City of Ramsey
Agenda
Regular City Council
Tuesday, September 22, 2015
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

1. Call to Order

2. Presentation

1. Proclamation Declaring October 2015 as Domestic Violence Awareness Month

2. 2015 Happy Days Festival Recap Presentation

3. Citizen Input

4. Consent Agenda

1. Receive July 2015 Financial Reports - General Fund and Enterprise Funds

2. Receive August 2015 Financial Reports - General Fund and Enterprise Funds

3. Approve Licenses

4. Approve the Following Meeting Minutes:
    1. City Council Work Session dated 09/08/2015
    2. City Council Regular dated 09/08/2015

5. Adopt Resolution #15-09-235 Approving Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of September 3, 2015 through September 16, 2015

6. Adopt Resolution #15-09-236 Proclaiming October 2015 Domestic Violence Awareness Month

7. Adopt Resolution #15-09-225 Approving Findings of Fact #0952 relating to a Request for an Amended Conditional Use Permit for an Expansion of the Green Valley Greenhouse Operation in a Residential District - and - Adopt Resolution #15-09-226 Approving the Issuance of an Amended Conditional Use Permit for the Green Valley Greenhouse Operations Located in the R-1 Residential District.

8. Adopt Resolution #15-09-231 Approving Partial Payment to Pearson Bros., Inc. for IP 15-00 2015 Street Maintenance Program Division A

9. Adopt Resolution #15-09-234 to Hire an Assistant Finance Director to Fill the Current Vacancy

10. Adopt Resolution #15-09-232 Approving Partial Payment to Kuechle Underground, Inc. for IP 13-10 Garnet Street - 168th Avenue Improvements

11. Adopt Resolution #15-09-233 Approving Partial Payment to Brennan Construction of MN, Inc. for IP #14-30 Fire Station #2.

12. Adopt Resolution 15 09 237 Authorizing the Execution of a Certificate of Completion in Relation to a Development Agreement with Basalt Properties LLC

13. Adopt Resolution 15 09 238 Authorizing the Execution of a Certificate of Completion in Relation to a Development Agreement with Riverside Manufacturing INC

14. Adopt Resolution #15-09-228 Ordering Preparation of Assessment Roll and Calling for Assessment Hearing for Garnet Street and 168th Avenue Reconstruction; Improvement Project 13-10

15. Adopt Resolution #15-09-229 Ordering Preparation of Assessment Roll and Calling for Assessment Hearing for Jarvis Street Reconstruction & Railroad Crossing Quiet Zone Improvements; Improvement Project 15-20

16. Adopt Resolution #15-09-230 Ordering Preparation of Assessment Roll and Calling for Assessment Hearing for 2015 Street Maintenance Program Division B, Overlay Improvements; Improvement Project 15-00

5. Approve Agenda

6. Public Hearing

1. Public Hearing and Levy of Assessments for Past-Due Charges on Municipal Utility Bills and Current Services Rendered.

2. Public Hearing: Consider Multiple Actions Related to a Potential Life Fitness Expansion Project

7. Council Business

1. Adopt Resolution #15-09-218 Adopting Proposed 2016 Payable Tax Levies (General, EDA & Debt Service) and Schedule Public Meeting for Dec 8, 2015

2. Adopt Resolutions #15-09-219 Adopting Proposed 2016 General Fund Budget & Resolution #15-09-220 Adopting Proposed 2016 EDA Budget

3. Approve Anoka Ramsey Athletic Association's Request to Fund and Construct Dugouts and Fencing Replacement at Central Park

4. Adopt Resolution #15-09-241 Approving Development Agreement for COR Parkview Addition and Development Permit for Parkview East, Case of PSD, LLC

5. Consider Request from PSD LLC for a Housing Subsidy

6. Consider Approval of The COR Development Plan Comparison Document

8. Mayor/Council/Staff Input

9. Adjournment

CC Regular Session **2. 1.**

Meeting Date: 09/22/2015

Information

Title:

Proclamation Declaring October 2015 as Domestic Violence Awareness Month

Purpose/Background:

Purpose: To proclaim October 2015 as domestic violence awareness month.

Background: At the request of the Alexandra House, the City Council will consider a resolution on their Consent Agenda this evening proclaiming October 2015 Domestic Violence Awareness Month. Mayor Strommen will read the proclamation at this time. The proclamation is attached.

Attachments

Proclamation Domestic Violence Awareness

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	09/16/2015 02:16 PM
Form Started By: Jo Thieling		Started On: 09/16/2015 09:28 AM
Final Approval Date: 09/16/2015		

Proclamation Resolution

October 2015 is proclaimed as

Domestic Violence Awareness Month

Whereas, the community problem of domestic violence has become a critical public health and welfare concern in Anoka County; and

Whereas, domestic violence is a crime, the commission of which will not be tolerated in Anoka County and perpetrators of said crime are subject to prosecution and conviction in accordance with the law; and

Whereas, over thousands of women and children have and will continue to access assistance from Alexandra House, Inc., a domestic violence service provider; and

Whereas, domestic violence will be eliminated through community partnerships of concerned individuals and organizations working together to prevent abuse while at the same time effecting social and legal change; and

Whereas, October is ***National Domestic Violence Awareness Month;*** *and*

Whereas, during ***National Domestic Violence Awareness Month,*** Anoka County organizations will inform area residents about domestic violence, its prevalence, consequences and what we, as a concerned community can do to eliminate its existence.

Now therefore, be it resolved and known to all, that the City of Ramsey proclaims October to be Domestic Violence Awareness Month on this the 22nd day of September, 2015.

_____

Mayor Sarah Strommen

ATTEST:

_____

City Clerk Jo Thieling

CC Regular Session **2. 2.**

Meeting Date: 09/22/2015

Information

Title:

2015 Happy Days Festival Recap Presentation

Purpose/Background:

Provide the City Council a summary of the events that took place at the City of Ramsey's 17th annual Happy Days Festival, held on Saturday, Sept. 12th, 2015.

Attachments

2015 Happy Days Festival Recap Presentation

2015 Happy Days Festival Recap

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Jo Thieling	09/17/2015 11:58 AM
Patrick Brama	Patrick Brama	09/17/2015 03:05 PM
Form Started By: Nichole Wenberg		Started On: 09/17/2015 10:07 AM
Final Approval Date: 09/17/2015		

17th Annual City of Ramsey

Happy Days

Saturday, Sept. 12th, 2015













TASTE EVENT

Ramsey Rotary Presents the 2015

Taste of Happy Days!

Enjoy Tastes and Beverages provided by many Local Establishments!

Thursday Sept. 10, 2015 6-9PM

@ The Fountains of Ramsey

Food, Beverage, Fellowship & Fun !

Silent Auction, Raffles of Beer, Wine & Meat !

Gold Sponsors	Silver Sponsors	Bronze Sponsors
Connexus Energy	Bolton & Menk	B & B Carpet
PSD, LLC	Coborn's	Countryside Printing
	First National Bank of Elk River	Premier Commercial Properties
	Trott Brook Financial	Dahlheimer's Beverage
	Village Bank	Erhart Legal, LLC
		Hakanson Anderson
		Hawkins & Baumgartner, P.A.







5K & FUN RUN

BIKE TOUR







Expos















CAR SHOW

PARADE


WHELAN
Kristine
Williams


Ramsey
City Council
City of RAMSEY
TANKER




Ramsey EDA's
2015
BUSINESS
OF THE
YEAR
AWARD
City of RAMSEY
AllinaHealth




BINGO


ANYTIME FITNESS
anytime health


4H is FUN!













FOOD-MUSIC-FIREWORKS









THANK YOU

Ramsey Police Department

Police Reserves

Ramsey Fire Department

Public Works Department

City Staff

Happy Days Committee:

Molly Sutherland (Chair)
Councilmember Riley
Councilmember Williams
Pam Buley
Gary Greb
Howard Johnson
Anne Madison
Sarah McVaugh
Lea Nikula
Mike Orn
Mark Reid
Annah Reid
Cullen Tanner
Pete Turok

PLATINUM SPONSORS

northgate CHURCH

PHANTOM LURES

In'Tech Industries, Incorporated

CONNEXUS ENERGY
Your Community Energy Partner

BOLTON & MENK
Engineers & Surveyors

LIONS RAMSEY LIONS CLUB MINNESOTA

NORTHERN LIGHT CHURCH

Anoka Area CHAMBER of Commerce



Freedom Christian Church

BOB 106 FM HD

CONNECTIONS CHURCH

M&G
TRAILER SALES
SERVICE • RENTAL

The Catholic Church of St. Katharine Drexel



BANK OF THE WEST
BNP PARIBAS GROUP

Do All PRINTING

LifeFitness
WHAT WE LIVE FOR

GOLD SPONSORS



Ace Solid Waste
Anytime Fitness
Coborn's
Hakanson Anderson
Hope Fellowship
The Links at Northfork
Mike Orn- State Farm
NAU Country Insurance
One Hour Heating & AC
Parkplace Studio
PSD, LLC
R and D Transportation
Village Bank
Wendell's
Zero Zone, Inc.



The Bank of Elk River
Boilermakers Local 647
Casey's General Store
Green Valley Greenhouse
IEM, LLC
Nexlink
Pearson Farm
Prevail Counseling Group
Ramsey Bicycle
Skeeter Boat Center



SILVER SPONSORS

18th Annual City of Ramsey

Happy Days

Saturday Sept. 10th 2016





For More Information

Sponsorship & volunteer opportunities
Event registration
Getting your business or organization involved

Nichole Wenberg
nwenberg@cityoframsey.com
763-433-9831

www.cityoframsey.com/happy-days

2015 Happy Days Festival Recap

The City of Ramsey's 17th annual Happy Days Festival was a great success! We saw a weekend filled with beautiful weather, community involvement, and large crowds of Ramsey Residents and visitors.

This year we started the Happy Days celebration a few days early with the first ever Taste of Happy Days event, hosted by the Ramsey Rotary on Thursday, Sept. 10th. An impressive audience turned out for the event which featured local food, wine and beer vendors, a silent auction and raffle drawing.

On Saturday, Sept. 12th the day started off on a great foot with 55 runners showing up to take on the Happy Days 5k course, as well as 20 kids who participated in the Kids Fun Run. 70 riders enjoyed the Family Bike Tour; starting at Ramsey Fire Station #1 the riders could follow the trails along a 6.5 mile route or a 9 mile route this year. 63 expos vendors filled the field across from the Ramsey Municipal Center and attracted steady crowds throughout the day.

In the afternoon, 45 classic cars lined both sides of Center Street for the Happy Days Classic Car Show, along with a dozen electric cars featured in Connexus Energy's Electric Car Show- which was a new addition this year. Crowds gathered to pull up a spot along the curb and watch the 2015 Happy Days Parade, featuring 50 floats. Judges Awards were given to the 1st, 2nd, and 3rd place floats in each category. This year the overall Crowd Pleaser Award went to the Color Guard- 7th Pennsylvania Regiment.

There was fun for all ages! While kids enjoyed the inflatable playgrounds, bungee jump, rock wall, face painting, music, fun games and activities, parents enjoyed Bingo, the 2nd annual Happy Days Bean Bag Tournament, and sampling the chili at the Ramsey Fire Department's Chili Cook-off.

Everyone enjoyed delicious food from 7 different vendors, an awesome performance by classic country band Gravel Roads, and magic and comedy by Jerry Frasier. The crowd stayed well after dark for an outdoor concert by Maiden Dixie and the best fireworks show around!

The Happy Days Committee would like to thank all of those who volunteered their time and efforts toward making the 17th annual Happy Days Festival a smooth event, especially; Ramsey Police Department and police reserves, Ramsey Fire Department, Public Works Department and City Staff; without whose hard work and cooperation this event would never be possible.

I would also like to recognize the Happy Days Committee, for the hours they put into making this day a success, not to mention their year-round dedication to the planning process.

And a special thank you to the many generous sponsors whose contributions help to make this event a wonderful celebration for our community each year. Our platinum sponsors donate over $1,000 towards the festival: Anoka Area Chamber of Commerce, Bank of the West, BOB FM, Bolton & Menk, Connections Church, Connexus Energy, Do All Printing, Freedom Christian Church, In'Tech Industires & Phantom Lures, Life Fitness, M&G Trailer Sales and Services, Northgate Church, Northern Light Church, Ramsey Lions Club, and St. Katherine Drexel Church.

Our Gold sponsors donate at least $500: Ace Solid Waste, Anytime Fitness Ramsey, Coborn's , Hakanson Anderson, Hope Fellowship, The Links at Northfork, Mike Orn- State Farm Insurance, NAU Country Insurance, One Hour Heating & AC, Parkplace Studio, PSD, LLC, R and D Transportation, Village Bank, Wendell's, and Zero Zone, Inc.

And our Silver sponsors: The Bank of Elk River, Boilermakers Local 647, Casey's General Store, Green Valley Greenhouse, IEM, LLC, Nexlink, Pearson Farm, Prevail Counseling Group, Ramsey Bicycle, and Skeeter Boat Center.

The date has been set for the 18th annual Happy Days Festival: Saturday, September 10th, 2016. For more information on sponsorship or volunteer opportunities, how to sign up for an event or become involved in next year's festival, please contact me or visit our website www.cityoframsey.com/happy-days.

Again, thank you to everyone who contributed to this event. We look forward to another successful Happy Days Festival in 2016.

CC Regular Session **4. 1.**

Meeting Date: 09/22/2015

By: Diana Lund, Finance

Information

Title

Receive July 2015 Financial Reports - General Fund and Enterprise Funds

Purpose/Background:

Purpose: Receive July monthly financial reports for the funds of: General, Water, Sewer, Street Lighting, Recycling and Storm Drainage.

Brief summary of actual revenues and expenditures-to-date in comparison to adopted budget for the respective funds.

Action:

No action required. Informational only.

Attachments

July 2015 General Fund Financial Report - Budget to Actual

July 2015 Enterprise Funds Financial Reports - Budget to Actual

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	09/10/2015 04:21 PM
Form Started By: Diana Lund		Started On: 09/04/2015 12:32 PM
Final Approval Date: 09/10/2015		

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2015 THROUGH PERIOD ENDING: July 31, 2015

GENERAL FUND EXPENDITURES - BY DEPARTMENT -

Dept	-CURRENT YEAR ADOPTED BUDGET-	CURRENT YTD GENERAL LEDGER
Admin	1,678,861.00	934,161.98
Com Dev	642,764.00	302,156.56
Contingency	263,259.00	188,481.25
Council	129,406.00	92,571.35
Finance	472,620.00	385,591.37
Fire	757,431.00	389,087.04
Legal	133,200.00	68,364.29
Police	3,143,904.00	1,669,533.42
Public Works	3,202,314.00	1,596,690.70
Grand Total	**10,423,759.00**	**5,626,637.96**

GENERAL FUND EXPENDITURES - BY CATEGORY -

Category	-CURRENT YEAR ADOPTED BUDGET-	-CURRENT YTD GENERAL LEDGER-
Capital Outlay	544,963.00	399,877.17
Debt Service	127,694.00	82,272.78
Other Services & Charges	2,307,546.00	859,709.78
Personal Services	6,484,498.00	3,699,988.42
Supplies	849,425.00	475,279.53
Transfers out	109,633.00	109,633.00
Grand Total	**10,423,759.00**	**5,626,760.68**

GENERAL FUND REVENUES - BY CATEGORY -

Category	-CURRENT YEAR ADOPTED BUDGET-	-CURRENT YTD GENERAL LEDGER-
Taxes	7,926,570.00	4,139,851.13
Charges for Services	555,700.00	236,546.51
Business Licenses/Permits	68,100.00	54,808.66
Fines and Forfeits	71,000.00	30,925.81
Federal Intergovernmental	7,000.00	-
State Intergovernmental	411,600.00	200,960.00
Interest	60,000.00	-
Local Intergovernmental	-	6,400.00
Miscellaneous	12,750.00	16,062.00
Non-Business Licenses/Permits	349,032.00	307,773.25
Transfers in	962,007.00	359,560.32
Grand Total	**10,423,759.00**	**5,352,887.68**

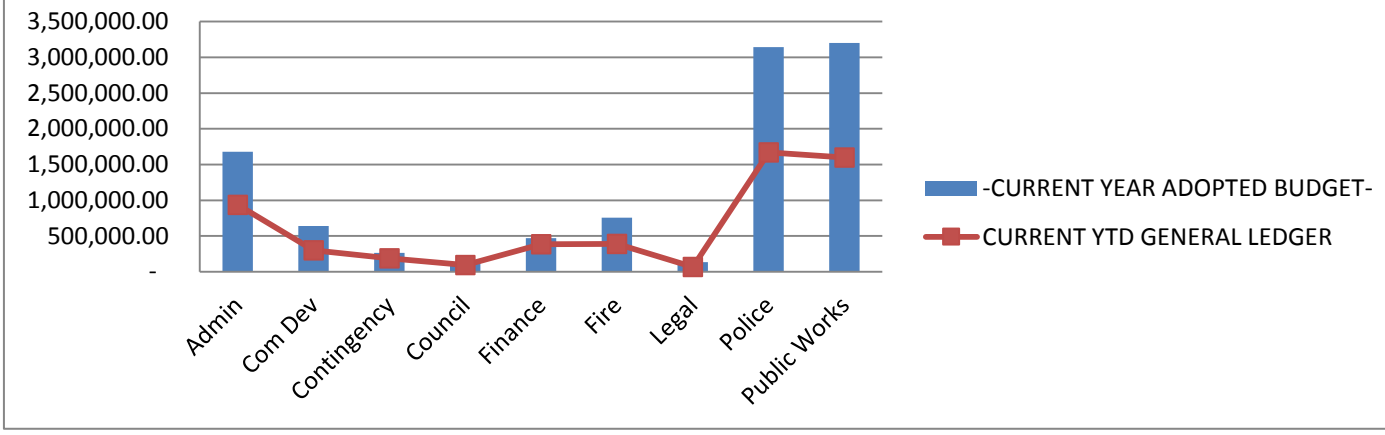
This report reflects year to date revenue and expenditures as compared to annual budget.
It does not reflect fund balance.

PREPARED BY: FINANCE DEPARTMENT

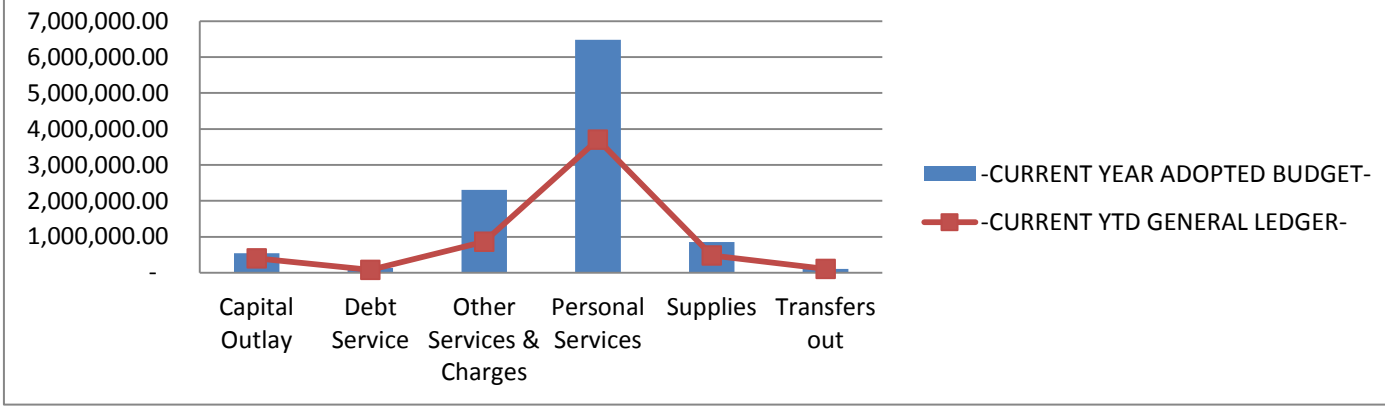
CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2015 THROUGH PERIOD ENDING: **July 31, 2015**

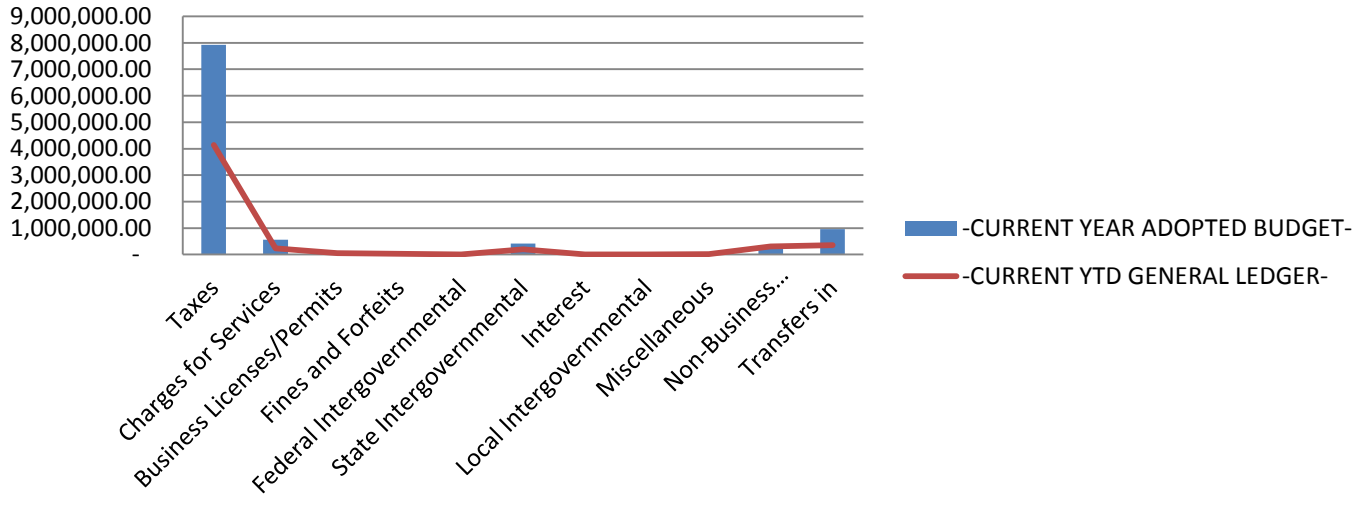
GENERAL FUND EXPENDITURES - BY DEPARTMENT



GENERAL FUND EXPENDITURES - BY CATEGORY



GENERAL FUND REVENUES



This report reflects year to date revenue and expenditures as compared to annual budget.
It does not reflect fund balance.

PREPARED BY: FINANCE DEPARTMENT

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2015 THROUGH PERIOD ENDING: July 31, 2015

REVENUES

BUSINESS UNIT 9601 WATER UTILITY

GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(7,000.00)	(3,875.34)	55.36%
4609	OTHER MISCELLANEOUS REVENUES	59,527.00	66,529.66	111.76%
4651	WATER REVENUE		13,432.45	0.00%
4652	WATER SALES - RESIDENTIAL	999,433.00	466,132.57	46.64%
4653	WATER SALES-COMMERCIAL	728,417.00	351,281.59	48.23%
4654	WATER PENALTIES	34,013.00	10,421.74	30.64%
4655	WATER METER INSTALLATION	10,000.00	8,960.00	89.60%
4656	WATER METERS	25,000.00	19,284.00	77.14%
4657	CONNECTION/RECONNECTION FEES	2,500.00	530.00	21.20%
4701	INTEREST ON INVESTMENTS	120,000.00	-	0.00%
4506	PREPAID INTEREST		1,479.80	0.00%
4702	MISCELLANEOUS INTEREST		10,946.21	0.00%
4705	CAPTIAL CONTRIBUTIONS		109,288.00	0.00%
Grand Total		**1,971,890.00**	**1,054,410.68**	

EXPENSES

BUSINESS UNIT 9601 WATER UTILITY

GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6102	F.T. REGULAR-WAGES & SALARIES	193,994.00	86,130.68	44.40%
6103	FULL TIME-REGULAR-OVERTIME	13,500.00	5,724.02	42.40%
6105	TEMPORARY-WAGES & SALARIES	12,480.00	3,322.59	26.62%
6121	PERA CONTRIBUTIONS	14,550.00	7,583.08	52.12%
6122	FICA/MEDICARE CONTRIBUTIONS	15,940.00	8,282.73	51.96%
6131	GROUP INSURANCE	31,045.00	13,375.18	43.08%
6133	WORKERS COMP INSURANCE PREMIUM	6,822.00	-	0.00%
6208	MISCELLANEOUS OFFICE SUPPLIES	600.00	323.51	53.92%
6223	GASOLINE	4,500.00	1,001.90	22.26%
6225	DIESEL FUEL	5,500.00	2,329.02	42.35%
6229	SHOP MATERIALS	500.00	96.91	19.38%
6231	UNIFORMS & TURN-OUT GEAR	2,800.00	2,440.00	87.14%
6249	MISCELLANEOUS OPERATING SUPPLY	15,000.00	6,599.89	44.00%
6257	OTHER VEHICLE PARTS	6,000.00	2,490.15	41.50%
6273	UTILITY SYSTEM MAINT SUPPLIES	75,000.00	30,460.88	40.61%
6281	SMALL TOOLS & MINOR EQUIPMENT	10,000.00	640.60	6.41%
6292	WATER METERS FOR RESALE	25,000.00	10,644.85	42.58%
6315	MISCELLANEOUS PROFESSIONAL SER	20,000.00	15,302.98	76.51%
6322	POSTAGE	1,000.00	125.69	12.57%
6323	CELLULAR PHONES	2,200.00	1,386.21	63.01%
6335	TRAINING	1,200.00	570.95	47.58%
6352	GENERAL NOTICE & PUBLIC INFOR	700.00	-	0.00%
6361	GENERAL LIABILITY/PROPERTY INS	28,800.00	-	0.00%
6371	ELECTRIC UTILITIES	112,000.00	41,759.20	37.29%
6373	GAS	5,500.00	1,621.76	29.49%
6374	REFUSE/RECYCLING	600.00	250.33	41.72%
6381	BUILDING & STRUCTURE REPAIR	1,000.00	105.00	10.50%
6439	OTHER MISCELLANEOUS	15,000.00	-	0.00%
6451	MEMBERSHIP DUES	800.00	-	0.00%
6489	OTHER CONTRACTED SERVICES	32,000.00	12,828.36	40.09%
6722	DEPRECIATION	665,123.00	-	0.00%
6820	OPERATING TRANSFERS TO OTHER F	38,000.00	38,000.00	100.00%
Grand Total		**1,357,154.00**	**293,396.47**	

This report reflects year to date revenue and expenditures as compared to annual budget.
It does not reflect fund balance.

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2015 THROUGH PERIOD ENDING: July 31, 2015

REVENUES			
BUSINESS UNIT	**9601**	**WATER UTILITY**	
GENERAL LEDGER ACCOUNT	**CURRENT YEAR REQUESTED BUDGET**	**CURRENT YTD GENERAL LEDGER**	**-% of Budget-**

Note: The Finance Department has highlighted line items that may be trending towards exceeding budget OR not may not have been included in the adopted budget.

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2015 THROUGH PERIOD ENDING: July 31, 2015

REVENUES

BUSINESS UNIT 9602 SEWER UTILITY

GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(6,000.00)	(4,225.14)	70.42%
4356	SEWER AVAILABILITY CHARGE-ADM	1,500.00	1,689.80	112.65%
4609	OTHER MISCELLANEOUS REVENUES	18,546.00	3,083.68	16.63%
4661	RESIDENTIAL-SEWER CHARGES	1,010,480.00	510,689.08	50.54%
4662	COMMERCIAL-SEWER CHARGES	332,380.00	160,073.12	48.16%
4663	SEWER PENALTIES	26,858.00	15,856.30	59.04%
4701	INTEREST ON INVESTMENTS	55,000.00	-	0.00%
4506	PREPAID INTEREST		1,479.77	0.00%
4702	MISCELLANEOUS INTEREST		15,895.25	0.00%
4705	CAPTIAL CONTRIBUTIONS		69,928.00	0.00%
Grand Total		**1,438,764.00**	**774,469.86**	

EXPENSES

BUSINESS UNIT 9602 SEWER UTILITY

GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6102	F.T. REGULAR-WAGES & SALARIES	151,897.00	34,990.64	23.04%
6103	FULL TIME-REGULAR-OVERTIME	-	108.90	0.00%
6105	TEMPORARY-WAGES & SALARIES	-	4,867.23	0.00%
6121	PERA CONTRIBUTIONS	11,392.00	2,755.66	24.19%
6122	FICA/MEDICARE CONTRIBUTIONS	11,727.00	3,248.85	27.70%
6131	GROUP INSURANCE	6,432.00	-	0.00%
6133	WORKERS COMP INSURANCE PREMIUM	5,092.00	-	0.00%
6223	GASOLINE	-	1,642.28	0.00%
6225	DIESEL FUEL	4,200.00	1,048.14	24.96%
6229	SHOP MATERIALS		96.00	0.00%
6249	MISCELLANEOUS OPERATING SUPPLY	11,000.00	2,582.03	23.47%
6273	UTILITY SYSTEM MAINT SUPPLIES		1,614.50	0.00%
6275	OTHER EQUIPMENT PARTS	5,000.00	4,182.03	83.64%
6281	SMALL TOOLS & MINOR EQUIPMENT		-	0.00%
6315	MISCELLANEOUS PROFESSIONAL SER	5,000.00	-	0.00%
6335	TRAINING	1,000.00	756.00	75.60%
6361	GENERAL LIABILITY/PROPERTY INS	15,000.00	-	0.00%
6371	ELECTRIC UTILITIES	16,000.00	4,680.90	29.26%
6373	GAS	2,600.00	960.26	36.93%
6374	REFUSE/RECYCLING	600.00	250.33	41.72%
6377	SEWER SERVICE CHARGE	610,514.00	407,009.36	66.67%
6489	OTHER CONTRACTED SERVICES	20,000.00	8,423.64	42.12%
6722	DEPRECIATION	481,270.00	-	0.00%
6820	OPERATING TRANSFERS TO OTHER F	32,000.00	32,000.00	100.00%
Grand Total		**1,390,724.00**	**511,216.75**	

Note: The Finance Department has highlighted line items that may be trending towards exceeding budget OR not may not have been included in the adopted budget.

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2015 THROUGH PERIOD ENDING: July 31, 2015

REVENUES

BUSINESS UNIT	9603	STREET LIGHT UTILITY	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140 CREDIT CARD PROCESSING FEES	(800.00)	(646.50)	80.81%
4681 CHARGES FOR STREET LIGHTS	178,854.00	69,484.83	38.85%
4683 STREET LIGHTING PENALTIES	5,000.00	2,751.58	55.03%
4701 INTEREST ON INVESTMENTS	20,000.00	-	0.00%
4684 PRIORITY STREET LIGHT		23,015.74	0.00%
4705 CAPTIAL CONTRIBUTIONS		18,200.00	0.00%
Grand Total	**203,054.00**	**112,805.65**	

EXPENSES

BUSINESS UNIT	9603	STREET LIGHT UTILITY	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6371 ELECTRIC UTILITIES	120,000.00	66,005.46	55.00%
6489 OTHER CONTRACTED SERVICES	12,000.00	5,226.14	43.55%
6722 DEPRECIATION	52,000.00	-	0.00%
6820 OPERATING TRANSFERS TO OTHER F	17,000.00	17,000.00	100.00%
Grand Total	**201,000.00**	**88,231.60**	

Note: The Finance Department has highlighted line items that may be trending towards exceeding budget OR not may not have been included in the adopted budget.

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2015 THROUGH PERIOD ENDING: **July 31, 2015**

REVENUES

BUSINESS UNIT	9604	RECYCLING UTILITY		
GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(1,000.00)	(760.25)	76.03%
4287	OTHER LOCAL GOVERNMENT GRANTS	63,835.00	6,167.00	9.66%
4609	OTHER MISCELLANEOUS REVENUES	-	1,460.30	0.00%
4671	RECYCLING CHARGES	294,617.00	148,844.14	50.52%
4672	RECYCLING PENALTIES	7,000.00	4,234.12	60.49%
4701	INTEREST ON INVESTMENTS	2,000.00	-	0.00%
Grand Total		**366,452.00**	**159,945.31**	

EXPENSES

BUSINESS UNIT	9604	RECYCLING UTILITY		
GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6102	F.T. REGULAR-WAGES & SALARIES	5,484.00	2,802.25	51.10%
6105	TEMPORARY-WAGES & SALARIES		-	0.00%
6121	PERA CONTRIBUTIONS	411.00	225.93	54.97%
6122	FICA/MEDICARE CONTRIBUTIONS	420.00	215.07	51.21%
6133	WORKERS COMP INSURANCE PREMIUM	32.00	-	0.00%
6249	MISCELLANEOUS OPERATING SUPPLY	18,000.00	4,351.50	24.18%
6322	POSTAGE	350.00	167.43	47.84%
6374	REFUSE/RECYCLING		-	0.00%
6489	OTHER CONTRACTED SERVICES	309,540.00	175,810.20	56.80%
6820	OPERATING TRANSFERS TO OTHER F	10,000.00	10,000.00	100.00%
Grand Total		**344,237.00**	**193,572.38**	

Note: The Finance Department has highlighted line items that may be trending towards exceeding budget OR not may not have been included in the adopted budget.

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2015 THROUGH PERIOD ENDING: **July 31, 2015**

REVENUES

BUSINESS UNIT	9605	STORM WATER UTILITY		
GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(1,600.00)	(1,079.87)	67.49%
4693	STORM WATER-RESIDENTIAL	374,820.00	183,004.41	48.82%
4694	STORM WATER-COMMERCIAL	373,621.00	180,531.50	48.32%
4695	STORM WATER-PENALTIES	14,960.00	8,235.60	55.05%
4701	INTEREST ON INVESTMENTS	15,000.00	-	0.00%
Grand Total		**776,801.00**	**370,691.64**	

EXPENSES

BUSINESS UNIT	9605	STORM WATER UTILITY		
GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6102	F.T. REGULAR-WAGES & SALARIES	117,679.00	12,179.13	10.35%
6103	FULL TIME-REGULAR-OVERTIME	-	468.08	0.00%
6121	PERA CONTRIBUTIONS	8,826.00	948.58	10.75%
6122	FICA/MEDICARE CONTRIBUTIONS	9,041.00	985.09	10.90%
6131	GROUP INSURANCE	19,468.00	-	0.00%
6133	WORKERS COMP INSURANCE PREMIUM	3,186.00	-	0.00%
6223	GASOLINE	1,000.00	751.47	75.15%
6225	DIESEL FUEL	1,500.00	1,296.86	86.46%
6249	MISCELLANEOUS OPERATING SUPPLY	7,000.00	4,236.41	60.52%
6257	OTHER VEHICLE PARTS	10,000.00	2,954.59	29.55%
6315	MISCELLANEOUS PROFESSIONAL SER	10,000.00	3,102.75	31.03%
6361	GENERAL LIABILITY/PROPERTY INS	6,800.00	-	0.00%
6371	ELECTRIC UTILITIES	2,600.00	1,130.60	43.48%
6373	GAS	3,000.00	960.24	32.01%
6374	REFUSE/RECYCLING	600.00	250.29	41.72%
6451	MEMBERSHIP DUES	40,500.00	41,192.00	101.71%
6489	OTHER CONTRACTED SERVICES	15,000.00	52,132.98	347.55%
6722	DEPRECIATION	260,000.00	-	0.00%
6820	OPERATING TRANSFERS TO OTHER F	27,000.00	27,000.00	100.00%
Grand Total		**543,200.00**	**149,589.07**	

Note: The Finance Department has highlighted line items that may be trending towards exceeding budget OR not may not have been included in the adopted budget.

CC Regular Session **4. 2.**

Meeting Date: 09/22/2015

By: Diana Lund, Finance

Information

Title

Receive August 2015 Financial Reports - General Fund and Enterprise Funds

Purpose/Background:

Purpose: Receive August monthly financial reports for the funds of: General, Water, Sewer, Street Lighting, Recycling and Storm Drainage.

Brief summary of actual revenues and expenditures-to-date in comparison to adopted budget for the respective funds.

Action:

No action required. Informational only.

Attachments

August 2015 General Fund Financial Report - Budget to Actual

August 2015 Enterprise Funds Financial Reports - Budget to Actual

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	09/17/2015 08:55 AM
Form Started By: Diana Lund		Started On: 09/17/2015 07:49 AM
Final Approval Date: 09/17/2015		

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2015 THROUGH PERIOD ENDING: August 31, 2015

GENERAL FUND EXPENDITURES - BY DEPARTMENT -

Dept	-CURRENT YEAR ADOPTED BUDGET-	CURRENT YTD GENERAL LEDGER
Admin	1,678,861.00	1,050,362.33
Com Dev	642,764.00	351,495.06
Contingency	263,259.00	188,481.25
Council	129,406.00	96,818.44
Finance	472,620.00	415,165.04
Fire	757,431.00	417,298.27
Legal	133,200.00	74,312.69
Police	3,143,904.00	1,884,218.01
Public Works	3,202,314.00	1,813,955.56
Grand Total	**10,423,759.00**	**6,292,106.65**

GENERAL FUND EXPENDITURES - BY CATEGORY -

Category	-CURRENT YEAR ADOPTED BUDGET-	-CURRENT YTD GENERAL LEDGER-
Capital Outlay	544,963.00	399,877.17
Debt Service	127,694.00	82,272.78
Other Services & Charges	2,307,546.00	859,709.78
Personal Services	6,484,498.00	3,699,988.42
Supplies	849,425.00	475,279.53
Transfers out	109,633.00	109,633.00
Grand Total	**10,423,759.00**	**5,626,760.68**

GENERAL FUND REVENUES - BY CATEGORY -

Category	-CURRENT YEAR ADOPTED BUDGET-	-CURRENT YTD GENERAL LEDGER-
Taxes	7,926,570.00	4,139,851.13
Charges for Services	555,700.00	236,546.51
Business Licenses/Permits	68,100.00	54,808.66
Fines and Forfeits	71,000.00	30,925.81
Federal Intergovernmental	7,000.00	-
State Intergovernmental	411,600.00	200,960.00
Interest	60,000.00	-
Local Intergovernmental	-	6,400.00
Miscellaneous	12,750.00	16,062.00
Non-Business Licenses/Permits	349,032.00	307,773.25
Transfers in	962,007.00	359,560.32
Grand Total	**10,423,759.00**	**5,352,887.68**

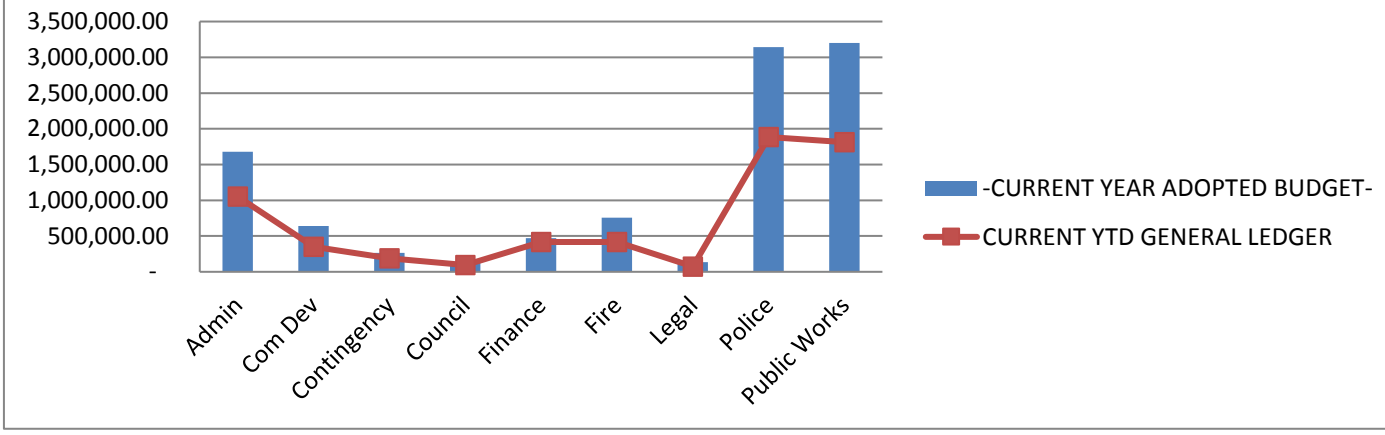
This report reflects year to date revenue and expenditures as compared to annual budget.
It does not reflect fund balance.

