



ECONOMIC DEVELOPMENT AUTHORITY
Public Safety Building—Training Room, 825 41st Ave
NE
Monday, May 03, 2021
6:00 PM

AGENDA

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

*Following a determination by City Manager Kelli Bourgeois, and emergencies declared by the United States, The State of Minnesota, and the Columbia Heights Mayor & City Council, this meeting may, pursuant to Minn. Stat. § 13D.021, occur by a combination of in-person and electronic means. In all meeting formats, members of the public who wish to attend may do so by attending in-person, by calling 1-312-626-6799 and entering **meeting ID 871 4727 4588**, or by Zoom at <https://us02web.zoom.us/j/87147274588> at the scheduled meeting time. For questions regarding this notice, please contact the City Clerk at (763) 706-3611.*

CALL TO ORDER/ROLL CALL

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

- 1. APPROVE REGULAR MEETING MINUTES FROM FEBRUARY 1, 2021**
- 2. APPROVE FINANCIAL REPORTS AND PAYMENT OF BILLS FOR JANUARY, FEBRUARY, AND MARCH 2021 - RESOLUTION 2021-05**

MOTION: Move to approve the Consent Agenda as presented.

BUSINESS ITEMS

- 3. APPROVE HAZARDOUS MATERIAL ABATEMENT CONTRACT FOR 960 40TH AVENUE NE**

MOTION: Move to accept the low bid of by Bergo Environmental Inc., for the removal of all hazardous materials and household items located at 960 40th Ave NE; and furthermore, to authorize the President and Executive Director to enter into an agreement for the same.

- 4. APPROVE PRELIMINARY DEVELOPMENT AGREEMENT WITH ALATUS, LLC FOR THE REDEVELOPMENT OF 4300 CENTRAL AVENUE NE**

MOTION: Move to waive the reading of Resolution 2021-06, there being ample copies available to the public.

MOTION: Move to adopt Resolution 2021-06, a Resolution approving preliminary development agreement between the Columbia Heights Economic Development Authority and Alatus LLC.

PUBLIC HEARINGS

OTHER BUSINESS

- 5. FIRE SPRINKLER PILOT GRANT PROGRAM DISCUSSION**
- 6. ELECTRONIC PACKET DISTRIBUTION DISCUSSION**
- 7. REMINDER: ECONOMIC DEVELOPMENT AUTHORITY MEETING MONDAY, JUNE 7TH, 2021, 6:00 P.M.**

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 (EDA)
MINUTES OF THE MEETING OF
FEBRUARY 1, 2021**

Item 1.

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

Members Present: Novitsky, Buesgens (Zoom), Murzyn, Herringer, Jacobs, Marquez-Simula (Zoom), and Szurek.

Staff Present: Aaron Chirpich (Community Development Director), Mitch Forney (Community Development Coordinator), Kelli Bourgeois (City Manager), Joe Kloiber (Finance Director), Jackie Zillmer (Asst. Finance Director), Ben Sandell (Communications), Shelley Hanson (Secretary), and Alicia Apanah (New Administrative Assistant).

CONSENT AGENDA

1. Approve the minutes from the meeting of January 4, 2021.

2. Approve Financial Report and Payment of Bills for December 2020-Resolution 2021-03
Herringer questioned several payments:
 - a. Carlson McCain (\$10,867)—This was for consulting engineer services for the Root property clean up. Chirpich explained this amount was not covered by the CDBG funds, but staff has submitted this for reimbursement from the Anoka County special levy funds.
 - b. CEE (\$750)—This was for our share of the energy audits done.
 - c. High Profile Grounds (\$820)—This is for expenses related to maintenance on the Fairview Parking Ramp.
 - d. Anoka County (\$350,667)—This was the return of unused K2 TIF Increment funds.
 - e. SEH (\$9,867)—This was engineering expenses related to the cell tower site.
 - f. First American Title (\$175)—This was for purchase of 1002 40th Avenue.
 - g. Kennedy & Graven (6,670)—This was for the disposition of 3989 Central Avenue
 - h. Barna Guzy bills-These were for the negotiations/legal services related to the cell tower agreement.

Motion by Herringer, seconded by Murzyn, to approve the consent agenda as presented. A Roll Call vote was taken of all members. All ayes. MOTION PASSED.

RESOLUTION NO. 2021-03

A RESOLUTION OF THE ECONOMIC DEVELOPMENT AUTHORITY OF COLUMBIA HEIGHTS, MINNESOTA, APPROVING THE FINANCIAL STATEMENTS FOR THE MONTH OF DECEMBER, 2020, AND THE PAYMENT OF THE BILLS FOR THE MONTH OF DECEMBER 2020.

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

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

WHEREAS, the financial statement for the month of November, 2020 has been reviewed by the EDA Commission; and

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

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

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

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

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

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

ORDER OF ECONOMIC DEVELOPMENT AUTHORITY

Passed this 1st day of February, 2021	
Offered by:	Herringer
Seconded by:	Murzyn
Roll Call:	All ayes
Attest:	_____
	President

Recording Secretary	

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BUSINESS ITEMS

1. Approve Hazardous Material Abatement Contract for 1002 40th Avenue NE

Forney explained the memo enclosed in the agenda packet is in regards to approving bids for the removal of hazardous material from 1002 40th Ave NE. In December of 2020 the EDA purchased the property located at 1002 40th Ave NE. It was the ultimate goal of the EDA to demolish the blighted single family residential house on the property, and prepare the site for redevelopment.

In order to keep the price of demolition down, Community Development staff saw it necessary to bid out the removal of hazardous materials separate from the demolition. The scope of work submitted in the bid request included the removal of asbestos containing materials, appliances, and accessories containing hazardous materials. In response to the request for bids, the EDA received 2 quotes. The quote submitted by Hummingbird Environmental LLC was determined to be the low qualified bid for the abatement work at \$4,080. Hummingbird Environmental LLC shall furnish the services and necessary equipment to complete all work specified in the scope of work. All work will be performed in accordance with OSHA regulations, Minnesota Department of Health Asbestos Abatement Rules, and other applicable Federal and State regulations. Hummingbird Environmental LLC shall insure proper clean up, transport, and disposal of hazardous and asbestos contained materials.

Bid Spreadsheet:

Company	Total
Hummingbird Environmental LLC.	\$ 4,080.00
Shelbertech Corporation	\$ 5,330.00
Dennis Environmental Operations	\$ 6,610.00

Forney explained these quotes are quite a bit higher than other properties we recently had abated. Staff recommends awarding the low bid for abatement at 1002 40th Ave NE to by Hummingbird Environmental LLC.

Questions/comments from members:

Szurek asked why the prices were higher. Forney explained this house had a lot more asbestos that had to be removed. Two rooms had asbestos floors and some of the ductwork and flue for the heating system had asbestos wrap. She then asked when the house would be demolished. Forney said the EDA just closed on 960 40th Avenue last Friday. After the Fire Dept. uses them for training purposes, both of the houses will be bid out for demolition at the same time to save costs.

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*Motion by Jacobs, seconded by Novitsky, to accept the low bid of by Hummingbird Environmental LLC, for the removal of all hazardous materials located at 1002 40th Ave NE; and furthermore, to authorize the President and Executive Director to enter into an agreement for the same. A roll call vote was taken.
All ayes. MOTION PASSED.*

**EDA IN AND FOR THE CITY OF COLUMBIA HEIGHTS CONTRACT FOR
REMOVAL OF ASBESTOS, AND OTHER HAZARDOUS MATERIALS FROM 1002 40th AVE NE,
COLUMBIA HEIGHTS**

For valuable consideration as set forth below, this Contract dated the __ day of February, 2021, is made and entered into between the Economic Development Authority in and for the City of Columbia Heights, a public body corporate and political created pursuant to the laws of the State of Minnesota ("EDA") and Hummingbird Environmental LLC, a Minnesota Limited Liability Company ("Contractor").

1. **CONTRACT DOCUMENTS**

Contractor hereby promises and agrees to perform and comply with all the provisions of this Contract and the Proposal dated January 15, 2021, prepared by Contractor attached hereto as **Exhibit A** for the removal of asbestos-containing materials, and removal of other hazardous materials in preparation for demolition of the residential property located at 1002 40th Ave NE, Columbia Heights, Minnesota ("Property"). The survey prepared by Angstrom Analytical, Inc. dated January 6, 2021 ("Survey") identifies certain hazardous materials that shall be removed by Contractor from the Property and is attached hereto as **Exhibit B**. The Contract, Proposal and Survey 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 asbestos-containing materials, and removal of hazardous and solid waste materials identified on the Survey, excluding the fuel tanks, in preparation for demolition of the residence located on the Property. As part of the Work, Contractor agrees to remove all excess material from the Property.

3. **CONTRACT PRICE**

The EDA agrees to pay Contractor the sum of \$4,080.00 in exchange for Contractor furnishing labor and materials for the Work at the Property, payable within 30 days of Contractor's completion of the Work.

Contractor may start work on this project upon its execution of this Contract.

4. **COMPLETION DATE/LIQUIDATED DAMAGES**

Contractor shall complete all Work on or before March 6th, 2021. ("Completion Date"). Due to the difficulty in ascertaining and establishing the actual damages which the EDA 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 March 6th, 2021, 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 EDA and City as a loss payee under the policies:

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

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 day's 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 City or 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 EDA, its 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 522 Concord Street North, Suite 400, South St. Paul, MN 55075, 651-457-4699.

The address of the EDA for purposes of giving notices and any other purposes under this Contract shall be 590 40th Avenue 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.

2. Façade Improvement Grant Award Recommendation for GLT Properties LLC-Resolution 2021-04

Forney stated this report is in regards to the 2020/2021 Façade improvement Grant application for GLT Properties LLC located at 4220 Central Ave NE.

Due to the emergence of the COVID-19 Pandemic Community development staff, at the request of the EDA, have continued to offer the Façade improvement grant program to the businesses of Columbia Heights. With regards to the extenuating circumstances, the 2020 Façade Improvement Grant program was offered throughout the year on a first come first serve basis, with applications being accepted until the end of the year. Due to the limited use of the program during the Covid 19 Pandemic, Community Development staff recommends offering the 2021 Façade Improvement Grant Program in the same capacity as the 2020 program. This allows businesses to apply for the program throughout the year. If the Police department decides to pursue cameras on grant recipients the agreements can be handled at the end of the year.

The application from GLT Properties LLC was received by Community Development Staff at the end of 2020. Due to the fact that the application was received so late, staff recommends processing it as the first grant of 2021. In the event the commission would like to return the Grant program to its original application window. Staff would recommend processing the application as the last grant in 2020. Either route would not change the approval process attached.

GLT Properties LLC is requesting the full \$5,000 grant amount to assist with their project. Their proposal includes the items in the list below. The bids submitted with the application estimate the total project cost to be \$10,200.00.

1. Replace the old wooden railings with new iron railings
2. Repair/replace broken bricks in front of building
3. Repair/replace the broken concrete slabs
4. Replace the front main entrance door
5. Paint the walls, ceilings, columns, door and window trims
6. Repair and paint the handicap ramp
7. Seal coating the parking lot in front of the building

After speaking with the Columbia Heights Police Department 4220 Central Ave will remain in consideration for the Camera aspect of the Façade Improvement Grant Program. The Camera aspect of the program will be executed at the end of the grant cycle in order to include all projects in one Camera installation agreement.

Staff recommended that the EDA approve Resolution 2021-04 approving GLT Properties application in full and allowing staff to enter into agreements to execute Grant funding.

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Questions/comments from Members:

Forney explained this application meets the guidelines for the program and would enhance the exterior appearance of the building.

Jacobs asked how much time they would be allotted to finish the project since the application was received so late in 2020. Forney said because this would be considered the first one for 2021 if approved, they would have time to complete the work this year.

Murzyn then questioned how many bids this applicant had obtained since he understood that they must get two bids in order to qualify. Chirpich stated he didn't have the guidelines with him, but he also thinks they are required to get more than one bid. Chirpich stated we could add a condition to the motion to approve the grant subject to him providing staff with two bids, or we could table the matter until he complies with this provision.

Szurek asked if the improvements would be made across the whole strip mall or just in front of his leased space. Forney stated the work would be across the entire front of the 4220 Central Ave building. Szurek stated she hoped the owner of the attached 4230 Central Ave building would follow suit and upgrade the exterior of that building also.

Motion by Herringer, seconded by Jacobs, to table this item until two quotes are submitted to staff and the EDA will re-address this at a later meeting. Roll Call Vote was taken. All ayes. MOTION PASSED.

The EDA then adjourned to an Executive Session to discuss the potential acquisition of a redevelopment property at 6:25 pm.

The Regular meeting was re-convened at 7:00 pm.

The next regular meeting is scheduled for Monday, March 1, 2021

Motion by Jacobs, seconded by Murzyn, to adjourn the meeting at 7:02 pm.

Respectfully submitted,

Shelley Hanson - Secretary

**COLUMBIA HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY
CASH DISBURSEMENTS FOR THE MONTH ENDING JANUARY 31, 2021**

CHECK#	DATE	VENDOR NAME	AMOUNT	FUND
184216	12821	COMCAST	14.36	201
183968	10721	MN DEPT OF LABOR & INDUS	3,902.67	201
183968	10721	MN DEPT OF LABOR & INDUS	(156.11)	201
184196	12821	ANOKA COUNTY TREASURER	1,156.00	202
184080	12121	CENTER FOR ENERGY & ENVI	300.00	204
184216	12821	COMCAST	19.15	204
184042	11421	POPP.COM INC	76.23	204
184012	11421	HIGH PROFILE GROUNDS MAI	1,290.00	228
184102	12121	HIGH PROFILE GROUNDS MAI	585.00	228
184226	12821	HIGH PROFILE GROUNDS MAI	1,120.00	228
184262	12821	XCEL ENERGY (N S P)	1,316.36	228
183995	11421	BOND TRUST SERVICES CORP	475.00	372
184195	12821	ANGSTROM ANALYTICAL INC	650.00	408
184081	12121	CENTER POINT ENERGY	121.80	408
184186	12121	XCEL ENERGY (N S P)	26.76	408

DESCRIPTION

MONTHLY SVC

20 4TH QTR 2020SURCHG

20 LESS RETENTION

ACRED ANN COST SHARING

20 HES PRGM 1020-1120

MONTHLY SVC

MONTHLY SVC

20 VANBUREN 1224-12272

20 VANBUREN RAMP SNOW

VANBUREN ICE,SNOW

MONTHLY SVC

AGENT FEE 2016 EDA BONDS

ASBESTOS SRVY 1002 40TH

MONTHLY SVC

MONTHLY SVC

ACS FINANCIAL SYSTEM
 2/12/2021 8:37:16
 LEVEL OF DETAIL 1.0 THRU 3.0

Revenue Guideline
 FOR THE PERIOD(S) JAN 01, 2021 THROUGH JAN 31, 2021

CITY OF COLUMBIA HEIGHTS
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	ADOPTED BUDGET	REVISED BUDGET	ANNUAL ACT MTD POSTED AND IN PROCESS	ACT YTD POSTED AND IN PROCESS	REMAINING BALANCE	PCT
201	PLANNING & INSPECTIONS					
00	REVENUE					
	LICENSES AND PERMITS					
32110	14,785.00	14,785.00	0.00	0.00	14,785.00	0
32122	300.00	300.00	150.00	150.00	150.00	50 -----
32125	6,500.00	6,500.00	800.00	800.00	5,700.00	12 -
32161	17,500.00	17,500.00	1,520.00	1,520.00	15,980.00	8
32168	2,400.00	2,400.00	0.00	0.00	2,400.00	0
32178	950.00	950.00	0.00	0.00	950.00	0
32181	5,000.00	5,000.00	1,397.36	1,397.36	3,602.64	27 --
32188	3,500.00	3,500.00	0.00	0.00	3,500.00	0
32191	4,000.00	4,000.00	0.00	0.00	4,000.00	0
32192	221,435.00	221,435.00	251,122.90	251,122.90	29,687.90-	113 -----!
32194	20,000.00	20,000.00	1,886.30	1,886.30	18,113.70	9
32195	13,000.00	13,000.00	1,150.00	1,150.00	11,850.00	8
TOTAL:	309,370.00	309,370.00	258,026.56	258,026.56	51,343.44	83 -----
	MISCELLANEOUS					
36260	2,000.00	2,000.00	0.00	0.00	2,000.00	0
TOTAL:	2,000.00	2,000.00	0.00	0.00	2,000.00	0
	TRANSFERS & NONREV RECEIPTS					
39203	135,000.00	135,000.00	11,250.00	11,250.00	123,750.00	8
TOTAL:	135,000.00	135,000.00	11,250.00	11,250.00	123,750.00	8
TOTAL:	446,370.00	446,370.00	269,276.56	269,276.56	177,093.44	60 -----
TOTAL:	446,370.00	446,370.00	269,276.56	269,276.56	177,093.44	60 -----

ACS FINANCIAL SYSTEM
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Revenue Guideline
FOR THE PERIOD(S) JAN 01, 2021 THROUGH JAN 31, 2021

CITY OF COLUMBIA HEIGHTS
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	ADOPTED BUDGET	REVISED BUDGET	ANNUAL ACT MTD POSTED AND IN PROCESS	ACT YTD POSTED AND IN PROCESS	REMAINING BALANCE	PCT
204 EDA ADMINISTRATION						
00 REVENUE						
TAXES						
31011 EDA CURRENT AD VALOREM	179,000.00	179,000.00	0.00	0.00	179,000.00	0
31014 AREA WIDE TAX	76,500.00	76,500.00	0.00	0.00	76,500.00	0
TOTAL: TAXES	255,500.00	255,500.00	0.00	0.00	255,500.00	0
TOTAL: REVENUE	255,500.00	255,500.00	0.00	0.00	255,500.00	0
TOTAL: EDA ADMINISTRATION	255,500.00	255,500.00	0.00	0.00	255,500.00	0

ACS FINANCIAL SYSTEM
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LEVEL OF DETAIL 1.0 THRU 3.0

Revenue Guideline
FOR THE PERIOD(S) JAN 01, 2021 THROUGH JAN 31, 2021

CITY OF COLUMBIA HEIGHTS
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	ADOPTED BUDGET	REVISED BUDGET	ANNUAL ACT MTD POSTED AND IN PROCESS	ACT YTD POSTED AND IN PROCESS	REMAINING BALANCE	PCT
226 SPECIAL PROJECT REVENUE						
00 REVENUE						
36225 NONDWELLING RENTS	0.00	0.00	29,308.99	29,308.99	29,308.99- 9999	-----!!!!
TOTAL: REVENUE	0.00	0.00	29,308.99	29,308.99	29,308.99- 9999	-----!!!!
TOTAL: SPECIAL PROJECT REVENUE	0.00	0.00	29,308.99	29,308.99	29,308.99- 9999	-----!!!!

