Assistant Community Development Director  
 City of Columbia Heights  
 590 40th Ave NE  
 Columbia Heights, MN 55421-3678

Dear Mr. Wickham:

**Subject: Smoking lounges and Minnesota Clean Indoor Air Act (MCIAA) compliance**

This letter serves as an explanation of the Minnesota Department of Health's (MDH) position on smoking lounges and compliance with the MCIAA. MDH has arrived at the following position after carefully reviewing the MCIAA statutory language. In order to make clear the requirements in state law, in June of 2012 MDH sent this information to all establishments that were identified by local officials as a dedicated indoor smoking lounge.

Businesses whose primary purpose is to provide a place for customers to smoke are violating the MCIAA. While the MCIAA does contain a provision that allows customers or potential customers to light tobacco in dedicated *retail tobacco stores* "for the specific purpose of sampling...", this *exemption does not apply to dedicated smoking lounges*. The authors of the Freedom to Breathe amendments to the MCIAA intended the exemption to allow customers to try out a portion of a tobacco product in a *tobacco store* to determine if they'd like to purchase a larger quantity of the product to smoke elsewhere.

Establishments electing to continue allowing indoor smoking in violation of the MCIAA may be subject to formal enforcement procedures. The MCIAA regulations allow for both criminal and civil enforcement actions, including but not limited to, civil administrative penalties of up to \$10,000 per violation and injunctive relief.

For more information on the MCIAA, contact the Minnesota Department of Health at 651-201-4601 or 1-800-798-9050, by email [mciaa@state.mn.us](mailto:mciaa@state.mn.us) or visit our website at: <http://www.health.state.mn.us/divs/eh/indoorair/mciaa/ftb/index.html>

Sincerely,

A handwritten signature in black ink, appearing to read "D. Tranter", with a long, sweeping horizontal line extending to the right.

Daniel C. Tranter, Supervisor  
 Indoor Air Unit  
 Minnesota Department of Health  
 PO Box 64975  
 St. Paul, MN 55164-0975

# LOMMEN ABDO

MINNESOTA / WISCONSIN

May 24, 2021

**VIA EMAIL - [info@columbiaheightsmn.gov](mailto:info@columbiaheightsmn.gov)**

City of Columbia Heights  
590 40<sup>th</sup> Avenue NE  
Columbia Heights, MN 55421

**VIA EMAIL - [amarquezsimala@columbiaheightsmn.gov](mailto:amarquezsimala@columbiaheightsmn.gov)**

Amada Marquez Simula, Mayor

**VIA EMAIL - [jmurzvnr@columbiaheightsmn.gov](mailto:jmurzvnr@columbiaheightsmn.gov)**

John Murzyn, Jr., Councilmember

**VIA EMAIL - [cbuesgens@columbiaheightsmn.gov](mailto:cbuesgens@columbiaheightsmn.gov)**

Connie Buesgens, Councilmember

**VIA EMAIL - [nnovitsky@columbiaheightsmn.gov](mailto:nnovitsky@columbiaheightsmn.gov)**

Nick Novitsky, Councilmember

**VIA EMAIL - [kjacobs@columbiaheightsmn.gov](mailto:kjacobs@columbiaheightsmn.gov)**

Kt Jacobs, Councilmember

**VIA EMAIL - [achirpich@columbiaheightsmn.gov](mailto:achirpich@columbiaheightsmn.gov)**

Aaron Chirpich, Community Development Director

RE: Hookah Kingdom 1, Inc., 4919 Central Avenue NE, Columbia Heights, MN 55421  
Proposed Ordinance No. 1667  
Our File No. 42721

Dear Mayor Simula, Councilmembers and Mr. Chirpich:

I represent Hookah Kingdom who recently received notice of your proposed Ordinance 1667 amending Chapter 5.3 of the Columbia Heights City Code.

Notably in your letter, staff indicates one of the purposes of the ordinance is to make the City of Columbia Heights ordinance in conformance with Minnesota state law which prohibits indoor smoking and sampling. To be clear, Minnesota has not allowed



LOMMEN ABDO, P.A.

City of Columbia Heights, et al  
May 24, 2021  
Page 2

public indoor smoking for some time<sup>1</sup>. As such, Cities are not required to specifically prohibit public indoor smoking as it is already prohibited under Minnesota state law.

Minnesota does *not* prohibit indoor sampling. Indoor sampling is actually an exception to the Minnesota Clean Indoor Air Act. As such, if the City wanted to ensure its ordinance is in compliance with Minnesota state law on sampling, the City would continue to allow sampling as does the state.

Specifically, Minn. Stat. 144.4167, subd. 4 states as follows:

*Sections 144.414 to 144.417 do not prohibit the lighting of tobacco in a tobacco products shop by a customer or potential customer for the specific purpose of sampling tobacco products. For the purposes of this subdivision a tobacco products shop is a retail establishment with an entrance door opening directly to the outside that derives more than 90% of its gross revenue from the sale of loose tobacco, plants or herbs and cigars, cigarettes, pipes, and other smoking devices for burning tobacco and related tobacco accessories and which the sale of other products is merely incidental. . .*

Hookah Kingdom meets the exception as it derives more than 90% of its revenue from the sale of tobacco or tobacco related products.<sup>2</sup> As such, Hookah Kingdom has been in compliance with Minnesota state law since it purchased the business and moved in to Columbia Heights in 2015.

In fact, since Hookah Kingdom began operating in the City of Columbia Heights in 2015, it has had a number of issues with city regulations. The Hookah Kingdom was forced to retain counsel and has spent thousands of dollars addressing alleged violations of the City Code and gone above and beyond to make sure that Hookah Kingdom complies chapter and verse with city and state codes whether it be venting, electrical, fire, seating, occupancy and other safety regulations.

The proposed ordinance would have a substantial and detrimental effect on Hookah Kingdom. As it stands, the Hookah Kingdom is the only tobacco shop in the City of Columbia Heights that provides hookah sampling. As I am sure you are well aware,

---

<sup>1</sup> The Minnesota Clean Indoor Air Act (MCIAA) was enacted in 1975. It was amended in 2007 with the Freedom to Breathe Amendment which added further protections for employees and the public as well as in 2019 to include vaping in its definition of smoking.

<sup>2</sup> Hookah Kingdom meets the other portions of the exception as it has an entrance door opening directly to the outside and the sale of other products is merely incidental.

LOMMEN ABDO, P.A.

City of Columbia Heights, et al  
May 24, 2021  
Page 3

hookah is a cultural practice which is largely Middle Eastern and African in origin. In fact, approximately 99% of the customers at Hookah Kingdom are from African or Middle Eastern origin. The practice of hookah sampling has cultural and historical implications for the Muslim community in Columbia Heights. The City of Columbia Heights already limits tobacco shop licenses to three. For a company that has already struggled significantly with the pandemic and faced a significant loss of revenue from 2020, prohibiting sampling could actually force Hookah Kingdom out of business.

I attach for your reference and consideration a letter from Hookah Kingdom's accountant which describes the financial impact in more detail.

Very truly yours,

/s/ Kathleen M. Loucks

Kathleen M. Loucks

KML/ss  
Attachments

cc: Hookah Kingdom (Via Email)

**Tax Shop**  
**Income Tax & Bookkeeping Services**  
2316 Louisiana Ave. S.  
St. Louis Park, MN 55426  
Phone 952-541-4858 Fax 952-541-1313

May 24, 2021

Hookah Kingdom 1 Inc  
4949 Central Ave NE  
Columbia Heights, MN 55421

RE: Elimination of "Sampling"

To Whom it May Concern,

The elimination of tobacco sampling will be detrimental to the business operations. Customers rely on this for the purpose of choosing their tobacco purchase. Sampling the tobacco helps with sales, as these sales would make up an estimated 65% of the gross sales.

The reduced gross sales would impact all aspects of business operations, primarily the number of employees working. We have on average 8-10 employees; this would reduce to approximately 2 employees if the gross sales were to drop. These employees are not skilled workers and would find it difficult to get a job elsewhere.

With a reduction of sales, it would be exceedingly difficult to remain open and maintain all the business expenses. We are tied to a lease agreement that has 4 years and 3 months remaining.

The Covid-19 pandemic has been very strenuous on the business. We had to cover many expenses out of pocket. We did receive the PPP funds, but this was not enough to cover the overall business expenses and 2020 had a large loss.

The 1<sup>st</sup> quarter of 2021 has also had a negative impact on the business as large gathering were not allowed. We had similar problems that other establishments experienced, such as bars and restaurants. With less of these restrictions, business is getting better, but we are hoping for a good summer and rest of the year. This is dependent on the business being able to offer sampling to its customers.



Husein Ahmed  
Accountant



## Distributed to City Council at 5/24/21 City Council Meeting

HOOKAH KINGDOM 1 INC  
4919 CENTRAL AVE NE  
COLUMBIA HEIGHTS, MN 55421

LEGAL ENTITY NAME: Hookah Kingdom 1 Inc  
Date of Incorporation: 06/11/2015

<b>BUSINESS STARTUP COSTS:</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
GOODWILL/BLUE SKY	160,000					
EQUIPMENT	35,816	18,000	0	37,482	5,490	0

2015 = BUSINESS PURCHASE

2016 = DUCTWORK AND FIXTURES

2017 = NO UPGRADES

2018 = SECURITY SYSTEM, HVAC UNIT, AND A BUSINESS VEHICLE

2019 = COMPUTER EQUIPMENT

2020 = NO UPGRADES

	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
<b>ANNUAL PROFIT/LOSS:</b>	-6886	35,029	20,996	70,438	94,080	-69,261

<b>SALES TAX COLLECTED AND PAID:</b>		33,453	32,095	39,909	44,648	21,860
--------------------------------------	--	--------	--------	--------	--------	--------

<b>ANNUAL NUMBER OF EMPLOYEES</b>		6	8	8	14	9
-----------------------------------	--	---	---	---	----	---

<b>ANNUAL EMPLOYER PAYROLL TAXES</b>		11,711	13,271	11,253	13,446	10,644
--------------------------------------	--	--------	--------	--------	--------	--------

<b>AGENDA SECTION</b>	<b>PUBLIC HEARINGS</b>
<b>MEETING DATE</b>	<b>MAY 24, 2021</b>

<b>ITEM:</b>	<b>Cable Franchise Agreement Extension</b>		
<b>DEPARTMENT:</b> Administration		<b>BY/DATE:</b> May 20, 2021	
<b>CITY STRATEGY:</b> <i>(please indicate areas that apply by adding a bold "X" in front of the selected text below)</i>			
_ Safe Community		X Diverse, Welcoming "Small-Town" Feel	
_ Economic Strength		_ Excellent Housing/Neighborhoods	
_ Equity and Affordability		X Strong Infrastructure/Public Services	
X Opportunities for Play and Learning		X Engaged, Multi-Generational, Multi-Cultural Population	

**BACKGROUND:**

The City of Columbia Heights cable franchise agreement with Comcast is up for renewal. The City's cable attorneys have recommended extending the City's existing franchise agreement with Comcast through 2023. The City's next steps will be to approve the extension agreement according to its ordinance amendment process, update the ordinance, and then share the approved agreement with Comcast for their execution.

**DETAILS:**

Section 11.102(D), entitled "Franchise Term" of the City's Cable Television Franchise Ordinance (Ord. No. 1617), shall be amended as follows:

- (D) Franchise Term. Pursuant to the ~~Franchise Settlement Agreement dated January 26, 2015~~ Franchise Extension Agreement dated May 24, 2021, the term of the Franchise shall extend from the date of acceptance by the Grantee until May 31, 20203, unless sooner renewed, revoked, or terminated as herein provided, or unless extended by the City.

Proposed approval of Franchise Agreement Extension: May 24

Proposed first reading of updated ordinance: May 24

Second reading: June 14

Requires a super majority vote.

Per the City Charter, publication of the summary ordinance is also required- "A franchise shall be without any validity whatever until it has been accepted by the grantee, and until it has been given adequate publicity, either by publication of a summary franchise ordinance in the official paper of the City for two successive publications after its passages, and by posting of the summary ordinance in City Hall and the City Library for a period of thirty days after its passage."

<b>RECOMMENDED MOTION(S):</b>
MOTION: Move to approve the Franchise Extension Agreement with Comcast of Minnesota, Inc.

MOTION: Move to waive the reading of Ordinance 1668, there being ample copies available to the public.

MOTION: Move to set the second of Ordinance 1668, Cable Television Franchise Ordinance Amendment, for June 14, 2021, at approximately 7:00 p.m. in the City Council Chambers.

**ATTACHMENT(S):**

**Updated Ordinance 1668**

**Franchise Extension Agreement**

## FRANCHISE EXTENSION AGREEMENT

THIS AGREEMENT, effective as of May 24, 2021, between the City of Columbia Heights (the "City"), and Comcast of Minnesota, Inc., a Minnesota corporation ("Comcast").

WHEREAS, the LFA has granted Comcast a non-exclusive franchise to construct, operate and maintain a cable television system (the "Franchise"); and

WHEREAS, Comcast timely filed a request with the LFA to activate the formal process for renewing the Franchise pursuant to the provisions of the Cable Communications Policy Act of 1984 ("Cable Act"); and

WHEREAS, the parties are in negotiations concerning a renewal of the Franchise utilizing the informal procedures set forth in the Cable Act; and

WHEREAS, the parties desire to extend the current Franchise term for three (3) years in order to accommodate such negotiations.

### Section 1

Section 11.102 (D) of the Franchise is hereby amended by extending the term of such Franchise through and including May 31, 2023. The Parties do not waive any rights under Section 626 of the Federal Cable Act and agree that Grantee shall not be required to file an additional Section 626 Letter to preserve its right to formal proceedings under the Franchise.

### Section 2

Except as specifically modified hereby, the Franchise shall remain in full force and effect.

### Section 3

Neither party waives any right which it enjoys under law as a result of agreeing to this Franchise extension.

**ATTEST:**

**CITY OF COLUMBIA HEIGHTS, MINNESOTA**

By: \_\_\_\_\_

By: \_\_\_\_\_

Its: Mayor

**Comcast of Minnesota, Inc.**

By: \_\_\_\_\_

Ron Orlando

Vice President External Affairs, Comcast



**ORDINANCE NO. 1668****CABLE TELEVISION FRANCHISE ORDINANCE AMENDMENT**

The City of Columbia Heights does ordain:

**Section 1**

Section 11.102(D), entitled "Franchise Term" of the City's Cable Television Franchise Ordinance (Ord. No. 1617), shall be amended as follows:

- (D) Franchise Term. Pursuant to the ~~Franchise Settlement Agreement dated January 26, 2015~~ Franchise Extension Agreement dated May 24, 2021, the term of the Franchise shall extend from the date of acceptance by the Grantee until May 31, 2023, unless sooner renewed, revoked, or terminated as herein provided, or unless extended by the City.

**Section 2**

This Ordinance shall be in full force and effect from and after 30 days after its passage and upon the acceptance of Comcast of Minnesota, Inc.

First Reading: May 24, 2021

Offered by:

Seconded by:

Roll Call:

Second Reading:

Offered by:

Seconded by:

Roll Call:

Date of Passage:

---

Amáda Márquez Simula, Mayor

Attest:

---

Nicole Tingley, City Clerk/Council Secretary

AGENDA SECTION	ITEMS FOR CONSIDERATION
MEETING DATE	5/24/2021

<b>ITEM:</b>	<b>Approval of Memorandum of Understanding with Southern Anoka Community Assistance (SACA) for sale of a portion of the Public Safety Outlot.</b>		
<b>DEPARTMENT:</b>	Community Development	<b>BY/DATE:</b>	Aaron Chirpich 5/20/2021
<b>CITY STRATEGY:</b> <i>(please indicate areas that apply by adding a bold "X" in front of the selected text below)</i>			
_ Safe Community		_ Diverse, Welcoming "Small-Town" Feel	
_ Economic Strength		_ Excellent Housing/Neighborhoods	
<b>X</b> Equity and Affordability		<b>X</b> Strong Infrastructure/Public Services	
_ Opportunities for Play and Learning		_ Engaged, Multi-Generational, Multi-Cultural Population	

**BACKGROUND:**

For several months, the City has been working with Reuter Walton Development and Southern Anoka Community Assistance (SACA) on redevelopment plans for the City owned development site located behind the Public Safety building at 825 41st Avenue NE. Reuter Walton is currently under contract to purchase a portion of the vacant development site to construct a 62-unit affordable housing community. The concept site plan and preliminary plat presented by Reuter Walton includes a separate parcel that has been designated as a potential future relocation site for SACA. Reuter Walton is currently working through the land-use approval process to formally subdivide the property and receive entitlements for their portion of the project. If the project and land subdivision move forward as planned, the City will have two separate lots, one to sell to Reuter Walton, and one to sell to SACA.

SACA is currently located at 627 38th Avenue NE. The land that the SACA facility occupies is actually owned by the City, and SACA owns their building. SACA holds a long term lease for the land that is set to expire in 2029. Rather than seek renewal of the land lease, SACA desires to move to the Public Safety site and expand their business operations with a new larger facility. As part of the current lease agreement that SACA has with the City, when SACA vacates the property, the City is obligated to purchase their building. To determine the purchase price/value for the building, an appraisal was ordered by the City. The appraisal has been received and is attached to this report. The appraisal has rendered a value of \$280,000 for the SACA building.

To move forward with their relocation plans, SACA needs to secure grant funding from the State of Minnesota. As part of the grant application process, SACA needs to demonstrate site control for their development parcel in the form of a memorandum of understanding (MOU). To meet this objective and help SACA secure their grant funding, staff has worked to prepare the attached MOU for approval by the Council. The primary terms of the agreement are as follows:

- Land sale price is set at \$250,000 (\*value explanation below)
- SACA will trade their building for the new site and receive \$30,000 from the City (differential between new site value and the building appraised value)
- The MOU will expire on September 3, 2021 if SACA does not receive grant funding from the State



- If grant funds are received by SACA, but progress is not made toward completing the transaction, the MOU can be cancelled by the City with 30-day's notice to SACA.
- The MOU is not a legally binding contract

\*The appraised value of the entire development site is \$700,000. Reuter Walton's purchase agreement with the City for their portion of the site is for \$450,000. The SACA portion of the site has been assigned the remaining value of \$250,000.

**RECOMMENDED MOTION(S):**

**MOTION:** Move to waive the reading of Resolution 2021-50, there being ample copies available to the public.

**MOTION:** Move to adopt Resolution 2021-50, a resolution for the City of Columbia Heights, Minnesota, approving memorandum of understanding with Southern Anoka Community Assistance for the sale of a portion of the Public Safety outlot located at 825 41st Avenue NE.

**ATTACHMENT(S):**

1. Resolution 2021-50
2. Memorandum of Understanding
3. Appraisal

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF COLUMBIA HEIGHTS, MINNESOTA, APPROVING MEMORANDUM OF UNDERSTANDING WITH SOUTHERN ANOKA COUNTY ASSISTANCE FOR THE SALE OF A PORTION OF THE PUBLIC SAFETY OUTLOT LOCATED AT 825 41ST AVENUE NE**

**WHEREAS**, Southern Anoka County Assistance (“SACA”) desires to acquire certain property (the “Property”) owned by the City of Columbia Heights (the “City”), which Property has been the subject of preliminary negotiations for purposes of constructing a multi-use development on the Property (the “Development”); and

**WHEREAS**, the City and SACA have determined to execute a memorandum of understanding (the “Agreement”), that outlines the basic terms of the land sale to SACA and provides time for due diligence to be completed by both parties; and

**WHEREAS**, the City Council has reviewed the Agreement, and has determined that it is in the best interests of the City to approve and execute the Agreement; and

**NOW, THEREFORE BE IT RESOLVED**, the City approves the Agreement, and authorizes and directs the Mayor and City Manager to execute same in substantially the form on file, subject to modifications that do not alter the substance of the transaction and are approved by the Mayor and City Manager, provided that execution of the Agreement by such officials will be conclusive evidence of their approval.

**NOW, BE IT FURTHER RESOLVED**, that City officials, staff, and consultants are authorized to take any other actions necessary to carry out the City’s obligations under the Agreement, and to bring a proposed definitive purchase and development contract before the City.

Passed this 24th day of May, 2021

Offered by:

Seconded by:

Roll Call:

\_\_\_\_\_  
Mayor, Amáda Márquez Simula

Attest:

\_\_\_\_\_  
Nicole Tingley, City Clerk

## **MEMORANDUM OF UNDERSTANDING BETWEEN SOUTHERN ANOKA COMMUNITY ASSISTANCE AND THE CITY OF COLUMBIA HEIGHTS**

THIS MEMORANDUM OF UNDERSTANDING is made by and between SOUTHERN ANOKA COMMUNITY ASSISTANCE (“SACA”) and the CITY OF COLUMBIA HEIGHTS (“the City”) to outline the parties’ understanding concerning their joint efforts to establish a framework for the sale of a portion of the City owned Public Safety outlot located at 825 41st Avenue NE, Columbia Heights subject to the express goals of the City.

### **RECITALS**

WHEREAS, the City owns a vacant development site that is currently included in the City’s Public Safety property located at 825 41st Avenue NE in Columbia Heights, Minnesota (“the Subject Property”) ; and

WHEREAS, SACA currently owns a building located on City property at 627 38th Avenue NE in Columbia Heights, Minnesota; and

WHEREAS, SACA desires to expand their food shelf and thrift store business operations and move into a larger facility; and

WHEREAS, the City desires to retain SACA in the community and facilitate their expansion goals by providing a new development site to SACA; and

WHEREAS, SACA is working to secure grant funding ~~from the State of Minnesota~~ to support their expansion goals and SACA needs proof of the City’s intent to sell the Subject Property to SACA ; and

WHEREAS, the City is supportive of SACA’s efforts to secure grant funding for their relocation and expansion, and the City desires to give SACA the time necessary to complete their fundraising initiative; and

WHEREAS, the parties wish to enter into a non-legally binding Memorandum of Understanding which outlines the goals and expectation of each of the parties during the process leading up to the execution of a purchase agreement for the sale of the Subject Property by the City.

### **MEMORANDUM OF UNDERSTANDING**

NOW THEREFORE, parties agree and understand the following:

1. Subject to the termination provisions of paragraph 7, the parties will cooperate and exercise reasonable efforts in establishing a process and entering into a purchase agreement and any other related documents for the sale of the Subject Property to SACA.

2. The City agrees to sell the Subject Property to SACA for the amount of \$250,000 for the development of a new food shelf and thrift store.

3. SACA will pay for the Subject Property with the proceeds from the sale of SACA's existing building located on City property at 627 38th Avenue NE, Columbia Heights.

4. At the time of closing, the City will provide SACA with proceeds, if any, in excess of the appraised value of the building located at 627 38th Avenue NE, Columbia Heights.

5. Should the appraised value be less than \$250,000, SACA will pay the City the difference of the appraised value and the purchase price of \$250,000.

6. Unless otherwise agreed in writing, each party to this Memorandum of Understanding shall be responsible for their own costs, time and materials expended in pursuing the parties' mutual interest in establishing a process for the eventual sale of the Subject Properties.

7. This Memorandum of Understanding will expire on September 3, 2021 if SACA is unsuccessful in securing grant funding ~~from the State of Minnesota~~. If grant funding is received, this Memorandum of Understanding shall continue in effect until such time that SACA has entered into proper development agreements with the City and taken ownership of the Subject Property. If grant funding is received, and SACA fails to maintain acceptable progress towards planning for the relocation project, the Memorandum of Understanding shall be canceled by the City following 30 days' notice to SACA. Upon the termination of this Memorandum of Understanding, neither party will be entitled to receive or permitted to seek compensation from the other party for any time, materials or moneys expended in connection with their efforts for establishing and pursuing a process for the sale of the Subject Property.

8. Any notice authorized or required under this Memorandum of Understanding shall be in writing and shall be sent by certified mail to the other party as follows:

**To SACA:**

SACA  
Attn: Dave Rudolph  
627 38th Avenue Ne  
Columbia Heights, MN 55428

**To the City:**

City of Columbia Heights  
Attn: Aaron Chirpich  
590 40<sup>th</sup> Avenue NE  
Columbia Heights, MN 55428

9. This Memorandum of Understanding may be modified by mutual agreement of the parties in writing.

(Signatures on following page)

**SACA**

By: \_\_\_\_\_  
Stephen D. Smith

Its: Board Chair

Dated: \_\_\_\_\_

**CITY OF COLUMBIA HEIGHTS**

By: \_\_\_\_\_  
Kelli Bourgeois

Its: City Manager

Dated: \_\_\_\_\_

**APPRAISAL FOR  
LIGHT INDUSTRIAL BUILDING  
LOCATED AT:  
627 38TH AVENUE NE  
COLUMBIA HEIGHTS, MINNESOTA  
55421  
BUILDING ONLY VALUATION**



**PREPARED FOR  
MR. AARON J CHIRPICH, MPS  
COMMUNITY DEVELOPMENT  
DIRECTOR  
CITY OF COLUMBIA HIEGHTS  
590 40TH AVENUE NE  
COLUMBIA HEIGHTS, MINNESOTA 55421**

**PREPARED BY  
CLARKE T. GOSET  
CERTIFIED GENERAL REAL PROPERTY  
APPRAISER  
MN LICENSE #4002042**

DATE OF INSPECTION: 3/4/2021  
EFFECTIVE VALUATION DATE: 3/4/2021  
DATE OF APPRAISAL REPORT: 5/10/2021  
FILE NUMBER: 39023

## APPRAISERS &amp; CONSULTANTS

Date: May 10, 2021

Mr. Aaron J. Chirpich, MPA, Community Development Director  
City of Columbia Heights  
590 40th Avenue NE  
Columbia Heights, Minnesota 55421

RE: Restricted Use Market Value Appraisal  
Light Industrial Building Located at:  
627 38th Avenue NE  
Columbia Heights, Minnesota 55421  
**Building Only Valuation**

Mr. Chirpich,

In accordance with your request, I have completed an appraisal for the above referenced property for the purpose of estimating its probable market value in the fee simple interest for the **building only**. The property was inspected on March 4, 2021. The inspection date serves as the effective date of this valuation. The purpose and function of this valuation is for the building only valuation of the property. The land is currently owned by the city of Columbia Heights and the building is currently leased. The purpose and function is to determine the value of the structure that occupies the lease land owned by the City of Columbia Heights.

After careful consideration of the factors influencing value, in my opinion that the subject property has probable building only market value, as of the effective date of the appraisal, in the amount of:

**TWO HUNDRED EIGHTY THOUSAND DOLLARS  
(\$280,000)**

Based on the analysis contained within this appraisal the above valuation was based on the following:

<b>Extraction Method (Utilizing Market Approaches to Value):</b>	<b>\$280,000</b>
<b>Reconstruction Cost Approach:</b>	<b>\$280,000</b>

The probable building only market value is based on both approaches to value listed above. All approaches utilized are defined and explained in more detail within this appraisal report. The value stated above assumed the subject building is structurally sound. If it becomes known that the building has significant structural issues, the appraiser reserves the right to reevaluate the findings herein.

The opinion of value as expressed in this report is predicated on the definition of market value of the fee simple interest of the property as defined in a section of this enclosed report. A legal description is included in this report. This value presumes that special assessments, liens and other encumbrances, if any, are to be paid by the seller prior to transfers of the title. The calculation is contingent upon the limiting conditions included within this report.

The following written report presents the findings, analysis, and conclusions of this appraisal. We have made a complete inspection of the subject property and have fully identified the real estate in our written report. The



## APPRAISERS &amp; CONSULTANTS

report is based on information and data that has been obtained from a variety of sources which are thought to be reliable and relevant. This appraisal report is a summary appraisal. It contains a description of the property and a summary of significant factors affecting the subject market value, special conditions, adverse conditions or any extraordinary assumptions affecting its value, the methods of valuation, all applicable approaches to value and the reconciliation to the final value. This appraisal assignment is not based upon a minimum or specific valuation.

This appraisal has been completed in both compliance to, and conformance of, the Uniform Standard of Professional Appraisal Practice (USPAP), federal banking regulations and reforms as set forth by the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA), and the Code of Professional Ethics of the Appraisal Institute. Information in this report was gathered from sources believed to be reliable, but is not guaranteed. This report complies with the Uniform Standards of Appraisal Practice (USPAP). The report is also intended to meet the requirements of a summary report, as defined in the Uniform Standards Rule.

The Americans with Disabilities Act (ADA) became effective January 26, 1992. This act was passed to provide equal access to jobs and facilities for those with disabilities. Appraisers in general are not qualified to identify potential ADA requirements. Therefore we recommend that an appropriate and qualified professional firm assess the subject for ADA requirements.

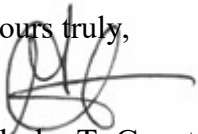
The appraisers who signed on or contributed to this report have the necessary and requisite experience in property type and geographic area to competently complete their various assignments throughout this appraisal assignment.

Personal property, sometimes known as furniture, fixtures, and equipment (FF & E), is an important factor to consider in the valuation of real estate. Our valuation is for the real estate only, and any FF & E located on the property is not included nor valued in this report. Trade Fixtures, which are considered a piece of equipment on or attached to the real estate which is used in a trade or business, if valued herein, will be address within this report.

I trust the data provided herein is clear to the reader. Should any party to the valuation have any questions on the data or its interpretation, do not hesitate to contact me.

Thank you for the opportunity to provide a service.

Yours truly,



Clarke T. Goset  
Certified General Appraiser  
Appraiser, MN License #4002042

## INDEX

Method of Engagement	1
Description of the Appraisal Format	2-3
Executive Summary	4-15
Overview of the Subject Property	16-22
Location Map	23
Zoning Information	24
Market Information	25-56
Overview of the Valuation Process	57-58
Market Approach	59-74
Determination of Building Value Utilizing Market Data	75
Reconstruction Approach	76-79
Pictures of Subject	80-83
Demographics	84-87
Qualifications	88-89

## METHOD ENGAGEMENT

This appraisal office was contacted by the addressee herein. The purpose and function of this appraisal is for determining the value of the building only located on the leased land owned by the City of Columbia Heights. This appraisal is for the use of the addressee only and is not intended for any other purpose. This appraisal office has not previously appraised the subject property.

## DESCRIPTION OF APPRAISAL FORMAT

The procedures in preparing this type of an appraisal report, can be divided into five basic areas:

1. Through inspection of the property
2. Collection of pertinent data
3. Analysis of the process
4. Conclusion of value
5. Preparation of report

An appraisal report should responsibly and accurately identify and analyze the sources of value in each property being appraised. Value in real estate can broadly be categorized in three areas, which are as follows:

1. As a place to live
2. As a place to earn a living
3. As an investment

The first portion of this appraisal report will include descriptive data related to ownership, property address, legal description, taxes and special assessments (if any), zoning and utilities, site description, the highest and best use of the property, and appraisal date and definition of the type of value that will be analyzed in this appraisal. The improvements will also be described. This is presented to inform the recipient of the report as to the quality and condition of improvements, and the location and potential of the property that is being appraised.

The next portion of the report is the appraisal process. There are typically three different approaches utilized in the appraisal of real estate. These are; the market approach (comparison approach), the reconstruction/replacement approach, and the income approach.

The Market Approach will be employed by a comparison analysis of sales of similar improved properties adjusting each sale for time, location, size, age, quality, condition and any other factors that appear relative to the improvements and the land.

The Replacement Cost Approach is an analysis of the cost of land as unimproved or prior to the construction of the building and improvements. This is based on a comparison of the subject land to other similar unimproved land comparable sales. This value is added to the estimated cost of constructing the improvements less the value and depreciation that may have occurred.

The Income Approach will be utilized by the estimating gross income, expenses and net income which

## DESCRIPTION OF APPRAISAL FORMAT

will be capitalized by an overall rate that will reflect economically, a value range that is passed to the subject's ability to produce income.

After the completion of these approaches, they will be correlated into a final conclusion or opinion of market value of the property as of the date of the appraisal.

The last section of this appraisal report is supporting data for the conclusions and values utilized within the report. This section includes pictures of the subject property, salient data of the comparables utilized, regional and community demographics, and economical profiles of the subject area.

## EXECUTIVE SUMMARY

*Effective Date:* **March 4, 2021**

*Date of Inspection:* **March 4, 2021**

### *Marketing Time/Exposure Time*

**9-12 Months. The marketing time and the exposure time are estimated to be similar. There is no known externalities (other than COVID-19 which is excluded from this analysis) that would/could alter the marketing time.**

As required by the Federal banking regulations and reforms set forth by FIRREA. Marketing time is the time period needed to sell the building. A number of economic forces effect marking time such as the number of competitive listings in the area and the availability of financing.

Valuation of the subject site is based on cash equivalency market value. The marketing time fames assumes “typical” market terms, which would include average current mortgage rates with average points, a 65%-75% loan-to-value ratio, and sales commissions of 6%-7% of the total sale price. The primary market area would be assumed to include the nine-county metropolitan area.

