



ECONOMIC DEVELOPMENT AUTHORITY
City Hall—Shared Vision Room, 3989 Central Ave NE
Monday, October 23, 2023
5:00 PM

AGENDA

ATTENDANCE INFORMATION FOR THE PUBLIC

Members of the public who wish to attend may do so in-person, by calling 1-312-626-6799 and entering meeting ID 295 914 457 628 and passcode xHTwj6. For questions please call the Community Development Department at 763-706-3670.

CALL TO ORDER/ROLL CALL

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

- 1. Approve September 5, 2023, Regular EDA Meeting Minutes (pg. 3)**
- 2. Approve Financial Reports and Payment of Bills of August and September 2023 (pg.13)**

MOTION: Move to approve the Consent Agenda as presented.

BUSINESS ITEMS

- 3. 4300 Central Avenue – TIF Pledge for General Obligation TIF Revenue Bonds Amended (pg.48)**

MOTION: Move to waive the reading of Resolution 2023-26, there being ample copies available to the public.

MOTION: Move to adopt Resolution 2023-26, a resolution authorizing execution of an amended and restated tax increment pledge agreement with the City of Columbia Heights relating to taxable general obligation temporary tax increment refunding bonds, series 2023a, to be issued in the proposed aggregate principal amount of \$6,675,000.

- 4. Approval of Demolition Contract for 841 49th Ave and 4243 5th St (pg. 58)**

MOTION: Move to accept the proposal from Semple Excavating, in the amount of \$47,275.00 for the demolition of all site improvements, water/sewer line removal, and the regrading of the lots located at 841 49th Ave and 4243 5th St; and furthermore, to authorize the President and Executive Director to enter into an agreement for the same.

- 5. 3988 Central Ave Fire Suppression Grant Application, H-M Properties LLC (pg. 95)**

MOTION: Move to waive the reading of Resolution 2023-27, there being ample copies available to the public.

MOTION: Move to approve Resolution 2023-27, a resolution of the Economic Development Authority of Columbia Heights, Minnesota, approving the form and substance of the fire suppression grant agreement, and authorizing authority staff and officials to take all actions necessary to enter the authority into the fire suppression grant agreement with H – M Properties LLC.

PUBLIC HEARINGS

OTHER BUSINESS

ADJOURNMENT

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



ECONOMIC DEVELOPMENT AUTHORITY

City Hall—Council Chambers, 3989 Central Avenue

Monday, September 5, 2023

5:00 PM

Item 1.

MINUTES

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

CALL TO ORDER/ROLL CALL

Members present: Connie Buesgens; Kt Jacobs (arrived at 5:32 pm); Rachel James; Amada Márquez-Simula; Justice Spriggs; Marlaine Szurek

Staff Present: Kevin Hansen, Interim City Manager; Aaron Chirpich, Community Development Director; Joe Kloiber, Finance Director; Sara Ion, City Clerk; Mitchell Forney, Community Development Coordinator; Alicia Howe, Administrative Assistant

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

1. Approve the minutes of the regular EDA Meeting of August 7, 2023.
2. Approve financial reports and payment of bills for July 2023 – Resolution No. 2023-21.

Spriggs referenced the August 7, 2023 EDA meeting minutes and asked for clarification on item 4, page 9, that only says “All Ayes.”

Forney explained that the “All Ayes” was in reference to waiving the reading and the second motion referenced the 4-1 vote.

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

RESOLUTION NO. 2023-21

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

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

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

WHEREAS, the financial statements for the month of July 2023 have been reviewed by the EDA

Commission; and

WHEREAS, the EDA has examined the financial statements and finds them to be acceptable as to both form and accuracy; and **WHEREAS**, the EDA Commission has other means to verify the intent of Section 469.096, Subd. 9, including but not limited to Comprehensive Annual Financial Reports, Annual City approved Budgets, Audits and similar documentation; and

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

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

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

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

ORDER OF ECONOMIC DEVELOPMENT AUTHORITY

Passed this 5th day of September, 2023

Offered by: James
Seconded by: Spriggs
Roll Call: All ayes of present. *MOTION PASSED.*

Vice President

Attest:

Secretary

BUSINESS ITEMS

3. Adoption of the 2024 Budget and Authorization of the EDA and HRA Levies

Chirpich reported that the EDA needs to authorize two levies and budgets before it is brought before the City Council. The two fund budgets for fund 204 include EDA Administration and fund 408 EDA Redevelopment Projects. He highlighted the major change to the 204 fund would include an increase of \$8,700 or 3.5% for personnel services and include the increase for the community development director position and community development coordinator. He noted “other services and charges” would include an increase of \$3,300 that reflects training and education budgeted for the year. The 408 fund is the same proposed levy as last year’s levy of \$310,000 and is divided out with \$50,000 to the façade program, \$50,000 for fire suppression, \$210,000 for the property

acquisition efforts.

Questions/Comments from Members:

Márquez-Simula noted there were large increases from 2021 to 2022 and asked if it was specifically due to property purchases and grants. She clarified that she was looking at fund 204. Chirpich replied that there was a dip in 2021 because of a military leave during the budget year.

Márquez-Simula asked to clarify page 36, fund 408, the “contingencies and transfers” actual expenses and the capital outlay. Chirpich replied that 408 is a vehicle that is used for a lot of redevelopment projects and would need to look more into the \$816,000. He added he believes it has to do with the City Hall project. It usually used to secure large properties.

Márquez-Simula stated she would like more of an explanation on the contingencies and transfers. Chirpich agreed and stated there is an opportunity in October and November to do so.

Motion by Buesgens, seconded by James, to waive the reading of Resolution No. 2023-22, there being ample copies available to the public. All ayes of present. MOTION PASSED.

Motion by Buesgens, seconded by Spriggs, to approve Resolution No. 2023-22, a Resolution of the Columbia Heights Economic Development Authority, adopting a budget for the fiscal year of 2024 and setting the 2023 tax levy, payable in 2024. All ayes of present. MOTION PASSED.

Motion by Spriggs, seconded by Márquez-Simula, to waive the reading of Resolution No. 2023-23, there being ample copies available to the public. All ayes of present. MOTION PASSED.

Motion by Spriggs, seconded by Márquez-Simula, to approve Resolution No. 2023-22, a Resolution of the Columbia Heights Economic Development Authority, adopting a budget for the fiscal year of 2024 and authorizing a special benefit tax levy, payable in 2024. All ayes of present. MOTION PASSED.

RESOLUTION NO. 2023-22

A RESOLUTION OF THE COLUMBIA HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY, ADOPTING A BUDGET FOR THE FISCAL YEAR OF 2024 AND SETTING THE 2023 TAX LEVY, PAYABLE IN 2024.

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

WHEREAS, the City of Columbia Heights (the “City”) established the EDA by an enabling resolution adopted on January 8, 1996, pursuant to Minnesota Statutes 469.090 to 469.1081 (the “EDA Act”); and **WHEREAS**, the City Council of the City has given to the EDA the responsibility for all development and redevelopment projects and programs; and

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

NOW, THEREFORE BE IT RESOLVED, by the Board of Commissioners of the Columbia Heights Economic Development Authority, that the EDA adopts and requests the City Council’s approval of its budget in the amount of \$313,700 for 2024; and

BE IT FURTHER RESOLVED, that the EDA adopts and requests the City Council’s approval of an EDA tax levy under Section 469.107 of the EDA Act, in the amount of \$313,700 for taxes payable in 2024; and

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

ORDER OF ECONOMIC DEVELOPMENT AUTHORITY

Passed this 5th day of September, 2023

Offered by: Buesgens
Seconded by: Spriggs
Roll Call: All ayes of present. *MOTION PASSED.*

Vice President

Attest:

Secretary

RESOLUTION NO. 2023-23

A RESOLUTION OF THE COLUMBIA HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY, ADOPTING A BUDGET FOR THE FISCAL YEAR OF 2024 AND AUTHORIZING A SPECIAL BENEFIT TAX LEVY, PAYABLE IN 2024.

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

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

WHEREAS, the City Council granted the EDA all powers and duties of a housing and redevelopment authority by an enabling resolution and ordinance adopted on October 22, 2001, pursuant to Minnesota Statutes 469.001 to 469.047 (the "HRA Act"), except certain powers that are allocated to the Housing and Redevelopment Authority in and for the City of Columbia Heights (the “HRA”); and

WHEREAS, under Section 469.033 of the HRA Act, the EDA is authorized to levy a special benefit tax, in an amount not to exceed .0185 percent of the City’s estimated market value (the “HRA Levy”); and
WHEREAS, by separate resolution, the EDA has before it for consideration a copy of the EDA budget for

the fiscal year of 2024, and the proposed amount of the HRA Levy, payable in 2024, is based on said budget;

NOW, THEREFORE BE IT RESOLVED, by the Board of Commissioners of the Columbia Heights Economic Development Authority, that the EDA hereby adopts an HRA Levy payable in 2024 of \$310,000 under Section 469.033 of the HRA Act; and

BE IT FURTHER RESOLVED, that the Board of Commissioners of the Columbia Heights Economic Development Authority hereby directs staff to take such actions necessary to file with the City and certify with the County of Anoka County, the HRA Levy in the amount of \$310,000 for taxes payable in 2024 under Section 469.033 of the HRA Act.

ORDER OF ECONOMIC DEVELOPMENT AUTHORITY

Passed this 5th day of September, 2023

Offered by: Spriggs
Seconded by: Márquez-Simula
Roll Call: All ayes of present. *MOTION PASSED.*

Vice President

Attest:

Secretary

4. Purchase of 3851 and 3853 Central Avenue NE

Forney reported that 3851 and 3853 Central Avenue NE are on the corner of 39th Avenue and Central Avenue. Recently, the Community Development Department was contacted by the broker hired to sell the properties located 3853 and 3851 Central Ave NE. The initial inquiry was to determine about properties' zoning and historical background. Upon discovering that the owner intended to sell these properties, staff promptly intervened to explore the possibility of acquiring the properties for redevelopment. After conducting a tour of both buildings, staff engaged in preliminary negotiations and successfully formulated an acceptable deal, now presented before the EDA for consideration. As is customary with all purchase agreements, the acquisition of these properties is contingent upon approval from the EDA.

Forney stated the property at 3853 Central Avenue, once a single-family home, has been renovated into offices for a property management company. While the house remains in generally good condition, its usage has shifted almost entirely to office spaces. Similarly, the commercial property at 3851 Central Avenue, which previously featured a residential unit on the second floor and office space on the first floor, has undergone changes. The current owner attempted to create a three-unit apartment on the upper floor but encountered fire suppression challenges, resulting in the space remaining vacant and partially unfinished. The lower level is comprised of makeshift walled offices, and the commercial building and its garages are mainly utilized by the management company for storage.

Forney mentioned to complete the transaction, Staff recommend utilizing the Anoka County HRA (ACHRA) special levy fund to acquire the properties. The ACHRA levy, a county-imposed tax on behalf of the City, supports the activities of the Anoka County HRA and establishes a fund for redevelopment projects within Columbia Heights. Access to these funds necessitates approval from the ACHRA board. The current fund balance for the HRA levy is \$818,000. This amount is more than sufficient to cover the purchase and demolition costs of the two properties. The attached purchase agreement establishes the negotiated purchase price at \$700,000 for both properties. Staff estimates that expenses related to utility removal, abatement, demolition, and site grading will amount to approximately \$80,000, bringing the projected project cost to \$780,000. To make use of ACHRA funds, the EDA must initially cover the purchase and demolition expenses; reimbursement will follow once the City Council submits an ACHRA grant request. Resolution 2023-24 comprehensively addresses these steps, and anticipates that the Council will review the ACHRA grant request during their meeting on September 11th.

Forney added that Staff believes that acquiring these two properties represents a strategic 5–10-year investment in the commercial frontage of Central Avenue. This area, at the intersection of 39th and Central Avenue, is vastly underutilized and holds potential for walkability due to its proximity to the library and theater. This strategic acquisition serves as a catalyst for the redevelopment of the entire corner. The strategic significance of these properties aligns seamlessly with the comprehensive plan, which outlines opportunities for redevelopment along what is described as the backbone of our community. This acquisition provides the City with an opportunity to prepare for the revitalization of a pivotal site on the southern edge of the Central Business District.

Questions/Comments from Members:

Buesgens noted the parking lot behind the properties would be a factor in the future. She added that she's excited and thanked Staff for their work.

Chirpich explained that the funding strategy for the acquisition plays into the budget discussion regarding fund 408, which would be a bridge and pay for the acquisition for the EDA. Then the Council would be asked for the levy funds from the County and pass the funds back to fund 408. The resolution includes the budget amendment as well as authorizing the purchase agreement.

James agreed with Buesgens. She asked how long had the ACHRA fund balance been building up. Chirpich replied that each year the City receives two payments that are distributed and received by the County each year. He added he was not sure what the annual total is but believes it took about two to three years to build up.

Kloiber explained that the Council takes action about every five years to allow the County to levy upon property in the City.

Chair Szurek asked if it takes a while to build up a file. Kloiber replied that he would have to look but believes \$300,000 goes into the fund each year.

Motion by James, seconded by Márquez-Simula, to waive the reading of Resolution No. 2023-24, there being ample copies available to the public. All ayes of present. MOTION PASSED.

Motion by James, seconded by Márquez-Simula, to approve Resolution 2023-24, a resolution approving the purchase agreement between the Economic Development Authority of Columbia Heights, Minnesota, And Mph Central LLC, and establishing funding procedures for the purchase and demolition of the properties. All ayes of present. MOTION PASSED.

RESOLUTION NO. 2023-24

A RESOLUTION APPROVING THE PURCHASE AGREEMENT BETWEEN THE ECONOMIC DEVELOPMENT AUTHORITY OF COLUMBIA HEIGHTS, MINNESOTA, AND MPH CENTRAL LLC, AND ESTABLISHING FUNDING PROCEDURES FOR THE PURCHASE AND DEMOLITION OF THE PROPERTIES

BE IT RESOLVED BY the Board of Commissioners ("Board") of the Columbia Heights Economic Development Authority (the "Authority") as follows:

SECTION 1. RECITALS.

1.01. The Authority and Mph Central LLC ("Seller") desire to enter into a purchase agreement (the "Purchase Agreement") pursuant to which the Authority will acquire certain properties in the City located at 3853 Central Avenue NE and 3851 Central Avenue NE (the "Properties") from the Seller for economic redevelopment purposes. The Property is described in Exhibit A attached hereto.

1.02. Pursuant to the Purchase Agreement, the Authority will purchase the Properties from the Seller for a purchase price of \$700,000 plus related closing costs.

1.03. Pursuant to other project costs the Authority will budget \$80,000 for the demolition and grading of the properties.

1.04. In accordance with the city's ACHRA participation, the Authority will receive a reimbursement from the City of Columbia Heights via the Anoka County HRA, for the purchase and demolition of the properties.

1.05. The Authority finds that acquisition of the Properties is consistent with the City's Comprehensive Plan and will result in redevelopment of the substandard property located at 3853 Central Avenue NE and 3851 Central Avenue NE. Such acquisition of these Properties, for subsequent resale, best meets the community's needs and will facilitate the economic redevelopment and revitalization of this area of the City.

1.06. The Authority also finds that this redevelopment project is consistent with the purpose of the Economic Development Authority Redevelopment Fund 408. The current 2023 budget for Economic Development Authority Redevelopment Fund 408 does not include this redevelopment project and must be amended as the property was not available on September 26, 2022, when the

Authority adopted this budget. The available balance of the Economic Development Authority Redevelopment Fund 408, beyond that committed for the existing 2023 budget, is approximately \$2.4 million, which is more than sufficient to fund the redevelopment project.

SECTION 2. PURCHASE AGREEMENT AND BUDGET AMENDMENT APPROVED.

2.01. The Authority hereby ratifies and approves the actions of Authority staff and of Kennedy Graven (“Legal Counsel”) in researching the Property and preparing and presenting the Purchase Agreement. The Authority approves the Purchase Agreement in the form presented to the Authority and on file at City Hall, subject to modifications that do not alter the substance of the transaction and that are approved by the President and Executive Director, provided that execution of the Purchase Agreement by those officials shall be conclusive evidence of their approval.

2.02. The Authority hereby amends the 2023 budget for Economic Development Authority Redevelopment Fund 408 to appropriate \$780,000 for the purchase of the Properties and additional estimated project costs.

2.03. The Authority hereby accepts all related transfers of Anoka County HRA grant funds from the City of Columbia Heights.

2.04. Authority staff and officials are authorized to take all actions necessary to perform the Authority’s obligations under the Purchase Agreement as a whole, including without limitation execution of any documents to which the Authority is a party referenced in or attached to the Purchase Agreement, and any deed or other documents necessary to acquire the Property from the Seller, all as described in the Purchase Agreement

ORDER OF ECONOMIC DEVELOPMENT AUTHORITY

Passed this 5th day of September, 2023

Offered by: James
Seconded by: Márquez-Simula
Roll Call: All ayes of present. *MOTION PASSED.*

Vice President

Attest:

Secretary

OTHER BUSINESS

Chirpich and Forney provided the EDA with updates. Forney stated the Fire Department is expected to burn down the 841 property on October 7, 2023. He added they are hoping to demo 4243 and 841 together in order to have cheaper demolition costs. The Community Development Staff attended a

meeting with the League of Minnesota Cities about the NOAH funding coming down from the State and the sales tax that was attributed. The City can expect to receive an estimated amount of \$260,000 in funding on a yearly cycle for naturally occurring housing. The Community Development Staff will look into some ideas on how to implement that into housing. Payments will begin in 2024.

Buesgens noted in the past, most of the funds went to bigger cities and made it difficult to compete for the funds.

Chirpich stated they would need to figure out ways to leverage the money to the best of the City's ability by possibly partnering with some housing organizations that are already active.

Buesgens mentioned that by doing a grant, there can be key requirements included such as the landlord not increasing rent past a certain amount in a certain amount of time.

Jacobs asked if this would be something that could be used with the Legends situation. Chirpich replied that he did not know and would need to see what the eligible uses were. Forney added that it might be a City-wide voucher program that the Legends could take advantage of. Chirpich explained that Staff will need more time with Metropolitan Council and Metro Cities to figure out how the money can be used.

Chair Szurek noted that the project on 44th Avenue was moving along nicely.

Márquez-Simula asked if there was an update on grocery store names. Chirpich replied that there was no new news.

Chirpich stated the Mayor brought up a property (546 Summit Street NE) to Staff with the possibility of a strategic acquisition for the EDA. Staff have begun looking at the property and how much it would cost. The County has it valued at \$177,000 and could be a good partnership with Habitat for Humanity. He asked the EDA for input on the possibility of purchasing the property. He noted the adjacent commercial property would be difficult because they cannot support expansions easily. Forney added that it is zoned business.

Chair Szurek stated it would not hurt to look into it further. Márquez-Simula added that the house would need to be demolished. The Commissioners agreed. Buesgens noted that if the County decides to change the street, it could allow for expansion for the commercial property.