ACS FINANCIAL SYSTEM
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LEVEL OF DETAIL 1.0 THRU 3.0

Revenue Guideline
FOR THE PERIOD(S) JAN 01, 2021 THROUGH JAN 31, 2021

CITY OF COLUMBIA HEIGHTS
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	ADOPTED BUDGET	REVISED BUDGET	ANNUAL ACT MTD POSTED AND IN PROCESS	ACT YTD POSTED AND IN PROCESS	REMAINING BALANCE	PCT
228 DOWNTOWN PARKING						
00 REVENUE						
36225 NONDWELLING RENTS	31,200.00	31,200.00	5,200.00	5,200.00	26,000.00	16 -
39247 TRANSFER IN-SPECIAL PROJ REV	25,000.00	25,000.00	2,083.33	2,083.33	22,916.67	8
TOTAL: REVENUE	56,200.00	56,200.00	7,283.33	7,283.33	48,916.67	12 -
TOTAL: DOWNTOWN PARKING	56,200.00	56,200.00	7,283.33	7,283.33	48,916.67	12 -

ACS FINANCIAL SYSTEM
2/12/2021 8:37:16
LEVEL OF DETAIL 1.0 THRU 3.0

Revenue Guideline
FOR THE PERIOD(S) JAN 01, 2021 THROUGH JAN 31, 2021

CITY OF COLUMBIA HEIGHTS
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	ADOPTED BUDGET	REVISED BUDGET	ANNUAL ACT MTD POSTED BUDGET AND IN PROCESS	ACT YTD POSTED AND IN PROCESS	REMAINING BALANCE	PCT
372 HUSET PARK AREA TIF (T6)						
00 REVENUE						
31010 CURRENT AD VALOREM	192,300.00	192,300.00	0.00	0.00	192,300.00	0
36210 INTEREST ON INVESTMENTS	1,000.00	1,000.00	0.00	0.00	1,000.00	0
TOTAL: REVENUE	193,300.00	193,300.00	0.00	0.00	193,300.00	0
TOTAL: HUSET PARK AREA TIF (T6)	193,300.00	193,300.00	0.00	0.00	193,300.00	0

ACS FINANCIAL SYSTEM
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Revenue Guideline
FOR THE PERIOD(S) JAN 01, 2021 THROUGH JAN 31, 2021

CITY OF COLUMBIA HEIGHTS
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	ADOPTED BUDGET	REVISED BUDGET	ANNUAL ACT MTD POSTED AND IN PROCESS	ACT YTD POSTED AND IN PROCESS	REMAINING BALANCE	PCT
408 EDA REDEVELOPMENT PROJECT FD						
00 REVENUE						
31012 HRA CURRENT AD VALOREM	175,000.00	175,000.00	0.00	0.00	175,000.00	0
31014 AREA WIDE TAX	75,000.00	75,000.00	0.00	0.00	75,000.00	0
TOTAL: REVENUE	250,000.00	250,000.00	0.00	0.00	250,000.00	0
TOTAL: EDA REDEVELOPMENT PROJECT FD	250,000.00	250,000.00	0.00	0.00	250,000.00	0

ACS FINANCIAL SYSTEM
 2/12/2021 8:39:54
 LEVEL OF DETAIL 1.0 THRU 3.0

Expenditure Guideline
 FOR THE PERIOD(S) JAN 01, 2021 THROUGH JAN 31, 2021

CITY OF COLUMBIA HEIGHTS
 GL520R-V08.15 PAGE 1

	ANNUAL REVISED BUDGET	ENCUMBERED	ACT MTD POSTED AND IN PROCESS	ACT YTD POSTED AND IN PROCESS	REMAINING BALANCE	PCT
201	PLANNING & INSPECTIONS					
42400	PLANNING & INSPECTIONS					
	PERSONAL SERVICES					
1000	0.00	0.00	3,090.67	3,090.67	3,090.67-	9999 -----!!!!
1010	268,200.00	0.00	9,444.01	9,444.01	258,755.99	3
1011	33,800.00	0.00	4,005.43	4,005.43	29,794.57	11 -
1020	1,500.00	0.00	0.00	0.00	1,500.00	0
1210	20,200.00	0.00	769.52	769.52	19,430.48	3
1220	23,200.00	0.00	998.79	998.79	22,201.21	4
1300	44,200.00	0.00	1,601.47	1,601.47	42,598.53	3
1510	2,300.00	0.00	81.88	81.88	2,218.12	3
TOTAL:	393,400.00	0.00	19,991.77	19,991.77	373,408.23	5
	SUPPLIES					
2000	1,500.00	0.00	0.00	0.00	1,500.00	0
2010	500.00	0.00	0.00	0.00	500.00	0
2011	100.00	0.00	0.00	0.00	100.00	0
2030	150.00	0.00	0.00	0.00	150.00	0
2171	150.00	0.00	0.00	0.00	150.00	0
2175	100.00	0.00	0.00	0.00	100.00	0
2280	1,000.00	0.00	0.00	0.00	1,000.00	0
2282	550.00	0.00	31.47	31.47	518.53	5
TOTAL:	4,050.00	0.00	31.47	31.47	4,018.53	0
	OTHER SERVICES & CHARGES					
3050	1,200.00	0.00	0.00	0.00	1,200.00	0
3105	1,500.00	0.00	0.00	0.00	1,500.00	0
3210	700.00	0.00	0.00	0.00	700.00	0
3211	1,000.00	0.00	0.00	0.00	1,000.00	0
3220	1,000.00	0.00	0.00	0.00	1,000.00	0
3250	275.00	0.00	14.36	14.36	260.64	5
3310	250.00	0.00	0.00	0.00	250.00	0
3500	750.00	0.00	0.00	0.00	750.00	0
3600	4,000.00	0.00	333.33	333.33	3,666.67	8
4000	500.00	0.00	30.74	30.74	469.26	6
4040	10,000.00	0.00	0.00	0.00	10,000.00	0
4050	1,000.00	0.00	0.00	0.00	1,000.00	0
4310	1,050.00	0.00	140.05	140.05	909.95	13 -
4330	3,700.00	0.00	0.00	0.00	3,700.00	0
4380	750.00	0.00	0.00	0.00	750.00	0
4390	3,000.00	0.00	0.00	0.00	3,000.00	0
TOTAL:	30,675.00	0.00	518.48	518.48	30,156.52	1
	OTHER FINANCING USES					
7100	20,025.00	0.00	1,668.75	1,668.75	18,356.25	8
TOTAL:	20,025.00	0.00	1,668.75	1,668.75	18,356.25	8
TOTAL:	448,150.00	0.00	22,210.47	22,210.47	425,939.53	4

ACS FINANCIAL SYSTEM
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LEVEL OF DETAIL 1.0 THRU 3.0

Expenditure Guideline
FOR THE PERIOD(S) JAN 01, 2021 THROUGH JAN 31, 2021

CITY OF COLUMBIA HEIGHTS
GL520R-V08.15 PAGE 2

	ANNUAL REVISED BUDGET	ENCUMBERED	ACT MTD POSTED AND IN PROCESS	ACT YTD POSTED AND IN PROCESS	REMAINING BALANCE	PCT
201 PLANNING & INSPECTIONS						
TOTAL: PLANNING & INSPECTIONS	448,150.00	0.00	22,210.47	22,210.47	425,939.53	4

ACS FINANCIAL SYSTEM
2/12/2021 8:39:54
LEVEL OF DETAIL 1.0 THRU 3.0

Expenditure Guideline
FOR THE PERIOD(S) JAN 01, 2021 THROUGH JAN 31, 2021

CITY OF COLUMBIA HEIGHTS
GL520R-V08.15 PAGE 3

	ANNUAL REVISED BUDGET	ENCUMBERED	ACT MTD POSTED AND IN PROCESS	ACT YTD POSTED AND IN PROCESS	REMAINING BALANCE	PCT
202 ANOKA CO COMM DEV PROGRAMS						
46355 ANOKA CO HRA LEVY PROJECTS OTHER SERVICES & CHARGES						
3050 EXPERT & PROFESSIONAL SERV.	0.00	0.00	1,156.00	1,156.00	1,156.00- 9999	-----!!!!
TOTAL: OTHER SERVICES & CHARGES	0.00	0.00	1,156.00	1,156.00	1,156.00- 9999	-----!!!!
TOTAL: ANOKA CO HRA LEVY PROJECTS	0.00	0.00	1,156.00	1,156.00	1,156.00- 9999	-----!!!!
TOTAL: ANOKA CO COMM DEV PROGRAMS	0.00	0.00	1,156.00	1,156.00	1,156.00- 9999	-----!!!!

ACS FINANCIAL SYSTEM
 2/12/2021 8:39:54
 LEVEL OF DETAIL 1.0 THRU 3.0

Expenditure Guideline
 FOR THE PERIOD(S) JAN 01, 2021 THROUGH JAN 31, 2021

CITY OF COLUMBIA HEIGHTS
 GL520R-V08.15 PAGE 4

	ANNUAL REVISED BUDGET	ENCUMBERED	ACT MTD POSTED AND IN PROCESS	ACT YTD POSTED AND IN PROCESS	REMAINING BALANCE	PCT	
204	EDA ADMINISTRATION						
46314	ECONOMIC DEVELOPMENT AUTH						
	PERSONAL SERVICES						
1000	0.00	0.00	2,918.10	2,918.10	2,918.10-	9999	-----!!!!
1010	160,300.00	0.00	11,604.93	11,604.93	148,695.07	7	
1210	12,000.00	0.00	870.36	870.36	11,129.64	7	
1220	12,300.00	0.00	914.16	914.16	11,385.84	7	
1225	0.00	0.00	20.09	20.09	20.09-	9999	-----!!!!
1300	23,700.00	0.00	811.66	811.66	22,888.34	3	
1510	1,300.00	0.00	78.42	78.42	1,221.58	6	
TOTAL:	209,600.00	0.00	17,217.72	17,217.72	192,382.28	8	
	SUPPLIES						
2000	1,000.00	0.00	0.00	0.00	1,000.00	0	
2010	500.00	0.00	0.00	0.00	500.00	0	
2011	1,500.00	0.00	0.00	0.00	1,500.00	0	
2171	100.00	0.00	0.00	0.00	100.00	0	
2175	100.00	0.00	0.00	0.00	100.00	0	
TOTAL:	3,200.00	0.00	0.00	0.00	3,200.00	0	
	OTHER SERVICES & CHARGES						
3050	6,000.00	0.00	0.00	0.00	6,000.00	0	
3105	1,000.00	0.00	0.00	0.00	1,000.00	0	
3210	700.00	0.00	0.00	0.00	700.00	0	
3220	600.00	0.00	0.00	0.00	600.00	0	
3250	250.00	0.00	19.15	19.15	230.85	7	
3310	200.00	0.00	0.00	0.00	200.00	0	
3500	500.00	0.00	0.00	0.00	500.00	0	
3600	3,200.00	0.00	266.67	266.67	2,933.33	8	
4000	0.00	0.00	30.74	30.74	30.74-	9999	-----!!!!
4040	7,500.00	0.00	0.00	0.00	7,500.00	0	
4330	750.00	0.00	0.00	0.00	750.00	0	
4380	1,100.00	0.00	0.00	0.00	1,100.00	0	
TOTAL:	21,800.00	0.00	316.56	316.56	21,483.44	1	
	OTHER FINANCING USES						
7100	20,025.00	0.00	1,668.75	1,668.75	18,356.25	8	
TOTAL:	20,025.00	0.00	1,668.75	1,668.75	18,356.25	8	
TOTAL:	254,625.00	0.00	19,203.03	19,203.03	235,421.97	7	
TOTAL:	254,625.00	0.00	19,203.03	19,203.03	235,421.97	7	

ACS FINANCIAL SYSTEM
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LEVEL OF DETAIL 1.0 THRU 3.0

Expenditure Guideline
FOR THE PERIOD(S) JAN 01, 2021 THROUGH JAN 31, 2021

CITY OF COLUMBIA HEIGHTS
GL520R-V08.15 PAGE 7

	ANNUAL REVISED BUDGET	ENCUMBERED	ACT MTD POSTED AND IN PROCESS	ACT YTD POSTED AND IN PROCESS	REMAINING BALANCE	PCT
226 SPECIAL PROJECT REVENUE						
46317 DOWNTOWN PARKING OTHER FINANCING USES						
7320 TRANSFER OUT TO PARKING RAMP	0.00	0.00	2,083.33	2,083.33	2,083.33-	9999 -----!!!!
TOTAL: OTHER FINANCING USES	0.00	0.00	2,083.33	2,083.33	2,083.33-	9999 -----!!!!
TOTAL: DOWNTOWN PARKING	0.00	0.00	2,083.33	2,083.33	2,083.33-	9999 -----!!!!
TOTAL: SPECIAL PROJECT REVENUE	0.00	0.00	2,083.33	2,083.33	2,083.33-	9999 -----!!!!

ACS FINANCIAL SYSTEM
 2/12/2021 8:39:54
 LEVEL OF DETAIL 1.0 THRU 3.0

Expenditure Guideline
 FOR THE PERIOD(S) JAN 01, 2021 THROUGH JAN 31, 2021

CITY OF COLUMBIA HEIGHTS
 GL520R-V08.15 PAGE 8

	ANNUAL REVISED BUDGET	ENCUMBERED	ACT MTD POSTED AND IN PROCESS	ACT YTD POSTED AND IN PROCESS	REMAINING BALANCE	PCT
228 DOWNTOWN PARKING						
46317 DOWNTOWN PARKING						
OTHER SERVICES & CHARGES						
3600 PROP & LIAB INSURANCE	7,300.00	0.00	608.33	608.33	6,691.67	8
3810 ELECTRIC	12,000.00	0.00	0.00	0.00	12,000.00	0
3820 WATER	750.00	0.00	2.43	2.43	747.57	0
3850 SEWER	0.00	0.00	185.23	185.23	185.23	9999 -----!!!!
4000 REPAIR & MAINT. SERVICES	36,150.00	0.00	1,120.00	1,120.00	35,030.00	3
TOTAL: OTHER SERVICES & CHARGES	56,200.00	0.00	1,915.99	1,915.99	54,284.01	3
TOTAL: DOWNTOWN PARKING	56,200.00	0.00	1,915.99	1,915.99	54,284.01	3
TOTAL: DOWNTOWN PARKING	56,200.00	0.00	1,915.99	1,915.99	54,284.01	3

ACS FINANCIAL SYSTEM
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LEVEL OF DETAIL 1.0 THRU 3.0

Expenditure Guideline
FOR THE PERIOD(S) JAN 01, 2021 THROUGH JAN 31, 2021

CITY OF COLUMBIA HEIGHTS
GL520R-V08.15 PAGE 20

	ANNUAL REVISED BUDGET	ENCUMBERED	ACT MTD POSTED AND IN PROCESS	ACT YTD POSTED AND IN PROCESS	REMAINING BALANCE	PCT
372 HUSET PARK AREA TIF (T6)						
47000 BONDS						
CAPITAL OUTLAY						
6010 PRINCIPAL	130,000.00	0.00	0.00	0.00	130,000.00	0
6110 INTEREST	59,800.00	0.00	0.00	0.00	59,800.00	0
6200 FISCAL AGENT CHARGES	1,200.00	0.00	475.00	475.00	725.00	39 ---
TOTAL: CAPITAL OUTLAY	191,000.00	0.00	475.00	475.00	190,525.00	0
TOTAL: BONDS	191,000.00	0.00	475.00	475.00	190,525.00	0
TOTAL: HUSET PARK AREA TIF (T6)	191,000.00	0.00	475.00	475.00	190,525.00	0

ACS FINANCIAL SYSTEM
 2/12/2021 8:39:54
 LEVEL OF DETAIL 1.0 THRU 3.0

Expenditure Guideline
 FOR THE PERIOD(S) JAN 01, 2021 THROUGH JAN 31, 2021

CITY OF COLUMBIA HEIGHTS
 GL520R-V08.15 PAGE 22

	ANNUAL REVISED BUDGET	ENCUMBERED	ACT MTD POSTED AND IN PROCESS	ACT YTD POSTED AND IN PROCESS	REMAINING BALANCE	PCT	
408 EDA REDEVELOPMENT PROJECT FD							
46314 ECONOMIC DEVELOPMENT AUTH							
3050 EXPERT & PROFESSIONAL SERV.	0.00	0.00	650.00	650.00	650.00-	9999	-----!!!!
TOTAL: ECONOMIC DEVELOPMENT AUTH	0.00	0.00	650.00	650.00	650.00-	9999	-----!!!!
46414 COMMERCIAL REVITALIZATION OTHER SERVICES & CHARGES							
4600 LOANS & GRANTS	50,000.00	0.00	0.00	0.00	50,000.00	0	
TOTAL: OTHER SERVICES & CHARGES	50,000.00	0.00	0.00	0.00	50,000.00	0	
CAPITAL OUTLAY							
5110 LAND	200,000.00	0.00	226,523.85	226,523.85	26,523.85-	113	-----!
TOTAL: CAPITAL OUTLAY	200,000.00	0.00	226,523.85	226,523.85	26,523.85-	113	-----!
TOTAL: COMMERCIAL REVITALIZATION	250,000.00	0.00	226,523.85	226,523.85	23,476.15	90	-----
TOTAL: EDA REDEVELOPMENT PROJECT FD	250,000.00	0.00	227,173.85	227,173.85	22,826.15	90	-----