### *Purpose of the Appraisal*

The purpose of this appraisal report is to estimate the probable market value of the fee simple interest in the subject real estate, in accordance with the appraisal policies and procedures set forth by the intended users of this report. The opinion of market value is stated in terms of cash or financing equivalent to cash. **The purpose of this appraisal for internal usage only by the addressee for decisions relating to city planning. This appraisal is for the usage of the addressee only and is not to be utilized to procure financing.**

### *Function of the Appraisal*

The function of this appraisal is to provide the intended user of this report with a valuation estimate which is to be **NOT** utilized in encumbering the real estate. The function of the appraisal is for decisions relating city planning.

## EXECUTIVE SUMMARY

### *Sales History*

Per information posted on the Regional Multiple Listing Service, the below is the last noted sales history.

LAST MARKET SALE & SALES HISTORY	
Owner Name	Columbia Heights City Of
Recording Date	06/01/1983
Buyer Name	Columbia Heights City Of
Document Type	Deed (Reg)



## EXECUTIVE SUMMARY

### ***USPAP Compliance***

This appraisal report conforms to the Uniform Standards of Professional Appraisal Practice (USPAP) as set forth by the Appraisal Foundation.

### ***Property Rights Appraised***

The subject real estate will be appraised by estimating the market value of the fee simple interest of the real estate. For use in the report, the market value for the fee simple interest in the real estate is subject to the following definition: “*The fee simple interest is an absolute fee; a fee without limitations to any particular class of heirs or restrictions, but subject to the limitations of eminent domain, escheat, police power, and taxation. An inheritable estate*”.

### ***Client and Intended User of this Report***

The addressee is the intended user of this report. The appraisers have been requested to offer an opinion of the market value of the referenced property. This appraisal is not to be distributed to other than the client and the intended user of this report without consent of the signing appraisers of this report.

### ***Scope of Work***

Defined as the amount and type of information researched and the analysis applied in an assignment. Scope of work includes, but is not limited to, the following:

The degree to which the property is inspected or identified; The extent of research into physical or economic factors that could affect the property; the extent of data research; and the type and extent of analysis applied to arrive at opinions and conclusions.

An appraisal is a process of estimating the market value of real property, as defined herein, as of a specific date for the interest specified in the report. Information provided by the client is not generally verified, but is believed to be correct and reliable.

Legal descriptions, community and neighborhood, site and tax information are generally gained from public records or published sources as well as from individuals believed to be familiar with the area. The plat is gained from the public records unless a survey is provided.

All possible appraisal techniques are not necessarily used, only those believed to be most appropriate for this type of property. The appraisal techniques used are considered those more appli-

## EXECUTIVE SUMMARY

cable in this appraisal process and are intended to meet or exceed the standards, ethics and rules of the Uniform Standards of Appraisal Practice.

Comparable property data is confirmed with a party familiar with the transaction and/or public records as reasonably possible. Research and information of this type is usually limited to one source, unless reasonable doubt is experienced. Accuracy, of course, cannot be guaranteed. Analytical conclusions are only those of the appraisers signing the report. The value estimated of the subject property is made giving full consideration to the various factors affecting value.

The appraisal is intended for persons, or firms, familiar with real estate and real property, and familiar with appraisal terminology, methodology and reporting. If any questions arise about the appraisal, its use, terms, scope, research, or analytical methodology used, the signing appraisers should be contacted.

The intended users of this report are identified as sophisticated in real property analysis and such a summary appraisal is deemed adequate. The intended use of this report is for the addresses only, as the sole user of this report.

### *Highest and Best Use*

The Highest and Best Use, as defined by various publications of the American Institute of Real Estate Appraisers and the Society of Real Estate Appraisers is considered as follows. The four stages of analysis and the subsequent tests are, in our opinion, pertinent to the current requirements placed on the professional appraiser.

“the most profitable, likely use to which a property can be put. The opinion of such use may be based on the highest and most profitable continuous use to which the property is adapted and needed, or likely to be in demand in the reasonable near future. However, elements affecting value which depend upon events or combinations of occurrences, which are not fairly shown to be reasonably probable should be excluded from consideration. Also, if the intended use is dependent upon an uncertain act of another person, the intention cannot be considered”.

“that use of the land which me reasonably be expected to produce the greatest net return to land over a given period of time. The legal use which will yield to the land the highest present value, sometimes called ‘optimum use’”.

In estimating the highest and best use, there are essentially four stages of analysis”

1. Possible Use: To what use is it physically possible
2. Permissible Use (Legal): What uses are permitted by zoning and deed restrictions
3. Feasible Use: Which possible and permissible uses will produce any net return

## EXECUTIVE SUMMARY

4. Highest and Best Use: Among the feasible uses, which use will produce the highest net return or the highest present worth.

The highest and best use of the land (or site), if vacant and available for use, may be different from the highest and best use of the improved property. This will be true when the improvement is not an appropriate use and yet makes a contribution to the total property value in excess of the value of the site.

The following test must be passed in determining the highest and best use”

1. The use must be legal
2. The use must be probable, not speculative or conjectural
3. There must be a profitable demand for such use and it must return to the land the highest net return for the longest period of time.

Given the subject’s location, zoning and physical features, the site is clearly oriented to some type of commercial use(s). The current zoning ordinances permit a variety of uses mainly oriented to neighborhood commercial development. The subject site appears well suited to such uses up to the density permitted by its size/area. **Ultimately, we estimate the highest and best use of the subject site, as if vacant, to be for industrial oriented development.**

The improvements essentially represent conventional construction. They are generally well designed and well built with significant remaining economic life. The property is well suited to its current use and represent a good commercial location. **Therefore, we estimate the highest and best use of the subject property, as improved, to be for continued use as it is currently.**

## EXECUTIVE SUMMARY

### *Market Value Defined*

Market value as used in this appraisal is defined as follows: A type of value, states as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the definition of the term identified by the appraiser as applicable in an appraisal. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: *Buyer and seller are typically motivated; Both parties are well informed or well advised, and acting in what they consider their own best interests; A reasonable time is allowed for exposure in the open market; Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.*

### *Environmental Disclaimer*

No environmental impact studies or soil analysis were requested in reviewed in conjunction with this appraisal, and the appraisers hereby reserve the right to alter, amend, revise or rescind any of the value, opinions based upon any subsequent environmental impact studies, research or investigation and/or soil conditions.

In this appraisal assignment, the existence of potentially hazardous material used in the construction on maintenance of buildings, (such as the presence of urea formaldehyde foam insulation, asbestos, and/or the existence of substances above or below ground level such as toxic waste, radon gas, ect.) and / or of any other environmental influence that may adversely affect the value of the property or the health of the inhabitant of the property, was not observed by use, nor do we have any knowledge of the existence of subject materials/substances/influences on or in the property.

The appraisers, however, is not qualified to detect subject materials/substances/influences. The existence of any potentially hazardous material or toxic waste may have any effect on the value of the property. Naturally, no responsibility is assumed by this office or appraisers for the existence of any materials of this type.

The opinion of value in this appraisal is based on the assumptions as they may, or not pertain to the subject property. This appraisal assumes that:

1. The sanitary waste is disposed of by a municipal sewer or a proper alternated treatment system in good functional condition.
2. All fuel is dispensed and stored in accordance to all federal and other governmental regula-

## EXECUTIVE SUMMARY

tion standards.

3. There is an adequate supply of safe, lead-free drinking water
4. The subject property has no apparent signs of soil contaminants
5. The radon level is at or below EPA recommend levels
6. There is no hazardous waste on the property and there are no hazardous wastes sites near the subject property that negatively affect the value or safety of the property
7. Any functioning underground storage tanks are not leaking and are properly registered
8. Any abandoned U.S.T.'s are free from contaminations and were property drained, filled and sealed.
9. There is no significant UFFI insulation or other UREA formaldehyde material on the property
10. There is no apparent visible or known documented evidence of flaking or peeling lead paint on the property
11. The property is free of significant air and / or noise pollution
12. There is no uncontained friable asbestos or other hazardous asbestos material on the property
13. There is no apparent leaking florescent light ballasts, capacitors or transformers anywhere on or nearby unless noted
14. There are no known geological hazards
15. There is no known medical wastes, pesticides or agricultural pollution on the site
16. There is no known storage of chemical products, storage drums, radiation or electromagnetic radiation

### *Extraordinary Assumptions*

As defined as an assumption, directly related to a specific assignment, which if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

The legal description used in this report is assumed to be correct.

The appraiser has made no survey of this property and no responsibility is assumed in connection with such matters. Sketches and photographs in this report are included only to assist the reader in visualizing the property.

No responsibility is assumed for matters of a legal nature affecting title to the property nor is an opinion of title rendered. The title is assumed to be good and marketable. Information furnished by others is assumed to be true, correct and reliable. A reasonable effort has been made to verify such information; however, the appraiser assumes no responsibility for its accuracy.

## EXECUTIVE SUMMARY

All mortgages, liens, encumbrances, leases, and servitude have been disregarded unless so specified within the report. The property is appraised as though under responsible ownership and competent management.

It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering, which may be required to discover them.

It is assumed that there is full compliance with all applicable federal, state, local environmental regulations and laws unless noncompliance is stated, defined and considered in the appraisal report.

It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined or considered in the appraisal report.

It is assumed that all required licenses, consents and other legislative and administrative authority from any local, state, national governmental, private entity, or organization have been or can be obtained or renewed for any use on which the value estimated contained in this report is based.

It is assumed that the utilization of the land is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted within the report.

No environmental impact studies were either requested or made in conjunction with this appraisal, and the appraiser hereby reserves the right to alter, amend, revise or rescind any of the value opinions based upon any subsequent environmental impact studies, research or investigation.

The appraisers have no knowledge of abandoned wells or of the existence of hazardous material that may or may not be present in the property. The appraiser is not qualified to detect such substances and urges the client to retain an expert in the field prior to any legal transaction on the property. The value expressed in the appraisal report assumes no presence or existence of this type of contamination.

It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and law unless non-compliance is stated, defined and considered in the appraisal report.

The appraiser was not aware of the presence of soil contamination on the subject property, unless otherwise noted in this appraisal report. The effect upon market value, due to contamination was not considered in this appraisal, unless otherwise stated.

Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge

## EXECUTIVE SUMMARY

of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them.

### *Hypothetical Condition*

As defined as that which is contrary to what exists but is supposed for the purpose of analysis. hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in the analysis.

### *Requisites of the Appraisal*

The following requisites are certified as being met to the best of my understanding in terms of the documentation presented herein.

This appraisal conforms to the generally accepted appraisal standards as evidenced by the Uniform Standards of Professional Appraisal Practice (USPAP) adopted by the Appraisal Standards Board (ASB) of the Appraisal Foundation.

This appraisal is written and contains sufficient information and analysis to support the decision of the underwriter of this project to engage in the transaction.

The appraisal is based upon the definition of market value

This appraisal is performed by a certified general appraiser in accordance with requirements under Title XI of FIRREA.

The current legal description for the subject parcel is supplied in the documentation

USPAP requirements are herein attested that this appraisal assignment was not based upon a requested minimum valuation, a specific valuation, or the approval of a loan, and restated in the terms and limiting conditions of the appropriate tabbed section of this appraisal. Highest and best use of the land is judged as its current use.

The appraised valuation herein is further contingent upon the following conditions:



## EXECUTIVE SUMMARY

All necessary governmental approvals for appropriate development being granted within a normal time frame; No adverse physical site problems such as, but not restricted to, pollution, contamination or unreliable sub-soil conditions; No adverse title or ownership obstructions; Competent project management; Continued normal underlying economic and demographic conditions. The value stated for the buildings is based on its present usage, or highest and best use if specified, ownership and management, no other alternate use was factored for this valuation. Its present value is based on the anticipated continued basis as is.

### *Certification*

We certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limited conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- Our analyses, opinions, and conclusions were developed, and this report had been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice* (USPAP).
- I, Clarke T. Goset, have made a personal inspection of the property that is the subject of this report.
- I, Kimberly A. Block, have not made a personal inspection of the property that is the subject of this report but have contributed significantly to this report and its findings.

## EXECUTIVE SUMMARY

### *General Limiting Conditions*

The appraiser will not be required to give any testimony or appear in court because of having made this appraisal, with reference to the property in question, unless arrangement have been previously made.

Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose without the written consent of the appraiser, and in any event only with proper written qualification and only in its entirety.

Neither all or any part of the contents of this report, or copy thereof, shall be conveyed to the public through advertising, public relations, news, sales or any other media without written consent and approval of the appraiser, nor shall the appraiser, firm or professional organization of which the appraiser is a member, be identified without written consent of the appraiser.

Acceptance of and/or use of this appraisal report constitute acceptance of the foregoing general assumptions and general limiting conditions.

### *Americans with Disabilities Act*

The Americans with Disabilities Act (ADA) has an impact of owners, tenants and lenders having an interest in real property. The ADA, signed into law on 7/26/1990, is a comprehensive civil rights law designed to protect the rights of the disabled in the areas of employment, public transportation, communications and public accommodations.

Most privately owned commercial buildings are public accommodations and my be in compliance by 1/26/1992. Private employers must also conform to the ADA by 7/26/1992, if they employ 25 or more employees, or by 7/26/1994, if they employ 15 or more employees.

Commercial buildings covered by ADA include those providing sales, rentals, services, exhibitions, entertainment, recreations, displays, social services and educational instruction.

An existing building must be totally accessible and usable to the disabled, only those modifications which are not "readily achievable" are excepted. A new building completed after 1/26/1993, must comply to ADA and any alterations to an existing building must comply with ADA to the maximum extent possible.

The guidelines require accessibility for those confined to wheelchairs and those with sight, hearing and other impairments. ADA sets minimum standards for accessibility to include, but nit limited to, routes of travel, entrances, doors, ramps, stairs, floor surfaces, restrooms, and phones.

## EXECUTIVE SUMMARY

The Act also requires the removal of barriers such as protruding or overhanging objects and installations of visual alarms.

The appraisers are not qualified to determine a buildings compliance with ADA. It is highly recommended that those having an interest in real property be familiar with the statute, its regulations and current interpretations, or hire an expert in this field to determine a building's compliance.

### *Licenses, Permits, or Franchises*

This valuation does not include any Licenses, Franchises, or other permits, unless specifically stipulated in the report.

## DESCRIPTION OF SUBJECT PROPERTY- OVERVIEW

SOURCE: REGIONAL MULTIPLE LISTING SERVICE

627 38th Ave Ne, Columbia Heights, MN 55421-3806, Anoka County

	Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
	N/A	6,500	20,490	N/A
	Baths	Yr Built	Type	Sale Date
	N/A	1999	MUNI PROP	N/A

OWNER INFORMATION			
Owner Name	Columbia Heights City Of	Taxpayer ZIP+4	3835
Taxpayer Address	590 40th Ave Ne	Taxpayer Carrier Route	C027
Taxpayer City and State	Minneapolis, MN	Owner Occupied	No
Taxpayer Zip	55421		

LOCATION INFORMATION			
Municipality	Columbia Heights	School District	013
Zip Code	55421	Section #	35
Carrier Route	C006	Township #	30
Census Tract	514.00	Range #	24
Subdivision	Columbia Heights Annex	Quarter	SE
Lot	40	Quarter-Quarter	SW
Block	84	Neighborhood Code	Columbia Heightsc/I-005
School District Name	Columbia Heights		

TAX INFORMATION			
PID#	353024430009	% Improved	83%
PID	<a href="#">35-30-24-43-0009</a>	Exemption(s)	Municipal/City-Cty-State
Legal Description	COLUMBIA HEIGHTS ANNEX TO MINNEAPOLIS ANOKA COUNTY, MINNESOTA LOTS 40, 41, 42 & 43 B LK 84 COL HTS ANNEX INCL PT OF VAC ALLEY LYING ADJACENT T HERETO		

ASSESSMENT & TAX			
Assessment Year	2019	2018	2017
Estimated Mkt. Value - Total	\$357,400	\$367,000	\$329,700
Estimated Mkt. Value - Land	\$61,500	\$58,600	\$58,600
Estimated Mkt. Value - Building	\$295,900	\$308,400	\$271,100
Taxable Mkt. Value - Total		\$367,000	\$329,700
Taxable Mkt. Value - Land		\$58,600	\$58,600
Taxable Mkt. Value - Building		\$308,400	\$271,100
YOY Taxable Mkt. Value Chg (\$)		\$37,300	
YOY Taxable Mkt. Value Chg (%)		11.31%	

Payable Tax Year	Total Tax	Change (\$)	Change (%)
2018	\$69		
2019	\$69	\$0	0%
2020	\$69	\$0	0%

CHARACTERISTICS			
Lot Acres	0.4704	Finished Sq Ft	6,500
Lot Sq Ft	20,490	Total Building Sq Ft	6,500
Land Use - County	Exempt - Municipal Other	Exterior	Concrete Block
Land Use - CoreLogic	Municipal Property	Construction	Metal
# of Buildings	1	Cooling Type	Package
Stories	1	Heat Type	Package
Year Built	1999	Ceiling Height	16
Effective Year Built	1999	Building Comments	Low Class S Whse.

FEATURES	
Feature Type	
Office Adjustment - Industrial	
Asphalt	



Architectural floor plan of a building, oriented horizontally. The plan includes the following rooms and features:

- WAREHOUSE** (114): OPEN CEILING, 11'4" x 12'4" OH.
- FOOD ROOM** (109): 21'x25'. Includes a **FOLD DOWN CHANGING TABLE** and a **ENCLOSURE** (ENC).
- MULTI - PURPOSE PRODUCT ROOM** (113): 34'x30'. Includes a **ACT. 10'-0"** and **HALF GLASS** partitions.
- SOAP STORAGE** (115): 10'x10'.
- SORTING** (110): 12'x20'.
- STORAGE** (111): 12'x10'.
- QUILT RM.** (112): 12'x10'.
- MECH.** (105): 12'x15'. Includes a **2X2 FLOOR BAGN**.
- LUNG ROOM** (104): 12'x14'.
- OFFICE** (103): 12'x10'.
- WALKING** (102): 12'x10'.
- REST.** (101): 12'x10'.
- REST.** (100): 12'x10'.
- REST.** (99): 12'x10'.
- REST.** (98): 12'x10'.
- REST.** (97): 12'x10'.
- REST.** (96): 12'x10'.
- REST.** (95): 12'x10'.
- REST.** (94): 12'x10'.
- REST.** (93): 12'x10'.
- REST.** (92): 12'x10'.
- REST.** (91): 12'x10'.
- REST.** (90): 12'x10'.
- REST.** (89): 12'x10'.
- REST.** (88): 12'x10'.
- REST.** (87): 12'x10'.
- REST.** (86): 12'x10'.
- REST.** (85): 12'x10'.
- REST.** (84): 12'x10'.
- REST.** (83): 12'x10'.
- REST.** (82): 12'x10'.
- REST.** (81): 12'x10'.
- REST.** (80): 12'x10'.
- REST.** (79): 12'x10'.
- REST.** (78): 12'x10'.
- REST.** (77): 12'x10'.
- REST.** (76): 12'x10'.
- REST.** (75): 12'x10'.
- REST.** (74): 12'x10'.
- REST.** (73): 12'x10'.
- REST.** (72): 12'x10'.
- REST.** (71): 12'x10'.
- REST.** (70): 12'x10'.
- REST.** (69): 12'x10'.
- REST.** (68): 12'x10'.
- REST.** (67): 12'x10'.
- REST.** (66): 12'x10'.
- REST.** (65): 12'x10'.
- REST.** (64): 12'x10'.
- REST.** (63): 12'x10'.
- REST.** (62): 12'x10'.
- REST.** (61): 12'x10'.
- REST.** (60): 12'x10'.
- REST.** (59): 12'x10'.
- REST.** (58): 12'x10'.
- REST.** (57): 12'x10'.
- REST.** (56): 12'x10'.
- REST.** (55): 12'x10'.
- REST.** (54): 12'x10'.
- REST.** (53): 12'x10'.
- REST.** (52): 12'x10'.
- REST.** (51): 12'x10'.
- REST.** (50): 12'x10'.
- REST.** (49): 12'x10'.
- REST.** (48): 12'x10'.
- REST.** (47): 12'x10'.
- REST.** (46): 12'x10'.
- REST.** (45): 12'x10'.
- REST.** (44): 12'x10'.
- REST.** (43): 12'x10'.
- REST.** (42): 12'x10'.
- REST.** (41): 12'x10'.
- REST.** (40): 12'x10'.
- REST.** (39): 12'x10'.
- REST.** (38): 12'x10'.
- REST.** (37): 12'x10'.
- REST.** (36): 12'x10'.
- REST.** (35): 12'x10'.
- REST.** (34): 12'x10'.
- REST.** (33): 12'x10'.
- REST.** (32): 12'x10'.
- REST.** (31): 12'x10'.
- REST.** (30): 12'x10'.
- REST.** (29): 12'x10'.
- REST.** (28): 12'x10'.
- REST.** (27): 12'x10'.
- REST.** (26): 12'x10'.
- REST.** (25): 12'x10'.
- REST.** (24): 12'x10'.
- REST.** (23): 12'x10'.
- REST.** (22): 12'x10'.
- REST.** (21): 12'x10'.
- REST.** (20): 12'x10'.
- REST.** (19): 12'x10'.
- REST.** (18): 12'x10'.
- REST.** (17): 12'x10'.
- REST.** (16): 12'x10'.
- REST.** (15): 12'x10'.
- REST.** (14): 12'x10'.
- REST.** (13): 12'x10'.
- REST.** (12): 12'x10'.
- REST.** (11): 12'x10'.
- REST.** (10): 12'x10'.
- REST.** (9): 12'x10'.
- REST.** (8): 12'x10'.
- REST.** (7): 12'x10'.
- REST.** (6): 12'x10'.
- REST.** (5): 12'x10'.
- REST.** (4): 12'x10'.
- REST.** (3): 12'x10'.
- REST.** (2): 12'x10'.
- REST.** (1): 12'x10'.

Other labels include: **ENCLOSURE** (ENC), **REST.** (100-105), **REST.** (106-110), **REST.** (111-115), **REST.** (116-120), **REST.** (121-125), **REST.** (126-130), **REST.** (131-135), **REST.** (136-140), **REST.** (141-145), **REST.** (146-150), **REST.** (151-155), **REST.** (156-160), **REST.** (161-165), **REST.** (166-170), **REST.** (171-175), **REST.** (176-180), **REST.** (181-185), **REST.** (186-190), **REST.** (191-195), **REST.** (196-200), **REST.** (201-205), **REST.** (206-210), **REST.** (211-215), **REST.** (216-220), **REST.** (221-225), **REST.** (226-230), **REST.** (231-235), **REST.** (236-240), **REST.** (241-245), **REST.** (246-250), **REST.** (251-255), **REST.** (256-260), **REST.** (261-265), **REST.** (266-270), **REST.** (271-275), **REST.** (276-280), **REST.** (281-285), **REST.** (286-290), **REST.** (291-295), **REST.** (296-300), **REST.** (301-305), **REST.** (306-310), **REST.** (311-315), **REST.** (316-320), **REST.** (321-325), **REST.** (326-330), **REST.** (331-335), **REST.** (336-340), **REST.** (341-345), **REST.** (346-350), **REST.** (351-355), **REST.** (356-360), **REST.** (361-365), **REST.** (366-370), **REST.** (371-375), **REST.** (376-380), **REST.** (381-385), **REST.** (386-390), **REST.** (391-395), **REST.** (396-400), **REST.** (401-405), **REST.** (406-410), **REST.** (411-415), **REST.** (416-420), **REST.** (421-425), **REST.** (426-430), **REST.** (431-435), **REST.** (436-440), **REST.** (441-445), **REST.** (446-450), **REST.** (451-455), **REST.** (456-460), **REST.** (461-465), **REST.** (466-470), **REST.** (471-475), **REST.**



**EAST ELEVATION**  
SCALE 1/8" = 1'-0"

**SOUTH ELEVATION**  
SCALE 1/8" = 1'-0"

**NORTH ELEVATION**  
SCALE 1/8" = 1'-0"

**WEST ELEVATION**  
SCALE 1/8" = 1'-0"

**DOOR TYPES**

**DOOR FRAMES**

**DOOR AND FRAMES SCHEDULE**

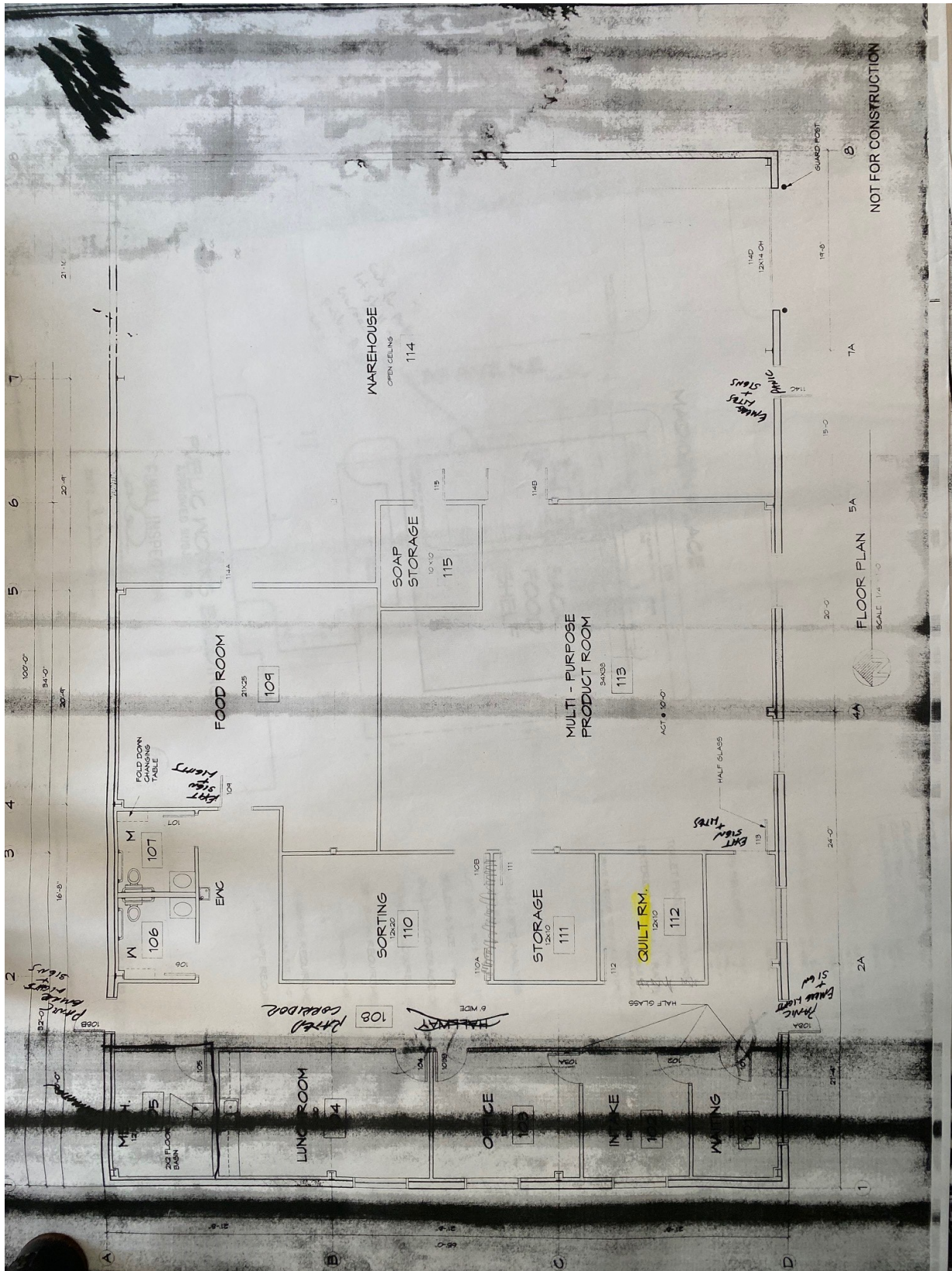
DOOR NO.	DOOR TYPE	DOOR SIZE	DOOR MATERIAL	DOOR FINISH	DOOR GLASS	DOOR GLASS TYPE	DOOR GLASS THICKNESS	DOOR GLASS AREA	DOOR GLASS WEIGHT	DOOR GLASS COST	DOOR GLASS TOTAL COST
101	DOOR	3'0" x 7'0"	WOOD	C	YES	HM	1/2"	12.00	12.00	12.00	12.00
102	DOOR	3'0" x 7'0"	WOOD	C	YES	HM	1/2"	12.00	12.00	12.00	12.00
103A	DOOR	3'0" x 7'0"	WOOD	C	YES	HM	1/2"	12.00	12.00	12.00	12.00
103B	DOOR	3'0" x 7'0"	WOOD	C	YES	HM	1/2"	12.00	12.00	12.00	12.00
104	DOOR	3'0" x 7'0"	WOOD	C	YES	HM	1/2"	12.00	12.00	12.00	12.00
105	DOOR	3'0" x 7'0"	WOOD	C	YES	HM	1/2"	12.00	12.00	12.00	12.00
106	DOOR	3'0" x 7'0"	WOOD	C	YES	HM	1/2"	12.00	12.00	12.00	12.00
107	DOOR	3'0" x 7'0"	WOOD	C	YES	HM	1/2"	12.00	12.00	12.00	12.00
108	DOOR	3'0" x 7'0"	WOOD	C	YES	HM	1/2"	12.00	12.00	12.00	12.00
109	DOOR	3'0" x 7'0"	WOOD	C	YES	HM	1/2"	12.00	12.00	12.00	12.00
110	DOOR	3'0" x 7'0"	WOOD	C	YES	HM	1/2"	12.00	12.00	12.00	12.00
111	DOOR	3'0" x 7'0"	WOOD	C	YES	HM	1/2"	12.00	12.00	12.00	12.00
112	DOOR	3'0" x 7'0"	WOOD	C	YES	HM	1/2"	12.00	12.00	12.00	12.00
113	DOOR	3'0" x 7'0"	WOOD	C	YES	HM	1/2"	12.00	12.00	12.00	12.00
114	DOOR	3'0" x 7'0"	WOOD	C	YES	HM	1/2"	12.00	12.00	12.00	12.00
115	DOOR	3'0" x 7'0"	WOOD	C	YES	HM	1/2"	12.00	12.00	12.00	12.00



[illegible]



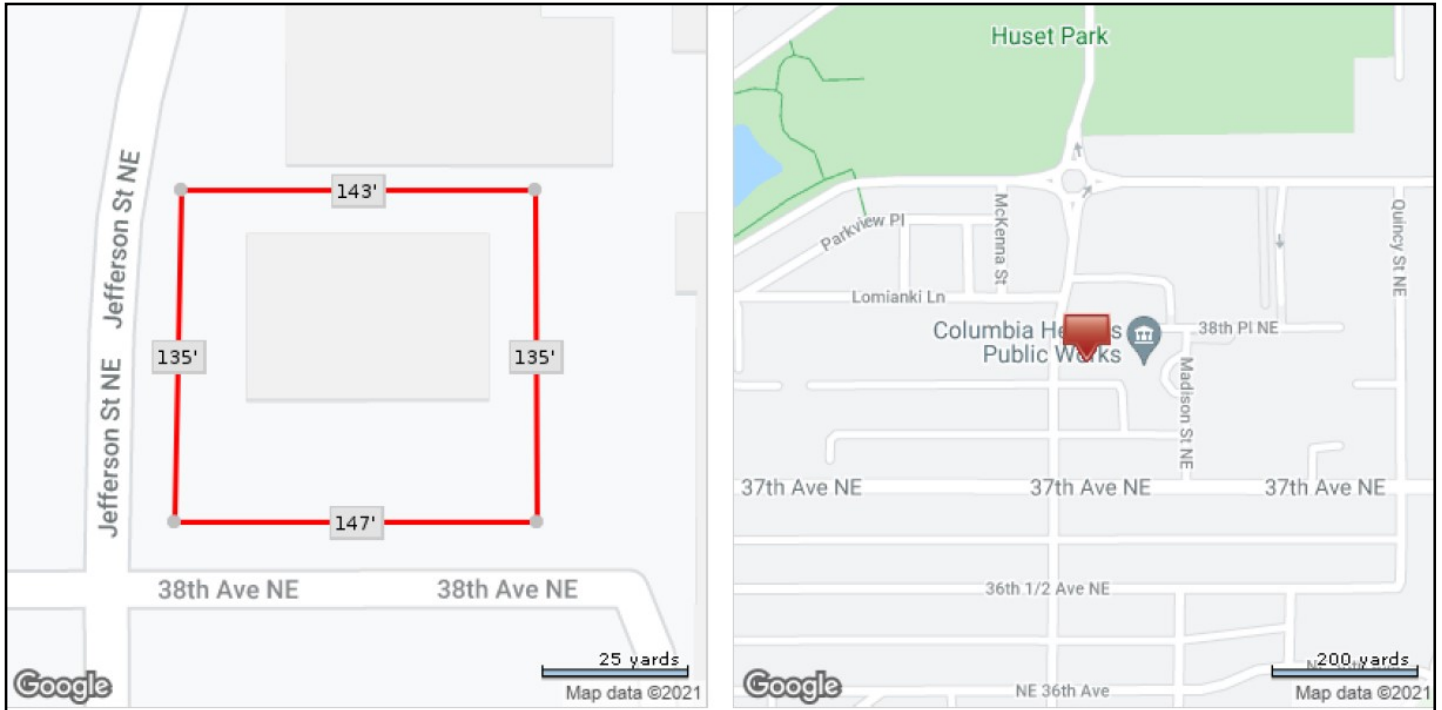
## DESCRIPTION OF SUBJECT PROPERTY- OVERVIEW