Chair Szurek asked what was going on with the old Aisia Chow Mein building. Chirpich replied that there is a restaurant under construction there.

Chirpich noted that there was exterior signage going up on the new City Hall building.

ADJOURNMENT

*Motion by Buesgens, seconded by Márquez-Simula, to adjourn the meeting at 5:51 pm. All ayes.
MOTION PASSED.*

Respectfully submitted,



Alicia Howe, Recording Secretary

RESOLUTION NO. 2023-25

A RESOLUTION OF THE ECONOMIC DEVELOPMENT AUTHORITY OF COLUMBIA HEIGHTS, MINNESOTA, APPROVING THE FINANCIAL STATEMENTS FOR THE MONTHS OF AUGUST AND SEPTEMBER 2023 AND THE PAYMENT OF THE BILLS FOR THE MONTHS OF AUGUST AND SEPTEMBER 2023.

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

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

WHEREAS, the financial statements for the months of August and September 2023 have been reviewed by the EDA Commission; and

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

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

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

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

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

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

ORDER OF ECONOMIC DEVELOPMENT AUTHORITY

Passed this 23rd day of October 2023

Offered by:

Seconded by:

Roll Call:

Vice President

Attest:

Secretary

Item 2.

GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Check 195802 392.7000.44600	1ST HALF PAYG INCREMENT 2023 BPO COLLIERS FUNDING LLC		07/24/23	072423	110,988.51
			Total For Check 195802		110,988.51
Check 195803 372.7000.44600	1ST HALF 2023 DEVELOPER PAYMENT COLUMBIA HEIGHTS LEASED		07/24/23	072423	397,458.12
			Total For Check 195803		397,458.12
Check 195804 375.7000.44600	1ST HALF 2023 DEVELOPER PAYMENT COLUMBIA HEIGHTS LEASED		07/24/23	072423	76,062.12
			Total For Check 195804		76,062.12
Check 195812 372.7000.43050	TIF REPORTING - T6 Huset	EHLERS & ASSOCIATES INC	07/10/23	94523	883.34
375.7000.43050	TIF REPORTING - Z6 47TH & GRAND	EHLERS & ASSOCIATES INC	07/10/23	94523	441.67
391.7000.43050	TIF REPORTING - W3/W4 SCATTERED	EHLERS & ASSOCIATES INC	07/10/23	94523	441.67
392.7000.43050	TIF REPORTING - BB2 40TH AVE ATL	EHLERS & ASSOCIATES INC	07/10/23	94523	883.32
			Total For Check 195812		2,650.00
Check 195848 204.6314.43210	063023 -10010429 COM DEV ADMINI POPP.COM INC		06/30/23	992790992	12.60
			Total For Check 195848		12.60
Check 195888 408.6414.43050	ASBESTOS ABATEMENT 841 49TH & 42 DENNIS ENVIRONMENTAL OPERA		07/19/23	9774	19,300.00
			Total For Check 195888		19,300.00
Check 195909 408.6414.43050	PA 941 44TH AVE	KENNEDY & GRAVEN	07/20/23	175639	275.00
			Total For Check 195909		275.00
Check 195915 420.6317.42012.1915	VANBUREN RAMP ELEVATOR CAMERA EQ MARCO, INC		07/17/23	INV11422084	2,253.10
			Total For Check 195915		2,253.10
Check 195992 204.6314.43105	KNOWBE4 SEC AWARE EDU - COMMDEV	KNOWBE4, INC.	06/21/23	INV262262	105.95
			Total For Check 195992		105.95
Check 196006 204.6314.43210	072623 10013121 PHONE COMMDEV AD POPP.COM INC		07/26/23	992793998	41.19
204.6314.43210	073123 -10010429 COM DEV ADMINI POPP.COM INC		07/31/23	992795135	12.60
			Total For Check 196006		53.79
Check 196050 204.6314.43500	2022 ANNUAL DISCLOSURE 080423	ECM PUBLISHERS INC	08/04/23	959218	229.90
			Total For Check 196050		229.90
Check 196065 393.7000.43050	ALATUS LOAN MODIFICATION	KENNEDY & GRAVEN	06/27/23	175370	2,094.25
393.7000.43050	CL205-00011 REAL ESTATE EQUITIES	KENNEDY & GRAVEN	06/27/23	175371	1,384.00
393.7000.43050	CL162-00066 CH ALATUS LOAN MODIF	KENNEDY & GRAVEN	07/14/23	175495	742.00
393.7000.43050	CL205-00078 HY-VEE REDEVELOPMENT	KENNEDY & GRAVEN	07/14/23	175496	609.00
			Total For Check 196065		4,835.25
Check 196067					

Item 2.

GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Check 196067 228.6317.44000	CITY PARKING RAMP CAMERA NETWORK	MARCO, INC	07/25/23	INV11452627	375.00
			Total For Check 196067		375.00
Check 196079 204.6314.43210	062623 10013121 PHONE COMMDEV AD	POPP.COM INC	06/26/23	992789837	41.13
			Total For Check 196079		41.13
Check 196085 228.6317.44000	SWEEPING - VAN BUREN RAMP	RTD POWER WASHING, INC	08/13/23	2-VB	1,100.00
			Total For Check 196085		1,100.00
Check 196093 392.7000.46200	2021A BOND PAYING AGENT FEE	U.S. BANK	07/25/23	6995801	500.00
			Total For Check 196093		500.00
Check 196099 228.6317.43810	ELECTRIC	XCEL ENERGY (N S P)	08/09/23	1054607316	689.11
			Total For Check 196099		689.11
Check 196116 204.6314.43250	081523 934571297 COMM DEV ADMIN	COMCAST	08/15/23	180379966	19.44
			Total For Check 196116		19.44
Check 196120 372.7000.43050	TIF REPORTING - R8 CRESTVIEW	EHLERS & ASSOCIATES INC	08/09/23	94885	485.84
375.7000.43050	TIF REPORTING - Z6 47TH & GRAND	EHLERS & ASSOCIATES INC	08/09/23	94885	242.92
391.7000.43050	TIF REPORTING - W3/W4 SCATTERED	EHLERS & ASSOCIATES INC	08/09/23	94885	242.92
392.7000.43050	TIF REPORTING - BB2 40TH AVE ALA	EHLERS & ASSOCIATES INC	08/09/23	94885	242.92
393.7000.43050	TIF REPORTING - BB6 4300 CENTRAL	EHLERS & ASSOCIATES INC	08/09/23	94885	242.90
			Total For Check 196120		1,457.50
Check 697 204.6314.43320	PARKING-LMC CONF DULUTH	DECC DULUTH	06/23/23	473	10.00
204.6314.43320	PARKING-LMC CONF DULUTH	DECC DULUTH	06/21/23	470	10.00
204.6314.43320	LUNCH-LMC CONFERENCE DULUTH	FITGER'S BREWHOUSE	06/21/23	245	20.84
204.6314.43320	LODGING-LMC CONFERENCE	RADISSON HOTEL	06/23/23	69234285	363.72
			Total For Check 697		404.56
Check 724 372.7000.46110	INTEREST	BOND TRUST SERVICES CORP	06/13/23	79333	26,150.00
			Total For Check 724		26,150.00
Check 725 204.0000.22000	REFERENCE RCPT #25454	REUTER WALTON DEVELOPMENT	08/15/23	08212023	104,461.00
			Total For Check 725		104,461.00

GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Fund Totals:					
		Fund 204 EDA ADMINISTRATION			105,328.37
		Fund 228 DOWNTOWN PARKING			2,164.11
		Fund 372 Huset PARK AREA TIF (T6)			424,977.30
		Fund 375 TIF Z6: 47TH & GRAND			76,746.71
		Fund 391 SCATTERED SITE TIF W3/W			684.59
		Fund 392 TIF BB2 ALATUS 40TH AV			112,614.75
		Fund 393 BB6 IF ALATUS 4300 CENT			5,072.15
		Fund 408 EDA REDEVELOPMENT PROJE			19,575.00
		Fund 420 CAP IMPROVEMENT-DEVELOP			2,253.10
Total For All Funds:					749,416.08
--- TOTALS BY GL DISTRIBUTION ---					
	204.0000.22000	REFERENCE RCPT #25454			104,461.00
	204.6314.43105	KNOWBE4 SEC AWARE EDU - COMMDEV			105.95
	204.6314.43210	062623 10013121 PHONE COMMDEV ADI			107.52
	204.6314.43250	081523 934571297 COMM DEV ADMIN			19.44
	204.6314.43320	PARKING-LMC CONF DULUTH			404.56
	204.6314.43500	2022 ANNUAL DISCLOSURE 080423			229.90
	228.6317.43810	ELECTRIC			689.11
	228.6317.44000	CITY PARKING RAMP CAMERA NETWORK			1,475.00
	372.7000.43050	TIF REPORTING - T6 Huset			1,369.18
	372.7000.44600	1ST HALF 2023 DEVELOPER PAYMENT			397,458.12
	372.7000.46110	INTEREST			26,150.00
	375.7000.43050	TIF REPORTING - Z6 47TH & GRAND			684.59
	375.7000.44600	1ST HALF 2023 DEVELOPER PAYMENT			76,062.12
	391.7000.43050	TIF REPORTING - W3/W4 SCATTERED			684.59
	392.7000.43050	TIF REPORTING - BB2 40TH AVE ATL			1,126.24
	392.7000.44600	1ST HALF PAYG INCREMENT 2023 BPO			110,988.51
	392.7000.46200	2021A BOND PAYING AGENT FEE			500.00
	393.7000.43050	TIF REPORTING - BB6 4300 CENTRAL			5,072.15
	408.6414.43050	ASBESTOS ABATEMENT 841 49TH & 42			19,575.00
	420.6317.42012.1915	VANBUREN RAMP ELEVATOR CAMERA EQ			2,253.10

INVOICE GL DISTRIBUTION REPORT FOR CITY OF COLUMBIA HEIGHTS
 EXP CHECK RUN DATES 09/01/2023 - 09/30/2023
 BOTH JOURNALIZED AND UNJOURNALIZED
 PAID

Item 2.

GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Check 196208					
372.7000.46200	CONTINUING DISCLOSURE 2016A HUSE EHLERS & ASSOCIATES INC		08/22/23	95806	56.00
392.7000.46200	CONTINUING DISCLOSURE 2021A BOND EHLERS & ASSOCIATES INC		08/22/23	95806	674.00
			Total For Check 196208		730.00
Check 196255					
408.6414.45110	EARNEST MONEY 941 44TH AVE NE THE ESTATE OF PAULINE SHOI		06/19/23	061923	1,000.00
			Total For Check 196255		1,000.00
Check 196324					
204.6314.43210	082623 10013121 PHONE COMMDEV AD POPP.COM INC		08/26/23	992798130	41.34
			Total For Check 196324		41.34
Check 196348					
408.6414.45110	EARNEST MONEY 3851 & 3853 CENTRA ALL AMERICAN COMMERCIAL T1		08/31/23	083123	10,000.00
			Total For Check 196348		10,000.00
Check 196354					
204.6314.43250	COMM DEV ADMIN (1.8%) INTERNET 0 ARVIG ENTERPRISES, INC		08/01/23	080123	5.86
			Total For Check 196354		5.86
Check 196373					
393.7000.43050	TIF CONSULTING ALATUS EHLERS & ASSOCIATES INC		08/09/23	94848	1,400.00
			Total For Check 196373		1,400.00
Check 196378					
204.6314.44380	EDA MEETINGS 040323, 050123 HERRINGER/GERRY		09/06/23	090623	70.00
			Total For Check 196378		70.00
Check 196411					
228.6317.44000	SWEEPING - VANBUREN RAMP RTD POWER WASHING, INC		09/09/23	3-VB	1,100.00
			Total For Check 196411		1,100.00
Check 196417					
204.6314.44380	EDA MEETINGS 050123, 060523 SZUREK/MARLAINE		09/06/23	090623	70.00
			Total For Check 196417		70.00
Check 196420					
204.6314.43050	EDA MINUTES 080723 TIMESAVER OFF SITE SECRETF		08/14/23	M28457	181.75
			Total For Check 196420		181.75
Check 196426					
420.6405.44600	LCDA LOAN FUNDS FOR 800 42ND 42 CENTRAL LIMITED PARTNEF		09/27/23	092723	820,000.00
			Total For Check 196426		820,000.00
Check 196444					
204.6314.43250	091523 934571297 COMM DEV ADMIN COMCAST		09/15/23	182761538	19.44
			Total For Check 196444		19.44
Check 196493					
228.6317.43810	ELECTRIC XCEL ENERGY (N S P)		09/08/23	1060855323	769.36
			Total For Check 196493		769.36
Check 764					
204.6314.44330	MPLS-ST PAUL BUSINESS JOURNAL SU THE BUSINESS JOURNALS		08/01/23	001005GRVA41BEYVY1	70.00
			Total For Check 764		70.00

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User: suems
DB: Columbia Heights

INVOICE GL DISTRIBUTION REPORT FOR CITY OF COLUMBIA HEIGHTS
EXP CHECK RUN DATES 09/01/2023 - 09/30/2023
BOTH JOURNALIZED AND UNJOURNALIZED
PAID

Item 2.

GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Check 813 408.6414.45110	PURCHASE 941 44TH AVE	ALL AMERICAN COMMERCIAL	T109/27/23	092723	200,478.39
			Total For Check 813		200,478.39

Item 2.

GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
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Fund Totals:

Fund 204	EDA ADMINISTRATION	458.39
Fund 228	DOWNTOWN PARKING	1,869.36
Fund 372	HUSET PARK AREA TIF (T6)	56.00
Fund 392	TIF BB2 ALATUS 40TH AV	674.00
Fund 393	BB6 IF ALATUS 4300 CENT	1,400.00
Fund 408	EDA REDEVELOPMENT PROJE	211,478.39
Fund 420	CAP IMPROVEMENT-DEVELOP	820,000.00

Total For All Funds: 1,035,936.14

--- TOTALS BY GL DISTRIBUTION ---

204.6314.43050	EDA MINUTES 080723	181.75
204.6314.43210	082623 10013121 PHONE COMMDEV ADI	41.34
204.6314.43250	COMM DEV ADMIN (1.8%) INTERNET 0	25.30
204.6314.44330	MPLS-ST PAUL BUSINESS JOURNAL SUI	70.00
204.6314.44380	EDA MEETINGS 040323, 050123	140.00
228.6317.43810	ELECTRIC	769.36
228.6317.44000	SWEEPING - VANBUREN RAMP	1,100.00
372.7000.46200	CONTINUING DISCLOSURE 2016A HUSE	56.00
392.7000.46200	CONTINUING DISCLOSURE 2021A BOND	674.00
393.7000.43050	TIF CONSULTING ALATUS	1,400.00
408.6414.45110	PURCHASE 941 44TH AVE	211,478.39
420.6405.44600	LCDA LOAN FUNDS FOR 800 42ND	820,000.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS
 PERIOD ENDING 08/31/2023

Item 2.

GL NUMBER	DESCRIPTION	2023 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 08/31/23	YTD BALANCE 08/31/2023	UNENCUMBERED BALANCE	% BDGT USED
Fund 202 - ANOKA CO COMM DEV PROGRAMS							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
INTERGOVERNMENTAL							
202.0000.33600	COUNTY GRANT	0.00	0.00	0.00	1,246.00	(1,246.00)	100.00
INTERGOVERNMENTAL		0.00	0.00	0.00	1,246.00	(1,246.00)	100.00
Total Dept 0000 - NON-DEPARTMENTAL		0.00	0.00	0.00	1,246.00	(1,246.00)	100.00
TOTAL REVENUES		0.00	0.00	0.00	1,246.00	(1,246.00)	100.00
Expenditures							
Dept 6355 - ANOKA CO HRA LEVY PROJECTS							
OTHER SERVICES & CHARGES							
202.6355.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	1,246.00	(1,246.00)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	1,246.00	(1,246.00)	100.00
Total Dept 6355 - ANOKA CO HRA LEVY PROJECTS		0.00	0.00	0.00	1,246.00	(1,246.00)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	1,246.00	(1,246.00)	100.00
Fund 202 - ANOKA CO COMM DEV PROGRAMS:							
TOTAL REVENUES		0.00	0.00	0.00	1,246.00	(1,246.00)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	1,246.00	(1,246.00)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	0.00	0.00	0.00

Item 2.

GL NUMBER	DESCRIPTION	2023 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 08/31/23	YTD BALANCE 08/31/2023	UNENCUMBERED BALANCE	% BDGT USED
Fund 204 - EDA ADMINISTRATION							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TAXES							
204.0000.31011	EDA CURRENT AD VALOREM	208,100.00	0.00	0.00	116,774.62	91,325.38	56.11
204.0000.31014	AREA WIDE TAX	89,000.00	0.00	0.00	34,485.10	54,514.90	38.75
204.0000.31020	DELNQ. AD VALOREM	0.00	0.00	0.00	2,394.95	(2,394.95)	100.00
TAXES		297,100.00	0.00	0.00	153,654.67	143,445.33	51.72
Total Dept 0000 - NON-DEPARTMENTAL		297,100.00	0.00	0.00	153,654.67	143,445.33	51.72
TOTAL REVENUES		297,100.00	0.00	0.00	153,654.67	143,445.33	51.72
Expenditures							
Dept 6314 - ECONOMIC DEVELOPMENT AUTH							
OTHER SERVICES & CHARGES							
204.6314.43050	EXPERT & PROFESSIONAL SERV.	2,200.00	0.00	0.00	5,918.65	(3,718.65)	269.03
204.6314.43105	TRAINING & EDUCATION ACTIVITIES	1,500.00	0.00	105.95	695.95	804.05	46.40
204.6314.43210	TELEPHONE	700.00	0.00	41.34	511.42	188.58	73.06
204.6314.43220	POSTAGE	600.00	0.00	0.00	324.53	275.47	54.09
204.6314.43250	OTHER TELECOMMUNICATIONS	300.00	0.00	19.44	183.83	116.17	61.28
204.6314.43320	OUT OF TOWN TRAVEL EXPENSE	1,500.00	0.00	0.00	404.56	1,095.44	26.97
204.6314.43500	LEGAL NOTICE PUBLISHING	200.00	0.00	229.90	544.50	(344.50)	272.25
204.6314.43600	PROP & LIAB INSURANCE	2,700.00	0.00	0.00	1,575.00	1,125.00	58.33
204.6314.44000	REPAIR & MAINT. SERVICES	500.00	0.00	0.00	100.18	399.82	20.04
204.6314.44030	SOFTWARE & SOFTWARE SUBSCRIPTIONS	800.00	0.00	0.00	800.00	0.00	100.00
204.6314.44040	INFORMATION SYS:INTERNAL SVC	8,700.00	0.00	0.00	5,075.00	3,625.00	58.33
204.6314.44330	SUBSCRIPTION, MEMBERSHIP	200.00	0.00	0.00	129.00	71.00	64.50
204.6314.44380	COMMISSION & BOARDS	900.00	0.00	0.00	315.00	585.00	35.00
OTHER SERVICES & CHARGES		20,800.00	0.00	396.63	16,577.62	4,222.38	79.70
PERSONNEL SERVICES							
204.6314.41010	REGULAR EMPLOYEES	196,700.00	0.00	15,466.69	126,596.72	70,103.28	64.36
204.6314.41210	P.E.R.A. CONTRIBUTION	14,700.00	0.00	1,160.02	9,721.61	4,978.39	66.13
204.6314.41220	F.I.C.A. CONTRIBUTION	15,100.00	0.00	1,314.60	10,702.32	4,397.68	70.88
204.6314.41300	INSURANCE	23,200.00	0.00	1,908.58	15,260.18	7,939.82	65.78
204.6314.41510	WORKERS COMP INSURANCE PREM	1,500.00	0.00	130.75	1,095.08	404.92	73.01
PERSONNEL SERVICES		251,200.00	0.00	19,980.64	163,375.91	87,824.09	65.04
SUPPLIES							
204.6314.42000	OFFICE SUPPLIES	200.00	0.00	0.00	74.17	125.83	37.09
204.6314.42010	MINOR EQUIPMENT	500.00	0.00	0.00	0.00	500.00	0.00
204.6314.42011	END USER DEVICES	1,900.00	0.00	0.00	0.00	1,900.00	0.00
204.6314.42171	GENERAL SUPPLIES	200.00	0.00	0.00	14.44	185.56	7.22
204.6314.42175	FOOD SUPPLIES	200.00	0.00	0.00	0.00	200.00	0.00
SUPPLIES		3,000.00	0.00	0.00	88.61	2,911.39	2.95
CONTINGENCIES & TRANSFERS							
204.6314.47100	OPER. TRANSFER OUT - LABOR	22,100.00	0.00	0.00	12,891.69	9,208.31	58.33
CONTINGENCIES & TRANSFERS		22,100.00	0.00	0.00	12,891.69	9,208.31	

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS
 PERIOD ENDING 08/31/2023

Item 2.