**COLUMBIA HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY
CASH DISBURSEMENTS FOR THE MONTH ENDING JANUARY 31, 2021**

CHECK#	DATE	VENDOR NAME	AMOUNT	FUND
184547	22521	BAA PRINTING SOLUTIONS I	40.80	201
184296	20421	ECM PUBLISHERS INC	50.63	201
184487	21821	ECM PUBLISHERS INC	180.00	201
184576	22521	GRABRIAN ACTUARIAL LLC	21.00	201
184496	21821	INNOVATIVE OFFICE SOLUTN	211.08	201
184370	21121	KARTA THAI RESTAURANT	46.38	201
184423	21121	METRO COUNCIL ENVIROMENT	608,825.00	201
184423	21121	METRO COUNCIL ENVIROMENT	(6,088.25)	201
184336	20421	NORTHWEST ASSOC CONSULTN	2,106.80	201
184432	21121	PERMITWORKS LLC	2,685.00	201
184519	21821	PREMIUM WATERS INC	17.40	201
184519	21821	PREMIUM WATERS INC	3.00	201
184519	21821	PREMIUM WATERS INC	17.40	201
184519	21821	PREMIUM WATERS INC	3.00	201
184519	21821	PREMIUM WATERS INC	21.75	201
184519	21821	PREMIUM WATERS INC	3.00	201
184519	21821	PREMIUM WATERS INC	36.45	201
184519	21821	PREMIUM WATERS INC	3.00	201
184519	21821	PREMIUM WATERS INC	21.75	201
184519	21821	PREMIUM WATERS INC	3.00	201
184519	21821	PREMIUM WATERS INC	17.40	201
184519	21821	PREMIUM WATERS INC	3.00	201
184519	21821	PREMIUM WATERS INC	3.00	201
184519	21821	PREMIUM WATERS INC	21.75	201
184519	21821	PREMIUM WATERS INC	3.00	201
184519	21821	PREMIUM WATERS INC	17.40	201
184519	21821	PREMIUM WATERS INC	3.00	201
184519	21821	PREMIUM WATERS INC	13.05	201
184519	21821	PREMIUM WATERS INC	3.00	201
184519	21821	PREMIUM WATERS INC	13.05	201
184519	21821	PREMIUM WATERS INC	3.00	201
184436	21121	REDPATH AND COMPANY LTD	288.00	201
184628	22521	TIMESAVER OFF SITE SECRE	151.00	201
184370	21121	DUO SECURITY	80.00	204
184576	22521	GRABRIAN ACTUARIAL LLC	35.00	204
184407	21121	HERRINGER/GERRY	35.00	204
184407	21121	HERRINGER/GERRY	35.00	204
184315	20421	KENNEDY & GRAVEN	152.70	204
184518	21821	POPP.COM INC	71.53	204
184436	21121	REDPATH AND COMPANY LTD	480.00	204
184444	21121	SZUREK/MARLAINE	35.00	204
184444	21121	SZUREK/MARLAINE	35.00	204
184628	22521	TIMESAVER OFF SITE SECRE	151.00	204
184408	21121	HIGH PROFILE GROUNDS MAI	1,195.00	228

184408	21121	HIGH PROFILE GROUNDS MAI	780.00	228
184580	22521	HIGH PROFILE GROUNDS MAI	2,305.00	228
184522	21821	SECURITY CONTROL SYSTEMS	1,513.89	228
184522	21821	SECURITY CONTROL SYSTEMS	(100.69)	228
184522	21821	SECURITY CONTROL SYSTEMS	464.51	228
184522	21821	SECURITY CONTROL SYSTEMS	(32.51)	228
184633	22521	XCEL ENERGY (N S P)	1,158.54	228
184451	21121	BOND TRUST SERVICES CORP	130,000.00	372
184451	21121	BOND TRUST SERVICES CORP	30,458.75	372
184393	21121	COLUMBIA HEIGHTS LEASED	222,053.66	372
184394	21121	COLUMBIA HEIGHTS LEASED	112,614.26	375
184392	21121	COLUMBIA COURT TOWNHOMES	8,782.00	389
184397	21121	CREST VIEW ON 42ND	18,065.00	389
184478	21821	CENTER POINT ENERGY	110.44	408
184478	21821	CENTER POINT ENERGY	33.24	408
184298	20421	FIRST AMERICAN TITLE INS	175.00	408
184310	20421	HUMMINGBIRD ENVIRONMENTA	1,500.00	408
184315	20421	KENNEDY & GRAVEN	248.90	408
184315	20421	KENNEDY & GRAVEN	2,423.60	408
184515	21821	PETTY CASH - SUE SCHMIDT	22.00	408
184523	21821	SHORT ELLIOT HENDRICKSON	9,391.00	408
184523	21821	SHORT ELLIOT HENDRICKSON	(9,867.50)	408
184523	21821	SHORT ELLIOT HENDRICKSON	3,493.90	408
184450	21121	XCEL ENERGY (N S P)	15.53	408
184537	21821	XCEL ENERGY (N S P)	28.28	408
184633	22521	XCEL ENERGY (N S P)	10.13	408

DESCRIPTION

BUS CARDS-A APANAH
 AD SUB DIV1209 43 012221
 LGL AD-ORD#1663 020521
 ACTUARIAL STUDY
 PAPER,LBL,PENS
 PLANNERS INTERVIEW LUNCH
 SAC JANUARY 2021
 LESS RETENTION
 20 TECH ASST 1220
 2021 LIC,SUPPORT
 20 042920 WATER
 20 0520 COOLER
 20 052820 WATER
 20 0620 COOLER
 20 062520 WATER
 20 0720 COOLER
 20 072420 WATER
 20 0820 COOLER
 20 082120 WATER
 20 0920 COOLER
 20 092120 WATER
 20 1020 COOLER
 20 101920 WATER
 20 1120 COOLER
 20 111620 WATER
 20 1220 COOLER
 20 121620 WATER
 0121 COOLER
 011921 WATER
 0221 COOLER
 PROGRESS BILL 2020 AUDIT
 PLANNING MINUTES 020221
 MULTI-FCTR AUTH ANNL SUB
 ACTUARIAL STUDY
 EDA MEETING 010421
 EDA MEETING 020121
 20 MORTGAGE SUB 4456 M
 MONTHLY SERVICE
 PROGRESS BILL 2020 AUDIT
 EDA MEETING 010421
 EDA MEETING 020121
 EDA MINUTES 020121
 VANBUREN RAMP SNOW,ICE

VANBUREN RAMP SNOW,ICE
VAN BUREN RAMP SNOW,ICE
INSTL PANIC BTN VANBUREN
TAX EXEMPT
1YR CELLULAR PANIC ALARM
TAX EXEMPT
MONTHLY SERVICE
2016 BOND DEBT SVC
2016 BOND DEBT SVC
20 2ND HALF 2020 TIF P
2ND HALF 2020 TIF PYMT
20 2ND HALF 2020 TIF P
20 2ND HALF 2020 TIF P
MONTHLY SERVICE
MONTHLY SERVICE
ESCROW DISBURSEMENT FEE
ASBESTOS RMVL 230 40TH
20 PURCH 960 40TH AVE
20 PURCH 1002 40TH
DEMO MEETING PARKING
20 CELL TOWER
20 CELL TOWER
20 CELL TOWER
MONTHLY SERVICE
MONTHLY SERVICE
MONTHLY SERVICE

ACS FINANCIAL SYSTEM
3/11/2021 10:03:31
LEVEL OF DETAIL 1.0 THRU 3.0

Revenue Guideline
FOR THE PERIOD(S) JAN 01, 2021 THROUGH FEB 28, 2021

CITY OF COLUMBIA HEIGHTS
GL520R-V08.15 PAGE 4

	ADOPTED BUDGET	REVISED BUDGET	ANNUAL ACT MTD POSTED AND IN PROCESS	ACT YTD POSTED AND IN PROCESS	REMAINING BALANCE	PCT
201	PLANNING & INSPECTIONS					
00	REVENUE					
	LICENSES AND PERMITS					
32110	14,785.00	14,785.00	0.00	0.00	14,785.00	0
32122	300.00	300.00	150.00	300.00	0.00	100 -----
32125	6,500.00	6,500.00	960.00	1,760.00	4,740.00	27 --
32161	17,500.00	17,500.00	800.00	2,320.00	15,180.00	13 -
32168	2,400.00	2,400.00	0.00	0.00	2,400.00	0
32178	950.00	950.00	0.00	0.00	950.00	0
32181	5,000.00	5,000.00	500.00	1,897.36	3,102.64	37 ---
32188	3,500.00	3,500.00	80.00	80.00	3,420.00	2
32191	4,000.00	4,000.00	0.00	0.00	4,000.00	0
32192	221,435.00	221,435.00	19,033.30	270,156.20	48,721.20-	122 -----!!
32194	20,000.00	20,000.00	1,875.00	3,761.30	16,238.70	18 -
32195	13,000.00	13,000.00	1,525.00	2,675.00	10,325.00	20 --
TOTAL:	309,370.00	309,370.00	24,923.30	282,949.86	26,420.14	91 -----
	MISCELLANEOUS					
36260	2,000.00	2,000.00	0.00	0.00	2,000.00	0
36293	0.00	0.00	6,088.25	6,088.25	6,088.25-	9999 -----!!!!
TOTAL:	2,000.00	2,000.00	6,088.25	6,088.25	4,088.25-	304 -----!!!!
	TRANSFERS & NONREV RECEIPTS					
39203	135,000.00	135,000.00	11,250.00	22,500.00	112,500.00	16 -
TOTAL:	135,000.00	135,000.00	11,250.00	22,500.00	112,500.00	16 -
TOTAL:	446,370.00	446,370.00	42,261.55	311,538.11	134,831.89	69 -----
TOTAL:	446,370.00	446,370.00	42,261.55	311,538.11	134,831.89	69 -----

ACS FINANCIAL SYSTEM
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 LEVEL OF DETAIL 1.0 THRU 3.0

Revenue Guideline
 FOR THE PERIOD(S) JAN 01, 2021 THROUGH FEB 28, 2021

CITY OF COLUMBIA HEIGHTS
 GL520R-V08.15 PAGE 5

	ADOPTED BUDGET	REVISED BUDGET	ANNUAL ACT MTD POSTED AND IN PROCESS	ACT YTD POSTED AND IN PROCESS	REMAINING BALANCE	PCT
204 EDA ADMINISTRATION						
00 REVENUE						
TAXES						
31011 EDA CURRENT AD VALOREM	179,000.00	179,000.00	0.00	0.00	179,000.00	0
31014 AREA WIDE TAX	76,500.00	76,500.00	0.00	0.00	76,500.00	0
TOTAL: TAXES	255,500.00	255,500.00	0.00	0.00	255,500.00	0
CHARGES FOR SERVICES						
34112 ADMINISTRATIVE FEES	0.00	0.00	30.00	30.00	30.00- 9999	-----!!!!
TOTAL: CHARGES FOR SERVICES	0.00	0.00	30.00	30.00	30.00- 9999	-----!!!!
TOTAL: REVENUE	255,500.00	255,500.00	30.00	30.00	255,470.00	0
TOTAL: EDA ADMINISTRATION	255,500.00	255,500.00	30.00	30.00	255,470.00	0

ACS FINANCIAL SYSTEM
3/11/2021 10:03:31
LEVEL OF DETAIL 1.0 THRU 3.0

Revenue Guideline
FOR THE PERIOD(S) JAN 01, 2021 THROUGH FEB 28, 2021

CITY OF COLUMBIA HEIGHTS
GL520R-V08.15 PAGE 8

	ADOPTED BUDGET	REVISED BUDGET	ANNUAL ACT MTD POSTED AND IN PROCESS	ACT YTD POSTED AND IN PROCESS	REMAINING BALANCE	PCT
226 SPECIAL PROJECT REVENUE						
00 REVENUE						
34115 SALES - NONTAXABLE	0.00	0.00	7,350.00	7,350.00	7,350.00-	9999 -----!!!!
36225 NONDWELLING RENTS	0.00	0.00	0.00	29,308.99	29,308.99-	9999 -----!!!!
TOTAL: REVENUE	0.00	0.00	7,350.00	36,658.99	36,658.99-	9999 -----!!!!
TOTAL: SPECIAL PROJECT REVENUE	0.00	0.00	7,350.00	36,658.99	36,658.99-	9999 -----!!!!

ACS FINANCIAL SYSTEM
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LEVEL OF DETAIL 1.0 THRU 3.0

Revenue Guideline
FOR THE PERIOD(S) JAN 01, 2021 THROUGH FEB 28, 2021

CITY OF COLUMBIA HEIGHTS
GL520R-V08.15 PAGE 9

	ADOPTED BUDGET	REVISED BUDGET	ANNUAL ACT MTD POSTED AND IN PROCESS	ACT YTD POSTED AND IN PROCESS	REMAINING BALANCE	PCT
228 DOWNTOWN PARKING						
00 REVENUE						
36225 NONDWELLING RENTS	31,200.00	31,200.00	2,600.00	7,800.00	23,400.00	25 --
39247 TRANSFER IN-SPECIAL PROJ REV	25,000.00	25,000.00	2,083.33	4,166.66	20,833.34	16 -
TOTAL: REVENUE	56,200.00	56,200.00	4,683.33	11,966.66	44,233.34	21 --
TOTAL: DOWNTOWN PARKING	56,200.00	56,200.00	4,683.33	11,966.66	44,233.34	21 --

ACS FINANCIAL SYSTEM
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LEVEL OF DETAIL 1.0 THRU 3.0

Revenue Guideline
FOR THE PERIOD(S) JAN 01, 2021 THROUGH FEB 28, 2021

CITY OF COLUMBIA HEIGHTS
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	ADOPTED BUDGET	REVISED BUDGET	ANNUAL ACT MTD POSTED AND IN PROCESS	ACT YTD POSTED AND IN PROCESS	REMAINING BALANCE	PCT
372 HUSET PARK AREA TIF (T6)						
00 REVENUE						
31010 CURRENT AD VALOREM	192,300.00	192,300.00	0.00	0.00	192,300.00	0
36210 INTEREST ON INVESTMENTS	1,000.00	1,000.00	0.00	0.00	1,000.00	0
TOTAL: REVENUE	193,300.00	193,300.00	0.00	0.00	193,300.00	0
TOTAL: HUSET PARK AREA TIF (T6)	193,300.00	193,300.00	0.00	0.00	193,300.00	0

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Revenue Guideline
FOR THE PERIOD(S) JAN 01, 2021 THROUGH FEB 28, 2021

CITY OF COLUMBIA HEIGHTS
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	ADOPTED BUDGET	REVISED BUDGET	ANNUAL ACT MTD POSTED AND IN PROCESS	ACT YTD POSTED AND IN PROCESS	REMAINING BALANCE	PCT
408 EDA REDEVELOPMENT PROJECT FD						
00 REVENUE						
31012 HRA CURRENT AD VALOREM	175,000.00	175,000.00	0.00	0.00	175,000.00	0
31014 AREA WIDE TAX	75,000.00	75,000.00	0.00	0.00	75,000.00	0
TOTAL: REVENUE	250,000.00	250,000.00	0.00	0.00	250,000.00	0
TOTAL: EDA REDEVELOPMENT PROJECT FD	250,000.00	250,000.00	0.00	0.00	250,000.00	0

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 LEVEL OF DETAIL 1.0 THRU 3.0