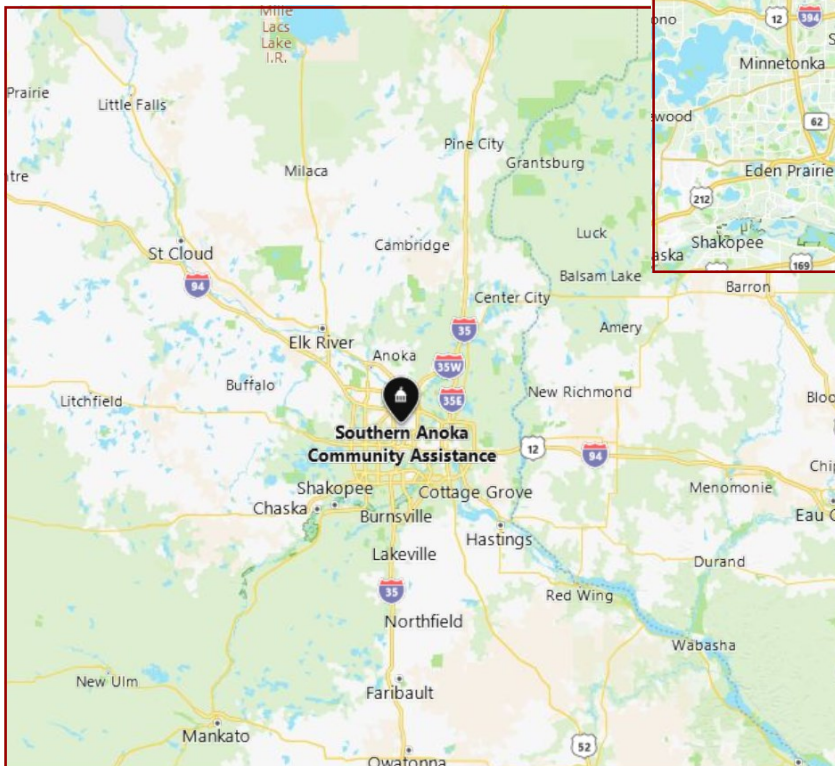
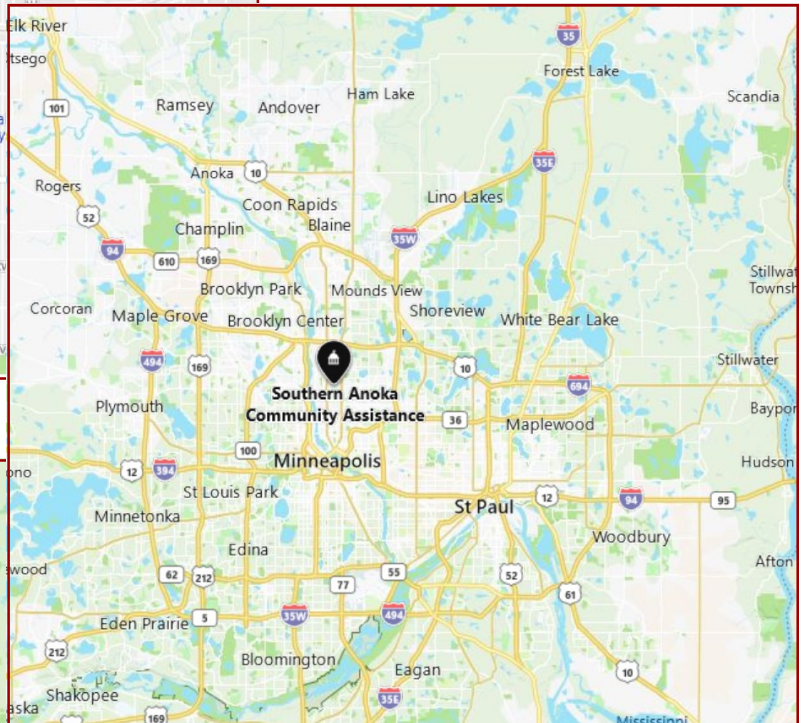
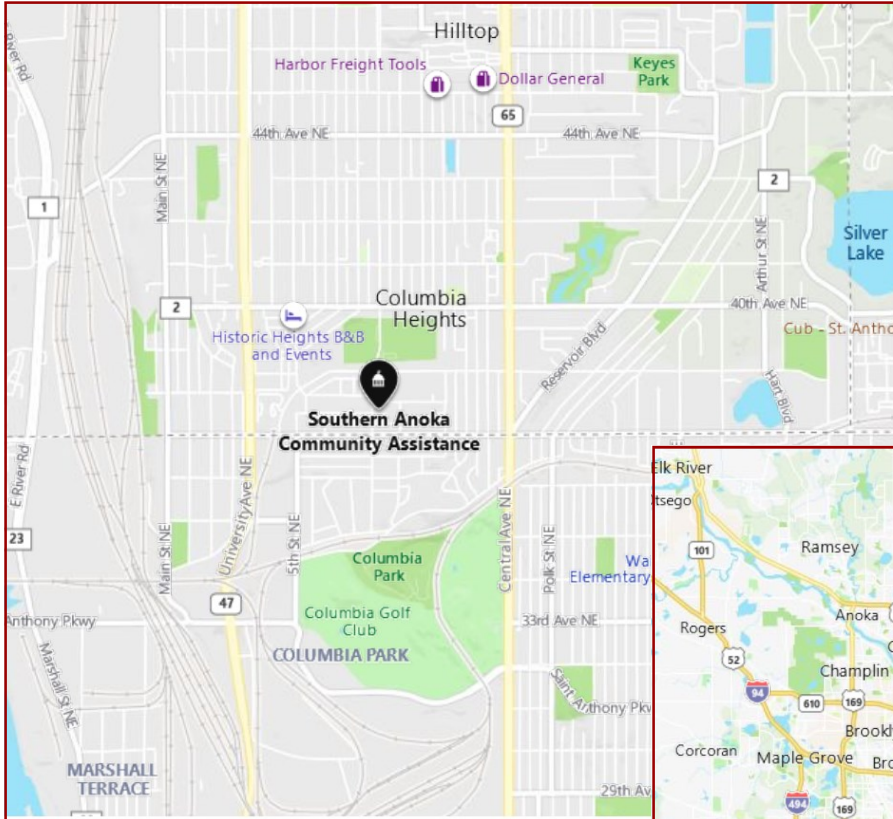
[illegible]

## DESCRIPTION OF SUBJECT PROPERTY- PLAT MAPPING





















# LOCATION MAPPING






 City of  
 COLUMBIA HEIGHTS  
 COMMUNITY DEVELOPMENT

Zoning Designations:		Acre:	% of Total Residential:
	R-1 - Single Family Residential District	363.06	13.56%
	R-2A - One and Two Family Residential District	629.94	26.64%
	R-3B - Built as Duplexes	69.35	2.93%
	R-3 - Multiple Family Residential District	137.15	6.65%
	R-4 - Multiple Family Residential District	22.0	0.93%
<b>Commercial:</b>			
	LB - Limited Business District	24.7	1.04%
	CBD - Central Business District	21.39	1.07%
	GB - General Business District	90.42	3.82%
<b>Mixed:</b>			
	MXD - Mixed Use District	30.15	1.28%
<b>Industrial:</b>			
	I-1 - Industrial District	57.34	2.43%
	I-2 - Industrial District	9.7	0.41%
<b>Public:</b>			
	PO - Public and Open Space	168.54	7.13%
	Rights-of-Way	592.21	21.28%
<b>Non-Corp Land:</b>			
	City of Hillslop and Apple Water Works	145.05	6.13%
	Water Features	68.34	2.89%
<b>TOTALS:</b>		<b>2364.34</b>	<b>100.00%</b>

**Disclaimer:** The following Companies listed on this page are a preliminary representation of the results of the City of Columbia Region Zoning Ordinance. The inclusion of this page is designed for the purpose of editing and corrections. The final list of companies will be published in the final version of the Community Development Department.

Business Date:	August 22, 1974
Business Name:	1200000
Business Description:	120000 - Community Development Department
Business Address:	12000 - Community Development Department
Business Phone:	12000 - Community Development Department
Business Fax:	12000 - Community Development Department
Business Email:	12000 - Community Development Department
Business Website:	12000 - Community Development Department
Business Social Media:	12000 - Community Development Department
Business Other:	12000 - Community Development Department

City of Columbia Region  
Community Development Department





# MARKET INFORMATION

## Overview

### North Central Industrial

12 Mo Deliveries in SF

**436K**

12 Mo Net Absorption in SF

**150K**

Vacancy Rate

**3.3%**

12 Mo Rent Growth

**2.7%**

North Central's massive inventory base of 65.7 million square feet places it among the nation's largest industrial submarkets.

The recent instability hasn't made a huge impact on the vacancy rate (3.3%), which has only edged up slightly in the past 12 months. Net absorption over the past year clocked in at about 150,000 SF, in the green but well below the five year annual average of 600,000 SF.

Rents increased by 2.7% over the past 12 months, the strongest rate of rent growth observed in North

Central in more than five years.

There is 400,000 SF underway in North Central, representing a 0.6% expansion of the existing inventory. This represents a continuation of new development in the submarket, which had already seen 1.7 million SF deliver over the past three years.

Industrial properties traded with regularity last year, consistent with the generally high level of activity over the past three years.

### KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Logistics	23,928,245	4.2%	\$6.33	6.4%	(33,468)	0	400,000
Specialized Industrial	30,028,802	1.7%	\$6.32	3.5%	(9,808)	0	0
Flex	11,735,376	5.8%	\$8.05	9.6%	(5,128)	0	0
<b>Submarket</b>	<b>65,692,423</b>	<b>3.3%</b>	<b>\$6.63</b>	<b>5.7%</b>	<b>(48,404)</b>	<b>0</b>	<b>400,000</b>

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	0.4%	5.3%	3.4%	8.2%	2006 Q1	2.3%	2016 Q3
Net Absorption SF	150K	282,841	321,313	1,311,416	2008 Q1	(1,861,648)	2010 Q3
Deliveries SF	436K	433,443	575,369	984,433	2018 Q1	0	2010 Q4
Rent Growth	2.7%	0.6%	2.1%	3.0%	2007 Q1	-4.8%	2010 Q1
Sales Volume	\$165M	\$133.1M	N/A	\$365.7M	2019 Q4	\$24.8M	2010 Q3

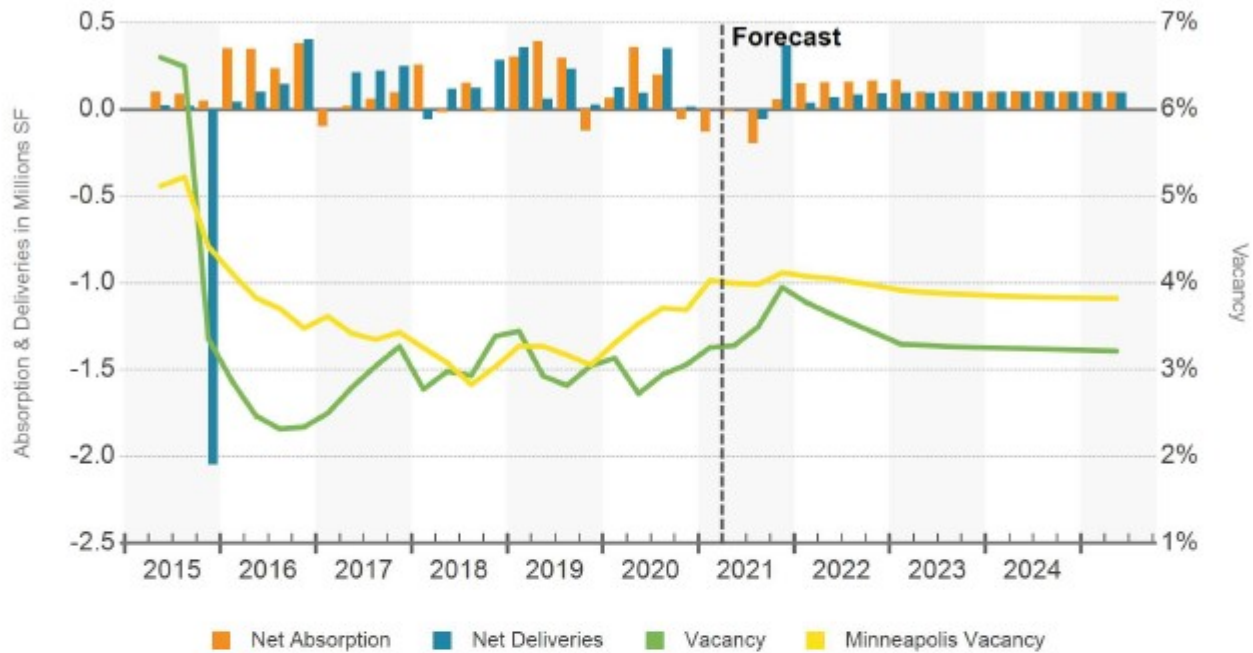


# MARKET INFORMATION

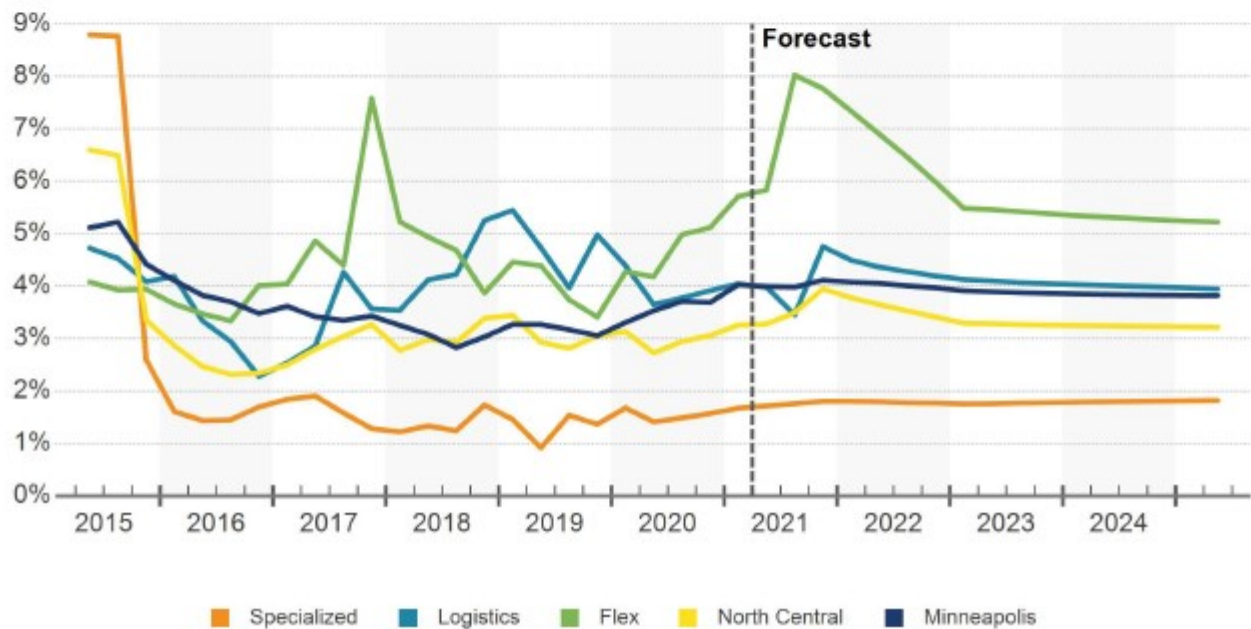
## Leasing

North Central Industrial

### NET ABSORPTION, NET DELIVERIES & VACANCY



### VACANCY RATE

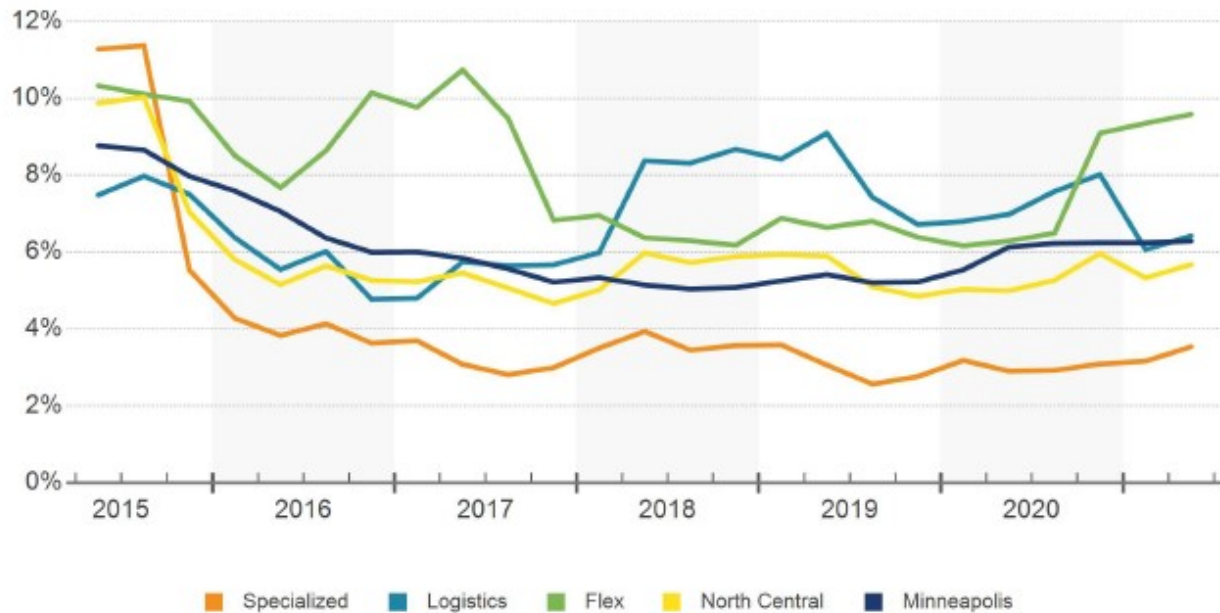


## MARKET INFORMATION

## Leasing

## North Central Industrial

## AVAILABILITY RATE



## 4 &amp; 5 STAR MOST ACTIVE BUILDINGS IN SUBMARKET - PAST 12 MONTHS

Property Name/Address	Rating	RBA	Deals	Leased SF	12 Mo Vacancy	12 Mo Net Absorp SF
Space Center Arden Hills 2 1987-2071 Gateway Blvd	★★★★★	104,534	1	22,524	8.6%	28,530
Vadnais Heights Business Ce... 980 Berwood Ave E	★★★★☆	98,190	2	19,693	10.0%	19,594
Mounds View Business Park... 2270-2280 Woodale Dr	★★★★☆	144,783	1	20,514	0%	10,941
2016 Gateway Cir	★★★★☆	27,550	1	1,400	0%	0
Centerville Building 4280-4290 Centerville Rd	★★★★☆	38,080	2	9,320	2.4%	0
Highcrest Distribution Center 2280 Walnut St	★★★★☆	129,655	1	66,245	0%	0
Northern Stacks III 42 E Northern Stacks Dr	★★★★☆	213,117	1	97,984	0%	0
Northern Stacks VI 40 51st Way NE	★★★★☆	120,600	1	25,738	0%	0
Northern Stacks I 41 E Northern Stacks Dr	★★★★★	213,117	1	50,000	0%	0
Rice Creek Business Center I 5910 Rice Creek Pky	★★★★☆	114,103	1	11,344	2.0%	(8,050)
Northern Stacks IV 44 Northern Stacks Dr N	★★★★☆	177,600	1	42,994	47.3%	(87,749)

## MARKET INFORMATION

## Leasing

## North Central Industrial

## 3 STAR MOST ACTIVE BUILDINGS IN SUBMARKET - PAST 12 MONTHS

Property Name/Address	Rating	RBA	Deals	Leased SF	12 Mo Vacancy	12 Mo Net Absorp SF
<b>River Tech Workplace I</b> 5301 E River Rd	★★★★★	101,740	1	13,193	5.2%	13,108
<b>Oakcrest Industrial Center</b> 1925 Oakcrest Ave	★★★★★	43,200	3	16,800	12.2%	11,840
<b>Energy Business Park</b> 7101 NW 143rd Ave	★★★★★	73,774	2	16,776	11.0%	10,440
<b>Interstate Corporate Center</b> 550-600 County Road D W	★★★★★	84,272	3	8,013	7.8%	1,507
<b>255 E Roselawn Ave E</b>	★★★★★	28,020	2	5,860	9.9%	390
<b>New Brighton Corporate Center</b> 2100-2112 Old Highway 8	★★★★★	97,750	1	40,320	41.2%	0
<b>1449-1471 NW 1st Ave</b>	★★★★★	63,030	2	18,506	3.9%	0
<b>13950 Radium St NW</b>	★★★★★	31,600	2	10,872	0%	0
<b>1136 114th Ln NW</b>	★★★★★	21,574	2	7,822	0%	0
<b>Evergreen II</b> 9405 Holly St NW	★★★★★	30,383	1	1,000	1.3%	(1,000)
<b>Ramsey Business Park</b> 6250 Bunker Lake Blvd	★★★★★	62,733	4	9,015	3.5%	(1,452)
<b>Rush Lake Business Park</b> 1775 Old Highway 8 NW	★★★★★	38,625	3	17,988	53.6%	(2,914)
<b>380 Oak Grove Pky</b>	★★★★★	41,334	2	14,761	21.4%	(3,472)
<b>River Tech Workplace IV</b> 5155 E River Rd	★★★★★	70,011	2	6,102	6.3%	(5,045)
<b>Lakeview Business Campus VI</b> 575 SW Old Highway 8	★★★★★	48,000	1	24,057	47.0%	(7,513)
<b>452 Northco Dr</b>	★★★★★	65,307	1	7,115	16.0%	(19,313)
<b>Blaine Crossings III</b> 1200-1268 98th Ave NE	★★★★★	43,200	2	35,991	26.6%	(24,373)
<b>Lakeview Business Campus IV</b> 601 Campus Dr	★★★★★	87,750	2	46,074	58.5%	(25,276)
<b>1100 McKinley St</b>	★★★★★	56,000	1	28,000	20.0%	(28,000)
<b>Blaine Industrial Center I</b> 8720-8786 W 35 W Service Dr	★★★★★	91,879	2	35,828	23.4%	(35,828)