GL NUMBER	DESCRIPTION	2023 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 08/31/23	YTD BALANCE 08/31/2023	UNENCUMBERED BALANCE	% BDGT USED
Fund 204 - EDA ADMINISTRATION							
Expenditures							
Total Dept 6314 - ECONOMIC DEVELOPMENT AUTH		297,100.00	0.00	20,377.27	192,933.83	104,166.17	64.94
TOTAL EXPENDITURES		297,100.00	0.00	20,377.27	192,933.83	104,166.17	64.94
Fund 204 - EDA ADMINISTRATION:							
TOTAL REVENUES		297,100.00	0.00	0.00	153,654.67	143,445.33	51.72
TOTAL EXPENDITURES		297,100.00	0.00	20,377.27	192,933.83	104,166.17	64.94
NET OF REVENUES & EXPENDITURES		0.00	0.00	(20,377.27)	(39,279.16)	39,279.16	100.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS
 PERIOD ENDING 08/31/2023

Item 2.

GL NUMBER	DESCRIPTION	2023 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 08/31/23	YTD BALANCE 08/31/2023	UNENCUMBERED BALANCE	% BDGT USED
Fund 228 - DOWNTOWN PARKING							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TRANSFERS & NON-REV RECEIPTS							
228.0000.39247	TRANSFER IN-SPECIAL PROJ REV	56,700.00	0.00	0.00	33,075.00	23,625.00	58.33
	TRANSFERS & NON-REV RECEIPTS	56,700.00	0.00	0.00	33,075.00	23,625.00	58.33
Total Dept 0000 - NON-DEPARTMENTAL		56,700.00	0.00	0.00	33,075.00	23,625.00	58.33
TOTAL REVENUES		56,700.00	0.00	0.00	33,075.00	23,625.00	58.33
Expenditures							
Dept 6317 - DOWNTOWN PARKING							
OTHER SERVICES & CHARGES							
228.6317.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	3,316.00	(3,316.00)	100.00
228.6317.43600	PROP & LIAB INSURANCE	3,200.00	0.00	0.00	1,866.69	1,333.31	58.33
228.6317.43800	UTILITY SERVICES	2,000.00	0.00	248.69	1,425.78	574.22	71.29
228.6317.43810	ELECTRIC	13,000.00	0.00	689.11	5,983.35	7,016.65	46.03
228.6317.44000	REPAIR & MAINT. SERVICES	35,000.00	614.30	1,100.00	2,357.00	32,028.70	8.49
228.6317.44020	BLDG MAINT CONTRACTUAL SERVICES	2,000.00	0.00	0.00	1,599.72	400.28	79.99
	OTHER SERVICES & CHARGES	55,200.00	614.30	2,037.80	16,548.54	38,037.16	31.09
PERSONNEL SERVICES							
228.6317.41070	INTERDEPARTMENTAL LABOR SERV	1,500.00	0.00	0.00	0.00	1,500.00	0.00
	PERSONNEL SERVICES	1,500.00	0.00	0.00	0.00	1,500.00	0.00
SUPPLIES							
228.6317.42012	OTHER TECHNOLOGY EQUIPMENT	0.00	0.00	0.00	405.00	(405.00)	100.00
	SUPPLIES	0.00	0.00	0.00	405.00	(405.00)	100.00
Total Dept 6317 - DOWNTOWN PARKING		56,700.00	614.30	2,037.80	16,953.54	39,132.16	30.98
TOTAL EXPENDITURES		56,700.00	614.30	2,037.80	16,953.54	39,132.16	30.98
Fund 228 - DOWNTOWN PARKING:							
TOTAL REVENUES		56,700.00	0.00	0.00	33,075.00	23,625.00	58.33
TOTAL EXPENDITURES		56,700.00	614.30	2,037.80	16,953.54	39,132.16	30.98
NET OF REVENUES & EXPENDITURES		0.00	(614.30)	(2,037.80)	16,121.46	(15,507.16)	100.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS
 PERIOD ENDING 08/31/2023

Item 2.

GL NUMBER	DESCRIPTION	2023 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 08/31/23	YTD BALANCE 08/31/2023	UNENCUMBERED BALANCE	% BDGT USED
Fund 372 - HUSET PARK AREA TIF (T6)							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TAXES							
372.0000.31010	CURRENT AD VALOREM	194,000.00	0.00	0.00	444,189.80	(250,189.80)	228.96
372.0000.31020	DELNQ. AD VALOREM	0.00	0.00	0.00	4,583.94	(4,583.94)	100.00
TAXES		194,000.00	0.00	0.00	448,773.74	(254,773.74)	231.33
MISCELLANEOUS							
372.0000.36210	INTEREST ON INVESTMENTS	3,000.00	0.00	0.00	0.00	3,000.00	0.00
MISCELLANEOUS		3,000.00	0.00	0.00	0.00	3,000.00	0.00
Total Dept 0000 - NON-DEPARTMENTAL							
		197,000.00	0.00	0.00	448,773.74	(251,773.74)	227.80
TOTAL REVENUES							
		197,000.00	0.00	0.00	448,773.74	(251,773.74)	227.80
Expenditures							
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
372.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	485.84	8,102.06	(8,102.06)	100.00
372.7000.44600	LOANS & GRANTS	0.00	0.00	0.00	397,458.12	(397,458.12)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	485.84	405,560.18	(405,560.18)	100.00
CAPITAL OUTLAY							
372.7000.46010	PRINCIPAL	135,000.00	0.00	0.00	135,000.00	0.00	100.00
372.7000.46110	INTEREST	54,200.00	0.00	26,150.00	54,156.25	43.75	99.92
372.7000.46200	FISCAL AGENT CHARGES	1,000.00	944.00	56.00	531.00	(475.00)	147.50
CAPITAL OUTLAY		190,200.00	944.00	26,206.00	189,687.25	(431.25)	100.23
Total Dept 7000 - BONDS							
		190,200.00	944.00	26,691.84	595,247.43	(405,991.43)	313.46
TOTAL EXPENDITURES							
		190,200.00	944.00	26,691.84	595,247.43	(405,991.43)	313.46
Fund 372 - HUSET PARK AREA TIF (T6):							
TOTAL REVENUES		197,000.00	0.00	0.00	448,773.74	(251,773.74)	227.80
TOTAL EXPENDITURES		190,200.00	944.00	26,691.84	595,247.43	(405,991.43)	313.46
NET OF REVENUES & EXPENDITURES		6,800.00	(944.00)	(26,691.84)	(146,473.69)	154,217.69	2,167.91

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS
 PERIOD ENDING 08/31/2023

Item 2.

GL NUMBER	DESCRIPTION	2023 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 08/31/23	YTD BALANCE 08/31/2023	UNENCUMBERED BALANCE	% BDGT USED
Fund 375 - TIF Z6: 47TH & GRAND							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TAXES							
375.0000.31010	CURRENT AD VALOREM	0.00	0.00	0.00	84,513.47	(84,513.47)	100.00
	TAXES	0.00	0.00	0.00	84,513.47	(84,513.47)	100.00
Total Dept 0000 - NON-DEPARTMENTAL		0.00	0.00	0.00	84,513.47	(84,513.47)	100.00
TOTAL REVENUES		0.00	0.00	0.00	84,513.47	(84,513.47)	100.00
Expenditures							
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
375.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	242.92	1,917.67	(1,917.67)	100.00
375.7000.44600	LOANS & GRANTS	0.00	0.00	0.00	76,062.12	(76,062.12)	100.00
	OTHER SERVICES & CHARGES	0.00	0.00	242.92	77,979.79	(77,979.79)	100.00
Total Dept 7000 - BONDS		0.00	0.00	242.92	77,979.79	(77,979.79)	100.00
TOTAL EXPENDITURES		0.00	0.00	242.92	77,979.79	(77,979.79)	100.00
Fund 375 - TIF Z6: 47TH & GRAND:							
TOTAL REVENUES		0.00	0.00	0.00	84,513.47	(84,513.47)	100.00
TOTAL EXPENDITURES		0.00	0.00	242.92	77,979.79	(77,979.79)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	(242.92)	6,533.68	(6,533.68)	100.00

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

GL NUMBER	DESCRIPTION	2023 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 08/31/23	YTD BALANCE 08/31/2023	UNENCUMBERED BALANCE	% BDGT USED
Fund 376 - TIF DISTRICTS A3/C7/C8							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
MISCELLANEOUS							
376.0000.36216	LOAN INTEREST	0.00	0.00	0.00	479.26	(479.26)	100.00
MISCELLANEOUS		0.00	0.00	0.00	479.26	(479.26)	100.00
Total Dept 0000 - NON-DEPARTMENTAL		0.00	0.00	0.00	479.26	(479.26)	100.00
TOTAL REVENUES		0.00	0.00	0.00	479.26	(479.26)	100.00
Fund 376 - TIF DISTRICTS A3/C7/C8:							
TOTAL REVENUES		0.00	0.00	0.00	479.26	(479.26)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	0.00	0.00	0.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	479.26	(479.26)	100.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS
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GL NUMBER	DESCRIPTION	2023 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 08/31/23	YTD BALANCE 08/31/2023	UNENCUMBERED BALANCE	% BDGT USED
Fund 389 - TIF R8 CRESTV/TRANSITION BLK							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TAXES							
389.0000.31010	CURRENT AD VALOREM	0.00	0.00	0.00	(137,503.84)	137,503.84	100.00
	TAXES	0.00	0.00	0.00	(137,503.84)	137,503.84	100.00
Total Dept 0000 - NON-DEPARTMENTAL		0.00	0.00	0.00	(137,503.84)	137,503.84	100.00
TOTAL REVENUES		0.00	0.00	0.00	(137,503.84)	137,503.84	100.00
Expenditures							
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
389.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	2,517.10	(2,517.10)	100.00
	OTHER SERVICES & CHARGES	0.00	0.00	0.00	2,517.10	(2,517.10)	100.00
Total Dept 7000 - BONDS		0.00	0.00	0.00	2,517.10	(2,517.10)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	2,517.10	(2,517.10)	100.00
Fund 389 - TIF R8 CRESTV/TRANSITION BLK:							
TOTAL REVENUES		0.00	0.00	0.00	(137,503.84)	137,503.84	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	2,517.10	(2,517.10)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	(140,020.94)	140,020.94	100.00

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GL NUMBER	DESCRIPTION	2023 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 08/31/23	YTD BALANCE 08/31/2023	UNENCUMBERED BALANCE	% BGD USED
Fund 391 - SCATTERED SITE TIF W3/W4							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TAXES							
391.0000.31010	CURRENT AD VALOREM	0.00	0.00	0.00	25,501.83	(25,501.83)	100.00
TAXES		0.00	0.00	0.00	25,501.83	(25,501.83)	100.00
Total Dept 0000 - NON-DEPARTMENTAL		0.00	0.00	0.00	25,501.83	(25,501.83)	100.00
TOTAL REVENUES		0.00	0.00	0.00	25,501.83	(25,501.83)	100.00
Expenditures							
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
391.7000.43050	EXPERT & PROFESSIONAL SERV.	50,000.00	0.00	242.92	5,498.79	44,501.21	11.00
OTHER SERVICES & CHARGES		50,000.00	0.00	242.92	5,498.79	44,501.21	11.00
CAPITAL OUTLAY							
391.7000.45110	LAND	120,000.00	0.00	0.00	122,289.95	(2,289.95)	101.91
391.7000.46110	INTEREST	0.00	0.00	0.00	479.26	(479.26)	100.00
CAPITAL OUTLAY		120,000.00	0.00	0.00	122,769.21	(2,769.21)	102.31
Total Dept 7000 - BONDS		170,000.00	0.00	242.92	128,268.00	41,732.00	75.45
TOTAL EXPENDITURES		170,000.00	0.00	242.92	128,268.00	41,732.00	75.45
Fund 391 - SCATTERED SITE TIF W3/W4:							
TOTAL REVENUES		0.00	0.00	0.00	25,501.83	(25,501.83)	100.00
TOTAL EXPENDITURES		170,000.00	0.00	242.92	128,268.00	41,732.00	75.45
NET OF REVENUES & EXPENDITURES		(170,000.00)	0.00	(242.92)	(102,766.17)	(67,233.83)	60.45

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GL NUMBER	DESCRIPTION	2023 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 08/31/23	YTD BALANCE 08/31/2023	UNENCUMBERED BALANCE	% BDGT USED
Fund 392 - TIF BB2 ALATUS 40TH AV							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TAXES							
392.0000.31010	CURRENT AD VALOREM	0.00	0.00	0.00	116,830.01	(116,830.01)	100.00
TAXES		0.00	0.00	0.00	116,830.01	(116,830.01)	100.00
Total Dept 0000 - NON-DEPARTMENTAL		0.00	0.00	0.00	116,830.01	(116,830.01)	100.00
TOTAL REVENUES		0.00	0.00	0.00	116,830.01	(116,830.01)	100.00
Expenditures							
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
392.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	242.92	1,665.98	(1,665.98)	100.00
392.7000.44600	LOANS & GRANTS	0.00	0.00	0.00	110,988.51	(110,988.51)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	242.92	112,654.49	(112,654.49)	100.00
CAPITAL OUTLAY							
392.7000.46110	INTEREST	0.00	0.00	0.00	13,353.75	(13,353.75)	100.00
392.7000.46200	FISCAL AGENT CHARGES	0.00	176.00	1,174.00	1,174.00	(1,350.00)	100.00
CAPITAL OUTLAY		0.00	176.00	1,174.00	14,527.75	(14,703.75)	100.00
Total Dept 7000 - BONDS		0.00	176.00	1,416.92	127,182.24	(127,358.24)	100.00
TOTAL EXPENDITURES		0.00	176.00	1,416.92	127,182.24	(127,358.24)	100.00
Fund 392 - TIF BB2 ALATUS 40TH AV:							
TOTAL REVENUES		0.00	0.00	0.00	116,830.01	(116,830.01)	100.00
TOTAL EXPENDITURES		0.00	176.00	1,416.92	127,182.24	(127,358.24)	100.00
NET OF REVENUES & EXPENDITURES		0.00	(176.00)	(1,416.92)	(10,352.23)	10,528.23	100.00

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GL NUMBER	DESCRIPTION	2023 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 08/31/23	YTD BALANCE 08/31/2023	UNENCUMBERED BALANCE	% BGD USED
Fund 393 - BB6 IF ALATUS 4300 CENTRAL							
Expenditures							
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
393.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	5,072.15	8,960.93	(8,960.93)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	5,072.15	8,960.93	(8,960.93)	100.00
CAPITAL OUTLAY							
393.7000.46110	INTEREST	26,700.00	0.00	0.00	13,353.75	13,346.25	50.01
393.7000.46200	FISCAL AGENT CHARGES	1,000.00	0.00	0.00	0.00	1,000.00	0.00
CAPITAL OUTLAY		27,700.00	0.00	0.00	13,353.75	14,346.25	48.21
Total Dept 7000 - BONDS		27,700.00	0.00	5,072.15	22,314.68	5,385.32	80.56
TOTAL EXPENDITURES		27,700.00	0.00	5,072.15	22,314.68	5,385.32	80.56
Fund 393 - BB6 IF ALATUS 4300 CENTRAL:							
TOTAL REVENUES		0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		27,700.00	0.00	5,072.15	22,314.68	5,385.32	80.56
NET OF REVENUES & EXPENDITURES		(27,700.00)	0.00	(5,072.15)	(22,314.68)	(5,385.32)	80.56

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Fund 408 - EDA REDEVELOPMENT PROJECT FD							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TAXES							
408.0000.31012	HRA CURRENT AD VALOREM	235,000.00	0.00	0.00	117,111.48	117,888.52	49.83
408.0000.31014	AREA WIDE TAX	75,000.00	0.00	0.00	40,600.14	34,399.86	54.13
408.0000.31020	DELNQ. AD VALOREM	0.00	0.00	0.00	2,797.24	(2,797.24)	100.00
TAXES		310,000.00	0.00	0.00	160,508.86	149,491.14	51.78
Total Dept 0000 - NON-DEPARTMENTAL		310,000.00	0.00	0.00	160,508.86	149,491.14	51.78
TOTAL REVENUES		310,000.00	0.00	0.00	160,508.86	149,491.14	51.78
Expenditures							
Dept 6314 - ECONOMIC DEVELOPMENT AUTH							
OTHER SERVICES & CHARGES							
408.6314.43050	EXPERT & PROFESSIONAL SERV.	50,000.00	0.00	0.00	1,300.00	48,700.00	2.60
OTHER SERVICES & CHARGES		50,000.00	0.00	0.00	1,300.00	48,700.00	2.60
CAPITAL OUTLAY							
408.6314.45110	LAND	91,976.00	0.00	0.00	92,865.56	(889.56)	100.97
CAPITAL OUTLAY		91,976.00	0.00	0.00	92,865.56	(889.56)	100.97
Total Dept 6314 - ECONOMIC DEVELOPMENT AUTH		141,976.00	0.00	0.00	94,165.56	47,810.44	66.32
Dept 6411 - FACADE IMPROVEMENT GRANT							
OTHER SERVICES & CHARGES							
408.6411.44600	LOANS & GRANTS	50,000.00	0.00	0.00	8,248.00	41,752.00	16.50
OTHER SERVICES & CHARGES		50,000.00	0.00	0.00	8,248.00	41,752.00	16.50
SUPPLIES							
408.6411.42010	MINOR EQUIPMENT	0.00	0.00	0.00	30,513.62	(30,513.62)	100.00
SUPPLIES		0.00	0.00	0.00	30,513.62	(30,513.62)	100.00
Total Dept 6411 - FACADE IMPROVEMENT GRANT		50,000.00	0.00	0.00	38,761.62	11,238.38	77.52
Dept 6414 - COMMERCIAL REVITALIZATION							
OTHER SERVICES & CHARGES							
408.6414.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	19,300.00	20,535.00	(20,535.00)	100.00
408.6414.44390	TAXES & LICENSES	0.00	0.00	0.00	3,031.68	(3,031.68)	100.00
408.6414.44600	LOANS & GRANTS	0.00	0.00	0.00	35,000.00	(35,000.00)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	19,300.00	58,566.68	(58,566.68)	100.00
CAPITAL OUTLAY							
408.6414.45110	LAND	200,000.00	0.00	1,000.00	8,593.52	191,406.48	
CAPITAL OUTLAY		200,000.00	0.00	1,000.00	8,593.52	191,406.48	