Expenditure Guideline
 FOR THE PERIOD(S) JAN 01, 2021 THROUGH FEB 28, 2021

CITY OF COLUMBIA HEIGHTS
 GL520R-V08.15 PAGE 1

	ANNUAL REVISED BUDGET	ENCUMBERED	ACT MTD POSTED AND IN PROCESS	ACT YTD POSTED AND IN PROCESS	REMAINING BALANCE	PCT	
201	PLANNING & INSPECTIONS						
42400	PLANNING & INSPECTIONS						
	PERSONAL SERVICES						
1000	0.00	0.00	177.00	3,267.67	3,267.67-	9999	-----!!!!
1010	268,200.00	0.00	12,478.83	20,045.06	248,154.94	7	
1011	33,800.00	0.00	1,984.82	4,960.78	28,839.22	14	-
1020	1,500.00	0.00	119.65	119.65	1,380.35	7	
1210	20,200.00	0.00	951.83	1,556.03	18,643.97	7	
1220	23,200.00	0.00	1,079.17	1,861.61	21,338.39	8	
1300	44,200.00	0.00	3,507.50	5,069.97	39,130.03	11	-
1510	2,300.00	0.00	71.08	152.96	2,147.04	6	
TOTAL:	393,400.00	0.00	20,369.88	37,033.73	356,366.27	9	
	SUPPLIES						
2000	1,500.00	0.00	211.08	211.08	1,288.92	14	-
2010	500.00	0.00	0.00	0.00	500.00	0	
2011	100.00	0.00	0.00	0.00	100.00	0	
2030	150.00	0.00	40.80	40.80	109.20	27	--
2171	150.00	0.00	19.05	19.05	130.95	12	-
2175	100.00	0.00	46.38	46.38	53.62	46	----
2280	1,000.00	0.00	0.00	0.00	1,000.00	0	
2282	550.00	0.00	30.66	62.13	487.87	11	-
TOTAL:	4,050.00	0.00	347.97	379.44	3,670.56	9	
	OTHER SERVICES & CHARGES						
3050	1,200.00	0.00	460.00	460.00	740.00	38	---
3105	1,500.00	0.00	0.00	0.00	1,500.00	0	
3210	700.00	0.00	0.00	0.00	700.00	0	
3211	1,000.00	0.00	0.00	0.00	1,000.00	0	
3220	1,000.00	0.00	0.00	0.00	1,000.00	0	
3250	275.00	0.00	0.00	14.36	260.64	5	
3310	250.00	0.00	0.00	0.00	250.00	0	
3500	750.00	0.00	230.63	230.63	519.37	30	---
3600	4,000.00	0.00	333.33	666.66	3,333.34	16	-
4000	500.00	0.00	11.32	42.06	457.94	8	
4040	10,000.00	0.00	0.00	0.00	10,000.00	0	
4050	1,000.00	0.00	79.40	79.40	920.60	7	
4310	1,050.00	0.00	110.63	250.68	799.32	23	--
4330	3,700.00	0.00	0.00	0.00	3,700.00	0	
4380	750.00	0.00	0.00	0.00	750.00	0	
4390	3,000.00	0.00	2,685.00	2,685.00	315.00	89	-----
TOTAL:	30,675.00	0.00	3,910.31	4,428.79	26,246.21	14	-
	OTHER FINANCING USES						
7100	20,025.00	0.00	1,668.75	3,337.50	16,687.50	16	-
TOTAL:	20,025.00	0.00	1,668.75	3,337.50	16,687.50	16	-
TOTAL:	448,150.00	0.00	26,296.91	45,179.46	402,970.54	10	-

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Expenditure Guideline
FOR THE PERIOD(S) JAN 01, 2021 THROUGH FEB 28, 2021

CITY OF COLUMBIA HEIGHTS
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	ANNUAL REVISED BUDGET	ENCUMBERED	ACT MTD POSTED AND IN PROCESS	ACT YTD POSTED AND IN PROCESS	REMAINING BALANCE	PCT
201 PLANNING & INSPECTIONS						
TOTAL: PLANNING & INSPECTIONS	448,150.00	0.00	26,296.91	45,179.46	402,970.54	10 -

ACS FINANCIAL SYSTEM
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Expenditure Guideline
FOR THE PERIOD(S) JAN 01, 2021 THROUGH FEB 28, 2021

CITY OF COLUMBIA HEIGHTS
GL520R-V08.15 PAGE 3

	ANNUAL REVISED BUDGET	ENCUMBERED	ACT MTD POSTED AND IN PROCESS	ACT YTD POSTED AND IN PROCESS	REMAINING BALANCE	PCT
202 ANOKA CO COMM DEV PROGRAMS						
46355 ANOKA CO HRA LEVY PROJECTS OTHER SERVICES & CHARGES						
3050 EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	1,156.00	1,156.00-	9999 -----!!!!
TOTAL: OTHER SERVICES & CHARGES	0.00	0.00	0.00	1,156.00	1,156.00-	9999 -----!!!!
TOTAL: ANOKA CO HRA LEVY PROJECTS	0.00	0.00	0.00	1,156.00	1,156.00-	9999 -----!!!!
TOTAL: ANOKA CO COMM DEV PROGRAMS	0.00	0.00	0.00	1,156.00	1,156.00-	9999 -----!!!!

ACS FINANCIAL SYSTEM
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 LEVEL OF DETAIL 1.0 THRU 3.0

Expenditure Guideline
 FOR THE PERIOD(S) JAN 01, 2021 THROUGH FEB 28, 2021

CITY OF COLUMBIA HEIGHTS
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	ANNUAL REVISED BUDGET	ENCUMBERED	ACT MTD POSTED AND IN PROCESS	ACT YTD POSTED AND IN PROCESS	REMAINING BALANCE	PCT	
204	EDA ADMINISTRATION						
46314	ECONOMIC DEVELOPMENT AUTH						
	PERSONAL SERVICES						
1000	0.00	0.00	117.18	3,035.28	3,035.28-	9999	-----!!!!
1010	160,300.00	0.00	11,906.75	21,204.18	139,095.82	13	-
1210	12,000.00	0.00	893.00	1,590.30	10,409.70	13	-
1220	12,300.00	0.00	938.27	1,670.72	10,629.28	13	-
1225	0.00	0.00	20.09	40.18	40.18-	9999	-----!!!!
1300	23,700.00	0.00	836.37	1,643.03	22,056.97	6	-
1510	1,300.00	0.00	59.11	137.53	1,162.47	10	-
TOTAL:	209,600.00	0.00	14,770.77	29,321.22	180,278.78	13	-
	SUPPLIES						
2000	1,000.00	0.00	0.00	0.00	1,000.00	0	-
2010	500.00	0.00	0.00	0.00	500.00	0	-
2011	1,500.00	0.00	0.00	0.00	1,500.00	0	-
2171	100.00	0.00	0.00	0.00	100.00	0	-
2175	100.00	0.00	0.00	0.00	100.00	0	-
TOTAL:	3,200.00	0.00	0.00	0.00	3,200.00	0	-
	OTHER SERVICES & CHARGES						
3050	6,000.00	0.00	666.00	666.00	5,334.00	11	-
3105	1,000.00	0.00	0.00	0.00	1,000.00	0	-
3210	700.00	0.00	71.53	71.53	628.47	10	-
3220	600.00	0.00	0.00	0.00	600.00	0	-
3250	250.00	0.00	0.00	19.15	230.85	7	-
3310	200.00	0.00	0.00	0.00	200.00	0	-
3500	500.00	0.00	0.00	0.00	500.00	0	-
3600	3,200.00	0.00	266.67	533.34	2,666.66	16	-
4000	0.00	0.00	91.32	122.06	122.06-	9999	-----!!!!
4040	7,500.00	0.00	0.00	0.00	7,500.00	0	-
4330	750.00	0.00	0.00	0.00	750.00	0	-
4380	1,100.00	0.00	140.00	140.00	960.00	12	-
TOTAL:	21,800.00	0.00	1,235.52	1,552.08	20,247.92	7	-
	OTHER FINANCING USES						
7100	20,025.00	0.00	1,668.75	3,337.50	16,687.50	16	-
TOTAL:	20,025.00	0.00	1,668.75	3,337.50	16,687.50	16	-
TOTAL:	254,625.00	0.00	17,675.04	34,210.80	220,414.20	13	-
TOTAL:	254,625.00	0.00	17,675.04	34,210.80	220,414.20	13	-

ACS FINANCIAL SYSTEM
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Expenditure Guideline
FOR THE PERIOD(S) JAN 01, 2021 THROUGH FEB 28, 2021

CITY OF COLUMBIA HEIGHTS
GL520R-V08.15 PAGE 7

	ANNUAL REVISED BUDGET	ENCUMBERED	ACT MTD POSTED AND IN PROCESS	ACT YTD POSTED AND IN PROCESS	REMAINING BALANCE	PCT
226 SPECIAL PROJECT REVENUE						
46317 DOWNTOWN PARKING OTHER FINANCING USES						
7320 TRANSFER OUT TO PARKING RAMP	0.00	0.00	2,083.33	4,166.66	4,166.66-	9999 -----!!!!
TOTAL: OTHER FINANCING USES	0.00	0.00	2,083.33	4,166.66	4,166.66-	9999 -----!!!!
TOTAL: DOWNTOWN PARKING	0.00	0.00	2,083.33	4,166.66	4,166.66-	9999 -----!!!!
TOTAL: SPECIAL PROJECT REVENUE	0.00	0.00	2,083.33	4,166.66	4,166.66-	9999 -----!!!!

ACS FINANCIAL SYSTEM
 3/11/2021 10:07:07
 LEVEL OF DETAIL 1.0 THRU 3.0

Expenditure Guideline
 FOR THE PERIOD(S) JAN 01, 2021 THROUGH FEB 28, 2021

CITY OF COLUMBIA HEIGHTS
 GL520R-V08.15 PAGE 8

	ANNUAL REVISED BUDGET	ENCUMBERED	ACT MTD POSTED AND IN PROCESS	ACT YTD POSTED AND IN PROCESS	REMAINING BALANCE	PCT
228 DOWNTOWN PARKING						
46317 DOWNTOWN PARKING						
OTHER SERVICES & CHARGES						
3050 EXPERT & PROFESSIONAL SERV.	0.00	0.00	3,718.20	3,718.20	3,718.20-	9999 -----!!!!
3600 PROP & LIAB INSURANCE	7,300.00	0.00	608.33	1,216.66	6,083.34	16 -
3810 ELECTRIC	12,000.00	0.00	1,158.54	1,158.54	10,841.46	9
3820 WATER	750.00	0.00	0.00	2.43	747.57	0
3850 SEWER	0.00	0.00	0.00	185.23	185.23-	9999 -----!!!!
4000 REPAIR & MAINT. SERVICES	36,150.00	0.00	1,975.00	3,095.00	33,055.00	8
4020 BUILDING MAINT:CONTRACT SVCS	0.00	0.00	432.00	432.00	432.00-	9999 -----!!!!
TOTAL: OTHER SERVICES & CHARGES	56,200.00	0.00	7,892.07	9,808.06	46,391.94	17 -
TOTAL: DOWNTOWN PARKING	56,200.00	0.00	7,892.07	9,808.06	46,391.94	17 -
TOTAL: DOWNTOWN PARKING	56,200.00	0.00	7,892.07	9,808.06	46,391.94	17 -

ACS FINANCIAL SYSTEM
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LEVEL OF DETAIL 1.0 THRU 3.0

Expenditure Guideline
FOR THE PERIOD(S) JAN 01, 2021 THROUGH FEB 28, 2021

CITY OF COLUMBIA HEIGHTS
GL520R-V08.15 PAGE 20

	ANNUAL REVISED BUDGET	ENCUMBERED	ACT MTD POSTED AND IN PROCESS	ACT YTD POSTED AND IN PROCESS	REMAINING BALANCE	PCT
372 HUSET PARK AREA TIF (T6)						
47000 BONDS						
CAPITAL OUTLAY						
6010 PRINCIPAL	130,000.00	0.00	130,000.00	130,000.00	0.00	100 -----
6110 INTEREST	59,800.00	0.00	30,458.75	30,458.75	29,341.25	50 -----
6200 FISCAL AGENT CHARGES	1,200.00	0.00	0.00	475.00	725.00	39 ---
TOTAL: CAPITAL OUTLAY	191,000.00	0.00	160,458.75	160,933.75	30,066.25	84 -----
TOTAL: BONDS	191,000.00	0.00	160,458.75	160,933.75	30,066.25	84 -----
TOTAL: HUSET PARK AREA TIF (T6)	191,000.00	0.00	160,458.75	160,933.75	30,066.25	84 -----

ACS FINANCIAL SYSTEM
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 LEVEL OF DETAIL 1.0 THRU 3.0

Expenditure Guideline
 FOR THE PERIOD(S) JAN 01, 2021 THROUGH FEB 28, 2021

CITY OF COLUMBIA HEIGHTS
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	ANNUAL REVISED BUDGET	ENCUMBERED	ACT MTD POSTED AND IN PROCESS	ACT YTD POSTED AND IN PROCESS	REMAINING BALANCE	PCT	
408 EDA REDEVELOPMENT PROJECT FD							
46314 ECONOMIC DEVELOPMENT AUTH							
3050 EXPERT & PROFESSIONAL SERV.	0.00	0.00	1,500.00	2,150.00	2,150.00-	9999	-----!!!!
TOTAL: ECONOMIC DEVELOPMENT AUTH	0.00	0.00	1,500.00	2,150.00	2,150.00-	9999	-----!!!!
46414 COMMERCIAL REVITALIZATION PERSONAL SERVICES							
1300 INSURANCE	0.00	0.00	0.00	13.00-	13.00	9999	-----!!!!
TOTAL: PERSONAL SERVICES	0.00	0.00	0.00	13.00-	13.00	9999	-----!!!!
OTHER SERVICES & CHARGES							
3050 EXPERT & PROFESSIONAL SERV.	0.00	0.00	175.00	175.00	175.00-	9999	-----!!!!
3810 ELECTRIC	0.00	0.00	53.94	53.94	53.94-	9999	-----!!!!
3830 GAS	0.00	0.00	143.68	143.68	143.68-	9999	-----!!!!
4600 LOANS & GRANTS	50,000.00	0.00	0.00	0.00	50,000.00	0	
TOTAL: OTHER SERVICES & CHARGES	50,000.00	0.00	372.62	372.62	49,627.38	0	
CAPITAL OUTLAY							
5110 LAND	200,000.00	0.00	0.00	226,523.85	26,523.85-	113	-----!
TOTAL: CAPITAL OUTLAY	200,000.00	0.00	0.00	226,523.85	26,523.85-	113	-----!
TOTAL: COMMERCIAL REVITALIZATION	250,000.00	0.00	372.62	226,883.47	23,116.53	90	-----
52011 DEMO 3989 CENT AVE & RAMP							
3310 LOCAL TRAVEL EXPENSE	0.00	0.00	22.00	22.00	22.00-	9999	-----!!!!
TOTAL: DEMO 3989 CENT AVE & RAMP	0.00	0.00	22.00	22.00	22.00-	9999	-----!!!!
TOTAL: EDA REDEVELOPMENT PROJECT FD	250,000.00	0.00	1,894.62	229,055.47	20,944.53	91	-----

**COLUMBIA HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY
CASH DISBURSEMENTS FOR THE MONTH ENDING MARCH 31, 2021**

CHECK#	DATE	VENDOR NAME	AMOUNT
185000	32521	TPF INDUSTRIES	155.60
184967	32521	INNOVATIVE OFFICE SOLUTN	14.36
184903	31821	OFFICE DEPOT	22.99
184726	31121	BAA PRINTING SOLUTIONS I	40.80
184698	30421	PREMIUM WATERS INC	10.40
184698	30421	PREMIUM WATERS INC	2.50
184698	30421	PREMIUM WATERS INC	3.00
184698	30421	PREMIUM WATERS INC	17.40
184698	30421	PREMIUM WATERS INC	21.75
184698	30421	PREMIUM WATERS INC	3.00
184713	31421	BROTHERS TAQUERIA	40.69
184713	31421	KARTA THAI RESTAURANT	46.30
184782	31121	NORTHWEST ASSOC CONSULTN	1,616.60
184885	31821	MARCO, INC	177.46
184660	30421	COMCAST	14.36
184713	31421	SHUBEE	83.55
184713	31421	ICC	95.00
184713	31421	MN DEPT OF LABOR & INDUS	65.00
184715	31121	AAA AWARDS	20.50
184934	32521	BAA PRINTING SOLUTIONS I	60.84
184908	31821	POPP.COM INC	60.21
184660	30421	COMCAST	19.15
185009	32521	XCEL ENERGY (N S P)	1,409.85
184721	31121	ANGSTROM ANALYTICAL INC	650.00
184680	30421	JACON LLC	17,488.00
184764	31121	KENNEDY & GRAVEN	2,652.90
184764	31121	KENNEDY & GRAVEN	114.30
184924	31821	XCEL ENERGY (N S P)	27.82
185009	32521	XCEL ENERGY (N S P)	46.03
184656	30421	CENTER POINT ENERGY	48.60
184844	31821	CENTER POINT ENERGY	153.05
184727	31121	BARNA GUZY & STEFFEN LTD	29.00
184992	32521	SHORT ELLIOT HENDRICKSON	7,338.00
184668	30421	ECM PUBLISHERS INC	168.75
184751	31121	FINANCE & COMMERCE INC	142.60

DESCRIPTION	FUND & ACCOUNT
RFND PRMT 3865 LABELLE	201
AIR DUSTER,INK PAD	201
SELF INKING STAMPS	201
BUSHINESS CARDS MHARK	201
013120 WATER	201
0220 COOLER	201
0320 COOLER	201
030320 WATER	201
033120 WATER	201
0420 COOLER	201
PLANNER INTERVIEW LUNCH	201
PLANNER INTERVIEW LUNCH	201
TECH ASST 0121	201
CALL TRCKNG SFTWARE SPPT	201
MONTHLY SERVICE	201
SHOE COVERS,SHIPPING	201
MEMBERSHIP RENEWAL	201
LICENSE FEES	201
NAME PLATE APANAH,HARK	201
NAME BADGES	201
MONTHLY SERVICE	204
MONTHLY SERVICE	204
MONTHLY SERVICE	228
DEMO SURVEY 960 40TH AVE	408
DEMO 4441 CENTRAL AVE	408
960 40TH LEGAL SERV	408
1002 40TH LEGAL SERV	408
MONTHLY SERVICE	408
MONTHLY SERVICE	408
MONTHLY SERVICE	408
MONTHLY SERVICE	408
CELL TOWER LEASE	408
CELL TOWER	408
AD BID PROJ 2014 021921	408
AD-BID PUBCELLTWR 021921	408

ACS FINANCIAL SYSTEM
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 LEVEL OF DETAIL 1.0 THRU 3.0