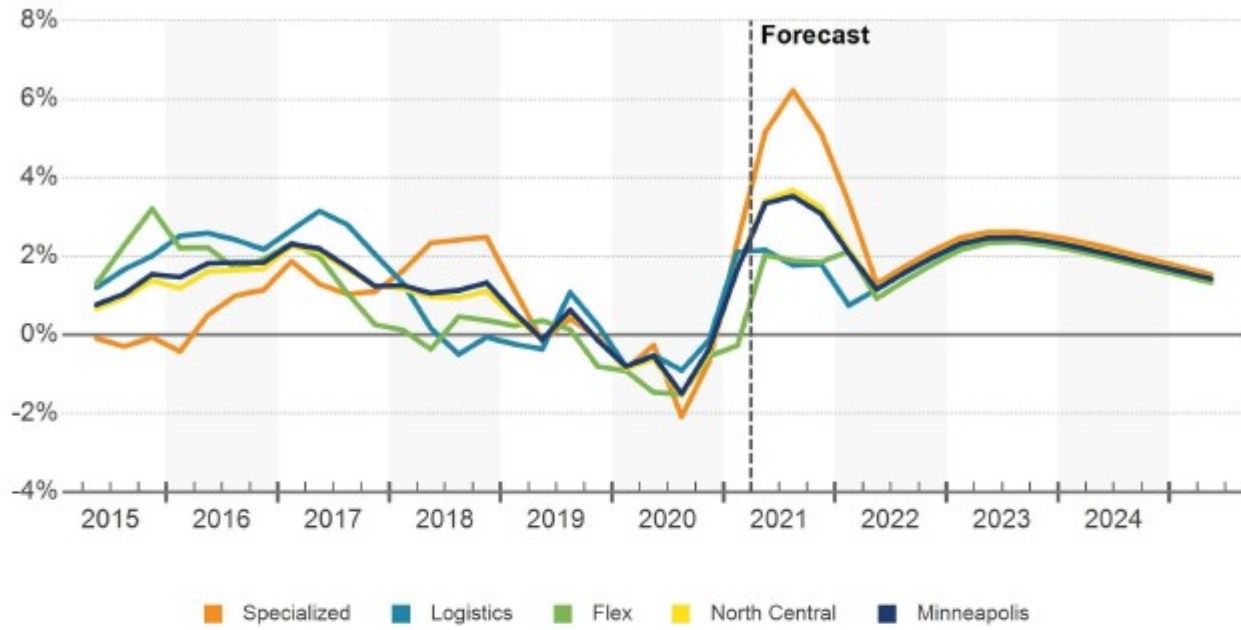


# MARKET INFORMATION

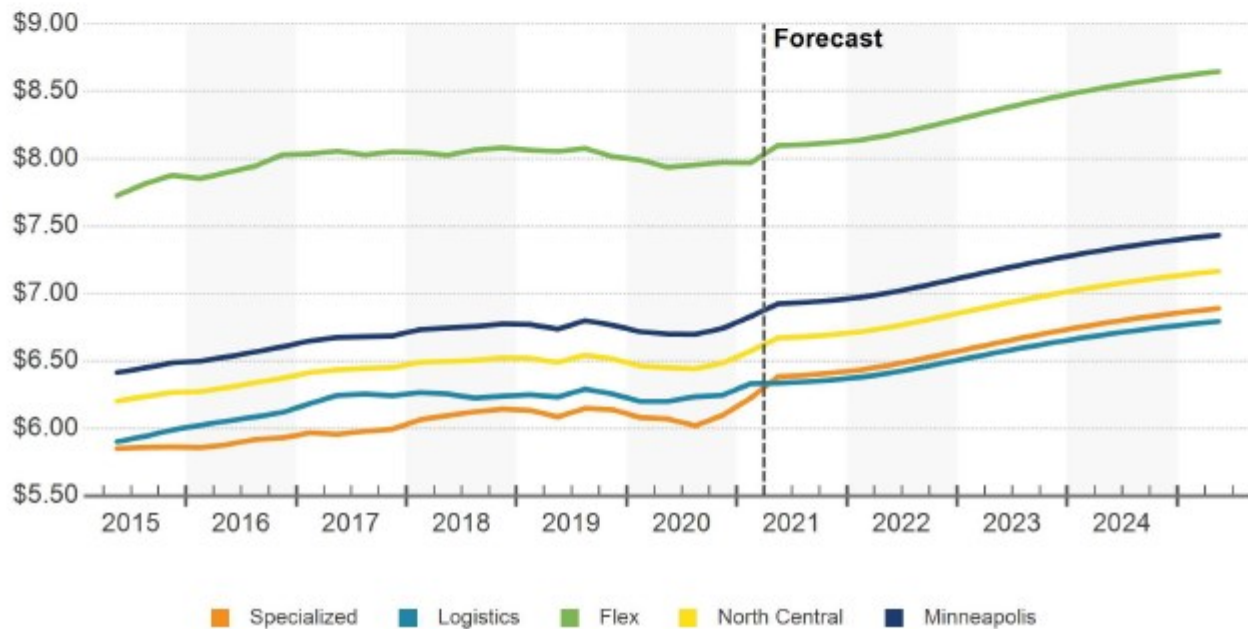
## Rent

### North Central Industrial

#### MARKET RENT GROWTH (YOY)

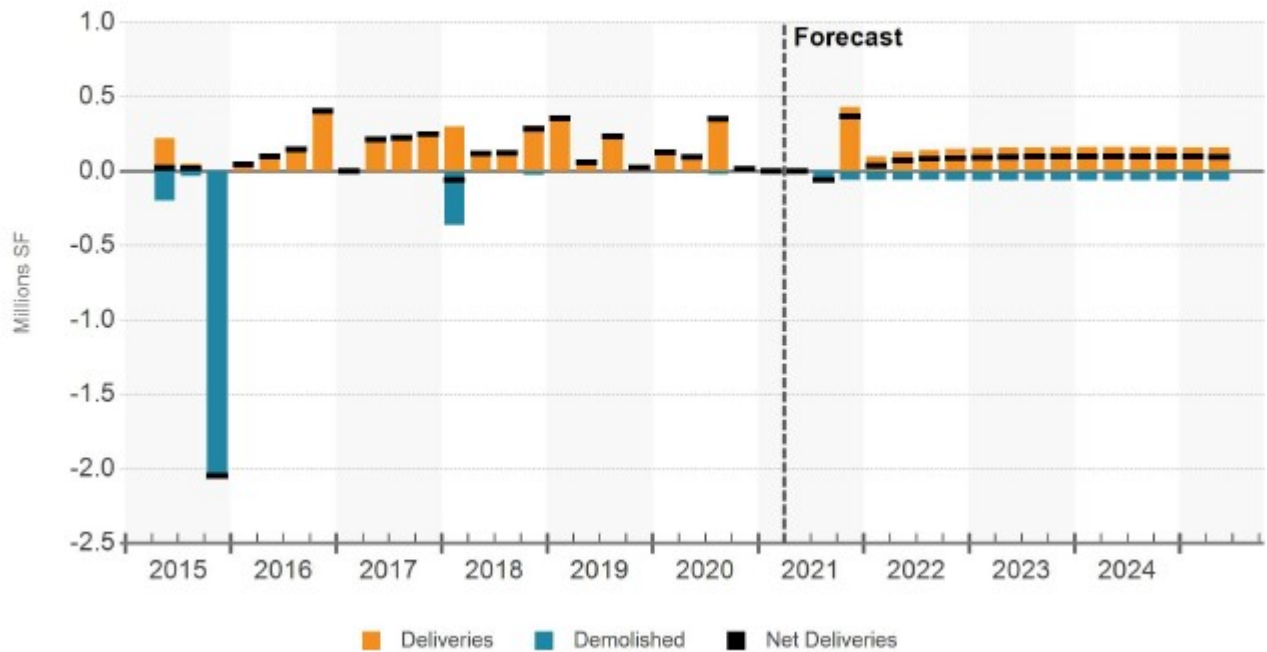


#### MARKET RENT PER SQUARE FEET



# MARKET INFORMATION

## Construction

**North Central Industrial****DELIVERIES & DEMOLITIONS**

## MARKET INFORMATION

## Construction

## North Central Industrial

All-Time Annual Avg. Square Feet

385,772

Delivered Square Feet Past 8 Qtrs

918,842

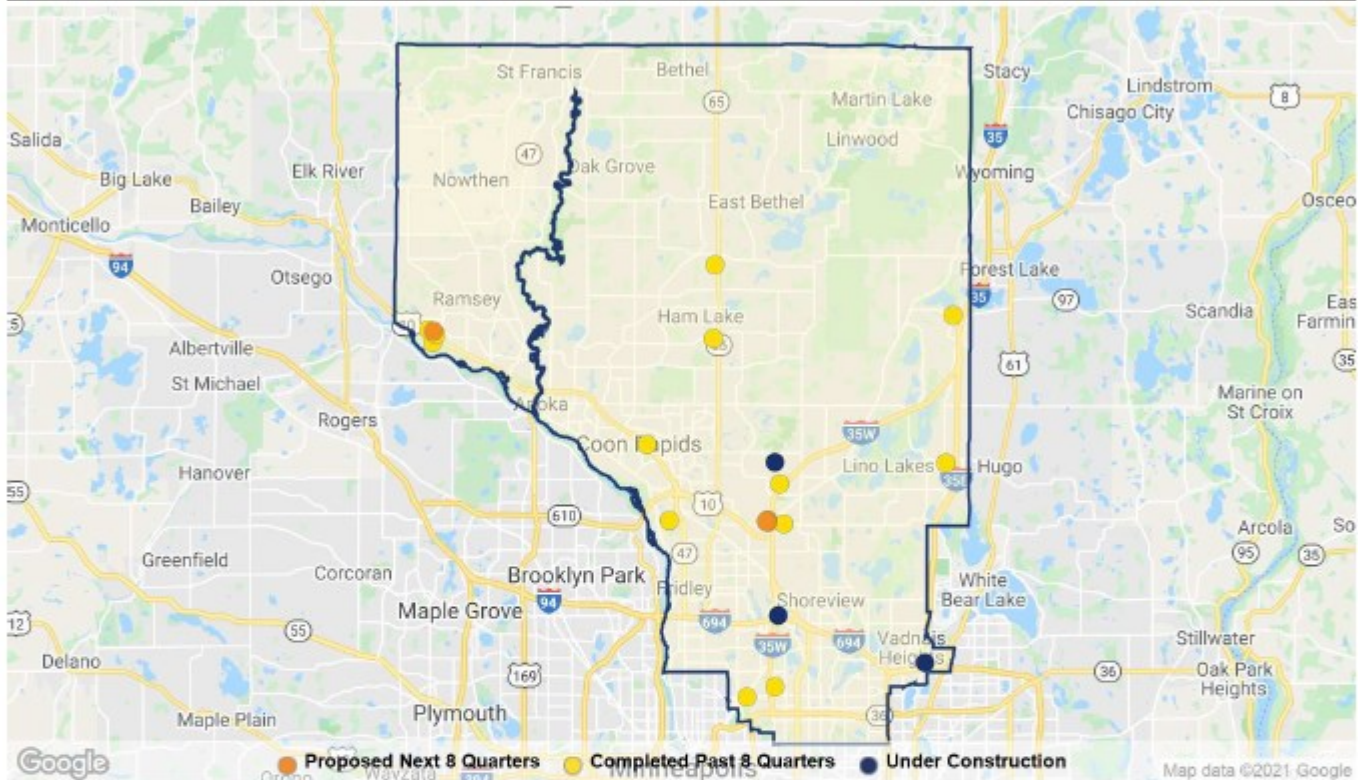
Delivered Square Feet Next 8 Qtrs

400,000

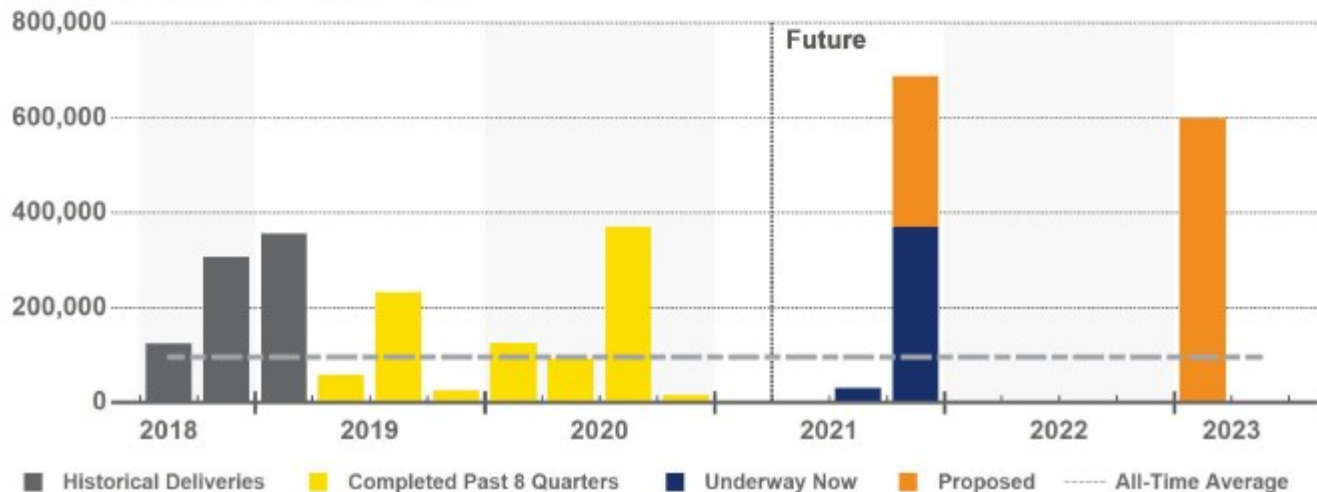
Proposed Square Feet Next 8 Qtrs

917,400

## PAST 8 QUARTERS DELIVERIES, UNDER CONSTRUCTION, &amp; PROPOSED



## PAST &amp; FUTURE DELIVERIES IN SQUARE FEET





## MARKET INFORMATION

## Construction

## North Central Industrial

## RECENT DELIVERIES

Property Name/Address	Rating	Bldg SF	Stories	Start	Complete	Developer/Owner
1 14664 Buchanan St NE	★ ★ ★ ★ ★	15,120	1	Aug 2020	Dec 2020	-
2 Delta ModTech HQ 8445 Bunker Lake Blvd	★ ★ ★ ★ ★	230,000	1	Nov 2019	Aug 2020	Kinghorn Construction Delta Modtech
3 9203 Lake Dr NE	★ ★ ★ ★ ★	80,000	1	Dec 2019	Aug 2020	- Viking Industrial Center
4 RMS Expansion 8600 Evergreen Blvd NW	★ ★ ★ ★ ★	60,000	1	Oct 2019	Jul 2020	-
5 2820 Cleveland Ave N	★ ★ ★ ★ ★	93,570	1	Jun 2019	Jun 2020	-
6 17121 Lincoln St NE	★ ★ ★ ★ ★	40,000	1	Apr 2019	Mar 2020	- Greg G Boelter
7 Xeon Industrial Building 11200 Xeon St NW	★ ★ ★ ★ ★	85,480	1	Aug 2019	Jan 2020	- Designing Earth Contracting
8 2021 Commerce Dr	★ ★ ★ ★ ★	25,000	1	Jun 2019	Dec 2019	- City of Centerville
9 Building III 14799 Jackel St NW	★ ★ ★ ★ ★	60,000	1	Mar 2019	Sep 2019	PSD Land Development PSD Land Development
10 Lazydays RV's Service C... N Riverdale	★ ★ ★ ★ ★	104,500	1	Feb 2018	Aug 2019	- City of Ramsey
11 Crown Iron Works 9879 Naples St NE	★ ★ ★ ★ ★	67,172	1	Nov 2018	Jul 2019	Mortenson Construction Ashish Aggarwal
12 Prototfab Engineering 8531 Rendova St NE	★ ★ ★ ★ ★	44,000	1	Oct 2018	Apr 2019	- Prototfab Engineering
13 2851 S Anthony Ln	★ ★ ★ ★ ★	14,000	1	Dec 2018	Apr 2019	-

## UNDER CONSTRUCTION

Property Name/Address	Rating	Bldg SF	Stories	Start	Complete	Developer/Owner
1 Gateway Interstate 4200 W Round Lake Rd	★ ★ ★ ★ ★	250,000	1	Sep 2020	Oct 2021	-
2 xx Naples St	★ ★ ★ ★ ★	120,000	1	Apr 2021	Nov 2021	- Designing Earth Contracting
3 3291 Labore Rd	★ ★ ★ ★ ★	30,000	1	Apr 2021	Sep 2021	-

## PROPOSED

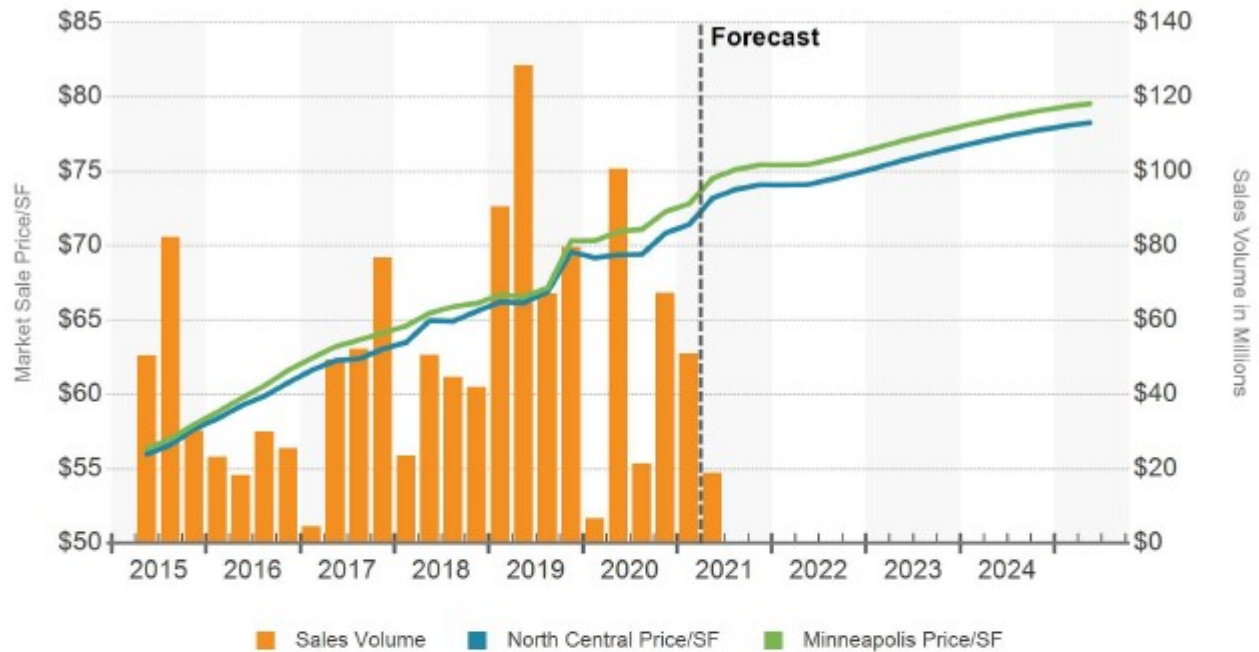
Property Name/Address	Rating	Bldg SF	Stories	Start	Complete	Developer/Owner
1 Bunker Lake Business P... 82xx-84xx Bunker Lake Blvd	★ ★ ★ ★ ★	600,000	1	Oct 2021	Jan 2023	-
2 Building A I-35 & 85th Ave NE	★ ★ ★ ★ ★	118,500	1	Jun 2021	Oct 2021	-
3 Building C I-35 & 85th Ave NE	★ ★ ★ ★ ★	100,000	1	Jun 2021	Oct 2021	-

# MARKET INFORMATION

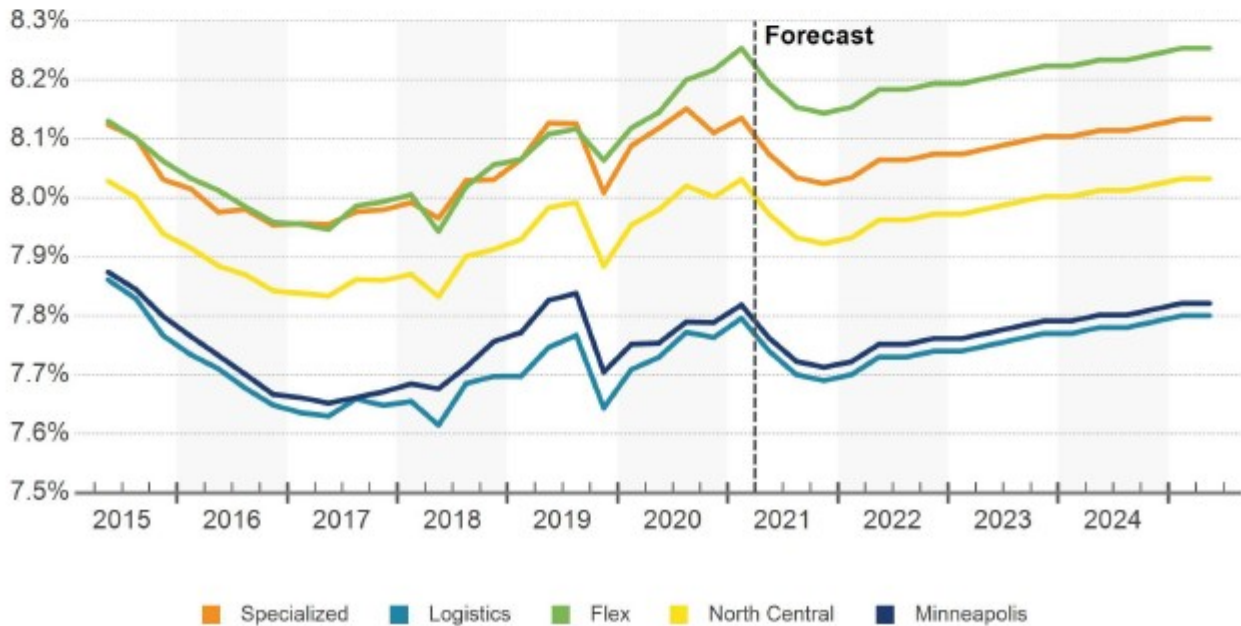
## Sales

### North Central Industrial

#### SALES VOLUME & MARKET SALE PRICE PER SF



#### MARKET CAP RATE



## MARKET INFORMATION

## Supply &amp; Demand Trends

## North Central Industrial

## OVERALL SUPPLY &amp; DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2025	67,436,128	381,092	0.6%	387,789	0.6%	1.0
2024	67,055,036	397,157	0.6%	406,295	0.6%	1.0
2023	66,657,879	381,524	0.6%	473,978	0.7%	0.8
2022	66,276,355	275,890	0.4%	623,314	0.9%	0.4
2021	66,000,465	308,042	0.5%	(288,438)	-0.4%	-
YTD	65,692,423	0	0%	(179,632)	-0.3%	-
2020	65,692,423	584,975	0.9%	559,958	0.9%	1.0
2019	65,107,448	670,672	1.0%	867,408	1.3%	0.8
2018	64,436,776	464,967	0.7%	375,044	0.6%	1.2
2017	63,971,809	685,133	1.1%	74,897	0.1%	9.1
2016	63,286,676	689,878	1.1%	1,309,917	2.1%	0.5
2015	62,596,798	(1,599,985)	-2.5%	210,483	0.3%	-
2014	64,196,783	91,350	0.1%	557,242	0.9%	0.2
2013	64,105,433	96,770	0.2%	(68,593)	-0.1%	-
2012	64,008,663	131,955	0.2%	888,575	1.4%	0.1
2011	63,876,708	(995)	0%	(11,218)	0%	-
2010	63,877,703	(156,347)	-0.2%	(1,687,108)	-2.6%	-
2009	64,034,050	(645,472)	-1.0%	(478,566)	-0.7%	-

## SPECIALIZED INDUSTRIAL SUPPLY &amp; DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2025	30,138,753	44,389	0.1%	38,357	0.1%	1.2
2024	30,094,364	48,614	0.2%	40,242	0.1%	1.2
2023	30,045,750	44,956	0.1%	42,379	0.1%	1.1
2022	30,000,794	19,034	0.1%	31,071	0.1%	0.6
2021	29,981,760	(47,042)	-0.2%	(116,054)	-0.4%	-
YTD	30,028,802	0	0%	(39,777)	-0.1%	-
2020	30,028,802	323,570	1.1%	257,170	0.9%	1.3
2019	29,705,232	104,500	0.4%	212,235	0.7%	0.5
2018	29,600,732	(12,445)	0%	(145,887)	-0.5%	-
2017	29,613,177	0	0%	122,480	0.4%	0
2016	29,613,177	0	0%	267,673	0.9%	0
2015	29,613,177	(1,772,760)	-5.6%	95,334	0.3%	-
2014	31,385,937	51,350	0.2%	111,292	0.4%	0.5
2013	31,334,587	(414,000)	-1.3%	(547,753)	-1.7%	-
2012	31,748,587	(14,588)	0%	250,691	0.8%	-
2011	31,763,175	(67,192)	-0.2%	70,749	0.2%	-
2010	31,830,367	(41,055)	-0.1%	(2,031,670)	-6.4%	-
2009	31,871,422	(6,475)	0%	70,286	0.2%	-



# MARKET INFORMATION

## Supply & Demand Trends

### North Central Industrial

#### LOGISTICS SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2025	25,655,029	353,925	1.4%	357,737	1.4%	1.0
2024	25,301,104	364,895	1.5%	367,256	1.5%	1.0
2023	24,936,209	353,457	1.4%	376,580	1.5%	0.9
2022	24,582,752	278,402	1.1%	402,928	1.6%	0.7
2021	24,304,350	376,105	1.6%	158,251	0.7%	2.4
YTD	23,928,245	0	0%	(64,555)	-0.3%	-
2020	23,928,245	261,405	1.1%	502,891	2.1%	0.5
2019	23,666,840	566,172	2.5%	601,511	2.5%	0.9
2018	23,100,668	850,900	3.8%	430,623	1.9%	2.0
2017	22,249,768	685,133	3.2%	384,166	1.7%	1.8
2016	21,564,635	679,878	3.3%	1,041,229	4.8%	0.7
2015	20,884,757	172,775	0.8%	2,323	0%	74.4
2014	20,711,982	40,000	0.2%	273,942	1.3%	0.1
2013	20,671,982	510,770	2.5%	391,014	1.9%	1.3
2012	20,161,212	159,843	0.8%	422,277	2.1%	0.4
2011	20,001,369	97,058	0.5%	76,231	0.4%	1.3
2010	19,904,311	(64,524)	-0.3%	327,315	1.6%	-
2009	19,968,835	(45,931)	-0.2%	(195,021)	-1.0%	-

#### FLEX SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2025	11,642,346	(17,222)	-0.1%	(8,305)	-0.1%	-
2024	11,659,568	(16,352)	-0.1%	(1,203)	0%	-
2023	11,675,920	(16,889)	-0.1%	55,019	0.5%	-
2022	11,692,809	(21,546)	-0.2%	189,315	1.6%	-
2021	11,714,355	(21,021)	-0.2%	(330,635)	-2.8%	-
YTD	11,735,376	0	0%	(75,300)	-0.6%	-
2020	11,735,376	0	0%	(200,103)	-1.7%	-
2019	11,735,376	0	0%	53,662	0.5%	0
2018	11,735,376	(373,488)	-3.1%	90,308	0.8%	-
2017	12,108,864	0	0%	(431,749)	-3.6%	-
2016	12,108,864	10,000	0.1%	1,015	0%	9.9
2015	12,098,864	0	0%	112,826	0.9%	0
2014	12,098,864	0	0%	172,008	1.4%	0
2013	12,098,864	0	0%	88,146	0.7%	0
2012	12,098,864	(13,300)	-0.1%	215,607	1.8%	-
2011	12,112,164	(30,861)	-0.3%	(158,198)	-1.3%	-
2010	12,143,025	(50,768)	-0.4%	17,247	0.1%	-
2009	12,193,793	(593,066)	-4.8%	(353,831)	-2.9%	-

## MARKET INFORMATION

## Rent &amp; Vacancy

## North Central Industrial

## OVERALL RENT &amp; VACANCY

Year	Market Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2025	\$7.20	114	1.2%	10.4%	2,161,875	3.2%	0%
2024	\$7.12	112	1.8%	9.2%	2,165,561	3.2%	0%
2023	\$7	110	2.4%	7.2%	2,171,623	3.3%	-0.2%
2022	\$6.83	108	2.0%	4.7%	2,261,218	3.4%	-0.5%
2021	\$6.70	106	3.2%	2.7%	2,605,908	3.9%	0.9%
YTD	\$6.63	105	2.2%	1.6%	2,188,355	3.3%	0.3%
2020	\$6.49	102	-0.4%	-0.6%	2,008,723	3.1%	0%
2019	\$6.52	103	-0.1%	-0.1%	1,983,706	3.0%	-0.3%
2018	\$6.52	103	1.1%	0%	2,180,442	3.4%	0.1%
2017	\$6.45	102	1.2%	-1.1%	2,090,519	3.3%	0.9%
2016	\$6.37	100	1.7%	-2.3%	1,480,283	2.3%	-1.0%
2015	\$6.27	99	1.4%	-3.9%	2,100,322	3.4%	-2.7%
2014	\$6.18	97	1.3%	-5.2%	3,910,790	6.1%	-0.7%
2013	\$6.10	96	2.8%	-6.4%	4,376,682	6.8%	0.2%
2012	\$5.94	94	1.3%	-8.9%	4,211,319	6.6%	-1.2%
2011	\$5.86	92	-0.7%	-10.1%	4,967,939	7.8%	0%
2010	\$5.90	93	-3.7%	-9.5%	4,957,716	7.8%	2.4%
2009	\$6.13	97	-3.4%	-6.1%	3,426,955	5.4%	-0.2%

## SPECIALIZED INDUSTRIAL RENT &amp; VACANCY

Year	Market Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2025	\$6.93	114	1.2%	12.8%	551,995	1.8%	0%
2024	\$6.84	113	1.9%	11.4%	544,430	1.8%	0%
2023	\$6.72	111	2.5%	9.3%	534,524	1.8%	0%
2022	\$6.55	108	2.1%	6.6%	530,571	1.8%	0%
2021	\$6.41	106	5.1%	4.4%	540,890	1.8%	0.2%
YTD	\$6.32	104	3.6%	2.8%	511,580	1.7%	0.1%
2020	\$6.10	101	-0.7%	-0.7%	471,803	1.6%	0.2%
2019	\$6.14	101	-0.1%	-0.1%	405,403	1.4%	-0.4%
2018	\$6.14	101	2.5%	0%	513,138	1.7%	0.5%
2017	\$6	99	1.1%	-2.4%	379,696	1.3%	-0.4%
2016	\$5.93	98	1.1%	-3.5%	502,176	1.7%	-0.9%
2015	\$5.86	97	-0.1%	-4.6%	769,849	2.6%	-5.8%
2014	\$5.87	97	1.5%	-4.5%	2,637,943	8.4%	-0.2%
2013	\$5.78	95	3.0%	-5.9%	2,697,885	8.6%	0.5%
2012	\$5.61	93	1.4%	-8.7%	2,564,132	8.1%	-0.8%
2011	\$5.53	91	-1.0%	-9.9%	2,829,411	8.9%	-0.4%
2010	\$5.59	92	-4.5%	-9.0%	2,967,352	9.3%	6.3%
2009	\$5.85	97	-3.4%	-4.8%	976,737	3.1%	-0.2%



## MARKET INFORMATION

## Rent &amp; Vacancy

## North Central Industrial

## LOGISTICS RENT &amp; VACANCY

Year	Market Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2025	\$6.83	116	1.1%	9.2%	1,004,563	3.9%	-0.1%
2024	\$6.75	115	1.7%	7.9%	1,007,419	4.0%	-0.1%
2023	\$6.64	113	2.3%	6.1%	1,008,811	4.0%	-0.1%
2022	\$6.49	110	2.0%	3.7%	1,031,008	4.2%	-0.6%
2021	\$6.36	108	1.8%	1.7%	1,154,960	4.8%	0.8%
YTD	\$6.33	107	1.4%	1.2%	1,001,179	4.2%	0.3%
2020	\$6.25	106	-0.1%	-0.1%	936,624	3.9%	-1.1%
2019	\$6.26	106	0.2%	0%	1,178,110	5.0%	-0.3%
2018	\$6.24	106	-0.1%	-0.2%	1,213,449	5.3%	1.7%
2017	\$6.24	106	2.0%	-0.2%	793,172	3.6%	1.3%
2016	\$6.12	104	2.2%	-2.2%	492,205	2.3%	-1.8%
2015	\$5.99	102	2.0%	-4.3%	853,556	4.1%	0.8%
2014	\$5.87	100	1.6%	-6.2%	683,104	3.3%	-1.1%
2013	\$5.78	98	2.7%	-7.6%	917,046	4.4%	0.5%
2012	\$5.63	96	1.6%	-10.1%	797,290	4.0%	-1.3%
2011	\$5.54	94	0.5%	-11.5%	1,059,724	5.3%	0.1%
2010	\$5.51	94	-3.2%	-11.9%	1,038,897	5.2%	-1.9%
2009	\$5.69	97	-3.4%	-9.0%	1,430,736	7.2%	0.8%

## FLEX RENT &amp; VACANCY

Year	Market Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2025	\$8.69	108	1.1%	7.5%	605,317	5.2%	-0.1%
2024	\$8.60	107	1.7%	6.4%	613,712	5.3%	-0.1%
2023	\$8.46	106	2.3%	4.6%	628,288	5.4%	-0.6%
2022	\$8.27	103	1.8%	2.3%	699,639	6.0%	-1.8%
2021	\$8.12	101	1.9%	0.5%	910,058	7.8%	2.7%
YTD	\$8.05	100	0.9%	-0.4%	675,596	5.8%	0.6%
2020	\$7.97	100	-0.5%	-1.3%	600,296	5.1%	1.7%
2019	\$8.02	100	-0.6%	-0.8%	400,193	3.4%	-0.5%
2018	\$8.08	101	0.4%	0%	453,855	3.9%	-3.7%
2017	\$8.05	101	0.3%	-0.4%	917,651	7.6%	3.6%
2016	\$8.03	100	1.9%	-0.6%	485,902	4.0%	0.1%
2015	\$7.88	98	3.2%	-2.5%	476,917	3.9%	-0.9%
2014	\$7.63	95	0.3%	-5.5%	589,743	4.9%	-1.4%
2013	\$7.61	95	2.5%	-5.8%	761,751	6.3%	-0.7%
2012	\$7.43	93	0.7%	-8.1%	849,897	7.0%	-1.9%
2011	\$7.38	92	-2.0%	-8.7%	1,078,804	8.9%	1.1%
2010	\$7.53	94	-2.6%	-6.8%	951,467	7.8%	-0.5%
2009	\$7.73	97	-3.4%	-4.3%	1,019,482	8.4%	-1.5%



## MARKET INFORMATION

## Sale Trends

## North Central Industrial

## OVERALL SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2025	-	-	-	-	-	-	\$78.63	167	8.0%
2024	-	-	-	-	-	-	\$77.81	165	8.0%
2023	-	-	-	-	-	-	\$76.49	162	8.0%
2022	-	-	-	-	-	-	\$74.84	159	8.0%
2021	-	-	-	-	-	-	\$74.08	157	7.9%
YTD	28	\$69.8M	1.4%	\$3,015,304	\$79.42	8.0%	\$71.94	152	8.0%
2020	62	\$196M	3.8%	\$3,555,699	\$82.15	9.9%	\$70.85	150	8.0%
2019	119	\$365.7M	7.9%	\$3,474,744	\$72.84	8.3%	\$69.59	147	7.9%
2018	78	\$160.7M	6.1%	\$2,500,192	\$59.39	9.1%	\$65.60	139	7.9%
2017	87	\$182.9M	5.2%	\$2,643,768	\$59.01	7.9%	\$63.05	134	7.9%
2016	55	\$97M	3.3%	\$2,010,351	\$47.82	7.8%	\$60.80	129	7.8%
2015	74	\$195.3M	6.6%	\$3,048,512	\$51.58	9.0%	\$57.67	122	7.9%
2014	78	\$100.9M	4.2%	\$1,483,843	\$46.07	-	\$53.92	114	8.2%
2013	78	\$122.6M	3.6%	\$1,844,384	\$54.51	9.9%	\$50.40	107	8.4%
2012	69	\$71.9M	2.5%	\$1,344,085	\$48.14	10.0%	\$47.93	102	8.6%
2011	79	\$88.9M	3.8%	\$1,302,954	\$38.75	-	\$45.87	97	8.9%
2010	39	\$40.5M	1.6%	\$1,173,744	\$39.28	-	\$44.28	94	9.1%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

## SPECIALIZED INDUSTRIAL SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2025	-	-	-	-	-	-	\$74.86	167	8.1%
2024	-	-	-	-	-	-	\$74.01	165	8.1%
2023	-	-	-	-	-	-	\$72.68	162	8.1%
2022	-	-	-	-	-	-	\$71.02	158	8.1%
2021	-	-	-	-	-	-	\$70.20	156	8.0%
YTD	11	\$10.1M	0.5%	\$1,079,444	\$65.73	8.0%	\$67.84	151	8.1%
2020	28	\$46.2M	2.8%	\$1,777,640	\$56.40	8.1%	\$66.67	149	8.1%
2019	61	\$157M	9.0%	\$2,854,409	\$61.72	8.7%	\$65.31	145	8.0%
2018	31	\$54.9M	3.8%	\$2,111,326	\$51.22	-	\$61.59	137	8.0%
2017	38	\$67.2M	3.9%	\$2,167,717	\$64.09	8.5%	\$59.08	132	8.0%
2016	26	\$35.7M	2.1%	\$1,550,135	\$58.63	7.5%	\$57.01	127	8.0%
2015	30	\$55.8M	5.0%	\$2,323,678	\$47.15	8.8%	\$54.31	121	8.0%
2014	41	\$46.9M	4.8%	\$1,235,358	\$45.37	-	\$50.85	113	8.3%
2013	34	\$46.4M	3.3%	\$1,540,570	\$46.61	12.0%	\$47.61	106	8.5%
2012	30	\$31M	2.4%	\$1,290,540	\$43.16	-	\$45.26	101	8.7%
2011	28	\$22.1M	1.7%	\$844,035	\$45.03	-	\$43.35	97	9.0%
2010	13	\$20.4M	1.7%	\$1,567,076	\$36.70	-	\$41.92	93	9.2%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

## MARKET INFORMATION

## Sale Trends

## North Central Industrial

## LOGISTICS SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2025	-	-	-	-	-	-	\$82.11	171	7.8%
2024	-	-	-	-	-	-	\$81.31	169	7.8%
2023	-	-	-	-	-	-	\$80	167	7.8%
2022	-	-	-	-	-	-	\$78.35	163	7.7%
2021	-	-	-	-	-	-	\$77.63	162	7.7%
YTD	13	\$55.2M	2.6%	\$5,014,091	\$89.87	-	\$75.76	158	7.8%
2020	24	\$101.8M	4.5%	\$5,068,621	\$101.07	11.7%	\$74.72	156	7.8%
2019	43	\$166.4M	8.3%	\$4,364,336	\$85.83	7.1%	\$73.37	153	7.6%
2018	33	\$63.4M	7.6%	\$2,256,550	\$54.81	7.8%	\$68.73	143	7.7%
2017	23	\$44M	4.3%	\$2,443,807	\$48.16	7.0%	\$66.12	138	7.6%
2016	18	\$40.8M	3.5%	\$2,400,809	\$54.63	6.9%	\$63.49	132	7.6%
2015	27	\$62.8M	5.1%	\$2,722,451	\$62.32	8.2%	\$59.86	125	7.8%
2014	29	\$42.7M	4.6%	\$1,735,709	\$45.72	-	\$55.53	116	8.0%
2013	27	\$37.1M	3.5%	\$1,607,641	\$53.10	-	\$51.76	108	8.2%
2012	27	\$29.2M	2.6%	\$1,321,404	\$59.55	10.0%	\$49.21	103	8.4%
2011	34	\$36.5M	5.3%	\$1,351,083	\$34.81	-	\$47.05	98	8.7%
2010	21	\$17.1M	2.2%	\$983,254	\$38.89	-	\$45.38	95	8.9%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

## FLEX SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2025	-	-	-	-	-	-	\$81.07	157	8.3%
2024	-	-	-	-	-	-	\$80.28	156	8.2%
2023	-	-	-	-	-	-	\$78.98	153	8.2%
2022	-	-	-	-	-	-	\$77.33	150	8.2%
2021	-	-	-	-	-	-	\$76.68	149	8.1%
YTD	4	\$4.5M	1.0%	\$1,494,000	\$40.50	-	\$74.55	145	8.3%
2020	10	\$48M	4.9%	\$5,330,261	\$85.80	-	\$73.50	143	8.2%
2019	15	\$42.3M	4.6%	\$3,500,901	\$78.64	-	\$72.68	141	8.1%
2018	14	\$42.4M	9.1%	\$4,193,444	\$88.84	11.1%	\$69.37	135	8.1%
2017	26	\$71.8M	9.7%	\$3,561,613	\$63.04	9.0%	\$66.85	130	8.0%
2016	11	\$20.5M	5.6%	\$2,503,750	\$30.48	8.8%	\$64.94	126	8.0%
2015	17	\$76.7M	13.2%	\$4,512,947	\$48.08	10.1%	\$61.72	120	8.1%
2014	8	\$11.2M	1.9%	\$2,163,374	\$50.92	-	\$58.45	114	8.3%
2013	17	\$39.1M	4.6%	\$2,964,347	\$70.41	7.8%	\$54.72	106	8.5%
2012	12	\$11.7M	2.4%	\$1,595,714	\$41.03	-	\$52.09	101	8.7%
2011	17	\$30.3M	6.9%	\$2,011,780	\$40.12	-	\$49.84	97	8.9%
2010	5	\$3M	0.4%	\$705,000	\$63.96	-	\$48.04	93	9.2%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.