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GL NUMBER	DESCRIPTION	2023 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 08/31/23	YTD BALANCE 08/31/2023	UNENCUMBERED BALANCE	% BDGT USED
Fund 408 - EDA REDEVELOPMENT PROJECT FD							
Expenditures							
Total Dept 6414 - COMMERCIAL REVITALIZATION		200,000.00	0.00	20,300.00	67,160.20	132,839.80	33.58
Dept 6418 - FIRE SUPPRESSION GRANT							
OTHER SERVICES & CHARGES							
408.6418.44600	LOANS & GRANTS	60,000.00	0.00	0.00	0.00	60,000.00	0.00
OTHER SERVICES & CHARGES		60,000.00	0.00	0.00	0.00	60,000.00	0.00
Total Dept 6418 - FIRE SUPPRESSION GRANT		60,000.00	0.00	0.00	0.00	60,000.00	0.00
Dept 9999 - CONSTRUCTION							
OTHER SERVICES & CHARGES							
408.9999.43050.2014	EXPERT & PROFESSIONAL SERV.	0.00	15,865.00	0.00	0.00	(15,865.00)	0.00
OTHER SERVICES & CHARGES		0.00	15,865.00	0.00	0.00	(15,865.00)	0.00
Total Dept 9999 - CONSTRUCTION		0.00	15,865.00	0.00	0.00	(15,865.00)	0.00
TOTAL EXPENDITURES		451,976.00	15,865.00	20,300.00	200,087.38	236,023.62	47.78
Fund 408 - EDA REDEVELOPMENT PROJECT FD:							
TOTAL REVENUES		310,000.00	0.00	0.00	160,508.86	149,491.14	51.78
TOTAL EXPENDITURES		451,976.00	15,865.00	20,300.00	200,087.38	236,023.62	47.78
NET OF REVENUES & EXPENDITURES		(141,976.00)	(15,865.00)	(20,300.00)	(39,578.52)	(86,532.48)	39.05

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Fund 420 - CAP IMPROVEMENT-DEVELOPMENT							
Expenditures							
Dept 6317 - DOWNTOWN PARKING							
OTHER SERVICES & CHARGES							
420.6317.44000.1915	REPAIR & MAINT. SERVICES	0.00	0.00	0.00	78,624.50	(78,624.50)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	78,624.50	(78,624.50)	100.00
SUPPLIES							
420.6317.42012.1915	OTHER TECHNOLOGY EQUIPMENT	0.00	0.00	0.00	4,129.57	(4,129.57)	100.00
SUPPLIES		0.00	0.00	0.00	4,129.57	(4,129.57)	100.00
Total Dept 6317 - DOWNTOWN PARKING		0.00	0.00	0.00	82,754.07	(82,754.07)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	82,754.07	(82,754.07)	100.00
Fund 420 - CAP IMPROVEMENT-DEVELOPMENT:							
TOTAL REVENUES		0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		0.00	0.00	0.00	82,754.07	(82,754.07)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	(82,754.07)	82,754.07	100.00
TOTAL REVENUES - ALL FUNDS		860,800.00	0.00	0.00	887,079.00	(26,279.00)	103.05
TOTAL EXPENDITURES - ALL FUNDS		1,193,676.00	17,599.30	76,381.82	1,447,484.06	(271,407.36)	122.74
NET OF REVENUES & EXPENDITURES		(332,876.00)	(17,599.30)	(76,381.82)	(560,405.06)	245,128.36	173.64

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Fund 202 - ANOKA CO COMM DEV PROGRAMS							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
INTERGOVERNMENTAL							
202.0000.33600	COUNTY GRANT	0.00	0.00	0.00	1,246.00	(1,246.00)	100.00
INTERGOVERNMENTAL		0.00	0.00	0.00	1,246.00	(1,246.00)	100.00
Total Dept 0000 - NON-DEPARTMENTAL		0.00	0.00	0.00	1,246.00	(1,246.00)	100.00
TOTAL REVENUES		0.00	0.00	0.00	1,246.00	(1,246.00)	100.00
Expenditures							
Dept 6355 - ANOKA CO HRA LEVY PROJECTS							
OTHER SERVICES & CHARGES							
202.6355.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	1,246.00	(1,246.00)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	1,246.00	(1,246.00)	100.00
Total Dept 6355 - ANOKA CO HRA LEVY PROJECTS		0.00	0.00	0.00	1,246.00	(1,246.00)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	1,246.00	(1,246.00)	100.00
Fund 202 - ANOKA CO COMM DEV PROGRAMS:							
TOTAL REVENUES		0.00	0.00	0.00	1,246.00	(1,246.00)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	1,246.00	(1,246.00)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	0.00	0.00	0.00

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Fund 204 - EDA ADMINISTRATION							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TAXES							
204.0000.31011	EDA CURRENT AD VALOREM	208,100.00	0.00	0.00	116,774.62	91,325.38	56.11
204.0000.31014	AREA WIDE TAX	89,000.00	0.00	0.00	34,485.10	54,514.90	38.75
204.0000.31020	DELNQ. AD VALOREM	0.00	0.00	0.00	2,394.95	(2,394.95)	100.00
TAXES		297,100.00	0.00	0.00	153,654.67	143,445.33	51.72
Total Dept 0000 - NON-DEPARTMENTAL		297,100.00	0.00	0.00	153,654.67	143,445.33	51.72
TOTAL REVENUES		297,100.00	0.00	0.00	153,654.67	143,445.33	51.72
Expenditures							
Dept 6314 - ECONOMIC DEVELOPMENT AUTH							
OTHER SERVICES & CHARGES							
204.6314.43050	EXPERT & PROFESSIONAL SERV.	2,200.00	0.00	181.75	6,800.40	(4,600.40)	309.11
204.6314.43105	TRAINING & EDUCATION ACTIVITIES	1,500.00	0.00	3,000.00	3,695.95	(2,195.95)	246.40
204.6314.43210	TELEPHONE	700.00	0.00	53.19	577.29	122.71	82.47
204.6314.43220	POSTAGE	600.00	0.00	176.40	500.93	99.07	83.49
204.6314.43250	OTHER TELECOMMUNICATIONS	300.00	0.00	19.44	209.13	90.87	69.71
204.6314.43320	OUT OF TOWN TRAVEL EXPENSE	1,500.00	0.00	0.00	404.56	1,095.44	26.97
204.6314.43500	LEGAL NOTICE PUBLISHING	200.00	0.00	133.10	677.60	(477.60)	338.80
204.6314.43600	PROP & LIAB INSURANCE	2,700.00	0.00	225.00	2,025.00	675.00	75.00
204.6314.44000	REPAIR & MAINT. SERVICES	500.00	0.00	0.00	100.18	399.82	20.04
204.6314.44030	SOFTWARE & SOFTWARE SUBSCRIPTIONS	800.00	0.00	0.00	800.00	0.00	100.00
204.6314.44040	INFORMATION SYS:INTERNAL SVC	8,700.00	0.00	725.00	6,525.00	2,175.00	75.00
204.6314.44330	SUBSCRIPTION, MEMBERSHIP	200.00	0.00	0.00	199.00	1.00	99.50
204.6314.44380	COMMISSION & BOARDS	900.00	0.00	140.00	455.00	445.00	50.56
OTHER SERVICES & CHARGES		20,800.00	0.00	4,653.88	22,970.04	(2,170.04)	110.43
PERSONNEL SERVICES							
204.6314.41010	REGULAR EMPLOYEES	196,700.00	0.00	15,968.48	142,565.20	54,134.80	72.48
204.6314.41210	P.E.R.A. CONTRIBUTION	14,700.00	0.00	1,197.64	10,919.25	3,780.75	74.28
204.6314.41220	F.I.C.A. CONTRIBUTION	15,100.00	0.00	1,352.90	12,055.22	3,044.78	79.84
204.6314.41300	INSURANCE	23,200.00	0.00	2,176.92	17,437.10	5,762.90	75.16
204.6314.41510	WORKERS COMP INSURANCE PREM	1,500.00	0.00	134.56	1,229.64	270.36	81.98
PERSONNEL SERVICES		251,200.00	0.00	20,830.50	184,206.41	66,993.59	73.33
SUPPLIES							
204.6314.42000	OFFICE SUPPLIES	200.00	0.00	0.00	74.17	125.83	37.09
204.6314.42010	MINOR EQUIPMENT	500.00	0.00	0.00	0.00	500.00	0.00
204.6314.42011	END USER DEVICES	1,900.00	0.00	0.00	0.00	1,900.00	0.00
204.6314.42171	GENERAL SUPPLIES	200.00	0.00	0.00	14.44	185.56	7.22
204.6314.42175	FOOD SUPPLIES	200.00	0.00	0.00	0.00	200.00	0.00
SUPPLIES		3,000.00	0.00	0.00	88.61	2,911.39	2.95
CONTINGENCIES & TRANSFERS							
204.6314.47100	OPER. TRANSFER OUT - LABOR	22,100.00	0.00	1,841.67	16,575.03	5,524.97	75.00
CONTINGENCIES & TRANSFERS		22,100.00	0.00	1,841.67	16,575.03	5,524.97	

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Item 2.

GL NUMBER	DESCRIPTION	2023 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 09/30/23	YTD BALANCE 09/30/2023	UNENCUMBERED BALANCE	% BGD USED
Fund 204 - EDA ADMINISTRATION							
Expenditures							
Total Dept 6314 - ECONOMIC DEVELOPMENT AUTH		297,100.00	0.00	27,326.05	223,840.09	73,259.91	75.34
TOTAL EXPENDITURES		297,100.00	0.00	27,326.05	223,840.09	73,259.91	75.34
Fund 204 - EDA ADMINISTRATION:							
TOTAL REVENUES		297,100.00	0.00	0.00	153,654.67	143,445.33	51.72
TOTAL EXPENDITURES		297,100.00	0.00	27,326.05	223,840.09	73,259.91	75.34
NET OF REVENUES & EXPENDITURES		0.00	0.00	(27,326.05)	(70,185.42)	70,185.42	100.00

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GL NUMBER	DESCRIPTION	2023 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 09/30/23	YTD BALANCE 09/30/2023	UNENCUMBERED BALANCE	% BDGT USED
Fund 228 - DOWNTOWN PARKING							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TRANSFERS & NON-REV RECEIPTS							
228.0000.39247	TRANSFER IN-SPECIAL PROJ REV	56,700.00	0.00	4,725.00	42,525.00	14,175.00	75.00
	TRANSFERS & NON-REV RECEIPTS	56,700.00	0.00	4,725.00	42,525.00	14,175.00	75.00
Total Dept 0000 - NON-DEPARTMENTAL		56,700.00	0.00	4,725.00	42,525.00	14,175.00	75.00
TOTAL REVENUES		56,700.00	0.00	4,725.00	42,525.00	14,175.00	75.00
Expenditures							
Dept 6317 - DOWNTOWN PARKING							
OTHER SERVICES & CHARGES							
228.6317.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	3,316.00	(3,316.00)	100.00
228.6317.43600	PROP & LIAB INSURANCE	3,200.00	0.00	266.67	2,400.03	799.97	75.00
228.6317.43800	UTILITY SERVICES	2,000.00	0.00	0.00	1,425.78	574.22	71.29
228.6317.43810	ELECTRIC	13,000.00	0.00	769.36	6,752.71	6,247.29	51.94
228.6317.44000	REPAIR & MAINT. SERVICES	35,000.00	614.30	1,100.00	3,457.00	30,928.70	11.63
228.6317.44020	BLDG MAINT CONTRACTUAL SERVICES	2,000.00	0.00	0.00	1,599.72	400.28	79.99
	OTHER SERVICES & CHARGES	55,200.00	614.30	2,136.03	18,951.24	35,634.46	35.44
PERSONNEL SERVICES							
228.6317.41070	INTERDEPARTMENTAL LABOR SERV	1,500.00	0.00	0.00	0.00	1,500.00	0.00
	PERSONNEL SERVICES	1,500.00	0.00	0.00	0.00	1,500.00	0.00
SUPPLIES							
228.6317.42012	OTHER TECHNOLOGY EQUIPMENT	0.00	0.00	0.00	405.00	(405.00)	100.00
	SUPPLIES	0.00	0.00	0.00	405.00	(405.00)	100.00
Total Dept 6317 - DOWNTOWN PARKING		56,700.00	614.30	2,136.03	19,356.24	36,729.46	35.22
TOTAL EXPENDITURES		56,700.00	614.30	2,136.03	19,356.24	36,729.46	35.22
Fund 228 - DOWNTOWN PARKING:							
TOTAL REVENUES		56,700.00	0.00	4,725.00	42,525.00	14,175.00	75.00
TOTAL EXPENDITURES		56,700.00	614.30	2,136.03	19,356.24	36,729.46	35.22
NET OF REVENUES & EXPENDITURES		0.00	(614.30)	2,588.97	23,168.76	(22,554.46)	100.00

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Fund 372 - HUSET PARK AREA TIF (T6)							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TAXES							
372.0000.31010	CURRENT AD VALOREM	194,000.00	0.00	0.00	444,189.80	(250,189.80)	228.96
372.0000.31020	DELNQ. AD VALOREM	0.00	0.00	0.00	4,583.94	(4,583.94)	100.00
TAXES		194,000.00	0.00	0.00	448,773.74	(254,773.74)	231.33
MISCELLANEOUS							
372.0000.36210	INTEREST ON INVESTMENTS	3,000.00	0.00	0.00	0.00	3,000.00	0.00
MISCELLANEOUS		3,000.00	0.00	0.00	0.00	3,000.00	0.00
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Total Dept 0000 - NON-DEPARTMENTAL		197,000.00	0.00	0.00	448,773.74	(251,773.74)	227.80
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TOTAL REVENUES		197,000.00	0.00	0.00	448,773.74	(251,773.74)	227.80
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Expenditures							
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
372.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	8,102.06	(8,102.06)	100.00
372.7000.44600	LOANS & GRANTS	0.00	0.00	0.00	397,458.12	(397,458.12)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	405,560.18	(405,560.18)	100.00
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CAPITAL OUTLAY							
372.7000.46010	PRINCIPAL	135,000.00	0.00	0.00	135,000.00	0.00	100.00
372.7000.46110	INTEREST	54,200.00	0.00	0.00	54,156.25	43.75	99.92
372.7000.46200	FISCAL AGENT CHARGES	1,000.00	444.00	500.00	1,031.00	(475.00)	147.50
CAPITAL OUTLAY		190,200.00	444.00	500.00	190,187.25	(431.25)	100.23
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Total Dept 7000 - BONDS		190,200.00	444.00	500.00	595,747.43	(405,991.43)	313.46
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TOTAL EXPENDITURES		190,200.00	444.00	500.00	595,747.43	(405,991.43)	313.46
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Fund 372 - HUSET PARK AREA TIF (T6):							
TOTAL REVENUES		197,000.00	0.00	0.00	448,773.74	(251,773.74)	227.80
TOTAL EXPENDITURES		190,200.00	444.00	500.00	595,747.43	(405,991.43)	313.46
NET OF REVENUES & EXPENDITURES		6,800.00	(444.00)	(500.00)	(146,973.69)	154,217.69	2,167.91

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GL NUMBER	DESCRIPTION	2023 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 09/30/23	YTD BALANCE 09/30/2023	UNENCUMBERED BALANCE	% BDGT USED
Fund 375 - TIF Z6: 47TH & GRAND							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TAXES							
375.0000.31010	CURRENT AD VALOREM	0.00	0.00	0.00	84,513.47	(84,513.47)	100.00
	TAXES	0.00	0.00	0.00	84,513.47	(84,513.47)	100.00
Total Dept 0000 - NON-DEPARTMENTAL		0.00	0.00	0.00	84,513.47	(84,513.47)	100.00
TOTAL REVENUES		0.00	0.00	0.00	84,513.47	(84,513.47)	100.00
Expenditures							
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
375.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	1,917.67	(1,917.67)	100.00
375.7000.44600	LOANS & GRANTS	0.00	0.00	0.00	76,062.12	(76,062.12)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	77,979.79	(77,979.79)	100.00
Total Dept 7000 - BONDS		0.00	0.00	0.00	77,979.79	(77,979.79)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	77,979.79	(77,979.79)	100.00
Fund 375 - TIF Z6: 47TH & GRAND:							
TOTAL REVENUES		0.00	0.00	0.00	84,513.47	(84,513.47)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	77,979.79	(77,979.79)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	6,533.68	(6,533.68)	100.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS
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GL NUMBER	DESCRIPTION	2023 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 09/30/23	YTD BALANCE 09/30/2023	UNENCUMBERED BALANCE	% BDGT USED
Fund 376 - TIF DISTRICTS A3/C7/C8							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
MISCELLANEOUS							
376.0000.36216	LOAN INTEREST	0.00	0.00	0.00	479.26	(479.26)	100.00
MISCELLANEOUS		0.00	0.00	0.00	479.26	(479.26)	100.00
Total Dept 0000 - NON-DEPARTMENTAL		0.00	0.00	0.00	479.26	(479.26)	100.00
TOTAL REVENUES		0.00	0.00	0.00	479.26	(479.26)	100.00
Fund 376 - TIF DISTRICTS A3/C7/C8:							
TOTAL REVENUES		0.00	0.00	0.00	479.26	(479.26)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	0.00	0.00	0.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	479.26	(479.26)	100.00