PREPARED BY: FINANCE DEPARTMENT

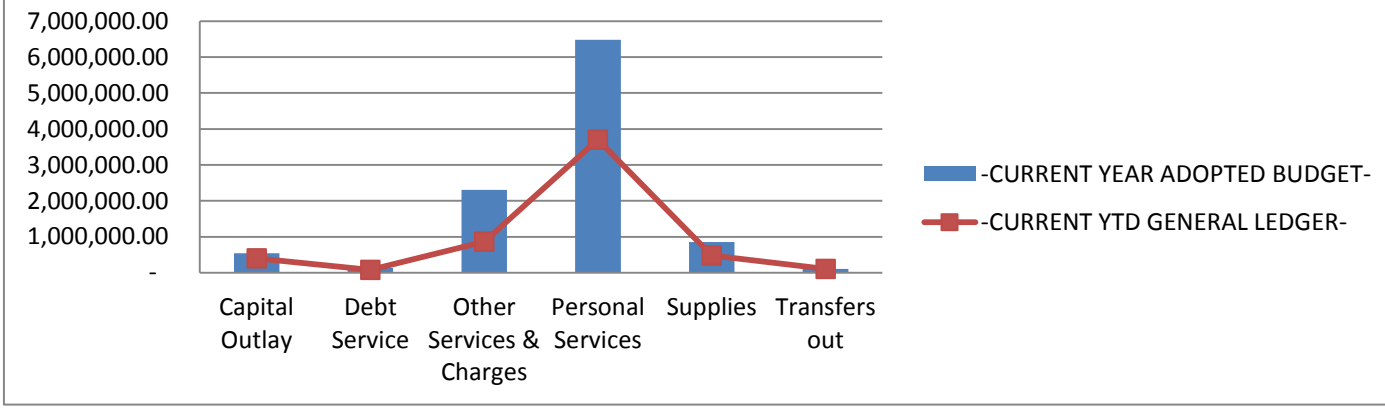
CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2015 THROUGH PERIOD ENDING: August 31, 2015

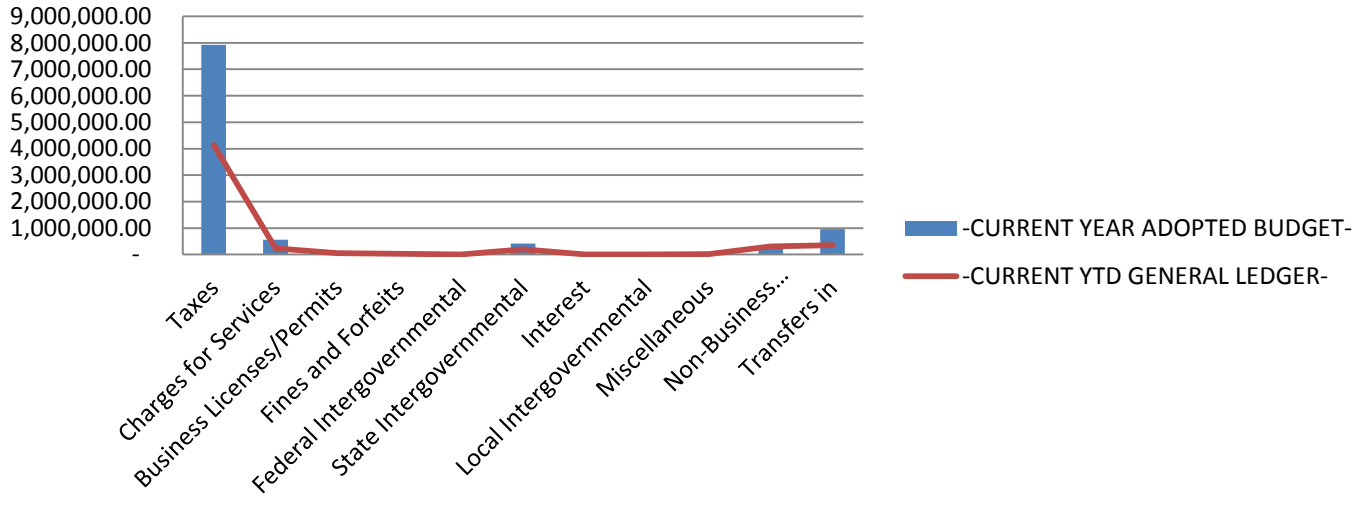
GENERAL FUND EXPENDITURES - BY DEPARTMENT



GENERAL FUND EXPENDITURES - BY CATEGORY



GENERAL FUND REVENUES



This report reflects year to date revenue and expenditures as compared to annual budget.
It does not reflect fund balance.

PREPARED BY: FINANCE DEPARTMENT

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2015 THROUGH PERIOD ENDING: August 31, 2015

REVENUES

BUSINESS UNIT 9601 WATER UTILITY

GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(7,000.00)	(3,966.45)	56.66%
4609	OTHER MISCELLANEOUS REVENUES	59,527.00	66,529.66	111.76%
4651	WATER REVENUE		178.70	0.00%
4652	WATER SALES - RESIDENTIAL	999,433.00	466,132.57	46.64%
4653	WATER SALES-COMMERCIAL	728,417.00	351,484.59	48.25%
4654	WATER PENALTIES	34,013.00	10,421.74	30.64%
4655	WATER METER INSTALLATION	10,000.00	10,055.41	100.55%
4656	WATER METERS	25,000.00	21,017.00	84.07%
4657	CONNECTION/RECONNECTION FEES	2,500.00	530.00	21.20%
4701	INTEREST ON INVESTMENTS	120,000.00	-	0.00%
4506	PREPAID INTEREST		1,479.80	0.00%
4702	MISCELLANEOUS INTEREST		10,946.21	0.00%
4705	CAPTIAL CONTRIBUTIONS		109,288.00	0.00%
Grand Total		**1,971,890.00**	**1,044,097.23**	

EXPENSES

BUSINESS UNIT 9601 WATER UTILITY

GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6102	F.T. REGULAR-WAGES & SALARIES	193,994.00	98,114.60	50.58%
6103	FULL TIME-REGULAR-OVERTIME	13,500.00	5,724.02	42.40%
6105	TEMPORARY-WAGES & SALARIES	12,480.00	5,028.13	40.29%
6121	PERA CONTRIBUTIONS	14,550.00	8,481.89	58.29%
6122	FICA/MEDICARE CONTRIBUTIONS	15,940.00	9,359.22	58.72%
6131	GROUP INSURANCE	31,045.00	15,285.92	49.24%
6133	WORKERS COMP INSURANCE PREMIUM	6,822.00	-	0.00%
6208	MISCELLANEOUS OFFICE SUPPLIES	600.00	432.95	72.16%
6223	GASOLINE	4,500.00	1,188.71	26.42%
6225	DIESEL FUEL	5,500.00	2,477.25	45.04%
6229	SHOP MATERIALS	500.00	96.91	19.38%
6231	UNIFORMS & TURN-OUT GEAR	2,800.00	2,440.00	87.14%
6249	MISCELLANEOUS OPERATING SUPPLY	15,000.00	7,037.36	46.92%
6257	OTHER VEHICLE PARTS	6,000.00	2,490.15	41.50%
6273	UTILITY SYSTEM MAINT SUPPLIES	75,000.00	38,542.53	51.39%
6281	SMALL TOOLS & MINOR EQUIPMENT	10,000.00	640.60	6.41%
6292	WATER METERS FOR RESALE	25,000.00	15,393.57	61.57%
6315	MISCELLANEOUS PROFESSIONAL SER	20,000.00	15,302.98	76.51%
6322	POSTAGE	1,000.00	131.61	13.16%
6323	CELLULAR PHONES	2,200.00	1,546.57	70.30%
6335	TRAINING	1,200.00	570.95	47.58%
6352	GENERAL NOTICE & PUBLIC INFOR	700.00	-	0.00%
6361	GENERAL LIABILITY/PROPERTY INS	28,800.00	-	0.00%
6371	ELECTRIC UTILITIES	112,000.00	54,053.90	48.26%
6373	GAS	5,500.00	1,721.29	31.30%
6374	REFUSE/RECYCLING	600.00	285.53	47.59%
6381	BUILDING & STRUCTURE REPAIR	1,000.00	105.00	10.50%
6439	OTHER MISCELLANEOUS	15,000.00	1,744.48	11.63%
6451	MEMBERSHIP DUES	800.00	-	0.00%
6489	OTHER CONTRACTED SERVICES	32,000.00	17,198.36	53.74%
6722	DEPRECIATION	665,123.00	-	0.00%
6820	OPERATING TRANSFERS TO OTHER F	38,000.00	38,000.00	100.00%
Grand Total		**1,357,154.00**	**343,394.48**	

This report reflects year to date revenue and expenditures as compared to annual budget.
It does not reflect fund balance.

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2015 THROUGH PERIOD ENDING: August 31, 2015

REVENUES			
BUSINESS UNIT	**9601**	**WATER UTILITY**	
GENERAL LEDGER ACCOUNT	**CURRENT YEAR REQUESTED BUDGET**	**CURRENT YTD GENERAL LEDGER**	**-% of Budget-**

Note: The Finance Department has highlighted line items that may be trending towards exceeding budget OR not may not have been included in the adopted budget.

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2015 THROUGH PERIOD ENDING: **August 31, 2015**

REVENUES

BUSINESS UNIT	9602	SEWER UTILITY		
GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(6,000.00)	(4,365.27)	72.75%
4356	SEWER AVAILABILITY CHARGE-ADM	1,500.00	1,838.90	122.59%
4609	OTHER MISCELLANEOUS REVENUES	18,546.00	3,083.68	16.63%
4661	RESIDENTIAL-SEWER CHARGES	1,010,480.00	510,689.08	50.54%
4662	COMMERCIAL-SEWER CHARGES	332,380.00	160,073.12	48.16%
4663	SEWER PENALTIES	26,858.00	15,856.30	59.04%
4701	INTEREST ON INVESTMENTS	55,000.00	-	0.00%
4506	PREPAID INTEREST		1,479.77	0.00%
4702	MISCELLANEOUS INTEREST		15,895.25	0.00%
4705	CAPTIAL CONTRIBUTIONS		69,928.00	0.00%
Grand Total		**1,438,764.00**	**774,478.83**	

EXPENSES

BUSINESS UNIT	9602	SEWER UTILITY		
GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6102	F.T. REGULAR-WAGES & SALARIES	151,897.00	39,688.25	26.13%
6103	FULL TIME-REGULAR-OVERTIME	-	108.90	0.00%
6105	TEMPORARY-WAGES & SALARIES	-	5,478.65	0.00%
6121	PERA CONTRIBUTIONS	11,392.00	3,107.99	27.28%
6122	FICA/MEDICARE CONTRIBUTIONS	11,727.00	3,654.26	31.16%
6131	GROUP INSURANCE	6,432.00	-	0.00%
6133	WORKERS COMP INSURANCE PREMIUM	5,092.00	-	0.00%
6223	GASOLINE	-	1,991.63	0.00%
6225	DIESEL FUEL	4,200.00	1,048.14	24.96%
6229	SHOP MATERIALS		96.00	0.00%
6249	MISCELLANEOUS OPERATING SUPPLY	11,000.00	2,883.99	26.22%
6273	UTILITY SYSTEM MAINT SUPPLIES		1,614.50	0.00%
6275	OTHER EQUIPMENT PARTS	5,000.00	4,182.03	83.64%
6281	SMALL TOOLS & MINOR EQUIPMENT		242.24	0.00%
6315	MISCELLANEOUS PROFESSIONAL SER	5,000.00	-	0.00%
6335	TRAINING	1,000.00	801.00	80.10%
6361	GENERAL LIABILITY/PROPERTY INS	15,000.00	-	0.00%
6371	ELECTRIC UTILITIES	16,000.00	5,634.60	35.22%
6373	GAS	2,600.00	973.36	37.44%
6374	REFUSE/RECYCLING	600.00	285.53	47.59%
6377	SEWER SERVICE CHARGE	610,514.00	457,885.53	75.00%
6489	OTHER CONTRACTED SERVICES	20,000.00	8,423.64	42.12%
6722	DEPRECIATION	481,270.00	-	0.00%
6820	OPERATING TRANSFERS TO OTHER F	32,000.00	32,000.00	100.00%
Grand Total		**1,390,724.00**	**570,100.24**	

Note: The Finance Department has highlighted line items that may be trending towards exceeding budget OR not may not have been included in the adopted budget.

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2015 THROUGH PERIOD ENDING: August 31, 2015

REVENUES

BUSINESS UNIT	9603	STREET LIGHT UTILITY	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140 CREDIT CARD PROCESSING FEES	(800.00)	(671.74)	83.97%
4681 CHARGES FOR STREET LIGHTS	178,854.00	69,484.83	38.85%
4683 STREET LIGHTING PENALTIES	5,000.00	2,751.58	55.03%
4701 INTEREST ON INVESTMENTS	20,000.00	-	0.00%
4684 PRIORITY STREET LIGHT		23,015.74	0.00%
4705 CAPTIAL CONTRIBUTIONS		15,600.00	0.00%
Grand Total	**203,054.00**	**110,180.41**	

EXPENSES

BUSINESS UNIT	9603	STREET LIGHT UTILITY	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6371 ELECTRIC UTILITIES	120,000.00	75,473.79	62.89%
6489 OTHER CONTRACTED SERVICES	12,000.00	5,226.14	43.55%
6722 DEPRECIATION	52,000.00	-	0.00%
6820 OPERATING TRANSFERS TO OTHER F	17,000.00	17,000.00	100.00%
Grand Total	**201,000.00**	**97,699.93**	

Note: The Finance Department has highlighted line items that may be trending towards exceeding budget OR not may not have been included in the adopted budget.

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2015 THROUGH PERIOD ENDING: **August 31, 2015**

REVENUES

BUSINESS UNIT	9604	RECYCLING UTILITY		
GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(1,000.00)	(799.35)	79.94%
4287	OTHER LOCAL GOVERNMENT GRANTS	63,835.00	6,167.00	9.66%
4609	OTHER MISCELLANEOUS REVENUES	-	1,460.30	0.00%
4671	RECYCLING CHARGES	294,617.00	148,844.14	50.52%
4672	RECYCLING PENALTIES	7,000.00	4,234.12	60.49%
4701	INTEREST ON INVESTMENTS	2,000.00	-	0.00%
Grand Total		**366,452.00**	**159,906.21**	

EXPENSES

BUSINESS UNIT	9604	RECYCLING UTILITY		
GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6102	F.T. REGULAR-WAGES & SALARIES	5,484.00	3,568.83	65.08%
6105	TEMPORARY-WAGES & SALARIES		85.50	0.00%
6121	PERA CONTRIBUTIONS	411.00	283.36	68.94%
6122	FICA/MEDICARE CONTRIBUTIONS	420.00	275.95	65.70%
6133	WORKERS COMP INSURANCE PREMIUM	32.00	-	0.00%
6249	MISCELLANEOUS OPERATING SUPPLY	18,000.00	4,646.50	25.81%
6322	POSTAGE	350.00	204.78	58.51%
6374	REFUSE/RECYCLING		35.18	0.00%
6489	OTHER CONTRACTED SERVICES	309,540.00	200,366.00	64.73%
6820	OPERATING TRANSFERS TO OTHER F	10,000.00	10,000.00	100.00%
Grand Total		**344,237.00**	**219,466.10**	

Note: The Finance Department has highlighted line items that may be trending towards exceeding budget OR not may not have been included in the adopted budget.

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2015 THROUGH PERIOD ENDING: **August 31, 2015**

REVENUES

BUSINESS UNIT	9605	STORM WATER UTILITY		
GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(1,600.00)	(1,126.12)	70.38%
4693	STORM WATER-RESIDENTIAL	374,820.00	183,004.41	48.82%
4694	STORM WATER-COMMERCIAL	373,621.00	180,531.50	48.32%
4695	STORM WATER-PENALTIES	14,960.00	8,235.60	55.05%
4701	INTEREST ON INVESTMENTS	15,000.00	-	0.00%
Grand Total		**776,801.00**	**370,645.39**	

EXPENSES

BUSINESS UNIT	9605	STORM WATER UTILITY		
GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6102	F.T. REGULAR-WAGES & SALARIES	117,679.00	14,328.77	12.18%
6103	FULL TIME-REGULAR-OVERTIME	-	468.08	0.00%
6121	PERA CONTRIBUTIONS	8,826.00	1,109.78	12.57%
6122	FICA/MEDICARE CONTRIBUTIONS	9,041.00	1,154.40	12.77%
6131	GROUP INSURANCE	19,468.00	-	0.00%
6133	WORKERS COMP INSURANCE PREMIUM	3,186.00	-	0.00%
6223	GASOLINE	1,000.00	751.47	75.15%
6225	DIESEL FUEL	1,500.00	1,296.86	86.46%
6249	MISCELLANEOUS OPERATING SUPPLY	7,000.00	4,357.80	62.25%
6257	OTHER VEHICLE PARTS	10,000.00	3,290.95	32.91%
6315	MISCELLANEOUS PROFESSIONAL SER	10,000.00	3,102.75	31.03%
6361	GENERAL LIABILITY/PROPERTY INS	6,800.00	-	0.00%
6371	ELECTRIC UTILITIES	2,600.00	1,291.90	49.69%
6373	GAS	3,000.00	973.35	32.45%
6374	REFUSE/RECYCLING	600.00	250.29	41.72%
6451	MEMBERSHIP DUES	40,500.00	41,192.00	101.71%
6489	OTHER CONTRACTED SERVICES	15,000.00	52,132.98	347.55%
6722	DEPRECIATION	260,000.00	-	0.00%
6820	OPERATING TRANSFERS TO OTHER F	27,000.00	27,000.00	100.00%
Grand Total		**543,200.00**	**152,701.38**	

Note: The Finance Department has highlighted line items that may be trending towards exceeding budget OR not may not have been included in the adopted budget.

CC Regular Session **4. 3.**

Meeting Date: 09/22/2015

By: Jo Thieling, Administrative Services

Information

Title

Approve Licenses

Purpose/Background:

Purpose: The purpose of this case is to approve license requests for 2015.

Background: Certain businesses in the City of Ramsey are required to apply for a license in addition to the Business Registration Certificate (BRC). Other businesses that may require a license, but are not required to have a BRC may also be included in this approval. Those new license requests and/or renewals are attached for Council approval.

Recommendation:

Staff recommends approval of license applications.

Action:

Motion to approve license applications.

Attachments

Licenses

Form Review

Form Started By: Jo Thieling Started On: 09/16/2015 10:12 AM

Final Approval Date: 09/16/2015

License Applications
For Council Meeting 09/22/2015

*Temporary Liquor	Church of St. Katharine Drexel	7101 – 143rd Avenue NW – Suite G	Ramsey, MN 55303	763-400-7203

***For Council's info, the fee for St. Katharine's temporary liquor permit has been waived as has been done in the past.**

CC Regular Session **4. 4.**

Meeting Date: 09/22/2015

Submitted For: Jo Thieling, Administrative Services

By: Jo Thieling, Administrative Services

Information

Title

Approve the Following Meeting Minutes:

1. City Council Work Session dated 09/08/2015
2. City Council Regular dated 09/08/2015

Purpose/Background:

Purpose: The purpose of this case is for Council review and approval of meeting minutes.

Background: Attached are the meeting minutes referenced above.

Action:

Motion to approve the following Council meeting minutes:

1. City Council Work Session dated 09/08/2015
2. City Council Regular dated 09/08/2015

Attachments

CCWS Mts

CC Mts

Form Review

Form Started By: Jo Thieling Started On: 09/16/2015 09:58 AM

Final Approval Date: 09/16/2015

CITY COUNCIL WORK SESSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a City Council Work Session on Tuesday, September 8, 2015, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Sarah Strommen
Councilmember Jill Johns (arrived at 5:33 p.m.)
Councilmember Mark Kuzma
Councilmember John LeTourneau
Councilmember Chris Riley
Councilmember Melody Shryock
Councilmember Kristine Williams

Also Present: City Administrator Kurtis Ulrich
Finance Director Diana Lund
Fire Chief Dean Kapler
Police Chief Jeff Katers
Public Works Superintendent Grant Riemer
Human Resources Manager Colleen Lasher
Community Development Director Timothy Gladhill
City Engineer Bruce Westby
Asst. City Administrator/Economic Development Manager Patrick Brama

1. CALL TO ORDER

Mayor Strommen called the City Council Work Session to order at 5:33 p.m.

2. TOPICS FOR DISCUSSION

2.01: Further Discussion of 2016 Proposed Budget and Levy

City Administrator Ulrich reviewed the staff report and highlighted changes made to the proposed budget since the last Council review.

Finance Director Lund reviewed the three budget scenarios included in the staff report.

Councilmember Johns arrived at 5:33 p.m.

Finance Director Lund continued to review the budget scenarios highlighting changes that would need to be made to reach each level and the impact that would have on City services.

Mayor Strommen stated that this was helpful to show the different scenarios and what it would mean in real terms to make cuts to the budget.

Councilmember LeTourneau stated that there is always a challenge between what is too much and what is not enough. He stated that in scenario one there is an impact of $67 per resident based on the average home value of $201,000 and believed that to be a great value for what the City is able to provide in return.

Mayor Strommen agreed and believed that it was helpful to see the services that are provided through the proposed budget.

Councilmember LeTourneau stated that the proposed budget includes the Strategic Plan items that the Council wanted to focus on as well as the services that staff feels would be beneficial.

Councilmember Kuzma stated that he understands that the budget is increasing and noted that while he would like to keep that down, the items proposed to be added are beneficial and do add value to the City. He stated that he would be in support of scenario one with possibly some minor cuts.

Councilmember Shryock agreed with the comments made by Councilmembers LeTourneau and Kuzma as she believed that the items proposed to be added will add value in the areas of safety and community wellbeing. She believed that these services are a good value and noted that she would be willing to pay the extra to have these services and therefore would support scenario one.

Councilmember Kuzma stated that there was discussion the previous year regarding the possibility of a franchise fee, which would have had an increase of over $100 to $160.

Councilmember Johns echoed the comments regarding the franchise fee discussion and stated that there is a cost to provide these services and yet the cost is still less than it would have been under the franchise fees. She noted that the drug task force position has already been delayed for several years and believed that there is a lot of value added.

Councilmember Williams stated that she does not agree and could not support the budget as proposed in scenario one as she would like to see a lean budget and levy. She stated that she would support scenario two because it is the smallest increase.

Councilmember Riley commended staff for developing all three scenarios. He noted that the roads and debt services are somewhat out of the control, as those items are needed. He stated that because of that he likes the idea of scenario three, although that is not his preferred option. He stated that there have been large increases the past two years and he would like to keep the tax levy low. He stated that he would like to see the tax levy equal to the rate of growth and revenue that the City has. He noted that inflation has been very low for the past several years and is anticipated to remain low, noting that the levy increases are continuing to outpace the rate of growth.

Councilmember Kuzma stated that prior to this Council, the previous Council had cut the budget to the bone and these budgets the past few years are attempting to regain some of the services that had been cut in the past.

Councilmember Riley referenced past debt levy rates and stated that there have not been cuts even in the lean years.

Mayor Strommen stated that there have been cuts in services to maintain the budget levy as the cost to provide services increases. She stated that there are normal cost increases over time in addition to the rate of growth. She noted that the road issue is not a linear item as the City has a bubble of roads that need a large amount of maintenance and the City is attempting to level that cost out as much as possible. She stated that item cannot be pushed down the road because that is how the City got into this situation in the first place. She stated that there would have to be some increase in order to account for the road improvements that are needed. She noted that public safety is a huge priority that she has and believes that it is problematic if the City continues to not be proactive in those areas.

Councilmember Kuzma stated that this year the proposed increase is mostly labor and noted that during the past few years there have been contract negotiations. He noted that if labor costs could be held down to what they had been three years ago, that would be a reduction in the budget, but acknowledged that cannot be done.

Mayor Strommen stated that the staff and road costs will continue. She stated that every position proposed to be added is justified and questioned if all existing staff positions are being used in the best manner possible. She stated that staff has been doing that in some cases when vacant positions come forward and staff amends that job to cover the most amount of services needed at that time.

Councilmember Shryock stated that everyone has made great points and appreciated the comments of Mayor Strommen. She noted that the City is at the point where there will be increases in taxes to stay on top of maintenance and other items. She stated that perhaps staff can look at some items that are not necessary at this time, such as the survey or modifying the newsletter to be as efficient as possible. She stated that while no one wants their taxes to go up, the reality is that there is a need to increase. She asked that staff be mindful of the little extras that add up.

Mayor Strommen appreciated the comments of Councilmembers Williams and Riley but did not know how to make cuts and still maintain and improve the roads.

Councilmember Riley noted that there is $600,000 proposed for increases outside of the road costs where cuts could be made. He stated that perhaps some of the recent hiring decisions should have been held off until the budget discussion.

Councilmember Johns stated that labor will always be the biggest bucket in the budget because staff provides services to the residents.

Councilmember Williams stated that she is a bit confused in regard to the overall desire to provide services and the link to specific line items.

Mayor Strommen stated that she believes the public safety items are a huge priority as the higher the population, the more the issues will change. She did not want to see that area get into the same situation as the roads.

City Administrator Ulrich stated that this year's budget does not put a lot into the roads, in addition to the flat amount, noting that in the next few years, additional costs will roll into the budget for the roads.

Mayor Strommen referenced the newsletter item and stated that perhaps cuts could be made in that area and still convey the necessary information. She stated that she does have concerns with not investing in what needs to be invested in and continually pushing items down the road. She stated that if the City backslides on public safety it would be easy for the City to fall behind quickly.

Councilmember Riley stated that several items relate to the police department and asked if it would be cheaper or better to go through the Sheriff's Department rather than have an in house department.

Police Chief Katers explained that the Council has the full authority over the police and acknowledged that there is a higher cost, but higher service is provided. He stated that if the City were to contract through the County there would be a contract and the City would not have much control over the services or level of service provided.

Mayor Strommen stated that costs increase but noted that as the City grows the revenue should also be eventually growing. She acknowledged that the rates may not always increase at the same rate because of strategic decisions. She appreciated how Police Chief Katers has reviewed vacant positions to amend those positions to add the most value to his department. She acknowledged that the decisions the Council makes will impact the budget in future years.

City Administrator Ulrich stated that personnel is the most expensive items in the budget and will continue to become more expensive as the years go by.

Mayor Strommen stated that it seems there is consensus on making some of these investments that add value, but the work may not be done as the list could be reviewed again to determine if every item is needed at this time.

Councilmember LeTourneau stated that if the larger budget is accepted at this time, there would be time to remove certain items from that budget, but if the smaller budget is accepted, the Council would not have the opportunity to add those items later.

Mayor Strommen confirmed majority consensus of the Council is to adopt scenario one as the proposed budget with the Council to continue to review the budget for items that could be reduced.

Councilmember Riley stated that history shows that you do not reduce from an initial amount.

Finance Director Lund stated that the City has actually reduced from the adopted amount.

Councilmember Riley suggested that everyone review the budget and find ways to reduce funds.

Councilmember Williams believed that the rate proposed in scenario one is too high to adopt even if the intent is to make reductions.

Police Chief Katers provided additional information on the drug task force position, noting that the issue of drugs is increasing and the department does not have the ability to be proactive and can only be reactive at this time, which is not the best method to handle that situation. He stated that he does not ask for things that he does not need.

Councilmember Kuzma stated that the Council needs to decide if that extra personnel is necessary. He stated that he would like to see the Council make that investment in order to be proactive within the community.

Councilmember Riley asked if the role of the task force has changed in the last few years. He stated that when the item has been explained in the past it was explained that the officer would not work solely in Ramsey and would work throughout the task force. He stated that it appears that Police Chief Katers is stating that the person would be on the streets in Ramsey.

Police Chief Katers explained that the task force has changed, as the cities with officers on the task force want results in their own city. He stated that if there is a case that needs extensive follow up, the City asks the task force to do that but currently a member from another city is pulled from their community to work within Ramsey. He stated that although they will assist, they do not favor that option and the task force has more of a say in where they investigate and work. He noted that there are times the Ramsey task force member would assist in other communities but the majority of the time would be spent in Ramsey, which is a change from the past.

Mayor Strommen stated that based on the majority of the Council, staff should continue with scenario one, reviewing the individual items to determine where reductions can be made.

Councilmember Riley received confirmation that the tax rate proposed in scenario one would then be sent on the truth in taxation statements that will be mailed to residents.

2.02: Strategic Plan Update

Mayor Strommen stated that based on the budget discussion, the Council should think hard about the items in the Plan to determine their priorities and how those correlate to the budget.

City Administrator Ulrich reviewed the staff report and explained how the green, yellow and red indicators are updated with the individual items.

Mayor Strommen noted that perhaps green should be used to identify items that are on track to meet the completion date.

Councilmember LeTourneau stated that he likes the red, yellow and green indicators and suggested that the green is used on items that are a work in progress and are following the timeframe designed. He noted that the yellow could be used if there are indicators that the project may not follow the timeline designed.

Mayor Strommen agreed, noting that the dates show that the item is in progress.

City Administrator Ulrich confirmed that the green indicator would be used to mark items that are completed or on track, while the yellow would be used for items that may not be completed on time, and the red to identify items that will not be completed or have issues.

Councilmember Shryock suggested placing a check mark next to items that have been completed as well.

Mayor Strommen stated that the change in use of the indicators would provide the Council with a better opportunity to review items that are not on track or that have issues arising.

City Administrator Ulrich noted that he would update the Plan using the indicators as suggested by the Council.

Councilmember Riley used the example of the trails plan that has not yet begun but would still be on track and questioned if that would then be shown in green.

Mayor Strommen stated that a decision would be made by staff and noted that if there is not progress on the item it could remain yellow.

City Administrator Ulrich noted that he could also include a comments section to provide additional details on certain items.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/Calendar

Mayor Strommen reviewed the upcoming topics for discussion on the calendar.

4. MAYOR / COUNCIL / STAFF INPUT

None

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 6:55 p.m.

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Jo Ann M. Thieling
City Clerk

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

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CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a regular meeting on Tuesday, September 8, 2015, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Sarah Strommen
Councilmember Jill Johns
Councilmember Mark Kuzma
Councilmember John LeTourneau
Councilmember Chris Riley
Councilmember Melody Shryock
Councilmember Kristine Williams

Members Absent: None

Also Present: Asst. City Administrator/Economic Development Manager Patrick Brama
Finance Director Diana Lund
Fire Chief Dean Kapler
Police Chief Jeff Katers
Public Works Superintendent Grant Riemer
Human Resources Manager Colleen Lasher
Community Development Director Timothy Gladhill
City Engineer Bruce Westby
City Attorney Joe Langel

1. CALL TO ORDER

Mayor Strommen called the regular meeting of the Ramsey City Council to order at 7:04 p.m., and led in the Pledge of Allegiance to the Flag.

2. PRESENTATION

None.

3. CITIZEN INPUT

None.

4. CONSENT AGENDA

Motion by Councilmember Johns, seconded by Councilmember LeTourneau, to approve the following items on the Consent Agenda:

4.01: Receive Cash and Investments for Period Ending August 31, 2015
4.02: Approve the following Meeting Minutes:
1) City Council Work Session dated August 25, 2015
2) City Council Regular dated August 25, 2015
4.03: Confirm Question Developed by the Environmental Policy Board to Invite the Public to Participate in the Review of the Environmental Protection/Resource Management Chapter of the Comprehensive Plan
4.04: Adopt Resolution #15-09-221 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of August 20, 2015 through September 2, 2015
4.05: Adopt Resolution #15-09-217 Declaring Costs to be Assessed and Calling for a Public Hearing on Proposed Assessment for Past-Due Charges on Municipal Utility Bills (which may include water, sewer, street lighting, recycling, storm water charges and penalties incurred) and Current Services Rendered
4.06: Adopt Resolution #15-09-222 to Hire Temporary Housing Intern

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Johns, LeTourneau, Kuzma, Riley, Shryock, and Williams. Voting No: None.

5. APPROVE AGENDA

Motion by Councilmember LeTourneau, seconded by Councilmember Shryock, to approve the agenda as presented.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers LeTourneau, Shryock, Johns, Kuzma, Riley, and Williams. Voting No: None.

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

7.01: Consider Preliminary Policy Direction Regarding Fence Standards and Front Yard Definition in City Code Chapter 117 (Zoning)

Community Development Director Gladhill reviewed the staff report and recommendation that the matter be referred to the Planning Commission because this is a land use issue and that the property owners are also willing to go through mediation through Anoka County in attempt to resolve the situation.

Councilmember Kuzma questioned if the two property owners have talked about this.

Natalia Zherdetsky, 14026 Dysprosium Street NW, stated that they wanted to install a privacy fence because she has a nine-month-old son and they want to protect him from the busy

roadway. She stated that they did research other materials and heights for the fence but because of the busy roadway, they wanted to use a six-foot privacy fence. She acknowledged that the four homes face each other and they did receive approval for an extended driveway, so she believed the fence would be a better view for the neighbor rather than additional vehicles.

Mayor Strommen received confirmation that there is not a resolution at this time and the property owners are willing to go through mediation. She believed the input of the Planning Commission would be beneficial because this is a land use issue.

Councilmember LeTourneau appreciated that the two residents were willing to participate in mediation to find a resolution and also believed there would be benefit gained by having the Planning Commission review the item further.

Councilmember Riley stated that he would like to see this item addressed but believed that the current Ordinance applies to most all situations and should not be changed dramatically.

Motion by Councilmember Riley, seconded by Councilmember LeTourneau, to direct staff and the Planning Commission to develop an isolated flexible fix for this situation within the Ordinance to amend City Code related to the construction of fences without making major changes to the Ordinance.

Further discussion: Councilmember Kuzma hoped that a resolution could be found and recognized the right of the property owner to construct a fence on their property.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Riley, LeTourneau, Johns, Kuzma, Shryock, and Williams. Voting No: None.

7.02: Consider Adopting Ordinance #15-14 Approving a Zoning Amendment for 14100 Sunfish Lake Boulevard NW: Case of Life Fitness

Mayor Strommen recused herself from the discussion.

Community Development Director Gladhill reviewed the staff report and recommendation to adopt Ordinance #15-14 approving a zoning amendment for 14100 Sunfish Lake Boulevard NW.

Motion by Councilmember Kuzma, seconded by Councilmember Shryock, to waive the City Charter requirement to read the Ordinance aloud and adopt Ordinance #15-14 approving a Zoning amendment for 14100 Sunfish Lake Boulevard NW.

A roll call vote was performed by the Recording Secretary:

Councilmember Johns	aye
Councilmember Kuzma	aye
Councilmember LeTourneau	aye
Councilmember Williams	aye
Councilmember Shryock	aye

Councilmember Riley aye
Mayor Strommen abstained

Motion carried.

Mayor Strommen rejoined the Council.

7.03: Receive CBRE Updates and Consider Update Pricing Table for City Owned Land (Portions of this case may be closed to the public)

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report.

Richard Palmiter CBRE, provided an update on the current activities in the market. He noted that the trend in retail is to infill smaller users. He advised that restaurants are tending to reuse existing space rather than build new because of the costs. He provided an update on industrial and residential trends as well.

Councilmember Williams asked how the City can be in the best position to favorably keep potential buyers interested and moving forward.

Mr. Palmiter stated that the Council needs to give clear direction to staff to ensure that can happen.

Councilmember Riley referenced the issue of rooftops and asked how the additional residents would make a difference when the 8,000 existing residents are not making the difference to bring in restaurants and retailers.

Mr. Palmiter stated that companies look at the activity within a city and determine if they can add to what is going on and whether the demand supports the activity. He stated that he emailed a potential client to highlight the activity within Ramsey, as businesses like to catch a city on an upward swing. He stated that there used to be a rule of thumb that a certain number of households would attract a certain retailer, but noted that varies by user. He stated that if someone is interested, staff should clear their desk and pay attention.

Mayor Strommen stated that the next phase of the discussion would be regarding the pricing table and should be discussed in closed session.

Asst. City Administrator/Economic Development Manager Brama stated that the Council has given direction to staff to remove unknowns and give priority for shovel ready status projects.

Asst. City Administrator/Economic Development Manager Brama advised under Minnesota Statutes, Section 13D.05, Subd.3, the meeting can move into Closed Session to discuss CBRE updates and consider update pricing table for City owned land.

Motion by Councilmember Shryock, seconded by Councilmember Kuzma, to move to Closed Session to discuss the pricing table for City owned land.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers, Shryock, Kuzma, Johns, LeTourneau, Riley, and Williams. Voting No: None.

The City Council meeting moved into a Closed Session at 7:50 p.m.

The City Council reconvened in Open Session at 8:15 p.m.

Mayor Strommen confirmed that staff has the necessary updates needed for the pricing table in regard to City owned land.

8. MAYOR, COUNCIL AND STAFF INPUT

Asst. City Administrator/Economic Development Manager Brama announced upcoming meetings and events including Happy Days, noting that events begin Thursday through the weekend.

Councilmember Kuzma invited the community to the pancake breakfast at City Hall this Saturday morning.

9. ADJOURNMENT

Motion by Councilmember LeTourneau, seconded by Councilmember Johns, to adjourn the meeting.

Motion carried.

The regular meeting of the City Council adjourned at 8:19 p.m.

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Jo Ann M. Thieling
City Clerk

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

CC Regular Session **4. 5.**

Meeting Date: 09/22/2015

By: Jackie Lipski, Finance

Information

Title

Adopt Resolution #15-09-235 Approving Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of September 3, 2015 through September 16, 2015

Action:

Motion to Adopt Resolution #15-09-235 Approving Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of September 3, 2015 through September 16, 2015.