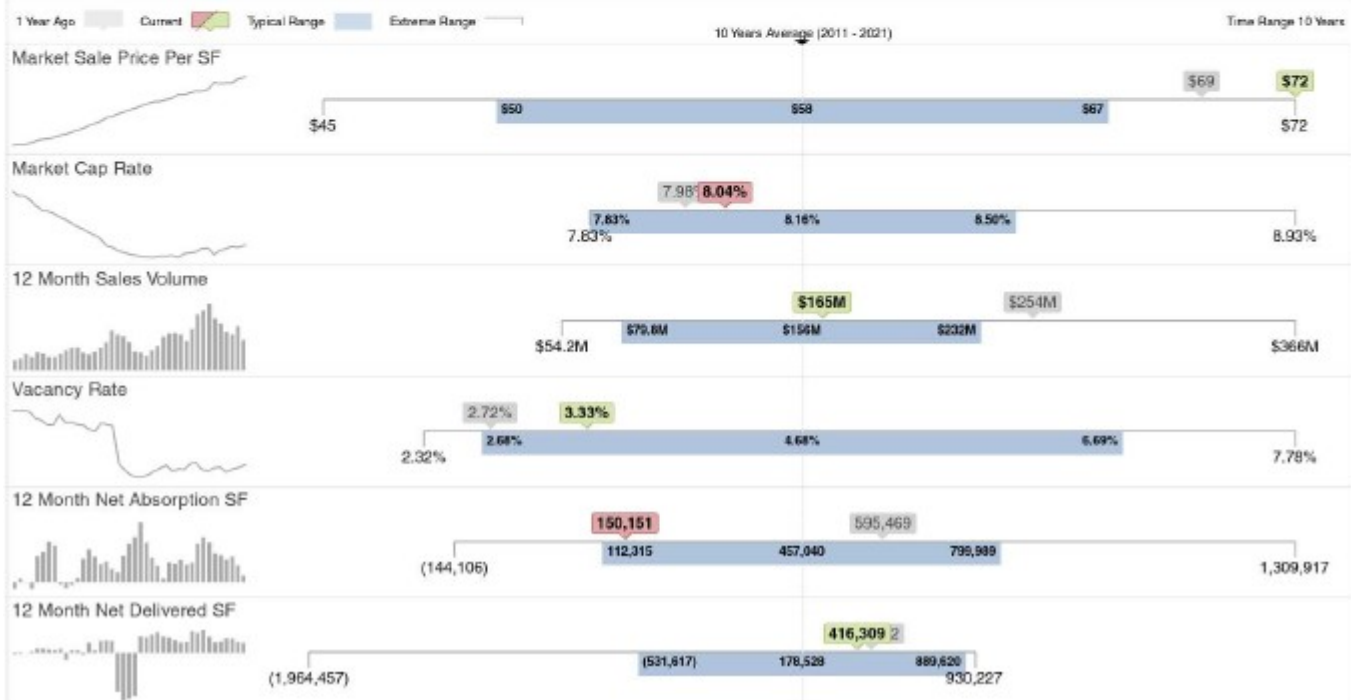
# MARKET INFORMATION

## Capital Markets Overview

### North Central Industrial

Asset Value		12 Mo Sales Volume		Market Cap Rate		12 Mo Mkt Sale Price/SF Chg				
\$4.8B		\$164.5M		8.0%		3.8%				
12 MO SALES VOLUME		Total	Lowest	Highest	12 MO SALES PRICE		Average	Lowest	Highest	Market
Transactions		67	-	-	Cap Rate		8.0%	8.0%	8.0%	8.0%
Sales Volume		\$164.5M	\$168K	\$34M	Sale Price/SF		\$80	\$14	\$229	\$72
Properties Sold		63	-	-	Sale Price		\$2.7M	\$168K	\$34M	-
Transacted SF		2.1M	2K	265.5K	Sale vs Asking Price		-13.0%	-28.1%	2.9%	-
Average SF		31.3K	2K	265.5K	% Leased at Sale		90.4%	0%	100%	-

### KEY PERFORMANCE INDICATORS



# MARKET INFORMATION

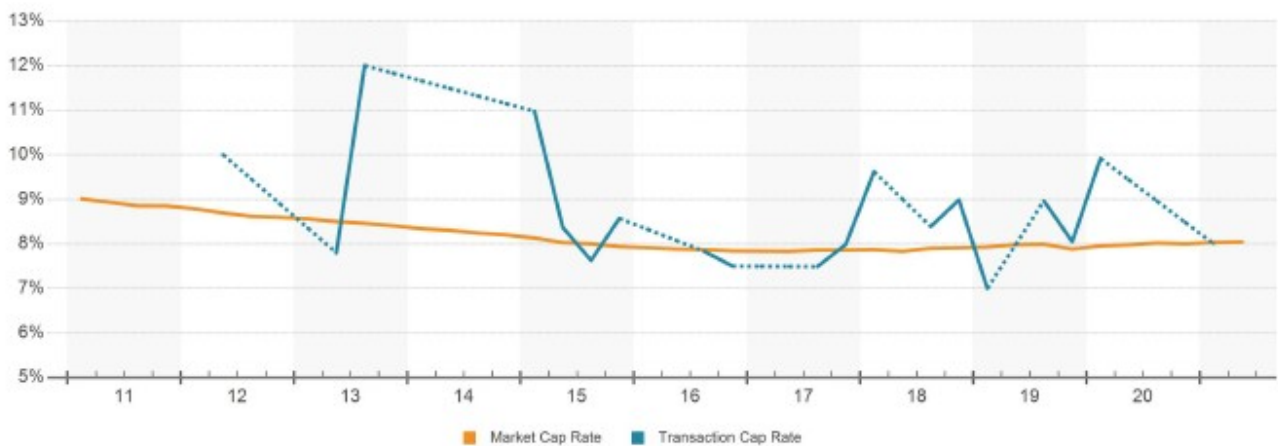
## Capital Markets Overview

North Central Industrial

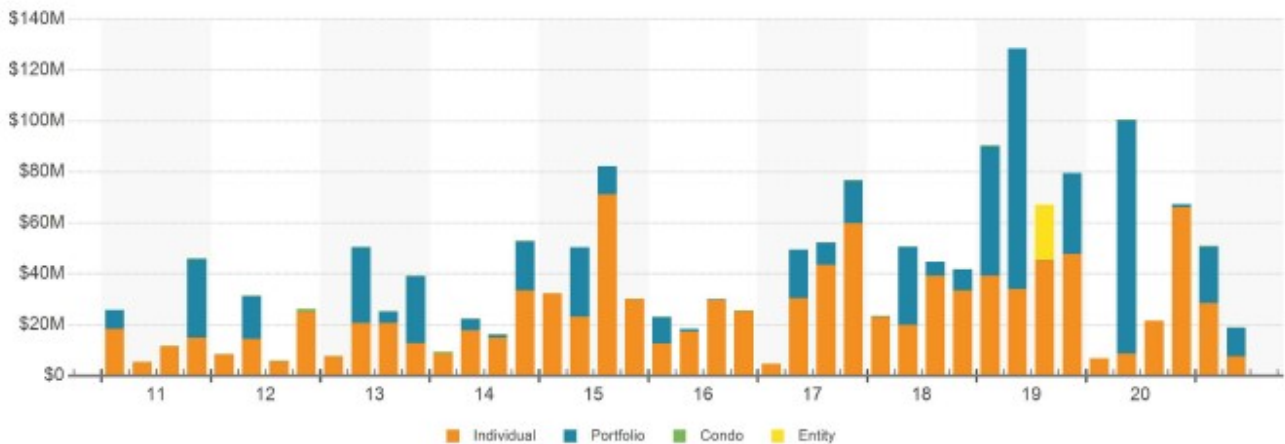
### MARKET SALE PRICE & TRANSACTION SALE PRICE PER SF



### MARKET CAP RATE & TRANSACTION CAP RATE



### SALES VOLUME BY TRANSACTION TYPE

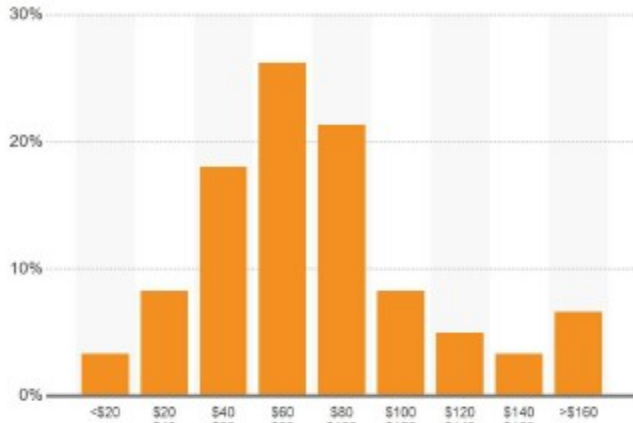


# MARKET INFORMATION

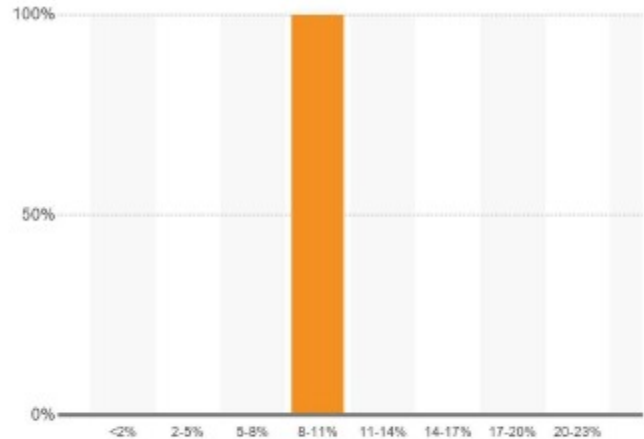
## Capital Markets Overview

### North Central Industrial

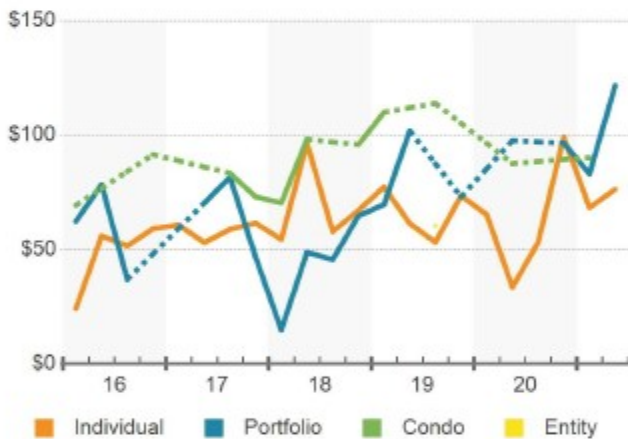
SALE PRICE PER SF DISTRIBUTION PAST 12 MONTHS



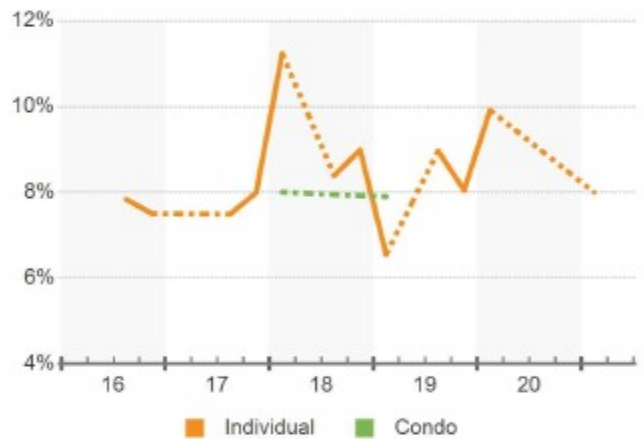
CAP RATE DISTRIBUTION PAST 12 MONTHS



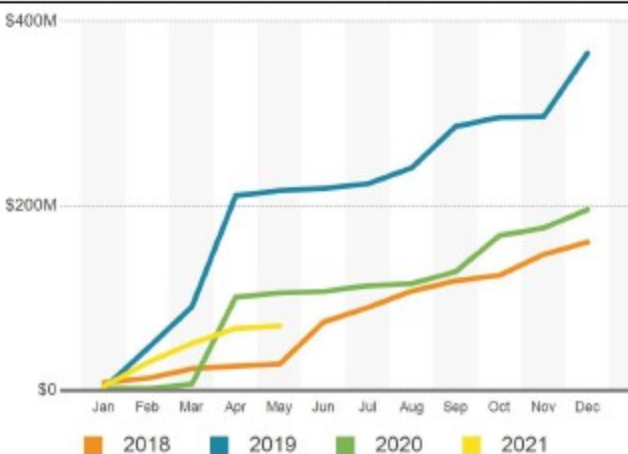
SALE PRICE PER SF BY TRANSACTION TYPE



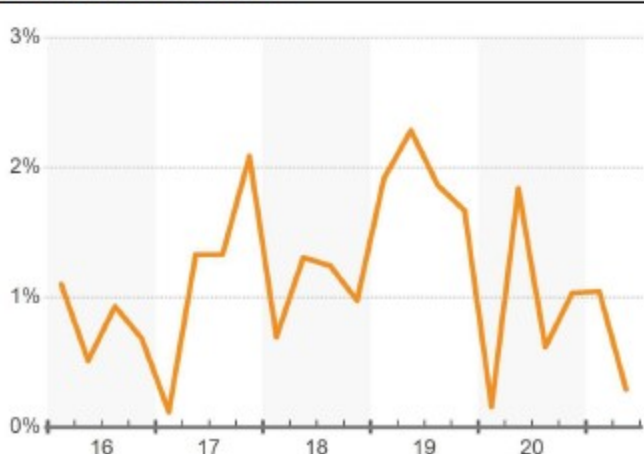
CAP RATE BY TRANSACTION TYPE



CUMULATIVE SALES VOLUME BY YEAR

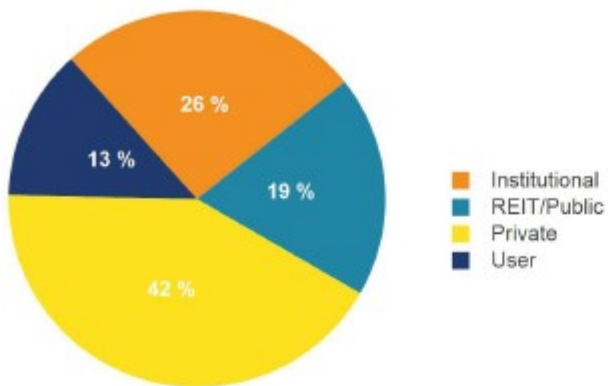


SOLD SF AS % OF TOTAL SF

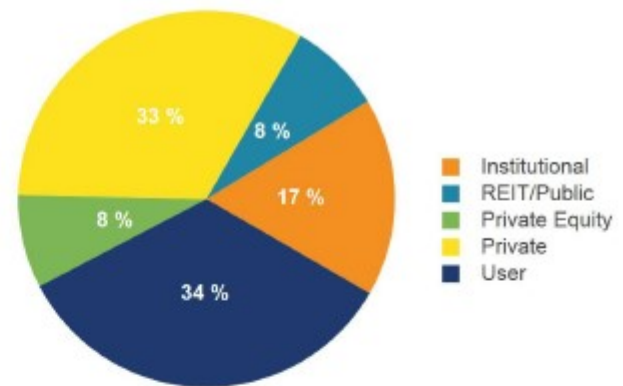


# MARKET INFORMATION

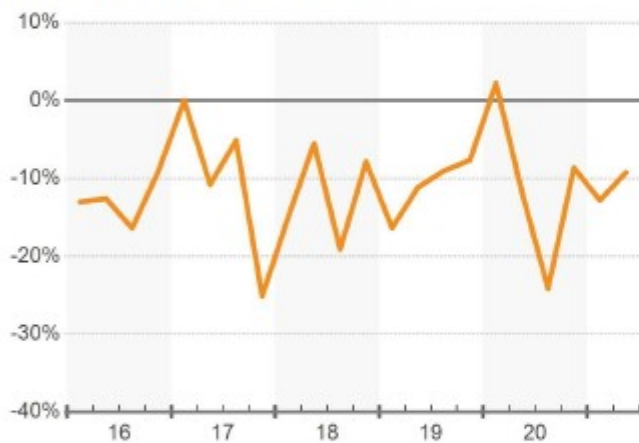
SALES VOLUME BY BUYER TYPE PAST 12 MONTHS



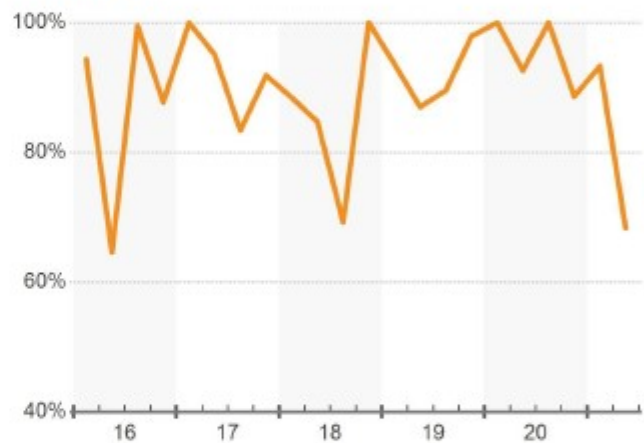
ASSET VALUE BY OWNER TYPE



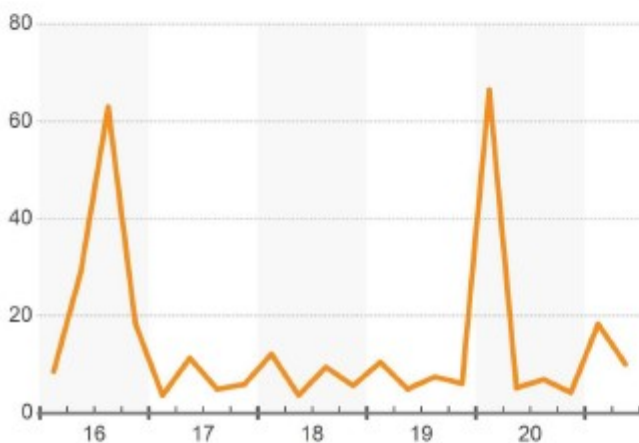
SALE TO ASKING PRICE DIFFERENTIAL



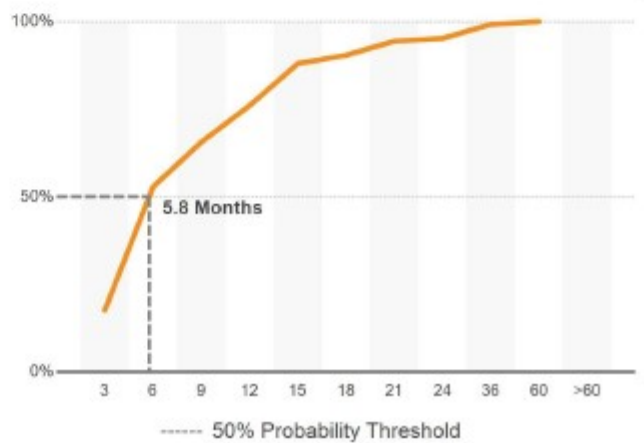
OCCUPANCY AT SALE



MONTHS TO SALE



PROBABILITY OF SELLING IN MONTHS



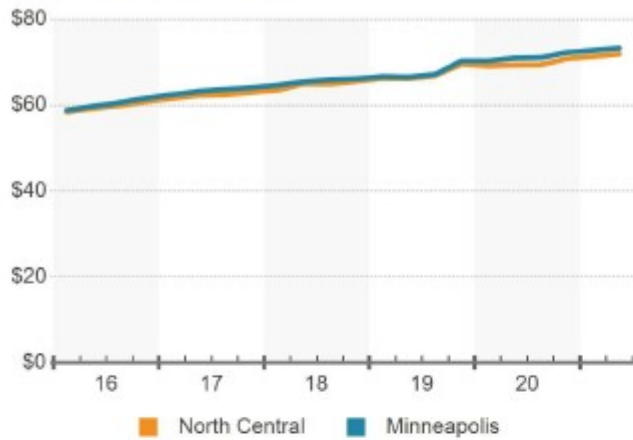


# MARKET INFORMATION

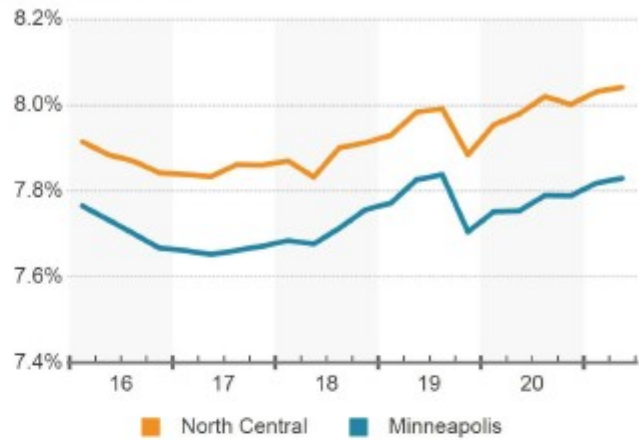
## Market Pricing

### North Central Industrial

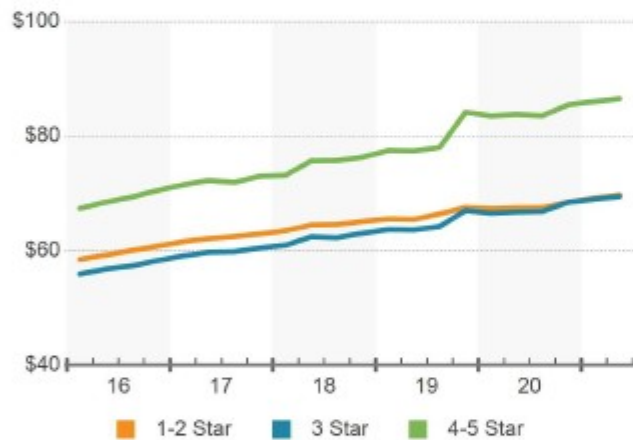
MARKET SALE PRICE PER SF



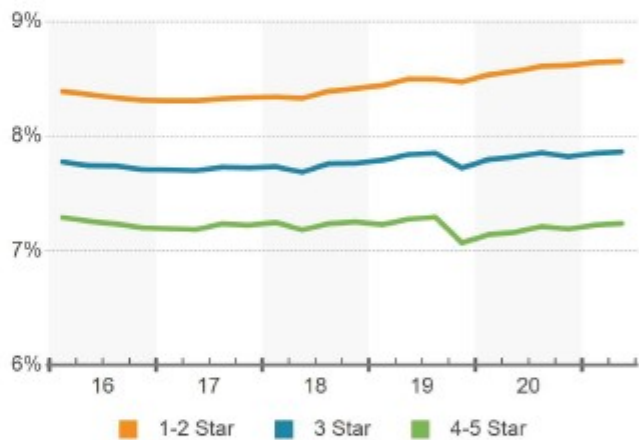
MARKET CAP RATE



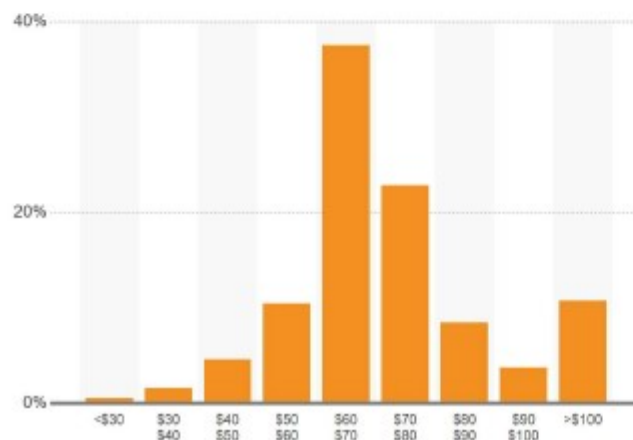
MARKET SALE PRICE PER SF BY STAR RATING



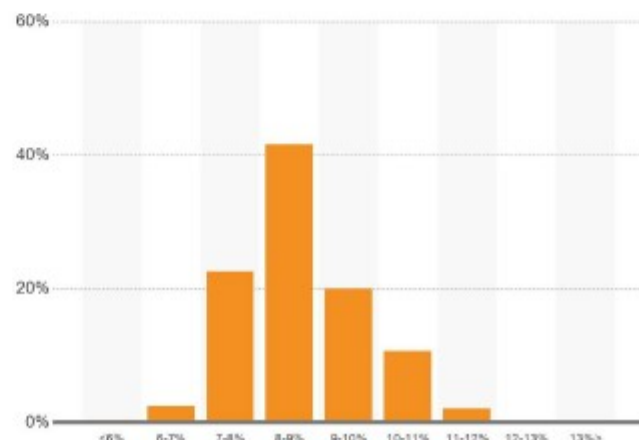
MARKET CAP RATE BY STAR RATING



MARKET SALE PRICE PER SF DISTRIBUTION



MARKET CAP RATE DISTRIBUTION

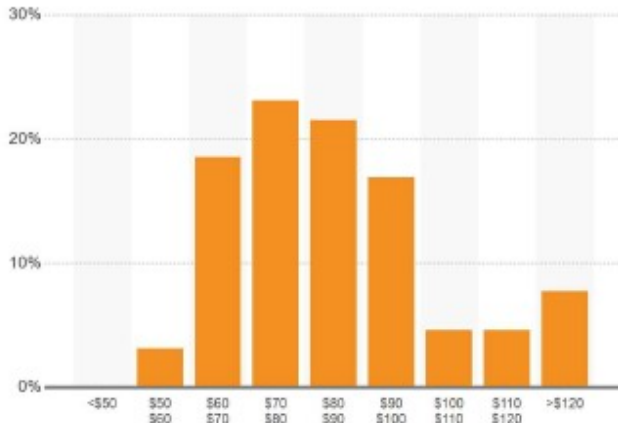


# MARKET INFORMATION

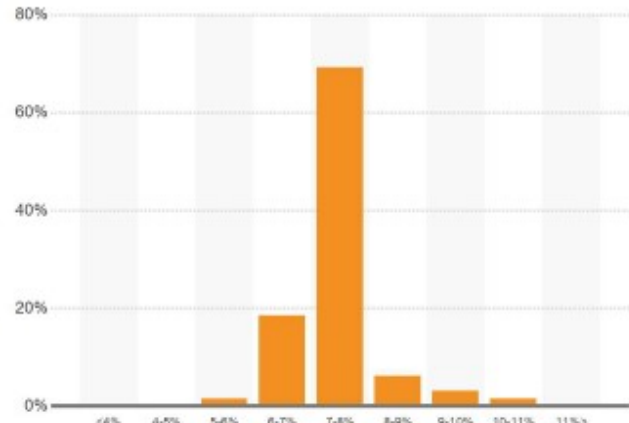
## Market Pricing

### North Central Industrial

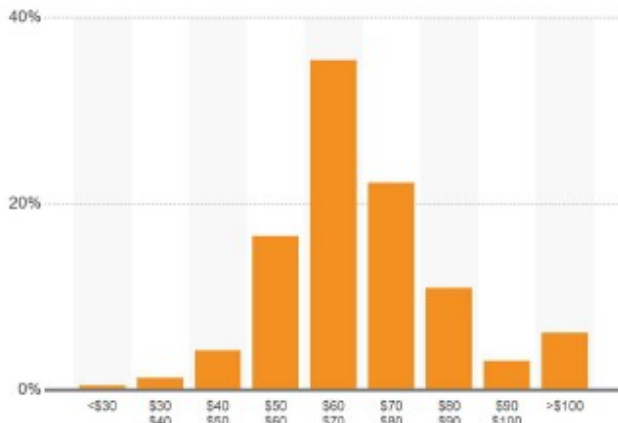
4-5 STAR MARKET SALE PRICE PER SF DISTRIBUTION



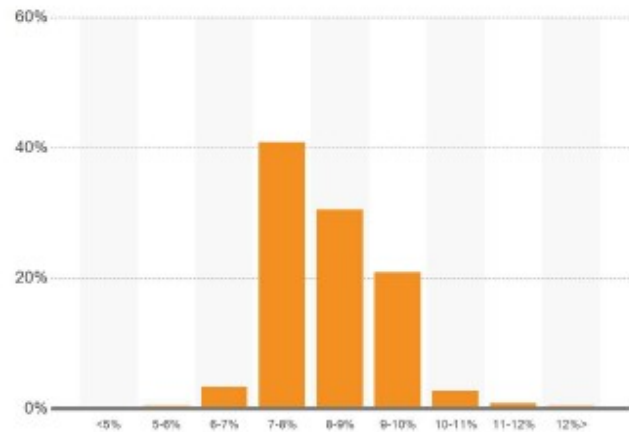
4-5 STAR MARKET CAP RATE DISTRIBUTION



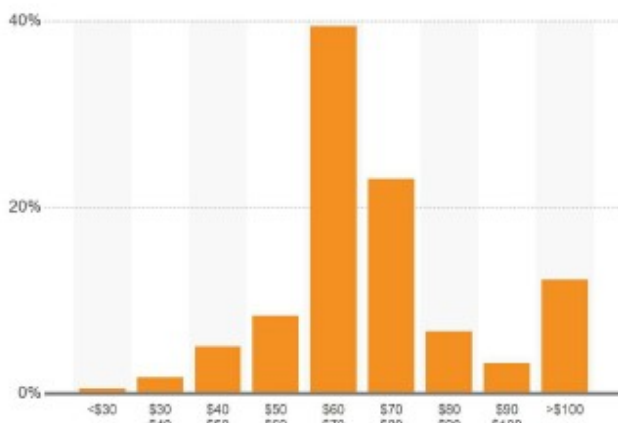
3 STAR MARKET SALE PRICE PER SF DISTRIBUTION



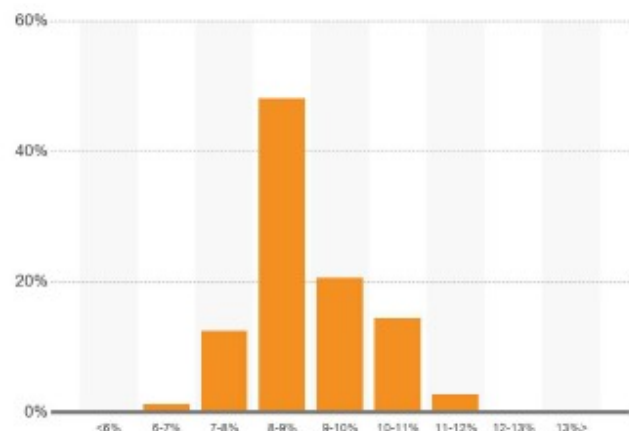
3 STAR MARKET CAP RATE DISTRIBUTION



1-2 STAR MARKET SALE PRICE PER SF DISTRIBUTION



1-2 STAR MARKET CAP RATE DISTRIBUTION

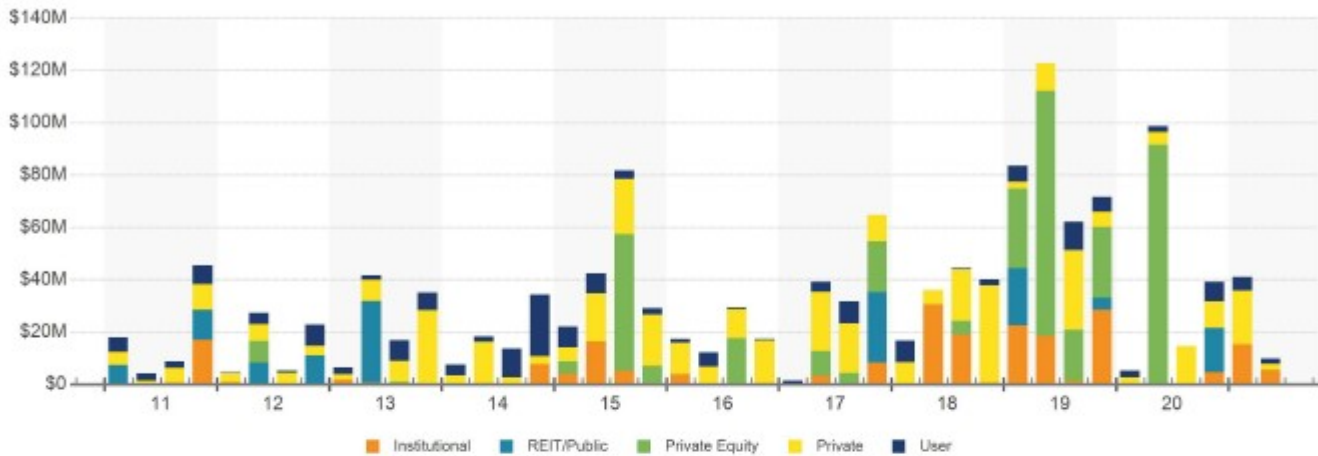


# MARKET INFORMATION

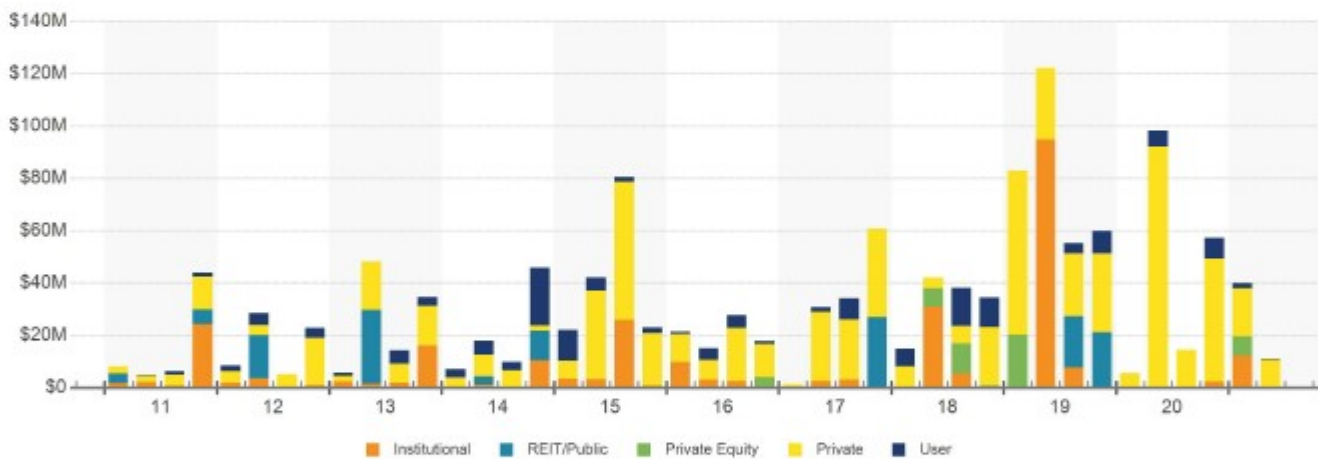
## Buying & Selling By Owner Type

North Central Industrial

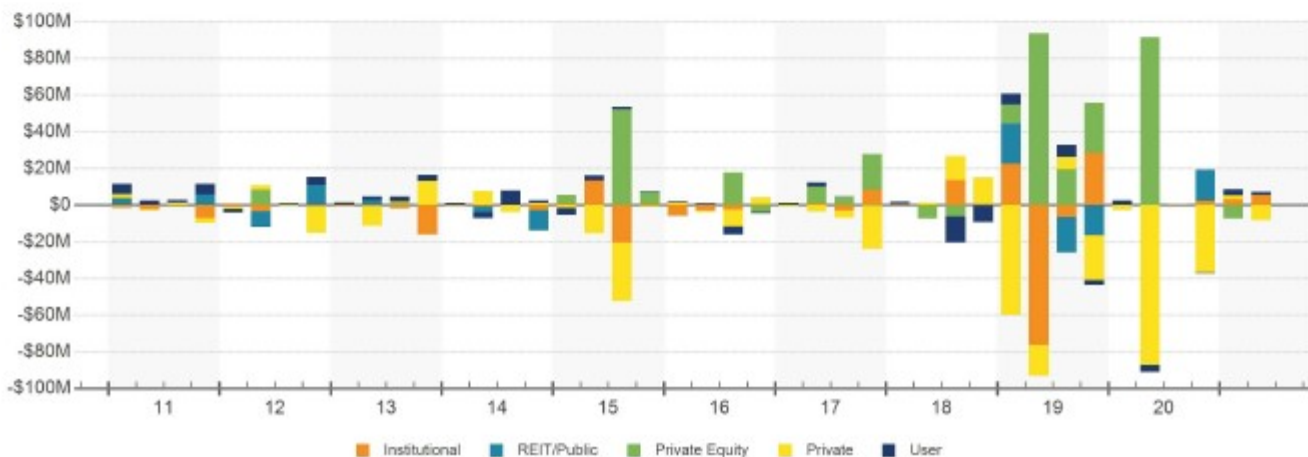
### SALES VOLUME BY BUYER TYPE



### SALES VOLUME BY SELLER TYPE



### NET BUYING & SELLING BY OWNER TYPE

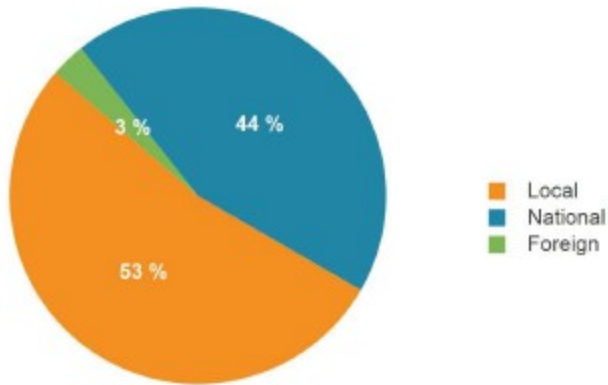


## MARKET INFORMATION

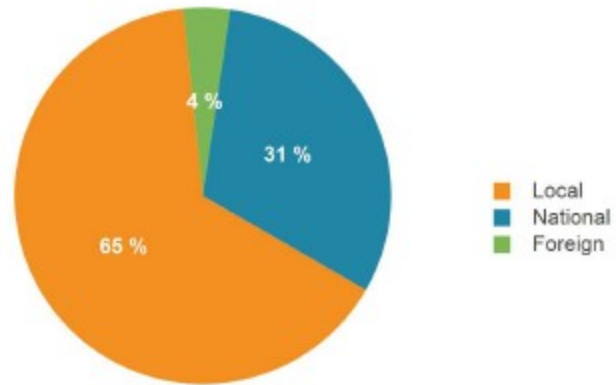
## Investment Trends By Buyer &amp; Seller Origin