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GL NUMBER	DESCRIPTION	2023 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 09/30/23	YTD BALANCE 09/30/2023	UNENCUMBERED BALANCE	% BDGT USED
Fund 389 - TIF R8 CRESTV/TRANSITION BLK							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TAXES							
389.0000.31010	CURRENT AD VALOREM	0.00	0.00	0.00	(137,503.84)	137,503.84	100.00
	TAXES	0.00	0.00	0.00	(137,503.84)	137,503.84	100.00
Total Dept 0000 - NON-DEPARTMENTAL		0.00	0.00	0.00	(137,503.84)	137,503.84	100.00
TOTAL REVENUES		0.00	0.00	0.00	(137,503.84)	137,503.84	100.00
Expenditures							
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
389.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	2,517.10	(2,517.10)	100.00
	OTHER SERVICES & CHARGES	0.00	0.00	0.00	2,517.10	(2,517.10)	100.00
Total Dept 7000 - BONDS		0.00	0.00	0.00	2,517.10	(2,517.10)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	2,517.10	(2,517.10)	100.00
Fund 389 - TIF R8 CRESTV/TRANSITION BLK:							
TOTAL REVENUES		0.00	0.00	0.00	(137,503.84)	137,503.84	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	2,517.10	(2,517.10)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	(140,020.94)	140,020.94	100.00

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GL NUMBER	DESCRIPTION	2023 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 09/30/23	YTD BALANCE 09/30/2023	UNENCUMBERED BALANCE	% BDGT USED
Fund 391 - SCATTERED SITE TIF W3/W4							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TAXES							
391.0000.31010	CURRENT AD VALOREM	0.00	0.00	0.00	25,501.83	(25,501.83)	100.00
TAXES		0.00	0.00	0.00	25,501.83	(25,501.83)	100.00
Total Dept 0000 - NON-DEPARTMENTAL		0.00	0.00	0.00	25,501.83	(25,501.83)	100.00
TOTAL REVENUES		0.00	0.00	0.00	25,501.83	(25,501.83)	100.00
Expenditures							
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
391.7000.43050	EXPERT & PROFESSIONAL SERV.	50,000.00	0.00	0.00	5,498.79	44,501.21	11.00
OTHER SERVICES & CHARGES		50,000.00	0.00	0.00	5,498.79	44,501.21	11.00
CAPITAL OUTLAY							
391.7000.45110	LAND	120,000.00	0.00	0.00	122,289.95	(2,289.95)	101.91
391.7000.46110	INTEREST	0.00	0.00	0.00	479.26	(479.26)	100.00
CAPITAL OUTLAY		120,000.00	0.00	0.00	122,769.21	(2,769.21)	102.31
Total Dept 7000 - BONDS		170,000.00	0.00	0.00	128,268.00	41,732.00	75.45
TOTAL EXPENDITURES		170,000.00	0.00	0.00	128,268.00	41,732.00	75.45
Fund 391 - SCATTERED SITE TIF W3/W4:							
TOTAL REVENUES		0.00	0.00	0.00	25,501.83	(25,501.83)	100.00
TOTAL EXPENDITURES		170,000.00	0.00	0.00	128,268.00	41,732.00	75.45
NET OF REVENUES & EXPENDITURES		(170,000.00)	0.00	0.00	(102,766.17)	(67,233.83)	60.45

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Fund 392 - TIF BB2 ALATUS 40TH AV							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TAXES							
392.0000.31010	CURRENT AD VALOREM	0.00	0.00	0.00	116,830.01	(116,830.01)	100.00
TAXES		0.00	0.00	0.00	116,830.01	(116,830.01)	100.00
Total Dept 0000 - NON-DEPARTMENTAL		0.00	0.00	0.00	116,830.01	(116,830.01)	100.00
TOTAL REVENUES		0.00	0.00	0.00	116,830.01	(116,830.01)	100.00
Expenditures							
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
392.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	1,665.98	(1,665.98)	100.00
392.7000.44600	LOANS & GRANTS	0.00	0.00	0.00	110,988.51	(110,988.51)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	112,654.49	(112,654.49)	100.00
CAPITAL OUTLAY							
392.7000.46200	FISCAL AGENT CHARGES	0.00	176.00	0.00	1,174.00	(1,350.00)	100.00
CAPITAL OUTLAY		0.00	176.00	0.00	1,174.00	(1,350.00)	100.00
Total Dept 7000 - BONDS		0.00	176.00	0.00	113,828.49	(114,004.49)	100.00
TOTAL EXPENDITURES		0.00	176.00	0.00	113,828.49	(114,004.49)	100.00
Fund 392 - TIF BB2 ALATUS 40TH AV:							
TOTAL REVENUES		0.00	0.00	0.00	116,830.01	(116,830.01)	100.00
TOTAL EXPENDITURES		0.00	176.00	0.00	113,828.49	(114,004.49)	100.00
NET OF REVENUES & EXPENDITURES		0.00	(176.00)	0.00	3,001.52	(2,825.52)	100.00

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Fund 393 - BB6 IF ALATUS 4300 CENTRAL							
Expenditures							
Dept 7000 - BONDS							
OTHER SERVICES & CHARGES							
393.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	10,360.93	(10,360.93)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	10,360.93	(10,360.93)	100.00
CAPITAL OUTLAY							
393.7000.46110	INTEREST	26,700.00	0.00	0.00	26,707.50	(7.50)	100.03
393.7000.46200	FISCAL AGENT CHARGES	1,000.00	0.00	0.00	0.00	1,000.00	0.00
CAPITAL OUTLAY		27,700.00	0.00	0.00	26,707.50	992.50	96.42
Total Dept 7000 - BONDS		27,700.00	0.00	0.00	37,068.43	(9,368.43)	133.82
TOTAL EXPENDITURES		27,700.00	0.00	0.00	37,068.43	(9,368.43)	133.82
Fund 393 - BB6 IF ALATUS 4300 CENTRAL:							
TOTAL REVENUES		0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		27,700.00	0.00	0.00	37,068.43	(9,368.43)	133.82
NET OF REVENUES & EXPENDITURES		(27,700.00)	0.00	0.00	(37,068.43)	9,368.43	133.82

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GL NUMBER	DESCRIPTION	2023 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 09/30/23	YTD BALANCE 09/30/2023	UNENCUMBERED BALANCE	% BDGT USED
Fund 408 - EDA REDEVELOPMENT PROJECT FD							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
TAXES							
408.0000.31012	HRA CURRENT AD VALOREM	235,000.00	0.00	0.00	117,111.48	117,888.52	49.83
408.0000.31014	AREA WIDE TAX	75,000.00	0.00	0.00	40,600.14	34,399.86	54.13
408.0000.31020	DELNQ. AD VALOREM	0.00	0.00	0.00	2,797.24	(2,797.24)	100.00
TAXES		310,000.00	0.00	0.00	160,508.86	149,491.14	51.78
Total Dept 0000 - NON-DEPARTMENTAL		310,000.00	0.00	0.00	160,508.86	149,491.14	51.78
TOTAL REVENUES		310,000.00	0.00	0.00	160,508.86	149,491.14	51.78
Expenditures							
Dept 6314 - ECONOMIC DEVELOPMENT AUTH							
OTHER SERVICES & CHARGES							
408.6314.43050	EXPERT & PROFESSIONAL SERV.	50,000.00	0.00	0.00	1,300.00	48,700.00	2.60
OTHER SERVICES & CHARGES		50,000.00	0.00	0.00	1,300.00	48,700.00	2.60
CAPITAL OUTLAY							
408.6314.45110	LAND	91,976.00	693,843.30	0.00	92,865.56	(694,732.86)	855.34
CAPITAL OUTLAY		91,976.00	693,843.30	0.00	92,865.56	(694,732.86)	855.34
Total Dept 6314 - ECONOMIC DEVELOPMENT AUTH		141,976.00	693,843.30	0.00	94,165.56	(646,032.86)	555.03
Dept 6411 - FACADE IMPROVEMENT GRANT							
OTHER SERVICES & CHARGES							
408.6411.44600	LOANS & GRANTS	50,000.00	0.00	0.00	8,248.00	41,752.00	16.50
OTHER SERVICES & CHARGES		50,000.00	0.00	0.00	8,248.00	41,752.00	16.50
SUPPLIES							
408.6411.42010	MINOR EQUIPMENT	0.00	0.00	0.00	30,513.62	(30,513.62)	100.00
SUPPLIES		0.00	0.00	0.00	30,513.62	(30,513.62)	100.00
Total Dept 6411 - FACADE IMPROVEMENT GRANT		50,000.00	0.00	0.00	38,761.62	11,238.38	77.52
Dept 6414 - COMMERCIAL REVITALIZATION							
OTHER SERVICES & CHARGES							
408.6414.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	821.00	21,356.00	(21,356.00)	100.00
408.6414.44390	TAXES & LICENSES	0.00	0.00	0.00	3,031.68	(3,031.68)	100.00
408.6414.44600	LOANS & GRANTS	0.00	0.00	0.00	35,000.00	(35,000.00)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	821.00	59,387.68	(59,387.68)	100.00
CAPITAL OUTLAY							
408.6414.45110	LAND	200,000.00	0.00	210,478.39	219,071.91	(19,071.91)	1
CAPITAL OUTLAY		200,000.00	0.00	210,478.39	219,071.91	(19,071.91)	1

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS
 PERIOD ENDING 09/30/2023

Item 2.

GL NUMBER	DESCRIPTION	2023 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 09/30/23	YTD BALANCE 09/30/2023	UNENCUMBERED BALANCE	% BDGT USED
Fund 408 - EDA REDEVELOPMENT PROJECT FD Expenditures							
Total Dept 6414 - COMMERCIAL REVITALIZATION		200,000.00	0.00	211,299.39	278,459.59	(78,459.59)	139.23
Dept 6418 - FIRE SUPPRESSION GRANT							
OTHER SERVICES & CHARGES							
408.6418.44600	LOANS & GRANTS	60,000.00	0.00	0.00	0.00	60,000.00	0.00
OTHER SERVICES & CHARGES		60,000.00	0.00	0.00	0.00	60,000.00	0.00
Total Dept 6418 - FIRE SUPPRESSION GRANT		60,000.00	0.00	0.00	0.00	60,000.00	0.00
Dept 9999 - CONSTRUCTION							
OTHER SERVICES & CHARGES							
408.9999.43050.2014	EXPERT & PROFESSIONAL SERV.	0.00	15,865.00	0.00	0.00	(15,865.00)	0.00
OTHER SERVICES & CHARGES		0.00	15,865.00	0.00	0.00	(15,865.00)	0.00
Total Dept 9999 - CONSTRUCTION		0.00	15,865.00	0.00	0.00	(15,865.00)	0.00
TOTAL EXPENDITURES		451,976.00	709,708.30	211,299.39	411,386.77	(669,119.07)	248.04
Fund 408 - EDA REDEVELOPMENT PROJECT FD:							
TOTAL REVENUES		310,000.00	0.00	0.00	160,508.86	149,491.14	51.78
TOTAL EXPENDITURES		451,976.00	709,708.30	211,299.39	411,386.77	(669,119.07)	248.04
NET OF REVENUES & EXPENDITURES		(141,976.00)	(709,708.30)	(211,299.39)	(250,877.91)	818,610.21	676.58

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBIA HEIGHTS
 PERIOD ENDING 09/30/2023

Item 2.

GL NUMBER	DESCRIPTION	2023 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 09/30/23	YTD BALANCE 09/30/2023	UNENCUMBERED BALANCE	% BDGT USED
Fund 420 - CAP IMPROVEMENT-DEVELOPMENT							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
INTERGOVERNMENTAL							
420.0000.33641	OTHER LOCAL GOVT GRANT	0.00	0.00	820,000.00	820,000.00	(820,000.00)	100.00
INTERGOVERNMENTAL		0.00	0.00	820,000.00	820,000.00	(820,000.00)	100.00
Total Dept 0000 - NON-DEPARTMENTAL		0.00	0.00	820,000.00	820,000.00	(820,000.00)	100.00
TOTAL REVENUES		0.00	0.00	820,000.00	820,000.00	(820,000.00)	100.00
Expenditures							
Dept 6317 - DOWNTOWN PARKING							
OTHER SERVICES & CHARGES							
420.6317.44000.1915	REPAIR & MAINT. SERVICES	0.00	0.00	0.00	78,624.50	(78,624.50)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	0.00	78,624.50	(78,624.50)	100.00
SUPPLIES							
420.6317.42012.1915	OTHER TECHNOLOGY EQUIPMENT	0.00	0.00	0.00	4,129.57	(4,129.57)	100.00
SUPPLIES		0.00	0.00	0.00	4,129.57	(4,129.57)	100.00
Total Dept 6317 - DOWNTOWN PARKING		0.00	0.00	0.00	82,754.07	(82,754.07)	100.00
Dept 6405 - 42ND & CENTRAL REDEVELOPMENT							
OTHER SERVICES & CHARGES							
420.6405.44600	LOANS & GRANTS	0.00	0.00	820,000.00	820,000.00	(820,000.00)	100.00
OTHER SERVICES & CHARGES		0.00	0.00	820,000.00	820,000.00	(820,000.00)	100.00
Total Dept 6405 - 42ND & CENTRAL REDEVELOPMENT		0.00	0.00	820,000.00	820,000.00	(820,000.00)	100.00
TOTAL EXPENDITURES		0.00	0.00	820,000.00	902,754.07	(902,754.07)	100.00
Fund 420 - CAP IMPROVEMENT-DEVELOPMENT:							
TOTAL REVENUES		0.00	0.00	820,000.00	820,000.00	(820,000.00)	100.00
TOTAL EXPENDITURES		0.00	0.00	820,000.00	902,754.07	(902,754.07)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	(82,754.07)	82,754.07	100.00
TOTAL REVENUES - ALL FUNDS		860,800.00	0.00	824,725.00	1,716,529.00	(855,729.00)	199.41
TOTAL EXPENDITURES - ALL FUNDS		1,193,676.00	710,942.60	1,061,261.47	2,513,992.41	(2,031,259.01)	270.17
NET OF REVENUES & EXPENDITURES		(332,876.00)	(710,942.60)	(236,536.47)	(797,463.41)	1,175,530.01	4



AGENDA SECTION	BUSINESS ITEMS
MEETING DATE	10/23/2023

ITEM:	4300 Central Avenue – TIF Pledge for General Obligation TIF Revenue Bonds Amended	
DEPARTMENT:	Community Development	BY/DATE: Mitchell Forney, 10-19-23

BACKGROUND:

During the summer of 2021 the City received word that Hyvee was interested in selling the property located at 4300 Central Ave. The City moved to gain control over the site by working with Alatus in having the developer purchase the property. In order to support the developer, the city provided funding in the form of a loan for the purchase and predevelopment costs related to the project. Alatus requested a total loan of \$6,000,000 with which they would use the money for the items listed below. Rather than write a \$6,000,000 check the City decided to fund the loan using borrowed funds from general obligation tax increment financing (TIF) bonds. Under this scenario, the City issued the debt necessary for Alatus to purchase the property directly from Hy-Vee with the City acting as interim lender. Alatus is set to pay off the City’s loan when the project is ready to close with permanent financing. Alatus’s current timeline will not afford the repayment of these bonds. Thus, staff are bringing forth the issuance of a new set of bonds which will pay off the previous set of bonds and extend the bond timeline. The new bonds are temporary, just like the first set of bonds, and reissuing a new set of bonds will afford the City and Alatus more time to develop the project plans and close on financing for the first phase of development. Upon payment of the first set of bonds there will be \$441,944.58 left over from the first bond issuance. The City will keep these funds in escrow and allow Alatus to use them for eligible project costs. All the bond funds from both series will be repaid at the closing of the first phase of the project.

- Land Acquisition - \$4,500,000
- Closing Costs - \$105,200
- City Fees - \$50,000
- Demolition - \$671,686
- Environmental Testing and Reports - \$42,156
- Geotechnical Testing and Reports – 35,000

The City Council holds the authority to issue general obligation TIF bonds and will be taking up the issuance of these bonds at tonight’s council meeting. The EDA administers TIF districts for the City, and therefore the County remits increment generated from TIF districts directly to the EDA. Because the general obligation bonds being issued are tax increment bonds, the City will be pledging tax increment for the payment of the bonds. Therefore, the EDA is being asked by the City to pledge increment to the City from the Alatus TIF district, so the City can use the increment to pay debt service on the bonds. The formal way to create this arrangement is through a TIF Pledge Agreement. On tonight’s docket is the amendment of the previous TIF Pledge Agreement bringing it in line with the issuance of the new bonds. Kennedy and Graven have prepared the attached pledge agreement and resolution for review and approval by the EDA.

RECOMMENDED MOTION(S):

MOTION: Move to waive the reading of Resolution 2023-26, there being ample copies available to the public.

MOTION: Move to adopt Resolution 2023-26, a resolution authorizing execution of an amended and restated tax increment pledge agreement with the City of Columbia Heights relating to taxable general obligation temporary tax increment refunding bonds, series 2023a, to be issued in the proposed aggregate principal amount of \$6,675,000.

ATTACHMENT(S):

- 1. EDA Resolution 2023-26**
- 2. TIF Pledge Agreement Amended**

COLUMBIA HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY

RESOLUTION NO. 2023-26

A RESOLUTION AUTHORIZING EXECUTION OF AN AMENDED AND RESTATED TAX INCREMENT PLEDGE AGREEMENT WITH THE CITY OF COLUMBIA HEIGHTS RELATING TO TAXABLE GENERAL OBLIGATION TEMPORARY TAX INCREMENT REFUNDING BONDS, SERIES 2023A, TO BE ISSUED IN THE PROPOSED AGGREGATE PRINCIPAL AMOUNT OF \$6,675,000

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

Section 1. Recitals.

1.01. The City of Columbia Heights, Minnesota (the “City”) has established, and the Authority administers, the Alatus TIF District (the “TIF District”), a redevelopment district within the Downtown Central Business Redevelopment Project (the “Redevelopment Project”) within the City, pursuant to Minnesota Statutes, Sections 469.174 through 469.1794, as amended (the “TIF Act”), and adopted a tax increment financing plan for the TIF District (the “TIF Plan”).

1.02. Pursuant to the authority conferred by Section 469.178, subdivision 5 of the TIF Act and Minnesota Statutes, Chapter 475, as amended (the “Municipal Debt Act”), including Section 475.61, subdivision 6, the City issued its Taxable General Obligation Temporary Tax Increment Bonds, Series 2021A (the “Series 2021A Bond”), dated July 29, 2021, in the original aggregate principal amount of \$5,935,000, 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, including but not limited to a bridge loan provided to Alatus Columbia Heights II LLC, a Delaware limited liability company (the “Developer”), for land acquisition, demolition, and related costs (the “Project Costs”), and the Developer agreed to pay the City’s financing and other related costs related to issuing the Series 2021A Bond.

1.03. The City and the Authority entered into a Tax Increment Pledge Agreement, dated July 29, 2021 (the “Original Pledge Agreement”), relating to the payment of principal of and interest on the Series 2021A Bond and providing for the pledge of tax increment revenues generated from the TIF District to secure the payment of principal of, premium, if any, and interest on the Series 2021A Bond.