Revenue Guideline
 FOR THE PERIOD(S) JAN 01, 2021 THROUGH MAR 31, 2021

CITY OF COLUMBIA HEIGHTS
 GL520R-V08.15 PAGE 4

	ADOPTED BUDGET	REVISED BUDGET	ANNUAL ACT MTD POSTED AND IN PROCESS	ACT YTD POSTED AND IN PROCESS	REMAINING BALANCE	PCT
201	PLANNING & INSPECTIONS					
00	REVENUE					
	LICENSES AND PERMITS					
32110	14,785.00	14,785.00	0.00	0.00	14,785.00	0
32122	300.00	300.00	0.00	300.00	0.00	100 -----
32125	6,500.00	6,500.00	640.00	2,400.00	4,100.00	36 ---
32161	17,500.00	17,500.00	720.00	3,040.00	14,460.00	17 -
32168	2,400.00	2,400.00	350.00	350.00	2,050.00	14 -
32178	950.00	950.00	0.00	0.00	950.00	0
32181	5,000.00	5,000.00	864.50	2,761.86	2,238.14	55 -----
32188	3,500.00	3,500.00	0.00	80.00	3,420.00	2
32191	4,000.00	4,000.00	0.00	0.00	4,000.00	0
32192	221,435.00	221,435.00	11,876.73	282,032.93	60,597.93-	127 -----!!
32194	20,000.00	20,000.00	1,680.00	5,441.30	14,558.70	27 --
32195	13,000.00	13,000.00	1,915.00	4,590.00	8,410.00	35 ---
TOTAL:	309,370.00	309,370.00	18,046.23	300,996.09	8,373.91	97 -----
	MISCELLANEOUS					
36260	2,000.00	2,000.00	0.00	0.00	2,000.00	0
36293	0.00	0.00	0.00	6,088.25	6,088.25-	9999 -----!!!!
TOTAL:	2,000.00	2,000.00	0.00	6,088.25	4,088.25-	304 -----!!!!
	TRANSFERS & NONREV RECEIPTS					
39203	135,000.00	135,000.00	11,250.00	33,750.00	101,250.00	25 --
TOTAL:	135,000.00	135,000.00	11,250.00	33,750.00	101,250.00	25 --
TOTAL:	446,370.00	446,370.00	29,296.23	340,834.34	105,535.66	76 -----
TOTAL:	446,370.00	446,370.00	29,296.23	340,834.34	105,535.66	76 -----

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Revenue Guideline
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CITY OF COLUMBIA HEIGHTS
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	ADOPTED BUDGET	REVISED BUDGET	ANNUAL ACT MTD POSTED AND IN PROCESS	ACT YTD POSTED AND IN PROCESS	REMAINING BALANCE	PCT
204 EDA ADMINISTRATION						
00 REVENUE						
TAXES						
31011 EDA CURRENT AD VALOREM	179,000.00	179,000.00	0.00	0.00	179,000.00	0
31014 AREA WIDE TAX	76,500.00	76,500.00	0.00	0.00	76,500.00	0
TOTAL: TAXES	255,500.00	255,500.00	0.00	0.00	255,500.00	0
CHARGES FOR SERVICES						
34112 ADMINISTRATIVE FEES	0.00	0.00	0.00	30.00	30.00- 9999	-----!!!!
TOTAL: CHARGES FOR SERVICES	0.00	0.00	0.00	30.00	30.00- 9999	-----!!!!
TOTAL: REVENUE	255,500.00	255,500.00	0.00	30.00	255,470.00	0
TOTAL: EDA ADMINISTRATION	255,500.00	255,500.00	0.00	30.00	255,470.00	0

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	ADOPTED BUDGET	REVISED BUDGET	ANNUAL ACT MTD POSTED AND IN PROCESS	ACT YTD POSTED AND IN PROCESS	REMAINING BALANCE	PCT
226 SPECIAL PROJECT REVENUE						
00 REVENUE						
34115 SALES - NONTAXABLE	0.00	0.00	0.00	7,350.00	7,350.00-	9999 -----!!!!
36225 NONDWELLING RENTS	0.00	0.00	0.00	29,308.99	29,308.99-	9999 -----!!!!
TOTAL: REVENUE	0.00	0.00	0.00	36,658.99	36,658.99-	9999 -----!!!!
TOTAL: SPECIAL PROJECT REVENUE	0.00	0.00	0.00	36,658.99	36,658.99-	9999 -----!!!!

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	ADOPTED BUDGET	REVISED BUDGET	ANNUAL ACT MTD POSTED AND IN PROCESS	ACT YTD POSTED AND IN PROCESS	REMAINING BALANCE	PCT
228 DOWNTOWN PARKING						
00 REVENUE						
36225 NONDWELLING RENTS	31,200.00	31,200.00	0.00	7,800.00	23,400.00	25 --
39247 TRANSFER IN-SPECIAL PROJ REV	25,000.00	25,000.00	2,083.33	6,249.99	18,750.01	24 --
TOTAL: REVENUE	56,200.00	56,200.00	2,083.33	14,049.99	42,150.01	24 --
TOTAL: DOWNTOWN PARKING	56,200.00	56,200.00	2,083.33	14,049.99	42,150.01	24 --

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	ADOPTED BUDGET	REVISED BUDGET	ANNUAL ACT MTD POSTED AND IN PROCESS	ACT YTD POSTED AND IN PROCESS	REMAINING BALANCE	PCT
372 HUSET PARK AREA TIF (T6)						
00 REVENUE						
31010 CURRENT AD VALOREM	192,300.00	192,300.00	0.00	0.00	192,300.00	0
36210 INTEREST ON INVESTMENTS	1,000.00	1,000.00	0.00	0.00	1,000.00	0
TOTAL: REVENUE	193,300.00	193,300.00	0.00	0.00	193,300.00	0
TOTAL: HUSET PARK AREA TIF (T6)	193,300.00	193,300.00	0.00	0.00	193,300.00	0

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CITY OF COLUMBIA HEIGHTS
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	ADOPTED BUDGET	REVISED BUDGET	ANNUAL ACT MTD POSTED AND IN PROCESS	ACT YTD POSTED AND IN PROCESS	REMAINING BALANCE	PCT
408 EDA REDEVELOPMENT PROJECT FD						
00 REVENUE						
31012 HRA CURRENT AD VALOREM	175,000.00	175,000.00	0.00	0.00	175,000.00	0
31014 AREA WIDE TAX	75,000.00	75,000.00	0.00	0.00	75,000.00	0
TOTAL: REVENUE	250,000.00	250,000.00	0.00	0.00	250,000.00	0
TOTAL: EDA REDEVELOPMENT PROJECT FD	250,000.00	250,000.00	0.00	0.00	250,000.00	0

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Expenditure Guideline
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CITY OF COLUMBIA HEIGHTS
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	ANNUAL REVISED BUDGET	ENCUMBERED	ACT MTD POSTED AND IN PROCESS	ACT YTD POSTED AND IN PROCESS	REMAINING BALANCE	PCT	
201	PLANNING & INSPECTIONS						
42400	PLANNING & INSPECTIONS						
	PERSONAL SERVICES						
1000	0.00	0.00	4,542.26	7,809.93	7,809.93-	9999	-----!!!!
1010	268,200.00	0.00	16,339.28	36,384.34	231,815.66	13	-
1011	33,800.00	0.00	0.00	4,960.78	28,839.22	14	-
1020	1,500.00	0.00	0.00	119.65	1,380.35	7	
1210	20,200.00	0.00	1,210.44	2,766.47	17,433.53	13	-
1220	23,200.00	0.00	1,276.67	3,138.28	20,061.72	13	-
1300	44,200.00	0.00	3,473.97	8,543.94	35,656.06	19	-
1510	2,300.00	0.00	64.30	217.26	2,082.74	9	
TOTAL:	393,400.00	0.00	26,906.92	63,940.65	329,459.35	16	-
	SUPPLIES						
2000	1,500.00	0.00	37.35	248.43	1,251.57	16	-
2010	500.00	0.00	0.00	0.00	500.00	0	
2011	100.00	0.00	0.00	0.00	100.00	0	
2030	150.00	0.00	40.80	81.60	68.40	54	-----
2171	150.00	0.00	58.05	77.10	72.90	51	-----
2175	100.00	0.00	86.99	133.37	33.37-	133	-----!!!
2280	1,000.00	0.00	10.92	10.92	989.08	1	
2282	550.00	0.00	30.71	92.84	457.16	16	-
TOTAL:	4,050.00	0.00	264.82	644.26	3,405.74	15	-
	OTHER SERVICES & CHARGES						
3050	1,200.00	0.00	1,616.60	2,076.60	876.60-	173	-----!!!!
3105	1,500.00	0.00	0.00	0.00	1,500.00	0	
3210	700.00	0.00	177.46	177.46	522.54	25	--
3211	1,000.00	0.00	0.00	0.00	1,000.00	0	
3220	1,000.00	0.00	309.04	309.04	690.96	30	---
3250	275.00	0.00	14.36	28.72	246.28	10	-
3310	250.00	0.00	0.00	0.00	250.00	0	
3500	750.00	0.00	0.00	230.63	519.37	30	---
3600	4,000.00	0.00	333.33	999.99	3,000.01	24	--
4000	500.00	0.00	29.82	71.88	428.12	14	-
4040	10,000.00	0.00	0.00	0.00	10,000.00	0	
4050	1,000.00	0.00	97.90	177.30	822.70	17	-
4300	0.00	0.00	83.55	83.55	83.55-	9999	-----!!!!
4310	1,050.00	0.00	155.40	406.08	643.92	38	---
4330	3,700.00	0.00	160.00	160.00	3,540.00	4	
4380	750.00	0.00	81.34	81.34	668.66	10	-
4390	3,000.00	0.00	0.00	2,685.00	315.00	89	-----
TOTAL:	30,675.00	0.00	3,058.80	7,487.59	23,187.41	24	--
	OTHER FINANCING USES						
7100	20,025.00	0.00	1,668.75	5,006.25	15,018.75	25	--
TOTAL:	20,025.00	0.00	1,668.75	5,006.25	15,018.75	25	--

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	ANNUAL REVISED BUDGET	ENCUMBERED	ACT MTD POSTED AND IN PROCESS	ACT YTD POSTED AND IN PROCESS	REMAINING BALANCE	PCT
201 PLANNING & INSPECTIONS						
TOTAL: PLANNING & INSPECTIONS	448,150.00	0.00	31,899.29	77,078.75	371,071.25	17 -
TOTAL: PLANNING & INSPECTIONS	448,150.00	0.00	31,899.29	77,078.75	371,071.25	17 -

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	ANNUAL REVISED BUDGET	ENCUMBERED	ACT MTD POSTED AND IN PROCESS	ACT YTD POSTED AND IN PROCESS	REMAINING BALANCE	PCT
202 ANOKA CO COMM DEV PROGRAMS						
46355 ANOKA CO HRA LEVY PROJECTS OTHER SERVICES & CHARGES						
3050 EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	1,156.00	1,156.00-	9999 -----!!!!
TOTAL: OTHER SERVICES & CHARGES	0.00	0.00	0.00	1,156.00	1,156.00-	9999 -----!!!!
TOTAL: ANOKA CO HRA LEVY PROJECTS	0.00	0.00	0.00	1,156.00	1,156.00-	9999 -----!!!!
TOTAL: ANOKA CO COMM DEV PROGRAMS	0.00	0.00	0.00	1,156.00	1,156.00-	9999 -----!!!!

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	ANNUAL REVISED BUDGET	ENCUMBERED	ACT MTD POSTED AND IN PROCESS	ACT YTD POSTED AND IN PROCESS	REMAINING BALANCE	PCT	
204 EDA ADMINISTRATION							
46314 ECONOMIC DEVELOPMENT AUTH							
PERSONAL SERVICES							
1000 ACCRUED SALARIES	0.00	0.00	2,089.62	5,124.90	5,124.90-	9999	-----!!!!
1010 REGULAR EMPLOYEES	160,300.00	0.00	12,029.26	33,233.44	127,066.56	20	--
1210 P.E.R.A. CONTRIBUTION	12,000.00	0.00	877.03	2,467.33	9,532.67	20	--
1220 F.I.C.A. CONTRIBUTION	12,300.00	0.00	1,719.99	3,390.71	8,909.29	27	--
1225 FLEX BENEFIT FICA	0.00	0.00	20.09	60.27	60.27-	9999	-----!!!!
1300 INSURANCE	23,700.00	0.00	10,942.87	12,585.90	11,114.10	53	-----
1510 WORKERS COMP INSURANCE PREM	1,300.00	0.00	107.20	244.73	1,055.27	18	-
TOTAL: PERSONAL SERVICES	209,600.00	0.00	27,786.06	57,107.28	152,492.72	27	--
SUPPLIES							
2000 OFFICE SUPPLIES	1,000.00	0.00	0.00	0.00	1,000.00	0	
2010 MINOR EQUIPMENT	500.00	0.00	0.00	0.00	500.00	0	
2011 COMPUTER EQUIPMENT	1,500.00	0.00	0.00	0.00	1,500.00	0	
2171 GENERAL SUPPLIES	100.00	0.00	0.00	0.00	100.00	0	
2175 FOOD SUPPLIES	100.00	0.00	0.00	0.00	100.00	0	
TOTAL: SUPPLIES	3,200.00	0.00	0.00	0.00	3,200.00	0	
OTHER SERVICES & CHARGES							
3050 EXPERT & PROFESSIONAL SERV.	6,000.00	0.00	0.00	666.00	5,334.00	11	-
3105 TRAINING & EDUC ACTIVITIES	1,000.00	0.00	0.00	0.00	1,000.00	0	
3210 TELEPHONE & TELEGRAPH	700.00	0.00	60.21	131.74	568.26	18	-
3220 POSTAGE	600.00	0.00	139.23	139.23	460.77	23	--
3250 OTHER COMMUNICATIONS	250.00	0.00	19.15	38.30	211.70	15	-
3310 LOCAL TRAVEL EXPENSE	200.00	0.00	0.00	0.00	200.00	0	
3500 LEGAL NOTICE PUBLISHING	500.00	0.00	0.00	0.00	500.00	0	
3600 PROP & LIAB INSURANCE	3,200.00	0.00	266.67	800.01	2,399.99	25	--
4000 REPAIR & MAINT. SERVICES	0.00	0.00	29.82	151.88	151.88-	9999	-----!!!!
4040 INFORMATION SYS:INTERNAL SVC	7,500.00	0.00	0.00	0.00	7,500.00	0	
4330 SUBSCRIPTION, MEMBERSHIP	750.00	0.00	0.00	0.00	750.00	0	
4380 COMMISSION & BOARDS	1,100.00	0.00	0.00	140.00	960.00	12	-
TOTAL: OTHER SERVICES & CHARGES	21,800.00	0.00	515.08	2,067.16	19,732.84	9	
OTHER FINANCING USES							
7100 OPER. TRANSFER OUT - LABOR	20,025.00	0.00	1,668.75	5,006.25	15,018.75	25	--
TOTAL: OTHER FINANCING USES	20,025.00	0.00	1,668.75	5,006.25	15,018.75	25	--
TOTAL: ECONOMIC DEVELOPMENT AUTH	254,625.00	0.00	29,969.89	64,180.69	190,444.31	25	--
TOTAL: EDA ADMINISTRATION	254,625.00	0.00	29,969.89	64,180.69	190,444.31	25	--

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	ANNUAL REVISED BUDGET	ENCUMBERED	ACT MTD POSTED AND IN PROCESS	ACT YTD POSTED AND IN PROCESS	REMAINING BALANCE	PCT
226 SPECIAL PROJECT REVENUE						
46317 DOWNTOWN PARKING						
OTHER FINANCING USES						
7320 TRANSFER OUT TO PARKING RAMP	0.00	0.00	2,083.33	6,249.99	6,249.99-	9999 -----!!!!
TOTAL: OTHER FINANCING USES	0.00	0.00	2,083.33	6,249.99	6,249.99-	9999 -----!!!!
TOTAL: DOWNTOWN PARKING	0.00	0.00	2,083.33	6,249.99	6,249.99-	9999 -----!!!!
52013 EAB TREE MANAGEMENT						
1010 REGULAR EMPLOYEES	0.00	0.00	854.94	854.94	854.94-	9999 -----!!!!
1210 P.E.R.A. CONTRIBUTION	0.00	0.00	64.12	64.12	64.12-	9999 -----!!!!
1220 F.I.C.A. CONTRIBUTION	0.00	0.00	61.67	61.67	61.67-	9999 -----!!!!
1300 INSURANCE	0.00	0.00	218.58	218.58	218.58-	9999 -----!!!!
1510 WORKERS COMP INSURANCE PREM	0.00	0.00	18.12	18.12	18.12-	9999 -----!!!!
TOTAL: EAB TREE MANAGEMENT	0.00	0.00	1,217.43	1,217.43	1,217.43-	9999 -----!!!!
TOTAL: SPECIAL PROJECT REVENUE	0.00	0.00	3,300.76	7,467.42	7,467.42-	9999 -----!!!!