North Central Industrial

SALES VOLUME BY BUYER ORIGIN PAST 12 MONTHS



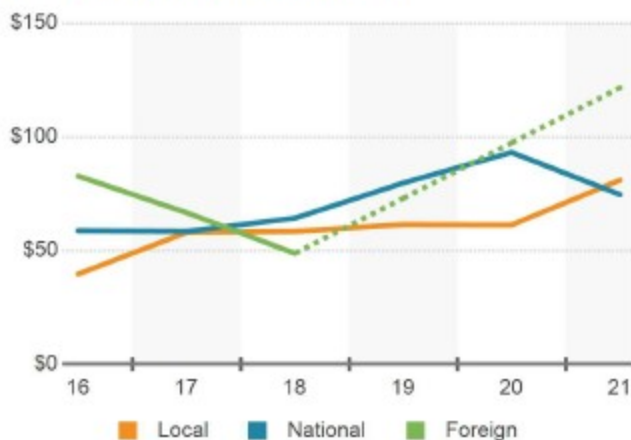
ASSET VALUE BY OWNER ORIGIN



SALES VOLUME BY OWNER ORIGIN

Year	Total	Local			National			Foreign		
	Sales Volume	Bought	Sold	Net Trans	Bought	Sold	Net Trans	Bought	Sold	Net Trans
YTD	\$89.8M	\$40.3M	\$47.8M	-\$7.4M	\$20.6M	\$21.9M	-\$1.3M	\$5.7M	\$105K	\$5.6M
2020	\$196M	\$50.7M	\$172M	-\$121.3M	\$142.8M	\$23.8M	\$119M	-	\$99.2K	-\$99.2K
2019	\$365.7M	\$117.1M	\$218.4M	-\$101.2M	\$245.2M	\$126.8M	\$118.4M	-	\$19.9M	-\$19.9M
2018	\$160.7M	\$89.1M	\$83.6M	\$5.5M	\$53.1M	\$76.1M	-\$23.1M	\$15.3M	-	\$15.3M
2017	\$182.9M	\$107.4M	\$102.8M	\$4.5M	\$46.7M	\$70.9M	-\$24.2M	\$26.9M	\$8.9M	\$18M
2016	\$97M	\$44.3M	\$57.5M	-\$13.2M	\$47.8M	\$36.3M	\$11.5M	\$3.9M	\$2.4M	\$1.4M
2015	\$195.3M	\$88.2M	\$111.2M	-\$22.9M	\$106.9M	\$83.9M	\$23M	\$92.5K	\$183.3K	-\$90.8K
2014	\$100.9M	\$40.8M	\$66.7M	-\$25.9M	\$59.3M	\$25.4M	\$33.9M	\$50.5K	\$8.8M	-\$8.7M
2013	\$122.6M	\$56.5M	\$48.4M	\$8.1M	\$49.1M	\$57.4M	-\$8.3M	\$16.8M	\$16.8M	\$52K
2012	\$71.9M	\$33.1M	\$28.2M	\$4.8M	\$27.8M	\$26.9M	\$836.2K	\$9.8M	\$16.6M	-\$6.8M
2011	\$88.9M	\$51.8M	\$31M	\$20.8M	\$23.1M	\$51.8M	-\$28.7M	\$13.4M	\$6.1M	\$7.3M

SALE PRICE PER SF BY BUYER ORIGIN



CAP RATE BY BUYER ORIGIN





# MARKET INFORMATION

## Submarket Sales Trends

### North Central Industrial

#### SUBMARKET SALES TRANSACTIONS PAST 12 MONTHS

Submarket Name	Sales Volume	Transactions	Transacted SF	Avg SF	Mkt Cap Rate	Mkt Sale Price/SF
South Central	\$449,635,895	73	4,061,931	55,643	7.7%	\$77
Northwest	\$397,303,196	52	4,615,723	88,764	7.6%	\$82
Southwest	\$210,375,186	86	3,623,594	42,135	7.8%	\$76
<b>North Central</b>	<b>\$164,544,590</b>	<b>67</b>	<b>2,099,364</b>	<b>31,334</b>	<b>8.0%</b>	<b>\$72</b>
Midway	\$44,518,067	13	706,660	54,358	7.7%	\$66
Minneapolis	\$43,806,638	19	519,148	27,324	8.0%	\$64
East	\$41,085,675	23	606,721	26,379	7.7%	\$80
St Croix County	\$34,925,300	13	416,914	32,070	7.8%	\$54
St Paul	\$34,121,101	19	703,051	37,003	7.9%	\$66
Sherburne County	\$30,395,045	24	706,852	29,452	8.4%	\$55
Wright County	\$18,527,231	17	337,326	19,843	8.1%	\$65
Chisago County	\$1,255,000	5	43,562	8,712	8.2%	\$59
Isanti County	\$950,000	1	26,571	26,571	8.4%	\$56
Pierce County	-	3	27,411	9,137	7.9%	\$46

## MARKET INFORMATION

## Players

## North Central Industrial

## TOP OWNERS

Company Name	Owned SF	Owned Props	Avg SF	12 Mo Bought	12 Mo Sold	12 Mo Net Trans
The Blackstone Group Inc.	2,949,954	29	101,723	-	-	-
Capital Partners Management, LLC	1,419,953	13	109,227	-	-	-
Cummins	1,121,722	2	560,861	-	-	-
Target Corporation	1,013,445	1	1,013,445	-	-	-
Link Logistics Real Estate	938,135	10	93,814	-	-	-
Travelers	922,786	15	61,519	-	-	-
Alltemp Distribution Company	823,325	1	823,325	-	-	-
The Travelers Companies, Inc.	799,397	15	53,293	-	-	-
Hyde Development	750,650	5	150,130	-	-	-
Cheryl L Stinski	720,000	1	720,000	-	-	-
Artis Real Estate Investment Trust	718,492	3	239,497	-	-	-
Medtronic	701,910	3	233,970	-	-	-
Vista Outdoor Inc.	700,000	1	700,000	-	-	-
Roseville Properties Management Co...	671,220	19	35,327	-	-	-
Hoffman Enclosures Inc	640,733	2	320,367	-	-	-
Industrial Equities LLP	608,260	4	152,065	-	-	-
HOM Furniture, Inc.	607,868	5	121,574	-	\$3,390,000	-\$3,390,000
Meritex Enterprises Inc	519,255	4	129,814	-	-	-
International Paper	496,068	3	165,356	-	-	-
Murphy Warehouse Company	455,888	2	227,944	-	-	-
H.B. Fuller Company	394,114	3	131,371	-	-	-
Sysco Corporation	391,863	1	391,863	-	-	-
Boston Scientific	376,850	3	125,617	-	-	-
PCCP LLC	358,154	4	89,539	-	-	-
Greenfield Partners	352,600	1	352,600	-	\$7,000,000	-\$7,000,000
Centaur Capital Partners, Inc.	334,688	1	334,688	-	-	-
Summerhill Commercial Real Estate,...	333,542	4	83,386	-	-	-
Cretex Companies, Inc	317,764	2	158,882	-	-	-
Deluxe Corporation	313,653	2	156,827	-	\$10,100,000	-\$10,100,000
Old Dutch Foods, Inc.	309,084	3	103,028	-	-	-
Abbott Laboratories	299,719	3	99,906	-	-	-
Paul & Eleanor Sade Trust	298,148	1	298,148	-	-	-
American Mortgage & Equity Consult...	295,073	1	295,073	-	-	-
Northeast Industrial, Inc.	291,916	8	36,490	-	-	-
Berdass Properties	287,000	1	287,000	-	-	-
WPT Industrial Real Estate Investme...	282,363	3	94,121	-	-	-
The Estee Lauder Companies, Inc.	275,000	1	275,000	-	-	-
Cardinal Industrial	274,587	1	274,587	-	-	-
Quality Trusted Property Management	269,937	4	67,484	-	-	-
Steinwall, Inc.	267,102	4	66,776	-	-	-
Platform Ventures	265,516	1	265,516	\$22,050,000	-	\$22,050,000
Fairbridge Properties, LLC	262,416	1	262,416	-	-	-



# MARKET INFORMATION

## Players

### North Central Industrial

#### TOP BUYERS PAST 12 MONTHS

Company Name	Sales Volume	Transactions	Transacted SF	Avg SF	Cap Rate	Sale Price/SF
W.P. Carey Inc.	\$34,000,000	1	208,000	208,000	-	\$163
Investcorp Bank B.S.C.	\$11,350,000	2	93,300	46,650	-	\$122
Biynah Industrial Partners	\$11,025,000	1	132,758	132,758	-	\$83
Platform Ventures	\$11,025,000	1	132,758	132,758	-	\$83
Scannell Properties	\$10,100,000	1	157,399	157,399	-	\$64
Davids Hydro Vac Inc	\$7,350,000	1	58,357	58,357	-	\$126
Wilson Wolf Corp	\$7,000,000	1	97,750	97,750	-	\$72
Advantage Scaffold & Ladders	\$6,000,000	1	111,836	111,836	-	\$54
Glamco Wire Products Co	\$4,550,000	1	140,551	140,551	-	\$32
Big Blue Boxes	\$3,500,000	1	42,793	42,793	-	\$82
Baldwin Supply Co	\$3,400,000	1	49,416	49,416	-	\$69
Westco Properties Llc	\$3,390,000	1	54,336	54,336	-	\$62
Robert Sullivan	\$2,752,872	1	39,600	39,600	-	\$70
Mars W P & R S Co	\$2,375,000	1	34,114	34,114	-	\$70
Engineered Materials Inc	\$2,350,000	1	29,400	29,400	-	\$80
Clearscape Outdoor Services	\$2,250,000	1	9,805	9,805	-	\$229
West Oaks 5 Llc	\$2,100,000	1	33,574	33,574	-	\$63
Benikers Properties Llc	\$2,000,000	1	23,283	23,283	-	\$86
The Cafesjian Family Foundation, Inc.	\$1,945,000	1	20,408	20,408	-	\$95
Lane Co	\$1,600,000	1	32,946	32,946	-	\$49
Montgomery Brinkman Construction LLC	\$1,600,000	1	41,072	41,072	-	\$39
Superior Air Parts Inc	\$1,600,000	1	25,702	25,702	-	\$62
Terravet Real Estate Solutions	\$1,347,000	1	11,222	11,222	-	\$120
On Site Companies	\$1,280,000	1	9,000	9,000	-	\$142
Kathy A. Cargill	\$1,200,000	1	11,150	11,150	-	\$108
Rybak Excavating and Contracting, Inc.	\$1,165,000	1	10,700	10,700	-	\$109
Richland Refrigerated Solutions LLC	\$1,100,000	1	6,000	6,000	-	\$183
Royce & Boyd Holdings LLC	\$1,100,000	1	21,882	21,882	-	\$50
Precision	\$1,080,000	1	13,200	13,200	-	\$82
State Storage Group	\$1,045,528	1	10,830	10,830	-	\$97
SnackBOX	\$1,000,000	1	9,386	9,386	-	\$107
Randall W Crumpler	\$937,000	1	57,320	57,320	-	\$16
Rosalynn Vertiz	\$885,000	1	10,000	10,000	-	\$89
Wayne Nicholson	\$875,000	1	11,208	11,208	-	\$78
Manthey Holdings LLC	\$850,000	1	9,270	9,270	-	\$92
Schultz Paul V	\$750,000	1	8,500	8,500	-	\$88
Average Joes Bowfishing	-	2	14,823	7,412	-	-

## MARKET INFORMATION

## Players

## North Central Industrial

## TOP SELLERS PAST 12 MONTHS

Company Name	Sales Volume	Transactions	Transacted SF	Avg SF	Cap Rate	Sale Price/SF
Norwest Equity Partners	\$34,000,000	1	208,000	208,000	-	\$163
Roberts Development Company	\$11,350,000	2	93,300	46,650	-	\$122
Alex Brown Realty, Inc.	\$11,025,000	1	132,758	132,758	-	\$83
Biynah Industrial Partners	\$11,025,000	1	132,758	132,758	-	\$83
Deluxe Corporation	\$10,100,000	1	157,399	157,399	-	\$64
Montgomery Family Partnership LLP	\$7,350,000	1	58,357	58,357	-	\$126
Greenfield Partners	\$7,000,000	1	97,750	97,750	-	\$72
Capital Beverage Sales LP	\$6,000,000	1	111,836	111,836	-	\$54
Taylor Corporation	\$4,550,000	1	140,551	140,551	-	\$32
Tyson Co	\$3,500,000	1	42,793	42,793	-	\$82
Advantage Scaffold & Ladders	\$3,400,000	1	49,416	49,416	-	\$69
HOM Furniture, Inc.	\$3,390,000	1	54,336	54,336	-	\$62
Roberts, Nick	\$2,752,872	1	39,600	39,600	-	\$70
Accurate Component Sales, Inc.	\$2,375,000	1	34,114	34,114	-	\$70
Integer Holdings Corporation	\$2,350,000	1	29,400	29,400	-	\$80
Ramona L Morrison	\$2,250,000	1	9,805	9,805	-	\$229
Diesel Cast Welding	\$2,100,000	1	33,574	33,574	-	\$63
Boulder Creek Stone Products	\$2,000,000	1	23,283	23,283	-	\$86
Roger T. & E. Fay Bredesen Joint Revocable...	\$2,000,000	1	41,300	41,300	-	\$48
Craig A Meidinger	\$1,945,000	1	20,408	20,408	-	\$95
Carlson Paul E	\$1,800,000	1	17,260	17,260	-	\$104
BRIAN SMITH	\$1,600,000	1	25,702	25,702	-	\$62
C.O. Lynch Enterprises	\$1,600,000	1	41,072	41,072	-	\$39
Mark Lewis	\$1,600,000	1	32,946	32,946	-	\$49
Daniel E Soderberg	\$1,347,000	1	11,222	11,222	-	\$120
Sullivan Property Investments	\$1,280,000	1	9,000	9,000	-	\$142
Aerial Maintenance of Minnesota, Inc.	\$1,200,000	1	11,150	11,150	-	\$108
Roofers Local No 98	\$1,165,000	1	10,700	10,700	-	\$109
21st Century Bank	\$1,100,000	1	6,000	6,000	-	\$183
Hoff Appraisal Associates	\$1,100,000	1	21,882	21,882	-	\$50
Dasco Systems, Inc.	\$1,080,000	1	13,200	13,200	-	\$82
Elbert Properties LLC	\$1,045,528	1	10,830	10,830	-	\$97
Diversified Properties Inc	\$1,000,000	1	9,386	9,386	-	\$107
Used Boat World	\$937,000	1	57,320	57,320	-	\$16
Harold Morseth	\$885,000	1	10,000	10,000	-	\$89
Lgp Leasing Llc	\$875,000	1	11,208	11,208	-	\$78
Robert M Paddock	\$850,000	1	9,270	9,270	-	\$92
Michael Rustad	\$750,000	1	8,500	8,500	-	\$88
Sharon & Paul Peltier	\$630,000	1	7,265	7,265	-	\$87
Acorn Property Management	\$625,000	1	8,246	8,246	-	\$76
Ron Merkel	\$595,000	1	4,750	4,750	-	\$125
Cedar Siding Inc	\$525,000	1	9,500	9,500	-	\$55

# MARKET INFORMATION

## Players

### North Central Industrial

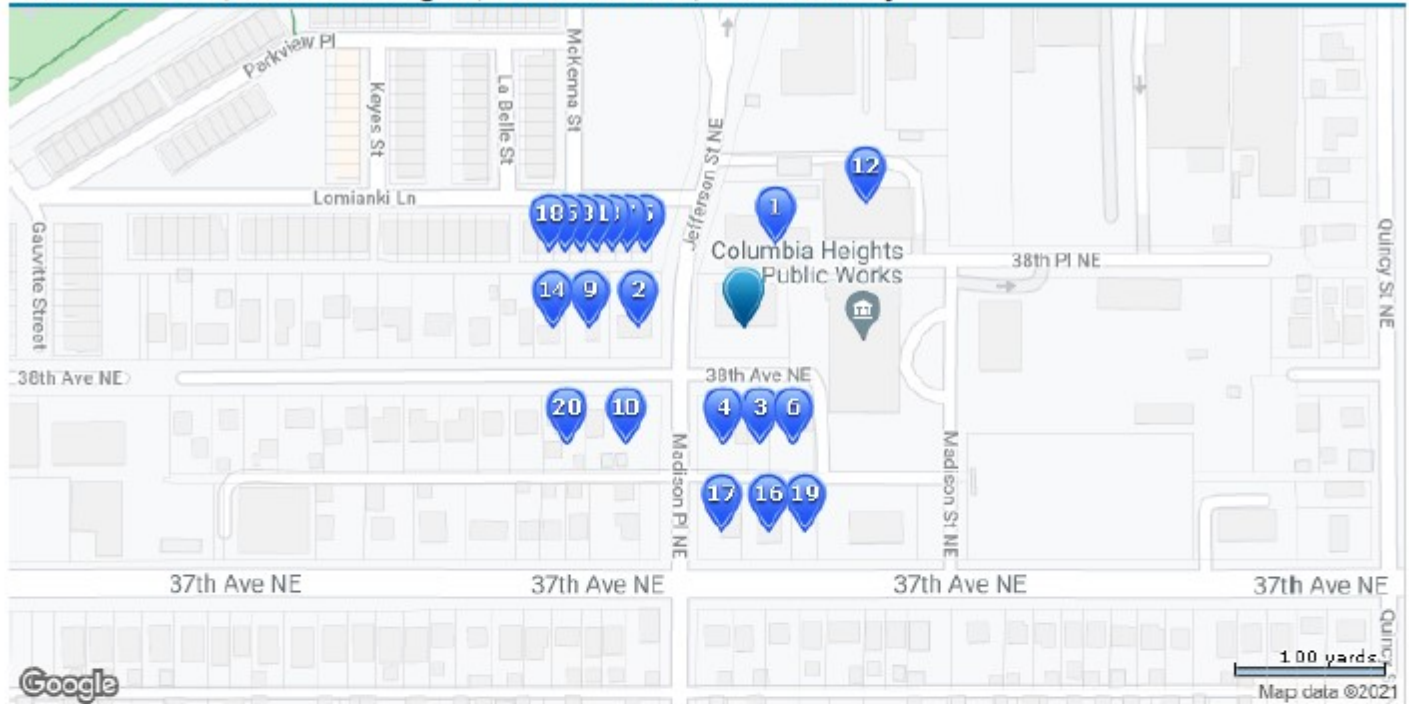
#### TOP BROKERS PAST 12 MONTHS





Company Name	Sales Volume	Transactions	Transacted SF	Avg SF	Cap Rate	Sale Price/SF
CBRE	\$44,600,000	5	506,102	101,220	-	\$88
Colliers International	\$22,675,000	2	273,762	136,881	-	\$83
Newmark Knight Frank	\$21,887,872	10	288,272	28,827	-	\$76
Cushman & Wakefield	\$20,050,000	7	312,459	44,637	-	\$64
Premier Commercial Properties, Inc.	\$15,785,000	10	184,652	18,465	-	\$85
CORE Commercial Real Estate	\$7,350,000	2	70,357	35,179	-	\$104
JLL	\$6,000,000	1	111,836	111,836	-	\$54
Hardin Companies	\$3,390,000	1	54,336	54,336	-	\$62
Transwestern Real Estate Services	\$2,375,000	1	34,114	34,114	-	\$70
Carlson Partners	\$2,350,000	1	29,400	29,400	-	\$80
RE/MAX	\$2,210,000	2	21,809	10,905	-	\$101
Real Estate Advisors, Inc.	\$1,945,000	1	20,408	20,408	-	\$95
Real Estate Masters, Inc.	\$1,100,000	1	6,000	6,000	-	\$183
Urban Industries LLC	\$1,100,000	1	21,882	21,882	-	\$50
Alder Investment Partners	\$1,045,528	1	10,830	10,830	-	\$97
Arrow Real Estate Corporation	\$875,000	1	11,208	11,208	-	\$78
Realogy Corporation	\$875,000	1	11,208	11,208	-	\$78
Keller Williams Realty International	\$765,000	2	12,300	6,150	8.0%	\$62
Commercial Realty Solutions	-	2	14,823	7,412	-	-







# MARKET INFORMATION-NEIGHBORHOOD INFORMATION





## 627 38th Ave Ne, Columbia Heights, MN 55421-3806, Anoka County



NEIGHBORS				
	Subject Property	Neighbor 1	Neighbor 2	Neighbor 3
				
Address	627 38th Ave Ne	3815 Jefferson St Ne	609 38th Ave Ne	628 38th Ave Ne
Owner Name	COLUMBIA HEIGHTS CITY OF	SPC INVESTMENTS LLC	OMO BRANDEN	HALE JACQUELYN (TE)
Owner Name 2			Paulson Melissa	Hale Rex (Te)
Sale Price		\$375,000	\$245,000	\$150,000
Sale Date		08/26/2014	05/05/2016	Tax: 01/24/2003 MLS: 10/28/2013
Price Per Sq Ft		\$33.16	\$152.74	\$71.71
Finished Sq Ft	6,500	9,800	Tax: 1,604 MLS: 2,054	Tax: 936 MLS: 1,189
Lot Sq Ft	20,490	28,080	10,351	4,562
Lot Acres	0.4704	0.6446	0.2376	0.1047
Total Rooms			8	5
Bedrooms			4	Tax: 3 MLS: 2
Bathrooms (Total)			2	Tax: 1 MLS: 2
Year Built	1999	1972	1959	Tax: 1962 MLS: 1906
Stories	1	1	1	Tax: 1 MLS: 1.5
Garage Capacity			MLS: 2	MLS: 1
Style			Bungalow	
Land Use - County	Exempt - Municipal Other	Industrial	Residential Duplexes Double B	Residential Single Family
Land Use - CoreLogic	Municipal Property	Industrial (NEC)	Duplex	SFR
Property Tax Amount	\$69	\$15,168	\$3,381	\$2,694
Distance (miles)		0.03	0.03	0.04





## MARKET INFORMATION-NEIGHBORHOOD INFORMATION





	Subject Property	Neighbor 4	Neighbor 5	Neighbor 6
				
Address	627 38th Ave Ne	3727 Madlson Pl Ne	588 Lomlankl Ln Ne	636 38th Ave Ne
Owner Name	COLUMBIA HEIGHTS CITY OF	FITZGERALD BETTE	CORMACK MARY	HINRICHS ERIC
Owner Name 2		Fitzgerald John		
Sale Price		\$50,000	\$207,565	
Sale Date		MLS: 07/02/1992	08/30/2006	MLS: 07/22/2013
Price Per Sq Ft		\$53.42	\$110.41	\$49.25
Finished Sq Ft	6,500	Tax: 936 MLS: 1,800	Tax: 1,880 MLS: 1,618	Tax: 934 MLS: 600
Lot Sq Ft	20,490	9,773	2,081	8,362
Lot Acres	0.4704	0.2243	0.0478	0.192
Total Rooms		5	6	4
Bedrooms		Tax: 2 MLS: 3	Tax: 3 MLS: 2	1
Bathrooms (Total)		1	Tax: 2 MLS: 3	1
Year Built	1999	1942	2006	1924
Stories	1	1	2	1
Garage Capacity		MLS: 2	MLS: 2	MLS: 1
Style				
Land Use - County	Exempt - Municipal Other	Residential Single Family	Residential Single Family	Residential Single Family
Land Use - CoreLogic	Municipal Property	SFR	SFR	SFR
Property Tax Amount	\$69	\$3,134	\$2,836	\$2,888
Distance (miles)		0.04	0.04	0.04

	Subject Property	Neighbor 7	Neighbor 8	Neighbor 9
				
Address	627 38th Ave Ne	586 Lomlankl Ln Ne	584 Lomlankl Ln Ne	603 38th Ave Ne
Owner Name	COLUMBIA HEIGHTS CITY OF	BOEHM KIMBERLY	ALLEN DANIKA	HANSEN KEITH W
Owner Name 2				Hansen Gail M
Sale Price		\$177,515	\$231,952	
Sale Date		06/10/2016	06/23/2006	
Price Per Sq Ft		\$93.22	\$122.86	
Finished Sq Ft	6,500	Tax: 1,888 MLS: 1,657	1,888	1,251
Lot Sq Ft	20,490	2,078	1,987	8,041
Lot Acres	0.4704	0.0477	0.0456	0.1846
Total Rooms		6	6	6
Bedrooms		Tax: 3 MLS: 2	3	3
Bathrooms (Total)		Tax: 2 MLS: 3	2	1
Year Built	1999	2006	2006	1910
Stories	1	2	2	1
Garage Capacity		MLS: 2		
Style				
Land Use - County	Exempt - Municipal Other	Residential Single Family	Residential Single Family	Residential Single Family
Land Use - CoreLogic	Municipal Property	SFR	SFR	SFR
Property Tax Amount	\$69	\$2,865	\$2,829	\$2,405
Distance (miles)		0.04	0.05	0.05







## MARKET INFORMATION-NEIGHBORHOOD INFORMATION




	Subject Property	Neighbor 10	Neighbor 11	Neighbor 12
				
Address	627 38th Ave Ne	604 38th Ave Ne	582 Lomlankl Ln Ne	3829 Jefferson St Ne
Owner Name	COLUMBIA HEIGHTS CITY OF	KUSLER JON D	WARRIO ABDUSALMAN	NORTHEAST HOSPITALITY LLC
Owner Name 2			Ahmend Gemechu	
Sale Price			\$258,000	\$505,000
Sale Date			11/06/2020	08/05/2014
Price Per Sq Ft		\$57.36	\$136.65	\$44.78
Finished Sq Ft	6,500	1,046	1,888	14,240
Lot Sq Ft	20,490	14,148	1,874	33,359
Lot Acres	0.4704	0.3248	0.043	0.7658
Total Rooms		4	6	
Bedrooms		2	3	
Bathrooms (Total)		1	Tax: 2 MLS: 3	
Year Built	1999	1904	2006	1956
Stories	1	1	2	1
Garage Capacity			MLS: 2	
Style				
Land Use - County	Exempt - Municipal Other	Residential Single Family	Residential Single Family	Industrial
Land Use - CoreLogic	Municipal Property	SFR	SFR	Industrial (NEC)
Property Tax Amount	\$69	\$1,937	\$2,829	\$35,866
Distance (miles)		0.05	0.05	0.05

	Subject Property	Neighbor 13	Neighbor 14	Neighbor 15
				
Address	627 38th Ave Ne	580 Lomlankl Ln Ne	593 38th Ave Ne	578 Lomlankl Ln Ne
Owner Name	COLUMBIA HEIGHTS CITY OF	HENNING ERIN	ROSSMAN JOHN B	RAGAN SCOTT
Owner Name 2			Rossman Jere M	
Sale Price		\$204,900		\$235,000
Sale Date		05/04/2017		05/12/2020
Price Per Sq Ft		\$108.53		\$124.47
Finished Sq Ft	6,500	1,888	968	Tax: 1,888 MLS: 1,683
Lot Sq Ft	20,490	1,910	7,810	1,766
Lot Acres	0.4704	0.0438	0.1793	0.0406
Total Rooms		6	5	6
Bedrooms		Tax: 3 MLS: 2	3	3
Bathrooms (Total)		Tax: 2 MLS: 3	1	Tax: 2 MLS: 3
Year Built	1999	2006	1956	2006
Stories	1	2	1	2
Garage Capacity		MLS: 2		MLS: 2
Style				
Land Use - County	Exempt - Municipal Other	Residential Single Family	Residential Single Family	Residential Single Family
Land Use - CoreLogic	Municipal Property	SFR	SFR	SFR
Property Tax Amount	\$69	\$2,829	\$2,590	\$2,829
Distance (miles)		0.06	0.06	0.06



## MARKET INFORMATION-NEIGHBORHOOD INFORMATION

	Subject Property	Neighbor 16	Neighbor 17	Neighbor 18
				
Address	627 38th Ave Ne	631 37th Ave Ne	623 37th Ave Ne	576 Lomlanki Ln Ne
Owner Name	COLUMBIA HEIGHTS CITY OF	BREILAND MARK	DIAZ CESAR	PALMER KYLA
Owner Name 2				
Sale Price		\$425,000	\$107,000	\$220,000
Sale Date		Tax: 04/29/2004 MLS: 05/03/2004	03/28/2008	05/01/2019
Price Per Sq Ft		\$50.35		\$116.53
Finished Sq Ft	6,500	Tax: 4,767 MLS: 4,774	Tax: 1,170 MLS: 1,078	Tax: 1,888 MLS: 1,657
Lot Sq Ft	20,490	9,131	8,518	2,168
Lot Acres	0.4704	0.2096	0.1956	0.0498
Total Rooms		25	7	6
Bedrooms		8	Tax: 5 MLS: 3	Tax: 3 MLS: 2
Bathrooms (Total)			Tax: 2 MLS: 1	Tax: 2 MLS: 3
Year Built	1999	1959	1922	2006
Stories	1		Tax: 1.75 MLS: 2	2
Garage Capacity			MLS: 2	MLS: 2
Style				
Land Use - County	Exempt - Municipal Other	Apartments / Coop	Residential Single Family	Residential Single Family
Land Use - CoreLogic	Municipal Property	Apartment	SFR	SFR
Property Tax Amount	\$69	\$7,311	\$2,176	\$2,892
Distance (miles)		0.06	0.06	0.06

	Subject Property	Neighbor 19	Neighbor 20
			
Address	627 38th Ave Ne	637 37th Ave Ne	592 38th Ave Ne
Owner Name	COLUMBIA HEIGHTS CITY OF	JOHNSON JANET J	INGEBRIGTSON JEFFREY L
Owner Name 2			
Sale Price		\$48,000	\$74,500
Sale Date			MLS: 08/28/1992
Price Per Sq Ft		\$52.98	\$76.33
Finished Sq Ft	6,500	906	Tax: 976 MLS: 1,654
Lot Sq Ft	20,490	5,335	8,083
Lot Acres	0.4704	0.1225	0.1856
Total Rooms		5	4
Bedrooms		2	Tax: 1 MLS: 3
Bathrooms (Total)		1	2
Year Built	1999	1947	1946
Stories	1	1	1
Garage Capacity			MLS: 3
Style			
Land Use - County	Exempt - Municipal Other	Residential Single Family	Residential Single Family
Land Use - CoreLogic	Municipal Property	SFR	SFR
Property Tax Amount	\$69	\$2,262	\$2,559
Distance (miles)		0.06	0.06

## OVERVIEW OF THE VALUATION PROCESS

Three basic approaches are typically used in the estimation of market value. These three approaches utilize data from three different market reference sources and are reconciled in the final valuation. These three approaches are 1) the Direct Sales Comparison or Market Approach, 2) the Cost or the Reconstruction Approach, and 3) the Income Approach.