Attachments

Bills List 9/22/2015

Resolution 9/22/2015

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	09/16/2015 11:12 AM
Kurt Ulrich	Kurt Ulrich	09/16/2015 02:28 PM
Form Started By: Jackie Lipski		Started On: 09/16/2015 10:50 AM
Final Approval Date: 09/16/2015		

CITY OF RAMSEY - FINANCE OFFICE Printed 9/16/2015

RAMSEY CITY COUNCIL MEETING

9/22/2015

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	SUBMITTED FOR APPROVAL
Purchase Journal:	
Prepaids 9/3/15-9/16/15	357,001.84
Accounts Payable 9/3/15-9/16/15	159,803.57
Payroll 9/11/15	127,077.75
Debt Service	11,742.50
Pay Estimate- Projects	867,388.56
TOTAL SUBMITTED FOR APPROVAL THIS MEETING	**$ 1,523,014.22**

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:	APPROVED PREV. MTG	2015 Y.T.D.
NET PAYROLL TOTAL	$ 142,695.38	$ 2,501,229.65
- CORRECTION TO PAYROLL		
PREPAIDS	195,764.89	3,836,324.49
- PREPAID ADJUSTMENTS		
WIRE TRANSFERS FOR DEBT SERVICE	65,628.75	1,016,325.14
- CORRECTION TO D.S.		
ACCOUNTS PAYABLE INVOICING - PREVIOUS MEETING:		
- BILLS LIST SUBMITTED	113,115.46	3,826,758.75
ADD (DELETE) BILLS LIST SUBMITTED		
PAY ESTIMATE(S)		2,210,258.68
- CHECKS VOIDED	0.00	0.00
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 517,204.48**	**$ 13,390,896.71**

CITY OF RAMSEY

Council Check Register by GL

Council Check Register and Summary

9/3/2015 -- 12/31/2015

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
97958	**9/4/2015**		**110734 CITY OF RAMSEY**						
		26.00	41813198		78191	090315	9601.4651		WATER REVENUE
		30.01	713463949		78191	090315	9601.4651		WATER REVENUE
		30.54	723596		78191	090315	9601.4651		WATER REVENUE
		21.53	672668265		78191	090315	9601.4651		WATER REVENUE
		162.47	720561		78191	090315	9601.4651		WATER REVENUE
		270.55							
97959	**9/4/2015**		**114868 COLLINS, FRANKLIN B.**						
		5,000.00	REFUND ESC 6926 167TH AVE		78185	090215	9252.1155.1		MANUAL-ACCOUNTS RE(
		5,000.00							
97960	**9/4/2015**		**100112 COMMISSIONER OF TRANSPORTATION**						
		410.18	MATERIAL TESTING RIVERDALE		78186	P00004684	9497.6530	00201222	IMPROVEMENTS OTHER
		410.18							
97961	**9/4/2015**		**114869 CROSBIE, REBECCA L.**						
		100.00	REFUND DAMAGE DEPOSIT		78187	090115	9804.1160		KEY & DAMAGE DEPOSIT
		100.00							
97962	**9/4/2015**		**114870 ISRAR, FALEEHA**						
		100.00	REFUND DAMAGE/KEY DEPOSIT		78188	090115	9804.1160		KEY & DAMAGE DEPOSIT
		55.00	REFUND DAMAGE/KEY DEPOSIT		78188	090115	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
97963	**9/4/2015**		**100453 SRF CONSULTING GROUP INC**						
		2,380.69	PARK RAMP JULY 2015 SERVICES		78189	08873.00-3	9412.6520	00201428	BUILDINGS & STRUCTUR
		2,380.69							
97964	**9/4/2015**		**113710 TOLLBERG HOMES LLC**						
		1,500.00	REFUND ERO ESC 6926 167TH AVE		78190	090215	9804.6433	00114069	REFUNDS
		1,500.00							
97965	**9/8/2015**		**100647 BOLTON AND MENK, INC**						
		2,457.50	RIVERDALE DR/RAMSEY BLVD		78192	0180608	0301.6315		MISCELLANEOUS PROFE
		2,457.50							
97966	**9/8/2015**		**100297 CENTERPOINT ENERGY**						
		37.31			78193	8000014064-2 JULY 2015	0311.6373		GAS
		41.06			78193	8000014064-2 JULY 2015	0452.6373		GAS
		77.44			78193	8000014064-2 JULY 2015	0220.6373		GAS
		12.44			78193	8000014064-2 JULY 2015	9601.6373		GAS
		12.44			78193	8000014064-2 JULY 2015	9602.6373		GAS
		12.42			78193	8000014064-2 JULY 2015	9605.6373		GAS
		193.11							
97967	**9/8/2015**		**111696 CITY OF RAMSEY**						
		300.00	PETTY CASH- HAPPY DAYS		78198	090115	0296.6249		MISCELLANEOUS OPERA
		300.00							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
									Continued.
97968	9/8/2015		100116 CONNEXUS ENERGY						
		41.62	RETIRED METER- TENNIS CT LIGHT		78194	444931-179017-FINAL	0452.6371		ELECTRIC UTILITIES
		823.62	TRAFFIC SIGNALS		78195	759126-303100 AUG 15	0260.6371		ELECTRIC UTILITIES
		600.99	MISC PW ACCOUNTS		78196	759126-303106 AUG 15	0311.6371		ELECTRIC UTILITIES
		3,450.56	MISC PW ACCOUNTS		78196	759126-303106 AUG 15	0452.6371		ELECTRIC UTILITIES
		49.70	MISC PW ACCOUNTS		78196	759126-303106 AUG 15	0260.6371		ELECTRIC UTILITIES
		200.33	MISC PW ACCOUNTS		78196	759126-303106 AUG 15	9601.6371		ELECTRIC UTILITIES
		200.33	MISC PW ACCOUNTS		78196	759126-303106 AUG 15	9602.6371		ELECTRIC UTILITIES
		200.32	MISC PW ACCOUNTS		78196	759126-303106 AUG 15	9605.6371		ELECTRIC UTILITIES
		16,741.00	WELLS/WTR TWR/LIFT STAT		78197	759126-303102 AUG 15	9601.6371		ELECTRIC UTILITIES
		624.77	WELLS/WTR TWR/LIFT STAT		78197	759126-303102 AUG 15	9602.6371		ELECTRIC UTILITIES
		22,933.24							
97969	9/8/2015		114874 FRASIER, JERRY						
		720.00	HAPPY DAYS 2015		78200	090115	0296.6249		MISCELLANEOUS OPERA
		720.00							
97970	9/8/2015		114872 GRAVEL ROADS INC						
		500.00	HAPPY DAYS 2015		78199	090115	0296.6249		MISCELLANEOUS OPERA
		500.00							
97971	9/8/2015		103461 NORTHERN TECHNOLOGIES INC						
		4,991.25	RE: FIRE STATION 2		78201	15299	9436.6520	00201430	BUILDINGS & STRUCTUR
		4,991.25							
98031	9/10/2015		113259 24 RESTORE						
		352.00	CARPET CLEANING		78255	15-0764-CPT	0194.6489		OTHER CONTRACTED SE
		352.00							
98032	9/10/2015		100040 ANOKA COUNTY FIRE PROTECTION COUNCIL						
		1,200.00	CERT. FF I AND II		78254	1001	0220.6335		TRAINING
		1,200.00							
98033	9/10/2015		111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC						
		24.95	7650 SUNWOOD DR		78251	150-1681-4280 AUG 15	9240.6315		MISCELLANEOUS PROFE
		24.95	7550 SUNWOOD DR NW		78252	150-1681-6340 AUG 15	0194.6489		OTHER CONTRACTED SE
		27.95	6701 HWY 10 YOUTH FIRST		78253	150-1687-1105 AUG 15	9410.6315	00041012	MISCELLANEOUS PROFE
		77.85							
98034	9/15/2015		100012 ACE SOLID WASTE INC						
		24,555.80	CITY RECYCLYING AUG 2015		78311	1100898	9604.6489		OTHER CONTRACTED SE
		27.19	FIRE STATION 1- TRASH		78312	1100913	0220.6374		REFUSE/RECYCLING
		105.59	PW MISC ACCTS AUG 2015		78313	1100915	0311.6374		REFUSE/RECYCLING

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									Continued.
98034	9/15/2015		100012 ACE SOLID WASTE INC						
		169.41	PW MISC ACCTS AUG 2015		78313	1100915	0194.6374		REFUSE/RECYCLING
		31.27	PW MISC ACCTS AUG 2015		78313	1100915	0220.6374		REFUSE/RECYCLING
		250.50	PW MISC ACCTS AUG 2015		78313	1100915	0452.6374		REFUSE/RECYCLING
		35.20	PW MISC ACCTS AUG 2015		78313	1100915	9601.6374		REFUSE/RECYCLING
		35.20	PW MISC ACCTS AUG 2015		78313	1100915	9602.6374		REFUSE/RECYCLING
		105.00	PW MISC ACCTS AUG 2015		78313	1100915	9604.6249		MISCELLANEOUS OPER/
		35.18	PW MISC ACCTS AUG 2015		78313	1100915	9605.6374		REFUSE/RECYCLING
		25,350.34							
98035	9/15/2015		100026 ANDERSON IRRIGATION						
		2,606.00	WORK AT ELMCREST PARK		78314	07-5657	9270.6315		MISCELLANEOUS PROFE
		2,606.00							
98036	9/15/2015		106564 BLUE CROSS BLUE SHIELD						
		42,123.33	OCT 2015 MEDICAL INS		78315	091415	9101.2176		LIFE/HEALTH-EMPLOYEE
		42,123.33							
98037	9/15/2015		112663 CAPSTONE HOMES INC						
		1,500.00	REFUND ERO ESC 16884 LIMONITE		78316	091515A	9804.6433	00114701	REFUNDS
		1,500.00	REFUND ERO ESC 16883 LIMONITE		78317	091515B	9804.6433	00114693	REFUNDS
		1,500.00	REFUND ERO ESC 14602 QUICKSILV		78318	091515C	9804.6433	00114702	REFUNDS
		1,500.00	REFUND ERO ESC 14606 QUICKSILV		78325	091515	9804.6433	00114703	REFUNDS
		6,000.00							
98038	9/15/2015		100404 CENTURYLINK						
		65.35	AUG 2015 SERVICES		78319	763-422-1452 795 AUG 15	0452.6321		TELEPHONE
		65.35							
98039	9/15/2015		110734 CITY OF RAMSEY						
		50.00	ACCT 723762		78329	091515	9601.4651		WATER REVENUE
		50.00							
98040	9/15/2015		111466 DYNAMIC GROUP						
		100.00	REFUND DAMAGE DEPOSIT		78330	091515	9804.1160		KEY & DAMAGE DEPOSIT
		100.00							
98041	9/15/2015		100176 FEDEX						
		41.92	DELIVERY-BANK OF THE WEST		78320	5-147-38443	9804.6315	00113811	MISCELLANEOUS PROFE
		41.92							
98042	9/15/2015		100291 MET COUNCIL SAC						
		114,310.00	AUGUST 2015 SAC CHARGES		78360	091515	9602.2083		SAC CHARGES
		1,143.10-	AUGUST 2015 SAC CHARGES		78360	091515	9602.4356		SEWER AVAILABILITY CH
		113,166.90							
98043	9/15/2015		107244 NORTHLAND TRUST SERVICES INC						
		11,742.50	STATE AID ROAD BONDS		78322	081415	9344.6611		BOND INTEREST
		11,742.50							
98044	9/15/2015		100391 POSTMASTER						
		1,492.60	POSTAGE-FALL RECYCLE POSTCARDS		78323	091015	9604.6249		MISCELLANEOUS OPER/
		1,492.60							
98045	9/15/2015		106398 S W WOLD CONSTRUCTION INC						

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98045	9/15/2015		106398 S W WOLD CONSTRUCTION INC						Continued.
		1,500.00	REFUND ERO ESC 7017 170TH TRL		78324	091015	9804.6433	00114757	REFUNDS
		1,500.00							
98046	9/15/2015		114151 TASC (FEES)						
		163.40	AUG 15 VEBA/FLEX FEES		78321	IN610177	9101.2176		LIFE/HEALTH-EMPLOYEE
		214.60	AUG 15 VEBA/FLEX FEES		78321	IN610177	0130.6315		MISCELLANEOUS PROFE
		378.00							
98047	9/15/2015		100510 VERIZON WIRELESS						
		64.26	JUL- AUG 15 SERVICE		78326	082015	0130.6323		CELLULAR PHONES
		64.26							
98048	9/15/2015		111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC						
		27.95	7550 SUNWOOD DR- POLICE		78327	150-1682-6501 AUG 15	0211.6489		OTHER CONTRACTED SE
		27.95							
90344277	9/11/2015		100398 PUBLIC EMPLOYEES RETIREMENT ASSN						
		15,487.85			78266	0910151151027	9101.2174		PERA-EMPLOYEE
		20,563.57			78267	0910151151028	9101.2183		PERA-EMPLOYER
		36,051.42							
93326400	9/11/2015		100113 BANK OF THE WEST						
		21,514.01			78256	0910151151021	9101.2171		FEDERAL WITHHOLDING
		10,425.83			78261	0910151151022	9101.2173		FICA & MEDICARE-EMPL(
		10,425.83			78262	0910151151023	9101.2182		FICA & MEDICARE-EMPL(
		42,365.67							
99038790	9/11/2015		100223 ICMA RETIREMENT TRUST 457						
		3,382.12			78263	0910151151024	9101.2175		DEFERRED COMPENSAT
		3,382.12							
99091115	9/11/2015		107962 TASC						
		2,644.04			78257	09101511510210	9101.2176		LIFE/HEALTH-EMPLOYEE
		2,644.04							
99091415	9/14/2015		108768 COMDATA NETWORK INC						
		300.00	PAYPAL *MNAPA ; ANDERSON		78269	AUG15 COMDATA PCARD	0191.6335		TRAINING
		234.24	4IMPRINT , BLUML		78269	AUG15 COMDATA PCARD	0280.6241		COMMUNITY POLICING S
		40.00	4IMPRINT , BLUML		78269	AUG15 COMDATA PCARD	0280.6241		COMMUNITY POLICING S
		73.54	4IMPRINT , BLUML		78269	AUG15 COMDATA PCARD	0280.6241		COMMUNITY POLICING S
		12.17	BILLYS BAR AND GRILL , BLUML		78269	AUG15 COMDATA PCARD	0211.6331		TRAVEL & LODGING
		48.02	MILLS FLEET FARM , BLUML		78269	AUG15 COMDATA PCARD	0211.6229		SHOP MATERIALS
		16.05	SERUM'S , BLUML		78269	AUG15 COMDATA PCARD	0211.6331		TRAVEL & LODGING
		11.75	TLO TRANSUNION , BLUML		78269	AUG15 COMDATA PCARD	0211.6315		MISCELLANEOUS PROFE
		98.00	MENARDS ELK RIVER , BRAY		78269	AUG15 COMDATA PCARD	0194.6259		BUILDING MAINT/REPAIR

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99091415	9/14/2015		108768 COMDATA NETWORK INC						Continued.
		6.74	MENARDS ELK RIVER , BRAY		78269	AUG15 COMDATA PCARD	0194.6259		BUILDING MAINT/REPAIR
		23.00-	THE HOME DEPOT , BRAY		78269	AUG15 COMDATA PCARD	0194.6259		BUILDING MAINT/REPAIR
		1.58-	THE HOME DEPOT , BRAY		78269	AUG15 COMDATA PCARD	0194.6259		BUILDING MAINT/REPAIR
		23.00	THE HOME DEPOT , BRAY		78269	AUG15 COMDATA PCARD	0194.6259		BUILDING MAINT/REPAIR
		1.58	THE HOME DEPOT , BRAY		78269	AUG15 COMDATA PCARD	0194.6259		BUILDING MAINT/REPAIR
		20.56	COBORN'S SUPERSTORE , FRANKFUR		78269	AUG15 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICI
		53.59	COBORN'S SUPERSTORE , FRANKFUR		78269	AUG15 COMDATA PCARD	0211.6331		TRAVEL & LODGING
		39.45	COBORN'S SUPERSTORE , FRANKFUR		78269	AUG15 COMDATA PCARD	0211.6331		TRAVEL & LODGING
		62.97	ELK RIVER PIZZA RANCH , FRANKF		78269	AUG15 COMDATA PCARD	0211.6331		TRAVEL & LODGING
		351.98	WWW.NEWEGGBUSINESS.COMFREDRICK		78269	AUG15 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR E
		22.98-	WWW.NEWEGGBUSINESS.COM , FREDR		78269	AUG15 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR E
		249.99	WWW.NEWEGGBUSINESS.COM , FREDR		78269	AUG15 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR E
		16.32-	WWW.NEWEGGBUSINESS.COM , FREDR		78269	AUG15 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR E
		129.99	WWW.NEWEGGBUSINESS.COM , FREDR		78269	AUG15 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR E
		33.99	WWW.NEWEGGBUSINESS.COM , FREDR		78269	AUG15 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR E
		599.00	WWW.NEWEGGBUSINESS.COM , FREDR		78269	AUG15 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR E
		10.70-	WWW.NEWEGGBUSINESS.COM , FREDR		78269	AUG15 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR E
		319.98	WWW.NEWEGGBUSINESS.COM , FREDR		78269	AUG15 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR E
		40.00-	WWW.NEWEGGBUSINESS.COM , FREDR		78269	AUG15 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR E
		3.98	WWW.NEWEGGBUSINESS.COM , FREDR		78269	AUG15 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR E
		2.99	WWW.NEWEGGBUSINESS.COM , FREDR		78269	AUG15 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR E
		845.99	WWW.NEWEGGBUSINESS.COM , FREDR		78269	AUG15 COMDATA PCARD	0211.6405		OFFICE & DATA PROCES:
		6.99	WWW.NEWEGGBUSINESS.COM , FREDR		78269	AUG15 COMDATA PCARD	0211.6405		OFFICE & DATA PROCES:
		129.99	WWW.NEWEGGBUSINESS.COM , FREDR		78269	AUG15 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR E
		179.98	WWW.NEWEGGBUSINESS.COM , FREDR		78269	AUG15 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR E
		119.98	WWW.NEWEGGBUSINESS.COM , FREDR		78269	AUG15 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR E
		10.56	WWW.NEWEGGBUSINESS.COM , FREDR		78269	AUG15 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR E

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									Continued.
99091415	9/14/2015		108768 COMDATA NETWORK INC						
		29.00	FINANCE AND COMMERCE I , GLADH		78269	AUG15 COMDATA PCARD	0191.6452		SUBSCRIPTIONS
		69.73	FINDS ON BROADWAY , GLADHILL		78269	AUG15 COMDATA PCARD	0191.6249		MISCELLANEOUS OPERA
		310.00	PAYPAL *MNAPA , GLADHILL		78269	AUG15 COMDATA PCARD	0191.6335		TRAINING
		329.45	BLUE VELVET , KATERS		78269	AUG15 COMDATA PCARD	0211.6249		MISCELLANEOUS OPERA
		350.74	INN LAKE SUPERIOR , LASHER		78269	AUG15 COMDATA PCARD	0130.6331		TRAVEL & LODGING
		175.37	INN LAKE SUPERIOR , LASHER		78269	AUG15 COMDATA PCARD	0130.6331		TRAVEL & LODGING
		12.93	TOBIES RESTAURANT , LASHER		78269	AUG15 COMDATA PCARD	0130.6331		TRAVEL & LODGING
		252.10	FENDIKI,I INC , LUND		78269	AUG15 COMDATA PCARD	0153.6335		TRAINING
		166.50	ADVANTAGE SIGNS & GRAP , RIEME		78269	AUG15 COMDATA PCARD	0260.6249		MISCELLANEOUS OPERA
		353.67	ELK RIVER LANDVILLE , RIEMER		78269	AUG15 COMDATA PCARD	0311.6374		REFUSE/RECYCLING
		49.95	INTERSTATE ALL BATTERY , RIEME		78269	AUG15 COMDATA PCARD	0311.6249		MISCELLANEOUS OPERA
		18.12-	NOR*NORTHERN TOOL , RIEMER		78269	AUG15 COMDATA PCARD	0311.6249		MISCELLANEOUS OPERA
		135.90	NOR*NORTHERN TOOL , RIEMER		78269	AUG15 COMDATA PCARD	0311.6249		MISCELLANEOUS OPERA
		135.90	NOR*NORTHERN TOOL , RIEMER		78269	AUG15 COMDATA PCARD	0452.6249		MISCELLANEOUS OPERA
		192.98	ROADTRUCKER , RIEMER		78269	AUG15 COMDATA PCARD	0311.6249		MISCELLANEOUS OPERA
		25.00	ACAPULCO MEXICAN RESTA , RIVER		78269	AUG15 COMDATA PCARD	0452.6249		MISCELLANEOUS OPERA
		8.59	AMAZON MKTPLACE PMTS , RIVERBL		78269	AUG15 COMDATA PCARD	0452.6249		MISCELLANEOUS OPERA
		11.53	AMAZON MKTPLACE PMTS , RIVERBL		78269	AUG15 COMDATA PCARD	0452.6249		MISCELLANEOUS OPERA
		50.00	COBORN'S SUPERSTORE , RIVERBLO		78269	AUG15 COMDATA PCARD	0452.6249		MISCELLANEOUS OPERA
		13.32	COBORN'S SUPERSTORE , RIVERBLO		78269	AUG15 COMDATA PCARD	0452.6249		MISCELLANEOUS OPERA
		1.99	COBORN'S SUPERSTORE , RIVERBLO		78269	AUG15 COMDATA PCARD	0452.6249		MISCELLANEOUS OPERA
		119.85	FLUID MGMT INC , RIVERBLOOD		78269	AUG15 COMDATA PCARD	0452.6249		MISCELLANEOUS OPERA
		20.93	MICHAELS STORES , RIVERBLOOD		78269	AUG15 COMDATA PCARD	0452.6249		MISCELLANEOUS OPERA
		100.00	SEARS ROEBUCK , RIVERBLOOD		78269	AUG15 COMDATA PCARD	0452.6249		MISCELLANEOUS OPERA
		75.00	TARGET , RIVERBLOOD		78269	AUG15 COMDATA PCARD	0452.6249		MISCELLANEOUS OPERA
		4.48	THE HOME DEPOT , RIVERBLOOD		78269	AUG15 COMDATA PCARD	0452.6249		MISCELLANEOUS OPERA
		4.48	THE HOME DEPOT , RIVERBLOOD		78269	AUG15 COMDATA PCARD	0452.6249		MISCELLANEOUS OPERA

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99091415	9/14/2015		108768 COMDATA NETWORK INC						Continued.
		4.48	THE HOME DEPOT , RIVERBLOOD		78269	AUG15 COMDATA PCARD	0452.6249		MISCELLANEOUS OPERA
		4.48	THE HOME DEPOT , RIVERBLOOD		78269	AUG15 COMDATA PCARD	0452.6249		MISCELLANEOUS OPERA
		50.00	THE HOME DEPOT , RIVERBLOOD		78269	AUG15 COMDATA PCARD	0452.6249		MISCELLANEOUS OPERA
		16.86	COBORN'S SUPERSTORE , SCHIFERL		78269	AUG15 COMDATA PCARD	0220.6249		MISCELLANEOUS OPERA
		948.60	PUKKA INC , SCHIFERLI		78269	AUG15 COMDATA PCARD	0220.6231		UNIFORMS & TURN-OUT
		23.79	ACAPULCO MEXICAN RESTA , ULRIC		78269	AUG15 COMDATA PCARD	0130.6249		MISCELLANEOUS OPERA
		39.74	AMAZON MKTPLACE PMTS , WIEMANN		78269	AUG15 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICI
		67.32	AMAZON MKTPLACE PMTS , WIEMANN		78269	AUG15 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICI
		4.80	AMAZON MKTPLACE PMTS , WIEMANN		78269	AUG15 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICI
		29.97	CURRENT USA , WIEMANN		78269	AUG15 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICI
		195.00	ISD 15 COMM ED AND SVC , BRAMA		78269	AUG15 COMDATA PCARD	9230.6249	00923002	MISCELLANEOUS OPERA
		49.89	MENARDS COON RAPIDS , BRAMA		78269	AUG15 COMDATA PCARD	9230.6249	00923002	MISCELLANEOUS OPERA
		109.87	MENARDS COON RAPIDS , BRAMA		78269	AUG15 COMDATA PCARD	9230.6249	00923002	MISCELLANEOUS OPERA
		38.99	MENARDS COON RAPIDS , BRAMA		78269	AUG15 COMDATA PCARD	9230.6249	00923002	MISCELLANEOUS OPERA
		19.99	MENARDS COON RAPIDS , BRAMA		78269	AUG15 COMDATA PCARD	9230.6249	00923002	MISCELLANEOUS OPERA
		24.99	MENARDS COON RAPIDS , BRAMA		78269	AUG15 COMDATA PCARD	9230.6249	00923002	MISCELLANEOUS OPERA
		99.98	MENARDS COON RAPIDS , BRAMA		78269	AUG15 COMDATA PCARD	9230.6249	00923002	MISCELLANEOUS OPERA
		19.99	MENARDS COON RAPIDS , BRAMA		78269	AUG15 COMDATA PCARD	9230.6249	00923002	MISCELLANEOUS OPERA
		19.98	MENARDS COON RAPIDS , BRAMA		78269	AUG15 COMDATA PCARD	9230.6249	00923002	MISCELLANEOUS OPERA
		149.99	MENARDS COON RAPIDS , BRAMA		78269	AUG15 COMDATA PCARD	9230.6249	00923002	MISCELLANEOUS OPERA
		21.97	MENARDS COON RAPIDS , RIEMER		78269	AUG15 COMDATA PCARD	9230.6249		MISCELLANEOUS OPERA
		42.24	MENARDS COON RAPIDS , RIEMER		78269	AUG15 COMDATA PCARD	9230.6249		MISCELLANEOUS OPERA
		237.42	MENARDS COON RAPIDS , RIEMER		78269	AUG15 COMDATA PCARD	9230.6249		MISCELLANEOUS OPERA
		5.99	MENARDS COON RAPIDS , RIEMER		78269	AUG15 COMDATA PCARD	9230.6249		MISCELLANEOUS OPERA
		19.85	MENARDS COON RAPIDS , RIEMER		78269	AUG15 COMDATA PCARD	9230.6249		MISCELLANEOUS OPERA
		11.37	MENARDS COON RAPIDS , RIEMER		78269	AUG15 COMDATA PCARD	9230.6249		MISCELLANEOUS OPERA
		21.97	MENARDS COON RAPIDS , RIEMER		78269	AUG15 COMDATA PCARD	9230.6249		MISCELLANEOUS OPERA

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99091415	9/14/2015		108768 COMDATA NETWORK INC						Continued.
		3.54	MENARDS COON RAPIDS , RIEMER		78269	AUG15 COMDATA PCARD	9230.6249		MISCELLANEOUS OPERA
		58.65	COBORN'S SUPERSTORE , WENBERG		78269	AUG15 COMDATA PCARD	9230.6249	00923002	MISCELLANEOUS OPERA
		3.98	COBORN'S SUPERSTORE , WENBERG		78269	AUG15 COMDATA PCARD	9230.6249	00923002	MISCELLANEOUS OPERA
		176.13	STROBES NMORE , BLUML		78269	AUG15 COMDATA PCARD	0230.6249		MISCELLANEOUS OPERA
		127.95	WEATHERTECH MACNEIL , BLUML		78269	AUG15 COMDATA PCARD	0230.6249		MISCELLANEOUS OPERA
		297.00	MENARDS COON RAPIDS , BRAMA		78269	AUG15 COMDATA PCARD	0296.6249		MISCELLANEOUS OPERA
		42.84	BESTBUYCOM , WENBERG		78269	AUG15 COMDATA PCARD	0296.6249		MISCELLANEOUS OPERA
		7.78	CORBORN'S SUPERSTORE , WENBERG		78269	AUG15 COMDATA PCARD	0296.6249		MISCELLANEOUS OPERA
		59.60	MENARDS ELK RIVER , NELSON		78269	AUG15 COMDATA PCARD	9601.6249		MISCELLANEOUS OPERA
		42.96	MENARDS ELK RIVER , NELSON		78269	AUG15 COMDATA PCARD	9601.6249		MISCELLANEOUS OPERA
		8.37	MENARDS ELK RIVER , NELSON		78269	AUG15 COMDATA PCARD	9601.6249		MISCELLANEOUS OPERA
		8.37	MENARDS ELK RIVER , NELSON		78269	AUG15 COMDATA PCARD	9601.6249		MISCELLANEOUS OPERA
		19.94	MENARDS ELK RIVER , NELSON		78269	AUG15 COMDATA PCARD	9601.6249		MISCELLANEOUS OPERA
		3.68	MENARDS ELK RIVER , NELSON		78269	AUG15 COMDATA PCARD	9601.6249		MISCELLANEOUS OPERA
		3.97	MENARDS ELK RIVER , NELSON		78269	AUG15 COMDATA PCARD	9601.6249		MISCELLANEOUS OPERA
		190.00	ACT*RAM/SWANA CONF , ANDERSON		78269	AUG15 COMDATA PCARD	9604.6249		MISCELLANEOUS OPERA
		42.20	BILL'S SUPERETTE FIREFIGHTERS		78270	AUG15 COMDATA FUEL	0220.6223		GASOLINE
		47.20	BILL'S SUPERETTEFIREFIGHTERS		78270	AUG15 COMDATA FUEL	0220.6223		GASOLINE
		43.16	BILL'S SUPERETTE FIREFIGHTERS		78270	AUG15 COMDATA FUEL	0220.6223		GASOLINE
		16.56	BILL'S SUPERETTE FIREFIGHTERS		78270	AUG15 COMDATA FUEL	0220.6223		GASOLINE
		30.27	BILL'S SUPERETTE FIREFIGHTERS		78270	AUG15 COMDATA FUEL	0220.6223		GASOLINE
		41.11	BILL'S SUPERETTE KAPLER		78270	AUG15 COMDATA FUEL	0220.6223		GASOLINE
		56.26	BILL'S SUPERETTE KAPLER		78270	AUG15 COMDATA FUEL	0220.6223		GASOLINE
		20.94	BILL'S SUPERETTE MARAS		78270	AUG15 COMDATA FUEL	0311.6223		GASOLINE
		78.91	BILL'S SUPERETTE BYRON		78270	AUG15 COMDATA FUEL	0452.6223		GASOLINE
		91.46	BILL'S SUPERETTE MARAS		78270	AUG15 COMDATA FUEL	0311.6223		GASOLINE
		42.00	BILL'S SUPERETTE BYRON		78270	AUG15 COMDATA FUEL	0452.6223		GASOLINE

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99091415	9/14/2015		108768 COMDATA NETWORK INC						Continued.
		61.07	BILL'S SUPERETTE MADSEN		78270	AUG15 COMDATA FUEL	0301.6223		GASOLINE
		28.21	BILL'S SUPERETTE ANDERSON		78270	AUG15 COMDATA FUEL	0194.6223		GASOLINE
		63.62	BILL'S SUPERETTE NIELSEN		78270	AUG15 COMDATA FUEL	0452.6223		GASOLINE
		68.27	BILL'S SUPERETTE BYRON		78270	AUG15 COMDATA FUEL	0452.6223		GASOLINE
		73.01	BILL'S SUPERETTE SEASONAL		78270	AUG15 COMDATA FUEL	0452.6223		GASOLINE
		53.64	BILL'S SUPERETTE MADSEN		78270	AUG15 COMDATA FUEL	0301.6223		GASOLINE
		32.40	BILL'S SUPERETTE 1		78270	AUG15 COMDATA FUEL	0240.6223		GASOLINE
		42.68	BILL'S SUPERETTE JOHNSON		78270	AUG15 COMDATA FUEL	0452.6223		GASOLINE
		30.00	BILL'S SUPERETTE 1		78270	AUG15 COMDATA FUEL	0240.6223		GASOLINE
		37.00	BILL'S SUPERETTE FIREFIGHTERS		78270	AUG15 COMDATA FUEL	0220.6225		DIESEL FUEL
		36.29	BILL'S SUPERETTE FIREFIGHTERS		78270	AUG15 COMDATA FUEL	0220.6225		DIESEL FUEL
		31.69	BILL'S SUPERETTE MCDOWALL		78270	AUG15 COMDATA FUEL	0301.6223		GASOLINE
		18.20	BILL'S SUPERETTE FIREFIGHTERS		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		55.87	BILL'S SUPERETTE MCDOWALL		78270	AUG15 COMDATA FUEL	0301.6223		GASOLINE
		40.00	BILL'S SUPERETTE FIREFIGHTERS		78270	AUG15 COMDATA FUEL	0220.6223		GASOLINE
		54.04	BILL'S SUPERETTE FIREFIGHTERS		78270	AUG15 COMDATA FUEL	0220.6225		DIESEL FUEL
		39.01	BILL'S SUPERETTE FIREFIGHTERS		78270	AUG15 COMDATA FUEL	0220.6225		DIESEL FUEL
		44.14	BILL'S SUPERETTE FIREFIGHTERS		78270	AUG15 COMDATA FUEL	0220.6225		DIESEL FUEL
		71.05	BILL'S SUPERETTE FIREFIGHTERS		78270	AUG15 COMDATA FUEL	0220.6223		GASOLINE
		40.01	BILL'S SUPERETTE FIREFIGHTERS		78270	AUG15 COMDATA FUEL	0220.6225		DIESEL FUEL
		81.23	BILL'S SUPERETTE SEASONAL		78270	AUG15 COMDATA FUEL	0452.6223		GASOLINE
		95.16	BILL'S SUPERETTE SEASONAL		78270	AUG15 COMDATA FUEL	0452.6223		GASOLINE
		52.85	BILL'S SUPERETTE SEASONAL		78270	AUG15 COMDATA FUEL	0452.6223		GASOLINE
		118.25	BILL'S SUPERETTE SEASONAL		78270	AUG15 COMDATA FUEL	0452.6223		GASOLINE
		82.67	BILL'S SUPERETTE SEASONAL		78270	AUG15 COMDATA FUEL	0452.6223		GASOLINE
		63.63	BILL'S SUPERETTE SEASONAL		78270	AUG15 COMDATA FUEL	0452.6223		GASOLINE
		5.62	BILL'S SUPERETTE SEASONAL		78270	AUG15 COMDATA FUEL	0452.6223		GASOLINE

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		59.60	BILL'S SUPERETTE SEASONAL		78270	AUG15 COMDATA FUEL	0452.6223		GASOLINE
		50.41	BILL'S SUPERETTE SEASONAL		78270	AUG15 COMDATA FUEL	0452.6223		GASOLINE
		85.05	BILL'S SUPERETTE SEASONAL		78270	AUG15 COMDATA FUEL	0452.6223		GASOLINE
		60.67	BILL'S SUPERETTE SEASONAL		78270	AUG15 COMDATA FUEL	0452.6223		GASOLINE
		103.61	BILL'S SUPERETTE TALBOT		78270	AUG15 COMDATA FUEL	0311.6223		GASOLINE
		42.10	BILL'S SUPERETTE SEASONAL		78270	AUG15 COMDATA FUEL	0452.6223		GASOLINE
		81.00	BILL'S SUPERETTE SEASONAL		78270	AUG15 COMDATA FUEL	0452.6223		GASOLINE
		14.01	HOLIDAY STNSTORE HAYES		78270	AUG15 COMDATA FUEL	0194.6223		GASOLINE
		72.17	HOLIDAY STNSTORE BERGE		78270	AUG15 COMDATA FUEL	0452.6223		GASOLINE
		101.55	HOLIDAY STNSTORE SEASONAL		78270	AUG15 COMDATA FUEL	0452.6223		GASOLINE
		57.20	HOLIDAY STNSTORE SEASONAL		78270	AUG15 COMDATA FUEL	0452.6223		GASOLINE
		70.61	HOLIDAY STNSTORE SEASONAL		78270	AUG15 COMDATA FUEL	0311.6223		GASOLINE
		9.62	HOLIDAY STNSTORE HAYES		78270	AUG15 COMDATA FUEL	0194.6223		GASOLINE
		13.19	HOLIDAY STNSTORE HAYES		78270	AUG15 COMDATA FUEL	0194.6223		GASOLINE
		31.28	HOLIDAY STNSTORE NIELSEN		78270	AUG15 COMDATA FUEL	0452.6223		GASOLINE
		21.01	HOLIDAY STNSTORE HAYES		78270	AUG15 COMDATA FUEL	0194.6223		GASOLINE
		16.01	HOLIDAY STNSTORE HAYES		78270	AUG15 COMDATA FUEL	0194.6223		GASOLINE
		38.96	HOLIDAY STNSTORE MCDOWALL		78270	AUG15 COMDATA FUEL	0301.6223		GASOLINE
		22.53	HOLIDAY STNSTORE HAYES		78270	AUG15 COMDATA FUEL	0194.6223		GASOLINE
		33.07	HOLIDAY STNSTORE RIEMER		78270	AUG15 COMDATA FUEL	0311.6223		GASOLINE
		72.51	HOLIDAY STNSTORE MARAS		78270	AUG15 COMDATA FUEL	0311.6223		GASOLINE
		19.75	HOLIDAY STNSTORE LINTON		78270	AUG15 COMDATA FUEL	0301.6223		GASOLINE
		50.00	HOLIDAY STNSTORE RIVERBLOOD		78270	AUG15 COMDATA FUEL	0452.6223		GASOLINE
		49.88	HOLIDAY STNSTORE SEASONAL		78270	AUG15 COMDATA FUEL	0452.6223		GASOLINE
		54.22	HOLIDAY STNSTORE SEASONAL		78270	AUG15 COMDATA FUEL	0452.6223		GASOLINE
		45.89	HOLIDAY STNSTORE NIELSEN		78270	AUG15 COMDATA FUEL	0452.6223		GASOLINE
		62.50	HOLIDAY STNSTORE HOLLOM		78270	AUG15 COMDATA FUEL	0311.6223		GASOLINE

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99091415	9/14/2015		108768 COMDATA NETWORK INC						Continued.
		39.26	HOLIDAY STNSTORE MARAS		78270	AUG15 COMDATA FUEL	0311.6223		GASOLINE
		63.48	LITTLE DUKES RAMSEYSEASONAL		78270	AUG15 COMDATA FUEL	0452.6223		GASOLINE
		83.37	LITTLE DUKES RAMSEYBYRON		78270	AUG15 COMDATA FUEL	0452.6223		GASOLINE
		32.14	LITTLE DUKES RAMSEY1		78270	AUG15 COMDATA FUEL	0240.6223		GASOLINE
		33.00	LITTLE DUKES RAMSEYANDERSON		78270	AUG15 COMDATA FUEL	0194.6223		GASOLINE
		33.25	LITTLE DUKES RAMSEYRIEMER		78270	AUG15 COMDATA FUEL	0311.6223		GASOLINE
		44.01	LITTLE DUKES RAMSEYJARSON		78270	AUG15 COMDATA FUEL	0240.6223		GASOLINE
		36.79	LITTLE DUKES RAMSEYJARSON		78270	AUG15 COMDATA FUEL	0240.6223		GASOLINE
		35.80	LITTLE DUKES RAMSEYJARSON		78270	AUG15 COMDATA FUEL	0240.6223		GASOLINE
		31.23	LITTLE DUKES RAMSEYANDERSON		78270	AUG15 COMDATA FUEL	0194.6223		GASOLINE
		41.69	LITTLE DUKES RAMSEYFIREFIGHTER		78270	AUG15 COMDATA FUEL	0220.6225		DIESEL FUEL
		43.66	LITTLE DUKES RAMSEYFERIANCEK		78270	AUG15 COMDATA FUEL	0301.6223		GASOLINE
		42.23	LITTLE DUKES RAMSEYSEASONAL		78270	AUG15 COMDATA FUEL	0452.6223		GASOLINE
		47.47	LITTLE DUKES RAMSEYSTRELOW		78270	AUG15 COMDATA FUEL	0194.6223		GASOLINE
		49.41	LITTLE DUKES RAMSEYSTRELOW		78270	AUG15 COMDATA FUEL	0194.6223		GASOLINE
		50.39	LITTLE DUKES RAMSEYSTRELOW		78270	AUG15 COMDATA FUEL	0194.6223		GASOLINE
		58.51	LITTLE DUKES RAMSEYMADSEN		78270	AUG15 COMDATA FUEL	0301.6223		GASOLINE
		35.36	LITTLE DUKES RAMSEYFIREFIGHTER		78270	AUG15 COMDATA FUEL	0220.6225		DIESEL FUEL
		38.91	LITTLE DUKES RAMSEYFIREFIGHTER		78270	AUG15 COMDATA FUEL	0220.6225		DIESEL FUEL
		41.13	LITTLE DUKES RAMSEYFIREFIGHTER		78270	AUG15 COMDATA FUEL	0220.6223		GASOLINE
		54.72	LITTLE DUKES RAMSEYKAPLER		78270	AUG15 COMDATA FUEL	0220.6223		GASOLINE
		59.40	LITTLE DUKES RAMSEYFIREFIGHTER		78270	AUG15 COMDATA FUEL	0220.6223		GASOLINE
		67.85	LITTLE DUKES RAMSEYFIREFIGHTER		78270	AUG15 COMDATA FUEL	0220.6223		GASOLINE
		71.77	LITTLE DUKES RAMSEYFIREFIGHTER		78270	AUG15 COMDATA FUEL	0220.6223		GASOLINE
		63.87	LITTLE DUKES RAMSEYBERGE		78270	AUG15 COMDATA FUEL	0452.6223		GASOLINE
		55.13	LITTLE DUKES RAMSEYSEASONAL		78270	AUG15 COMDATA FUEL	0452.6223		GASOLINE
		94.39	LITTLE DUKES RAMSEYTALBOT		78270	AUG15 COMDATA FUEL	0311.6223		GASOLINE