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	ANNUAL REVISED BUDGET	ENCUMBERED	ACT MTD POSTED AND IN PROCESS	ACT YTD POSTED AND IN PROCESS	REMAINING BALANCE	PCT	
228	DOWNTOWN PARKING						
46317	DOWNTOWN PARKING						
	OTHER SERVICES & CHARGES						
3050	0.00	0.00	0.00	3,718.20	3,718.20-	9999	-----!!!!
3600	7,300.00	0.00	608.33	1,824.99	5,475.01	24	--
3810	12,000.00	0.00	1,409.85	2,568.39	9,431.61	21	--
3820	750.00	0.00	35.88	38.31	711.69	5	
3850	0.00	0.00	172.74	357.97	357.97-	9999	-----!!!!
4000	36,150.00	0.00	0.00	3,095.00	33,055.00	8	
4020	0.00	0.00	0.00	432.00	432.00-	9999	-----!!!!
TOTAL: OTHER SERVICES & CHARGES	56,200.00	0.00	2,226.80	12,034.86	44,165.14	21	--
TOTAL: DOWNTOWN PARKING	56,200.00	0.00	2,226.80	12,034.86	44,165.14	21	--
TOTAL: DOWNTOWN PARKING	56,200.00	0.00	2,226.80	12,034.86	44,165.14	21	--

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Expenditure Guideline
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	ANNUAL REVISED BUDGET	ENCUMBERED	ACT MTD POSTED AND IN PROCESS	ACT YTD POSTED AND IN PROCESS	REMAINING BALANCE	PCT
372 HUSET PARK AREA TIF (T6)						
47000 BONDS						
CAPITAL OUTLAY						
6010 PRINCIPAL	130,000.00	0.00	0.00	130,000.00	0.00	100 -----
6110 INTEREST	59,800.00	0.00	0.00	30,458.75	29,341.25	50 -----
6200 FISCAL AGENT CHARGES	1,200.00	0.00	0.00	475.00	725.00	39 ---
TOTAL: CAPITAL OUTLAY	191,000.00	0.00	0.00	160,933.75	30,066.25	84 -----
TOTAL: BONDS	191,000.00	0.00	0.00	160,933.75	30,066.25	84 -----
TOTAL: HUSET PARK AREA TIF (T6)	191,000.00	0.00	0.00	160,933.75	30,066.25	84 -----

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Expenditure Guideline
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	ANNUAL REVISED BUDGET	ENCUMBERED	ACT MTD POSTED AND IN PROCESS	ACT YTD POSTED AND IN PROCESS	REMAINING BALANCE	PCT	
408 EDA REDEVELOPMENT PROJECT FD							
46314 ECONOMIC DEVELOPMENT AUTH							
3050 EXPERT & PROFESSIONAL SERV.	0.00	0.00	650.00	2,800.00	2,800.00-	9999	-----!!!!
TOTAL: ECONOMIC DEVELOPMENT AUTH	0.00	0.00	650.00	2,800.00	2,800.00-	9999	-----!!!!
46414 COMMERCIAL REVITALIZATION PERSONAL SERVICES							
1300 INSURANCE	0.00	0.00	0.00	13.00-	13.00	9999	-----!!!!
TOTAL: PERSONAL SERVICES	0.00	0.00	0.00	13.00-	13.00	9999	-----!!!!
OTHER SERVICES & CHARGES							
3050 EXPERT & PROFESSIONAL SERV.	0.00	0.00	20,255.20	20,430.20	20,430.20-	9999	-----!!!!
3810 ELECTRIC	0.00	0.00	73.85	127.79	127.79-	9999	-----!!!!
3830 GAS	0.00	0.00	201.65	345.33	345.33-	9999	-----!!!!
4600 LOANS & GRANTS	50,000.00	0.00	0.00	0.00	50,000.00	0	
TOTAL: OTHER SERVICES & CHARGES	50,000.00	0.00	20,530.70	20,903.32	29,096.68	41	----
CAPITAL OUTLAY							
5110 LAND	200,000.00	0.00	0.00	226,523.85	26,523.85-	113	-----!
TOTAL: CAPITAL OUTLAY	200,000.00	0.00	0.00	226,523.85	26,523.85-	113	-----!
TOTAL: COMMERCIAL REVITALIZATION	250,000.00	0.00	20,530.70	247,414.17	2,585.83	98	-----
46416 3989 CENTRAL AVE							
3050 EXPERT & PROFESSIONAL SERV.	0.00	0.00	29.00	29.00	29.00-	9999	-----!!!!
TOTAL: 3989 CENTRAL AVE	0.00	0.00	29.00	29.00	29.00-	9999	-----!!!!
52011 DEMO 3989 CENT AVE & RAMP							
3310 LOCAL TRAVEL EXPENSE	0.00	0.00	0.00	22.00	22.00-	9999	-----!!!!
TOTAL: DEMO 3989 CENT AVE & RAMP	0.00	0.00	0.00	22.00	22.00-	9999	-----!!!!
52014 CELLULAR TOWER 3939 CENT AV							
3050 EXPERT & PROFESSIONAL SERV.	0.00	0.00	7,338.00	7,338.00	7,338.00-	9999	-----!!!!
3500 LEGAL NOTICE PUBLISHING	0.00	0.00	311.35	311.35	311.35-	9999	-----!!!!
TOTAL: CELLULAR TOWER 3939 CENT AV	0.00	0.00	7,649.35	7,649.35	7,649.35-	9999	-----!!!!
TOTAL: EDA REDEVELOPMENT PROJECT FD	250,000.00	0.00	28,859.05	257,914.52	7,914.52-	103	-----

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

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

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

WHEREAS, the financial statements for the months of January, February, and March 2021 have been reviewed by the EDA Commission; and

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

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

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

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

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

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

ORDER OF ECONOMIC DEVELOPMENT AUTHORITY

Passed this 3rd day of May, 2021

Offered by:

Seconded by:

Roll Call:

President

Attest:

Assistant Secretary



AGENDA SECTION	BUSINESS ITEMS
MEETING DATE	5-3-2021

ITEM: 960 40th Ave NE, Hazardous Material Abatement Contract
DEPARTMENT: Community Development
BY/DATE: Alicia Apanah – 4-28-2021

BACKGROUND:

This memo is in regards to approving bids for the removal of hazardous material and household items from 960 40th Ave NE. In December of 2020 the EDA purchased the property located at 960 40th Ave NE. It was the ultimate goal of the EDA to demolish the blighted single family residential house on the property, and prepare the site for redevelopment.

In order to keep the price of demolition down, Community Development staff saw it necessary to bid out the removal of household items and hazardous materials separate from the demolition. The scope of work submitted in the bid request included the removal of asbestos containing materials, appliances, and accessories containing hazardous materials, alongside with the removal of household items. In response to the request for bids, the EDA received three quotes. The quote submitted by Bergo Environmental Inc. was determined to be the low qualified bid for the abatement work at \$5,212.00. Bergo Environmental Inc. shall furnish the services and necessary equipment to complete all work specified in the scope of work. All work will be performed in accordance with OSHA regulations, Minnesota Department of Health Asbestos Abatement Rules, and other applicable Federal and State regulations. Bergo Environmental Inc. shall insure proper clean up, transport, and disposal of hazardous and asbestos containing materials and household items.

Bid Spreadsheet:

Company	Total
Bergo Environmental Inc.	\$ 5,212.00
Hummingbird Environmental, LLC.	\$9,150.00
Asbestos Abatement Associates	\$ 10,660.00

RECOMMENDED MOTION(S):
MOTION: Move to accept the low bid of by Bergo Environmental Inc., for the removal of all hazardous materials and household items located at 960 40th Ave NE; and furthermore, to authorize the President and Executive Director to enter into an agreement for the same.

ATTACHMENT(S):

1. Draft Contract
2. Request for Proposals, Asbestos Report, and Pictures
3. Hummingbird Environmental, LLC Bid

-
4. Bergo Environmental Inc. Bid
 5. Asbestos Abatement Associates Bid

EDA IN AND FOR THE CITY OF COLUMBIA HEIGHTS CONTRACT FOR REMOVAL OF HOUSEHOLD ITEMS, ASBESTOS, AND OTHER HAZARDOUS MATERIALS FROM 960 40th AVE NE, COLUMBIA HEIGHTS

For valuable consideration as set forth below, this Contract dated the __ day of May, 2021, is made and entered into between the Economic Development Authority in and for the City of Columbia Heights, a public body corporate and political created pursuant to the laws of the State of Minnesota ("EDA") and Bergo Environmental Inc. a Minnesota Limited Liability Company ("Contractor").

1. CONTRACT DOCUMENTS

Contractor hereby promises and agrees to perform and comply with all the provisions of this Contract and the Proposal dated February 15, 2021, prepared by Contractor attached hereto as **Exhibit A** for the removal of household items, asbestos-containing materials, and removal of other hazardous materials in preparation for demolition of the residential property located at 960 40th Ave NE, Columbia Heights, Minnesota (“Property”). The survey prepared by Angstrom Analytical, Inc. dated February 15, 2021 (“Survey”) identifies certain hazardous materials that shall be removed by Contractor from the Property and is attached hereto as **Exhibit B**. The Contract, Proposal and Survey 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 household items, asbestos-containing materials, and removal of hazardous and solid waste materials identified on the Survey, excluding the fuel tanks, in preparation for demolition of the residence located on the Property. As part of the Work, Contractor agrees to remove all excess material from the Property.

3. CONTRACT PRICE

The EDA agrees to pay Contractor the sum of \$5,212.00 in exchange for Contractor furnishing labor and materials for the Work at the Property, payable within 30 days of Contractor’s completion of the Work.

Contractor may start work on this project upon its execution of this Contract.

4. COMPLETION DATE/LIQUIDATED DAMAGES

Contractor shall complete all Work on or before June 30th, 2021. ("Completion Date"). Due to the difficulty in ascertaining and establishing the actual damages which the EDA 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 June 30th 2021, 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 EDA and City as a loss payee under the policies:

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

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 day's 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 City or 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 EDA, its 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 522 Concord Street North, Suite 400, South St. Paul, MN 55075, 651-457-4699.

The address of the EDA for purposes of giving notices and any other purposes under this Contract shall be 590 40th Avenue 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: _____
Kelli Bourgeois
Its: Executive Director

Bergo Environmental Inc.

By: _____
Its: _____

City of Columbia Heights | *Community Development*

590 40th Ave NE, Columbia Heights, MN 55421 ▪ Ph: 763-706-3670 ▪ www.columbiaheightsmn.gov

REQUEST FOR PROPOSALS

ASBESTOS ABATEMENT, TRASH, AND APPLIANCE DISPOSAL FOR 960 40th AVANUE NE, COLUMBIA HEIGHTS, MN 55421

The City of Columbia Heights is requesting asbestos abatement, trash removal, and appliance disposal to remove hazardous materials from 960 40th Ave NE.

The City of Columbia Heights is seeking proposals from contractors that have the capabilities or have the ability to subcontract and manage all aspects of the requested process. The overall scope of services is to remove all hazardous material covered in the attached report along with all personal belongings and trash. Pictures are attached but keys can be obtained from the Community Development Department for in person inspection. Please submit your proposal on or before 1:00 P.M. March 12th

Please contact Aaron Chirpich if you have any questions or need information. Thank you for your consideration

Aaron Chirpich
Community Development Director

Phone: 763-706-3675

E-mail: achirpich@columbiaheightsmn.gov

Attachments:

1. Angstrom Analytical Report
2. Trash pictures



E-MAILED

Item 3.

2-17-21

5001 Cedar Lake Rd.
St. Louis Park, MN 55416
952-252-0405 office
952-252-0407 fax

Mitchell
City of Columbia Heights
590-40th Ave NE
Columbia Heights

February 15, 2021

960 40th Ave NE
Columbia Heights

Dear Mitchell:

Kevin Hagen #2652, a representative of Angstrom Analytical, Inc., visited the above referenced property on February 11, 2021 for the purpose of conducting an asbestos demolition inspection. We are prepared to state that there are friable & category II non-friable asbestos containing building materials contained in or on the fabric of the structure or on the property.

The following materials tested positive for the presence of asbestos:

Flue patch Window glazing TSI vent paper(possibly paper on ducting in walls)

The friable materials are:

1. Approximately 6-8 vents each with asbestos containing ceiling paper throughout the house. (possibly intumed ducting in the walls as well)
2. Approximately 1-2 square feet of asbestos containing flue patch in the basement by furnace.

The non-friable materials are:

Category II:

3. Approximately 14 windows each with asbestos containing glazing compound throughout the house.

No samples other than from the fabric of the building that is planned for demolition were taken or analyzed and this report only relates only to 960 40th Ave NE. Fifty-four samples of suspect building materials were collected and analyzed in our laboratory by Polarized Light Microscopy. Please see attached notes.

During the course of the survey the following hazardous materials were noted:

Mercury

2 fluorescent bulbs

CFC's

1 A/C unit

Appliances

1 furnace

1 washer/dryer

1 water heater

1 stove

4 fridge

Misc. Materials

1 thermostat

All friable and category II non-friable materials need to be removed, per applicable regulations, prior to and demolition efforts. Category I non-friable materials are allowed to be left in place for the demolition. However, the landfill must be made aware that the demolition debris will contain (minimal amounts of) category I non-friable asbestos containing material and is subject to the MPCA's rules and regulations pertinent to the demolition efforts (notifications, etc.). This survey should not be interpreted as a bidding document or as an asbestos project design. It is incumbent upon the contractor to verify quantities. Quantification of materials identified in this inspection report are approximations and based on observed quantities. Additional amounts of material may be present under floor, above ceilings and inside wall cavities and not fully quantified. For example, thermal system insulation identified in a basement may also exist inside wall cavities.

If you have any questions, please call us at the number above.

Sincerely,



Kevin Hagen

Angstrom Analytical, Inc.



5001 Cedar Lake Rd.
 St. Louis Park, MN 55416
 952-252-0405 office
 952-252-0407 fax

Analysis of Bulk Samples for Asbestos Using Polarized Light Microscopy (PLM)

Mitchell
 City of Columbia Heights
 590-40th Ave NE
 Columbia Heights

Re: 960 40th Ave NE

Number of Samples: 54

Methods and Definitions

The submitted samples were analyzed using the EPA Interim Method #600/M4-82-020 (polarized light microscopy with dispersion staining). The method defines an asbestos containing material as one that contains greater than 1% asbestos by weight and asbestos is defined as the fibrous forms of serpentine and certain amphiboles. While the fibrous and non-fibrous forms of minerals are discernible microscopically in hand specimens, the distinction between them is not clear on a microscopic level, especially after processing or manufacturing. Fibrous amphiboles are generally those whose mean aspect ratios (length over width) under the microscope are approximately >10 ; non-fibrous amphiboles are generally those whose mean aspect ratios are approximately <6 . During analysis, morphology and an estimate of mean aspect ratio are used to assign a given mineral fiber population to fibrous and non-fibrous categories. That non-fibrous amphiboles are not reported as asbestos is consistent with mineralogical definitions, but does not imply that non-fibrous amphiboles are not hazardous. Airborne concentrations of them may be regulated by OSHA under certain circumstances. The type of dispersion staining used is generally phase contrast, although central stop dispersion staining may also be used.

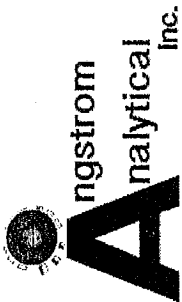
Percentage Reporting

The percentage of each fiber type present was determined using volume percents estimated from stereoscopic examination, projected area percents from mounted slide examination and percents from comparison to weight percent standards. Such estimations are suitable for most samples, but do have large error ranges. Errors are estimated to be 100 relative percent uncertainty for percentage estimates under 10% ranging down to as little as 10 relative percent uncertainty for percentage estimates greater than 50%. Friable samples which have been estimated by the above methods to contain less than 10% asbestos can be point-counted, according to the EPA Interim Methods, as required by NESHAPS. In low percentage samples, point counting may produce false negatives or positives, due to the small number of points counted. For samples consisting of more than one apparent type of material or layer, the percentage of each fiber type in each type of material or layer is determined and reported separately; an overall average for the sample of each fiber type is then calculated. The reported friability of a sample refers to that friability observed in the condition analyzed (broken, crushed, etc.), and is not to be substituted for an on-site assessment of friability. Each Angstrom Analytical lab report relates only to the sample tested and may not, due to the sampling process be representative of the material sampled.

A handwritten signature in black ink, appearing to read 'Kevin Hagen', is written over a horizontal line.

Kevin Hagen, Angstrom Analytical, Inc.

February 15, 2021



Material Identification Table

5001 Cedar Lake Road Project #: On-site
St. Louis Park, MN 55416 Date: February 15, 2021
952-252-0405

Client: City of Columbia Heights **Project:** Residential **N = no damage** **ND = none detected** **PD = potential damage**
Address: 590-40th Ave NE **Address:** 960 40th Ave NE **D = moderate damage** **NS = Not Sampled** **PSD = potential for**
 Columbia Heights Columbia Heights **SD = significant damage** **NAC = not accessible** **significant damage**
Phone: 763-706-3670 **Contact:** Mitchell **SF = square feet** **EA = each** **NS-Not Suspect**
Email: mforney@columbiaheightsmn.gov **Phone:** 763-706-3674 **LF = linear feet** **NT-Not Tested**

Sample #	Location	Material	Description	Asbestos / %	Quantity / Unit	Condition	Damage Potential	Rating
1-3	throughout	TSI vent paper	gray fibrous	CHR 40%	6-8/EA	N	PD	3
4-6	kitchen	linoleum	redish	ND	190-200/SF	N	PD	0
7-9	kitchen	wall tile adhesive	beige	ND	110-120/SF	N	PD	0
10-12	bathroom	floor tiles	red/gray	ND	20-25/SF	N	PD	0
13-15	bathroom	mastic & tarpaper	black	ND	20-25/SF	N	PD	0
16-18	bathroom	wall & ceiling texture	white granular	ND	120-130/SF	N	PD	0
19-21	main floor	wall texture	white granular	ND	450-500/SF	N	PD	0
22-24	throughout	plaster skim coat	cementitious	ND	1100-1200/SF	N	PD	0
25-27	throughout	plaster base coat	cementitious	ND	1100-1200/SF	N	PD	0
28-30	throughout	sheetrock,joint,tape	white granular	ND	900-1000/SF	N	PD	0
31-33	throughout	window glazing	gray/white hard	CHR 2%	14/EA	N	PD	1
34-36	attic	vermiculite insulation	gold	TR <1%	450-500/SF	N	PD	0
37-39	basement furnace	flue patch	gray fibrous	CHR 6-8%	1-2/SF	N	PD	2
40-42	basement	1x1 ceiling tiles	tan	ND	120-140/SF	N	PD	0
43-45	front porch	1x1 ceiling tiles	tan	ND	20-30/SF	N	PD	0
46-48	exterior	stucco siding	cementitious	ND	850-900/SF	N	PD	0
49-51	exterior	window/door caulking	pliable	ND	100-150/LF	N	PD	0
52-54	exterior	roofing	gray/black	ND	750-800/SF	N	PD	0

CHR-Chrysotile TREM-Tremolite ACT-Actinolite B-basement BR-bedroom H-hall DR-dining rm FR-family rm C-corridor CL-closet

































































Item 3.