### **The Direct Sales Comparison or Market Approach**

Has as its premise a comparison of the subject property with others of similar design, utility and use that have recently sold. Comparables are graphed to show a price per square foot and adjusted for past months sale to reflect current market price. The appreciated price per square foot is then averaged and applied to the subject property to indicate a point of value.

### **The Reconstruction Approach**

Has as its premise the valuation of the site (land) by comparison with other sites in the area that have recently sold and making adjustments for the differences to indicate an estimate of site value. Then an estimated cost to reproduce or replace the improvements, less any loss of value (depreciation), is added to this site value to indicate a value for the subject property.

### **Land Value**

Ideally, for an analysis of this type, mated vacant land sales are available from nearby proximity that similar structures have been built on. Vacant land sales and “teardown” properties from the subject’s marketplace with the same type of commercial location as the subject property have been reviewed to establish a valuation on a per square foot basis for the subject site.

The method utilized is a recognized appraisal valuation technique and explained herein with the calculations shown on an accompanying chart. This method establishes a point of value. Thus, a fully accredited method is used for estimating the subjects current land value.

## OVERVIEW OF THE VALUATION PROCESS

### **The Income Approach** –Not Utilized within this appraisal

As used for investment properties, has as its premise in the estimation of the amount of the net operating income, which when capitalized in a manner that is commensurate with the risk and the life expectancy of the improvements, and will indicate the present value of the income stream.

### **Reconciliation of Values**

Normally, each of these approaches will indicate a different value. After the factors in each of the approaches have been carefully weighed, they are correlated to arrive at a final estimate of value

### **Additional Comments**

An appraisal is a value opinion on an analysis of the pertinent market data available for review. Typically, an appraisal will use all three of the traditional approaches to value. All three approaches base value on different sets of market data, together providing a system of checks and balances. However all three approaches to value are not always used in every appraisal. The choice of the approach or approaches to use will depend on the type of the property being appraised, the amount of market data available for review, the reliability of the market data and the purpose of the value option.

The income approach was not utilized within this appraisal. The approach was not thought to add significant or reliable contributory value assessment given the building only valuation herein.

## MARKET APPROACH—UTILIZED IN EXTRACTION METHOD

The application of this approach is based primarily on the principle of substitution, which indicates that informed purchasers would be no more for the property than the cost to them obtaining comparable, competitive property with the same utility on the open market. The market approach is based on the *principle of substitution*. This principle states that “when a property is replaceable in the market, its value tends to be set by the cost of acquiring an equally desirable substitute property assuming no costly delay in making the substitution”. Sales of similar parcels of real estate in a competitive market and of similar utility are sought in the process.

The major consideration in utilization of this approach to market value should be its relationship to area market attitude. The comparable sales selected, if enough data is available, should be considered competitive to the subject property under appraisal in relationship to utility and location. If reliable data is available, this analysis must be considered, to a very high degree, in the final conclusion of value.

This approach to value is based on actual sales and offers the best reflection of the way an informed buyer and an informed seller have reacted in the marketplace. In an analysis of this type, market behavior must be considered. The type and amount of the adjustments can vary in different locations, principally because the demand can vary greatly from location to another.

Comparing sales of similar properties with the subject property is generally the method of estimating property value. The selected sales consider the following factors:

1. Time (recent sales)
2. Similar locations
3. Similarity of features of the land and improvements which contribute to (or detract from) value
4. Financing or conditions of sales, if available.

The final results after analyzing comparable sales provides the appraiser with a range of values from which to form an opinion of the most probable price at which the property should sell in the open market base on the definition of market value, which is included within this report and supported by the principle of substitution.

## MARKET APPROACH—UTILIZED IN EXTRACTION METHOD

The market behavior and actions of buyers and sellers reflect their anticipations of the future benefits to be derived from the ownership of competitive properties. The most significant by no the only reflection of anticipations is the price paid. The sales adjustment process which is at the heart of the sales comparison analysis, is based on identification and measurement of the effect that the presence, absence, or amount of some characteristic has on the sales price of competitive ( comparable ) sales property and, hence, on the value of the subject property.

Increasing and decreasing returns (variable proportions), as well as the measurement of the contribution of any property component or factor to the total property value, are reflected in the sales adjustment process. Most specifically, that process shows the effect of larger quantities of variable characteristics in comparable sales properties on their sales prices. This concept is also useful in identifying which comparables are truly complete with the subject property.

### Market Standards

Especially since market value is the most frequent sought, the direct sales comparison approach is based upon an analysis of the market behavior of purchasers. The standards for comparing sales of competing property with the subject property are those of the market. The sales comparison approach, therefore, requires sufficient quantities of accurate, reliable, and verified market data to be applied properly and effectively.

Market data are analysis and evaluated as through the eyes of a the typically informed purchaser, who acts prudently in his own self interest on the basis of the information. The standards utilized in the sales comparison approach re those of the local market in which the subject property is located. This market is identified and its characteristics are evaluated through the area and neighborhood analysis, which precedes application of the direct sales comparison approach.

Market value is estimated as of the date of the appraisal. The market conditions prevailing on that date are the ones that influence the value of the subject property. Therefore comparable sales data should be as current as possible for comparative purposes. In the definition of market value , the prudent purchaser acts on the basis of an awareness of the uses to which the property is capable of being put. Rational behavior stipulates that the purchaser plans to utilized the property at its highest and best use. Therefore, the value of improved property is always estimated in terms of its highest and best use. This may or may not be identical with the highest and best use of the site if it were vacant and available for use. It all depends on whether the improvements are most appropriate for the site.



## MARKET APPROACH—UTILIZED IN EXTRACTION METHOD

The essential process of sales comparison analysis is to convert actual varied sales prices of competitive and comparable properties to a defined value estimate. It involves going to the market to extract indications of defined value from market activities.

Since it is primarily an application of the principle of substitution, the essence of the sales comparison approach is to discover the sales price of competitive properties which sold recently on the local market. Through an appropriate adjustment process, this approach is used to develop indications of what complete properties would sell for currently if they possessed all of the basic and pertinent physical and economic characteristics of the subject property. Indications of such adjusted sales prices are developed for several comparables sales. These indications are expected to fall into a pattern of clustering around one figure, which, when appropriately rounded, provides an indication of the market value of the subject property as of the date of the appraisal.

The technique of the sales approach involves selecting a number of sales transactions of comparable properties that have transferred recently on the local market. There are then adjusted to provide indications of the market value of the subject property. For comparison to be made effectively, detailed information must be obtained about each of the comparables sales properties. This requires a systematic data program. The pertinent and salient characteristics of the subject property must be itemized. Then, these same points should be covered for each comparable sales property. Not every property that has recently sold on the local market is a comparable sale. Both physical characteristics and market conditions and terms of sale be investigated. This is where judgment on the part of the appraiser is required. The basic test is whether the property selected as a comparable sales is, in fact, effectively competitive with the subject property in the mind of the typically informed purchaser in the present market.

Data on sales comparison must be obtained to indicate the basic characteristics of both the property and the transaction. This information should be assembled systematically, so that it can be presented into a standard format developed by the appraiser for ease of use and understanding by the client. Basic information about each comparable sales transaction that the appraiser should obtain includes date of sale; value and page of deed; type of deed; legal description of property; names of grantor and grantee; documentary stamps; amount of consideration, if indicated; verified sales price; motivating forces or condition of sale; terms of financing; and personal property, if included in the sale.

## MARKET APPROACH—UTILIZED IN EXTRACTION METHOD

The appraiser should also develop information on property data. This usually included subject items as type and style; size; functional utility; age and condition; special features; accessory buildings; zoning and deed restrictions; location; taxes and assessments; list price and length of time on the market; and unusually elements of function or locational obsolescence.

In making a presentation for a comparative analysis in a narrative appraisal report, detailed information about the comparable sale property, with respect to both the property itself and the transaction, should be provided in a systematic format. The reader of the report should be able to visualize the element of comparability and differences between the comparable sales property and the subject property. All salient and pertinent elements of comparability and differences between the comparable sales property and the subject property should be listed, but only salient and pertinent features should be listed. Minor elements that have no influence on value or marketability should be excluded.

## MARKET APPROACH—LAND AND BUILDING

The comparative sales analysis consisted of research through known record collecting systems of tax records, Multiple Listing Service, County data, appraisal file records, CRV data at Plat Systems Services, and other networks. These systems yielded approximately 5 comparable sales over the three year period similar to the subject building in design, function, use and year built. 4 properties were selected for each comparison and judged best mated to the subject property. The sales utilized were retail or mixed use facilities similar to the subject. This section of the market approach focused on the building and land.

All comparables were drawn from as close proximity that were available and judged the most similar to the subject property in effective age, and style and function for each building. Comparable salient data pages are located after the comparable grid.

A discussion on procedure of the market approach follows:

- Select appropriate value indicators are assigned for each comparable depending on market norms. Appropriate value indicator will be derived based upon the actions of buyers and sells in the marketplace.
- If the comparable property is superior to the subject in terms of the identified factors, a downward percentage adjustment is made to the comparable.
- If the comparable property is inferior to the subject regarding a certain characteristic, the comparable is adjusted upward
- Cumulative percentage adjustments for each of the comparables are summed which provides a total net adjustment which is then multiplied by the cash equivalent sale price to indicate an appropriate value factor for the subject.
- The adjusted value are then reviewed and reconciled. The sales that provide the best indication of the market value will be identified, and the adjusted indicated values will be reviewed and a final value estimate selected.

Selected comparables were compiled into a grid format and adjusted on a per unit basis. Adjustments to the comparables were made based on property rights, financing and conditions of sale, market conditions/ time of sale, and location and physical characteristics. The appraisers adjustments are based upon several factors. In most instances certain adjustments are hard to provide market support for because of the lack of sales. Where there is insufficient sale to support an adjustment factor, the appraisers judgment and experience will be applied. In most instances the appraisers estimated adjustment factor will be derived from market research.

The following is a brief discussion regarding the adjustments made in this analysis.

- Property Rights Conveyed - It is very important to consider the property interest conveyed in a commercial transaction. In a majority of comparable sales transactions, the fee simple interest is conveyed where by the seller secures all rights in the real estate. This lime item adjustment

## MARKET APPROACH—LAND AND BUILDING

has been presented in the even that the seller retains some ownership rights, or a third party has some form of ownership interest. Certain property interests that would be considered in this adjustment would include any retained ownership rights by the seller, easements or restrictions that have a significant impact on the marketability of the title, or a tenant's leasehold interest. It is important to note that this appraisal assignment is to develop the estimate of the market value of the fee simple interest, and therefore it is necessary to make an adjustment for any transaction when total ownership rights have not been conveyed. No Property Rights adjustments have been made to the comparables utilized, due to all comparables being judged equal to the subject.

- **Financing-** All of the comparable properties have been analyzed with regard to the cash equivalent sale price. A cash equivalent sale means an all-cash transaction or cash to a new mortgage at conventional rates. Generally speaking, when cash equity is less than market rate and/or contracts for deeds are negotiated at interest rates below the normal level of interest rates that could be secured from banks offering conventional first mortgages, a downward adjustment is then indicated. All transactions consist of all-cash, or cash mortgages, or contract for deeds with market rate terms. No adjustments were made, all comparables were felt equal and offsetting.
- **Conditions of Sale-** The definition of market value requires the appraiser to consider condition of sale that have a profound impact on the transaction. The definition of market value makes the assumption that both the buyer and the seller are typically motivated and are well informed. This factor considered the motivation of the buyer and the seller for the particular transaction, and makes an adjustment in those special circumstances when the conditions surrounding the particular sales does not meet the traditional market value definition. Special condition mandating the adjustment would include a distressed sale, a transaction where an adjacent property owner acquires a property at a higher rate to accommodate assemblage and pottage, or when a particular seller has to dispose of a property and is unable to expose the property to the market for a reasonable time. The market value definition specifies certain criteria for a transaction to be considered truly comparable. The definition assumes that a reasonable marketing time is allowed to effectively market the property to well informed users. Therefore, it is appropriate to make an adjustment for those transactions that have occurred that do not meet the criteria established by traditional market value definition.
- **Market Conditions -** Marketing conditions were not adjusted all comparables utilized were thought reflective of the effective date of this appraisal.
- **Location differentials -** The location differential adjustments are utilized to equalize the comparables utilized and the subject property on factors such proximity to employment, transportation, mean and average housing pricing around the immediate area, and demand for housing stock. These adjustments tend to be ambiguous and are hard to define by market transactions. The appraisers applied adjustments mostly based on experience, conversations with developers, and City and County officials. adjustments applied were noted on the comparable grid.

## MARKET APPROACH—LAND AND BUILDING

- Concessions were adjusted per comparable and noted on the comparable grid.
- Parcel size differentials were adjusted if the differential was considered significant and were noted on the comparable grid.
- Age differentials were not adjusted due to all comparables being judged equal to the subject. Differentials in effective age were addressed in conditional adjustments.
- Conditional differentials were judged per comparable and noted on the comparable grid

The comparable grids are located on the next pages. All comparable utilized were thought well mated to the subject property. The comparables were measured on above grade square footage with consideration of below grade, if any existed.

Below are the descriptive statistics of the comparable base before and after adjustments were applied.

<i>Descriptive Statistics of the Comparable Base BEFORE Adjustments were Applied</i>		<i>Descriptive Statistics of the Comparable Base AFTER Ad- justments were Applied</i>	
Mean	66.83	Mean	59.83
Standard Error	3.53	Standard Error	0.83
Median	65.10	Median	59.69
Mode	61.65	Mode	#N/A
Standard Deviation	9.99	Standard Deviation	1.67
Sample Variance	99.73	Sample Variance	2.78
Kurtosis	(1.08)	Kurtosis	(4.61)
Skewness	0.58	Skewness	0.19
Range	25.03	Range	3.39
Minimum	56.05	Minimum	58.27
Maximum	81.08	Maximum	61.65

All comparables were considered the best mated comparables available. The range in indicated values was significantly reduced after adjustments were applied. Giving consideration to the best mated comparables the indicated value found herein is \$60 per square foot. Applying \$60. per square foot to the subject's 6,500 square feet yields a rounded potential value of \$390,000 and is the value found utilizing the market approach for the building plus the land. The comparable grid is located on the next page with the salient data following. This value is for the building and the land. An additional market approach was done for the land value.



# MARKET APPROACH- COMPARABLE GRID BUILDING AND LAND

	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4
<b>Reference Number</b>	Subject	4913347	4609224	4432926	4007294
<b>Street Address</b>	627 38th Avenue NE	4300 Main St NE	3801 NE 3rd St	3638 Central Ave NE	661 39th Ave NE
<b>City</b>	Columbia Heights	Fridley	Minneapolis	Minneapolis	Columbia Heights
<b>Closed Date</b>	N/A	9/19/2019	12/18/2018	7/20/2018	8/31/2017
<b>Sale Condition</b>	Assumed Typical	Investment Triple Net			
<b>Asking Price</b>	N/A	1,300,000	449,900	875,000	325,000
<b>Sold Price</b>	N/A	\$1,250,000	\$440,900	\$855,000	\$283,500
<b>Marketing Time</b>	N/A	203	92	141	37
<b>Sale Type</b>	N/A	Investment	Owner User	Owner User	Investment or Owner User
<b>Seller Contribution</b>	N/A				
<b>Adjusted Value</b>		1,250,000	440,900	855,000	283,500
<b>Conditions of Sale</b>	Assumed Typical				
<b>Adjusted Value</b>		1,250,000	440,900	855,000	283,500
<b>Expenditures Made Immediate After Purchase</b>	Assumed Nominal				
<b>Adjusted Value</b>		1,250,000	440,900	855,000	283,500
<b>Marketing Conditions</b>	Current				
<b>Adjusted Value</b>		1,250,000	440,900	855,000	283,500
<b>Cash Equivalency Value Before Property Adjustments</b>		1,250,000	440,900	855,000	283,500
<b>Cash Equivalency Value Before Property Adjustments (SqFT)</b>		\$ 61.65	\$ 68.55	\$ 81.08	\$ 56.05
<b>Property Type</b>	Light Industrial	Industrial	Industrial	Industrial	Industrial
<b>Building SF</b>	6,500	20,275	6,432	10,545	5,058
<b>Secondary Type</b>	Light Industrial	Manufacturing	Warehouse	Warehouse	Warehouse
<b>Year Built</b>	1999	1954	1951	1955	1985
<b>Land Area SF</b>	20,490.00	43,560.00	11,761.00	16,552.00	10,219.00
<b>Number Of Floors</b>	1	1	1	2	1
<b>Zoning</b>	Light Industrial	M-2	I	C-2	Commercial
<b>Building Condition</b>	Good	Superior	Adequate	Adequate	Considered Inferior
<b>Construction Material</b>	Metal/Concrete Skirt	Masonry	Masonry	Masonry	Metal
<b>Floor Area Ratio</b>	0.32	0.47	0.55	0.64	0.49
<b>Frontage</b>	38th and Jefferson			Central	
<b>Number Of Parking Spaces</b>	14	30	10	25	10
<b>Number Of Tenants</b>	1	2	1	1	
<b>Loading Docks</b>	1	1	1	None	None
<b>Tenancy</b>	Single		6.72		
<b>Net Adjustment Amount</b>		-5%	-15%	-25%	10%
<b>Indicated Value of the Comparable Per Sqft</b>		\$ 58.57	\$ 58.27	\$ 60.81	\$ 61.65

# MARKET APPROACH- COMPARABLE SALIENT DATA BUILDING AND LAND

<b>3801 NE 3rd St</b> Minneapolis, MN 55421 <b>Class C Warehouse Building of 6,432 SF Sold on 12/18/2018 for \$440,900 - Research Complete</b>																																								
<b>buyer</b> <b>Northern Heritage Prop Llc</b> 3801 NE 3rd St Columbia Heights, MN 55421																																								
<b>seller</b> <b>Naturerich Inc</b> 9060 Zachary Ln N Maple Grove, MN 55369 (763) 493-7770																																								
<b>vital data</b>																																								
<table border="0"> <tr> <td>Escrow/Contract: -</td> <td>Sale Price: <b>\$440,900</b></td> </tr> <tr> <td>Sale Date: <b>12/18/2018</b></td> <td>Status: <b>Confirmed</b></td> </tr> <tr> <td>Days on Market: <b>92 days</b></td> <td>Building SF: <b>6,432 SF</b></td> </tr> <tr> <td>Exchange: <b>No</b></td> <td>Price/SF: <b>\$68.55</b></td> </tr> <tr> <td>Conditions: -</td> <td>Pct Office: <b>6.7%</b></td> </tr> <tr> <td>Land Area SF: <b>11,761</b></td> <td>Pro Forma Cap Rate: -</td> </tr> <tr> <td>Acres: <b>0.27</b></td> <td>Actual Cap Rate: -</td> </tr> <tr> <td>\$/SF Land Gross: <b>\$37.49</b></td> <td>Down Pmnt: <b>\$10,000</b></td> </tr> <tr> <td>Year Built, Age: <b>1951 Age: 67</b></td> <td>Pct Down: <b>2.3%</b></td> </tr> <tr> <td>Parking Spaces: <b>10</b></td> <td>Doc No: -</td> </tr> <tr> <td>Parking Ratio: <b>1.77/1000 SF</b></td> <td>Trans Tax: -</td> </tr> <tr> <td>FAR <b>0.55</b></td> <td>Cornr: <b>No</b></td> </tr> <tr> <td>Lot Dimensions: -</td> <td>Zoning: <b>I</b></td> </tr> <tr> <td>Frontage: -</td> <td>No Tenants: <b>1</b></td> </tr> <tr> <td>Tenancy: <b>Single</b></td> <td>Percent Improved: <b>79.7%</b></td> </tr> <tr> <td>Comp ID: <b>4609224</b></td> <td>Submarket: <b>North Central Ind</b></td> </tr> <tr> <td></td> <td>Map Page: -</td> </tr> <tr> <td></td> <td>Parcel No: <b>35-30-24-33-0078</b></td> </tr> <tr> <td></td> <td>Property Type: <b>Industrial</b></td> </tr> </table>			Escrow/Contract: -	Sale Price: <b>\$440,900</b>	Sale Date: <b>12/18/2018</b>	Status: <b>Confirmed</b>	Days on Market: <b>92 days</b>	Building SF: <b>6,432 SF</b>	Exchange: <b>No</b>	Price/SF: <b>\$68.55</b>	Conditions: -	Pct Office: <b>6.7%</b>	Land Area SF: <b>11,761</b>	Pro Forma Cap Rate: -	Acres: <b>0.27</b>	Actual Cap Rate: -	\$/SF Land Gross: <b>\$37.49</b>	Down Pmnt: <b>\$10,000</b>	Year Built, Age: <b>1951 Age: 67</b>	Pct Down: <b>2.3%</b>	Parking Spaces: <b>10</b>	Doc No: -	Parking Ratio: <b>1.77/1000 SF</b>	Trans Tax: -	FAR <b>0.55</b>	Cornr: <b>No</b>	Lot Dimensions: -	Zoning: <b>I</b>	Frontage: -	No Tenants: <b>1</b>	Tenancy: <b>Single</b>	Percent Improved: <b>79.7%</b>	Comp ID: <b>4609224</b>	Submarket: <b>North Central Ind</b>		Map Page: -		Parcel No: <b>35-30-24-33-0078</b>		Property Type: <b>Industrial</b>
Escrow/Contract: -	Sale Price: <b>\$440,900</b>																																							
Sale Date: <b>12/18/2018</b>	Status: <b>Confirmed</b>																																							
Days on Market: <b>92 days</b>	Building SF: <b>6,432 SF</b>																																							
Exchange: <b>No</b>	Price/SF: <b>\$68.55</b>																																							
Conditions: -	Pct Office: <b>6.7%</b>																																							
Land Area SF: <b>11,761</b>	Pro Forma Cap Rate: -																																							
Acres: <b>0.27</b>	Actual Cap Rate: -																																							
\$/SF Land Gross: <b>\$37.49</b>	Down Pmnt: <b>\$10,000</b>																																							
Year Built, Age: <b>1951 Age: 67</b>	Pct Down: <b>2.3%</b>																																							
Parking Spaces: <b>10</b>	Doc No: -																																							
Parking Ratio: <b>1.77/1000 SF</b>	Trans Tax: -																																							
FAR <b>0.55</b>	Cornr: <b>No</b>																																							
Lot Dimensions: -	Zoning: <b>I</b>																																							
Frontage: -	No Tenants: <b>1</b>																																							
Tenancy: <b>Single</b>	Percent Improved: <b>79.7%</b>																																							
Comp ID: <b>4609224</b>	Submarket: <b>North Central Ind</b>																																							
	Map Page: -																																							
	Parcel No: <b>35-30-24-33-0078</b>																																							
	Property Type: <b>Industrial</b>																																							
<b>income expense data</b>		<b>Listing Broker</b> <b>KW Commercial</b> 7365 Kirkwood Ct N Maple Grove, MN 55369 (763) 463-7500 Amber Lange																																						
<table border="0"> <tr> <td><b>Expenses</b></td> <td>- Taxes</td> <td><b>\$4,424</b></td> </tr> <tr> <td></td> <td>- Operating Expenses</td> <td></td> </tr> <tr> <td></td> <td><b>Total Expenses</b></td> <td><b>\$4,424</b></td> </tr> </table>		<b>Expenses</b>	- Taxes	<b>\$4,424</b>		- Operating Expenses			<b>Total Expenses</b>	<b>\$4,424</b>	<b>Buyer Broker</b>																													
<b>Expenses</b>	- Taxes	<b>\$4,424</b>																																						
	- Operating Expenses																																							
	<b>Total Expenses</b>	<b>\$4,424</b>																																						
<b>financing</b>																																								

# MARKET APPROACH- COMPARABLE SALIENT DATA BUILDING AND LAND

<b>661 39th Ave NE</b> Columbia Heights, MN 55421 <b>Class C Warehouse Building of 5,058 SF Sold on 8/31/2017 for \$283,500 - Public Record</b>											
buyer											
seller											
<b>661, LLC</b> <b>14520 Thicket Ln</b> <b>Dayton, MN 55327</b>											
vital data											
Escrow/Contract: - Sale Date: <b>8/31/2017</b> Days on Market: <b>37 days</b> Exchange: <b>No</b> Conditions: - Land Area SF: <b>10,219</b> Acres: <b>0.23</b> \$/SF Land Gross: <b>\$27.74</b> Year Built, Age: <b>1985 Age: 32</b> Parking Spaces: <b>10</b> Parking Ratio: <b>1.98/1000 SF</b> FAR <b>0.49</b> Lot Dimensions: - Frontage: - Tenancy: <b>Single</b> Comp ID: <b>4007294</b>		Sale Price: <b>\$283,500</b> Status: - Building SF: <b>5,058 SF</b> Price/SF: <b>\$56.05</b> Pro Forma Cap Rate: - Actual Cap Rate: - Down Pmnt: - Pct Down: - Doc No: - Trans Tax: - Corner: <b>No</b> Zoning: <b>Commercial</b> Percent Improved: - Submarket: <b>North Central Ind</b> Map Page: - Parcel No: - Property Type: <b>Industrial</b>									
income expense data		Listing Broker									
<table border="0"> <tr> <td>Expenses</td> <td>- Taxes</td> <td><b>\$2,934</b></td> </tr> <tr> <td></td> <td>- Operating Expenses</td> <td></td> </tr> <tr> <td></td> <td>Total Expenses</td> <td><b>\$2,934</b></td> </tr> </table>		Expenses	- Taxes	<b>\$2,934</b>		- Operating Expenses			Total Expenses	<b>\$2,934</b>	<b>Commercial Coalition Group</b> <b>1875 Plaza Dr</b> <b>Eagan, MN 55122</b> <b>(651) 452-5950</b> <b>Fritz Bredenbeck</b>
Expenses	- Taxes	<b>\$2,934</b>									
	- Operating Expenses										
	Total Expenses	<b>\$2,934</b>									
		Buyer Broker									
financing		prior sale									
		Date/Doc No: <b>6/25/2014</b> Sale Price: <b>\$190,000</b> CompID: <b>3051689</b>									

# MARKET APPROACH- COMPARABLE SALIENT DATA BUILDING AND LAND

## 3638 Central Ave NE

Minneapolis, MN 55418

Class C Warehouse Building of 10,545 SF Sold on 7/20/2018 for \$855,000 - Research Complete

### buyer

Kadiv Hussein  
2551 Ridge Ln  
Mounds View, MN 55112  
(763) 245-3804

### seller

All HomeCaring  
3638 Central Ave NE  
Minneapolis, MN 55418  
(612) 378-1474



### vital data

Escrow/Contract:	-	Sale Price:	<b>\$855,000</b>
Sale Date:	7/20/2018	Status:	<b>Confirmed</b>
Days on Market:	141 days	Building SF:	10,545 SF
Exchange:	No	Price/SF:	<b>\$81.08</b>
Conditions:	-	Pro Forma Cap Rate:	-
Land Area SF:	16,553	Actual Cap Rate:	-
Acres:	0.38	Down Pmnt:	-
\$/SF Land Gross:	<b>\$51.65</b>	Pct Down:	-
Year Built, Age:	1955 Age: 63	Doc No:	-
Parking Spaces:	25	Trans Tax:	-
Parking Ratio:	2.37/1000 SF	Cornr:	<b>No</b>
FAR:	0.64	Zoning:	<b>C-2</b>
Lot Dimensions:	-	No Tenants:	<b>1</b>
Frontage:	-	Percent Improved:	-
Tenancy:	<b>Multi</b>	Submarket:	<b>Minneapolis Ind</b>
Comp ID:	4432926	Map Page:	-
		Parcel No:	-
		Property Type:	<b>Industrial</b>

### income expense data

<b>Expenses</b>	- Taxes	<b>\$25,519</b>
	- Operating Expenses	
	<b>Total Expenses</b>	<b>\$25,519</b>

### Listing Broker


Hoyt Properties, Inc.  
275 Market St  
Minneapolis, MN 55405  
(612) 338-7787  
Steve Nelson, Kyle Thompson

### Buyer Broker

**No Buyer Broker on Deal**

### financing

# MARKET APPROACH- COMPARABLE SALIENT DATA BUILDING AND LAND

<b>4300 Main St NE</b> Fridley, MN 55421 <b>Class C Manufacturing Building of 20,275 SF Sold on 9/19/2019 for \$1,250,000 - Research Complete</b>																																						
<b>buyer</b> <b>Robert Bras</b> 1800 Oliver Ave S Minneapolis, MN 55405 (612) 377-4040																																						
<b>seller</b> <b>Jeren L. Hamlin</b> 3105 65th St E Inver Grove Heights, MN 55076 (651) 357-2300																																						
<b>vital data</b>																																						
<table border="0"> <tr> <td>Escrow/Contract: -</td> <td>Sale Price: <b>\$1,250,000</b></td> </tr> <tr> <td>Sale Date: <b>9/19/2019</b></td> <td>Status: <b>Confirmed</b></td> </tr> <tr> <td>Days on Market: <b>203 days</b></td> <td>Building SF: <b>20,275 SF</b></td> </tr> <tr> <td>Exchange: <b>No</b></td> <td>Price/SF: <b>\$61.65</b></td> </tr> <tr> <td>Conditions: <b>Investment Triple Net</b></td> <td>Pro Forma Cap Rate: -</td> </tr> <tr> <td>Land Area SF: <b>43,560</b></td> <td>Actual Cap Rate: <b>8.47%</b></td> </tr> <tr> <td>Acres: <b>1</b></td> <td>Down Pmnt: -</td> </tr> <tr> <td>\$/SF Land Gross: <b>\$28.70</b></td> <td>Pot Down: -</td> </tr> <tr> <td>Year Built, Age: <b>1954 Age: 65</b></td> <td>Doc No: <b>002239140001</b></td> </tr> <tr> <td>Parking Spaces: <b>30</b></td> <td>Trans Tax: -</td> </tr> <tr> <td>Parking Ratio: <b>1.48/1000 SF</b></td> <td>Cornet: <b>No</b></td> </tr> <tr> <td>FAR: <b>0.47</b></td> <td>Zoning: <b>M-2</b></td> </tr> <tr> <td>Lot Dimensions: -</td> <td>No Tenants: <b>2</b></td> </tr> <tr> <td>Frontage: -</td> <td>Percent Improved: <b>86.0%</b></td> </tr> <tr> <td>Tenancy: <b>Multi</b></td> <td>Submarket: <b>North Central Ind</b></td> </tr> <tr> <td>Comp ID: <b>4913347</b></td> <td>Map Page: -</td> </tr> <tr> <td></td> <td>Parcel No: <b>34-30-24-11-0001</b></td> </tr> <tr> <td></td> <td>Property Type: <b>Industrial</b></td> </tr> </table>			Escrow/Contract: -	Sale Price: <b>\$1,250,000</b>	Sale Date: <b>9/19/2019</b>	Status: <b>Confirmed</b>	Days on Market: <b>203 days</b>	Building SF: <b>20,275 SF</b>	Exchange: <b>No</b>	Price/SF: <b>\$61.65</b>	Conditions: <b>Investment Triple Net</b>	Pro Forma Cap Rate: -	Land Area SF: <b>43,560</b>	Actual Cap Rate: <b>8.47%</b>	Acres: <b>1</b>	Down Pmnt: -	\$/SF Land Gross: <b>\$28.70</b>	Pot Down: -	Year Built, Age: <b>1954 Age: 65</b>	Doc No: <b>002239140001</b>	Parking Spaces: <b>30</b>	Trans Tax: -	Parking Ratio: <b>1.48/1000 SF</b>	Cornet: <b>No</b>	FAR: <b>0.47</b>	Zoning: <b>M-2</b>	Lot Dimensions: -	No Tenants: <b>2</b>	Frontage: -	Percent Improved: <b>86.0%</b>	Tenancy: <b>Multi</b>	Submarket: <b>North Central Ind</b>	Comp ID: <b>4913347</b>	Map Page: -		Parcel No: <b>34-30-24-11-0001</b>		Property Type: <b>Industrial</b>
Escrow/Contract: -	Sale Price: <b>\$1,250,000</b>																																					
Sale Date: <b>9/19/2019</b>	Status: <b>Confirmed</b>																																					
Days on Market: <b>203 days</b>	Building SF: <b>20,275 SF</b>																																					
Exchange: <b>No</b>	Price/SF: <b>\$61.65</b>																																					
Conditions: <b>Investment Triple Net</b>	Pro Forma Cap Rate: -																																					
Land Area SF: <b>43,560</b>	Actual Cap Rate: <b>8.47%</b>																																					
Acres: <b>1</b>	Down Pmnt: -																																					
\$/SF Land Gross: <b>\$28.70</b>	Pot Down: -																																					
Year Built, Age: <b>1954 Age: 65</b>	Doc No: <b>002239140001</b>																																					
Parking Spaces: <b>30</b>	Trans Tax: -																																					
Parking Ratio: <b>1.48/1000 SF</b>	Cornet: <b>No</b>																																					
FAR: <b>0.47</b>	Zoning: <b>M-2</b>																																					
Lot Dimensions: -	No Tenants: <b>2</b>																																					
Frontage: -	Percent Improved: <b>86.0%</b>																																					
Tenancy: <b>Multi</b>	Submarket: <b>North Central Ind</b>																																					
Comp ID: <b>4913347</b>	Map Page: -																																					
	Parcel No: <b>34-30-24-11-0001</b>																																					
	Property Type: <b>Industrial</b>																																					
<b>income expense data</b>		<b>Listing Broker</b> <b>Fort, Inc</b> 1914 Palace Ave Saint Paul, MN 55105 (619) 977-1785 Jake Gerads																																				
<table border="0"> <tr> <td><b>Expenses</b></td> <td>- Taxes</td> <td><b>\$21,807</b></td> </tr> <tr> <td></td> <td>- Operating Expenses</td> <td></td> </tr> <tr> <td></td> <td><b>Total Expenses</b></td> <td><b>\$21,807</b></td> </tr> </table>		<b>Expenses</b>	- Taxes	<b>\$21,807</b>		- Operating Expenses			<b>Total Expenses</b>	<b>\$21,807</b>	<b>Buyer Broker</b> <b>The Ackerberg Group</b> 3033 Excelsior Blvd Minneapolis, MN 55416 (612) 824-2100 Aaron Meyers																											
<b>Expenses</b>	- Taxes	<b>\$21,807</b>																																				
	- Operating Expenses																																					
	<b>Total Expenses</b>	<b>\$21,807</b>																																				
<b>financing</b>		<b>prior sale</b> Date/Doc No: <b>7/27/2017</b> Sale Price: <b>\$1,085,000</b> CompID: <b>4044476</b>																																				



## MARKET APPROACH– LAND VALUATION

A search was conducted to find similar properties to the subject that have sold over the effective date of this appraisal, which encompassed sales that have occurred 10/1/2019-present. All comparables were listed, sold or pending over a similar marketing timeframe as the effective date of this appraisal. Land sales that were selected were thought well mated to the subject in zoning, land features, and location features. Comparables were drawn from within a close proximity as available. The major focus on comparable selection was on zoning and land features. There is a limited amount of comparable sales within the immediate proximity. Given this, the geographic area was expanded to include other areas thought as similar as available to the subject. .