1.04. The Series 2021A Bond matures on February 1, 2024 and is payable on such date from tax increments resulting in increases in the taxable value of real property in the TIF District and/or from proceeds of definitive bonds or additional temporary bonds to be issued by the City prior to such maturity.

1.05. The City has determined the need to issue an additional temporary bond to refinance the Series 2021A Bond. To that end, on the date hereof, the City Council of the City will consider a resolution providing preliminary approval to the issuance and sale of the City’s Taxable General Obligation Tax Increment Refunding Bonds, Series 2023A (the “Bond”), in the proposed aggregate principal amount of \$6,675,000, pursuant to the TIF Act, including Section 469.178, subdivision 5, and the Municipal Debt Act, including Sections 475.61, subdivision 6 and 475.67, subdivision 3. The proceeds of the Bond will be used to refund the Series 2021A Bond prior to maturity and provide additional temporary financing for the Project Costs.

1.06. There has been presented to the Board an Amended and Restated Tax Increment Pledge Agreement (the “Pledge Agreement”) between the Authority and the City, which amends and restates the Original Pledge Agreement, relating to the payment of principal and interest on the Bond and providing for the pledge of tax increment revenues generated from the TIF District to secure the payment of principal of, premium, if any, and interest on the Bond.

Section 2. Approval.

2.01. The Board hereby approves the pledge to the City of tax increment revenues attributable to the TIF District for the payment of principal of, premium, if any, and interest on the Bond.

2.02. The President and Executive Director of the Authority are hereby authorized to execute and deliver the Pledge Agreement substantially in the form on file with the Board, providing for the pledge of tax increment derived from property in the TIF District for the payment of the principal of, premium, if any, and interest on the Bond.

2.03. This resolution shall be effective as of the date hereof.

Approved this 23rd day of October, 2023, by the Board of Commissioners of the Columbia Heights Economic Development Authority.

President

ATTEST:

Secretary

**AMENDED AND RESTATED
TAX INCREMENT PLEDGE AGREEMENT**

between

CITY OF COLUMBIA HEIGHTS, MINNESOTA

and

COLUMBIA HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY

THIS TAX INCREMENT PLEDGE AGREEMENT is made and entered into on or as of the ____ day of December, 2023 (the “Agreement”), between the City of Columbia Heights, Minnesota (the “City”), and the Columbia Heights Economic Development Authority (the “Authority”), and amends and restates the Tax Increment Pledge Agreement, dated July 29, 2021 (the “Original Agreement”), between the City and the Authority.

RECITALS

WHEREAS, the City has established, and the Authority administers, the Alatus TIF District (the “TIF District”), a redevelopment district within the Downtown Central Business Redevelopment Project (the “Redevelopment Project”), pursuant to Minnesota Statutes, Sections 469.174 through 469.1794, as amended (the “TIF Act”), and the Authority and the City have approved a tax increment financing plan for the TIF District (the “TIF Plan”); and

WHEREAS, pursuant to the authority conferred by Section 469.178, subdivision 5 of the TIF Act and Minnesota Statutes, Chapter 475, as amended (the “Municipal Debt Act”), including Section 475.61, subdivision 6, the City issued its Taxable General Obligation Temporary Tax Increment Bonds, Series 2021A (the “Series 2021A Bond”), dated July 29, 2021, in the original aggregate principal amount of \$5,935,000, 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, including but not limited to a bridge loan provided to Alatus Columbia Heights II LLC, a Delaware limited liability company (the “Developer”), for land acquisition, demolition, and related costs (the “Project Costs”), and the Developer agreed to pay the City’s financing and other related costs related to issuing the Series 2021A Bond; and

WHEREAS, the City and the Authority entered into the Original Agreement relating to the payment of principal of and interest on the Series 2021A Bond and providing for the pledge of tax increment revenues generated from the TIF District to secure the payment of principal of, premium, if any, and interest on the Series 2021A Bond; and

WHEREAS, the Series 2021A Bond matures on February 1, 2024 and is payable on such date from tax increments resulting in increases in the taxable value of real property in the TIF District and/or from proceeds of definitive bonds or additional temporary bonds to be issued by the City prior to such maturity; and

WHEREAS, the City has determined the need to issue an additional temporary bond to refinance the Series 2021A Bond; and

WHEREAS, pursuant to the authority conferred by the TIF Act, including Section 469.178, subdivision 5, and the Municipal Debt Act, including Sections 475.61, subdivision 6 and 475.67,

subdivision 3, and a resolution adopted by the City Council of the City on November 27, 2023 (the “Bond Resolution”), the City will issue its Taxable General Obligation Temporary Tax Increment Refunding Bonds, Series 2023A (the “Bond”), in the original aggregate principal amount of \$ _____, to refund the Series 2021A Bond prior to maturity and provide additional temporary financing for the Project Costs; and

WHEREAS, pursuant to a resolution adopted by the Board of Commissioners of the Authority (the “Board”) on October 23, 2023, the Authority has agreed to pledge tax increment revenues attributable to the TIF District to the City to secure the payment of principal of, premium, if any, and interest on the Bond; and

WHEREAS, pursuant to Section 469.178, subdivision 2 of the TIF Act, any agreement to pledge tax increment revenues must be made by written agreement by and between the Authority and the City and must be filed with the Manager of Property Records and Taxation, as county auditor (the “County Auditor”), of Anoka County, Minnesota (the “County”).

NOW, THEREFORE, the City and the Authority mutually agree to the following:

- (1) The City will issue the Bond in accordance with the Bond Resolution.
- (2) The proceeds from the sale of the Series 2021A Bond were used to finance the Project Costs.
- (3) The proceeds from the sale of the Bond will be used to refund the Series 2021A Bond and provide additional temporary financing for the Project Costs.
- (4) The Authority hereby pledges ninety percent (90%) of the tax increment revenues generated by the property in the TIF District and received by the Authority (the “Pledged Tax Increments”) to the payment of principal of and interest on the Bond, subject to the terms of this Agreement. At least three (3) business days prior to each debt service payment date for the Bond, there shall be transferred from the account of the TIF District to the Debt Service Fund maintained by the City for the payment of the Bond, an amount of Available Tax Increment (as defined below), which when taken together with taxes levied for such purposes in accordance with the Bond Resolution, if any, and amounts to be deposited in the Debt Service Fund for the Bond, is equal to the principal of and interest on the Bond to become due on the subject payment date. Any Available Tax Increment in excess of one hundred five percent (105%) of the principal and interest due with respect to the Bond on any payment date may be retained by the Authority in the account for the TIF District and applied to any Project Costs in accordance with law, including the payment of principal of and interest on any interfund loans (the “Interfund Loans”).
- (5) Without regard to anything in this Agreement to the contrary, Available Tax Increment may be pledged (at the Authority’s option on a parity, superior or subordinate basis) to pay principal of and interest on the Bond and any other obligations issued by the City, the Authority, including the payment of principal of and interest on the Interfund Loans, or any other public body to finance public redevelopment costs paid or incurred by the Authority in the Project or any other pledge permitted by law. The Authority reserves the right to release all or any portion of Available Tax Increment from the pledge under this Agreement (including without limitation the release of Available Tax Increment from any specific parcel within the TIF District) to the extent permitted by law, provided that in no

event may the Authority reduce the pledge such that Available Tax Increment is reasonably expected to pay less than twenty percent (20%) of principal of and interest on the Bond.

- (6) For purposes of this Agreement, “Available Tax Increment” means, on each February 1 and August 1 (the “Payment Dates”) during the term of the Bond, ninety percent (90%) of the tax increment attributable to the property in the TIF District which is paid to the Authority by the County in the six (6) months preceding the Payment Date.
- (7) This Agreement amends and restates the Original Agreement with respect to pledges of Available Tax Increment.
- (8) An executed copy of this Agreement shall be filed with the County Auditor pursuant to Section 469.178, subdivision 2 of the TIF Act.

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

IN WITNESS WHEREOF, the City and the Authority have caused this Amended and Restated Tax Increment Pledge Agreement to be duly executed on their behalf as of the date and year first written above.

CITY OF COLUMBIA HEIGHTS, MINNESOTA

By _____
Its Mayor

By _____
Its City Manager

Execution page of the Authority to the Amended and Restated Tax Increment Pledge Agreement, dated as of the date and year first written above.

**COLUMBIA HEIGHTS ECONOMIC
DEVELOPMENT AUTHORITY**

By _____
Its President

By _____
Its Executive Director

STATE OF MINNESOTA
COUNTY OF ANOKA

CERTIFICATE OF MANAGER OF
PROPERTY RECORDS AND
TAXATION AS TO TAX INCREMENT
PLEDGE AGREEMENT

I, the undersigned Manager of Property Records and Taxation of Anoka County, Minnesota, hereby certify that an Amended and Restated Tax Increment Pledge Agreement, dated December ____, 2023, between the City of Columbia Heights, Minnesota (the “City”) and the Columbia Heights Economic Development Authority, relating to the City’s Taxable General Obligation Temporary Tax Increment Refunding Bonds, Series 2023A, in the original aggregate principal amount of \$_____, has been filed in my office.

WITNESS my hand and official seal this ____ day of _____, 2023.

**MANAGER OF PROPERTY RECORDS
AND TAXATION,
ANOKA COUNTY, MINNESOTA**

By _____

Its _____

(SEAL)



AGENDA SECTION	BUSINESS ITEMS
MEETING DATE	10/23/2023

ITEM:	Approval of Demolition Contract for 841 49 th Ave and 4243 5 th St	
DEPARTMENT:	Community Development	BY/DATE: Mitchell Forney, 10-20-23

BACKGROUND:

Earlier this year the EDA purchased the properties located at 841 49th Ave and 4243 5th St in preparation to redevelop both sites. 4243 5th St is set to be sold to Habitat for Humanity which will look to redevelop a single-family home on the site in 2024. While 841 49th, was more of a strategic acquisition which will be redeveloped at a future date. Throughout the summer the Columbia Heights Fire Department was able to utilize both structures for a variety of training. Ultimately burning down 841 49th in a training burn on October 7th, 2023. The next step in the redevelopment of these properties is to demolish the remaining structures on the property.

Staff prepared bid sheets and submitted bid requests to a multitude of contractors, receiving 6 bids in return. To make the project easier to bid, the EDA had taken on the environmental testing and removal of all personal items and hazardous materials from the buildings. As part of the demolition bid the contractor is responsible for the removal of all outbuildings and site improvements on the properties. This also includes the removal of water and sewer lines to the property line in order to prepare the sites for redevelopment. Below is a chart outlining the bids and bid amounts received. Staff recommend awarding the project to Semple Excavating for the amount of \$47,275.00.

Company Name	Bid Amount
Rick’s Demolition and Concrete Removal	\$54,135.03
All State Companies Inc	\$51,000.00
Kamish Excavating Inc	\$63,458.00
Rachel Contracting, LLC	\$57,980.00
Patrick Miller Construction	\$59,550.00
Semple Excavating	\$47,275.00

RECOMMENDED MOTION(S):

MOTION: Move to accept the proposal from Semple Excavating, in the amount of \$47,275.00 for the demolition of all site improvements, water/sewer line removal, and the regrading of the lots located at 841 49th Ave and 4243 5th St; and furthermore, to authorize the President and Executive Director to enter into an agreement for the same.

ATTACHMENT(S):

- 1. Sample Agreement**
- 2. Rick's Demolition and Concrete Removal Bid**
- 3. All State Companies Inc Bid**
- 4. Kamish Excavating Inc Bid**
- 5. Rachel Contracting, LLC Bid**
- 6. Patrick Miller Construction Bid**
- 7. Semple Excavating Bid**
- 8. Bid Specs**

EDA IN AND FOR THE CITY OF COLUMBIA HEIGHTS CONTRACT FOR THE REMOVAL OF THE WATER AND SEWER LINES, DEMOLITION OF SITE IMPROVEMENTS, AND SITE GRADING AT 841 49TH AVE AND 4243 5TH STREET

For valuable consideration as set forth below, this Contract dated the ____ day of _____, 2023, is made and entered into between the Economic Development Authority in and for the City of Columbia Heights, a public body corporate and politic created pursuant to the laws of the State of Minnesota ("EDA") and Semple Excavating, a Minnesota corporation ("Contractor").

1. **CONTRACT DOCUMENTS**

Contractor hereby promises and agrees to perform and comply with all the provisions of this Contract pursuant to the specifications for demolition, water/sewer line removal, and site grading attached hereto as **Exhibit A** for the residential properties located at 841 49th Ave and 4243 5th St, Columbia Heights, Minnesota ("Properties"). The Contract including specifications in **Exhibit A** shall comprise the total agreement of the parties hereto. No oral order, objection, or claim by any party to the other shall affect or modify any of the terms or obligations contained in this Contract.

2. **THE WORK**

The work to be performed by Contractor under this Contract (hereinafter the "Work"), is defined in the Proposal as removal of water and sewer lines, demolition of all building and site improvements located on the Properties, and re-grading of the Properties. As part of the Work, Contractor agrees to remove all excess material from the Properties.

3. **CONTRACT PRICE**

The EDA agrees to pay Contractor the sum of \$47,275 in exchange for the Contractor furnishing labor and materials for the Work at the Properties, payable within 30 days of Contractor's completion of the Work.

Contractor may start work on this project upon its execution of this Contract and providing proof of insurance pursuant to paragraph 5.

4. **COMPLETION DATE/LIQUIDATED DAMAGES**

Contractor shall complete all Work on or before December 31, 2023 ("Completion Date"). Due to the difficulty in ascertaining and establishing the actual damages which the EDA or City would sustain, liquidated damages are specified as follows for failure of Contractor to complete his performance under this Contract by the Completion Date: for every calendar day that the Contract shall remain uncompleted beyond the Completion Date of December 31, 2023, Contractor shall pay the EDA \$50.00 per day as liquidated damages.

5. **INSURANCE**

Before beginning actual work under this Contract, Contractor shall submit to the EDA and obtain the EDA's approval of a certificate of insurance on Standard Form C.I.C.C.-701 or ACORD 25 forms, showing the following insurance coverage, and listing the Contractor as a loss payee under the policies:

- a. General Contractor Liability: \$1,000,000.00
- b. Workman's Compensation: Statutory Amounts

The EDA and the City shall be named as an Additional Insureds in regard to the General Contractor Liability forms where required by written contract on a primary and non-contributory basis, including completed operations. This certificate must provide for the above coverages to be in effect from the date of the Contract until 30 days after the Completion Date, and must provide the insurance coverage will not be canceled by the insurance company without 30 days written notice to the EDA of intent to cancel. The certificate must further provide that Contractor's insurance coverage is primary coverage notwithstanding any insurance coverage carried by the EDA that may apply to injury or damage relating to the maintenance or repair of the City streets or rights-of-way by either the City, EDA or any employee, agent, independent contractor or any other person or entity retained by the City or EDA to perform the services described herein. All insurance is subject to the review and approval of the Columbia Heights City Attorney.

6. **LAWS, REGULATIONS AND SAFETY**

Contractor shall give all notices and comply with all laws, ordinances, rules, and regulations applicable to performance under this Contract. Contractor shall provide adequate signs and/or barricades, and will take all necessary precautions for the protection of the work and the safety of the public.

7. **INDEMNIFICATION**

To the fullest extent permitted by law, Contractor shall indemnify and hold harmless the City, EDA, their agents and employees from and against all claims, damages, losses and expenses, including but not limited to attorney's fees, arising out of or resulting from the performance of Work, provided that any such claim, damage, loss or expense (1) is attributable to bodily injury, sickness, disease or death, or to injury or to destruction of tangible property (other than the Work itself) including the loss of use resulting therefrom, and (2) is caused in whole or in part by any negligent act or omission of Contractor, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder.

8. **ASSIGNMENT**

Contractor shall not assign or transfer, whether by an assignment or novation or otherwise, any of its rights, duties, benefits, obligations, liabilities or responsibilities without prior written consent of the EDA.

9. **NOTICE**

The address and telephone number of Contractor for purposes of giving notices and any other purpose under this Contract shall be 91 Ridder Cir, Saint Paul, MN 55107, (651) 772-1449.

The address of the EDA for purposes of giving notices and any other purposes under this Contract shall be 3989 Central Ave. NE. Columbia Heights, MN 55421.

IN WITNESS WHEREOF, the parties to this Contract have hereunto set their hands and seals as of the day and year first above written.

**ECONOMIC DEVELOPMENT AUTHORITY
IN AND FOR THE CITY OF COLUMBIA
HEIGHTS**

By: _____
Kevin Hansen
Its: Executive Director

SEMPLE EXCAVATING.

By: _____
Its: _____

**Exhibit A
Specifications**

See attached.



Property Owner: City of Columbia Heights EDA

Property Address: 841 49th Ave, P.I.D. 26-30-24-14-0136 AND 4243 5th St, P.I.D 35-30-24-24-0049.

For a price of \$ 54,135.03, the contractor named below proposes to fully complete the work in accordance with the attached specifications for demolition, site grading, and water/sewer line removal at 841 49th Ave and 4243 5th St.

Name of Contractor: Rick's Demolition and Concrete Removal

License Number: _____

Address: 2417 12th Ave S, Minneapolis, MN 55404

Telephone: 612-400-4091 E-mail Address: sales@ricksdacrmn.com

Contractor Signature: *R. Wetter*

Date: 10/17/2023

Title: President



BID FORM

Property Owner: City of Columbia Heights EDA

Property Address: 841 49th Ave, P.I.D. 26-30-24-14-0136 AND 4243 5th St, P.I.D 35-30-24-24-0049.

For a price of \$ 51,000.00, the contractor named below proposes to fully complete the work in accordance with the attached specifications for demolition, site grading, and water/sewer line removal at 841 49th Ave and 4243 5th St.

Name of Contractor: All state companies, Inc.

License Number: _____

Address: 28494 149th St. NW Zimmerman, MN 55398

Telephone: 612. 810. 2372 E-mail Address: info@allstatecoun.com

Contractor Signature: [Handwritten Signature]

Date: 10. 18. 2023

Title: President

Excludes test results from controlled house burn.



Property Owner: City of Columbia Heights EDA

Property Address: 841 49th Ave, P.I.D. 26-30-24-14-0136 AND 4243 5th St, P.I.D 35-30-24-24-0049.

For a price of \$ 63,450.00, the contractor named below proposes to fully complete the work in accordance with the attached specifications for demolition, site grading, and water/sewer line removal at 841 49th Ave and 4243 5th St.

Name of Contractor: Kamish Excavating, Inc.

License Number: _____

Address: 1301 S. Concord St South St Paul MN 55075

Telephone: 651-457-3600 **E-mail Address:** brad@kamishexcavating.com

Contractor Signature: Brad Emsch

Date: 10/19/23

Title: Project Manager



Property Owner: City of Columbia Heights EDA

Property Address: 841 49th Ave, P.I.D. 26-30-24-14-0136 AND 4243 5th St, P.I.D 35-30-24-24-0049.