Hummingbird Environmental LLC

29929 County 5 Blvd
Red Wing MN 55066
Mailing Address: 522 Concord Street North,
Suite 400, South St. Paul, MN 55075
(651) 457-4699
AsbestosJoe@yahoo.com

PROPOSAL / CONTRACT

FOR: Aaron Chirpich
763-706-3675
achirpich@columbiaheightsmn.gov

Project: 960 40th Ave NE

1. Removal and disposal of the hazardous materials as stated in the survey and many more found during our walk through: \$1,175.00,
2. Clean out of all household items and disposal: \$5,500.00,
3. Removal and disposal of the ACM as stated in the demo survey. This also includes boarding up all window openings after the windows have been removed: \$2,475.00.

POSSIBLE EXTRAS:

CONTRACT PRICE

The contract Price for the work shall be: \$

HUMMINGBIRD will invoice for completed work as it deems appropriate; invoices shall be paid by Client on a net thirty-day (30) basis at HUMMINGBIRD address shown above.

Authorized Hummingbird Environmental Signature

Authorized Client Signature

By: Joe Yager/ 

By: _____

Its: Project Manager

Its:

Date: 2-25-21

Date:

Bergo Environmental Inc

4413 Crawford Road

Hopkins, MN 55343

(952) 920-8938

bergo.env@gmail.com

www.bergoenvironmentalinc.com

Estimate

Item 3.



BERGO
ENVIRONMENTAL INC

ADDRESS
City of Columbia Heights Attn: Aaron 590 40th Ave NE Columbia Heights, MN, 55421

ESTIMATE #	DATE	
3436	03/07/2021	

JOB SITE

960 40th Ave NE

JOB DESCRIPTION	AMOUNT
Hazardous Waste Remove and dispose of asbestos materials and personal items including appliances listed in report done by Angstrom Analytical dated 2/15/21.	5,212.00

We propose to provide the labor and materials to remove and dispose of the following asbestos as listed above:

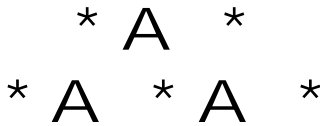
TOTAL

\$5,212.00

We will seal off the areas of containment and install a negative air HEPA machine. The asbestos materials will be removed using approved engineered methods. The materials will be removed and manifested to a certified asbestos landfill. Suits and respirators will be worn by the workers while completing this work. Air samples will be taken and analyzed at a lab to ensure clean air.

Accepted By

Accepted Date



Asbestos Abatement Associates

3125 Logan Ave. N., Minneapolis, MN 55411

<http://www.asbestosabatementonline.com>

4/30/2021

City of Columbia Heights
Attn: Aaron Chirpich
590 40th Ave. N.E.
Columbia Heights, MN 55421
Direct: 763-706-3675
Main: 763-706-3670
Email: achirpich@columbiaheightsmn.gov

RE: Asbestos Removal at Property:
Unknown owner
960 40th Ave. N.E.
Columbia Heights, MN 55421

Dear Aaron:

We at Asbestos Abatement Associates are pleased to furnish you with this proposal for your upcoming asbestos related project.

My price is \$4,165.00 for removal of the Asbestos related items listed as follows prior to demolition at the above listed address:

- Flue patch 2 sq. ft.
- Window glazing 14 each
- TSI vent paper up to 8 vents (if entombed in walls is found additional pricing would be required)

North Metro: 612-588-7755
St. Paul: 651-633-4060

South Metro: 612-823-2955
Fax: 612-588-6780

Email: abatenow@popp.net

My price is \$6,495.00 for removal, hauling and proper disposal or recycling of the following hazardous waste items: This portion of pricing includes for us to remove all household goods as well.

**2 fluorescent bulbs
1 a/c unit that must be reclaimed by a licensed heating contractor
1 furnace
1 washer
1 dryer
1 stove
4 refrigerators
1 thermostat**

All prices include a permit (if required), all labor, materials, disposal of all debris, and third-party analysis of air clearance samples (if required).

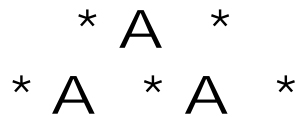
If you have any questions or concerns, please do not hesitate to call the office. Someone is available until 4pm daily.

Sincerely,

Richard Pruitt
President

RCP: ngz

This price is valid for six (6) months from the date listed above. Clean work area before the start date or cleaning will be performed at the rate of \$55/hour.



Asbestos Abatement Associates

The following items are included in the Abatement Project as needed:

1. All ACM work will be performed under full containment
2. Containment and Decontamination Unit will be erected
3. Abatement performed within negative air enclosure system, as appropriate and documented with recording manometer
4. Negative air will be established and exhausted outdoors
5. Work area will be regulated using barrier tape and proper sign posting
6. Workers will be wearing proper respiratory protection
7. Disposable suits and hand protection will be provided
8. Abatement will be done using wet methods and prompt clean-up of ACM
9. ACM will be disposed of in 2 layers of 6 mil. Poly
10. All ACM waste will be properly labeled and transported to an appropriate landfill
11. Hazardous waste will be properly recorded and documented via waste manifest and disposed of according to EPA guidelines
12. Notifications and permit fees to MHD & MPCA as applicable and posted near work area
13. Clearance samples will be analyzed by an accredited testing firm
14. Owner is responsible for water and electrical supply and all costs associated
15. Asbestos Abatement Associates is not responsible for damages caused by spray glue or tape
16. Interest will be charged at 5% per each 30 days unpaid up to 90 days then turned over to legal authorities
17. Occurrence type Asbestos liability insurance coverage

By signing and returning this form, you have agreed as follows:

AUTHORIZATION TO PERFORM ASBESTOS ABATEMENT SERVICES

Property Owner _____
Property Address _____
Phone (H) _____ (W) _____ (C) _____

The undersigned ("Owner") authorizes Asbestos Abatement Associates ("AAA"), to proceed with services required to abate asbestos on the above described property. Owner acknowledges that the work is being commenced with agreement as to cost as specified in AAA's above proposal. After the project is completed, **Payment is due upon completion the day the work is performed.**

Owner agrees to pay AAA for the agreed services at the proposal price and Owner further agrees to pay AAA all costs of collection including actual attorney's fees incurred in the collection of any unpaid balance; Owner agrees to pay interest at the rate of 8% per annum on all unpaid charges after the same become due.

*****All accepted projects must be secured either with a 50% down payment or pre-paid with a credit card. *** NO EXCEPTIONS**

*****Payments made with Credit Cards may be subject to 1% handling fee*****

NOTICE REQUIRED UNDER MINNESOTA LAW

(A). ANY PERSON OR COMPANY SUPPLYING LABOR OR MATERIALS FOR THIS IMPROVEMENT TO YOUR PROPERTY MAY FILE A LIEN AGAINST YOUR PROPERTY IF THAT PERSON OR COMPANY IS NOT PAID FOR THE CONTRIBUTIONS.

(B). UNDER MINNESOTA LAW, YOU HAVE THE RIGHT TO PAY PERSONS WHO HAVE SUPPLIED LABOR AND MATERIAL FOR THIS IMPROVEMENT DIRECTLY AND DEDUCT THIS AMOUNT FROM OUR CONTRACT PRICE, OR WITHHOLD THE AMOUNTS DUE TO THEM FROM US UNTIL 120 DAYS AFTER COMPLETION OF THE IMPROVEMENT UNLESS WE GIVE YOU A LIEN WAIVER SIGNED BY PERSONS WHO SUPPLIED ANY LABOR OR MATERIALS FOR THE IMPROVEMENT AND GAVE YOU TIMELY NOTICE.

Accepted by Owner:

Property Owner _____ Date _____
Property Owner's Representative _____ Date _____
Representative's Relationship to Property Owner _____



AGENDA SECTION	BUSINESS ITEMS
MEETING DATE	5-3-2021

ITEM:	Approve Preliminary Development Agreement with Alatus, LLC for the Redevelopment of 4300 Central Avenue NE	
DEPARTMENT:	Community Development	BY/DATE: Aaron Chirpich – 4/28/2021

BACKGROUND:

The revitalization and/or redevelopment of the site located at 4300 Central Avenue NE has long been a priority of the City. 4300 Central Avenue is currently owned by Hy-Vee, Inc., and the site contains a partially occupied 140,000 square foot multi-tenant retail center. The site was acquired by Hy-Vee in 2016 and Hy-Vee secured site plan approvals in the same year to rehabilitate the vacant portion of the retail center into a 95,000 square foot grocery store.

Due to factors unknown to the City, Hy-Vee has decided not to follow through with their plans for a new grocery store on the site and they intend to sell the property. In January of 2021, staff was contacted by Alatus LLC to discuss the City’s interest in a potential partnership to redevelop the site. Staff expressed support for the idea of redeveloping the site and encouraged Alatus to negotiate with Hy-Vee to reach favorable terms for the purchase of the property. Subsequently, Alatus was able to secure a purchase agreement for the property, and create preliminary redevelopment plans for the site. The current Alatus concept plans include the following base elements:

- 400-600 multifamily on the east end of the site along Central Avenue.
- 20,000-40,000 square feet of retail/commercial space beneath the multifamily housing.
- Grocery store in the retail/commercial space.
- Underground parking.
- Sustainable design elements, including solar and high efficiency heating and cooling systems.
- Substantial public open space, parkland with sustainable design elements.
- Single-family housing on the west side of the site to be built on the current City owned storm water pond (Jackson Pond).

During an executive session on February 1, 2021, the EDA discussed the preliminary Alatus vision for the site and debated acquisition strategies for of the property. It was determined by the EDA that the preferred route would be to have Alatus to acquire the site rather than the EDA. Following this determination, the EDA explored potential public funding options available to the EDA to assist Alatus with the financing necessary to acquire the site. Two primary options were presented by staff; financing with internal funds, and borrowing through the issuance of general obligation tax increment financing (TIF) bonds. Both options would require the establishment of a new TIF district for the proposed project. Following discussion on the two options, the EDA directed staff to move forward with the borrowing option and take the steps necessary to create the new TIF district and issue the TIF bonds to fund the acquisition. Under this scenario, the City would issue the debt necessary for Alatus to purchase the property directly from Hy-Vee with the City acting as interim lender to start the project. Alatus would then pay off the City’s loan when the project is ready to close with permanent financing. Under the current project schedule, Alatus will close on the purchase of the property in July of 2021

and seek land use approvals in late 2021 or early 2022, with an expected groundbreaking in the spring of 2022 for the first phase of the project.

Since the February 1, EDA meeting, staff has worked with the EDA's redevelopment council and Alatus to create a preliminary development agreement that is ready for approval by the EDA. A full copy of the agreement is attached to this report. The primary components of the agreement are as follows:

- Alatus is designated as the sole developer partner for the site during the term of the agreement.
- The agreement termination date is October 31, 2021.
- The concept plans and core elements of the project are established.
- The EDA agrees to explore the use of tax increment financing and TIF bonds to support the project.
- Alatus will reimburse the EDA for predevelopment planning costs incurred, including consultant costs for establishment of the new TIF district.

SUMMARY:

Ultimately, it is the goal of staff to work as quickly as possible towards a final redevelopment agreement that will allow for the acquisition of the property by Alatus. Due to the complex nature of this project, that goal will take several months to realize. The objective of the preliminary development agreement is to formalize a working relationship and negotiation framework with Alatus. The agreement assures Alatus and the EDA that both parties are committed to working through the due diligence process to achieve a mutually beneficial outcome.

RECOMMENDED MOTION(S):

MOTION: Move to waive the reading of Resolution 2021-06, there being ample copies available to the public.

MOTION: Move to adopt Resolution 2021-06, a Resolution approving preliminary development agreement between the Columbia Heights Economic Development Authority and Alatus LLC.

ATTACHMENT(S):

1. Resolution 2021-06
2. Predevelopment Agreement

COLUMBIA HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY

RESOLUTION NO. 2021-06

**APPROVING PRELIMINARY DEVELOPMENT AGREEMENT
BETWEEN THE COLUMBIA HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY AND
ALATUS LLC**

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

1. Background.

1.01. Alatus LLC (the “Developer”) desires to acquire certain property (the “Property”) within the City of Columbia Heights (the “City”), including certain property owned by the City (the “City-Owned Parcel”), which Property has been the subject of certain preliminary negotiations with the Authority for purposes of constructing a multi-use development on the Property (the “Development”).

1.02. The Authority and the Developer have determined to enter into a preliminary development agreement (the “PDA”), providing for negotiation of a definitive purchase and development contract that will address (among other things) terms under which the Developer will acquire the City-Owned Parcel and construct the Development on the Property, and the Authority or City may provide certain financial assistance if warranted, including without limitation the issuance of general obligation bonds, to make development by the Developer financially feasible.

1.03. The Board has reviewed the PDA and has determined that it is in the best interests of the Authority to approve and execute the PDA.

2. Approval of PDA.

2.01. The Authority hereby approves the PDA and authorizes and directs the President and Executive Director to execute same in substantially the form on file, subject to modifications that do not alter the substance of the transaction and are approved by the President and Executive Director, provided that execution of the PDA by such officials will be conclusive evidence of their approval.

2.02. Authority officials and consultants are authorized to take any other actions necessary to carry out the Authority’s obligations under the PDA, to bring any necessary loan documents in connection with the issuance of general obligation bonds before the Authority, and to bring a proposed definitive purchase and development contract before the Authority.

Approved this 3rd day of May, 2021, by the Board of Commissioners of the Columbia Heights Economic Development Authority.

President

ATTEST:

Secretary

PRELIMINARY DEVELOPMENT AGREEMENT
(Alatus 4300 Central Avenue Project)

THIS AGREEMENT, dated this ___ day of _____, 2021, by and between the Columbia Heights Economic Development Authority, a body politic and corporate under the laws of Minnesota (the “Authority”), and Alatus LLC, a Minnesota limited liability company, or permitted successors or assigns (the “Developer”):

WITNESSETH:

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

WHEREAS, the Developer desires to acquire the Property for purposes of constructing a mixed-use (multi-family residential and commercial) development on the Property (the “Development”), and has submitted a proposal outlining its general development terms and goals, a portion of which is attached hereto as Exhibit B; and

WHEREAS, the Developer has requested that the Authority explore the use of tax increment financing under Minnesota Statutes, Sections 469.174 to 469.1794, as amended (the “Tax Increment Act”) or other public financial assistance to offset a portion of the public costs of the Development, including without limitation the costs of acquisition of and demolition of substandard buildings on the Property (the “Redevelopment Costs”); and

WHEREAS, the Authority and the Developer are willing and desirous to undertake the Development if (i) a satisfactory agreement can be reached regarding the Authority’s commitment for public assistance necessary for the Development; (ii) satisfactory mortgage and equity financing, or adequate cash resources for the Development can be secured by the Developer; (iii) the economic feasibility and soundness of the Development and other necessary preconditions have been determined to the satisfaction of the parties; (iv) the parties reach a satisfactory resolution of zoning, land use, site design, and engineering issues; and (v) the Developer successfully negotiates the purchase of the Third-Party Parcel; and

WHEREAS, the Authority is willing to evaluate the Development and work toward all necessary agreements with the Developer if the Developer agrees to reimburse the Authority for its costs relating to the Development even if the Development is abandoned or necessary agreements are not reached under the terms of this Agreement.

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants and obligations set forth herein, the parties agree as follows:

1. During the term of this agreement, the Authority agrees to negotiate solely with the Developer relative to the acquisition and development of the Property by the Developer, in an attempt to formulate a definitive Purchase and Redevelopment Contract (“Contract”) based on the following:

- (a) the Developer’s proposal (when submitted) together with any changes or modifications required by the Authority;
- (b) such documentation regarding economic feasibility of the Project as the Authority may wish to undertake during the term of this Agreement; and
- (c) other terms and conditions of this Agreement.

2. It is the intention of the parties that this Agreement: (a) documents the present understanding and commitments of the parties; and (b) will lead to negotiation and execution of a mutually satisfactory Contract for the Development prior to the termination date of this Agreement. The Contract (together with any other agreements entered into between the parties hereto contemporaneously therewith) when executed, will supersede all obligations of the parties hereunder.

3. During the term of this Agreement, the Developer shall:

(a) Submit a proposal to the Authority, which proposal must show the location, size, and nature of the proposed Development, including sample floor layouts, renderings, elevations, and other graphic or written explanations of the Development. The proposal shall be accompanied by a preliminary schedule for the starting and completion of all phases of the Development.

(b) Submit an over-all cost estimate for the design and construction of the Development.

(c) Submit a final time schedule for all phases of the Development.

(d) Undertake and obtain such other preliminary economic feasibility studies, income and expense projections, and such other economic information as the Developer may desire to further confirm the economic feasibility and soundness of the Development.

(e) Submit to the Authority the Developer’s financing plan showing that the proposed Development is financially feasible.

(f) Furnish satisfactory, financial data to the Authority evidencing the Developer’s ability to undertake the Development.

4. During the term of this Agreement, the Authority agrees to:

(a) Commence the process necessary to undertake such public assistance as is necessary pursuant to the terms of the proposal.

(b) Work with the Developer to seek all necessary information with regard to the anticipated public costs associated with the Development.