The comparative sales analysis consisted of research through known record collecting systems of tax records, Multiple Listing Service, County data, appraisal file records, CRV data at Plat Systems Services, and other networks. These systems yielded approximately 5 comparable sold properties over the period stated above that were judged similar to the subject as available. 3 sold comparables, which were considered the best mated available, were then utilized within the market approach.

A discussion on procedure of the market approach follows:

- Select appropriate value indicators are assigned for each comparable depending on market norms. Appropriate value indicator will be derived based upon the actions of buyers and sells in the marketplace.
- If the comparable property is superior to the subject in terms of the identified factors, a downward percentage adjustment is made to the comparable.
- If the comparable property is inferior to the subject regarding a certain characteristic, the comparable is adjusted upward
- Cumulative percentage adjustments for each of the comparables are summed which provides a total net adjustment which is then multiplied by the cash equivalent sale price to indicate an appropriate value factor for the subject.

The adjusted values are then reviewed and reconciled. The sales that provide the best indication of the market value will be identified, and the adjusted indicated values will be reviewed and a final value estimate selected.

Selected comparables were compiled into a grid format and adjusted on a per unit basis. Adjustments to the comparables were made based on property rights, financing and conditions of sale, market conditions/ time of sale, and location and physical characteristics. The appraisers adjustments are based upon several factors. In most instances certain adjustments are hard to provide market support for because of the lack of sales. Where there is insufficient sale to support an adjustment factor, the appraisers judgment and experience will be applied. In most instances the appraisers estimated adjustment factor will be derived from market research.

## MARKET APPROACH- LAND VALUATION

The following is a brief discussion regarding the adjustments made in this analysis.

- **Property Rights Conveyed** - It is very important to consider the property interest conveyed in a commercial transaction. In a majority of comparable sales transactions, the fee simple interest is conveyed where by the seller secures all rights in the real estate. This line item adjustment has been presented in the case where the seller retains some ownership rights, or a third party has some form of ownership interest. Certain property interests that would be considered in this adjustment would include any retained ownership rights by the seller, easements or restrictions that have a significant impact on the marketability of the title, or a tenant's leasehold interest. It is important to note that this appraisal assignment is to develop the estimate of the market value of the fee simple interest, and therefore it is necessary to make an adjustment for any transaction when total ownership rights have not been conveyed. No Property Rights adjustments have been made to the comparables utilized, due to all comparables being judged equal to the subject.
- **Financing**- All of the comparable properties have been analyzed with regard to the cash equivalent sale price. A cash equivalent sale means an all-cash transaction or cash to a new mortgage at conventional rates. Generally speaking, when cash equity is less than market rate and/or/ contracts for deeds are negotiated at interest rates below the normal level of interest rates that could be secured from banks offering conventional first mortgages, a downward adjustment is then indicated. All transactions consists of all-cash, or cash mortgages, or contract for deeds with market rate terms. No adjustment for financing is indicated to any of the comparable sales utilized.
- **Conditions of Sale**- The definition of market value requires the appraiser to consider conditions of the sale that have a profound impact on the transaction. The definition of market value makes the assumption that both the buyer and the seller are typically motivated and are well informed. This factor considered the motivation of the buyer and the seller for specific transaction, and makes an adjustment in those special circumstances when the conditions surround the particulars sales does not meet the traditional market value definition. Special condition mandating the adjustment would included a distressed sale, a transaction where an adjacent property owner acquires a property at a higher rate to accommodate assemblage and plottage, or when a particular seller has to dispose of a property and is unable to expose the property to the market for a reasonable time. The market value definition specifies certain criteria for a transaction to be considered truly comparable. The definition assumes that a reasonable marketing time is allowed to effectively market the property to well informed users. Therefore, it is appropriate to make an adjustment for those transactions that have occurred that do not meet the criteria established by traditional market value definition. No adjustments were applied, all comparables were considered equal to the subject in this regard.
- **Market Conditions** - Marketing conditions were not adjusted. All comparables utilized were thought reflective of the effective date of this appraisal.
- **Location differentials** - The location differential adjustments are utilized to equalize the comparables utilized and the subject property on factors such proximity to employment, education and recreational

## MARKET APPROACH- LAND VALUATION

venues, mean and average housing pricing around the immediate area, and demand for housing stock. These adjustments tend to be ambiguous and are hard to define by market transactions. The appraisers applied adjustments mostly based on experience, conversations with developers, and City and County officials. If adjustments were made, the reason for such was noted on the comparable grid. The most significant reason for locational adjustments was based on synergy around the subject and the comparables.

Concessions were adjusted per comparable and noted on the comparable grid

All comparables are thought reasonably mated to the subject property that were available. Comparable three is considered the best mated comparable and is the basis of this valuation.

Below are the descriptive statistics of the comparable base, price per square foot, before and after adjustments were applied. The range of indicated values was **significantly** reduced after adjustments were applied.

<i>Descriptive Statistics of the Comparable Base BEFORE Adjustments were Applied (Price per SqFt)</i>		<i>Descriptive Statistics of the Comparable Base AFTER Adjustments were Applied (Price per SqFt)</i>	
Mean	8.08	Mean	5.63
Standard Error	2.05	Standard Error	0.17
Median	6.58	Median	5.60
Mode	#N/A	Mode	#N/A
Standard Deviation	3.54	Standard Deviation	0.29
Sample Variance	12.57	Sample Variance	0.09
Kurtosis	#DIV/0!	Kurtosis	#DIV/0!
Skewness	1.56	Skewness	1.62
Range	6.60	Range	0.54
Minimum	5.53	Minimum	5.53
Maximum	12.13	Maximum	6.06

The probable market value found herein is based on \$5.53 per square foot as indicated the comparable base. Thus, \$5.63 multiplied by the subject's 20,409 square feet yields a rounded potential market value of \$110,000, rounded This valuation is for the land only.

The next page is the comparable grid.

## MARKET APPROACH- LAND VALUATION

Subject	Comparable 1	Adjustment	Comparable 2	Adjustment	Comparable 3	Adjustment
Comp ID	5335882		4111194		4077704	
Property Address	627 38th Avenue NE	3725 Stinson Blvd	4340 N Lyndale Ave (Part of		1069 Grandview Way	
Property City	Columbia Heights	Saint Anthony	Minneapolis		Columbia Heights	
Parcel Number 1 (Min)	35-30-24-43-0009	31-30-23-33-0209	03-029-24-22-0030		25-30-24-32-0064	
Parcel Number 2 (Max)		31-30-23-33-0209	03-029-24-22-0030		25-30-24-32-0072	
Sale Date	Not Marketed	11/27/2020	1/5/2018		12/8/2017	
Sale Status	Not Marketed	Sold	Sold		Sold	
Sale Price	Not Marketed	462500	\$108,984		\$1,200,000	
Asking Price	Not Marketed				1,800,000	
Market Time	Not Marketed	361			837	
Sale Price Comment	Not Marketed		Allocated		Confirmed	
Hold Period	38 Years	34 Months	34 Months			
Sale Condition	Not Marketed		Bulk/Portfolio Sale			
Sale Type	Not Marketed	Owner User	Investment		Investment	
Scale	Municipal	Independent	Independent		Independent	
Total Expense Amount	Unknown	13,538.00			8,670.52	
Cash Equivalency Value			448,962.00		108,984.00	1,191,329.48
Cash Equivalency Value Per SqFt			12.12558743		6.584340261	5.525083155
Property Type	Land	Land	Land		Land	
Land Area AC	0.74	0.85	0.38		4.95	0.30
Land Area SF	20490	37026	16552		215622	
Property Name						
Zoning	Comm/Ind	Comm/Ind	Comm/Ind		MXD	
Frontage	38th and Jefferson	Stinson	-0.1 Lyndale		-0.1	
Improvement Ratio			79.44		0.00	
Proposed Use	Industrial	Commercial, Industrial, MultiFamily	Commercial, -0.3 MultiFamily		Commercial, MultiFamily, -0.05 Office, Retail	-0.3
Site Specifics Requiring Adjustments		Area of significant Synergy	-0.1			
Net Adjustment			-0.5		-0.15	0
Indicated Price per SqFt		\$ 6.06	\$ 5.60		\$ 5.53	

## DETERMINATION OF BUILDING VALUE THOUGH MARKET APPROACH FOR LAND AND BUILDING AND LAND ONLY VALUE

The two previous market approach focused on the building and land and then just the land value. The values found herein utilizing these approaches were as follows:

The value for the building and the land:	\$390,000
<u>The value for the land only:</u>	<u>\$110,000</u>
Differential:	\$280,000

This illustrates that the building is offering a contributory value to the land of \$280,000 and thus is the value found for the building only in this analysis.



## RECONSTRUCTION COST APPROACH.

Reconstruction Cost Approach in offering an opinion of the market value is one of the three basic approaches employed in the appraisal process. The principle of substitution is the basic underlying tenant from which the replacement cost is premised on. This basic economic principle, in part, states that no rational person will pay more for the property than the amount for which they can obtain, by purchase of a site and construction of a building, without undue delay, a property of equal desirability and functional utility. Consequently, reproduction cost new prior to any deduction for accrued depreciation, plus land value, tends to set the upward limit of value.

The cost approach is based on the assumption that an informed purchaser would pay no more than the cost of reproducing a substitute property with the same utility as the subject. This methodology is most applicable when the property being appraised is relatively new, and which represents the highest and best use of the land. It is also of particular value when unique or specialized improvements are being valued and for which there are few if in comparable property sales available.

In the cost approach, the indicated market value is obtained by adding the land value (from market data) to the estimated replacement cost of the improvement less any depreciation accruing to the improvements. It is generally true that the replacement cost tends to represent the upper limit of the market value. It is also necessary to recognize that newly constructed improvements would have physical advantages over existing improvements, so any lack of utility found in the existing property(s) must be measured in comparison with the new improvements. This measurement amount is called accrued depreciation.

There are five basic steps in the Replacement Cost Approach technique, which are as follows:

1. Estimate the land value as if vacant
2. Estimate reproduction cost new, or replacement cost, new, of the improvements
3. Estimate in dollar amounts the accrued depreciation caused by:
  - A. Physical Depreciation
  - B. Functional Obsolescence
  - C. Economic Obsolescence
4. Deduct the accrued depreciation from the improvements reproduction cost new to arrive at a present depreciated cost estimate
5. Add the land value to the depreciated cost estimate to arrive at a value indicated by the cost approach

Reproduction cost is related to an objective value concept. However, it is important to note that costs does not necessarily create value. Value can only be created when certain economic demands have been satisfied.

In order for the Cost Approach to produce a justifiable reflection of a market value in relation to the opinion of value obtained through use of the other approaches, it is necessary to analyze accrued depreciation.

The following costs as presented, are supported by area contractors, and appraiser costing files. The

## RECONSTRUCTION COST APPROACH.

appraisers utilize Marshal Swift for the costing utilized herein. The depreciation, as indicated, is related to the appraiser's knowledge of the area and the condition of the structure.

The three types of depreciation are as follows:

Physical depreciation - A reduction in utility resulting from an impairment of physical condition.

Functional Obsolescence - Impairment of functional capacity of efficiency.

Economic Obsolescence - Impairment of desirability or useful life arising from factors external to the property, such as economic forces or environmental changes which affect supply and demand relationship.

Physical Deterioration is relative to the normal aging process of an asset. If not put to hard use, the subject may have a longer life. the "age-life" concept is the depreciation technique used in conjunction with physical depreciation. Under that concept, the percent of depreciation is equal to the ration of the effective age of 10 and the over all expectable economic life of 25 years would have a depreciation of 40%.

"Obsolescence" is more difficult to evaluate and define. Obsolescence is divided into two parts, "Functional" and "Economic"

"Functional" obsolescence is a loss of value due to the inability of the asset to perform its function as efficiently as its replacement. An example of this might be the new fast recovery hot water heaters, which are replacing the old. The new water heaters are smaller and more efficient.

"Economic" obsolescence is caused by factors outside the property and is not related to the ability of the asset to perform its function. For example, if special equipment was made to manufacture plastic gears and that line of gears did not sell, this equipment would have 100% economic obsolescence. Certainly, the equipment could still be used to manufacture gears, but that would do no good if economic made the product unusable.

If maintenance had been very good, the effective date could be less than actual age. Conversely, it could be greater. If functional or economic obsolescence considerations are involved, new assets could have a very high depreciation, in affect reducing the market.

**LAND COST : Not Ulized herein given the building only valuation of this appraisal.**

## RECONSTRUCTION COST APPROACH.

### BUILDING COST:

Costing associated with this approach was derived from Marshall and Swift. Marshall and Swift utilizes original construction occupancy and average cost of buildings with similar occupancies. The subject building was classified as a storage warehouse. The costing herein from Marshall and Swift and is supported in part by the subject's approximate construction costs as supplied to the appraisers. As storage warehouse is defined below.

### 406 Storage Warehouse

These buildings are designed for storage and include an amount of office space commensurate with the quality of the building (typically 3 to 12 percent).

Typically, they have plaster or drywall interior partitions and may have some finished ceilings. The better qualities have small office fronts with ornamental materials at the front elevation, while lower cost structures are plain with very little if any ornamentation. Heating and ventilating facilities are sufficient to protect goods from freezing and other spoilage.

The following are not included in the costs: Special climate control equipment and dock levelers and material handling equipment.

Availability of [Elevators by Area](#) for this occupancy: Yes

*Marshall Valuation Service* sections: 14 and 44.

### Typical Lives:

	Class								
Quality	A	B	C	D	H	S	P	M	W
Low	45	45	40	35	--	35	35	40	--
Average	50	50	45	40	--	40	40	45	--
Good	50	50	45	40	--	40	40	45	--
Excellent	55	55	50	45	--	45	45	50	--

### Class P (Pole Frame):

Quality	Exterior Walls	Interior Finish	Mechanicals	HVAC
Low	Pole frame, metal sid-	Unfinished utility type,	Minimum lighting &	Space heat-
Average	Pole frame, good metal	Small office, some fin-	Adequate lighting, lit-	Space heat-

### Depreciation:

An overall depreciation of 40% was applied based on the building effective age. The costing report is located on the next page.

The value found utilizing the reconstruction cost approach is \$280,000, rounded.

**RECONSTRUCTION COST APPROACH.****CoreLogic - SwiftEstimator****Commercial Estimator - Detailed Report****General Information**

<b>Estimate ID:</b>	627 38th Avenue NE, Columbia Heights	<b>Date Created:</b>	5/7/2021
<b>Property Owner:</b>	City of Columbia Heights		
<b>Property Address:</b>	627 38th Avenue NE Columbia Heights, MN 55421	<b>Date Calculated:</b>	5/7/2021
<b>Local Multiplier:</b>	1.15	<b>Cost Data As Of:</b>	May-21
<b>Area</b>	6500		
<b>Stories in Section</b>	1		
<b>Stories in Building</b>	1		
<b>Shape</b>	rectangular		
<b>Perimeter</b>	(auto-calc)		
<b>Effective Age</b>	24		
<b>Occupancy</b>	%	<b>Class</b>	<b>Height</b>
406 Storage Warehouse	100	P	16
<b>Occupancy Total Percentage</b>	100		
		<b>Quality</b>	
			3

**System : Exterior Walls**

	%/Units	Quality	Depr %	Other
815 Exterior Walls :				
Concrete Block, Textured Face	50	Occ.		
<b>Total Percent for Exterior Walls:</b>	<b>50</b>			

	Units	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
<b>Basic Structure</b>					
Base Cost	6,500	\$55.70	\$362,050	\$144,820	\$217,230
Exterior Walls	3,250	\$24.27	\$78,878	\$31,551	\$47,327
Heating & Cooling	6,500	\$5.15	\$33,475	\$13,390	\$20,085
<b>Basic Structure Cost</b>	<b>6,500</b>	<b>\$72.99</b>	<b>\$474,403</b>	<b>\$189,761</b>	<b>\$284,642</b>
<b>Less Depreciation</b>					
Physical & Functional	40.00%			\$189,761	\$284,642
<b>Depreciated Cost</b>	<b>6,500</b>	<b>\$43.79</b>		<b>\$189,761</b>	<b>\$284,642</b>

Cost data by CoreLogic, Inc.

## PICTURES OF SITE-EXTERIOR





## PICTURES OF SITE-FRONTAGE





## PICTURES OF SITE-INTERIOR





## PICTURES OF SITE-INTERIOR



# DEMOGRAPHICS

627 38th Ave Ne, Columbia Heights, MN 55421-3806, Anoka County

## POPULATION

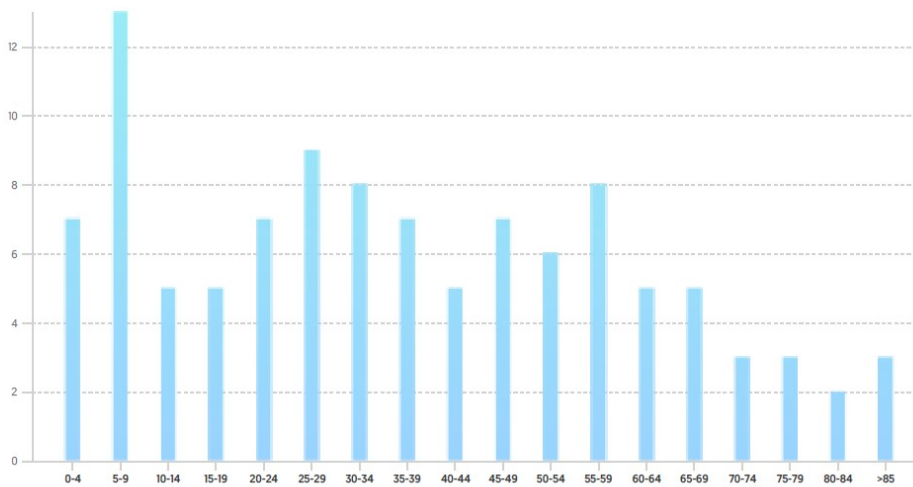
### SUMMARY

Estimated Population	27,998
Population Growth (since 2010)	-1.9%
Population Density (ppl / mile)	4,235
Median Age	36.8

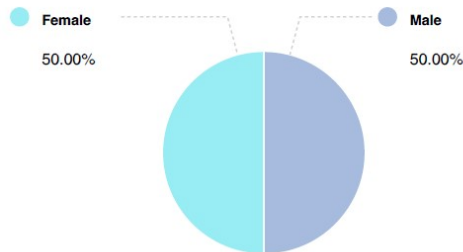
### HOUSEHOLD

Number of Households	11,455
Household Size (ppl)	2
Households w/ Children	5,751

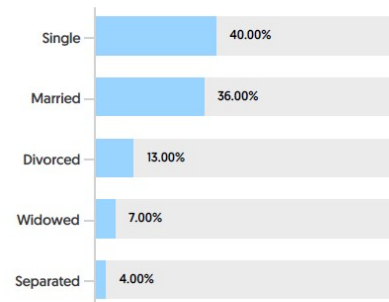
## AGE



## GENDER



## MARITAL STATUS



## HOUSING

### SUMMARY

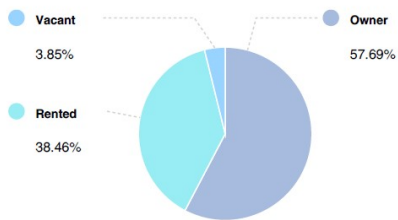
Median Home Sale Price	\$170,400
Median Year Built	1964

### STABILITY

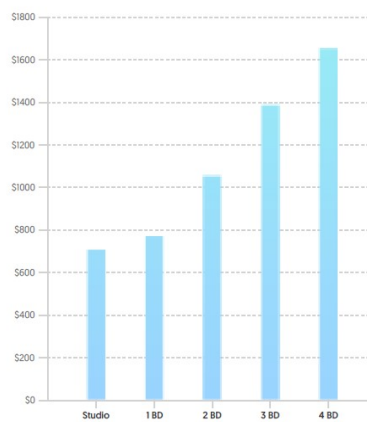
Annual Residential Turnover	19.25%
-----------------------------	--------

# DEMOGRAPHICS

## OCCUPANCY



## FAIR MARKET RENTS (COUNTY)

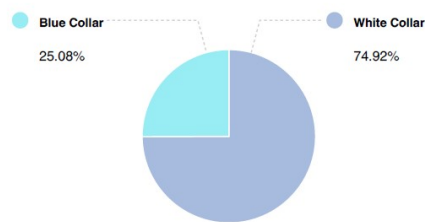


## QUALITY OF LIFE

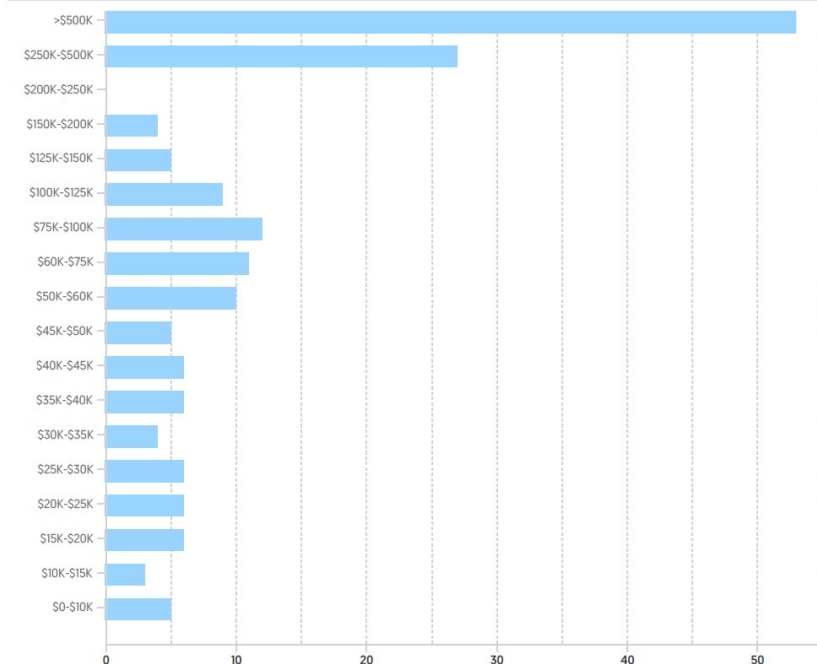
### WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	17
Construction	578
Manufacturing	2,264
Transportation and Communications	898
Wholesale Trade	434
Retail Trade	1,553
Finance, Insurance and Real Estate	875
Services	6,026
Public Administration	436

### WORKFORCE



## HOUSEHOLD INCOME



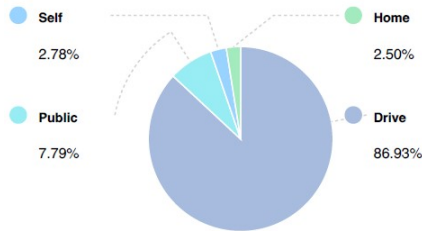
Average Household Income **\$53,248**

Average Per Capita Income **\$29,578**



# DEMOGRAPHICS

## COMMUTE METHOD



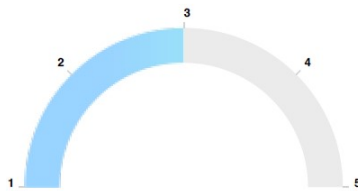
Median Travel Time **26 min**

## WEATHER

January High Temp (avg °F)	24.5
January Low Temp (avg °F)	7.5
July High Temp (avg °F)	86.1
July Low Temp (avg °F)	65.2
Annual Precipitation (inches)	32.81

## EDUCATION

### EDUCATIONAL CLIMATE INDEX (1)



### HIGHEST LEVEL ATTAINED

Less than 9th grade	558
Some High School	2,123
High School Graduate	6,090
Some College	4,088
Associate Degree	2,135
Bachelor's Degree	5,794
Graduate Degree	1,644

(1) This measure of socioeconomic status helps identify ZIP codes with the best conditions for quality schools. It is based on the U.S. Census Bureau's Socioeconomic Status (SES) measure with weights adjusted to more strongly reflect the educational aspect of social status (education 2:1 to income & occupation). Factors in this measure are income, educational achievement and occupation of persons within the ZIP code. Since this measure is based on the population of an entire ZIP code, it may not reflect the nature of an individual school.  
 (2) Powered by Liveby. Information is deemed reliable but not guaranteed. Copyright © 2021 Liveby. All rights reserved.

## SCHOOLS

RADIUS: 1 MILE(S)

### PUBLIC - ELEMENTARY

	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)
Global Academy	0.59	K-8th	431	15	3

### Community Rating (2)

Global Academy

### PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)
Global Academy	0.59	K-8th	431	15	3

### Community Rating (2)

Global Academy

### PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
Immaculate Conception School	0.42	Pre-K-8th	125		

# DEMOGRAPHICS

## EATING - DRINKING

	Address	Phone #	Distance	Description
Community Grounds LLC	560 40th Ave Ne	(763) 208-3238	0.31	Cafe
Amos Amos Barbeque	4000 6th St Ne	(763) 789-4336	0.36	Barbecue Restaurant
Peterson Bacon & Egg Cafe	513 40th Ave Ne	(763) 789-4544	0.37	Cafe
Jasmine Thai LLC	3800 Central Ave Ne	(763) 703-3126	0.38	Thai Restaurant
Karta Thai	3800 Central Ave Ne	(763) 703-3126	0.38	Thai Restaurant
Border Foods, Inc.	3854 Central Ave Ne	(763) 781-4000	0.39	Pizzeria, Chain
Columbia Heights Dairy Queen	3959 Central Ave Ne	(763) 788-9079	0.44	Ice Cream Stands Or Dairy Bars
Adama Restaurant LLC	3970 Central Ave Ne	(763) 789-4485	0.45	Eating Places
El Tequila Mexican Grill & Bar	4005 Central Ave Ne	(763) 710-5723	0.49	Mexican Restaurant
Latin Kitchen	4005 Central Ave Ne	(763) 710-5723	0.49	Bar (Drinking Places)

## SHOPPING

	Address	Phone #	Distance	Description
David Royce LLC	574 37th Ave Ne	(651) 283-9494	0.14	Glass
Johnson Food Mart	334 40th Ave Ne	(763) 657-0062	0.44	Grocery Stores
Family Dollar Stores, Inc.	4037 Central Ave Ne	(763) 789-4032	0.51	Variety Stores
Teas Through Time, LLC	3708 2nd St Ne	(763) 229-7536	0.56	Tea
The Sherwin-Williams Company	4110 Central Ave Ne # 215	(763) 781-9929	0.6	Paint
Arrow Building Systems Inc.	4111 Central Ave Ne # 204	(612) 255-9771	0.61	Lumber And Other Building Materials
Chocolate Haven Of Minnesota	4240 6th St Ne	(612) 267-4881	0.62	Confectionery
Norcross Chocolates	4240 6th St Ne	(612) 267-4881	0.62	Confectionery
Mab Education Assoc	4146 Maureen Dr Ne	(763) 789-0813	0.68	Paint
Oakcrest Building Products	4256 Central Ave Ne	(763) 592-8649	0.72	Insulation Material, Building

## QUALIFICATIONS

### PROFESSIONAL APPRAISER QUALIFICATIONS

One who, properly qualified, estimates value. To be considered a competent appraiser or expert in the field of real estate valuation, one should have

1. The ability to assemble and competently evaluate an adequate and pertinent data program;
1. The necessary background and experience, particularly with respect to the property type under appraisal;
3. The essential personal characteristics of unquestioned integrity, sound judgment, and willingness to work;
4. A thorough familiarity with the stimuli motivating market reaction; and,
5. A thorough familiarity with techniques and methods of presentations.

## QUALIFICATIONS

### QUALIFICATION OF CLARKE T. GOSET, REAL ESTATE APPRAISER

Licensed as a Certified General Real Property appraiser, all types of real estate, state license #4002042

Independent Real Estate Appraiser in Twin City Metropolitan market area since 1983, portfolio of over 10,000 fee appraisals

Client list of more than 300 local lenders, attorneys and relocation companies

Served as Chief Appraiser with Knutson Mortgage Corporation

Extensive review appraisal experience

Completion of over 1,000 hours of specific appraisal course work and real estate education including completion and passing examinations for Society courses 101, 102, Appraisal Institute's principles of capitalization (formerly known as Cap A and Cap B)

Certified by local Housing and Urban Development office

Certified as expert Real Estate appraisal witness in Hennepin County, state and federal court work

Approved as Real Estate Instructor by Minnesota Department of Commerce, Lectured on appraisal valuation in numerous venues

Endorse and comply with USPAP Professional Standards of Appraisal Institute and all governmental/appraisal Foundation standards

Five years of corporate experience with American Hoist & Derrick

Sold over 200 properties as a Realtor in Minneapolis area from 1978 to 1985 earning CRS designation

Member of numerous real estate board work groups and committees

Member of Greater Minneapolis Board of Realtors since 1978

Graduate of University of Hawaii's School of Business

Honorable discharge from US Army