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		65.25	LITTLE DUKES RAMSEYLOFGREN		78270	AUG15 COMDATA FUEL	0311.6223		GASOLINE
		29.55	MARATHON PETROLASHER		78270	AUG15 COMDATA FUEL	0194.6223		GASOLINE
		51.75	SUPERAMERICA MARAS		78270	AUG15 COMDATA FUEL	0311.6223		GASOLINE
		60.51	SUPERAMERICA MADSEN		78270	AUG15 COMDATA FUEL	0301.6223		GASOLINE
		10.99	BILL'S SUPERETTE CAMACHO		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		39.70	BILL'S SUPERETTECURTIS		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		97.30	BILL'S SUPERETTE CURTIS		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		13.48	BILL'S SUPERETTE LUECK		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		16.77	BILL'S SUPERETTE LUECK		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		33.70	CASEYS GEN STORE DAHLBERG		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		35.49	CASEYS GEN STORE HESSE		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		39.29	CASEYS GEN STORE HASSEL		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		14.17	HOLIDAY STNSTORE CAMACHO		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		16.65	HOLIDAY STNSTORE CAMACHO		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		39.45	HOLIDAY STNSTORE DIXON		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		36.90	HOLIDAY STNSTORE DAHLBERG		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		53.32	HOLIDAY STNSTORE HASSEL		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		29.31	HOLIDAY STNSTORE CURTIS		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		32.00	HOLIDAY STNSTORE CURTIS		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		15.18	HOLIDAY STNSTORE BERAN		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		12.74	HOLIDAY STNSTORE BERAN		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		35.03	HOLIDAY STNSTORE RESERVES		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		26.23	HOLIDAY STNSTORE RESERVES		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		9.40	HOLIDAY STNSTORE RESERVES		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		15.46	HOLIDAY STNSTORE BERAN		78270	AUG15 COMDATA FUEL	0311.6223		GASOLINE
		18.74	HOLIDAY STNSTORE LUECK		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		44.28	HOLIDAY STNSTORE VOIT		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE

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99091415	9/14/2015		108768 COMDATA NETWORK INC						
		43.43	HOLIDAY STNSTORE HINNENKAMP		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		21.12	HOLIDAY STNSTORE BAGNE		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		37.34	HOLIDAY STNSTORE DIXON		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		39.06	HOLIDAY STNSTORE DAHLBERG		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		37.49	HOLIDAY STNSTORE HINNENKAMP		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		28.32	HOLIDAY STNSTORE HINNENKAMP		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		16.30	HOLIDAY STNSTORE RESERVES		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		51.02	HOLIDAY STNSTORE DAHLBERG		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		57.63	HOLIDAY STNSTORE HEMMERICH		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		29.25	HOLIDAY STNSTORE FRANKFURTH		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		25.26	HOLIDAY STNSTORE HINNENKAMP		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		19.16	HOLIDAY STNSTORE KROLL		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		36.11	HOLIDAY STNSTORE HINNENKAMP		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		25.76	HOLIDAY STNSTORE HINNENKAMP		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		40.24	HOLIDAY STNSTORE HINNENKAMP		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		30.78	HOLIDAY STNSTOREKROLL		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		32.28	HOLIDAY STNSTORE KROLL		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		27.76	HOLIDAY STNSTORE GARDNER		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		39.16	HOLIDAY STNSTORE HESSE		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		36.21	HOLIDAY STNSTORE HESSE		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		41.74	HOLIDAY STNSTORE HESSE		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		36.42	HOLIDAY STNSTORE HESSE		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		32.03	HOLIDAY STNSTORE HESSE		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		21.20	HOLIDAY STNSTORE CURTIS		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		26.43	LITTLE DUKES RAMSEYCURTIS		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		36.43	LITTLE DUKES RAMSEYBLUML		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		35.58	LITTLE DUKES RAMSEYCURTIS		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE

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99091415	9/14/2015		108768 COMDATA NETWORK INC						Continued.
		15.08	LITTLE DUKES RAMSEYBERAN		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		17.13	LITTLE DUKES RAMSEYCAMACHO		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		27.38	LITTLE DUKES RAMSEYBERAN		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		19.19	LITTLE DUKES RAMSEYCAMACHO		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		14.12	LITTLE DUKES RAMSEYBERAN		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		10.84	LITTLE DUKES RAMSEYCAMACHO		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		20.09	LITTLE DUKES RAMSEYCAMACHO		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		6.71	LITTLE DUKES RAMSEYCAMACHO		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		45.91	LITTLE DUKES RAMSEYROSSUM		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		9.85	LITTLE DUKES RAMSEYBERAN		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		14.49	LITTLE DUKES RAMSEYCAMACHO		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		7.66	LITTLE DUKES RAMSEYCAMACHO		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		12.41	LITTLE DUKES RAMSEYCAMACHO		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		31.62	LITTLE DUKES RAMSEYBLUML		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		22.37	LITTLE DUKES RAMSEYCAMACHO		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		20.86	LITTLE DUKES RAMSEYBERAN		78270	AUG15 COMDATA FUEL	0311.6223		GASOLINE
		18.95	LITTLE DUKES RAMSEYBERAN		78270	AUG15 COMDATA FUEL	0311.6223		GASOLINE
		10.60	LITTLE DUKES RAMSEYCAMACHO		78270	AUG15 COMDATA FUEL	0311.6223		GASOLINE
		5.28	LITTLE DUKES RAMSEYCAMACHO		78270	AUG15 COMDATA FUEL	0311.6223		GASOLINE
		14.43	LITTLE DUKES RAMSEYRESERVES		78270	AUG15 COMDATA FUEL	0311.6223		GASOLINE
		21.66	LITTLE DUKES RAMSEYLUECK		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		21.76	LITTLE DUKES RAMSEYLUECK		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		55.99	LITTLE DUKES RAMSEYVOIT		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		20.94	LITTLE DUKES RAMSEYLUECK		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		16.38	LITTLE DUKES RAMSEYLUECK		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		26.17	LITTLE DUKES RAMSEYLUECK		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		35.63	LITTLE DUKES RAMSEYVOIT		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99091415	9/14/2015		108768 COMDATA NETWORK INC						Continued.
		33.87	LITTLE DUKES RAMSEYVOIT		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		18.98	LITTLE DUKES RAMSEYBAGNE		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		31.41	LITTLE DUKES RAMSEYCURTIS		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		20.20	LITTLE DUKES RAMSEYBAGNE		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		31.28	LITTLE DUKES RAMSEYMOLDENHAUER		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		30.40	LITTLE DUKES RAMSEYMOLDENHAUER		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		30.89	LITTLE DUKES RAMSEYSCHLENDER		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		23.96	LITTLE DUKES RAMSEYBAGNE		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		32.93	LITTLE DUKES RAMSEYBAGNE		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		13.66	LITTLE DUKES RAMSEYMOLDENHAUER		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		44.56	LITTLE DUKES RAMSEYDIXON		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		29.67	LITTLE DUKES RAMSEYSCHLENDER		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		34.33	LITTLE DUKES RAMSEYSCHLENDER		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		31.22	LITTLE DUKES RAMSEYSCHLENDER		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		30.54	LITTLE DUKES RAMSEYSCHLENDER		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		31.41	LITTLE DUKES RAMSEYSCHLENDER		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		30.45	LITTLE DUKES RAMSEYSCHLENDER		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		25.15	LITTLE DUKES RAMSEYSCHLENDER		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		38.35	LITTLE DUKES RAMSEYSCHLENDER		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		27.52	LITTLE DUKES RAMSEYSCHLENDER		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		42.58	LITTLE DUKES RAMSEYDIXON		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		30.39	LITTLE DUKES RAMSEYSCHLENDER		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		27.37	LITTLE DUKES RAMSEYSCHLENDER		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		21.08	LITTLE DUKES RAMSEYSCHLENDER		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		20.55	LITTLE DUKES RAMSEYDAHLBERG		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		26.03	LITTLE DUKES RAMSEYHEMMERICH		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		31.11	LITTLE DUKES RAMSEYHEMMERICH		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99091415	9/14/2015		108768 COMDATA NETWORK INC						Continued.
		20.65	LITTLE DUKES RAMSEYHEMMERICH		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		37.45	LITTLE DUKES RAMSEYDAHLBERG		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		27.89	LITTLE DUKES RAMSEYDAHLBERG		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		43.63	LITTLE DUKES RAMSEYDAHLBERG		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		23.85	LITTLE DUKES RAMSEYDAHLBERG		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		23.25	LITTLE DUKES RAMSEYWEBB		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		48.42	LITTLE DUKES RAMSEYHEMMERICH		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		46.36	LITTLE DUKES RAMSEYHEMMERICH		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		42.02	LITTLE DUKES RAMSEYHEMMERICH		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		27.48	LITTLE DUKES RAMSEYDAHLBERG		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		43.14	LITTLE DUKES RAMSEYHEMMERICH		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		22.96	LITTLE DUKES RAMSEYGARDNER		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		26.72	LITTLE DUKES RAMSEYWEBB		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		22.15	LITTLE DUKES RAMSEYHEMMERICH		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		58.05	LITTLE DUKES RAMSEYSTOLP		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		36.27	LITTLE DUKES RAMSEYSTOLP		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		41.83	LITTLE DUKES RAMSEYBONINE		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		46.80	LITTLE DUKES RAMSEYSTOLP		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		45.73	LITTLE DUKES RAMSEYSTOLP		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		21.25	LITTLE DUKES RAMSEYFRANKFURTH		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		17.54	LITTLE DUKES RAMSEYFRANKFURTH		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		32.18	LITTLE DUKES RAMSEYHINNENKAMP		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		22.36	LITTLE DUKES RAMSEYKROLL		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		25.14	LITTLE DUKES RAMSEYKROLL		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		24.53	LITTLE DUKES RAMSEYKROLL		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		24.74	LITTLE DUKES RAMSEYKROLL		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		25.84	LITTLE DUKES RAMSEYKROLL		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99091415	9/14/2015		108768 COMDATA NETWORK INC						Continued.
		28.93	LITTLE DUKES RAMSEYHINNENKAMP		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		39.94	LITTLE DUKES RAMSEYMOLDENHAUER		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		30.93	LITTLE DUKES RAMSEYKROLL		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		24.55	LITTLE DUKES RAMSEYKROLL		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		37.15	LITTLE DUKES RAMSEYKROLL		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		6.11	LITTLE DUKES RAMSEYBERAN		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		23.22	LITTLE DUKES RAMSEYKROLL		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		29.52	LITTLE DUKES RAMSEYKROLL		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		34.32	LITTLE DUKES RAMSEYKROLL		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		17.18	LITTLE DUKES RAMSEYHINNENKAMP		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		37.58	LITTLE DUKES RAMSEYHESSE		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		29.08	LITTLE DUKES RAMSEYGARDNER		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		14.57	LITTLE DUKES RAMSEYHESSE		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		37.57	LITTLE DUKES RAMSEYHESSE		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		24.26	LITTLE DUKES RAMSEYHESSE		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		32.51	LITTLE DUKES RAMSEYHESSE		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		28.45	LITTLE DUKES RAMSEYGARDNER		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		25.45	LITTLE DUKES RAMSEYCAMACHO		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		24.87	LITTLE DUKES RAMSEYGARDNER		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		38.84	LITTLE DUKES RAMSEYCURTIS		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		37.93	LITTLE DUKES RAMSEYKROLL		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		35.11	LITTLE DUKES RAMSEYDAHLBERG		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		30.72	LITTLE DUKES RAMSEYCURTIS		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		50.94	LITTLE DUKES RAMSEYHASSEL		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		51.96	LITTLE DUKES RAMSEYHASSEL		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		47.92	LITTLE DUKES RAMSEYCURTIS		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		36.56	LITTLE DUKES RAMSEYKATERS		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99091415	9/14/2015		108768 COMDATA NETWORK INC						Continued.
		40.21	LITTLE DUKES RAMSEYKATERS		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		34.56	SHELL OIL CURTIS		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		24.15	SUPERAMERICA BLUML		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		27.98	SUPERAMERICA DIXON		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		40.28	SUPERAMERICA DIXON		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		38.07	SUPERAMERICA , FUEL, DIXON		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		38.02	SUPERAMERICA , FUEL, DIXON		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		40.42	SUPERAMERICA , FUEL, DAHLBERG		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		41.40	SUPERAMERICA , FUEL, DAHLBERG		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		41.99	SUPERAMERICA , FUEL, DAHLBERG		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		5.65	SUPERAMERICA , FUEL, CAMACHO		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		43.65	SUPERAMERICA , FUEL, DAHLBERG		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		48.07	SUPERAMERICA BONINE		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		62.85	SUPERAMERICA BONINE		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		50.51	SUPERAMERICA BONINE		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		51.90	SUPERAMERICA BONINE		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		17.79	SUPERAMERICA HINNENKAMP		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		30.43	SUPERAMERICA HINNENKAMP		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		27.50	SUPERAMERICA HINNENKAMP		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		38.36	SUPERAMERICA HINNENKAMP		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		28.78	SUPERAMERCIA HINNENKAMP		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		44.89	SUPERAMERICA HASSEL		78270	AUG15 COMDATA FUEL	0211.6223		GASOLINE
		59.20	BILL'S SUPERETTE ERICKSON		78270	AUG15 COMDATA FUEL	9601.6223		GASOLINE
		69.47	BILL'S SUPERETTEERICKSON		78270	AUG15 COMDATA FUEL	9601.6223		GASOLINE
		58.14	LITTLE DUKES RAMSEYERICKSON		78270	AUG15 COMDATA FUEL	9601.6223		GASOLINE
		41.80	BILL'S SUPERETTE GRAF		78270	AUG15 COMDATA FUEL	9602.6223		GASOLINE
		92.20	BILL'S SUPERETTE GRAF		78270	AUG15 COMDATA FUEL	9602.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
									Continued.
99091415	9/14/2015		108768 COMDATA NETWORK INC						
		71.00	BILL'S SUPERETTE GRAF		78270	AUG15 COMDATA FUEL	9602.6223		GASOLINE
		65.60	HOLIDAY STNSTORE GRAF		78270	AUG15 COMDATA FUEL	9602.6223		GASOLINE
		78.75	HOLIDAY STNSTORE GRAF		78270	AUG15 COMDATA FUEL	9602.6223		GASOLINE
		21,061.88							
99091515	9/15/2015		100219 HOME DEPOT COMMERCIAL ACCT PROGRAM						
		102.62	JULY/AUG 15 PURCHASES		78328	083115	0194.6259		BUILDING MAINT/REPAIR
		339.43	JULY/AUG 15 PURCHASES		78328	083115	0452.6249		MISCELLANEOUS OPERA
		442.05							
99091615	9/16/2015		100629 MN DEPT OF REV SALES TX						
		89.78	AUGUST 2015 SALES & USE TAX		78390	083115	9101.4305		RENTAL FEES
		13.75	AUGUST 2015 SALES & USE TAX		78390	083115	9101.4328		ACCIDENT REPORTS
		1.78	AUGUST 2015 SALES & USE TAX		78390	083115	9101.4308		SALES OF MAPS & PUBLI
		.64	AUGUST 2015 SALES & USE TAX		78390	083115	9101.4609		OTHER MISCELLANEOUS
		143.05	AUGUST 2015 SALES & USE TAX		78390	083115	9601.2082		SALES/USE TAX PAYABLE
		249.00							
99139757	9/11/2015		114790 GREAT WEST LIFE AND ANNUITY INS CO						
		4,434.00			78259	09101511510212	9101.2175		DEFERRED COMPENSAT
		4,434.00							
99140593	9/11/2015		114790 GREAT WEST LIFE AND ANNUITY INS CO						
		1,130.62			78260	09101511510213	9101.2176		LIFE/HEALTH-EMPLOYEE
		1,130.62							
99366144	9/11/2015		100601 MN DEPT OF REV WH						
		8,733.02			78268	0910151151029	9101.2172		STATE WITHHOLDING
		8,733.02							
		368,744.34	Grand Total						

Payment Instrument Totals

Checks	248,250.52
EFT Payments	120,493.82
Total Payments	368,744.34

Bank Account	00002224	CASH IN BANK
Version	LOGIS003V	
Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2015	

Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
110402	ADVANCE AUTO PARTS	AUGUST 15 PURCHASES	PV	78361	001	09101	8/31/2015	083115	231.31
	ADVANCE AUTO PARTS	AUGUST 15 PURCHASES	PV	78361	002	09101	8/31/2015	083115	15.33
	AAP FINANCIAL SERVICES	AUGUST 15 PURCHASES	PV	78361	003	09101	8/31/2015	083115	77.58
	P O BOX 742063	AUGUST 15 PURCHASES	PV	78361	004	09101	8/31/2015	083115	15.33
	ATLANTA GA 30374-2063					Summary Total			339.55
						Payment Amount			339.55
100017	AIRGAS USA, LLC	MISC SUPPLIES	PV	78202	001	09101	8/26/2015	9042817317	33.75
	AIRGAS USA LLC P O BOX 802576 CHICAGO IL 60680-2576					Summary Total			33.75
						Payment Amount			33.75
106641	AMERICAN PRESSURE INC	MISC PARTS	PV	78331	001	09101	9/8/2015	87218	25.96
	AMERICAN PRESSURE INC	MISC PARTS	PV	78331	002	09101	9/8/2015	87218	25.96
	3810 W BROADWAY	MISC PARTS	PV	78331	003	09101	9/8/2015	87218	25.98
	ROBBINSDALE MN 55422					Summary Total			77.90
						Payment Amount			77.90
102953	AMERIGAS OF ANOKA	PROPANE	PV	78271	001	09101	9/3/2015	73127721	54.00
	AMERIGAS OF ANOKA P O BOX 371473 PITTSBURGH PA 15250-7473					Summary Total			54.00
						Payment Amount			54.00
100026	ANDERSON IRRIGATION	MISC WORK	PV	78204	001	09101	8/17/2015	07-5774	611.94
	ANDERSON IRRIGATION 3200 MAIN STREET NE SUITE 240 MINNEAPOLIS MN 55448					Summary Total			611.94
						Payment Amount			611.94
106022	ANDERSON, CHRIS	TRAINING MILEAGE	PV	78203	001	09101	9/2/2015	090215	29.90
	CHRIS ANDERSON 21417 NAPLES STREET NW ELK RIVER MN 55330					Summary Total			29.90
						Payment Amount			29.90
100028	ANDOVER WHEEL AND FRAME	ALIGNMENT 322	PV	78205	001	09101	9/3/2015	8656	49.00

Bank Account 00002224 CASH IN BANK
Version LOGIS003V
Originator JLIPSKI
Payment Instrument Check Payment
Pay Through Date 12/31/2015

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	INC								
	ANDOVER WHEEL AND FRAME INC				Summary Total				49.00
	13476 HANSON BLVD	ALIGNMENT 342	PV	78206	001	09101	8/27/2015	8643	49.00
	ANDOVER MN 55304				Summary Total				49.00
		ALIGNMENT 341	PV	78207	001	09101	8/27/2015	8644	49.00
					Summary Total				49.00
					Payment Amount				147.00
100043	ANOKA COUNTY PROPERTY RECORDS TAXATION	AUG 2015 BILLING	PV	78332	001	09804	9/1/2015	534 9/1/2015	46.00
	ANOKA COUNTY PROPERTY RECORDS TAXATION	AUG 2015 BILLING	PV	78332	002	09804	9/1/2015	534 9/1/2015	46.00
	2100 - 3RD AVENUE	AUG 2015 BILLING	PV	78332	003	09804	9/1/2015	534 9/1/2015	138.00
	ANOKA MN 55303	AUG 2015 BILLING	PV	78332	004	09804	9/1/2015	534 9/1/2015	46.00
					Summary Total				276.00
					Payment Amount				276.00
107587	ANOKA COUNTY TREASURY DEPARTMENT	OCT 15 BROADBAND	PV	78272	001	09101	9/3/2015	B150903O	604.50
	ANOKA COUNTY TREASURY DEPARTMENT 2100 THIRD AVENUE ANOKA MN 55303				Summary Total				604.50
					Payment Amount				604.50
100056	ANOKA, CITY OF	RE: MISS RIVER TRAIL	PV	78208	001	09805	8/26/2015	201508263682	4,729.82
	CITY OF ANOKA				Summary Total				4,729.82
	2015 - 1ST AVENUE NORTH	RE: MISS RIVER TRAIL	PV	78209	001	09805	8/28/2015	201508283692	983.78
	ANOKA MN 55303				Summary Total				983.78
		RE: MISS RIVER TRAIL	PV	78210	001	09805	8/28/2015	201508283691	307.39
					Summary Total				307.39
		RE: MISS RIVER TRAIL	PV	78211	001	09805	8/28/2015	201508283693	148.10
					Summary Total				148.10
		RE: MISS RIVER TRAIL	PV	78362	001	09805	9/9/2015	201509093708	380.76
					Summary Total				380.76
					Payment Amount				6,549.85
113508	APPRIZE TECHNOLOGY SOLUTIONS	SEPT 2015 ADMIN FEE	PV	78212	001	09101	9/1/2015	11279	300.00

R04570

CITY OF RAMSEY
Create Payment Control Groups

Bank Account	00002224	CASH IN BANK
Version	LOGIS003V	
Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2015	

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	APPRIZE TECHNOLOGY SOLUTIONS 1660 S. HWY 100 SUITE 290 ST LOUIS PARK MN 55416			Summary Total					300.00
				Payment Amount					300.00
100063	ASPEN MILLS	N. KINTIGH FF BOOTS	PV	78333	001	09101	9/4/2015	169946	157.85
	ASPEN MILLS 8201 C CENTRAL AVE NE SPRING LAKE PARK MN 55432			Summary Total					157.85
				Payment Amount					157.85
101152	BKV GROUP INC	RE: PUBLIC WORKS STUDY	PV	78214	001	09101	8/25/2015	40766	3,075.00
	BKV GROUP INC 222 NORTH 2ND STREET			Summary Total					3,075.00
		AUG 15 RAMSEY FIRE STAT 2	PV	78215	001	09436	8/25/2015	40765	3,017.38
	MINNEAPOLIS MN 55401			Summary Total					3,017.38
				Payment Amount					6,092.38
108513	BLAINE LOCK AND SAFE, INC.	KEY WORK AT CENTRAL PARK	PV	78213	001	09101	8/25/2015	15518	184.00
	BLAINE LOCK AND SAFE, INC. 12052 CENTRAL AVE NE BLAINE MN 55434			Summary Total					184.00
				Payment Amount					184.00
100647	BOLTON AND MENK, INC	RE: JULY 15 MISS RIVER TRAIL	PV	78216	001	09805	8/25/2015	0181634	1,190.00
	BOLTON AND MENK, INC 1960 PREMIER DRIVE			Summary Total					1,190.00
		EDA/FUTURE BUSINESS PARK	PV	78334	001	09201	8/25/2015	0181632	1,459.00
	MANKATO MN 56001-5900			Summary Total					1,459.00
				Payment Amount					2,649.00
103641	BOYER TRUCKS ROGERS	CORE RETURN	PD	78335	001	09101	9/3/2015	CM160592R	192.50-
	BOYER TRUCKS 2601 NE BROADWAY			Summary Total					192.50-
		MOTOR FOR TANKER 2	PV	78336	001	09101	9/2/2015	160592R	482.45
	MINNEAPOLIS MN 55413			Summary Total					482.45
				Payment Amount					289.95

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112193	BULEY, PAMELA	RE HAPPY DAYS	PV	78337	001	09297	9/12/2015	091215	145.74
				Summary Total					145.74
	PAMELA BULEY 113 COPPER VILLAGE CIRCLE MANKATO MN 56001								
				Payment Amount					145.74
110537	CARRIER CORPORATION	MISC REPAIR	PV	78338	001	09101	8/26/2015	B002474711	1,335.00
				Summary Total					1,335.00
	CARRIER CORPORATION P O BOX 93844 CHICAGO IL 60673-3844								
				Payment Amount					1,335.00
106854	CDWG INC	CISCO DIRECT	PV	78273	001	09101	9/2/2015	XT79418	5,364.68
				Summary Total					5,364.68
	CDWG INC 75 REMITTANCE DRIVE SUITE 1515 CHICAGO IL 60675-1515								
				Payment Amount					5,364.68
106670	CENTRAL POWER DISTRIBUTORS INC	FILTER	PV	78274	001	09101	9/10/2015	986583	5.46
				Summary Total					5.46
	CENTRAL POWER DISTRIBUTORS INC 3801 THURSTON AVENUE ANOKA MN 55303								
				Payment Amount					5.46
108228	COBORNS	RE: HAPPY DAYS VOL MEALS	PV	78339	001	09297	9/12/2015	9122015	210.80
				Summary Total					210.80
	COBORNS 1445 EAST HIGHWAY 23 P O BOX 1502 ST CLOUD MN 56302								
				Payment Amount					210.80
100111	COMMERCIAL ASPHALT COMPANY	ASPHALT	PV	78275	001	09101	8/31/2015	150831	591.53
	COMMERCIAL ASPHALT COMPANY	ASPHALT	PV	78275	002	09101	8/31/2015	150831	2,120.80
				Summary Total					2,712.33
	P O BOX 1480 MAPLE GROVE MN 55311-6480								

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				Payment Amount					2,712.33
100112	COMMISSIONER OF TRANSPORTATION	MATERIAL TESTING/INSPECTIONS	PV	78238	001	09497	8/20/2015	P00004829	323.43
	COMMISSIONER OF TRANSPORTATION			Summary Total					323.43
				Payment Amount					323.43
100122	COOP'S LOCKSMITH SERVICES	KEYS	PV	78217	001	09101	9/1/2015	41593	37.50
	COOP'S LOCKSMITH SERVICES 220 WEST MAIN STREET RAMSEY MN 55303			Summary Total					37.50
				Payment Amount					37.50
100167	CORNERSTONE FORD	MISC PARTS 640	PV	78218	001	09101	9/4/2015	15140396	23.07
	CORNERSTONE FORD 17219 HIGHWAY 10 NW PO BOX 304 ELK RIVER MN 55330			Summary Total					23.07
				Payment Amount					23.07
100125	COUNTRYSIDE PRINTING INC	NOTE CARDS PD	PV	78276	001	09101	9/9/2015	33519	350.00
	COUNTRYSIDE PRINTING 6250 BUNKER LAKE BLVD NW SUITE 113 RAMSEY MN 55303			Summary Total					350.00
		COFFEE WITH A COP CARDS	PV	78363	001	09101	9/2/2015	33507	73.50
				Summary Total					73.50
				Payment Amount					423.50
114117	CRAWFORD'S EQUIPMENT INC	MISC PARTS	PV	78277	001	09101	8/26/2015	43913	160.20
	CRAWFORD'S EQUIPMENT INC 4853 HIGHWAY 95 NW CAMBRIDGE MN 55008			Summary Total					160.20
				Payment Amount					160.20
100127	CROW RIVER FARM EQUIPMENT COMPANY	MISC TUBING	PV	78364	001	09101	9/8/2015	174649	103.93

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	CROW RIVER FARM EQUIPMENT COMPANY 17685 - 53RD STREET NE ROGERS MN 55374			Summary Total					103.93
				Payment Amount					103.93
100144	DEHN OIL COMPANY	MISC SUPPLIES	PV	78278	001	09101	9/2/2015	25071396	208.13
				Summary Total					208.13
	DEHN OIL COMPANY 6735 141ST AVENUE NW	DIESEL	PV	78279	001	09101	9/2/2015	41139	178.60
	RAMSEY MN 55303			Summary Total					178.60
				Payment Amount					386.73
101185	DO ALL PRINTING COM INC	STAMP CARDS-FARMER'S MARKET	PV	78219	001	09101	9/2/2015	29262	36.88
				Summary Total					36.88
	DO ALL PRINTING COM INC 6360 HIGHWAY 10 NW	ON CALL BOOKLET	PV	78280	001	09601	8/31/2015	29227	58.50
	RAMSEY MN 55303			Summary Total					58.50
		HAPPY DAYS TEES	PV	78365	001	09297	9/1/2015	29238	1,550.37
				Summary Total					1,550.37
				Payment Amount					1,645.75
100158	ECM PUBLISHERS INC	PUBLIC HEAR 9/22/15 TIF	PV	78281	001	09101	9/4/2015	253884	150.50
				Summary Total					150.50
	ECM PUBLISHERS INC 4095 COON RAPIDS BLVD	AD- HAPPY DAYS	PV	78366	001	09297	9/6/2015	254621	133.00
	COON RAPIDS MN 55433			Summary Total					133.00
		HEAR- UTILITY BILLING CERT.	PV	78367	001	09601	9/11/2015	256097	172.00
				Summary Total					172.00
		ONLINE AD- HAPPY DAYS	PV	78368	001	09297	9/6/2015	255446	30.00
				Summary Total					30.00
		AD FRONT EAR-HAPPY DAYS	PV	78369	001	09297	9/6/2015	254481	150.00
				Summary Total					150.00
		ORD 2015-10	PV	78370	001	09101	8/28/2015	251756	48.38
				Summary Total					48.38
		HEAR- GREEN VALLEY	PV	78371	001	09804	8/28/2015	251755	75.25
				Summary Total					75.25
				Payment Amount					759.13

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100163	ELECTRIC SIGN AND LIGHTING INC	REPAIR RAMP LIGHTS	PV	78340	001	09240	9/3/2015	18419	1,712.64
				Summary Total					1,712.64
	ELECTRIC SIGN AND LIGHTING INC 11328 ZANE AVENUE NORTH CHAMPLIN MN 55316-3462								
				Payment Amount					1,712.64
113321	FACTORY MOTOR PARTS CO	BRAKES	PV	78220	001	09101	8/26/2015	12-2001027	186.75
				Summary Total					186.75
	FACTORY MOTOR PARTS CO BIN 139107	OIL FILTER ELEMENT	PV	78221	001	09101	9/4/2015	6-1418106	3.79
				Summary Total					3.79
	P O BOX 9107 MINNEAPOLIS MN 55480-9107	ALTERNATOR	PV	78310	001	09101	9/10/2015	6-1418533	128.63
				Summary Total					128.63
				Payment Amount					319.17
107099	FASTENAL	MISC SUPPLIES	PV	78222	001	09101	8/19/2015	MNTC8131529	62.96
				Summary Total					62.96
	FASTENAL COMPANY P O BOX 978	MISC SUPPLIES	PV	78223	001	09101	8/14/2015	MNTC8131402	41.97
	WINONA MN 55987			Summary Total					41.97
		MISC SUPPLIES	PV	78224	001	09101	8/26/2015	MNTC8131765	4.19
				Summary Total					4.19
		MISC SUPPLIES	PV	78225	001	09101	8/28/2015	MNTC8131841	23.48
				Summary Total					23.48
		MISC SUPPLIES	PV	78226	001	09602	8/27/2015	MNTC8131803	39.96
				Summary Total					39.96
				Payment Amount					172.56
100143	FERGUSON WATERWORKS # 2516	MISC SUPPLIES	PV	78227	001	09601	8/26/2015	0159734	375.91
				Summary Total					375.91
	FERGUSON WATERWORKS 2516 P O BOX 802817 CHICAGO IL 60680-2817								
				Payment Amount					375.91
112421	FIRST SCRIBE	ROWAY APP SEPT 2015	PV	78341	001	09101	9/1/2015	2467127	200.00

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	FIRST SCRIBE 110 CHESHIRE LANE SUITE 105 MINNETONKA MN 55305			Summary Total					200.00
				Payment Amount					200.00
112980	FLUID MANAGEMENT	BELT	PV	78372	001	09101	8/26/2015	582215	119.85
	FLUID MANAGEMENT 1023 WHEELING ROAD WHEELING IL 60090			Summary Total					119.85
				Payment Amount					119.85
114887	FLYNN, FARRAH	REFUND HAPPY DAYS BOOTH	PV	78342	001	09297	9/14/2015	091415	25.00
	FARRAH FLYNN 7787 148TH LANE NW RAMSEY MN 55303			Summary Total					25.00
				Payment Amount					25.00
114876	FOREST CONVERTING CO INC	POLICE ORDER SIGNS	PV	78373	001	09101	9/4/2015	35119	183.26
	FOREST CONVERTING CO INC P O BOX 12238 4701 FOREST AVE CINCINNATI OH 45212-0238			Summary Total					183.26
				Payment Amount					183.26
100186	FRANKENSIGNS INC	NAME PLATES- PD/FIRE	PV	78343	001	09101	8/25/2015	265681	48.00
	FRANKENSIGNS 9133 DAVENPORT STREET NE P O BOX 490301 BLAINE MN 55449			Summary Total					48.00
				Payment Amount					48.00
100189	G AND K SERVICES INC	UNIFORM CLEANING	PV	78228	001	09101	8/26/2015	1006267187	90.00
	G AND K SERVICES INC P O BOX 842385 BOSTON MA 02284-2385	UNIFORM CLEANING	PV	78228	002	09101	8/26/2015	1006267187	10.00
		UNIFORM CLEANING	PV	78228	003	09101	8/26/2015	1006267187	92.24
		UNIFORM CLEANING	PV	78228	004	09101	8/26/2015	1006267187	92.24
				Summary Total					284.48
		UNIFORM CLEANING	PV	78282	001	09101	9/2/2015	1006278541	149.57
		UNIFORM CLEANING	PV	78282	002	09101	9/2/2015	1006278541	149.58
		UNIFORM CLEANING	PV	78282	003	09101	9/2/2015	1006278541	90.00

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Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
		UNIFORM CLEANING	PV	78282	004	09101	9/2/2015	1006278541	10.00
				Summary Total					399.15
		FD MATS	PV	78344	001	09101	9/2/2015	1006278539	164.03
				Summary Total					164.03
		UNIFORM CLEANING	PV	78374	001	09101	9/9/2015	1006289961	90.00
		UNIFORM CLEANING	PV	78374	002	09101	9/9/2015	1006289961	10.00
		UNIFORM CLEANING	PV	78374	003	09101	9/9/2015	1006289961	92.24
		UNIFORM CLEANING	PV	78374	004	09101	9/9/2015	1006289961	92.24
				Summary Total					284.48
				Payment Amount					1,132.14
100200	GOPHER STATE ONE CALL INC GOPHER STATE ONE CALL 18946 LAKE DRIVE EAST CHANHASSEN MN 55317	228 TICKETS	PV	78283	001	09601	8/31/2015	146193	111.33
		228 TICKETS	PV	78283	002	09601	8/31/2015	146193	111.33
		228 TICKETS	PV	78283	003	09601	8/31/2015	146193	111.34
				Summary Total					334.00
				Payment Amount					334.00
100650	GRAINGER GRAINGER INC DEPT. 806511127 PALATINE IL 60038-0001	MISC SUPPLIES	PV	78375	001	09101	9/11/2015	9840387865	282.09
				Summary Total					282.09
		MISC SUPPLIES	PV	78376	001	09101	9/9/2015	9838106160	46.92
				Summary Total					46.92
				Payment Amount					329.01
100211	HAWKINS INC HAWKINS INC P O BOX 860263 MINNEAPOLIS MN 55486-0263	CHEMICALS	PV	78284	001	09601	8/28/2015	3772703	3,308.94
				Summary Total					3,308.94
				Payment Amount					3,308.94
114877	HEALTH AND HEALING FAMILY CHIROPRACTIC HEALTH AND HEALING FAMILY CHIROPRACTIC ATTEN: DENA KIRENBERG 1883 STATION PARKWAY NW ANDOVER MN 55304	REFUND HAPPY DAYS BOOTH	PV	78346	001	09297	9/9/2015	090915	45.00
				Summary Total					45.00
				Payment Amount					45.00
110386	HEALTH PARTNERS	DRUG SCREEN	PV	78345	001	09101	9/1/2015	900025771	90.00

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		PETERSON/BUSACK							
	HEALTH PARTNERS P O BOX 77026 MINNEAPOLIS MN 55480-7726					Summary Total			90.00
						Payment Amount			90.00
112475	INNOVATIVE OFFICE SOLUTIONS	OFFICE SUPPLIES	PV	78229	001	09101	9/1/2015	IN0894525	38.43
	INNOVATIVE OFFICE SOLUTIONS P O BOX 270107 MINNEAPOLIS MN 55427-0107	OFFICE SUPPLIES	PV	78229	002	09101	9/1/2015	IN0894525	47.95
		OFFICE SUPPLIES	PV	78229	003	09101	9/1/2015	IN0894525	123.04
						Summary Total			209.42
		OFFICE SUPPLIES	PV	78285	001	09101	9/4/2015	IN0899495	78.09
		OFFICE SUPPLIES	PV	78285	002	09101	9/4/2015	IN0899495	66.38
						Summary Total			144.47
		OFFICE SUPPLIES	PV	78286	001	09101	9/3/2015	IN0897748	287.82
						Summary Total			287.82
		OFFICE SUPPLIES	PV	78287	001	09601	9/4/2015	IN0899494	167.36
						Summary Total			167.36
						Payment Amount			809.07
106324	INSPECTRON INC	AUGUST 2015 SERVICES	PV	78288	001	09101	9/4/2015	090415	6,000.00
	INSPECTRON INC CODE COMPLIANCE INSPECTIONS 15120 CHIPPENDALE AVE SUITE 202 ROSEMOUNT MN 55068					Summary Total			6,000.00
						Payment Amount			6,000.00
107478	INTELLIGENT PRODUCTS INCORPORATED	MUTT MITTS	PV	78230	001	09101	9/3/2015	198349A	745.79
	INTELLIGENT PRODUCTS INCORPORATED 10,000 LOWER RIVER ROAD P O BOX 626 BURLINGTON KY 41005					Summary Total			745.79
						Payment Amount			745.79
100256	LANO EQUIPMENT INC	MISC SUPPLIES	PV	78231	001	09101	9/1/2015	02-306154	29.95
	LANO EQUIPMENT INC					Summary Total			29.95
	6140 HIGHWAY 10 NW ANOKA MN 55303	MISC PARTS	PV	78232	001	09101	9/2/2015	02-306298	50.00
		MISC PARTS	PV	78232	002	09101	9/2/2015	02-306298	50.00

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				Summary Total					100.00
		SPOUT	PV	78289	001	09101	9/10/2015	02-307439	8.90
				Summary Total					8.90
				Payment Amount					138.85
100259	LEAGUE OF MN CITIES INS TRUST	MCDOWALL/HURD	PV	78233	001	09702	8/31/2015	083115	2,173.22
	LEAGUE OF MN CITIES INS TRUST C/O BERKLEY RISK SERVICES INC P O BOX 581517 MINNEAPOLIS MN 55458-1517			Summary Total					2,173.22
				Payment Amount					2,173.22
100265	LINKS AT NORTHFORK	HAPPY DAYS GOLF CART RENTAL	PV	78347	001	09297	9/12/2015	091215	365.00
	LINKS AT NORTHFORK 9333 - ALPINE DRIVE NW RAMSEY MN 55303			Summary Total					365.00
				Payment Amount					365.00
102954	LITTLE FALLS MACHINE INC	MISC PARTS	PV	78348	001	09101	9/3/2015	00056687	1,636.00
	LITTLE FALLS MACHINE INC	MISC PARTS	PV	78348	002	09101	9/3/2015	00056687	1,728.88
	300 LINDBERGH DRIVE SOUTH LITTLE FALLS MN 56345-1598			Summary Total					3,364.88
				Payment Amount					3,364.88
100280	MED COMPASS INC	3 SCBA USER EXAMS	PV	78349	001	09101	8/12/2015	27807	195.00
	MED COMPASS INC 7841 WAYZATA BLVD MINNEAPOLIS MN 55426			Summary Total					195.00
				Payment Amount					195.00
100284	MENARDS ELK RIVER	RETURN- MISC	PD	78290	001	09601	9/1/2015	86927	1.98-
	MENARDS ELK RIVER 19521 EVANS STREET NW	MISC SUPPLIES		Summary Total					1.98-
			PV	78291	001	09601	9/1/2015	86923	171.27
	ELK RIVER MN 55330-1077			Summary Total					171.27
				Payment Amount					169.29

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100285	MET COUNCIL ENVIRONMENTAL SRV	WASTE WATER OCT 2015	PV	78235	001	09602	9/3/2015	0001048335	50,876.17
							Summary Total		50,876.17
	MET COUNCIL ENVIRONMENTAL SRV P O BOX 856513 MINNEAPOLIS MN 55485-6513								
							Payment Amount		50,876.17
100288	METRO NORTH CHAMBER OF COMMERCE	MEMBERSHIP OCT 2015/ SEPT 2016	PV	78234	001	09101	9/1/2015	090115	368.00
							Summary Total		368.00
	METRO NORTH CHAMBER OF COMMERCE 9380 CENTRAL AVE NE SUITE 320 BLAINE MN 55434								
							Payment Amount		368.00
100289	METRO SALES INC	COPIER CONTRACT	PV	78292	001	09101	8/26/2015	335723	271.67
							Summary Total		271.67
	METRO SALES INC 1620 EAST 78TH STEET MINNEAPOLIS MN 55423								
							Payment Amount		271.67
100293	MIDC ENTERPRISES	MISC PARTS	PV	78239	001	09101	8/27/2015	I0037192	1,734.51
							Summary Total		1,734.51
	MIDC ENTERPRISES 1450 WEST COUNTY ROAD C ROSEVILLE MN 55113								
							Payment Amount		1,734.51
101164	MILLER CHEVROLET	REPAIR ON 365	PV	78350	001	09101	9/3/2015	CVCS535189	50.00
							Summary Total		50.00
	MILLER CHEVROLET 21150 JOHN MILLESS DR P O BOX 130 ROGERS MN 55374								
							Payment Amount		50.00
105908	MINNESOTA PIPE AND EQUIPMENT	HYDRANT MARKERS	PV	78240	001	09601	8/28/2015	0342413	514.38
							Summary Total		514.38
	MINNESOTA PIPE AND EQUIPMENT 5145 211TH STREET WEST	HYDRANT MARKERS	PV	78352	001	09601	9/9/2015	0342414	1,144.61
	PO BOX 249 FARMINGTON MN 55024								
							Summary Total		1,144.61