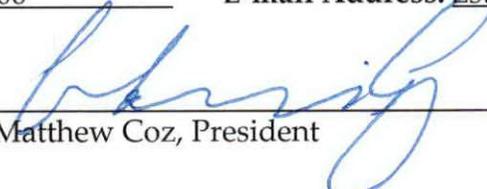
For a price of \$ 57,980.00, the contractor named below proposes to fully complete the work in accordance with the attached specifications for demolition, site grading, and water/sewer line removal at 841 49th Ave and 4243 5th St.

Name of Contractor: Rachel Contracting, LLC

License Number: IR651753

Address: 4180 Napier Court NE St Michael, MN 55376

Telephone: 763-424-1500 **E-mail Address:** Estimating@rachelcontracting.com

Contractor Signature: 
Matthew Coz, President

Date: 10/19/2023

Title: President



BID FORM

Property Owner: City of Columbia Heights EDA

Property Address: 841 49th Ave, P.I.D. 26-30-24-14-0136 AND 4243 5th St, P.I.D 35-30-24-24-0049.

For a price of \$ 59,550.⁰⁰ the contractor named below proposes to fully complete the work in accordance with the attached specifications for demolition, site grading, and water/sewer line removal at 841 49th Ave and 4243 5th St.

Name of Contractor: Patrick Miller Construction, Inc

License Number: BC 576168

Address: 6400 Central Ave NE Fridley

Telephone: 786-1684 E-mail Address: Patrick@pmiller.com

Contractor Signature: Patrick Miller

Date: 10/19/2023

Title: OWNER



BID FORM

Property Owner: City of Columbia Heights EDA

Property Address: 841 49th Ave, P.I.D. 26-30-24-14-0136 AND 4243 5th St, P.I.D 35-30-24-24-0049.

For a price of \$ 47,275.⁰⁰, the contractor named below proposes to fully complete the work in accordance with the attached specifications for demolition, site grading, and water/sewer line removal at 841 49th Ave and 4243 5th St.

Name of Contractor: SEMPLER EXCAVATING

License Number: _____

Address: 91 RIDGE CIRCLE, ST. PAUL MN 55107

Telephone: 651-772-1449 E-mail Address: Mike@sempleco.com

Contractor Signature: [Handwritten Signature]

Date: 10/20/2023

Title: Pres. Man.



From: The Economic Development Authority in and for the City of Columbia Heights

Subject: Request for quotes for demolition, site grading, and utility work at 841 49th Ave and 4243 5th St.

Overview:

The City of Columbia Heights EDA is the owner of the properties addressed 841 49th Ave (P.I.D. 26-30-24-14-0136) and 4243 5th St (P.I.D 35-30-24-24-0049). The EDA is requesting quotes for demolition of all building and site improvements, water and sewer line removal at these locations followed by the backfill and re-grading of the primary excavation areas. If you are interested in submitting a quote for this project, please review the enclosed specifications and inspect the site. Please call Mitchell Forney in the Community Development Department with any questions and for access to the properties, 763-706-3674.

Proposals must be completed on the enclosed bid form and submitted by **4:30p.m. on October 19th, 2023**. Proposals may be submitted by U.S. Mail, e-mail or in person; please note the enclosed bid form must be used. City staff will review the submitted proposals and forward them to the EDA. City staff expect the EDA to select a demolition contractor at their next meeting on October 23rd. The timeline for completion of all work will be prior to **November 30th, 2023**.

Submit proposals to the following:

Attn: Aaron Chirpich
763-706-3675
City of Columbia Heights Community Development Department
590 40th Ave, NE
Columbia Heights, MN 55421
achirpich@columbiaheightsmn.com



Property Owner: City of Columbia Heights EDA

Property Address: 841 49th Ave, P.I.D. 26-30-24-14-0136 AND 4243 5th St, P.I.D 35-30-24-24-0049.

For a price of \$_____, the contractor named below proposes to fully complete the work in accordance with the attached specifications for demolition, site grading, and water/sewer line removal at 841 49th Ave and 4243 5th St.

Name of Contractor: _____

License Number: _____

Address: _____

Telephone: _____ **E-mail Address:** _____

Contractor Signature: _____

Date: _____

Title: _____



Scope of Work

A) General

- 1) Contractor shall furnish all labor, materials, and equipment, and shall perform all service and work required to remove the; buildings, structures, improvements, and water/sewer lines from the site along with the post demolition grading of the site, in strict accordance with these specifications and in accordance with all applicable ordinances and laws pertaining to removal of buildings, structures, utilities, grading and erosion control. **Before demolition, contractor is to install silt fencing around the entire perimeter of the disturbed area. Erosion control logs can be used at the site entrance only.**
- 2) Contractor shall thoroughly review these specifications and examine the site to evaluate existing and proposed conditions prior to making a quote. Failure to do so shall in no way relieve contractor from performing the work as required or be grounds for a claim for extra payment.

B) Demolition and Disposal of Buildings and Site Improvements

- 1) All buildings and site improvements on the sites shall be removed and properly disposed of. Demolition to include, but not limited to stairs, ramps, fences, retaining walls, floor slabs, garages, equipment bases, driveways, aprons, foundation walls and footings, and other structure components, appurtenances and contents associated with each structure, unless noted otherwise. **Include removal of all out-buildings and miscellaneous items included in the attached pictures.**
- 2) All demolition materials, substrates, debris, waste, or other materials shall be collected, stored, handled, managed, and disposed of in accordance with currently accepted practices at an approved, licensed, or permitted facility in accordance with applicable federal, state, and local ordinances, rules, and regulations. **841 49th will be burned down in a training burn on October 7th. Included with the bid specs will be an environmental report of the burnt materials. All materials must be disposed of in accordance with applicable federal, state, and local ordinances and rules.**



C) Backfill, Compaction and Grading

- 1) No demolition material shall be left in or placed in any excavation. All excavations unless otherwise noted, shall be back filled with clean imported sand. Imported material shall be placed in 1-foot lifts and compacted to no less than 95% standard proctor density. Contractor shall provide the city with third party sampling, analysis, and reports to demonstrate that 95% compaction has been achieved.
- 2) The finished grade shall be determined by matching the existing average grade of the excavation areas prior to demolition. The final grade shall maintain pre demolition drainage patterns.
- 3) Upon completion of the finished grade, contractor shall spread 3" of imported topsoil to all disturbed areas of the site and apply seed and blanket or hydroseed to the same.

D) Abandonment of Wells

- 1) **The city is not aware of any wells on the properties. If a well is discovered:** As part of this bid, the demolition contractor is to hire a well sealing company to properly seal the well and record the sealing with the Minnesota Department of Health. Contractor must provide records of the well sealing to the city upon completion.

E) Utilities

- 1) The contractor shall be responsible for calling Gopher State One Call for the location of any underground utilities prior to commencement of demolition and site grading work.
- 2) The city has ordered the disconnection of electricity (Excel Energy) and natural gas (Centerpoint Energy) services for the property. The contractor shall field verify disconnections prior to demolition. Other private communication utilities such as telephone and cable may still be connected; if so, contractor shall roll them back and secure them at the pole prior to demolition.



- 3) Contractor shall complete the disconnection of Water and Sewer services to the properties.

At **841 49th Ave** both water and sewer lines shall be removed to the property line and location of the service termination shall be marked onsite. Inspection by the City will be required prior to backfilling of the trench.

At **4243 5th St** the **sewer** line should be **removed to within 3 feet of the property line and the remaining service stub shall be lined with CIPP lining all the way to the main.** Once lined, cap the end in preparation of connection to the new home. Document and mark on-site, the location of the service termination and provide televising video to Public Works. Inspection by the City will be required prior to backfilling of the trench. **The contractor is to remove the water line all the way to the curb-stop. The contractor is to install new curb stop and box as part of the water disconnection.** Document and mark on-site, the location of the service termination. Inspection by the City will be required prior to backfilling of the trench.

- 4) The contractor is to ensure that the water is off before the demolition work is started.

F) Asbestos and Other Hazardous Materials

- 1) The City has contracted with Dennis Environmental on the removal, and appropriate disposal of all asbestos and other hazardous items prior to bidding the demolition.
- 2) The City has also contracted with Angstrom Analytical to complete a post burn environmental assessment of 841 49th Ave. The report **will be sent out after the burn** to assist the demo contractor in properly disposing of the burnt materials. The report is expected to be completed by October 12th.

G) Permits and Inspections

- 1) Contractor will complete and submit the City of Columbia Heights demolition permit application. Contractor shall have the work inspected prior to backfilling the primary excavation.



- 2) If any permits from other governmental agencies are required, contractor shall, at contractor's own expense, secure such permits, pay any fees, and complete any inspections required by same, and provide a copy of the permit to the City.
- 3) Contractor shall submit "Notification of Intent to Perform a Demolition" Forms to the MPCA.

H) Miscellaneous Provisions, and Notices

- 1) Contractor shall erect and maintain all necessary barricades and warnings to adequately safeguard workers, adjacent property, and the public.
- 2) The demolition and clearing of the site shall be carried out in such a manner to preclude damage to adjacent property or public right-of-way.
- 3) **Contractor is to provide dust control during demolition by watering the home.** Water is available at no cost from the City by accessing adjacent hydrants. Please notify Columbia Heights Public Works one week in advance to coordinate hydrant connection
- 4) Submission of a proposal will constitute an incontrovertible representation by contractor that contractor has complied with every requirement of these specifications and attachments thereto; that without exception the proposal is premised upon performing and furnishing the work including but not limited to the specific means, methods, techniques, sequences, procedures or precautions expressly required by these specifications and attachments thereto; that contractor has received from the City satisfactory written resolution of any conflicts, errors, ambiguities, and discrepancies; and that these specifications and attachments thereto are generally sufficient to indicate and convey understanding of the terms and conditions for performing and furnishing the work.



4243 5th Street





4243 5th Street





4243 5th Street





4243 5th Street





4243 5th Street





4243 5th Street





4243 5th Street





4243 5th Street



Small retaining wall removed



4243 5th Street





4243 5th Street



Clothes Line Removed



4243 5th Street



**Parking Pad and
Garage Foundation
Removed to the
Alley**



4243 5th Street



Remove Sidewalk



841 49th Ave (Pre-Burn)





841 49th Ave (Pre-Burn)





841 49th Ave (Pre-Burn)





841 49th Ave (Pre-Burn)





841 49th Ave (Pre-Burn)





841 49th Ave (Pre-Burn)



Fence Along Jackson St along with all metal fences removed



841 49th Ave (Pre-Burn)

Fence along rear of the property to be removed along with metal fence on all three sides.





AGENDA SECTION	BUSINESS ITEMS
MEETING DATE	10/23/2023

ITEM:	3988 Central Ave Fire Suppression Grant Application, H-M Properties LLC	
DEPARTMENT:	Community Development	BY/DATE: Mitchell Forney, 10-20-23

BACKGROUND:

In 2022, the City of Columbia Heights Economic Development Authority (EDA) established the Fire Suppression Grant Program ("Program") to aid local businesses in addressing the financial challenges associated with installing fire suppression systems within commercial buildings. This initiative is particularly important, given that many commercial properties in Columbia Heights lack fire suppression systems, and the cost of retrofitting these systems can be a significant burden, especially for small businesses. Certain business activities and changes in use necessitate the installation of fire suppression systems to ensure public safety.

We are pleased to present an application from H-M Properties LLC, represented by Steve McAlpin, the owner of the property located at 3988 Central Ave NE. Currently, 3988 Central is going through the process of being sold to a small business from NE Minneapolis called Crash Drums. Crash Drums is looking for a more permanent location after being forced out of their lease in NE Minneapolis. As part of the sale of the building the current owner has agreed to complete the fire suppression work as the sale is going through. The new business is required to sprinkle the building due to the change of use. MN state fire code outlines which change in use trigger the requirement for a fire suppression system to be added.

Due to the location of the water main feeding 3988, the cost of installing a fire suppression system has increased dramatically. As we have seen in the past from the EDA’s perspective, just disconnecting the water line for 3841 Central Ave cost the EDA a little over \$15,000. Any work that needs to be done within Central Ave significantly increases the price of the project due to MNDOT coordination, road safety measures, and permit costs. The lower of the two bids to run a separate main line and complete all interior fire suppression work came in at \$105,625. The EDA has recently considered applications ranging from \$83,360 for Ruff Love Dogs, and \$48,871 for Rail Works Brewing. Due to these exigent circumstances staff are recommending making an exception for H-M Properties by offering them a grant of 50% up to \$50,000. Staff have confirmed with the City Attorney that the EDA has the ability to grant applicants whatever amount they see fit as long as it is covered in the approving resolution and meets the program’s preset budget. While this may or may not be a onetime thing, future applicants along Central Ave could be given the same treatment depending on the work that they need to complete. Ultimately, 3988 Central is the posterchild of why the EDA created the fire suppression program. The city is trying to attract new businesses, especially ones that have found success in neighboring communities. In order to attract these new businesses, without sticking them with a \$100,000 buildout cost, the city sought to ease the burden of moving into an older space. The building at 3988 Central has been a cornerstone of the City’s central business district, and while we a losing a few amazing small businesses, the EDA has the opportunity to directly contribute to filling that void.

Funding Availability

In 2022, the EDA allocated \$45,000 for the establishment of the Fire Suppression Grant Program and budgeted an additional \$60,000 for 2023, resulting in a total balance of \$105,000. With the approval of the application

for Ruff Love Dogs', which was awarded \$30,000, and the application for Rail Works Brewing, which was awarded \$24,436, The EDA has \$50,564 remaining for 2023. Since there were no changes to next year's budget, the EDA will start 2024 with \$60,000 set aside for fire suppression applicants.

Application Assessment

While it has proven challenging to find businesses eligible to apply for the Fire Suppression Grant Program, we believe that the application from H-M Properties LLC aligns with the program's primary intent. By supporting this project, the EDA can facilitate the establishment of a desirable business in the City of Columbia Heights. The installation of a fire suppression system in 3988 Central Ave location not only enhances public safety but also contributes to the economic development and diversity of businesses within the city.

We recommend that the Economic Development Authority consider approving the application from H-M Properties LLC and allocate the requested grant of \$50% up to \$50,000.

RECOMMENDED MOTION(S):
MOTION: Move to waive the reading of Resolution 2023-27, there being ample copies available to the public.
MOTION: Move to approve Resolution 2023-27, a resolution of the Economic Development Authority of Columbia Heights, Minnesota, approving the form and substance of the fire suppression grant agreement, and authorizing authority staff and officials to take all actions necessary to enter the authority into the fire suppression grant agreement with H – M Properties LLC.

ATTACHMENT(S):

- 1. Resolution 2023-27
- 2. H-M Properties LLC Fire Suppression Application
- 3. Fire Suppression Grant Agreement

A RESOLUTION OF THE ECONOMIC DEVELOPMENT AUTHORITY OF COLUMBIA HEIGHTS, MINNESOTA, APPROVING THE FORM AND SUBSTANCE OF THE FIRE SUPPRESSION GRANT AGREEMENT, AND AUTHORIZING AUTHORITY STAFF AND OFFICIALS TO TAKE ALL ACTIONS NECESSARY TO ENTER THE AUTHORITY INTO THE FIRE SUPPRESSION GRANT AGREEMENT WITH H – M PROPERTIES LLC.

WHEREAS, the City of Columbia Heights (the “City”) and the Columbia Heights Economic Development Authority (the “Authority”) have collaborated to create a certain fire Suppression Grant Program (the “Program”); and

WHEREAS, pursuant to guidelines established for the Program, the Authority is to award and administer a series of grants to eligible commercial property owners and/or tenants for the purposes of revitalizing, rehabilitating, and restoring commercial buildings increasing business vitality, economic performance, and public safety; and

WHEREAS, The Authority has recognized exigent circumstances related to the execution of water main infrastructure activities along Central Avenue, resulting in a substantial increase in the cost associated with the installation of a fire suppression system for H-M Properties; and

WHEREAS, the Authority recognizes that the increase in cost puts undue burden on the property owner, and

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

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

1. approves the increased grant amount of 50% up to \$50,000 outside the terms of the original grant guidelines due to the exigent circumstances of the project.
2. approves the form and substance of the grant agreement and approves the Authority entering into the agreement with H-M Properties LLC.
3. establishes that the City Manager, as the Executive Director of the Authority, is hereby authorized, empowered and directed for and on behalf of the Authority to enter into the grant agreement.
4. establishes that the City Manager, as the Executive Director of the Authority, is hereby authorized and directed to execute and take such action as he/she deems necessary and appropriate to carry out the purpose of the foregoing resolution.

ORDER OF ECONOMIC DEVELOPMENT AUTHORITY

Adopted this 23rd day of October, 2023

Offered by:
Seconded by:
Roll Call:

President

Attest:

Secretary

FIRE SUPPRESSION GRANT, PILOT PROGRAM

FOR OFFICE USE ONLY:

**COMMUNITY
DEVELOPMENT**

DATE RECEIVED:	AMOUNT REQUESTED: <u>\$50,000</u>
DATE REVIEWED:	PLANNED EDA MEETING:

PROPERTY OWNER INFORMATION Check if Applicant

Name: H-M Properties LLC Year Purchased: 2006
Address: 3988 Central Ave. N.E. Columbia Heights, MN 55421
Telephone: 612-597-2694 Email Address: steve.mcalpin@north risk partners.com

BUSINESS INFORMATION Check if Applicant

Business Name: _____
Primary Contact: _____
Address: _____
Telephone: _____ Email Address: _____
Type of Business/Businesses in the Building: _____

If Leased, Lease Expiration Date _____ Renewal Term _____

Check the appropriate type of ownership:

- The business owns the property The business leases the property

PROJECT INFORMATION

Describe the proposed scope of work to be completed:

Installation of new sprinkler system including
new underground water supply and sprinkler
monitoring & alarm.

Estimated Cost of Improvements: \$105,625

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

S.M.A.
 Yes No

Item 5.