(c) Estimate the Authority's level and method of financial participation, if any, in the Development and develop a financial plan for the Authority's participation.

(d) Grant to the Developer, its agents, employees, officers, and contractors (the "Authorized Parties") a right of entry on the City Parcel for the purpose of performing all due diligence work and inspections deemed necessary by the Developer to fulfill its obligations under this Agreement (the "Permitted Activities"). The Authorized Parties shall have access to the City Parcel seven (7) days a week between the hours of 7:00 a.m. and 7:00 p.m. Developer hereby agrees to be responsible for any and all costs related to the Permitted Activities conducted on the City Parcel, and to restore the Property to its original condition upon completion of the Permitted Activities. Developer agrees to indemnify, save harmless, and defend the City, the Authority, and their officers and employees, from and against any and all claims, actions, damages, liability and expense in connection with personal injury and/or damage to the City Parcel arising from or out of any occurrence in, upon or at the City Parcel caused by the act or omission of the Authorized Parties in conducting the Permitted Activities on the City Parcel, except (a) to the extent caused by the negligence, gross negligence, willful misrepresentation or any willful or wanton misconduct by the City or Authority, their officers, employees, agents or contractors; and (b) to the extent caused by a "Pre-Existing Condition" as defined in this paragraph 4. "Pre-Existing Condition" shall mean any condition caused by the existence of hazardous substances or materials in, on, or under the City Parcel, including without limitation hazardous substances released or discharged into the drainage systems, soils, groundwater, waters or atmosphere, which condition existed as of the date of this Agreement and became known or was otherwise disclosed or discovered by reason of the Authorized Parties' entry onto the City Parcel.

5. It is expressly understood that execution and implementation of the Contract shall be subject to:

(a) A determination by the Authority in its sole discretion that its undertakings are feasible based on (i) the projected tax increment revenues and any other revenues designated by the Authority; (ii) the purposes and objectives of any tax increment, development, or other plan created or proposed for the purpose of providing financial assistance for the Development; and (iii) the best interests of the Authority.

(b) A determination by the Developer that the Development is feasible and in the best interests of the Developer.

6. This Agreement is effective from the date hereof through October 31, 2021. After such date, neither party shall have any obligation hereunder except as expressly set forth to the contrary herein.

7. The Developer shall be solely responsible for all costs incurred by the Developer. In addition, the Developer shall reimburse the Authority for the following costs:

(a) As of the date of execution of this Agreement, the Developer has deposited with the Authority funds in the amount of \$10,000, receipt of which the Authority hereby acknowledges. The Authority may apply such deposit to pay any "Authority Costs," which means: reasonable and necessary out-of-pocket-costs incurred by the Authority, as evidenced by itemized bills and invoices for (i) the Authority's financial advisor in connection with the Authority's financial participation in redevelopment of the Property, including without limitation the establishment of a tax increment financing district and/or the issuance of any debt by the Authority of City in connection therewith, (ii) the Authority's legal counsel in connection with negotiation and drafting of this Agreement and any related agreements or documents, and any legal services related to the Authority's or City's participation in redevelopment of the Property, including without limitation all legal costs related to the establishment of any tax increment financing district and/or the issuance of any debt by the Authority or City in connection therewith; (iii) any other costs of issuance by the Authority or City for any debt in connection with the redevelopment of the Property, to the extent not paid from the proceeds of such debt; and (iv) consultants retained by the Authority or City for planning, environmental review, and traffic engineering for redevelopment of the Property. At Developer's request, but no more often than monthly, the Authority will provide Developer with a written report on current and anticipated expenditures for Authority Costs, including invoices or other comparable evidence.

(b) If the City or Authority issue any debt obligations on behalf of the Developer, including without limitation any general obligation tax increment revenue bonds (the "Debt"), the Developer will be solely responsible for the payment of all principal and interest on such Debt.

(c) If at any time during the term of this Agreement the Authority determines that the amounts deposited by Developer are insufficient to pay Authority Costs, the Authority may notify the Developer in writing as to any additional amount required to be deposited. The Developer must deposit such additional funds within 30 days after receipt of the Authority's notice.

(d) Upon termination of this Agreement in accordance with its terms, the Authority will return to the Developer the balance of any funds deposited under this section that are on hand as of the date of receipt of the notice of termination, less \$1,000 representing a nonrefundable application fee, and less any Authority Costs incurred through the date of receipt of the notice of termination. For the purposes of this paragraph, Authority Costs are considered to be incurred if they have been paid, relate to services performed, or are payable under a contract entered into, on or before the date of

receipt of the notice of termination.

This Section 7 shall survive termination of this Agreement and shall be binding on the Developer regardless of the enforceability of any other provision of this Agreement.

8. This Agreement may be terminated upon 5 days written notice by the Authority to the Developer if:

- (a) an essential precondition to the execution of a contract cannot be met; or
- (b) if, in the sole discretion of the Authority, an impasse has been reached in the negotiation or implementation of any material term or condition of this Agreement or the Contract; or
- (c) The Authority determines that its Administrative Costs will exceed the amount initially deposited for such purpose under Section 7(a), and the Developer does not deliver additional security to the Authority pursuant to Section 7(c) of this Agreement.

If the Authority terminates the Agreement under this Section 8, the Developer shall remain liable to the Authority under Section 7 of this Agreement for Administrative Costs incurred by the Authority through the effective date of termination.

9. The Developer is designated as sole developer of the Property during the term of this Agreement. The Authority makes no representations or warranties as to control, access or ownership of any portion of the Property, but agrees that during the term of this Agreement the Authority will not enter into agreements with any other party to facilitate redevelopment of the Property.

10. In the event that the Developer, its heirs, successors or assigns, fail to comply with any of the provisions of this Agreement, the Authority may proceed to enforce this Agreement by appropriate legal or equitable proceedings, or other similar proceedings, and the Developer, its heirs, successors or assigns, agree to pay all costs of such enforcement, including reasonable attorneys' fees.

11. If any portion of this Agreement is held invalid by a court of competent jurisdiction, such decision shall not affect the validity of any remaining portion of the Agreement.

12. In the event any covenant contained in this Agreement should be breached by one party and subsequently waived by another party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach. This Agreement may not be amended nor any of its terms modified except by a writing authorized and executed by all parties hereto.

13. Notice or demand or other communication between or among the parties shall be sufficiently given if sent by mail, postage prepaid, return receipt requested or delivered personally:

- (a) As to the Authority:
Columbia Heights Economic Development Authority
590 40th Avenue NE
Columbia Heights, MN 55421
Attn: Community Development Director
- (b) As to the Developer:
Alatus LLC
800 Nicollet Mall, Suite 2850
Minneapolis, MN 55402
Attn: Director of Development

14. This Agreement may be executed simultaneously in any number of counterparts, all of which shall constitute one and the same instrument.

15. This Agreement shall be governed by and construed in accordance with the laws of the state of Minnesota. Any disputes, controversies, or claims arising out of this Agreement shall be heard in the state or federal courts of Minnesota, and all parties to this Agreement waive any objection to the jurisdiction of these courts, whether based on convenience or otherwise.

16. The Developer hereby agrees to protect, defend and hold the Authority and its officers, elected and appointed officials, employees, administrators, commissioners, agents, and representatives harmless from and indemnified against any and all loss, cost, fines, charges, damage and expenses, including, without limitation, reasonable attorneys fees, consultant and expert witness fees, and travel associated therewith, due to claims or demands of any kind whatsoever arising out of (i) the development, marketing, sale or leasing of all or any part of the Property, including, without limitation, any claims for any lien imposed by law for services, labor or materials furnished to or for the benefit of the Property, or (ii) any claim by the state of Minnesota or the Minnesota Pollution Control Agency or any other person pertaining to the violation of any permits, orders, decrees or demands made by said persons or with regard to the presence of any pollutant, contaminant or hazardous waste on the Property; and (iii) or by reason of the execution of this Agreement or the performance of this Agreement. The Developer, and the Developer's successors or assigns, agree to protect, defend and save the Authority, and its officers, agents, and employees, harmless from all such claims, demands, damages, and causes of action and the costs, disbursements, and expenses of defending the same, including but not limited to, attorneys fees, consulting engineering services, and other technical, administrative or professional assistance. This indemnity shall be continuing and shall survive the performance, termination or cancellation of this Agreement. Nothing in this Agreement shall be construed as a limitation of or waiver by the Authority of any immunities, defenses, or other limitations on liability to which the Authority is entitled by law, including but not limited to the maximum monetary limits on liability established by Minnesota Statutes, Chapter 466.

17. The Developer, for itself, its attorneys, agents, employees, former employees, insurers, heirs, administrators, representatives, successors, and assigns, hereby releases and forever discharges the Authority, and its attorneys, agents, representatives, employees, former employees, insurers, heirs, executors and assigns of and from any and all past, present or future claims, demands, obligations, actions or causes of action, at law or in equity, whether arising by statute, common law or otherwise, and for all claims for damages, of whatever kind or nature, and for all claims for attorneys' fees, and costs and expenses, including but not limited to all claims of any kind arising out of the negotiation, execution, or performance of this Agreement between the parties.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Authority has caused this Agreement to be duly executed in its name and behalf and its seal to be duly affixed hereto and the Developer has caused this Agreement to be duly executed as of the day and year first above written.

ALATUS LLC

By _____
Chris Osmundson
Its Director of Development

**COLUMBIA HEIGHTS ECONOMIC
DEVELOPMENT AUTHORITY**

By _____
Marlaine Szurek
Its President

By _____
Kelly Bourgeois
Its Executive Director

EXHIBIT A**Description of Property****Third-Party Property**

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

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

City Parcel

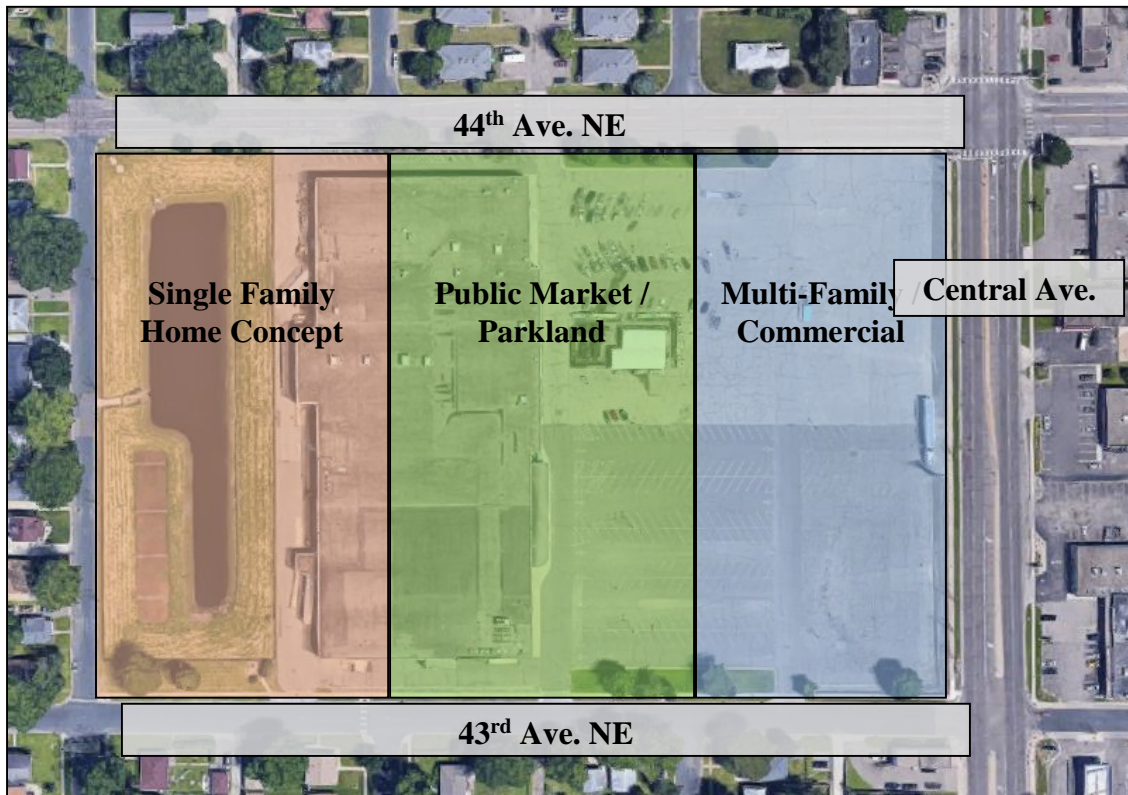
Lots 1, 2, 3, 4, 5, and 6, Block 2, Rearrangement of Block "A", Columbia Heights Annex to Minneapolis (except for the East 107.3 feet thereof), Anoka County, Minnesota.

EXHIBIT B

Developer's Proposal - Summary

INTRODUCTION TO 4300 CENTRAL AVE. NE MIXED-USE DEVELOPMENT

- 4300 Central Ave. NE (the "Redevelopment Site") is a 13.03-acre site located along the Columbia Heights central business corridor with frontage along the west side of Central Avenue NE.
- The Redevelopment Site will include approximately 400-600 multi-family units, 20,000 – 40,000 sq. ft. of retail/commercial space, substantial public infrastructure and outdoor community space, and a single-family home concept to help blend with the adjacent neighborhoods.
- The different housing projects on the Redevelopment Site will offer a wide range of housing lifestyles and unit types at varying price points.
- The Redevelopment Site will include enough parking to satisfy the demand of all planned uses. Current plans include at least one level of underground parking where necessary, but the plans are subject to change as the site's uses are more concretely understood.
- Sustainability goals for the site include VRF heating/cooling systems and the construction of solar arrays within the multi-family projects.





AGENDA SECTION	BUSINESS ITEMS
MEETING DATE	5-3-2021

ITEM:	Fire Sprinkler Pilot Grant Program Discussion	
DEPARTMENT:	Community Development	BY/DATE: Aaron Chirpich – 4/29/2021

BACKGROUND:

Staff would like to discuss with the EDA the creation of a pilot grant program to provide assistance to small businesses that need to install fire suppression systems in existing commercial buildings. Due to the City’s adoption of the standards outlined in Chapter 1306 of the Minnesota Administrative Rules (building code), many business owners that propose a change in use, expansion, and/or remodel, must meet modern day sprinkler requirements similar to those for new construction. On several occasions, staff in the Community Development department has interacted with customers that are looking to bring new business ideas into Columbia Heights but their projects stall out due to the high cost of installing fire suppression systems in the City’s older commercial buildings.

To combat this situation and stimulate new business growth in the City, staff recommends that the EDA consider investing in a pilot grant program that will help share the cost of the sprinkler system upgrades for commercial buildings. Investing in sprinkler systems not only helps new business ideas enter the community, it will pave the way for the next owner/tenant that looks to occupy each space in the future, thereby lowering the frequency of vacant store fronts along the City’s commercial corridors.

In researching options for grant program guidelines, staff became aware of a similar program that is operating in Blaine (see attached flyer). Staff used the parameters of the Blaine program and experiences gained through the façade improvement grant program to establish the parameters listed below as a basis for discussion with the EDA.

Eligible Applicants:

Applicants must be an owner of a commercial property, a commercial tenant with approval from the property owner(s), or a 501 (c)(3) organization in the City of Columbia Heights located along Central Avenue NE between 37th and 47th Avenue NE., or along 40th Avenue between Central and University Avenues, or along University Avenue between 37th and 53rd Avenue NE. Applicants must be in good standing with the City. Including but not limited to, legally operating with proper licensure; and current on property taxes, utility bills, and special assessments.

Eligible Improvements:

- Interior fire suppression systems
- Sprinkler monitoring
- Water line connections

Grant Amounts:

Applicants would be eligible for reimbursement for eligible improvements up to 50% of the total project cost; with a maximum reimbursement of \$15,000.

Required Submittals by Applicant:

- Two or more competitive proposals from licensed and bonded contractors
- Proof of final inspection by the Building Official
- Copy of the final invoice received from the contractor
- Proof of payment to the contractor (i.e. receipt, invoice)

Pilot Program Funding:

Staff recommends establishing the pilot program by using existing funds from the EDA's redevelopment Fund 408. This fund currently serves as the revenue source for the Commercial Revitalization activities of the EDA, which includes the façade improvement grant program and the scattered site acquisition of single-family homes that are zoned commercially. Fund 408 is replenished with approximately \$250,000 each year by the City's special HRA levy. To fund the initial pilot program, staff recommends setting aside \$45,000 to get through the rest of 2021 and all of 2022. This number represents the unused portion of the façade improvement grant funds from the 2020 budget. In subsequent years, staff and the EDA can determine funding levels based upon the success of the program.

Recommendation:

Staff does not recommend any EDA action at this time. If the EDA is amenable to the grant program concept, staff will work to prepare the program application materials and seek formal approval of the program at a later date.

ATTACHMENT(S):

1. City of Blaine Program Flyer



CITY OF BLAINE FIRE SUPPRESSION ASSISTANCE GRANT PROGRAM

Item 5.



The City of Blaine has established a Fire Suppression Assistance Grant Program to enable local businesses to undertake necessary fire code improvements.

ELIGIBILITY REQUIREMENTS

Commercial and industrial buildings, due to a proposed change in use, expansion, and/or remodel, must meet sprinkler requirements in chapter 1306 of the state building code. Properties shall generally be in compliance with zoning and site guidelines and must be current with property tax and city utility payments.

LOAN AMOUNT

Fifty percent (50%) match, up to \$25,000.



APPLICATION PROCESS

Applications are accepted at any time. Approval is generally granted within two weeks after submission of a completed application.

FUNDS DISBURSEMENT

The applicant will be required to pay all initial costs. The grant funds will be disbursed upon completion of the project, final inspection and issuance of a certificate of occupancy. Actual invoices must be provided to the city as evidence of the project costs.