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				Payment Amount					1,658.99
101268	MN COUNTY ATTORNEYS ASSOCIATION	FORFEITURE FORMS	PV	78293	001	09101	9/2/2015	18181870	28.00
				Summary Total					28.00
	MINNESOTA COUNTY ATTORNEYS ASSOCIATION 100 EMPIRE DRIVE SUITE 200 ST PAUL MN 55103								
				Payment Amount					28.00
100328	MN DEPT OF HEALTH WATER	EXAM CLASS D WATER	PV	78351	001	09601	9/11/2015	091115	32.00
				Summary Total					32.00
	MN DEPT OF HEALTH DRINKING WATER PROTECTION SECTION P O BOX 64494 ST PAUL MN 55164-0494								
				Payment Amount					32.00
102950	MN RURAL WATER ASSOCIATION	REFRESHER-WATER EXAM	PV	78236	001	09601	9/8/2015	090815	225.00
				Summary Total					225.00
	MINNESOTA RURAL WATER ASSOCIATION 217 12TH AVENUE SE ELBOW LAKE MN 56531								
				Payment Amount					225.00
100341	MTI DISTRIBUTING INC	MISC PARTS	PV	78237	001	09101	8/24/2015	1032777-00	90.28
				Summary Total					90.28
	MTI DISTRIBUTING INC SDS 12-1900 P O BOX 86 MINNEAPOLIS MN 55486-1900								
				Payment Amount					90.28
100345	NAPA AUTO PARTS ELK RIVER	AIR FILTER 679	PV	78241	001	09101	8/17/2015	814331	62.29
				Summary Total					62.29
	NAPA AUTO PARTS ELK RIVER 17137 YALE STREET NW	AIR/OIL FILTERS	PV	78242	001	09101	8/17/2015	814253	103.33
				Summary Total					103.33
	P O BOX 1041 ELK RIVER MN 55330	MISC FILTERS	PV	78243	001	09605	8/21/2015	815088	67.27
				Summary Total					67.27
		BATTERY	PV	78294	001	09101	9/8/2015	817676	233.98

Bank Account	00002224 CASH IN BANK
Version	LOGIS003V
Originator	JLIPSKI
Payment Instrument	Check Payment
Pay Through Date	12/31/2015

Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
				Summary Total					233.98
		BATTERY DEPOSIT	PD	78295	001	09101	9/9/2015	817873	54.00-
				Summary Total					54.00-
		MISC PARTS	PV	78296	001	09101	9/9/2015	217930	25.61
				Summary Total					25.61
		SOLENOID	PV	78297	001	09101	9/2/2015	816992	24.99
				Summary Total					24.99
		GOJO ORANGE	PV	78378	001	09101	9/3/2015	817109	6.98
				Summary Total					6.98
		DEXCOOL	PV	78379	001	09101	9/3/2015	817121	24.98
				Summary Total					24.98
				Payment Amount					495.43
100354	NEWMAN SIGNS	MISC SIGN MATERIAL	PV	78244	001	09101	8/25/2015	0289238	466.10
	NEWMAN SIGNS PO BOX 1728 JAMESTOWN ND 58402-1728			Summary Total					466.10
				Payment Amount					466.10
100363	NORTHERN SANITARY SUPPLY CO	MISC SUPPLIES	PV	78353	001	09101	9/2/2015	176521	93.86
	NORTHERN SANITARY SUPPLY CO			Summary Total					93.86
	341 COON RAPIDS BLVD	MISC SUPPLIES	PV	78354	001	09101	8/31/2015	176470	314.58
	MINNEAPOLIS MN 55433			Summary Total					314.58
		MISC HAND SOAP	PV	78355	001	09101	9/4/2015	176577	42.04
				Summary Total					42.04
				Payment Amount					450.48
110547	NORTHWEST LIGHTING SYSTEMS CO.	MISC SUPPLIES	PV	78377	001	09101	9/9/2015	91112	265.02
	NORTHWEST LIGHTING SYSTEMS CO. 12001 RIVERWOOD DRIVE BURNSVILLE MN 55337			Summary Total					265.02
				Payment Amount					265.02
100373	PALEN KIMBALL COMPANY	REPAIR AT OLD CITY HALL	PV	78380	001	09101	8/27/2015	9342	1,055.21
	PALEN KIMBALL COMPANY			Summary Total					1,055.21
	MI-98	REPAIR AT OLD CITY	PV	78381	001	09101	8/31/2015	9419	1,781.78

R04570

CITY OF RAMSEY
Create Payment Control Groups

Bank Account	00002224	CASH IN BANK
Version	LOGIS003V	
Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2015	

Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
		HALL							
				Summary Total					1,781.78
	P O BOX 1414								
	MINNEAPOLIS MN	BELTS FOR REPAIR	PV	78382	001	09101	8/27/2015	9375	466.00
	55423-1414								
				Summary Total					466.00
				Payment Amount					3,302.99
111488	POPP.COM INC	AUG 2015 SERVICES	PV	78298	001	09101	8/31/2015	992286038	107.93
	POPP.COM INC	AUG 2015 SERVICES	PV	78298	002	09101	8/31/2015	992286038	37.78
	620 MENDELSSOHN AVENUE	AUG 2015 SERVICES	PV	78298	003	09101	8/31/2015	992286038	32.38
	NORTH SUITE 101								
	GOLDEN VALLEY MN 55427	AUG 2015 SERVICES	PV	78298	004	09101	8/31/2015	992286038	183.49
		AUG 2015 SERVICES	PV	78298	005	09101	8/31/2015	992286038	32.38
		AUG 2015 SERVICES	PV	78298	006	09101	8/31/2015	992286038	91.74
		AUG 2015 SERVICES	PV	78298	007	09101	8/31/2015	992286038	37.78
		AUG 2015 SERVICES	PV	78298	008	09101	8/31/2015	992286038	80.27
		AUG 2015 SERVICES	PV	78298	009	09101	8/31/2015	992286038	84.81
		AUG 2015 SERVICES	PV	78298	010	09101	8/31/2015	992286038	104.00
		AUG 2015 SERVICES	PV	78298	011	09101	8/31/2015	992286038	61.98
				Summary Total					854.54
				Payment Amount					854.54
100393	PRAIRIE RESTORATIONS INC	WORK AT THE DRAW	PV	78245	001	09605	8/26/2015	0036749	241.69
	PRAIRIE RESTORATIONS INC			Summary Total					241.69
	31646 128TH STREET								
	PRINCETON MN 55371								
				Payment Amount					241.69
113444	PRECISE	MISC SUPPLIES	PV	78299	001	09101	8/28/2015	200-1006173	815.97
	PRECISE			Summary Total					815.97
	501 EAST CLIFF ROAD	DATA/SOFTWARE	PV	78300	001	09101	8/31/2015	200-1006286	284.85
	SIUTE 100								
	BURNSVILLE MN 55337			Summary Total					284.85
		MISC SUPPLIES	PV	78383	001	09101	9/4/2015	200-1006315	352.71
				Summary Total					352.71
				Payment Amount					1,453.53
112959	PREMIUM WATERS INC	WATER FD	PV	78384	001	09101	8/31/2015	621332-08-15	44.99
	PREMIUM WATERS INC			Summary Total					44.99

R04570

CITY OF RAMSEY
Create Payment Control Groups

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Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	P O BOX 9128	FD WATER	PV	78385	001	09101	8/31/2015	621331-08-15	17.99
	MINNEAPOLIS MN 55480-9128					Summary Total			17.99
						Payment Amount			62.98
114682	PRO TEC DESIGN INC	PARKING LOT CAMERAS	PV	78301	001	09240	9/3/2015	72074	2,237.91
	PRO TEC DESIGN INC					Summary Total			2,237.91
	5005 CHESHIRE PARKWAY NORTH SUITE 3								
	MINNEAPOLIS MN 55446					Payment Amount			2,237.91
113737	RATWIK,ROSZAK AND MALONEY, PA	AUG 15 SERVICES	PV	78302	001	09101	9/1/2015	57284	188.50
	RATWIK,ROSZAK AND MALONEY, PA	AUG 15 SERVICES	PV	78302	002	09101	9/1/2015	57284	29.00
	300 U.S. TRUST BUILDING	AUG 15 SERVICES	PV	78302	003	09101	9/1/2015	57284	37.00
	730 SECOND AVENUE SOUTH	AUG 15 SERVICES	PV	78302	004	09101	9/1/2015	57284	314.50
	MINNEAPOLIS MN 55402	AUG 15 SERVICES	PV	78302	005	09101	9/1/2015	57284	129.50
		AUG 15 SERVICES	PV	78302	006	09101	9/1/2015	57284	92.50
		AUG 15 SERVICES	PV	78302	007	09101	9/1/2015	57284	129.50
						Summary Total			920.50
		AUG 2015 RETAINER	PV	78303	001	09101	8/31/2015	57285	3,699.45
		AUG 2015 RETAINER	PV	78303	002	09101	8/31/2015	57285	400.00
		AUG 2015 RETAINER	PV	78303	003	09101	8/31/2015	57285	160.00
						Summary Total			4,259.45
						Payment Amount			5,179.95
111920	RELINER DURAN INC	MISC PARTS	PV	78304	001	09602	8/25/2015	22123	3,768.38
	RELINER DURAN INC					Summary Total			3,768.38
	53 MT ARCHER ROAD								
	LYME CT 06371					Payment Amount			3,768.38
110330	RESHETAR SYSTEM INC	CONCRETE CURB REPAIRS	PV	78246	001	09605	8/25/2015	15-18881	13,550.00
	RESHETAR SYSTEM INC	CONCRETE CURB REPAIRS	PV	78246	002	09605	8/25/2015	15-18881	6,000.00
	730 BUNKER LAKE BLVD					Summary Total			19,550.00
	ANOKA MN 55303					Payment Amount			19,550.00

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Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
107880	RICK JOHNSON DEER AND BEAVER INC	AUGUST 2015	PV	78386	001	09101	9/1/2015	090115	180.00
	RICK JOHNSON DEER AND BEAVER INC 18595 XENOLITH STREET NW BURNS TOWNSHIP MN 55303					Summary Total			180.00
						Payment Amount			180.00
101018	RIVERBLOOD, MARK	ICE/WATER FOR DRAW EVENT	PV	78387	001	09101	9/11/2015	091115	13.55
	MARK RIVERBLOOD					Summary Total			13.55
						Payment Amount			13.55
100431	SAFETY KLEEN CORPORATION	RECYCLE OIL	PV	78356	001	09101	8/31/2015	CN01118461	104.69
	SAFETY KLEEN CORPORATION PO BOX 382066 PITTSBURGH PA 15250-8066					Summary Total			104.69
						Payment Amount			104.69
107711	SCHINDLER ELEVATOR	PARK RAMP QTR SEPT/NOV 2015	PV	78357	001	09240	9/1/2015	8104083174	1,207.17
	SCHINDLER ELEVATOR P O BOX 93050 CHICAGO IL 60673-3050					Summary Total			1,207.17
						Payment Amount			1,207.17
114269	SPEEDCUTTERS OUTDOOR MAINTENANCE LLC	FERTILIZE/HERBICIDE SPRAY	PV	78247	001	09101	8/31/2015	M1792	720.00
	SPEEDCUTTERS OUTDOOR MAINTENANCE LLC					Summary Total			720.00
	18523 OLSON STREET NW	FERTILIZER-DRAW/ELMC REST	PV	78248	001	09101	9/5/2015	M1800	1,747.00
	ELK RIVER MN 55330					Summary Total			1,747.00
						Payment Amount			2,467.00
100469	STREICHER'S POLICE EQUIPMENT	AMMO- BLAMKS	PV	78388	001	09101	9/10/2015	I1170693	388.00
	STREICHER'S POLICE EQUIPMENT LB# 7873 P O BOX 9438 MINNEAPOLIS MN 55440-9438					Summary Total			388.00

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Payment Instrument		Check Payment
Pay Through Date	12/31/2015	

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
				Payment Amount					388.00
100485	TIMESAVER OFF SITE SECRETARIAL INC	AUG 2015 SERVICES	PV	78305	001	09101	8/30/2015	M21569	1,007.63
	TIMESAVER OFF SITE SECRETARIAL INC 5291 RIVER OAK DRIVE SAVAGE MN 55378			Summary Total					1,007.63
				Payment Amount					1,007.63
112079	TOKLE INSPECTIONS INC	AUG 15 SERVICES	PV	78306	001	09101	9/8/2015	090815	4,464.75
	TOKLE INSPECTIONS INC 1748 123RD AVENUE NW COON RAPIDS MN 55448			Summary Total					4,464.75
				Payment Amount					4,464.75
113539	TWIN CITIES WINNELSON CO	FLUSH BUSHING	PV	78249	001	09101	8/20/2015	086455-00	3.17
	TWIN CITIES WINNELSON CO 13930 RADIUM STREET NW RAMSEY MN 55303			Summary Total					3.17
				Payment Amount					3.17
111742	TWIN CITY WATER CLINIC INC	AUG 2015 WATER TESTS	PV	78307	001	09601	9/2/2015	6931	170.00
	TWIN CITY WATER CLINIC INC 617 13TH AVENUE SOUTH HOPKINS MN 55343			Summary Total					170.00
				Payment Amount					170.00
109912	ULRICH, KURTIS G.	REIMBURSE ICMA CONF.	PV	78358	001	09101	9/8/2015	090815	334.20
	KURTIS G. ULRICH	REIMBURSE ICMA CONF.	PV	78358	002	09101	9/8/2015	090815	50.00
				Summary Total					384.20
				Payment Amount					384.20
105628	WELLS CATERING SERVICE	CC MEAL 9/8/2015	PV	78308	001	09101	9/8/2015	40422	81.23
	WELLS CATERING SERVICE 7533 SUNWOOD DRIVE			Summary Total					81.23
		MEETING 9/14/2015	PV	78309	001	09101	9/14/2015	40455	235.13

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Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	SUITE 108								
	RAMSEY MN 55303							Summary Total	235.13
								Payment Amount	316.36
100529	WENDELL'S INC	BADGES	PV	78389	001	09101	9/8/2015	2011253	15.40
	WENDELL'S INC	BADGES	PV	78389	002	09101	9/8/2015	2011253	15.39
	6601 BUNKER LAKE BLVD							Summary Total	30.79
	PO BOX 458								
	RAMSEY MN 55303-0458								
								Payment Amount	30.79
100539	WRIGHT TIRE SERVICE INC	PD TIRES	PV	78359	001	09101	8/27/2015	27633	369.24
	WRIGHT TIRE SERVICE INC							Summary Total	369.24
	710 WEST MAIN STREET								
	ANOKA MN 55303								
								Payment Amount	369.24
100541	ZARNOTH BRUSH WORKS INC	BROOM REFILL	PV	78250	001	09605	8/19/2015	0156451	642.00
	ZARNOTH BRUSH WORKS INC							Summary Total	642.00
	PO BOX 141								
	CHILTON WI 53014-0141								
								Payment Amount	642.00
								Total Amount to be Processed	159,803.57
								Total Number of Payments to be Processed	93

RECEIVED
AUG 1 0 2015

NORTHLAND TRUST SERVICES

45 South 7th Street Ste 2000
Minneapolis, MN 55402
Phone: 612-851-4931
Fax: 612-851-4933

INVOICE

CITY OF RAMSEY
ATTN: FINANCE OFFICER
7550 SUNWOOD DRIVE NW
RAMSEY MN 55303-5137

08/14/2015
RAMSEY09A

9344.6611742.50

RE: CITY OF RAMSEY, MINNESOTA
$1,340,000 GENERAL OBLIGATION TAXABLE
STATE-AID ROAD BONDS, SERIES 2009A

Debt Service: 10/01/2015

Principal:	0.00
Interest:	11,742.50
Total Principal & Interest:	11,742.50
Less Cash on Hand (Escrow Funds)	(0.00)
Paying Agent Annual Fee	0.00

Total Amount Due: 11,742.50

CHECK PAYMENTS due: 9-24-15

Make Checks payable to:
NORTHLAND TRUST SERVICES INC.

WIRE PAYMENTS due: 9-28-15

Wells Fargo Bank, San Francisco, CA
ABA: 121-000-248
ACCT: 143-6412710 Northland Trust Services
REF: Issuer name & series number

***MN SCHOOL DISTRICTS should wire funds 3 days prior to debt service date according to State Credit Enhancement requirements.**

Thank you for your business!

If you have questions please contact:

Rhonda Magee
PH:612-851-4931
rmagee@northlandtrust.com

Lori Giampaolo
PH:612-851-4932
lgiampaolo@northlandtrust.com

Scott Miles
PH: 612-851-5914
smiles@northlandtrust.com

R04570

CITY OF RAMSEY

Create Payment Control Groups

Bank Account	00002224	CASH IN BANK
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Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2015	

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Disc Tak
114754	BRENNAN CONSTRUCTION OF MN INC	PAY EST 4 FIRE STAT-LABOR	PV	78391	001	09436	9/14/2015	091415	154,726.50	
	BRENNAN CONSTRUCTION OF MN INC				Summary Total				154,726.50	
	124 E. WALNUT STREET SUITE 20	PAY EST 4 FIRE STAT-MATERIAL	PV	78392	001	09436	9/14/2015	091415A	208,710.25	
	MANKATO MN 56001				Summary Total				208,710.25	
					Payment Amount				363,436.75	
101172	KUECHLE UNDERGROUND INC	PAY EST 2 GARNET STREET IMPROV	PV	78393	001	09435	9/16/2015	091615	254,770.33	
	KUECHLE UNDERGROUND INC 10998 STATE HWY 55 PO BOX 509 KIMBALL MN 55353				Summary Total				254,770.33	
					Payment Amount				254,770.33	
106451	PEARSON BROTHERS INC	PAY EST 1 2015 STREET MAINT.	PV	78394	001	09101	9/16/2015	091615	249,181.48	
	PEARSON BROTHERS INC 11079 LAMONT AVE NE HANOVER MN 55341-4063				Summary Total				249,181.48	
					Payment Amount				249,181.48	
					Total Amount to be Processed				867,388.56	
					Total Number of Payments to be Processed				3	

Councilmember LeTourneau introduced the following resolution and moved for its adoption:

RESOLUTION #15-09-235

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF SEPTEMBER 3, 2015 THROUGH SEPTEMBER 16, 2015.

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of September 3, 2015, through September 16, 2015, in the amount of $ 1,523,014.22 and

WHEREAS, the City Council of the City of Ramsey is required to authorize payment for all disbursement transactions.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1) That the Ramsey City Council hereby approves the cash disbursements made and authorizes payment of the accounts payable invoices as detailed in the attached Bills List for the period September 3, 2015, through September 16, 2015, in the amount of $1,523,014.22.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember LeTourneau, and upon vote being taken thereon, the following voted in favor thereof:

Mayor Strommen
Councilmember LeTourneau
Councilmember Johns
Councilmember Kuzma
Councilmember Riley
Councilmember Williams

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

Councilmember Shryock

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 22nd day of September, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **4. 6.**

Meeting Date: 09/22/2015

Submitted For: Jo Thieling, Administrative Services

By: Jo Thieling, Administrative Services

Information

Title

Adopt Resolution #15-09-236 Proclaiming October 2015 Domestic Violence Awareness Month

Purpose/Background:

Purpose: To adopt a resolution showing the City of Ramsey's support in proclaiming Domestic Violence Awareness Month.

Background: A request was received from Connie Moore, Executive Director of Alexandra House, to formally recognize October as Domestic Violence Awareness Month. Each year, throughout Anoka Country, October is officially recognized as Domestic Violence Awareness Month. Counties and cities all over the United States take this opportunity to honor this month through an official proclamation. In choosing to locally proclaim October as Domestic Violence Awareness Month, the City of Ramsey shows its recognition of both the gravity of the problem and the importance of the ongoing work to create a violence-free community in Anoka County. Council has adopted such resolution in the past, and staff is requesting Council do so for 2015 as well. The proclamation will add to the chorus of voices insisting that women, men, and children all have a right to seek peace and safety in their lives.

A copy of Ramsey's proclamation will be forwarded to Ms. Moore and will be displayed at the 11th Annual *Walk for Hope; Steps to End Domestic and Sexual Violence,* which will be held on September 26, at Bunker Hills Regional Park in Andover. The event, attended by over 500 participants every year, challenges our communities to confront the impact of domestic and sexual violence. Additionally, it provides a space for survivors, family members, friends, and allies to honor those who have lost their lives as a result of domestic violence. Following the *Walk for Hope,* the City's proclamation will be displayed at the Alexandra House.

Recommendation:

Staff recommends Council adopt the resolution proclaiming October as Domestic Violence Awareness Month.

Action:

Motion to adopt Resolution #15-09-236 Proclaiming October 2015 Domestic Violence Awareness Month

Attachments

Resolution Domestic Violence Awareness

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	09/16/2015 02:21 PM
Form Started By: Jo Thieling		Started On: 09/16/2015 09:30 AM
Final Approval Date: 09/16/2015		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #15-09-236

RESOLUTION PROCLAIMING OCTOBER 2015 AS DOMESTIC VIOLENCE AWARENESS MONTH

WHEREAS, the community problem of domestic violence has become a critical public health and welfare concern in Anoka County; and

WHEREAS, domestic violence is a crime, the commission of which will not be tolerated in Anoka County and perpetrators of said crime are subject to prosecution and conviction in accordance with the law; and

WHEREAS, over thousands of women and children have and will continue to access assistance from Alexandra House, Inc., a domestic violence service provider; and

WHEREAS, domestic violence will be eliminated through community partnerships of concerned individuals and organizations working together to prevent abuse while at the same time effecting social and legal change; and

WHEREAS, October is ***National Domestic Violence Awareness Month;*** and

WHEREAS, during ***National Domestic Violence Awareness Month,*** Anoka County organizations will inform area residents about domestic violence, its prevalence, consequences and what we, as a concerned community can do to eliminate its existence.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA:

1) That the City Council of the City of Ramsey proclaims October to be Domestic Violence Awareness Month.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember , and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 22nd day of September 2015.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **4. 7.**

Meeting Date: 09/22/2015

By: Chris Anderson, Community Development

Information

Title

Adopt Resolution #15-09-225 Approving Findings of Fact #0952 relating to a Request for an Amended Conditional Use Permit for an Expansion of the Green Valley Greenhouse Operation in a Residential District - and - Adopt Resolution #15-09-226 Approving the Issuance of an Amended Conditional Use Permit for the Green Valley Greenhouse Operations Located in the R-1 Residential District.

Purpose/Background:

Green Valley Greenhouse (the "Applicant"), which is located at 6530 Green Valley Road NW (the "Subject Property), is currently operating under a Conditional Use Permit (CUP) that was approved on September 27, 2005. The Applicant has approached the City with a request to amend their current CUP to allow for an additional 99,176 square feet of building coverage and to reduce a required buffer yard no-build area along the eastern boundary of the Subject Property to address an existing encroachment.

Notification:

In accordance with State statute, Staff attempted to notify property owners within 350 feet of the subject property of the public hearing via Standard US Mail. The Public Hearing was also noticed in the Anoka County Union Herald, the City's official newsletter for public notices.

Observations/Alternatives:

The current CUP allows up to 572,855 square feet of building coverage and also requires a 'no-build' buffer yard of sixty-five (65) feet around the entire perimeter of the Subject Property. This buffer area is intended to provide some separation between adjacent residential uses and the commercial nature of this operation.

The proposed new building will be located in the southwest portion of the Subject Property and would comply with the sixty-five (65) foot no-build buffer yard requirement. The proposed structure is very similar to the individual hoop structures that exist on the Subject Property. However, rather than individual hoop structures, each would be connected via a gutter. Thus, inside, it will function as one large hoop structure (open floor layout). The exterior finish of the proposed hoop structure will consist of two (2) layers of poly material that are inflated and typically need to be replaced every five (5) years or so.

Based on the Applicant's submittal information, there is currently 572,446 square feet of building coverage on the Subject Property. The proposed connected hoop house, along with a small building addition (2,000 square feet), would ultimately add another 99,176 square feet of building coverage to the site, which equates to 38.5% building coverage on the Subject Property.

As part of this request, the Applicant is also seeking to reduce the 'no-build' buffer yard area along the eastern boundary of the Subject Property to address an existing encroachment. While the existing CUP allowed for certain expansions to occur, there has not been a survey submitted to verify that the square footage or buffer yard standards have been complied with. It appears that a fifty (50) foot buffer yard along the eastern boundary would sufficiently address the existing encroachment but Staff recommends that a Certificate of Survey be submitted with the Zoning Permit Application to verify this.

Due to the size of the proposed addition, the Applicant will need to obtain a Lower Rum River Water Management Organization permit, should the requested amendment be approved.

The Planning Commission conducted a Public Hearing on September 10, 2015 regarding this request and there were no verbal or written comments received. As part of the discussion, the Planning Commission supported an amended Conditional Use Permit that had a building coverage limit of forty-five percent (45%), which would allow for some future additions without needing to amend the permit again, and a fifty (50) foot no-build buffer zone around the entire property, not just the eastern boundary.

Alternatives

Option 1. Approve Resolutions #15-09-225 and #15-09-226 granting an amended Conditional Use Permit for expansion of the greenhouse operation and a reduced buffer yard of fifty (50) around the entire perimeter of the Subject Property contingent upon a Certificate of Survey being completed by a licensed surveyor to verify the building square footage and that all existing and proposed structures comply with the buffer yard no-build standards. The parcels surrounding the Subject Property are all approximately forty (40) acres or so and appear to be either actively farmed or are vacant. The proposed building will be similar in nature to the existing structures on the Subject Property are will be positioned in the southwest corner, away from the view of the public road. The Applicant is aware of the recommendation for the Certificate of Survey and is agreeable to it. Staff supports this option.

Option 2. Approve Resolutions #15-09-225 and #15-09-226 granting an amended Conditional Use Permit for expansion of the greenhouse operation and for a reduced buffer yard of fifty (50) feet around the entire perimeter of the Subject Property without the requirement of completing a Certificate of Survey. Staff may be supportive of this alternative but believes it would be appropriate to require a Certificate of Survey to ensure that there are no other encroachments in the no-build buffer area. It is noted that by not requiring a survey in the past, issues with compliance with the approved Conditional Use Permit have been experienced and that the Applicant is agreeable to completing a Certificate of Survey.

Option 3. Do not approve the request for an amended Conditional Use Permit. The proposed addition is compatible to the existing structures on the Subject Property and it does not appear that it would negatively impact surrounding properties. In fact, the Applicant has noted that they are discontinuing the storage and sales and bulk materials, which presumably would result in slightly less traffic volume coming to and from the site. Staff does not support this option.

Funding Source:

All costs associated with reviewing the application are the responsibility of the Applicant.

Recommendation:

The Planning Commission recommends approving the request for an amended conditional use permit to expand the greenhouse operation by allowing up to forty-five percent (45%) building coverage and to reduce the no-build buffer yard to fifty (50) feet around the entire perimeter of the Subject Property contingent upon the Applicant providing a Certificate of Survey, prepared by a licensed surveyor, to verify that all existing and proposed structures comply with the standards of the Permit.

Action:

Motion to adopt Resolution #15-09-225 approving Findings of Fact #0952 and Resolution #15-09-226 relating to Green Valley Greenhouse's request for an amended conditional use permit to expand their greenhouse operation and reduce the buffer yard requirement on the Subject Property contingent upon submittal of a Certificate of Survey to demonstrate that all existing and proposed buildings will comply with the terms of the amended Conditional Use Permit.

Attachments

Site Location Map

Letter from Applicant

Applicant's Site Plan

Aerial View of Addition and Encroachment

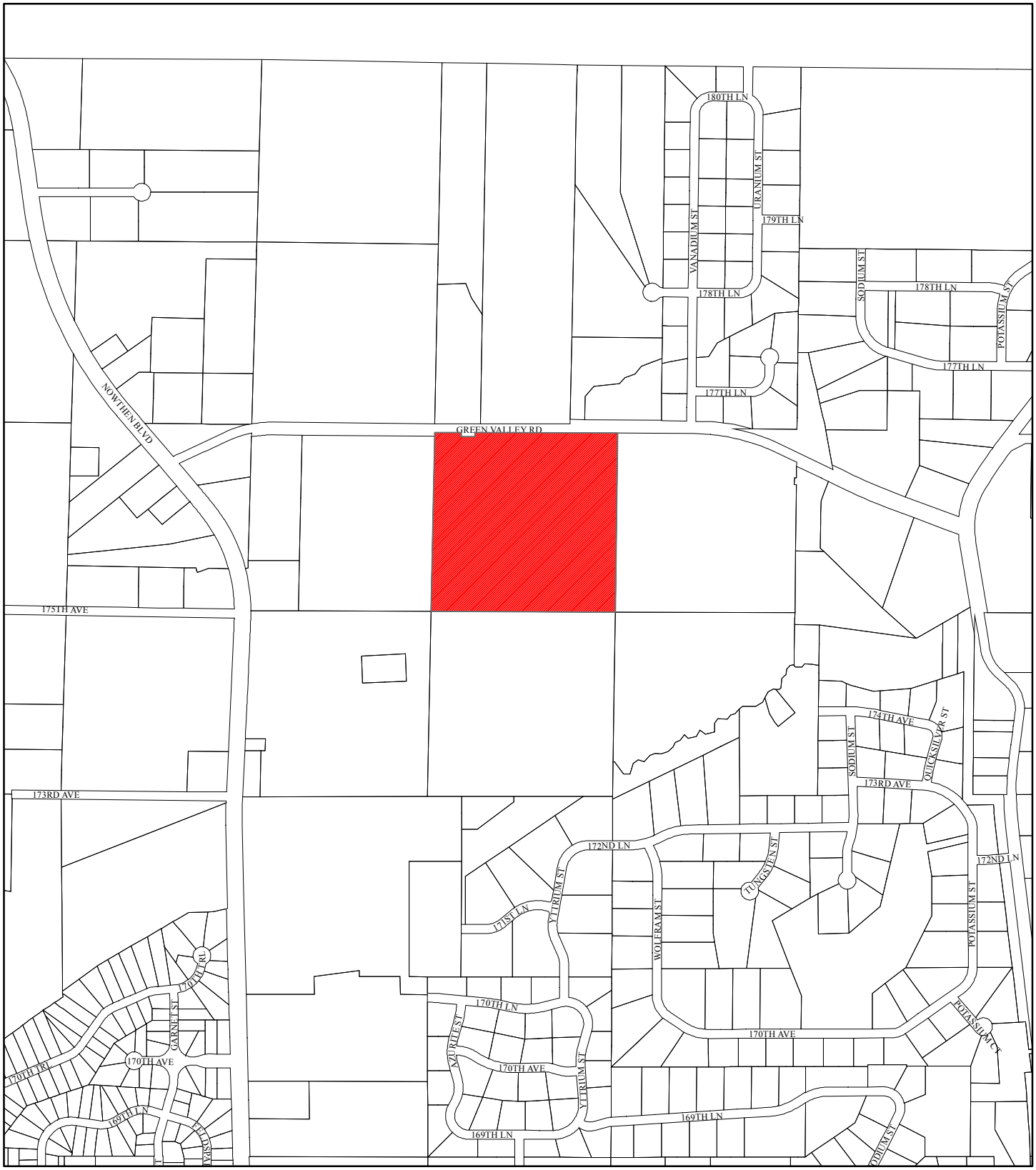
Draft Planning Commission Meeting Minutes Dated September 10, 2015

Resolution #15-09-225: Draft Findings of Fact

Resolution #15-09-226: Draft CUP

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	09/16/2015 12:09 PM
Kurt Ulrich	Kurt Ulrich	09/16/2015 01:59 PM
Form Started By: Chris Anderson		Started On: 09/11/2015 08:26 AM
Final Approval Date: 09/16/2015		



City of RAMSEY

Green Valley Green House
6530 Green Valley Road
03-32-25-41-0004

Legend

Site

Parcels

N

0 1,250 2,500 Feet

Green Valley
GREENHOUSE
www.GVGH.com
6530 Green Valley Road, Ramsey, MN 55303
p. 763.753.1621 / toll free: 800.268.8259 / f. 763.753.5943

July 30, 2015

To Tim Gladhill,

RE: Green Valley Greenhouse CUP Revisions

Per our recent conversation, we would like to propose the following changes to our current Conditional Use Permit (CUP):

1. Our current building coverage is 572,446 square feet or 33% of our 40 acres. We would like to add 99,176 square feet, increasing our building coverage to 38.5%.

2. The attached map shows the location and size of the two proposed areas. Please note that we will be removing 4,200 square feet of building to accommodate the expansion.

3. We request the east line of our property be subject to a 50 foot wide no-build area in place of the current 65 foot requirement. The rest of the property will continue with the 65 foot wide no-build area around the perimeter of the property.

4. As of December 1, 2015, Green Valley Greenhouse will discontinue the sale and storage of bulk landscape materials. The current storage area will remain in place subject to removal upon reasonable notice from the City of Ramsey.

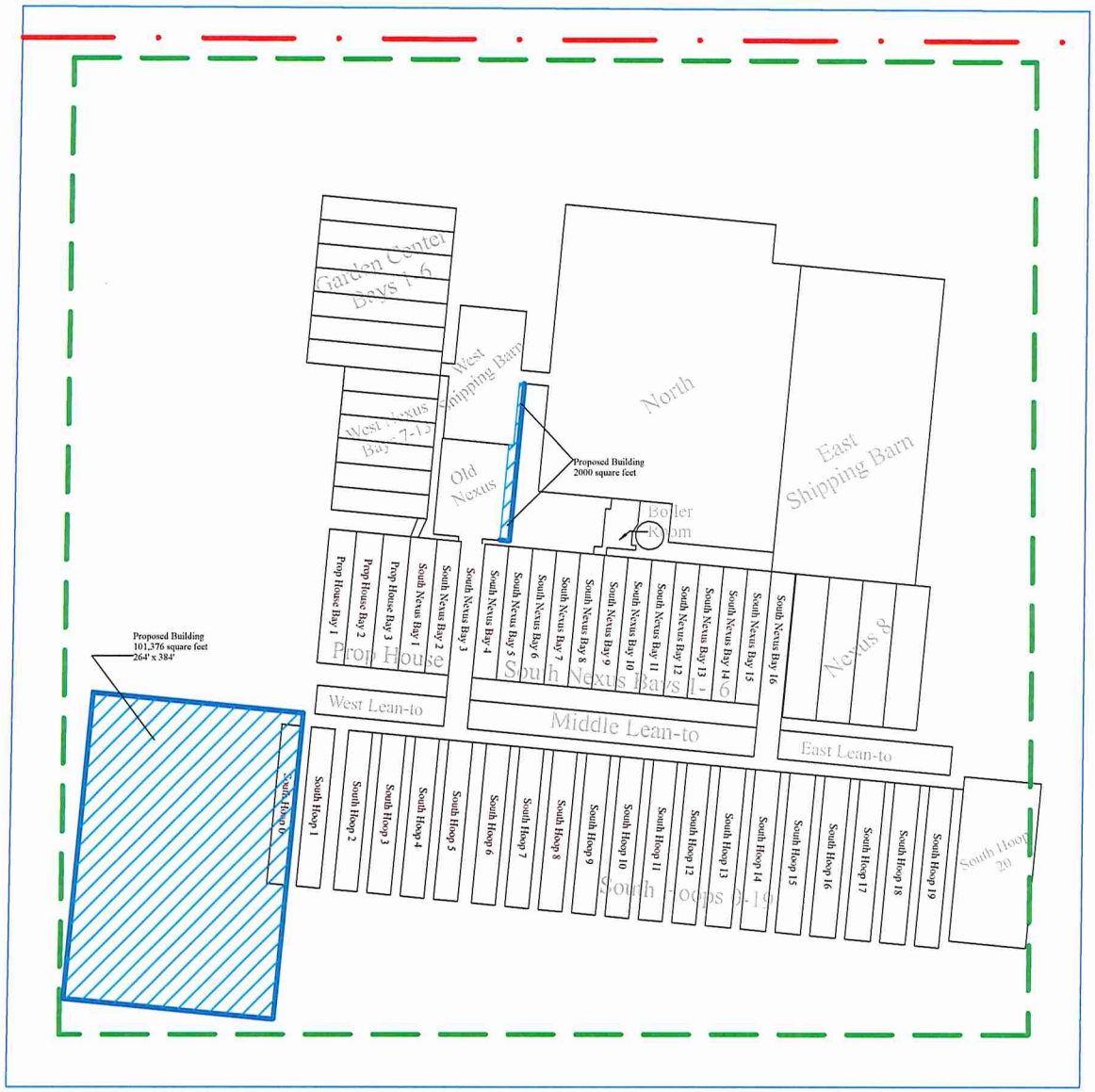
5. Green Valley Greenhouse will continue to provide and maintain a 15 foot wide service road around the perimeter of the buildings and property perimeter for fire and public safety access.

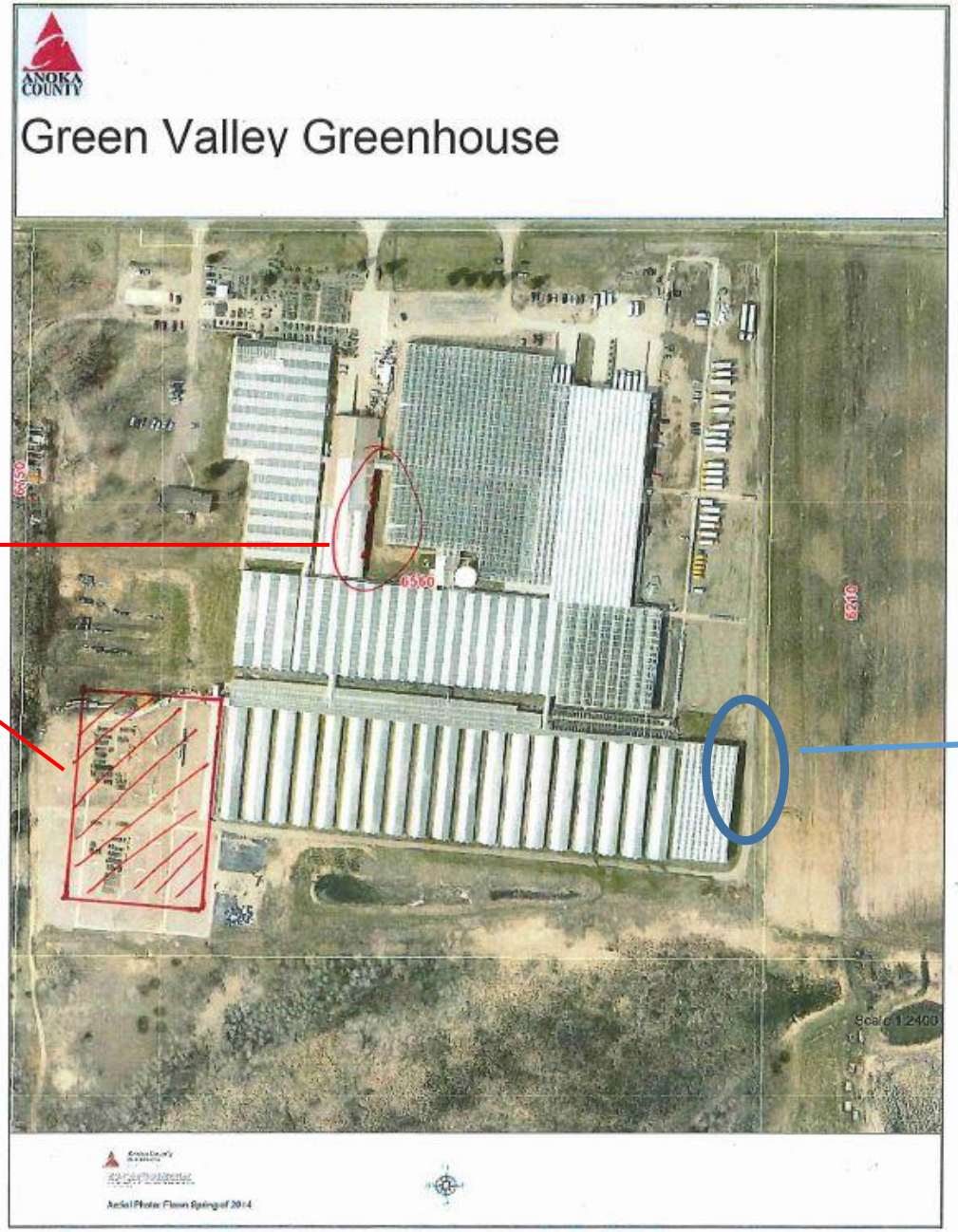
6. The proposed building coverage will cover current impervious surface that was included in the retention pond sizing calculations.