If so, which services have you engaged: _____

Estimated time needed for the completion of the project: _____

APPLICATION PROCESS

1. **The following documents must accompany a completed application:**
 - a. A complete application sent to the attention of the Columbia Heights Economic Development Authority at the following location: 590 40th Ave NE, Columbia Heights, MN 55421
 - b. Proof of ownership or signed letter from the property owner acknowledging the scope of work and giving the renter permission to apply for the grant and to complete the proposed work.
 - c. A detailed scope of work
 - d. Electronic copy of drawings or designs
 - e. Submit 2 or more competitive proposals from licensed and bonded contractors. These proposals should give detailed information about the work to be done, the costs, and the project completion schedule. Any contractor that has submitted a competitive detailed estimate may be used. Contractors cannot be changed unless new proposals have been submitted and approved by the EDA.
 - f. Other supporting documents may be requested by staff or the EDA.
2. Applications will be open and accepted until the initial allocation of funding is exhausted.
3. Upon the Receipt of a complete application Community Development staff will review the planned project with the building official and fire department prior to bringing it before the EDA. During the review staff may request more information or documents related to the project.
4. After the EDA's decision applicants will be notified via email correspondence. A Grant Agreement must be approved and signed before commencement of any improvements.
5. Once the Grant Agreement is executed the Recipient of the grant, may begin the project improvements, the Grantee is responsible for obtaining all necessary permits and inspections throughout the process.
6. The grant recipient or its contractor must commence the improvements sixty (60) days after an executed Grant Agreement. The project specified in the agreement must be completed within ten (10) months after the signing of the agreement.
7. Once the project is complete, the grant funds will be disbursed for reimbursement to the applicant after all the following pieces of information have been submitted:
 - a. Proof of Final Inspection by the Building Official and fire department.
 - b. A Copy of the Final Invoice Received from the Contractor.
 - c. Before and After Photographs
 - d. Proof of Payment to the Contractor (i.e. receipt, invoice, etc.)
 - e. Copies of all applicable permits

APPLICANT ACKNOWLEDGEMENTS

- 1. The Applicant shall hold the EDA, its officers, consultants, attorneys, and agents harmless from any and all claims arising from or in connection with the Grant Program or its Application, including but not limited to, any legal or actual violations of any State or Federal laws.
- 2. The Applicant recognizes and agrees that the EDA retains absolute authority and discretion to decide whether or not to accept or deny any particular Grant Application, and that all expenditures, obligations, costs, fees, or liabilities incurred by the Applicant in connection with the Grant Application are incurred by the Applicant at its sole risk and expense.
- 3. The Applicant acknowledges that they have read the Fire Suppression Grant, Pilot Program application and guidelines, and understands that if the proposal is approved, they will make the above referenced improvements to the property within the specific time allowed.

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



APPLICANT'S SIGNATURE

9/26/23

DATE



PROPERTY OWNER'S SIGNATURE

9/26/23

DATE



Date: 9/20/23

To: Steve McAlpin
H-M PROPERTIES LLC
steve.mcalpin@northriskpartners.com

Re: **3990 Central Ave. N.E. Sprinkler System**
Quote # 12877

Steve,

Thank you for this opportunity to provide you our proposal for the above referenced project. If you have any questions or comments, please contact me.

Scope of Work:

Provide installation labor and materials for a pre-action releasing system per scope document dated 8/23/23.

Materials and Services:

-
- (1) Gamewell-FCI fire alarm control panel
 - (1) Cellular dialer
 - (1) Smoke detector
 - (1) Manual pull station
 - (3) Fire sprinkler monitoring points
 - (1) Outdoor horn/strobe
 - 120VAC dedicated circuit
 - Wire and boxes
 - Permitting and system inspection

Exclusions:

-
- Annual monitoring \$685.00

In accordance with the above, please accept our proposal for the sum of:

\$6,150.00

ESCAPE

3000 CENTERVILLE ROAD LITTLE CANADA, MN 55117 p: 651-771-8874 f: 651-771-8875

PROJECT: H-M PROPERTIES LLC
ADDRESS: 3988 CENTRAL AVE NE
CITY, STATE, ZIP CODE: COLUMBIA HEIGHTS, MN 55421
DATE OF PLANS: EMAILED PLAN 07-21-22 AND SITE VISIT 08-03-2023
ARCHITECT OR DESIGNER: N/A

SPECIFICATIONS FOR THE WORK

We propose to furnish tools, labor, and material to install a new single wet pipe Fire Protection System into the existing building. The existing building consist of a lower level basement, ground / street level first floor, and single tenant second floor area (approximately 10,500 total square feet). Escape Fire's work to begin at the new 6" underground water service installed by others , in the basement level, along the north wall. The 6" underground service to be flushed, tested, 2-hole, plumb and level a minimum by others before Escape Fire Protection installation. Standard, rough brass, fire department connection included and figured at the ground / street level above the water entry point. Pipe to be black schedule #7 groove pipe, threaded black #40 type for wet system. Wet system is to be installed throughout. No dry pipe type system or factory dry upright heads included for an "attic" type, cold, roof blind space. New all exposed piping and brass upright heads installed for basically wide open, shell type space for ordinary hazard group 2 with design of .20/area for retail sales type occupancy in the basement level and the ground / street level excluding the Edward Jones space. Edward Jones space to have exposed piping and horizontal sidewall heads for light hazard office type occupancy. Second floor law office to have exposed piping and horizontal sidewall heads for light hazard office type occupancy. Escape Fire is not responsible for the ability of the roof framing system to support the weight of water filled sprinkler pipe. All work according to NFPA 13 2016 EDT and City / State of MN requirements. All work to be completed of finished unobstructed concrete floors during normal working hours. No overtime included. Proposed price to include license, material, tax, plans, permit, approvals, tests, and installation complete.

BASE BID:

WE PROPOSE to furnish material and labor for the above-specified building for the total sum of: **FIFTY-TWO THOUSAND, FIVE HUNDRED DOLLARS AND 00/100. (\$52,500.00)**

ITEMS NOT INCLUDED:

1. Painting and labeling of pipe.
2. Electrical wiring.
3. Central station and or monitoring.
4. Underground work, material, labor and outside control valve / PIV type valve.
5. Special hazard systems / design beyond Ordinary Hazard Group 2 shell retail space and light hazard offices.
6. Entire occupied building areas to have heat to minimum 40* F.
7. Steel / Wood supports or hole in beams.
8. Outside canopies, mansards, trash compactors, and towers.
9. F.M. or any other special owners / insurance requirements.
10. E&O insurance above \$1M.
11. Professional Engineer stamp.
12. Bid / Performance bond.
13. Dry type system and or factory dry type heads for concealed wood spaces and or attic spaces.
14. Fire protection for any other occupancy beyond a retail sales type occupancy and existing offices.

An executive decision has been made that, in the future Escape Fire will be signatory to those contracts which:

1. Cause ESCAPE FIRE to provide indemnification for those acts for which it is responsible and not those for which others are responsible.
2. Provide for payment from the contractor without precedent payment by others.
3. Allow ESCAPE to maintain its lien rights in the event of non-payment of legitimate billings within a reasonable amount of time.
4. Recognize that we are signatory to a collective bargaining unit which may not allow our forces to work during a sanctioned work stoppage.

TERMS OF PAYMENT: All payments shall be due upon receipt of monthly progress billings for all accrued costs. Final payment shall be due 30 days after the system has been placed in service or upon approvals of the system, whichever occurs first. Notwithstanding any other provisions of this contract, ESCAPE reserves the right to withhold placing the system in service until at least 95% of the total contract price, including change orders have been paid.

DATE OF PROPOSAL: August 14th, 2023

NOTE: We may withdraw this proposal, if not accepted with **30 days**.

ACCEPTANCE OF PROPOSAL - Buyer accepts the proposal this ___ day ____, 20___. Buyer acknowledges & accepts the General Terms & Conditions as stated above on this proposal and has retained a copy of this proposal as signed.

ESCAPE FIRE PROTECTION

By _____
GREGORY M. PFEIFER GREGP@ESCAPEFIRE.COM

Title **SALESMAN**

(Buyer's Name)

By _____

Title _____



INDUSTRIAL UTILITIES, INC.

P O Box 76
15857 Forest Boulevard North
Hugo, MN 55038

Phone: 651-426-6120

Fax: 651-426-0371

E-mail: industrialutilities@hotmail.com

Website: www.industrialutilitiesinc.com

PROPOSAL

TO: NRP/McAlpin

ATTN: Steve McAlpin

BID DATE: 9/21/23

PROJECT: 6" Fire Line

TIME DUE:

LOCATION: 3990 Central Ave. NE - Columbia Heights

FAX:

Industrial Utilities, Inc. proposes to furnish all labor, material, equipment, freight, permits and taxes for the completion of the above project for the total sum of

Forty-Three Thousand One Hundred Thirty-Five & 00/100

Dollars \$ 43,135.00

Description

SECTION NO (1) Install new 6" DIP water line for fire protection from main in 40th Ave. NE to 1' inside NW basement wall.

SECTION NO (2) All ROW fees included in this price.

SECTION NO (3) All flushing and testing included in this price.

SECTION NO (4) All asphalt and concrete restoration included in this price.

We do not include any of the items marked below:

SAC or WAC charges

Rock removal

Restoration other than street repair

Cost for staking locations or grades for storm drainage

Dewatering costs

Restoration

Soil correction costs

Frost Excavation

Other Exclusions:

ALTERNATE #1: Add \$3,840 to price for winter installation (price includes asphalt restoration in April 2024).

Comments:

Alternate No. 1

Add Deduct \$3,840.00

Add Deduct

Respectfully Submitted,

Dennis Williams - Estimator
Cell phone: 612-554-3528

ADDENDUMS RECEIVED

FRONTIER

FIRE PROTECTION, INC.

September 22, 2023

Steve McAlpin

RE: Fire Protection Budget Proposal for 3990 Central Ave NE – Columbia Heights, MN

We are pleased to provide you with the following budget proposal for the fire sprinkler work associated with the 3990 Central Ave NE fire sprinkler system retrofit project in Columbia Heights, Minnesota. Our budget proposal is based on the existing building floor plan dated 06-21-22023, general assumptions about project fire protection as shown below, site visit on 08-04-2023, 2020 Minnesota State Fire Code, and 2016 NFPA 13. All work to be performed during normal working hours.

ASSUMPTIONS:

- Building will be sprinklered in accordance with NFPA 13.
- Building will be provided with new 6-inch underground water supply.
- Interior envelope of the building is heated such that a wet sprinkler system is appropriate throughout the protected area of the building. Dry sprinkler system is not anticipated or budgeted.
- There is no attic and sprinklers will not be required in concealed floor/ceiling assemblies.
- Generally, the ceilings will be open – exposed to structure with limited areas of ACT ceilings.
- Floor plans and reflected ceiling plans of the new interior buildout will be made available prior to finalizing fire protection proposals.

SPRINKLER BUDGET SCOPE OF WORK:

- Provide engineered fire protection drawings for approval and permit. AutoCAD compatible electronic backgrounds to be provided to Frontier at no additional cost.
- Valve Assembly per NFPA 13 and City of Columbia Heights requirements with double check back flow prevention device, FDC located on the address side of the building as approved by the AHJ, flow/tamper switches and outside horn/strobe (wired by others). Scope of work to start at the water supply flange in the floor. Underground water supply by others.
- Furnish and install one new complete wet sprinkler system to protect throughout the building.
 - Furnish and install all necessary mains, branch piping, sprinklers, and appurtenances so that the sprinkler system meets NFPA 13.
 - Sprinklers in finished ceilings will be chrome semi-recessed pendant sprinklers.
 - Sprinklers in areas exposed to structure will be brass upright sprinklers.
- Grooved/welded wet system pipe to be Schedule 10 black steel pipe.
- Threaded pipe to be Schedule 40 black steel pipe.
- Complete all required testing and documentation with the AHJ.

The budget for the scope of work as described above is **Sixty-Nine Thousand Seven Hundred Forty Dollars (\$69,740.00)**.

UNDERGROUND WATER SUPPLY BUDGET SCOPE OF WORK:

- Provide documentation as necessary for approval and permit.
- Conduct all excavation and restoration as necessary to accommodate the underground water supply installation.
- Furnish and install new 6-inch DIP water main fire service line from the main in 40th Ave NE to 1-ft inside the wall at the northwest corner of the basement.
- This budget includes all right-of-way fees, testing and flushing, and winter installation.

The budget for the scope of work as described above is **Forty-Nine Thousand Eight Hundred Sixty Dollars (\$49,860)**.

FRONTIER
FIRE PROTECTION, INC.

FIRE SPRINKLER MONITORING BUDGET SCOPE OF WORK:

- Provide all documentation as necessary for approval and permit.
- Furnish and install all low voltage components necessary for a complete, code compliant sprinkler monitoring system as required by MSFC and NFPA 72. Note this is not required or intended to be a fire alarm system with initiation and notification appliances throughout the building. A fire alarm system with notification throughout the building is excluded in this budget.
 - Furnish and install head-end FACP with AES radio communicator.
 - Furnish and install 24-volt battery backup system for FACP as required by MSFC and NFPA 72.
 - Furnish and install monitor modules for fire sprinkler tamper switches and flow switches.
 - Furnish and install one (1) smoke detector at the FACP.
 - Furnish and install one (1) manual pull station at the FACP.
 - Furnish and install all necessary low voltage fire alarm cable.

The budget for the sprinkler monitoring scope of work as described above is **Four Thousand Three Hundred Sixty Dollars (\$4,360)**.

EXCLUSIONS:

High voltage electrical wiring of any kind, dry, preaction, clean agent suppression systems, sleeving of sprinkler pipe, building element cutting, painting/patching, prepping or painting of sprinkler pipe or material, and overtime.

Sincerely,

Ben Foster

Frontier Fire Protection, Inc
bfoster@fontierfiremn.com
651-797-9448

The above proposal and pricing is valid through 60 days after proposal date.

FIRE SUPPRESSION GRANT AGREEMENT

THIS FIRE SUPPRESSION GRANT AGREEMENT (“**Agreement**”), dated this _____ day of _____, 2023 (the “**Effective Date**”), is entered into by and between H-M Properties a Minnesota Limited Liability Corporation (the “**Grantee**”), and the Columbia Heights Economic Development Authority (the “**EDA**”).

RECITALS

WHEREAS, Grantee is the owner of certain Property located at 3988 Central Ave NE in the City of Columbia Heights (the “**City**”), Anoka County, Minnesota, and legally described in Exhibit A hereto (the “**Property**”);

WHEREAS, the EDA has instituted a Fire Suppression Grant, Pilot Program (the “**Program**”) for the purpose of revitalizing existing commercial spaces, increasing business vitality, and bolstering public safety;

WHEREAS, as part of the Program, the EDA has proposed to make grants of money in the amount of \$30,000 per parcel of real property, to property owners, tenants, or nonprofit organizations, in order to promote safety, attract new businesses, and revitalize commercial buildings within the City; and

WHEREAS, the EDA has identified circumstances that have increased the price and scope of the Fire Suppression project at 3988 Central Ave; and

WHEREAS, the EDA has decided, via resolution 2023-27, to increase the grant amount from \$30,000 to \$50,000 for this specific project; and

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

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

1. Fire Suppression Improvements: Grantee agrees to complete the fire suppression improvements at the Property that are identified on Exhibit B attached hereto (the “**Improvements**”), subject to the following terms and conditions:
 - a. Grantee shall provide plans and specifications to the EDA, detailing the Improvements to be completed (the “**Plans**”). If Grantee wishes to revise the Plans, Grantee must submit the revised Plans to the EDA at the address provided herein. The EDA shall give written notice of its approval or disapproval of the revisions to the Plans, and if the EDA does not give such written approval or disapproval within thirty (30) business days after receipt of Grantee’s revised Plans, the EDA shall be deemed to have approved the revisions to the Plans.

- b. The Improvement shall be constructed consistently with the Plans, as the same may be revised pursuant to Section 1(a) herein. The cost to complete construction of the Improvements shall be defined as the “**Improvement Costs.**” The Improvements shall be completed in a first-class manner, consistent with the Plans, if any, and in compliance with all applicable laws, rules, and regulations. Grantee shall obtain all required permits and approvals from the City and any other governing authority with jurisdiction over the Property related to the construction of the Improvements. The out-of-pocket costs for such permitting and approvals shall be the responsibility of Grantee, provided the same shall be included in the definition of “Improvement Costs,” and subject to the provisions of Section 2 of this Agreement.
 - c. Grantee agrees to commence the Improvements within sixty (60) days following the signing of the Agreement, and to complete the Improvements within ten (10) months but may request a six (6) month extension provided there is demonstrated hardship.
2. Payment of Grant Funds: Grantee shall be responsible for making initial payment to all contractors involved in the construction of the Improvements. Upon final completion of the Improvements, Grantee shall make a written request to the EDA for reimbursement of one-half (1/2) of the actual Improvement Costs incurred by Grantee, but in no event shall the reimbursement exceed Fifty Thousand Dollars (\$50,000). The written request shall include:
- a. Proof of all inspections of the Improvements by the City building inspector and fire department;
 - b. Before and after photographs Improvements made (as well as follow-up transmission of electronic files of such photographs), and reflecting that the Improvements were completed consistently with any approved Plans;
 - c. A copy of the final invoice(s) received from the contractor(s) who completed the Improvements; and
 - d. Proof of payment of invoice(s) that comprised the Improvement Costs.
 - e. A copy of all applicable permit(s).

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

- 3. Liability for Improvements: Neither the City nor the EDA shall in any event be liable to the Grantee, nor to any of its agents, employees, guests or invitees at the Property for, and the Grantee shall indemnify, save, defend, and hold harmless the City and the EDA from, any claims or causes of action, including attorney’s fees incurred by the City or the EDA, arising from defect or claimed defect of any of the Improvements, or arising from any action of the City or the EDA under this Agreement. This section shall survive the termination or expiration of this Agreement.
- 4. Written Notice: Wherever any notice is required or permitted hereunder, such notice shall be in writing. Any notice or document required or permitted to be delivered hereunder shall be deemed to be delivered when actually received by the designated addressee or regardless of whether actually received or not, when deposited in the United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the parties hereto at their respective addresses, as set forth below, or at such other address as they may subsequently specify by written notice.

<p><u>If to the EDA:</u></p> <p>Columbia Heights EDA Community Development Department 590 40th Avenue N.E. Columbia Heights, MN 55421</p>	<p><u>If to Grantee:</u></p> <p>H-M Properties LLC Attn: Steve McAlpin 3988 Central Ave NE Columbia Heights, MN 55421</p>
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- 5. Captions; Choice of Law; Etc. The paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement, and are not to be considered in interpreting this Agreement. This Agreement constitutes the complete agreement between the parties and supersedes any prior oral or written agreements between the parties regarding the subject matter contained herein. There are no verbal agreements that change this Agreement. This Agreement binds and benefits the parties hereto and their successors and assigns. This Agreement has been made under the laws of the State of Minnesota, and such laws will control its interpretation.

[Signatures to Appear on Following Page]

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

GRANTEE:

H-M Properties LLC.

By: _____

Name: _____

Its: _____

Date: _____

EDA:

COLUMBIA HEIGHTS ECONOMIC
DEVELOPMENT AUTHORITY

By: _____

Name: _____

Its: _____

Date: _____

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

COLUMBIA HEIGHTS ANNEX TO MINNEAPOLIS, ANOKA COUNTY, MINNESOTA LOTS 1 & 2 BLK 62 COL
HTS ANNEX

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

This attachment contains a summary of the project identified in the application for the Fire Suppression Grant Program. The Summary reflects the Grantee's proposed project as approved by the EDA on October 23rd, 2023 and may reflect minor changes to the total cost and minor changes in the proposed project that occurred subsequent to application submission. The application is incorporated into this grant agreement by reference and is made a part of this grant agreement as follows. If the application or any provision in this application conflicts with or is inconsistent with other provisions of this agreement or the project summary contained in this Attachment B, the terms and descriptions contained in this grant agreement and the project summary shall prevail.

Project summary: Run a fire suppression water line from the main into the building, add sprinklers and alarm systems throughout the building as highlighted in the submitted bid and plans, \$105,625.