Thank you for your consideration of these revisions. I am available at anytime to answer any questions or provide further information.

Sincerely,

Brad Wolf
CEO
Green Valley Greenhouse
6530 Green Valley Road
Ramsey, MN 55303
763-753-1621 ext. 112
763-923-8143 cell


Garden Center Bays 1-6
West Shipping Barn
North
East Shipping Barn
West Nexus Bay 7-13
Old Nexus
Proposed Building 2000 square feet
Boiler Room
Nexus 8
Prop House Bay 1
Prop House Bay 2
Prop House Bay 3
South Nexus Bay 1
South Nexus Bay 2
South Nexus Bay 3
South Nexus Bay 4
South Nexus Bay 5
South Nexus Bay 6
South Nexus Bay 7
South Nexus Bay 8
South Nexus Bay 9
South Nexus Bay 10
South Nexus Bay 11
South Nexus Bay 12
South Nexus Bay 13
South Nexus Bay 14
South Nexus Bay 15
South Nexus Bay 16
Prop House
South Nexus Bays 1-16
West Lean-to
Middle Lean-to
East Lean-to
Proposed Building 101,376 square feet 264' x 384'
South Hoop 1
South Hoop 2
South Hoop 3
South Hoop 4
South Hoop 5
South Hoop 6
South Hoop 7
South Hoop 8
South Hoop 9
South Hoop 10
South Hoop 11
South Hoop 12
South Hoop 13
South Hoop 14
South Hoop 15
South Hoop 16
South Hoop 17
South Hoop 18
South Hoop 19
South Hoops 9-16
South Hoop 20


ANOKA COUNTY
Green Valley Greenhouse
Building Addition
Existing Encroachment
Aerial Photo: Flown Spring of 2014

Community Development Director Gladhill reported that the minutes from the August 6, 2015 Planning Commission meeting would be approved at the October meeting.

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: PUBLIC HEARING: Consider Request for an Amended Conditional Use Permit on the Property Located at 6530 Green Valley Road NW; Case of Green Valley Greenhouse

Public Hearing

Chairperson Levine called the public hearing to order at 7:02 p.m.

Presentation

City Planner Anderson presented the staff report stating that Green Valley Greenhouse, located at 6530 Green Valley Road NW, is currently operating under a Conditional Use Permit (CUP) that was approved on September 27, 2005. The applicant has approached the City with a request to amend their current CUP to allow for an additional 99,176 square feet of building coverage and to reduce a required no-build buffer yard area along the eastern boundary of the property to address an existing encroachment. Staff reviewed the request further and recommended approval of the request for an amended conditional use permit.

Citizen Input

Brad Wolfe, 6421 Green Valley Road, reported he was one of the owners of Green Valley Greenhouse. He explained his business was increasing and was in need of more space.

Commissioner Brauer asked if the applicant supported staff's recommendation. Mr. Wolfe supported staff's recommendation.

Commissioner Bauer anticipated that Green Valley Greenhouse may need additional space in the future. He explained he would support going to a higher percentage of square footage at this time. He then discussed the 65 foot setback/buffer no-build area and asked if this could be reduced.

City Planner Anderson explained the current terms of the CUP were being followed and explained that the 65 foot buffer was agreed upon due to the varying types of uses (commercial abutting residential).

Commissioner VanScoy asked how the expansion property would be used.

City Planner Anderson reported that the property is primarily used for plant production.

Commissioner VanScoy questioned if the applicant required a variance rather than an amended CUP.

Community Development Director Gladhill commented the greenhouse operation required a buffer adjacent to the residential property and for this reason staff was recommending the amended CUP as it offered more flexibility.

Commissioner Brauer inquired if the property should be rezoned.

Community Development Director Gladhill recommended against this due to the fact it would open up the site to too many other uses.

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, VanScoy, Andrusko, Brauer, and Maul. Voting No: None. Absent: Commissioner Nosan.

Chairperson Levine closed the public hearing closed at 7:16 p.m.

Commission Business

Commissioner VanScoy questioned if the Commission would support 45% building coverage, which would be equivalent to an employment district.

Community Development Director Gladhill did not object to the Commission making this adjustment but stressed the importance of the buffer zone adjacent to the residential area due to the level of activity on the greenhouse site.

Motion by Commissioner Bauer, seconded by Commissioner Andrusko, to recommend that City Council adopt Resolution #15-09-225 approving Findings of Fact #0952.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, Andrusko, Brauer, Maul, and VanScoy. Voting No: None. Absent: Commissioner Nosan.

Motion by Commissioner Bauer, seconded by Commissioner Andrusko, to recommend that City Council adopt Resolution #15-09-226 relating to Green Valley Greenhouse's request for an amended conditional use permit to expand their greenhouse operation and reduce the buffer yard requirement along the eastern boundary of the Subject Property contingent upon submittal of a Certificate of Survey to demonstrate that all existing and proposed buildings will comply with the terms of the amended Conditional Use Permit, allowing 45% building coverage, requiring the site to be surveyed and that a 50 foot setback buffer to remain in place on all four sides of the property.

Further discussion

Commissioner Brauer did not believe that the applicant should be responsible for spillage on the roadway as this was not required of other businesses within the City.

City Planner Anderson explained that the applicant sold bulk landscaping supplies, such as mulch, and the condition was added to address the sales of these materials. However, it was his understanding that the applicant would be phasing out the sales of these materials. He reported that staff would support the elimination of this condition.

Mr. Wolfe indicated that he would be phasing out bulk landscaping materials sales and reported he would continue to monitor the roadway.

Commissioner Brauer did not believe that the City should hold Green Valley Greenhouse responsible for the roadway maintenance as this was not required of the greenhouse located on Highway 10.

City Planner Anderson reported that the Green Valley Greenhouse was a conditional use on its site and one of the previously approved conditions was to keep the roadway clear and free of landscaping debris given the fact it abutted a residential neighborhood. He reiterated that the bulk sales would be phased out and this would become a moot point. He commented that the greenhouse operation on Highway 10 was a permitted use for its zoning district.

Commissioner VanScoy recommended that Condition 11 be removed from the recommendation.

FRIENDLY AMENDMENT: Remove Condition 11 from the staff recommendation.

Commissioner Bauer and Commission Andrusko supported the friendly amendment.

Commissioner VanScoy asked what the buffer zone was for the Employment zoning district.

City Planner Anderson explained the City required a 60 foot buffer zone.

Further discussion ensued regarding the buffer zone and there was Commission consensus to keep the buffer zone at 50 feet around the perimeter of the site.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, Andrusko, Brauer, Maul, and VanScoy. Voting No: None. Absent: Commissioner Nosan.

5.02: Adopt Resolution #15-09-224 Finding Compliance with the City's Comprehensive Plan Compliance for Proposed Tax Increment Finance District No. 15 Creation

Presentation

Community Development Director Gladhill presented the staff report stating the City received a request from Life Fitness to create Tax Increment Financing (TIF) District No. 15 to facilitate

Councilmember _____ moved for the adoption of the following resolution:

RESOLUTION #15-09-225

A RESOLUTION ADOPTING FINDINGS OF FACT #0952 RELATING TO A REQUEST FOR AN AMENDED CONDITIONAL USE PERMIT FOR AN EXPANSION OF THE GREEN VALLEY GREENHOUSE OPERATION IN A RESIDENTIAL DISTRICT.

WHEREAS, Brad Wolf, hereinafter referred to as "Applicant", has properly applied for an amended Conditional Use Permit to allow for the expansion of the greenhouse operations on the property generally known as 6530 Green Valley Road and legally described as follows:

> Lot 1, Block 1 Rowe Addition, together with the Northeast Quarter of the Southeast Quarter of Section 3, Township 32, Range 25, except that part platted as Rowe Addition, Anoka County, Minnesota
>
> (the "Subject Property").

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1. That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 117-51 of the Ramsey City Code on September 10, 2015, and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

2. That the subject property is located in the R-1 Residential (MUSA) District.

3. That the surrounding parcels are zoned R-1 Residential (MUSA).

4. That commercial garden nurseries or greenhouses with buildings are conditional uses in the R-1 Residential District.

5. That the Subject Property is approximately forty (40) acres in size and is surrounded by parcels of similar size.

6. That on July 31, 1990, the City issued a Conditional Use Permit to the Subject Property to expand the lawful non-conforming greenhouse use, which was initiated in 1977, to increase the size of the warehouse from 4,050 square feet to 8,910 square feet and add another 13,000 square feet of greenhouse space.

7. That on November 28, 2000, the City Council approved an amendment to the Conditional Use Permit to add a 528 square foot permanent accessory structure to the greenhouse operation.

8. That on September 27, 2005, the City Council approved an amendment to the Conditional Use Permit to expand the greenhouse operations to include bulk sales of landscape materials.

9. That the current building coverage, which includes all greenhouse structures, on the Subject Property is 572,446 square feet, the equivalent of thirty-three percent (33%) of building coverage.

10. That in the R-1 Residential District, building coverage is limited to 35% of the parcel.

11. That on August 6, 2015, the Applicant submitted an application for an amendment to the Conditional Use Permit to allow for the addition 99,176 square feet of new building and building expansion (this includes the removal of 4,200 square feet of existing building).

12. That the additional square footage of building spaced added to the Subject Property equates to 38.5% building coverage.

13. That the current Conditional Use Permit requires a sixty-five (65) foot wide no-build area around the perimeter of the Subject Property to serve as a buffer yard between the commercial operations and the adjacent residential parcels and the public road right-of-way.

14. That the Applicant is requesting a reduction to a fifty (50) foot buffer yard standard for the eastern boundary of the Subject Property to address an encroachment of an existing building into the required sixty-five (65) foot buffer yard.

15. That the Applicant would continue to provide and maintain a fifteen (15) foot wide service road around the perimeter of the buildings on the Subject Property for public safety access.

16. That the Applicant will need to obtain a Lower Rum River Water Management Organization permit as the improvements will disturbed more than one (1) acre of land.

17. That the proposed use will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use, or to the public welfare.

18. That the proposed use will not substantially adversely impair the use, enjoyment or market value of any surrounding property.

19. That the proposed use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.

20. That the proposed use will not be hazardous to existing or future neighboring uses.

21. That the proposed use will not be disturbing to existing or future neighboring uses.

22. That the proposed use will be a substantial improvement to the property.

23. That the proposed use will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection.

24. That the proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

25. That the proposed use will not involve uses, activities and equipment that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

The motion for the adoption of the foregoing findings of fact was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 22nd day of September, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

Councilmember _____ introduced the following resolution:

RESOLUTION #15-09-226

A RESOLUTION APPROVING THE ISSUANCE OF AN AMENDED CONDITIONAL USE PERMIT FOR THE GREEN VALLEY GREENHOUSE OPERATIONS LOCATED IN THE R-1 RESIDENTIAL DISTRICT.

WHEREAS, Brad Wolf (Permittee) has properly applied to the City of Ramsey (the "City") for an amended Conditional Use Permit on the property generally known as 6530 Green Valley Road and legally described as follows:

> Lot 1, Block 1 Rowe Addition, together with the Northeast Quarter of the Southeast Quarter of Section 3, Township 32, Range 25, except that part platted as Rowe Addition, Anoka County, Minnesota
>
> (the "Subject Property"); and

WHEREAS, the Planning Commission met on September 10, 2015, conducted a public hearing and recommended City Council approval/denial of the request.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1. That this amended Conditional Use Permit (the "Permit") for Green Valley Greenhouse shall supercede and replace the Conditional Use Permit approved by City Council in Resolution #05-09-338, issued on September 27, 2005.

2. That this **Permit** shall be perpetual in its duration so long as the conditions imposed herein are complied with.

3. This **Permit** is based on the **Permittee's** site plan received by the **City** on August 6, 2015 and establishes a maximum building coverage of 45% of forty (40) acres or 784,080 square feet for all operations relating to the greenhouse business activities on the **Subject Property**.

4. The **Permittee** shall be responsible for maintaining a fifty (50) foot wide no-build area along the entire perimeter of the **Subject Property** to serve as a buffer yard between the commercial operations and the adjacent residential and public road right-of way.

5. That the **Permittee** shall obtain a permit from the Lower Rum River Water Management Organization (LRRWMO) prior to any improvements being made to the **Subject Property** and the **Permittee** shall provide the **City** with a copy of the permit received from the LRRWMO.

6. That the **Permittee** shall be responsible for providing the City Engineering Department with timely information (within 30 days of completion of any adjustments to building coverage) relating to each addition or reduction of the greenhouse facility for the purposes of accurately calculating REU stormwater fees on the **Subject Property**.

7. That all new construction and expansion of existing structures shall comply with applicable requirements of the Ramsey City Code and the Minnesota State Building Code. It is herein agreed that all structures, with the exception of the greenhouses, are subject to Site Plan review and approval in accordance with City Code. For purposes of this **Permit**, greenhouses shall be defined as structures, generally consisting of glass, used for growing plants. The greenhouses are subject to the requirements the no-build areas around the perimeter of the **Subject Property** as outlined in Condition #4 above.

8. That the **Permittee** herein agrees that as of December 31, 2015, this **Permit** shall no longer allow for the storage and sale of bulk landscape materials on the **Subject Property**.

9. That after December 31, 2015, the **Permittee** agrees to remove the bulk landscape materials storage area subject to reasonable notice from the **City**.

10. That the **Permittee** shall continue to coordinate with the **City's** Fire Department to ensure there is sufficient fire apparatus access throughout the Green Valley Greenhouse operations in accordance with Section 503.1 of the Fire Code.

11. That the **Permittee** shall be responsible for all **City** costs incurred in administering and enforcing this **Permit**.

12. The Community Development Department of the **City** shall have the right to inspect the premises for compliance and safety purposes annually or at any time, upon reasonable request. In the event the **Permittee** is determined to be in violation of any of the conditions set forth herein, the **City** shall give the **Permittee** written notice of the violation. The **Permittee** shall be given 30 days to correct the violation and submit a written response to the notice.

The motion for the adoption of the foregoing resolution as duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council, this the 22nd day of September, 2015.

PERMITTEE

Brad Wolf hereby acknowledges receipt of this Permit and that he has reviewed the conditions of this Permit and has agreed to comply with the terms of this Permit.

_____
Brad Wolf

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

On this _____ day of _____, _____, before me, a Notary Public, personally appeared Brad Wolf, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

_____
Notary Public

PROPERTY OWNER

Davis Farms LLC hereby acknowledges receipt of this permit and that it has reviewed the conditions of this permit and has agreed to comply with the terms of this permit.

By: _____

Its: _____

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

On this _____ day of _____, _____, before me, a Notary Public, personally appeared _____, the _____ of Davis Farms, LLC, a Limited Liability Company (Domestic) under the laws of Minnesota, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

CITY OF RAMSEY:

By: _____ By:_____
Mayor City Clerk

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

On this _____ day of _____, 20__ before me, a Notary Public, personally appeared Sarah Strommen and JoAnn M Thieling to me personally known, who, being each by me duly sworn did say that they are respectively the Mayor and City Clerk of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said Municipal corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council and said Sarah Strommen and Joann M Thieling acknowledge said instrument to be the free act and deed of said Municipal Corporation.

_____
Notary Public

This document drafted by:
The CITY of Ramsey
7550 Sunwood Drive
Ramsey, MN 55303

This document reviewed by:
Ratwick, Roszak & Maloney P.A.
730 2nd Ave S #300
Minneapolis, MN 55402

CC Regular Session **4. 8.**

Meeting Date: 09/22/2015

Submitted For: Bruce Westby, Engineering/Public Works

By: MaryJo Warner, Engineering/Public Works

Information

Title

Adopt Resolution #15-09-231 Approving Partial Payment to Pearson Bros., Inc. for IP 15-00 2015 Street Maintenance Program Division A

Purpose/Background:

Resolution and Pay Request attached.

Recommendation:

The Engineering Technician IV has inspected the completed work and recommends partial payment to Pearson Bros., Inc. for IP 15-00 2015 Street Maintenance Program - Division A in the amount of $249,181.48.

Action:

Motion to adopt Resolution #15-09-231 approving partial payment to Pearson Bros., Inc. for IP 15-00 2015 Street Maintenance Program - Division A in the amount of $249,181.48.

Attachments

Resolution

Pay Request

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	09/17/2015 05:30 AM
Mary Jo Warner (Originator)	MaryJo Warner	09/17/2015 08:18 AM
Bruce Westby	Bruce Westby	09/17/2015 09:25 AM
Kurt Ulrich	Jo Thieling	09/17/2015 09:44 AM
Form Started By: MaryJo Warner		Started On: 09/15/2015 10:03 AM
Final Approval Date: 09/17/2015		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #15-09-231

RESOLUTION AUTHORIZING PARTIAL PAYMENT TO PEARSON BROTHERS, INC. FOR IMPROVEMENT PROJECT 15-00; 2015 STREET MAINTENANCE PROGRAM – DIV A

WHEREAS, the City of Ramsey adopted a budget for 2015 that included $500,000 for sealcoating various public streets as part of the City's annual Street Maintenance Program; and

WHEREAS, pursuant to a resolution of the City Council adopted June 9, 2015, the City Council accepted final plans and specifications and authorized advertisements for bids for said improvements; and

WHEREAS, pursuant to a resolution of the City Council adopted July 14, 2015 the bid of Pearson Brothers, Inc. in the amount of $255,496.12 for the total bid is the lowest responsible bidder; and

WHEREAS, as of September 22, 2015 $0 has been paid to date; and

WHEREAS, the Engineering Technician IV has inspected the completed work and recommends partial payment to Pearson Brothers, Inc. in the amont of $249,181.48.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA:

1) That the City Council hereby authorizes partial payment to Pearson Brothers, Inc. for Improvement Project 15-00; 2015 Street Maintenance Program in the amount of $249,181.48.

2) That the City Council hereby accepts the project and authorizes the Mayor or City Administrator to sign the release form for this payment.

3) That the total amount of this payment is not included in resolutions approving payment of bills for the date of September 22, 2015.

4) That the City of Ramsey Finance Department will be provided a signed copy of this resolution.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 22nd day of September 2015.

_____
Mayor

ATTEST:

_____
City Clerk

Pay Estimate Summary Sheet
IP 15-00 2015 Street Maintenance Program
Division A
City of Ramsey

Estimate no 1

TOTAL CONTRACT	$	248,685.50
ADDITIONAL WORK	$	6,810.62
TOTAL WITH ADDITIONAL WORK	$	255,496.12
STORED MATERIALS		
TOTAL, COMPLETED WORK TO DATE	$	262,296.29
TOTAL WORK COMPLETED PLUS STORED MATERIALS	$	262,296.29
RETAINED PERCENTAGE 5%	$	13,114.81
NET AMOUNT DUE TO CONTRACTOR TO DATE	$	249,181.48
TOTAL AMOUNT PAID ON PREVIOUS ESTIMATES	$	-
PAY CONTRACTOR PER ESTIMATE NO. 1	$	249,181.48

Certificate for Partial Payment

I hereby certify that, to the best of my knowledge and belief, all items, quantities and prices of work and material shown on the this Estimate are correct and that all work has been performed in full accordance with the terms and conditions of the Contract for this project between owner and the undersigned Contractor, and as amended by any authorized changes and the foregoing is a true and correct statement of the contract amount for the period covered by this estimate.

Contractor: Pearson Brothers, Inc.

By _____ General Mgr
Name Title

Date 9-14-15

CHECKED AND APPROVED AS TO QUANTITIES AND AMOUNT:
ENGINEER: CITY OF RAMSEY

By _____ Civil Engineer II
Leonard Vinton, PE

Date 9-15-15

APPROVED FOR PAYMENT:
OWNER: City of Ramsey

By _____ City Engineer 9/16/15
Name Title Date

CC Regular Session **4. 9.**

Meeting Date: 09/22/2015

By: Colleen Lasher, Administrative Services

Information

Title

Adopt Resolution #15-09-234 to Hire an Assistant Finance Director to Fill the Current Vacancy

Purpose/Background:

The purpose of this case is to request authorization to hire an Assistant Finance Director. The position is currently vacant as a result of Ms. Denelle McAlpine's recent departure.

In summary, the primary objectives of this non-union position are to assist the Finance Director in the administration, coordination and control of all financial and accounting activities for the City. Specific responsibilities are listed below within the notifications section.

Finance Department Structure

Prior to 2012, the Finance Department was staffed at a level of 4.62 full-time equivalencies, including a part-time clerk typist. Currently, (with filling this position) the Department has four full-time employees, as follows: Finance Director, Assistant Finance Director, Accountant 1, and Accounting Clerk. Staff conducted a work-processes assessment and is confident that the role of the Assistant Finance Director is essential to the successful functioning of the Department.

Strategic Plan

The 2015-2018 Strategic Plan identifies Strategic Imperative #1 as "Financial Stability". This position is necessary as part of the first initiative: "Improve Budget Preparation to Identify Operational Efficiencies and Cost Savings" which would relate to achieving the Distinguished Budget Award. The Assistant Finance Director would prepare the budget document in the form that is required to be considered for the "Distinguished Budget" award. (Note, as a result of this vacancy, the City's pursuit of the Distinguished Budget Award has been delayed by 1-year.) In addition, the balanced scorecard identifies retaining the City's AA+ bond rating and low tax rate. The achievement of the Certificate of Achievement in Financial Reporting helps the City to retain the AA+ bond rating. This award is derived from the CAFR (Comprehensive Annual Financial Report) which in turn is prepared by the Assistant Finance Director at the direction of the Finance Director.

Recruitment Process and Selection

Staff conducted a recruitment process to fill the vacancy. First and second round interviews were held and staff is recommending Ms. Angela McIntire as the candidate to fill the vacancy. as she is the top candidate with more than vast municipal experience. Ms. McIntire has successfully passed the City's pre-employment checks, including: reference checks, background and driving record checks, degree verification, pre-employment drug screen and detailed work-style assessment. Ms. McIntire will be subject to a six-month probationary period, be governed by the City's personnel policy and will receive the same benefits as all other equivalent non-union employees.

Notification:

Specific Responsibilities of the Assistant Finance Director:

General Accounting

- Prepares and updates documentation of established accounting processes within the Finance Department
- Reviews and approves journal entries

- Supervises all accounting operations, including workflow planning and review of work prepared by staff

Budget

- Prepares annual budget document at the direction of the Finance Director

Administration/Supervision

- Manages, directs and evaluates daily operations of the department
- Reviews and evaluates the performance of subordinates
- Prepares and monitors department records to assure compliance with records retention laws
- Monitors the Finance Department computer system to ensure the accuracy of the City's financial records as well as maintaining system security
- Monitors computer system performance and coordinates system changes with the City's contracted programmer
- Researches and responds to inquiries from the City Council, City Administrator, department heads, citizens and other governmental entities

Financial Management

- Collects, analyzes, interprets and communicates results of financial operations and transactions for the City
- Coordinates audit preparation and annual audit with the City's independent auditors
- Prepares financial reports as directed or required
- Maintains accounting and financial records
- Reconciles quarterly utility billing and related entries
- Maintains fixed asset records for assets of the City and generates reports as directed

Audit

- Responsible for preparing and issuing the Comprehensive Annual Financial Report

Capital Improvement Program

- Responsible for preparing the Capital Improvement Program at the direction of the Finance Director

Other

- Manages annual certification process
- Generates Annual Unclaimed property list and submits to state agency
- Manages credit card acceptance and reconciliation process
- Uploads ACH files to bank (payroll and related payroll liabilities)
- Performs other duties as assigned (within the ability and resources of the Assistant Finance
- Director) at the verbal or written direction of the Finance Director and/or the City Administrator

Observations/Alternatives:

Option #1: Filling this position: Staff recommends hiring the Assistant Finance Director to help maintain the public service needs of the City and to meet the goals of the strategic plan as they relate to this position.

Option #2: Not filling this position: Staff does not recommend this option due to significant repercussions that would occur by not meeting the responsibilities of the position as listed above; as well as the related goals of the Strategic Plan.

Funding Source:

The 2015 funding required for filling this position is a savings of $7,070 ($4,242 General Fund & $2,828 Enterprise Fund) over the amount budgeted for the former Assistant Finance Director. The remaining funding from the former Assistant Finance Director is $31,146 ($18,688 General Funded & $12,458 Enterprise Fund; whereas the updated funding required will be a total of $24,076 ($14,446 General Funded & $9,630 Enterprise funded).

The 2016 funding required for filling this position will be $107,860 ($64,716 General Fund & $43,144 Enterprise Fund).

Recommendation:

Authorize staff to move ahead with option #1 above, hiring Ms. Angela McIntire as the City's new Assistant Finance Director, effective October 12, 2015, at $37.36 per hour which is step 3 of the 2015 wage scale.

Action:

Motion to adopt resolution #15-09-234 to hire Ms. Angela McIntire as the City's new Assistant Finance Director, effective October 12, 2015, at $37.36 per hour which is step 3 of the 2015 wage scale.

Attachments

Resolution 1509234

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	09/16/2015 01:01 PM
Kurt Ulrich	Kurt Ulrich	09/16/2015 02:03 PM
Form Started By: Colleen Lasher		Started On: 09/15/2015 10:29 AM
Final Approval Date: 09/16/2015		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #15-09-234

RESOLUTION TO HIRE AN ASSISTANT FINANCE DIRECTOR TO FILL THE CURRENT VACANCY

WHEREAS, the former Assistant Finance Director, Ms. Denelle McAlpine left employment with the City of Ramsey on September 12, 2015; and

WHEREAS, due to the critical nature of the position, an extensive recruitment and selection process was conducted to fill the vacancy; and

WHEREAS, Ms. Angela McIntire has been selected as the top candidate for the position; and

WHEREAS, staff has completed the necessary background checks and is recommending that Ms. Angela McIntire be hired as the City's new Assistant Finance Director, effective October 12, 2015 at $37.36 per hour, which is step 3 of the 2015 wage scale; and

WHEREAS, Ms. Angela McIntire will be subject to a 6-month probationary period and all other personnel policies will apply normally.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

Motion to adopt resolution #15-09-234, to hire Ms. Angela McIntire as the City's new Assistant Finance Director effective October 12, 2015 at $37.36 per hour, which is step 3 of the 2015 wage.

The motion for the adoption of the `foregoing resolution was duly seconded by Council Member, , and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 22nd day of September 2015.

CC Regular Session **4. 10.**

Meeting Date: 09/22/2015

Submitted For: Bruce Westby, Engineering/Public Works

By: MaryJo Warner, Engineering/Public Works

Information

Title

Adopt Resolution #15-09-232 Approving Partial Payment to Kuechle Underground, Inc. for IP 13-10 Garnet Street - 168th Avenue Improvements

Purpose/Background:

Resolution and Pay Request attached.

Recommendation:

The Engineering Technician IV has inspected the completed work and recommends partial payment to Kuechle Underground, Inc. for IP 13-10 Garnet Street - 168th Avenue Improvements in the amount of $254,770.33.

Action:

Motion to adopt Resolution #15-09-232 approving partial payment to Kuechle Underground, Inc. for IP 13-10 Garnet Street - 168th Avenue Improvements in the amount of $254,770.33.

Attachments

Resolution

Pay Request

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	09/17/2015 05:30 AM
Mary Jo Warner (Originator)	MaryJo Warner	09/17/2015 09:17 AM
Bruce Westby	Bruce Westby	09/17/2015 09:33 AM
Kurt Ulrich	Jo Thieling	09/17/2015 09:44 AM
Form Started By: MaryJo Warner		Started On: 09/15/2015 02:33 PM
Final Approval Date: 09/17/2015		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #15-09-232

RESOLUTION AUTHORIZING PARTIAL PAYMENT TO KUECHLE UNDERGOUND FOR IMPROVEMENT PROJECT #13-10 GARNET STREET AND 168TH AVENUE RECONSTRUCTION

WHEREAS, pursuant to a resolution of the City Council adopted February 25, 2014, a Feasibility Report was prepared by the City Engineer with reference to proposed improvements to Garnet Street from 167th Avenue to the north plat line of Now and Then Estates, and 168th Avenue west of Garnet Street, including the reconstruction of streets and curb and gutter, the construction of sidewalks, storm sewer, and public utilities, and other necessary appurtenant work; and

WHEREAS, pursuant to a resolution of the City Council adopted January 13, 2015, the Feasibility Report was received and accepted, and a Public Hearing was ordered for February 10, 2015 at 7 p.m., where the City Council considered the proposed improvements for said streets in accordance with the Feasibility Report; and

WHEREAS, pursuant to a resolution of the City Council adopted April 28, 2015, the City Council accepted final plans and specifications and authorized advertisements for bids for said improvements; and

WHEREAS, pursuant to a resolution of the City Council adopted June 9, 2015 the bid of Kuechle Underground in the amount of $823.126.51 for the total bid is the lowest responsible bidder; and

WHEREAS, as of September 22, 2015 $250,278.69 has been paid to date; and

WHEREAS, the Engineering Technician IV has inspected the completed work and recommends partial payment to Kuechle Underground in the amount of $254,770.33.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1) That the City Council hereby authorizes partial payment to Kuechle Underground, Inc. for Improvement Project 13-10; Garnet Street – 168th Avenue Improvements in the amount of $254,770.33.

2) That the City Council hereby accepts the project and authorizes the Mayor or City Administrator to sign the release form for this payment.

3) That the total amount of this payment is not included in resolutions approving payment of bills for the date of September 22, 2015.

4) That the City of Ramsey Finance Department will be provided a signed copy of this resolution.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 22nd day of September, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

Pay Estimate Summary Sheet
IP 13-10 GARNET STREET - 168TH AVENUE IMPROVEMENTS

City of Ramsey

Estimate no **2**

TOTAL CONTRACT	$	823,126.51
ADDITIONAL WORK	$	-
TOTAL WITH ADDITIONAL WORK	$	823,126.51
STORED MATERIALS		
TOTAL, COMPLETED WORK TO DATE	$	531,630.55
TOTAL WORK COMPLETED PLUS STORED MATERIALS	$	531,630.55
RETAINED PERCENTAGE 5%	$	26,581.53
NET AMOUNT DUE TO CONTRACTOR TO DATE	$	505,049.02
TOTAL AMOUNT PAID ON PREVIOUS ESTIMATES	$	250,278.69
PAY CONTRACTOR PER ESTIMATE NO. 2	$	254,770.33

Certificate for Partial Payment

I hereby certify that, to the best of my knowledge and belief, all items, quantities and prices of work and material shown on the this Estimate are correct and that all work has been performed in full accordance with the terms and conditions of the Contract for this project between owner and the undersigned Contractor, and as amended by any authorized changes and the foregoing is a true and correct statement of the contract amount for the period covered by this estimate.

Contractor: Kuechle Underground, Inc.

By _____ V.P.
Name Title

Date 9/15/15

CHECKED AND APPROVED AS TO QUANTITIES AND AMOUNT:
ENGINEER: CITY OF RAMSEY

By _____ Civil Engineer II
Leonard Linton, PE

Date 9-16-15

APPROVED FOR PAYMENT:
OWNER: City of Ramsey

By _____ City Engineer 9/16/15
Name Title Date

CC Regular Session **4. 11.**

Meeting Date: 09/22/2015

Submitted For: Patrick Brama, Administrative Services

By: Kathy Schmitz, Administrative Services

Information

Title

Adopt Resolution #15-09-233 Approving Partial Payment to Brennan Construction of MN, Inc. for IP #14-30 Fire Station #2.

Purpose/Background:

Resolution and Pay Requests are Attached.

Recommendation:

BKV Group, Inc., the project manager hired by the City, has inspected the completed work and recommends partial payments to Brennan Construction of MN for IP #14-30, Fire Station #2, in the amounts of $208, 710.25 and $154,726.50 for a total of $363,436.75.

Action:

Motion to Adopt Resolution #15-09-233 Approving Partial Payment to Brennan Construction of MN, Inc. for IP #14-30 Fire Station #2.

Attachments

Res 15 09 233

Pay Request 004 Labor

Pay Request 004 Material

Form Review

Inbox	Reviewed By	Date
Patrick Brama	Patrick Brama	07/20/2015 02:45 PM
Kurt Ulrich	Kurt Ulrich	07/22/2015 02:27 PM
Patrick Brama	Patrick Brama	08/20/2015 02:58 PM
Kurt Ulrich	Kurt Ulrich	08/20/2015 03:08 PM
Patrick Brama	Kathy Schmitz	09/15/2015 08:40 AM
Kathy Schmitz (Originator)	Kathy Schmitz	09/15/2015 08:41 AM
Patrick Brama	Patrick Brama	09/17/2015 03:03 PM
Kurt Ulrich	Jo Thieling	09/17/2015 03:10 PM
Kurt Ulrich	Jo Thieling	09/17/2015 03:14 PM
Form Started By: Kathy Schmitz		Started On: 07/14/2015 11:59 AM
Final Approval Date: 09/17/2015		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #15-09-233

RESOLUTION APPROVING PARTIAL PAYMENT TO BRENNEN CONSTRUCTION OF MN, INC. FOR IP #14-30 FIRE STATION #2

WHEREAS, pursuant to a motion of the Ramsey City Council, adopted January 27, 2015, accepting plans and specifications and authorizing advertisement for bids for Fire Station #2; and

WHEREAS, the bid of Brennan Construction in the amount of $3,135,000.00 was the lowest responsible bidder; and

WHEREAS, pursuant to a motion of the Ramsey City Council on April 14, 2015 adopting Resolution #15-04-079, Brennan Construction of MN, Inc. was awarded a contract for said work; and

WHEREAS, as of August 31, 2015, $694.640.00 has been paid to date; and

WHEREAS, the BKV Group has inspected the completed work and recommends partial payments to Brennan Construction in the amounts of $208,710.25 and $154,726.50 for a total of $363,436.75.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA:

1) That the City Council hereby authorizes partial payments to Brennan Construction of MN, Inc. for Improvement Project #14-30; Fire Station #2 in amounts of $208,710.25 and $154,726.50 for a total of $363,436.75.

2) That the City Council hereby accepts the project and authorizes the City Administrator to sign the release form for these payments.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember , and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 22nd day of September, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

AIA® Document G702™ – 1992

Application and Certificate for Payment

TO OWNER:	City of Ramsey 7550 Sunwood Drive NW Ramsey, MN 55303	**PROJECT:**	Ramsey Fire Station #2 5650 Alpine Drive NW Ramsey, MN 55303	**APPLICATION NO:** 004 - #2838 Labor **PERIOD TO:** August 31, 2015 **CONTRACT FOR:** General Construction **CONTRACT DATE:** April 15, 2015 **PROJECT NOS:** / 15-12 /	**Distribution to:** OWNER: ARCHITECT: CONTRACTOR: FIELD: OTHER:
FROM CONTRACTOR:	Brennan Construction of MN Inc. 124 E. Walnut Street, Suite 20 Mankato, MN 56001	**VIA ARCHITECT:**	BKV Group, Inc. 222 North Second Street Minneapolis, MN 55401		

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM		$ 1,450,000.00
2. NET CHANGE BY CHANGE ORDERS		$ 0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)		$ 1,450,000.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)		$ 536,980.00
5. RETAINAGE:		
a. 5 % of Completed Work (Column D + E on G703)	$ 26,849.00	
b. 0 % of Stored Material (Column F on G703)	$ 0.00	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)		$ 26,849.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)		$ 510,131.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		$ 355,404.50
8. CURRENT PAYMENT DUE		$ 154,726.50
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	$ 939,869.00	

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$ 0.00	$ 0.00
Total approved this Month	$ 0.00	$ 0.00
TOTALS	$ 0.00	$ 0.00
NET CHANGES by Change Order	$ 0.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:
By: Catherine Brennan Date: September 01, 2015
State of: Minnesota
County of: Blue Earth
Subscribed and sworn to before me this 1st day of Sept, 2015
Notary Public: Kaitlynn Steele
My Commission expires: January 31, 2020

KAITLYNN VICTORIA STEELE
Notary Public-Minnesota
My Commission Expires Jan 31, 2020

Kaitlynn Steele

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED $ 154,726.50

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:
By: Date: 9/14/15

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

City of Ramsey

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User Notes:
(1281712974)

9/14/2015

AIA® Document G703™ – 1992

Continuation Sheet

AIA Document, G702™–1992, Application and Certification for Payment, or G736™–2009, Project Application and Project Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.
In tabulations below, amounts are in US dollars.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 004 - Labor
APPLICATION DATE: 07/31/2015
PERIOD TO: 07/31/2015
ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
	General Contractor Labor	112,228.00	27,000.00	17,500.00	0.00	44,500.00	39.65 %	67,728.00	0.00
	General Conditions	100,108.00	42,000.00	10,000.00	0.00	52,000.00	51.94 %	48,108.00	0.00
	Sod & Landscaping	35,762.00	26,900.00	0.00	0.00	26,900.00	75.22 %	8,862.00	0.00
	Irrigation	4,950.00	0.00	0.00	0.00	0.00	0.00 %	4,950.00	0.00
	Asphalt	11,368.00	0.00	0.00	0.00	0.00	0.00 %	11,368.00	0.00
	Earthwork	108,867.00	83,867.00	0.00	0.00	83,867.00	77.04 %	25,000.00	0.00
	Concrete	167,193.00	37,208.00	15,000.00	0.00	52,208.00	31.23 %	114,985.00	0.00
	Precast	13,090.00	13,090.00	0.00	0.00	13,090.00	100.00 %	0.00	0.00
	Masonry	221,610.00	111,640.00	59,614.00	0.00	171,254.00	77.28 %	50,356.00	0.00
	Steel Erection	113,300.00	0.00	41,200.00	0.00	41,200.00	36.36 %	72,100.00	0.00
	Fence	4,172.00	0.00	1,500.00	0.00	1,500.00	35.95 %	2,672.00	0.00
	Caulking	5,548.00	0.00	0.00	0.00	0.00	0.00 %	5,548.00	0.00
	Air Barrier	13,600.00	0.00	0.00	0.00	0.00	0.00 %	13,600.00	0.00
	Roofing	104,990.00	0.00	0.00	0.00	0.00	0.00 %	104,990.00	0.00
	Spray Foam	5,050.00	0.00	0.00	0.00	0.00	0.00 %	5,050.00	0.00
	Glass & Glazing	47,921.00	0.00	0.00	0.00	0.00	0.00 %	47,921.00	0.00
	Special Doors	6,870.00	0.00	0.00	0.00	0.00	0.00 %	6,870.00	0.00
	Dryall	26,620.00	0.00	0.00	0.00	0.00	0.00 %	26,620.00	0.00
	Tile	11,180.00	0.00	0.00	0.00	0.00	0.00 %	11,180.00	0.00
	Acoustic Ceiling	1,255.00	0.00	0.00	0.00	0.00	0.00 %	1,255.00	0.00
	Flooring	4,595.00	0.00	0.00	0.00	0.00	0.00 %	4,595.00	0.00

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User Notes:
(1835428146)

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
	Painting & Wallcovering	21,100.00	0.00	0.00	0.00	0.00	0.00 %	21,100.00	0.00
	Resinous Flooring	14,000.00	0.00	0.00	0.00	0.00	0.00 %	14,000.00	0.00
	Signage	1,545.00	0.00	0.00	0.00	0.00	0.00 %	1,545.00	0.00
	FPS	295.00	0.00	0.00	0.00	0.00	0.00 %	295.00	0.00
	Window Treatments	1,060.00	0.00	0.00	0.00	0.00	0.00 %	1,060.00	0.00
	Plumbing	104,043.00	10,405.00	15,606.00	0.00	26,011.00	25.00 %	78,032.00	0.00
	Fire Protection	14,900.00	0.00	0.00	0.00	0.00	0.00 %	14,900.00	0.00
	HVAC	72,780.00	14,000.00	0.00	0.00	14,000.00	19.24 %	58,780.00	0.00
	Electrical	100,000.00	8,000.00	2,450.00	0.00	10,450.00	10.45 %	89,550.00	0.00
			0.00	0.00	0.00	0.00	0.00 %	0.00	0.00
	GRAND TOTAL	$1,450,000.00	$374,110.00	$162,870.00	$0.00	$536,980.00	37.03 %	$913,020.00	$0.00

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User Notes:
(1835428146)

AIA® Document G702™ – 1992

Application and Certificate for Payment

TO OWNER:	City of Ramsey 7550 Sunwood Drive NW Ramsey, MN 55303	**PROJECT:**	Ramsey Fire Station #2 5650 Alpine Drive NW Ramsey, MN 55303	**APPLICATION NO:** 004 - #2839 Material **PERIOD TO:** August 31, 2015 **CONTRACT FOR:** General Construction **CONTRACT DATE:** April 15, 2015 **PROJECT NOS:** / 15-12 /	**Distribution to:** OWNER: ARCHITECT: CONTRACTOR: FIELD: OTHER:
FROM CONTRACTOR:	Brennan Construction of MN Inc. 124 E. Walnut Street, Suite 20 Mankato, MN 56001	**VIA ARCHITECT:**	BKV Group, Inc. 222 North Second Street Minneapolis, MN 55401		

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM		$ 1,685,000.00
2. NET CHANGE BY CHANGE ORDERS		$ 0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)		$ 1,685,000.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)		$ 576,785.00
5. RETAINAGE:		
a. 5 % of Completed Work (Column D + E on G703)	$ 28,839.25	
b. 0 % of Stored Material (Column F on G703)	$ 0.00	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)		$ 28,839.25
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)		$ 547,945.75
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		$ 339,235.50
8. CURRENT PAYMENT DUE		$ 208,710.25
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	$ 1,137,054.25	

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$ 0.00	$ 0.00
Total approved this Month	$ 0.00	$ 0.00
TOTALS	$ 0.00	$ 0.00
NET CHANGES by Change Order	$ 0.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:
By: Catherine Brennan Date: September 08, 2015
State of: Minnesota
County of: Blue Earth
Subscribed and sworn to before me this 8th day of Sept, 2015
Notary Public: Kaitlynn Steele
My Commission expires: January 31, 2020

KAITLYNN VICTORIA STEELE
Notary Public-Minnesota
My Commission Expires Jan 31, 2020

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ..... $ 208,710.25

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:
By: Date: 9/14/15

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

City of Ramsey

9/14/2015

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User Notes: (2018787638)

AIA® Document G703™ – 1992

Continuation Sheet

AIA Document, G702™–1992, Application and Certification for Payment, or G736™–2009, Project Application and Project Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.
In tabulations below, amounts are in US dollars.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 004 Material
APPLICATION DATE: 08/31/2015
PERIOD TO: 08/31/2015
ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	General Conditions	291,577.00	124,000.00	25,000.00	0.00	149,000.00	51.10 %	142,577.00	0.00
	Sod & Landscaping	24,738.00	0.00	0.00	0.00	0.00	0.00 %	24,738.00	0.00
	Irrigation	4,790.00	0.00	0.00	0.00	0.00	0.00 %	4,790.00	0.00
	Asphalt	15,527.00	0.00	0.00	0.00	0.00	0.00 %	15,527.00	0.00
	Earthwork	118,500.00	118,500.00	0.00	0.00	118,500.00	100.00 %	0.00	0.00
	Concrete	111,462.00	20,000.00	10,000.00	0.00	30,000.00	26.92 %	81,462.00	0.00
	Precast	3,503.00	3,503.00	0.00	0.00	3,503.00	100.00 %	0.00	0.00
	Masonry	204,480.00	57,352.00	19,617.00	0.00	76,969.00	37.64 %	127,511.00	0.00
	Structural Steel	137,184.00	0.00	115,338.00	0.00	115,338.00	84.08 %	21,846.00	0.00
	Fence	1,517.00	0.00	0.00	0.00	0.00	0.00 %	1,517.00	0.00
	Millwork & Trim	19,904.00	0.00	0.00	0.00	0.00	0.00 %	19,904.00	0.00
	Caulking	2,376.00	0.00	0.00	0.00	0.00	0.00 %	2,376.00	0.00
	Air Barrier	10,000.00	0.00	0.00	0.00	0.00	0.00 %	10,000.00	0.00
	Roofing	161,340.00	0.00	0.00	0.00	0.00	0.00 %	161,340.00	0.00
	Spray Foam	2,600.00	0.00	0.00	0.00	0.00	0.00 %	2,600.00	0.00
	Doors & Hardware	35,348.00	0.00	15,523.00	0.00	15,523.00	43.91 %	19,825.00	0.00
	Glass & Glazing	50,125.00	0.00	0.00	0.00	0.00	0.00 %	50,125.00	0.00
	Special Doors	42,559.00	0.00	0.00	0.00	0.00	0.00 %	42,559.00	0.00
	Dryall	14,380.00	0.00	0.00	0.00	0.00	0.00 %	14,380.00	0.00
	Tile	9,181.00	0.00	0.00	0.00	0.00	0.00 %	9,181.00	0.00
	Acoustic Ceiling	4,745.00	0.00	0.00	0.00	0.00	0.00 %	4,745.00	0.00
	Flooring	10,400.00	10,400.00	0.00	0.00	10,400.00	100.00 %	0.00	0.00

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User Notes: (879317555)

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G + C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
	Painting & Wallcovering	10,800.00	0.00	0.00	0.00	0.00	0.00 %	10,800.00	0.00
	Resinous Flooring	14,000.00	0.00	0.00	0.00	0.00	0.00 %	14,000.00	0.00
	Signage	4,815.00	0.00	0.00	0.00	0.00	0.00 %	4,815.00	0.00
	Flag	4,441.00	0.00	0.00	0.00	0.00	0.00 %	4,441.00	0.00
	Lockers	4,075.00	0.00	0.00	0.00	0.00	0.00 %	4,075.00	0.00
	Toilet Accessories	1,405.00	0.00	0.00	0.00	0.00	0.00 %	1,405.00	0.00
	Appliances	1,500.00	0.00	0.00	0.00	0.00	0.00 %	1,500.00	0.00
	Entrance Flooring	2,534.00	0.00	0.00	0.00	0.00	0.00 %	2,534.00	0.00
	Window Treatments	3,090.00	0.00	0.00	0.00	0.00	0.00 %	3,090.00	0.00
	Plumbing	132,336.00	10,635.00	26,467.00	0.00	37,102.00	28.04 %	95,234.00	0.00
	Fire Protection	9,300.00	0.00	0.00	0.00	0.00	0.00 %	9,300.00	0.00
	HVAC	102,968.00	10,000.00	3,000.00	0.00	13,000.00	12.63 %	89,968.00	0.00
	Electrical	117,500.00	2,700.00	4,750.00	0.00	7,450.00	6.34 %	110,050.00	0.00
			0.00	0.00	0.00	0.00	0.00 %	0.00	0.00
	GRAND TOTAL	$1,685,000.00	$357,090.00	$219,695.00	$0.00	$576,785.00	34.23 %	$1,108,215.00	$0.00

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User Notes: (879317555)

CC Regular Session **4. 12.**

Meeting Date: 09/22/2015

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Information

Title

Adopt Resolution 15 09 237 Authorizing the Execution of a Certificate of Completion in Relation to a Development Agreement with Basalt Properties LLC

Purpose/Background:

This case is a housekeeping item. Per the attached development agreement, the City is required to execute a certificate of completion upon the "completion" of minimum site improvements (which are called out in the original development agreement). Commonly, this request comes to the City when property is being transferred (as the title work shows this item is outstanding). This case has been reviewed by our community development department, the minimum improvements have been completed, and staff recommends moving forward with executing the attached certificate and resolution.

The subject property is the Kalaway Construction building located adjacent to 24 Restore in the City's original business park.

Notification:

NA

Observations/Alternatives:

NA

Funding Source:

NA

Recommendation:

NA

Action:

Motion to: Adopt Resolution 15 09 237 Authorizing the Execution of a Certificate of Completion in Relation to a Development Agreement with Basalt Properties LLC; subject to amendments by the City Attorney.

Attachments

Resolution 15 09 237 Authorizing a Certificate of Completion in Relation to a Development Agreement Between the City of Ramsey and Basalt Properties LLC

Certificate of Completion Exhibit E

Contract for Private Development

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	09/16/2015 05:25 PM
Kurt Ulrich	Kurt Ulrich	09/17/2015 08:54 AM
Form Started By: Patrick Brama		Started On: 09/16/2015 04:58 PM
Final Approval Date: 09/17/2015		

Councilmember XXXXX introduced the following resolution and moved for its adoption:

RESOLUTION #15-09-237

RESOLUTION AUTHORIZING THE EXECUTION OF A CERTIFICATE OF COMPLETION IN RELATION TO A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF RAMSEY AND BASALT PROPERTIES LLC.

WHEREAS, The City of Ramsey and Basalt Properties LLC entered into a Contract for Private Development on September 30, 2003 (the "Original Contract"); and,

WHEREAS, The Original Contract calls for a Certificate of Completion to be executed by the City of Ramsey upon the completion of all minimum site improvements as described in the Original Contract; and,

WHEREAS, Basalt Properties LLC has completed all required Minimum Improvements; and,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1. The City of Ramsey authorizes the Mayor and City Administrator execute the Certificate of Completion, Exhibit E, of the Contract for Private Development between the City of Ramsey and Riverside Manufacturing (document number 1869469.000).

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember XXXXXXX and upon vote being taken thereon, the following voted in favor thereof:

XXXXXXX

and the following voted against the same:

XXXXXXX

and the following abstained:

XXXXXXX

and the following were absent:

XXXXXXX

Councilmember XXXXX introduced the following resolution and moved for its adoption:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 22th day of September, 2015.

_____
Sarah Strommen, Mayor

ATTEST:

_____
Jo Ann M. Thieling, City Clerk

Exhibit E

FORM OF CERTIFICATE OF COMPLETION

The undersigned hereby certifies that BASALT PROPERTIES, LLC, a MN Limited Liability Company, has fully and completely complied with its obligations under Article III of that document entitled "Contract for Private Development", dated September 30, 2003 between the City of Ramsey, Minnesota and BASALT PROPERTIES, LLC, a MN Limited Liability Company, recorded in the office of the Anoka County Recorder as Document Number _____, with respect to construction of the Minimum Improvements on the real estate which is legally described as follows

Lot 2, Except the South 30 00 feet, Lots 3 and 4, Block 4 Gateway North Industrial Park Plat 2, Anoka County, Minnesota

(the "Development Property") in accordance with the Construction Plans, and is released and forever discharged from its obligations under the above referenced Article III.

CITY OF RAMSEY

Dated _____

By _____
Its Mayor

By: _____
Its City Administrator

STATE OF MINNESOTA)
) ss
COUNTY OF ANOKA)

On this ____ day of _____, _____, before me, a Notary Public, personally appeared _____and _____ to me personally known, who, being each by me duly sworn did say that they are respectively the Mayor and City Administrator of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and the seal affixed to said instrument is the corporate seal of said Municipal Corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council and said Thomas G Gamec and James E Norman acknowledge said instrument to be the free act and deed of said Municipal Corporation

_____
Signature of Notary Public

1869469

24-32-25-43-0009
0005
0006

CONTRACT FOR PRIVATE DEVELOPMENT

BETWEEN

THE CITY OF RAMSEY, MINNESOTA

AND

BASALT PROPERTIES, LLC

This Instrument Drafted by

City of Ramsey
15153 Nowthen Boulevard Northwest
Ramsey, MN 55303

Reviewed by

Randall, Dehn & Goodrich
2140 4th Avenue North
Anoka, MN 55303

THIS AGREEMENT, made and entered as of this 30th day of September, 2003, by and between the **City of Ramsey,** a Minnesota municipal corporation, having its principal office at 15153 Nowthen Boulevard Northwest, Ramsey, Minnesota (the "City"), and **BASALT PROPERTIES, LLC, a Minnesota Limited Liability Company,** having its principal office at 14160 Baslt Street, Ramsey, MN 55303 (the "Developer")

WITNESSETH:

WHEREAS, the City has created and established Development District No 1 ("District") and Tax Increment Financing District No 2 ("TIF District") pursuant to the authority granted in Minnesota Statutes, Sections 469 124 through 469 134 and Sections 469 174 through 469 179, (collectively, "the Acts"); and

WHEREAS, pursuant to the Acts, the City has adopted a Development District Program ("Program") and a Tax Increment Financing Plan ("TIF Plan") to finance all or a portion of the public development costs of the District, and

WHEREAS, in order to achieve the objectives of the Program and TIF Plan as hereinafter defined and particularly to make land in the District available for development by private enterprise for and in accordance with the Program, the City has determined to provide substantial aid and assistance through the sale of bonds and other obligations to finance public development costs in the District, and

WHEREAS, the Developer has proposed a development as hereinafter defined within the District which the City has determined will promote and carry out the objectives for which development in the District has been undertaken, will assist in carrying out the obligations of the Program and TIF Plan, will be in the vital best interests of the City, and the health, safety, morals and welfare of its residents, and is in accord with the public purposes and provisions of the applicable state and local laws and requirements under which development in the District has been undertaken and is being assisted, and

WHEREAS, the City intends to construct certain improvements listed in its capital improvement program including, but not limited to, additional wells and water towers, using the increments generated by the projects constructed in the Tax Increment Financing Districts, and

WHEREAS, the City intends to provide an inducement to Developer to acquire title to the Development Property and to cause the initiation of construction of a combined office/warehouse facility, and

WHEREAS, the requirements of the Business Subsidy Act, Minnesota Statutes, Section 116J 993 through 116J 995, apply to this Agreement (the "Business Subsidy Act"), and

WHEREAS, the City has adopted criteria for awarding business subsidies that comply with the Business Subsidy Act, after a public hearing for which notice was published, and

WHEREAS, the Council has approved this Agreement as a subsidy agreement under the Business Subsidy Act

NOW, THEREFORE, in consideration of the mutual covenants and obligations of the City and the Developer, each party does hereby represent, covenant and agree with the other as follows

ARTICLE I

DEFINITIONS, EXHIBITS, RULES OF INTERPRETATION

Section 1 1 Definitions In this Agreement, the following terms have the following respective meanings unless the context hereof clearly requires otherwise

(a) Benefit Date The date of the building permit issued by the city for the redevelopment of the property

(b) Certificate of Completion A certificate in the form of **Exhibit E** to this agreement to be issued by the City to the Developer upon substantial completion of the Minimum Improvements

(c) City The City of Ramsey, Anoka County, Minnesota

(d) Closing Date October 31, 2003 or such earlier date on which the parties may agree

(e) Construction Plans Collectively, the plans, drawings, and related documents described in **Exhibit B** to this agreement

(f) Council The City Council of the City of Ramsey.

(g) Developer **BASALT PROPERTIES, LLC, a** Minnesota Limited Liability Company.

(h) Development Property The property legally described in **Exhibit A** hereto

(i) Development District ("District") Development District No 1, created by the City pursuant to M S § 469.124 through § 469 134 and described in the Program adopted therefore

(j) Development District Program ("Program") The plan for development of the District adopted by the City pursuant to M S §469 124 through §469 134

(k) Holder. The owner of a Mortgage

(l) Market Value The market value of the Development Property and the Minimum Improvements as determined by the County Assessor in accordance with M S §273 11 (or as finally adjusted by an assessor, board of equalization, commissioner of revenue, or any court)

(m) Maturity Date The earlier of (i) December 31, 2012 or (ii) the date all financial assistance provided by the City described in Section 2 2(h) has been recovered from Tax Increments generated by the Development Property.

(n) Minimum Improvements The, warehousing, storage and distribution facility to be constructed by Developer in accordance with the Construction Plans

(o) Minimum Market Value The Minimum Market Value for the Development Property as set forth in Section 2 1 hereof

(p) Net Tax Increment The remaining increment after the subtraction of County and reasonable City Administrative Charges, Fiscal Disparities Contributions, State General Tax, Original Tax Capacity and all other charges required by the Acts

(q) Project The initial construction of the Minimum Improvements having a Minimum Market Value of Six Hundred Twenty-Seven Thousand Nine Hundred and 00/100's Dollars ($627,900)

(r) Public Improvements Collectively, the public improvements to be constructed by the City and described in Article IV

(s) Site Improvement Plans. Collectively, the plans, drawings and related documents described in **Exhibits B and C** of this agreement

(t) Tax Increment The tax increments derived from the Development Property wich have been received by the City in accordance with the provisions of Minnesota Statutes, Section 469 177

(u) Tax Increment Bonds ("TIF Bonds"). The general obligation tax increment bonds issued by the City to finance the Public Improvements on the Development Property and related costs The term also includes any bonds or obligations issued to refund any TIF Bonds

(v) Tax Increment Financing District ("TIF District") TIF District No. 2 created by the City pursuant to M S § 469 174 through § 469 179 and described in the TIF Plan adopted therefore

(w) Tax Increment Financing Plan ("Plan") The plan for development of the TIF District adopted by the City pursuant to M S §469 174 through §469 179

(x) Unavoidable Delays Delays beyond the reasonable control of the party seeking to be excused as a result thereof, which are the direct result of strikes, other labor troubles, civil disorder, failure or interruption of power, condemnation, riots, insurrections, war, fuel shortages, acts of God, fire or other casualty to the Minimum Improvements, litigation commenced by third parties which, by injunction or other similar judicial action, directly results in delays, or acts of any federal, state or local governmental unit (other than the City in exercising its rights under this Agreement) which directly result in delays

(y) Other Terms. Terms defined in other sections of this agreement have the meanings given them

Section 1 2 Exhibits The following Exhibits are attached to and, by reference, made a part of this Agreement·

A Legal Description of Development Property
B Construction Plans
C Development Permit
D. Assessment Agreement and Certification of County Assessor
E Form of Certificate of Completion
F Agreement to Pay Deficiencies

Section 1 3 Rules of Interpretation

(a) This Agreement shall be interpreted in accordance with and governed by the laws of the State of Minnesota

(b) The words "herein" and "hereof' and words of similar import, without reference to any particular section or subdivision, refer to this Agreement as a whole rather than any particular section or subdivision hereof

(c) References herein to any particular section or subdivision hereof are to the section or subdivision of this Agreement as originally executed

(d) Any titles of the several parts, articles, and sections of this Agreement are inserted for convenience and reference only and shall be disregarded in construing or interpreting any of its provisions

ARTICLE II

REPRESENTATION AND UNDERTAKINGS

Section 2 1. By the Developer. The Developer makes the following representations and undertakings

(a) The Developer has the legal authority and power to enter into this Agreement and is duly organized and existing limited liability company under the laws of the State of Minnesota

(b) The Developer will construct the Minimum Improvements in accordance with the terms of this Agreement, the Program, the TIF Plan, and all local, state and federal laws and regulations

(c) Upon completion of the Minimum Improvements, the Developer shall operate and maintain, or cause to be operated and maintained, the Minimum Improvements until the Maturity Date

(d) That Minimum Improvements will be permitted uses under City ordinance, and will be constructed in conformity with the Program and TIF Plan, and will be constructed by the Developer together with land at a Minimum Market Value of at least Six Hundred Twenty-Seven Thousand Nine Hundred and 00/100's Dollars ($627,900)

(e) The Developer has received no notice or communication from any local, state or federal official that the activities of the Developer or the City in the Development District may be, or will be, in violation of any environmental law or regulation (other than those notices or communications of which the City is aware) The Developer is aware of no facts, the existence of, which would cause it to be in violation of or give any person a valid claim under any local, state or federal environmental law, regulation or review procedure

(f) Subject to Unavoidable Delays, the Developer will obtain, in a timely manner, all required permits, licenses and approvals, and will meet, in a timely manner, all requirements of all applicable local, state and federal laws and regulations which must be obtained or met before the Minimum Improvements may be lawfully constructed

(g) Neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of, or compliance with, the terms and conditions of this Agreement, is prevented, limited by, or conflicts with, or results in a breach of the terms, conditions, or provisions of any partnership restriction or any evidences of indebtedness, agreement or instrument of whatever nature to which the Developer is now a party or by which the Developer is bound, or constitutes a default under any of the foregoing

(h) The Developer will cooperate with the City with respect to any litigation, other than litigation in which the City and the Developer are adverse parties, commenced with respect to the TIF Plan, the Program, or Minimum Improvements

(i) Business Subsidies Act

(i) In order to satisfy the provisions of Minnesota Statutes, Sections 116J 993 to 116J.995 (the Business Subsidies Act), the Developer acknowledges and agrees that the amount of the Business Subsidy granted by the City to the Developer under this Agreement is Fifty Thousand Six Hundred Fifty One and 00/100 Dollars ($50,651) which is an amount equal to the financial assistance provided by the City that includes the Development Property, public improvements, and capitalized interest The Developer further acknowledges that the Business Subsidy is needed because the Project is not sufficiently feasible for the Developer to undertake without the Business Subsidy The Tax Increment District is a redevelopment district and the public purpose of the Business Subsidy is to encourage the redevelopment of the Development Property in the City The Developer agrees that it will meet the following goals (the "Goals"). It will create at least four (4) full time jobs in connection with the operation and maintenance of the Minimum Improvements at an hourly wage of at least $15 00 per hour within two years from the Benefit Date, which is the date of the building permit issued by the city for the construction of the Minimum Improvements.

(ii) If the Goals are not met, the Developer agrees to repay all or a part of the Business Subsidy to the City, plus interest ("Interest") set at the implicit price deflator defined in Minnesota Statutes, Section 275 70, Subdivision 2, accruing from and after the Benefit Date, compounded semiannually. If the Goals are met in part, the Developer will repay a portion of the Business Subsidy (plus Interest) determined by multiplying the Business Subsidy by a fraction, the numerator of which is the number of jobs in the Goals which were not created at the wage level set forth above and the denominator of which is four (4) (i e number of jobs set forth in the Goals) The Developer agrees to continue its operations consisting of the Minimum Improvements on the Development Property for at least five years after the Benefit Date

(iii) The Developer agrees to (i) report its progress on achieving the Goals to the City until the Goals are met, or the Business Subsidy is repaid, whichever occurs earlier, (ii) include in the report the information required in Subdivision 7 of the Jobs Act on forms developed by the Minnesota Department of Trade and Economic Development, and (iii) send completed reports to the Commissioner of the Department of Employment and Economic Development and to the City The Developer agrees to file these reports no later than January 1 of each year commencing January 1, 2004, and within 30 days after the deadline for meeting the Goals The

City agrees that if it does not receive the reports, it will mail the Developer a warning within one week of the required filing date If within 14 days of the post marked date of the warning the reports are not made, the Developer agrees to pay to the City a penalty of $100 for each subsequent day until the report is filed up to a maximum of $3,000

(iv) The Developer agrees to continue operations consisting of the Minimum Improvements on the Development Property for at least five (5) years after the Benefit Date There are no other state or local government agencies providing financial assistance for the Project other than the City

(v) There is no parent corporation or other entity of the Developer

(j) The Developer shall pay to the City all of its legal and administrative expenses that are incurred by the City in association with the project within 15 days of a written notice by the City indicating the legal and administrative expenses that are currently due and owing in an amount not to exceed $5,000 00

(k) Until the Maturity Date the Developer shall operate the Minimum Improvements as a manufacturing or warehousing, storage and distribution facility

Section 2.2 By the City The City makes the following representations as the basis for the undertaking on its part herein contained

(a) The City is authorized by law to enter into this Agreement and to carry out its obligations hereunder

(b) The City has found that the TIF District is a "redevelopment tax increment financing district," pursuant to M S § 469 174

(c) The City will, in a timely manner, subject to all notification requirements, review and act upon all submittals and applications of the Developer, and will cooperate with the efforts of the Developer to secure the granting of any permit, license, or other approval required, to allow the construction of the Minimum Improvements, provided, however, that nothing contained in this subparagraph shall be construed to limit in any way the reasonable and legitimate exercise of the City's discretion in considering any submittal or application

(d) The activities of the City are undertaken for the purpose of fostering the redevelopment of certain real property which, for a variety of reasons, is presently unutilized and underutilized and for the purpose of promoting economic development and the creation of employment opportunities

(e) The City will cooperate with the Developer with respect to any litigation, other than litigation in which the City and the Developer are adverse parties, commenced with respect to the TIF Plan, Program, or Minimum Improvements

(f) The Development Property is properly zoned for the developer's intended use and the Minimum Improvements contemplated by the Construction Plans are in conformity with the Program and TIF Plan

(g) The City has received no notice or communication from any local, state or federal official that the activities of the Developer or the City in the Development District may be, or will be, in violation of any environmental law or regulation (other than those notices or communications of which the Developer is aware) The City is aware of no facts, the existence of, which would cause it to be in violation of, or give any person a valid claim, under any local, state or federal environmental law, regulation or review procedure.

(h) The City will provide $50,651 00 of Financial Assistance to the Developer determined as follows

Value of the Public Improvements	$45,942
Capitalized Interest	4,709
Total Financial Assistance (the "Business Subsidy")	$50,651

Section 2.3 Obligations on Closing Date At the closing, the City shall execute, where appropriate, and deliver to Developer·

(1) The Assessment Agreement

(2) The Agreement to Pay Deficiencies

At the closing, Developer shall execute, where appropriate, and/or deliver to the City

(1) The Development Permit

(2) The Assessment Agreement

(3) The Agreement to Pay Deficiencies

ARTICLE III

CONSTRUCTION OF MINIMUM IMPROVEMENTS

Section 3.1 Construction of Minimum Improvements.

(a) The Developer agrees that it will construct the Minimum Improvements on the Development Property in accordance with the Construction Plans and the terms of this Agreement and, at all times prior to the Maturity Date, will cause the Minimum Improvements to be maintained in good repair and condition.

(b) Site Plan. City and Developer acknowledge and agree that the Site Plan for the Development Property attached hereto as Exhibit C will be subject to modification and revision, and that modifications and revisions to the Site Plan are permitted with City approval, provided that the modifications and revisions do not substantially alter the nature of the Minimum Improvements and provided further that the modifications and revisions comply with the applicable City ordinances

Section 3 2. Building Plans No building permits shall be issued unless the plans are in conformity with the Construction Plans, the Program, the TIF Plan, this Agreement, and all local, state and federal regulations The City shall, within ten (10) business days of receipt of building plans for the Minimum Improvements, review such plans to determine whether the requirements have been met. If the City determines such plans to be deficient, it shall notify the Developer, in writing, stating the deficiencies and the steps necessary for correction Issuance of a building permit for the Minimum Improvements by the City shall be a conclusive determination that the building plans for the respective Minimum Improvements have been approved and shall satisfy these provisions

Section 3.3 Commencement and Completion of Construction

(a) Subject to Unavoidable Delays, the Developer shall commence construction of the Minimum Improvements by October 31, 2003, and shall substantially complete such construction by April 30, 2004.

(b) The Developer agrees for itself, its successors and assigns, that it shall promptly begin, and diligently prosecute to completion, the construction of the Minimum Improvements, and that such construction shall in any event be commenced and completed within the period specified in this Section 3 3 of this Agreement. Periodically during construction, but at intervals of not less than monthly, the Developer must make reports in such detail as may reasonably be requested by the City about the actual progress of construction

Section 3 4 Certificate of Completion.

(a) Promptly after substantial completion of the Minimum Improvements, in accordance with those provisions this Agreement, the City will furnish the Developer with a Certificate of Completion as described in **Exhibit E** hereto

Issuance of the Certificate of Completion by the City shall be a conclusive determination of satisfaction and termination of the agreements and covenants in the Agreement with respect to the obligations of the Developer, and its successors and assigns, to construct the Minimum Improvements, and the dates for the beginning and completion thereof Issuance of the Certificate of Completion and such determination shall not constitute evidence of compliance with, or satisfaction of, any obligation of the Developer to any Holder of a Mortgage, or any insurer of a Mortgage, securing money loaned to finance the Minimum Improvements, or any part thereof of the the Financial Assistance

(b) The Certificate of Completion shall be in such form as will enable it to be recorded in the Anoka County Recorder's Office If the City refuses or fails to provide any Certificate of Completion in accordance with the provisions of this Section, the City shall, within fifteen (15) days after written request by Developer, provide the Developer with a written statement, indicating, in adequate detail, in what respects the City believes that the Developer has failed to complete the Minimum Improvements in accordance with the provisions of this Agreement, or is otherwise in default, and what measures or acts will be necessary, for the Developer to take or perform in order to obtain a Certificate of Completion.

(c) The construction of the Minimum Improvements shall be deemed to be substantially completed when the Developer has received a Certificate of Occupancy from the City The City will not arbitrarily or unreasonably withhold or delay issuance of a Certificate of Occupancy for the Minimum Improvements upon request for its issuance.

ARTICLE IV

CONSTRUCTION OF PUBLIC IMPROVEMENTS

Section 4 1 Construction of Public Improvements The City has constructed, or is about to construct, the following public improvements in accordance with the plans and specification prepared by the City Engineer

(1) Extension of City utility services (the "Public Improvements") to the Development Property in accordance with plans and specifications prepared by the City Engineer including

(a) Sewer Trunk
(b) Sewer Lateral
(c) Water Trunk
(d) Water Lateral
(e) Storm Water Management System

ARTICLE V

TAX INCREMENT

Section 5 1 Assessment Agreement The City and the Developer shall execute the Assessment Agreement and Certification of County Assessor contained in **Exhibit D** of this Agreement. The City shall then present the Assessment Agreement to the county assessor for certification The county assessor shall assign a market value to the Development Property that shall not be less than Six Hundred Twenty-Seven Thousand Nine Hundred and 00/100's Dollars ($627,900) The Market Value so established may, in the discretion of the assessor, exceed the Minimum Market Value

Section 5.2 Review of Taxes Except as otherwise provided in this Agreement, the Developer shall pay all real property taxes and special assessments assessed against the Development Property The Developer agrees that prior to the Maturity Date

(a) It will not seek administrative review or judicial review of the applicability of any property tax statute determined by any tax official to be applicable to the Development Property or the Developer, or raise the applicability of any such tax statute as a defense in any proceedings including delinquent tax proceedings

(b) It will not seek administrative review or judicial review of the constitutionality of any such tax statute determined by any tax official to be applicable to the Development Property or to the Developer, or raise the unconstitutionality of such tax statute as a defense in any proceedings, including delinquent proceedings

(c) It will not request the assessor to reduce the assessed market value or tax capacity of all or any portion of the Development Property

(d) It will not petition the board of equalization of the City or the board of equalization of the county to reduce the assessed market value or tax capacity of all or any portion of the Development Property

(e) It will not petition the board of equalization or commissioner of revenue of Minnesota to reduce the assessed market value or tax capacity of all or any portion of the Development Property.

(f) It will not commence an action in a district court or the tax court of the state pursuant to Minnesota Statutes, Chapter 278, seeking a reduction in the assessed market value or tax capacity of the Development Property

(g) It will not make an application to the Minnesota commissioner of revenue requesting an abatement of real property taxes pursuant to Minnesota Statutes, Chapter 270

(h) It will not commence any other proceedings, whether administrative, legal or equitable, with any administrative body within the City, county, or the state, or with any court of the state or the federal government with regard to the Minimum Market Value contained in the Assessment Agreement. The Developer shall not, prior to the Maturity Date, apply for a deferral of property tax on the Development Property.

Nothing contained herein shall be deemed to limit the right or opportunity of the Developer to challenge through any of the means set forth above, or otherwise, that part of any valuation or the market value which is in excess of the stipulated value contained in the Assessment Agreement, provided, however, that the Developer may not institute or prosecute any challenge to the excess which, if successful, would also result in a reduction of the assessment below the stipulated value. Further, nothing contained herein shall be deemed to limit the right or opportunity of the Developer to challenge through any of the means set forth above, or otherwise, the tax capacity of the Development Property, provided, however, that Developer may not institute or prosecute any such challenge for any year to the extent that, if successful, such challenge would cause the Net Tax Increment generated by the Development Property for such year to be less than is Ten Thousand Dollars and 00/100's Dollars ($10,000).

Section 5.3. Agreement to Pay Deficiencies. The Developer and the City shall execute the Agreement to Pay Deficiencies contained in this Agreement as **Exhibit F**.

Section 5.4. Right to Collect Delinquent Taxes. The Developer acknowledges that the City is providing substantial aid and assistance in furtherance of the Project through tax increment financing. The Developer understands that the increment will be used to reimburse the City for the Financial Assistance and, therefore, the real estate taxes must be promptly and timely paid. To that end, the Developer agrees for itself, its successors and assigns, in addition to the obligation pursuant to statute to pay real estate taxes, that it is also obligated by reason of this Agreement to pay before delinquency all real estate taxes due and payable with respect to the Development Property prior to the Maturity Date based upon the Minimum Market Value as stipulated in the Assessment Agreement. The Developer acknowledges that this obligation creates a contractual right on behalf of the City to sue the Developer or its successors and assigns to collect such delinquent real estate taxes and any penalty or interest thereon and to pay over the same as a tax payment to the county auditor.

ARTICLE VI

PROHIBITIONS AGAINST ASSIGNMENT AND TRANSFER

Section 6.1 Representation as to Development The Developer represents and agrees that its undertakings, pursuant to this Agreement, are for the purpose of development of the Development Property and not for speculation in landholding The Developer further recognizes that, in view of

(a) The importance of the development of the Development Property to the general welfare of the City, and

(b) The substantial financing and other public assistance that have been made available by the City for the purpose of making the Minimum Improvements possible, the qualifications and identity of the Developer are of particular concern to the City

The Developer further recognizes that it is because of such qualifications and identity that the City is entering into this Agreement, and, in so doing, is further willing to rely on the representations and undertakings of the Developer for the faithful performance of all undertakings and covenants agreed by Developer to be performed

Section 6 2. Prohibition Against Transfer of Property and Assignment of Agreement For the reasons set out in Section 6 1 of this Agreement, the Developer represents and agrees that, prior to the issuance of the Certificate of Completion.

(a) Except only by way of security for, and only for the purpose of obtaining financing necessary to enable the Developer or any successor in interest to the Development Property, or any part thereof, to perform its obligations under this Agreement, and any other purpose authorized by this Agreement, the Developer, except as so authorized, has not made or created, and will not make or create, or suffer to be made or created, any total or partial sale, assignment, conveyance, or any trust or power, or transfer in any other form of, or with respect to this Agreement, or the Development Property, or any part thereof, any interest therein, or any contract or agreement to do any of the same, without the prior written approval of the City; and

(b) The City shall be entitled to require, except as otherwise provided in this Agreement, conditions to any such approval under this Section 6 2 that

(1) Any proposed transferee shall have the qualifications and financial responsibility, as determined by the City, necessary and adequate to fulfill the obligations undertaken in this Agreement by the Developer, or in the event the transfer is of, or relates to, the Development Property, such obligations to the extent that they relate to such part

(ii) Any proposed transferee, by instrument in writing satisfactory to the City and in form recordable among the land records shall, for itself and its successors and assigns, and specifically for the benefit of the City, have expressly assumed all of the obligations of the Developer under this Agreement and agreed to be subject to such obligations, restrictions and conditions or, in the event the transfer is, of, or relates to, part of the Development Property, such obligations, conditions, and restrictions to the extent that they relate to such part; provided, that the fact that any transferee of, or any other successor in, interest whatsoever to, the Development Property or any part thereof, shall, for whatever reason, not have assumed such obligations or agreed to do so, shall not, unless and only to the extent otherwise specifically provided in the Agreement or agreed to in writing by the City, relieve or except such transferee or successor from such obligations, conditions, or restrictions, or deprive or limit the City of, or with respect to, any rights or remedies or controls with respect to the Development Property or the construction of the Minimum Improvements, it being the intent of this Section, together with other provisions of this Agreement, that to the fullest extent permitted by law and equity and excepting only in the manner and to the extent specifically provided otherwise in the Agreement, no transfer of, or change with respect to, ownership in the Development Property or any part thereof, or any interest therein, however, consummated or occurring, whether voluntary or involuntary, shall operate, legally or practically, to deprive or limit the City of any rights or remedies with respect to the Development Property and the construction of the Minimum Improvements that the City would have had, had there been no such transfer or change

(iii) There shall be submitted to the City, for review, all instruments and other legal documents involved in effecting transfers described herein, and if approved by the City, its approval shall be indicated to the Developer in writing

In the absence of specific written agreement by the City to the contrary, no such transfer or approval by the City thereof shall be deemed to relieve the Developer from any of its obligations with respect thereto

(c) Notwithstanding the limitations set forth in this Article VI the City approves and consents that Developer may lease the Development Property provided that the Developer retains all obligations of the Developer under this Agreement in the manner set forth in Section 6 2 (b)(ii) herein Absent specific written agreement by the City to the contrary, such action shall not be deemed to relieve the Developer from any of its obligations under this Agreement

(d) No provision of Section 6 2 shall be construed or interpreted to prohibit the Developer from transferring the Development Property and/or Developers rights under this agreement to a partnership or limited liability company in which the Developer is the owner of 51 % or more of the partnership or membership

interests unless the transfers are to family members or related parties for the purpose of estate planning.

Section 6 3. Approvals. Any approval required to be given by the City under Article VI may be denied only in the event that the City reasonably determines that the ability of the Developer to their obligations under this Agreement will be materially impaired by the action for which approval is sought

ARTICLE VII

INDEMNIFICATION

Section 7 1 Release and Indemnification Covenants The Developer releases from and agrees that the City and governing body members, officers, agents, servants and employees thereof, shall not be liable for, and agrees to indemnify and hold harmless the City and the governing body members, officers, agents, servants and employees thereof against, any loss or damage to property or any injury to or death of any person occurring at, or about, or resulting from any defect in the Minimum Improvements except any loss, damage, injury or death arising from negligence or willful acts of the City, its officers, employees, agents or contractors

(a) Except for any negligent or willful misrepresentation or any negligent, willful or wanton misconduct of the following named parties, the Developer agrees to protect and defend the City and the governing body members, officers, agents, servants and employees thereof, now or forever, and further agrees to hold the aforesaid harmless from any claim, demand, suit, action, or other proceeding whatsoever, by any person or entity whatsoever arising or purportedly arising from the acquisition, construction, installation, ownership, and operation of the Minimum Improvements by the Developer

(b) The City and the governing body members, officers, agents, servants or employees shall not be liable for any damage or injury to the persons or property of the Developer, or its officers, agents, servants or employees, or any other person who may be about the Development Property or Minimum Improvements due to any act of negligence of any person except any loss, damage, injury or death arising from negligence or willful acts of the City, its officers, employees, agents or contractors

(c) All covenants, stipulations, promises, agreements and obligations of the City contained herein, shall be deemed to be the covenants, stipulations, promises, agreements and obligations of the City and not of any governing body member, officer, agent, servant or employee of the City in the individual capacity thereof

ARTICLE VIII

EVENTS OF DEFAULT

Section 8 1 Events of Default Defined The following shall be deemed Events of Default under this Agreement and the term shall mean, whenever it is used in this Agreement, unless the context otherwise provides, any one or more of the following events

(a) Failure by the Developer to pay, when due, the payments required to be paid or secured under any provision of this Agreement, including the Assessment Agreement, or the Agreement to Pay Deficiencies

(b) Failure by the Developer to observe and substantially perform any covenant, condition, obligation or agreement on its part to be observed or performed hereunder, after written notice to the Developer as provided in this Agreement.

(c) If the Developer shall admit, in writing, its inability to pay its debts, generally, as they become due, or shall file a petition in bankruptcy, or shall make an assignment for the benefit of its creditors, or shall consent to the appointment of a receiver of itself or of the whole or any substantial part of the Development Property

(d) If the Developer shall file a petition under the federal bankruptcy laws

(e) If the Developer, on a petition in bankruptcy filed against it, be adjudicated a bankrupt, or a court of competent jurisdiction, shall enter an order of decree appointing, without the consent of the Developer, a receiver of the Developer, or of the whole or substantially all of its property, or approve a petition filed against the Developer seeking reorganization or arrangement of the Developer under the federal bankruptcy laws, and such adjudication, order or decree shall not be vacated or set aside or stayed within 60 days from the date of entry thereof, or

(f) If the Developer is in default under any Mortgage and has not entered into a workout agreement with the Mortgagee

Section 8.2 Remedies on Default Whenever any Event of Default occurs, the City may, in addition to any other remedies or rights given the City under this Agreement, but only after the Developer's failure to cure within 30 days of written notice of default (33 days if the notice is delivered by mail), take one or more of the following actions

(a) Suspend its performance under this Agreement until it receives assurances from the Developer, deemed reasonably adequate by the City, that the Developer will cure the default and continue its performance under this Agreement

(b) Cancel and rescind or terminate this Agreement

(c) Withhold the Certificate of Completion; or

(d) Take whatever action at law or in equity may appear necessary or desirable to the City to collect any payments due under this Agreement, or to enforce performance and observance of any obligation, agreement, or covenant of the Developer under this Agreement

Section 8 3 No Remedy Exclusive No remedy herein conferred upon or reserved to the City or Developer is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement, or now or hereafter, existing at law or in equity or by statute No delay or omission to exercise any right or power accruing upon any default shall impair any such right, and power may be exercised from time to time and as often as may be deemed expedient

In order to entitle the City or the Developer to exercise any remedy reserved to them, it shall not be necessary to give notice, other than such notice as may be required in this Article X

Section 8 4. No Additional Waiver Implied by One Waiver. In the event any agreement contained in this Agreement should be breached by any party and thereafter 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 hereunder.

Section 8 5 Remedies on City Default If the City fails to pay and/or observe and substantially perform any covenant, condition or obligation on its part to be paid, observed or performed hereunder, the Developer may, in addition to any other remedies or rights given the Developer under this Agreement, but only after the City's failure to cure within 30 days of written notice of default (33 days if the notice is delivered by mail), take whatever action at law or in equity may appear necessary or desirable to the Developer to collect any payments due under this Agreement, or to enforce performance and observance of any obligation, agreement, or covenant of the City under this Agreement

ARTICLE IX

ADDITIONAL PROVISIONS

Section 9.1 Conflict of Interests Representatives Not Individually Liable No City officer who is authorized to take part in any manner in making this Agreement in his or her official capacity shall voluntarily have a personal financial interest in this Agreement or benefit financially therefrom No member, official, or employee of the City shall be personally liable to Developer, or any successor in interest, in the event of any default or breach by the City or for any amount which may become due to the Developer or successor or on any obligations under the terms of this Agreement

Section 9 2. Agreement Recorded This Agreement shall run with the Development Property until the Maturity Date and shall be recorded by the City in the office of the Anoka County Recorder

Section 9 3 Non-Discrimination During the life of this contract, the provisions of M S § 181 59, which relate to civil rights and non-discrimination, and any affirmative action program of the City, shall be considered a part of this Agreement and binding on the Developer as though fully set forth herein

Section 9 4 Amendment. This Agreement may be amended by the parties hereto only by written instrument executed in accordance with the same procedures and formality followed for the execution of this Agreement

Section 9 5 Counterparts This Agreement may be executed in any number of counterparts, each of which shall constitute one and the same instrument

Section 9.6 Notices and Demands. Except as otherwise expressly provided in this Agreement, a notice, demand, or other communication under this Agreement, by either party to the other shall be sufficiently given or delivered if it is sent by registered or certified mail, postage prepaid, return receipt requested or delivered personally

(a) As to the City

City of Ramsey
City Administrator
15153 Nowthen Boulevard Northwest
Ramsey, Minnesota 55303

(b) As to the Developer

BASALT PROPERTIES, LLC
Lenny J Kalway, Chief Manager
14160 Basalt Street NW
Ramsey, MN 55303

Either party may, by giving 10 days notice to the other party as provided above, change the place to which notifications are to be sent

Section 9.7 Waiver Any party to this Agreement may elect to waive any remedy it may enjoy under this Agreement, provided that no waiver shall be deemed to exist unless the party

waiving a right or remedy does so in writing No waiver shall obligate to a party to waive any other right or remedy under this Agreement, or shall be deemed to constitute a waiver of other rights and remedies provided the party pursuant to this agreement

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

CITY OF RAMSEY, MINNESOTA

By _____
Its Mayor

By _____
Its City Administrator

BASALT PROPERTIES, LLC, A MN LIMITED LIABILITY COMPANY

By _____
Its Chief Manager

STATE OF MINNESOTA)
) ss
COUNTY OF ANOKA)

On this 27TH day of October, 2003, before me, a Notary Public, personally appeared Thomas G Gamec and James E Norman to me personally known, who, being each by me duly sworn did say that they are respectively the Mayor and City Administrator of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and the seal affixed to said instrument is the corporate seal of said Municipal Corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council and said Thomas G Gamec and James E Norman acknowledge said instrument to be the free act and deed of said Municipal Corporation

SEAN M. SULLIVAN
NOTARY PUBLIC - MINNESOTA
My Comm. Exp. Jan. 31, 2005

_____
Signature of Notary Public

STATE OF MINNESOTA)
)ss
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this 24TH day of October, 2003, by Lenny J Kalway, Chief Manager of BASALT PROPERTIES, LLC , a MN Limited Liability Company on behalf of the Limited Liability Company

SEAN M. SULLIVAN
NOTARY PUBLIC - MINNESOTA
My Comm. Exp. Jan. 31, 2005

_____
Signature of Notary Public

EXHIBIT A

LEGAL DESCRIPTION OF DEVELOPMENT PROPERTY

Lot 2, Except the South 30 00 feet, Lots 3 and 4, Block 4 Gateway North Industrial Park Plat 2, Anoka County, Minnesota

EXHIBIT B

CONSTRUCTION PLANS

EXHIBIT C

CITY OF RAMSEY
DEVELOPMENT PERMIT
BASALT PROPERTIES LLC

On September 23, 2003, Site Plan approval was granted by the City of Ramsey ("City") to Basalt Properties LLC ("Permittee"), whose address is P.O. Box 120269, New Brighton, MN 55112 to construct two construct two buildings; a 11,200 square foot building and a 16,800 square foot building both of which will house office, storage, and industrial activities on property which is legally described as follows:

Lots 2, 3, and 4, Block 4, Gateway North Industrial Park Plat 2, Anoka County, Minnesota

Or upon recoding of the Basalt Office Park Plat

Lot 1, Block 1, Basalt Office Park, Anoka County, MN

the ("Site").

This approval is issued pursuant to §9 03.06 of the City Code. The conditions of this approval are as follows:

1. **STRUCTURE.** All building plans must be prepared and certified by a registered engineer or architect.

2. **STATE BUILDING CODE COMPLIANCE.** The structure shall be constructed in accordance with the requirements of the State Building Code.

3. **SITE PLAN COMPLIANCE.** The structures shall be constructed on the Site as shown on the Site Plan, Grading, Drainage, and Utility Plans prepared by SEI Consulting Civil Engineers dated August 5, 2003, Revised September 10, 2003, Landscaping Plan prepared by SEI Consulting Civil Engineers dated August 5, 2003, Revised September 9, 2003, Building Elevations prepared by Fischer Engineering dated July 19, 2003, Revised September 9, 2003 and Lighting Plan prepared by South Side Electric dated July 30, 2003

4. **REQUIRED IMPROVEMENTS.** The Permittee shall construct and install the following site improvements on the Site in accordance with the specifications and location as shown on the Site Plan The Required Improvements are as follows

   a Site grading in accordance with the Grading Plan prepared by SEI Consulting Civil Engineers dated August 5, 2003, Revised September 10, 2003
   b. Installation of concrete and bituminous driveways and parking lot.
   c. Installation of storm sewer and appurtenances.
   d. Installation of B-6/12 continuous concrete curbing around the perimeter of all concrete and/or bituminous surfaces.
   e Establishment of turf in areas disturbed during construction and in accordance with the Site Plan.
   f Installation of landscaping materials in accordance with the Landscape Plan prepared by SEI Consulting Civil Engineers dated August 5, 2003, Revised September 9, 2003.

   ("Required Improvements)".

5. **FIRE LANES.** Fire lanes shall be maintained on the Site. The exact location of these items on the Site shall be as directed by the City's Fire Chief.

6. **LIGHTING.** Lighting shall be installed on the site in accordance with the specifications and locations as shown on the Lighting Plan prepared by South Side Electric dated July 30, 2003

7. **BUILDING FACADE.** The Permittees agree to construct all building faces of the same material as listed on the Building Elevations prepared by Fischer Engineering dated July 19, 2003, Revised September 9, 2003.

8. **REQUIREMENTS FOR BUILDING PERMIT.** No building permit for the Site will be issued until the Permittees have: a) signed and returned this Development Permit; and b) provided the City with a copy of the LRRWMO and MPCA permits. No Certificate of Occupancy for the structure will be issued until the Required Improvements, or a financial surety for same, are accepted by the City.

9. **IMPROVEMENT CONSTRUCTION SCHEDULE.** The Required Improvements shall be completed before October 1, 2004.

10. **RECOGNITION OF LOCATION.** The Permittees herein agree to recognize Ramsey as the City of location on all forms of advertising and business correspondence whenever reasonably prudent to do so.

11. **ESCROW CHARGES.** In order to ensure the installation of the Required Improvements in accordance with City specifications and in a timely manner, the Permittees shall be required to deposit with the City a cash escrow or letter of credit, approved as to form by the City, in the amount of One Hundred Thirteen Thousand and Ninety-One dollars and no cents (**$113,091.00**), which is 150% of the City's estimated cost of the Improvements. Prior to the issuance of the building permit, all financial guarantees must be provided as required herein

Upon completion of the construction of the Required Improvements, the financial guarantee shall be returned to the Permittees and the Permittees shall be required to provide the landscaping maintenance guarantee described in Item #12 of this Development Permit. The determination of completion of the construction of the Required Improvements shall be made by the City Council after consultation with the City Engineer. In the event the Permittees fail to construct and install the Required Improvements as required herein, the City Council may order the completion of the Required Improvements with City day labor and/or by letting contracts for said completion and draw upon the escrow for payment. Only the City Council shall have the authority to direct completion of the Required Improvements and withdraw from the escrow account. The Permittees hereby grant permission and a license to the City and/or its contractors and assigns to enter upon the Site for the purpose of completing the construction and installation of the Required Improvements in the event of the Permittees' default.

12. **INSPECTION FEES.** The **DEVELOPER** shall be responsible for all inspection costs incurred by the City related to the installation of Required Improvements The **DEVELOPER** shall make a cash deposit into the appropriate escrow account at the City and the City shall have the authority to draw upon these funds for the purpose of compensating for inspection services. The amount of the deposit shall be equal to five percent (5%) of the estimated cost of the Required Improvements. Therefore, the amount is Three Thousand Seven Hundred Sixty Nine Dollars and no cents (**$3,769.00**) (5% x $75,394.00). Upon completion of the Improvements to the satisfaction of the City, any surplus balance remaining in the City's escrow account shall be refunded to the **DEVELOPER**

13. **MAINTENANCE GUARANTEE FOR LANDSCAPING.** It is herein agreed that the Permittees shall provide a maintenance guarantee to ensure the survival of the plantings Said maintenance guarantee shall consist of cash or a letter of credit, approved as to form by the City, in the amount of $3,360.00 [# plantings (33 trees, 158 shrubs) x cost/planting ($100/tree, $50/shrub) x 30% average non-survival rate], which shall be in effect for a two year period commencing on the date of the City's

acceptance of said plantings as part of the Required Improvements. This number will be supplied once a revised landscaping plan is submitted.

At the end of the two year period, the maintenance guarantee shall be returned to the Permittees. The determination that all plantings that have been planted in accordance with the Site Plan have either survived or have been replaced shall be made by the City Council after consultation with the City Engineer. In the event the Permittees fail to maintain the required plantings for a two year period, the City Council may order the replacement of plantings with City day labor and/or by letting contracts and draw upon the escrow for payment. Only the City Council shall have the authority to direct replacement of the plantings and withdraw from the escrow account. The Permittees hereby grant permission and a license to the City and/or its contractors and assigns to enter upon the Site for the purpose of replacing plantings in the event of the Permittees' default.

14. **STORM WATER SAVINGS PAYMENT.** In exchange for the savings realized by the **DEVELOPER** regarding storm sewer piping, the **CITY** has agreed to oversize the storm water pipes within the Basalt St. public improvements to be constructed by the **CITY.** The City Engineer's estimated cost of the savings to be realized is $26, 075 00 Therefore, the **DEVELOPER** shall pay the **CITY** Twenty Six Thousand Seventy Five Dollars and no cents **($26,075.00)** for the proposed oversizing of the storm water pipes.

15. **OUTSIDE REGULATORY AGENCIES.** The Permittees herein agree to be responsible for obtaining all required permits or licenses from any other regulatory agencies.

Basalt Properties LLC hereby acknowledge receipt of this permit and that they have reviewed the conditions of and have agreed that they will comply with the terms of this permit.

CITY OF RAMSEY, MINNESOTA

By _____
Its: Mayor

By _____
Its. City Administrator

BASALT PROPERTIES, LLC

By _____
Its MEMBER CHAIR

By _____
Its: _____

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this 13th day of October, before me, a Notary Public, personally appeared Thomas G. Gamec and James E Norman to me personally known, who, being each by me duly sworn did say that they are respectively the Mayor and City Administrator of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and the seal affixed to said instrument is the corporate seal of said Municipal Corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council and Thomas G Gamec and James E. Norman acknowledge said instrument to be the free act and deed of said Municipal Corporation.

_____
Notary Public

JO ANN M THIELING
Notary Public
Minnesota
My Commission Expires Jan 31 2005

STATE OF MINNESOTA)
)ss

COUNTY OF Anoka)

On this 9th day of October, 2003, before me a Notary Public, personally appeared Leroy Kalway a private individual, signed said instrument as a free act and deed

STEVEN R TORNEY
NOTARY PUBLIC- MINNESOTA
MY COMMISSION EXPIRES 1-31-2005

Steven R Torney
Notary Public

Exhibit D

ASSESSMENT AGREEMENT AND CERTIFICATION OF COUNTY ASSESSOR

THIS AGREEMENT, made and entered into this 30th day of September, 2003, by and between the **City of Ramsey**, a Minnesota municipal corporation, having its principal office at 15153 Nowthen Boulevard Northwest, Ramsey, Minnesota 55303 (the "City"), and **BASALT PROPERTIES, LLC, a Minnesota Limited Liability Company,** having its principal office at 14160 Basalt St NW, Ramsey, MN 55303 (the "Developer")

WITNESSETH.

WHEREAS, the City is administering City Development District No 1 created pursuant to M S § 469 124 through § 469 134, and

WHEREAS, the City is administering Tax Increment Financing District No 2 created pursuant to M S § 469 174 through § 469 179, and

WHEREAS, the parties have entered into a Contract for Private Development (the "Agreement"), dated September 30, 2003, regarding the development of certain real property located in Development District No 1 and Tax Increment Financing District No 2 within the City and legally described as

Lot 2, Except the South 30 00 feet, Lots 3 and 4, Block 4 Gateway North Industrial Park Plat 2, Anoka County, Minnesota, (the "Development Property"), and

WHEREAS, it is contemplated that pursuant to the Agreement, the Developer will construct the Minimum Improvements described in the Agreement and shall complete them prior to December 31, 2004, and

WHEREAS, the City and the Developer desire to establish minimum market values for the Development Property and the Minimum Improvements to be constructed thereon, pursuant to M S § 469 177, Subdivision 8, and

WHEREAS, the county assessor has reviewed the plans and specifications for the Minimum Improvements which will be constructed

NOW THEREFORE, the parties do hereby agree as follows:

1 On January 2, 2005, the Minimum Market Value of the Minimum Improvements and the Development Property (the "Combined Property") shall be Six Hundred Twenty-Seven Thousand Nine Hundred and 00/100's Dollars ($627,900) The Minimum Market Value of the Combined Property will remain in effect for the term of this Agreement as described in paragraph 4 hereof

2 Nothing in this Agreement shall limit the discretion of the county assessor or any other public official or body having the duty to determine the Market Value of the Combined Property for ad valorem tax purposes to assign to the Combined Property a Market Value in excess of the Minimum Market Value specified in this Agreement

3 Neither the preambles nor the provisions of this agreement are intended to modify nor shall they be construed as modifying, the terms of the Agreement

4 This agreement shall remain in effect and inure to the benefit and be binding upon the successors and assigns of the parties through the Maturity Date as described in the Agreement

5 As provided in M S § 469 177, Subdivision 8, nothing contained herein shall be deemed to limit the right or opportunity of the Developer to challenge, through any legal means, that part of any valuation on the market value of the Combined Property, which is in excess of the stipulated Minimum Market Value contained in this agreement, provided, however, that the Developer may

not institute or prosecute any challenge to the excess which, if successful, would also result in a reduction of the assessment below the Minimum Market Value

6 Capitalized terms not otherwise defined herein have the meanings given them in the Agreement

CITY OF RAMSEY, MINNESOTA

By _____
Its Mayor

By _____
Its City Administrator

BASALT PROPERTIES, LLC, A MN LIMITED LIABILITY COMPANY

By _____
Its Chief Manager

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

SEAN M. SULLIVAN
NOTARY PUBLIC - MINNESOTA
My Comm Exp Jan 31, 2005

On this 27TH day of October, 2003, before me, a Notary Public, personally appeared Thomas G Gamec and James E Norman to me personally known, who, being each by me duly sworn did say that they are respectively the Mayor and City Administrator of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and the seal affixed to said instrument is the corporate seal of said Municipal Corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council and said Thomas G Gamec and James E Norman acknowledge said instrument to be the free act and deed of said Municipal Corporation

_____
Signature of Notary Public

STATE OF MINNESOTA)
)ss
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this 24TH day of October, 2003, by Lenny J Kalway, Chief Manager of BASALT PROPERTIES, LLC, a Minnesota Limited Liability Company on behalf of the Limited Liability Company

_____
Signature of Notary Public

SEAN M. SULLIVAN
NOTARY PUBLIC - MINNESOTA
My Comm. Exp. Jan. 31, 2005

CERTIFICATION BY ASSESSOR

The undersigned duly appointed and qualified Interim Assessor of Anoka County, Minnesota, certifies as follows:

(1) That I have reviewed the foregoing Assessment Agreement between the City of Ramsey and BASALT PROPERTIES, LLC , a Limited Liability Company dated September 30 _____, 2003, and that for purposes of this certification, capitalized terms not otherwise defined in this Certification have meanings given them in the Assessment Agreement

(2) That I am legally responsible for assessment of the Development Property.

(3) That I have reviewed the plans and specifications for the Minimum Improvements to be constructed on the Development Property

(4) That I find that the Minimum Market Value of Six Hundred Twenty-Seven Thousand Nine Hundred and 00/100's Dollars ($627,900) for the Minimum Improvements and the Development Property as stipulated in paragraph ~~1 of the foregoing~~ Assessment Agreement is a reasonable value.

Anoka County Interim Assessor
Anoka County, Minnesota

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this 26th day of September, 2003, by Edward L Thurston, the Interim Assessor of the County of Anoka, Minnesota

SEAN M. SULLIVAN
NOTARY PUBLIC - MINNESOTA
My Comm Exp Jan 31, 2005

Signature of Notary Public

Exhibit E

FORM OF CERTIFICATE OF COMPLETION

The undersigned hereby certifies that BASALT PROPERTIES, LLC, a MN Limited Liability Company, has fully and completely complied with its obligations under Article III of that document entitled "Contract for Private Development", dated September 30, 2003 between the City of Ramsey, Minnesota and BASALT PROPERTIES, LLC, a MN Limited Liability Company, recorded in the office of the Anoka County Recorder as Document Number _____, with respect to construction of the Minimum Improvements on the real estate which is legally described as follows

Lot 2, Except the South 30 00 feet, Lots 3 and 4, Block 4 Gateway North Industrial Park Plat 2, Anoka County, Minnesota

(the "Development Property") in accordance with the Construction Plans, and is released and forever discharged from its obligations under the above referenced Article III.

CITY OF RAMSEY

Dated _____

By _____
Its Mayor

By:_____
Its City Administrator

STATE OF MINNESOTA)
) ss
COUNTY OF ANOKA)

On this ____ day of _____, _____, before me, a Notary Public, personally appeared _____and _____ to me personally known, who, being each by me duly sworn did say that they are respectively the Mayor and City Administrator of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and the seal affixed to said instrument is the corporate seal of said Municipal Corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council and said Thomas G Gamec and James E Norman acknowledge said instrument to be the free act and deed of said Municipal Corporation

_____
Signature of Notary Public

Exhibit F

AGREEMENT TO PAY DEFICIENCIES

THIS AGREEMENT, made and entered as of this 30th day of September, 2003, by and between the **City of Ramsey**, a Minnesota municipal corporation, having its principal office at 15153 Nowthen Boulevard Northwest, Ramsey, Minnesota 55303 (the "City") and **BASALT PROPERTIES, LLC, A MN LIMITED LIABILITY COMPANY**, having its principal office at 14160 Basalt Street NW, Ramsey, MN 55303 (the "Developer");

WITNESSETH:

WHEREAS, the City and the Developer have entered into an agreement entitled Contract for Private Development dated September 30, 2003 (the "Agreement") regarding development of certain real property situated in the City of Ramsey, legally described as

> Lot 2, Except the South 30 00 feet, Lots 3 and 4, Block 4 Gateway North Industrial Park Plat 2 , Anoka County, Minnesota, (the "Development Property"), and

WHEREAS, the City has established Tax Increment Financing District No. 2 pursuant to M S. § 469 174 through § 469 179, and has established Development District No 1 pursuant to M.S. § 469 124 through § 469 134, which includes the Development Property, and

WHEREAS, the Agreement requires the City to construct certain public improvements and requires the Developer to construct certain improvements (the "Minimum Improvements") thereon, all as more fully described in the Agreement; and

WHEREAS, in order to finance the public costs related to construction of the Minimum Improvements on the Development Property, the City has agreed to use its tax increment financing funds or to otherwise fund such costs, and

WHEREAS, the Agreement requires the execution of this Agreement to Pay Deficiencies, and

NOW, THEREFORE, in consideration of the mutual covenants and obligations of the City and the Developer, the parties do hereby agree as follows

1. Except as qualified by Section 3 herein, if for any reason, the Tax Increment generated from the Development Property payable with the real estate taxes due in any calendar year commencing in 2005 and ending in 2012, is less than the required tax increment (the "Required Increment") as defined in Section 2 herein, the City will notify the Developer of the difference (the "Deficiency"), and will make written demand of the Developer for the payment thereof. The Developer or its successors and assigns, within 30 days after the City gives written notice, shall pay to the City the Deficiency Payments will be based upon the normal real estate tax payment schedule of biannual payments

2 The required Net Tax Increment to be generated from the Development Property is Ten Thousand Dollars and 00/100's Dollars ($10,000) per year The tax increment is projected to start with the tax revenues received in 2005 and end in 2012

3 This agreement remains an obligation of the Developer and its heirs, executors, representatives, successors and assigns until the Maturity Date as defined in the Agreement This Agreement shall run with the Development Property

4 Capitalized terms not otherwise defined herein have the meanings given them in the Agreement

CITY OF RAMSEY, MINNESOTA

By _____
Its Mayor

By _____
Its City Administrator

BASALT PROPERTIES, LLC, A MN LIMITED LIABILITY COMPANY

By _____
Its Chief Manager

STATE OF MINNESOTA)
) ss
COUNTY OF ANOKA)

On this 27th day of October, 2003, before me, a Notary Public, personally appeared Thomas G Gamec and James E Norman to me personally known, who, being each by me duly sworn did say that they are respectively the Mayor and City Administrator of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and the seal affixed to said instrument is the corporate seal of said Municipal Corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council and said Thomas G Gamec and James E Norman acknowledge said instrument to be the free act and deed of said Municipal Corporation

SEAN M. SULLIVAN
NOTARY PUBLIC - MINNESOTA
My Comm Exp. Jan 31, 2005

_____
Signature of Notary Public

STATE OF MINNESOTA)
)ss
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this 24th day of October, 2003, by Lenny J Kalway, Chief Manager of BASALT PROPERTIES, LLC, a Minnesota Limited Liability Company on behalf of the Limited Liability Company

SEAN M. SULLIVAN
NOTARY PUBLIC - MINNESOTA
My Comm Exp. Jan. 31, 2005

_____
Signature of Notary Public

ABSTRACT

Receipt # 153148139.00	☐ Incorrect/No Reference #
Date/Time 11/3/10:20	☐ Non-standard Document
Document Order 1 of 1	☐ Certified Copy/
PINs Bc	34 pgs
Recordability Bc	
Filing Fees $20.00	
Copy/Additional Pg Fees $19.00	☐ Tax Lien/Release
Well Cert Fees $	☐ Transfer
	☐ Division
☐ Incomplete Form	☐ Status
☐ Missing Attachment	☐ New legal Description
☐ No Legal Description	☐ GAC
☐ Non-existent Legal Description	☐ Deferred Specials
☒ Part(s) Illegible	☑ No Change

DOCUMENT NO 1869469.0 ABSTRACT

ANOKA COUNTY MINNESOTA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED IN THIS OFFICE FOR RECORD ON NOV 03 2003 AT 10:20 AM AND WAS DULY RECORDED FEES AND TAXES IN THE AMOUNT OF $39.00 PAID

RECEIPT NO 2003153148

MAUREEN J DEVINE
ANOKA COUNTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES

BY BMC
DEPUTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES

CC Regular Session **4. 13.**

Meeting Date: 09/22/2015

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Information

Title

Adopt Resolution 15 09 238 Authorizing the Execution of a Certificate of Completion in Relation to a Development Agreement with Riverside Manufacturing INC

Purpose/Background:

This case is a house keeping item. Per the attached development agreement, the City is required to execute a certificate of completion upon the "completion" of minimum site improvements (which are called out in the original development agreement). Commonly, this request comes to the City when property is being transferred (as the title work shows this item is outstanding). This case has been reviewed by our community development department, the minimum improvements have been completed, and staff recommends moving forward with executing the attached certificate and resolution.

The subject property is the Riverside Manufacturing Building located just north of Life Fitness.

Notification:

NA

Observations/Alternatives:

NA

Funding Source:

NA

Recommendation:

NA

Action:

Motion to: Adopt Resolution 15 09 238 Authorizing the Execution of a Certificate of Completion in Relation to a Development Agreement with Riverside Manufacturing INC

Attachments

Resolution 15 09 238 Authorizing a Certificate of Completion in Relation to a Development Agreement Between the City of Ramsey and Riverside Manufacturing INC

Exhibit H

Contract for Development

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	09/17/2015 10:14 AM
Kurt Ulrich	Jo Thieling	09/17/2015 11:41 AM

Form Started By: Patrick Brama Started On: 09/16/2015 05:08 PM
Final Approval Date: 09/17/2015

Councilmember XXXXX introduced the following resolution and moved for its adoption:

RESOLUTION #15-09-238

RESOLUTION AUTHORIZING THE EXECUTION OF A CERTIFICATE OF COMPLETION IN RELATION TO A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF RAMSEY AND RIVERSIDE MANUFACTURING INCORPORATED.

WHEREAS, The City of Ramsey and Riverside Manufacturing Incorporated entered into a Contract for Private Development on April 25, 2006 (the "Original Contract"); and,

WHEREAS, The Original Contract calls for a Certificate of Completion to be executed by the City of Ramsey upon the completion of all minimum site improvements as described in the Original Contract; and,

WHEREAS, Riverside Manufacturing has completed all required Minimum Improvements; and,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1. The City of Ramsey authorizes the Mayor and City Administrator execute the Certificate of Completion, Exhibit H, of the Contract for Private Development between the City of Ramsey and Riverside Manufacturing (document number 488446.003).

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember XXXXXXX and upon vote being taken thereon, the following voted in favor thereof:

XXXXXXX

and the following voted against the same:

XXXXXXX

and the following abstained:

XXXXXXX

and the following were absent:

XXXXXXX

Councilmember XXXXX introduced the following resolution and moved for its adoption:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 22th day of September, 2015.

_____
Sarah Strommen, Mayor

ATTEST:

_____
Jo Ann M. Thieling, City Clerk

FORM OF CERTIFICATE OF COMPLETION

The undersigned hereby certifies that RIVERSIDE MANUFACTURING, INC., a Minnesota Corporation, has fully and completely complied with its obligations under Article III of that document entitled "Contract for Private Development", dated April 25, 2006 between the City of Ramsey, Minnesota and RIVERSIDE MANUFACTURING, INC., a Minnesota Corporation, recorded in the office of the Anoka County Recorder as Document Number **488446.003**, with respect to construction of the Minimum Improvements on the real estate which is legally described as follows:

The East 500 feet of the South 200 feet (as measured along the East and South lines respectively) of the Northeast Quarter of the Southeast Quart (NE1/4 of SE 1/4) of Section numbered Twenty-seven (27), Township Thirty-two (32) North of Range Twenty-five (25) West. Subject to an easement for road purposes over the North 33 feet thereof and over the East 93 feet thereof.

RESERVING FOR THE BENEFIT OF THE GRANTOR, ITS HEIRS AND ASSIGNS THE FOLLOWING INGRESS/EGRESS AND DRAINAGE AND UTILITY EASEMENTS

A permanent easement for drainage and utility purposes over, under and across the East 500 feet of the South 200 feet (as measured along the East and South lines respectively) of the Northeast Quarter of the Southeast Quarter (NE ¼ of SE ¼) of Section numbered Twenty-seven, Township Thirty-two North of Range Twenty-five West described as follows:

> Commencing at the Southwest Comer of said East 500 feet of the South 200 feet; thence on an assumed bearing of North 00 degrees 25 minutes 08 seconds East, along the West line of said East 500 feet of the South 200 feet a distance of 27.50 feet to the point of beginning; thence South 89 degrees 34 minutes 52 seconds East a distance of 56.00 feet; thence North 00 degrees 25 minute 08 seconds East a distance of 53.00 feet: thence North 47 degrees 31 minutes 00 seconds West a distance of 28.00 feet; thence North 14 degrees 24 minutes 00 seconds West a distance of 24.00 feet; thence North 06 degrees 00 minutes 00 seconds East a distance of 78.20 feet to the North line of said East 500 feet of the South 200 feet; thence South 89 degrees 58 minutes 77 seconds West, along said North line, a distance of 36.68 feet to the Northwest Corner of said East 500 feet of the South 200 feet; thence South 00 degrees 25 minutes 08 seconds West, along said West line, a distance of 172.50 feet to the point of beginning.

AND

A 20 foot wide permanent easement for drainage and utility purposes over, under and across said East 500 feet of the South 200 feet (as measured along the East and South lines respectively) of the Northeast Quarter of the Southeast Quarter of Section numbered Twenty-seven, Township Thirty-two North of Range Twenty-five West. The centerline of said easement is described as follows:

Commencing at the Southwest Corner of said East 500 feet of the South 200 feet; thence on an assumed bearing of North 00 degrees 25 minutes 08 seconds East, along the West line of said East 500 feet of the South 200 feet, a distance of 98.19 feet; thence North 33 degrees 01 minutes 23 seconds East a distance of 58.49 feet to the point of beginning of the centerline to be described; thence continue North 33 degrees 01 minutes 23 seconds East a distance of 60.85 feet; thence North 89 degrees 58 minutes 08 seconds East a distance of 159.77 feet; thence South 78 degrees 01 minutes 47 seconds East a distance of 176.04 feet to a point hereinafter referred to as "Point A"; thence South 12 degrees 11 minutes 51 seconds East a distance of 164.00 feet and said centerline there terminating.

TOGETHER WITH a 20 foot wide permanent easement for drainage and utility purposes over, under and across said East 500 feet of the South 200 feet (as measured along the East and South lines respectively) of the Northeast Quarter of the Southeast Quarter of Section numbered Twenty-seven, Township Thirty-two North of Range Twenty-five West. The centerline of said easement is described as follows:

Beginning at the aforedescribed "Point A"; thence North 87 degrees 23 minutes 53 seconds East a distance of 55.00 feet and said described centerline there terminating.

AND

A permanent 24 foot wide easement for ingress and egress purposes over, under and across the East 500 feet of the South 200 feet (as measured along the East and South lines respectively) of the Northeast Quarter of the Southeast Quarter of Section numbered Twenty-seven, Township Thirty-two North of Range Twenty-five West. The centerline·of said easement is described as follows:

Commencing at the Northeast Corner of said East 500 feet of the South 200 feet; thence on an assumed bearing of South 00 degrees 25 minutes 08 seconds West, along the East line of said East 500 feet of the South 200 feet, a distance of 35.00 feet to the point of beginning of the centerline to be described; thence South 89 degrees 58 minutes 11 seconds West a distance of 163.27 feet; thence North 45 degrees 47 minutes 57 seconds West a distance of 32.97 feet; thence South 89 degrees 58 minutes 11 seconds West a distance of 277.42 feet and said centerline there terminating.

(the "Development Property") in accordance with the Construction Plans, and is released and forever discharged from its obligations under the above referenced Article III.

In addition, that a Lien Agreement between RIVERSIDE MANUFACTURING, INC., a Minnesota Corporation and the City of Ramsey dated **June 14, 2006** and recorded in the office of the Anoka County Recorder as Document Number **488466.003** is hereby terminated and the lien against the Property created thereby released and discharged.

CITY OF RAMSEY

Dated:_____ By: _____
Its Mayor, Sarah Strommen

By: _____
Its City Administrator, Kurt Ulrich

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this _____day of _____, _____; before me, a Notary Public, personally appeared _____ and _____ to me personally known, who, being each by me duly sworn did say that they are respectively the Mayor and City Administrator of the City of Ramey, the Municipal Corporation named in the foregoing instrument, and the seal affixed to say instrument is the corporate seal of said Municipal Corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council and said Thomas G. Gamec and James E. Norman acknowledge said instrument to be the free act and deed of said Municipal Corporation.

_____
Signature of Notary Public

Record ID 1711422

488446.003

(1)

CONTRACT FOR PRIVATE DEVELOPMENT

BETWEEN

THE CITY OF RAMSEY, MINNESOTA

AND

RIVERSIDE MANUFACTURING, INC.

Dated: April 25, 2006

This Instrument Drafted by:

City of Ramsey
15153 Nowthen Boulevard Northwest
Ramsey, MN 55303

REGISTERED ABSTRACTERS, INC.
2115 3rd AVENUE NORTH
ANOKA, MN 55303
T06-06001

Reviewed by:

Randall, Goodrich & Fitzpatrick
2140 4th Avenue North
Anoka, MN 55303

THIS AGREEMENT, made and entered as of this 25th day of April, 2006, by and between the **City of Ramsey**, a Minnesota municipal corporation, having its principal office at 15153 Nowthen Boulevard Northwest, Ramsey, Minnesota (the "City"), and **RIVERSIDE MANUFACTURING, INC., a Minnesota Corporation**, having its principal office at 9944 Hwy 10 NW, Elk River, MN 55330 (the "Developer").

WITNESSETH:

WHEREAS, the City has created and established Development District No. 1 ("District") and Tax Increment Financing District No. 10 ("TIF District") pursuant to the authority granted in Minnesota Statutes, Sections 469.124 through 469.134 and Sections 469.174 through 469.179; (collectively, "the Acts"); and

WHEREAS, pursuant to the Acts, the City has adopted a Development District Program ("Program") and a Tax Increment Financing Plan ("TIF Plan") to finance all or a portion of the public development costs of the District; and

WHEREAS, in order to achieve the objectives of the Program and TIF Plan as hereinafter defined and particularly to make land in the District available for development by private enterprise for and in accordance with the Program, the City has determined to provide substantial aid and assistance through the sale of bonds and other obligations to finance public development costs in the District; and

WHEREAS, the Developer has proposed a development as hereinafter defined within the District which the City has determined will promote and carry out the objectives for which development in the District has been undertaken, will assist in carrying out the obligations of the Program and TIF Plan, will be in the vital best interests of the City, and the health, safety, morals and welfare of its residents, and is in accord with the public purposes and provisions of the applicable state and local laws and requirements under which development in the District has been undertaken and is being assisted; and

WHEREAS, the City intends to construct certain improvements listed in its capital improvement program including, but not limited to, additional wells and water towers, using the increments generated by the projects constructed in the Tax Increment Financing Districts; and

WHEREAS, the City intends to provide an inducement to Developer to acquire title to the Development Property and to cause the initiation of construction of a combined office/manufacturing/warehouse facility; and

WHEREAS, the requirements of the Business Subsidy Act, Minnesota Statutes, Section 116J.993 through 116J.995, apply to this Agreement (the "Business Subsidy Act"); and

WHEREAS, the City has adopted criteria for awarding business subsidies that comply with the Business Subsidy Act, after a public hearing for which notice was published; and

WHEREAS, the Council has approved this Agreement as a subsidy agreement under the Business Subsidy Act.

NOW, THEREFORE, in consideration of the mutual covenants and obligations of the City and the Developer, each party does hereby represent, covenant and agree with the other as follows:

ARTICLE I

DEFINITIONS, EXHIBITS, RULES OF INTERPRETATION

Section 1.1. Definitions. In this Agreement, the following terms have the following respective meanings unless the context hereof clearly requires otherwise:

(a) Benefit Date. The date of the building permit issued by the city for the redevelopment of the property.

(b) Certificate of Completion. A certificate in the form of **Exhibit E** to this agreement to be issued by the City to the Developer upon substantial completion of the Minimum Improvements.

(c) City. The City of Ramsey, Anoka County, Minnesota.

(d) Closing Date. June 30, 2006 or such earlier date on which the parties may agree.

(e) Construction Plans. Collectively, the plans, drawings, and related documents described in **Exhibit B** to this agreement.

(f) Council. The City Council of the City of Ramsey.

(g) Developer. **RIVERSIDE MANUFACTURING, INC., a Minnesota Corporation.**

(h) Development Property. The property legally described in **Exhibit A** hereto.

(i) Development District ("District"). Development District No. 1, created by the City pursuant to M.S. § 469.124 through § 469.134 and described in the Program adopted therefore.

(j) Development District Program ("Program"). The plan for development of the District adopted by the City pursuant to M.S. §469.124 through §469.134.

(k) Holder. The owner of a Mortgage.

(l) Market Value. The market value of the Development Property and the Minimum Improvements as determined by the County Assessor in accordance with M.S. §273.11 (or as finally adjusted by an assessor, board of equalization, commissioner of revenue, or any court).

(m) Maturity Date. The earlier of (i) December 31, 2011 and (ii) the date all financial assistance provided by the City described in Section 2.2(i) has been recovered from Tax Increments generated by the Development Property.

(n) Minimum Improvements. The manufacturing, warehousing, storage and distribution facility to be constructed by Developer in accordance with the Construction Plans.

(o) Minimum Market Value. The Minimum Market Value for the Development Property as set forth in Section 6.1 hereof.

(p) Mortgage. The mortgage references in Article VII of this Agreement and any other instrument creating an encumbrance or lien upon the Development Property or any part thereof, as security for a loan.

(q) Net Tax Increment. The remaining increment after the subtraction of County and reasonable City Administrative Charges, Fiscal Disparities Contributions, State General Tax, Original Tax Capacity and all other charges required by the Acts.

(r) Project. The initial construction of the Minimum Improvements having a Minimum Market Value of One Million Five Hundred Thousand Dollars ($1,500,000).

(s) Public Improvements. Collectively, the public improvements to be constructed by the City and descibed in Article IV.

(t) Site Improvement Plans. Collectively, the plans, drawings and related documents described in **Exhibit C** of this agreement.

(u) Tax Increment. The tax increments derived from the Development Property which have been received by the City in accordance with the provisions of Minnesota Statutes, Section 469.177.

(v) Tax Increment Bonds ("TIF Bonds"). The general obligation tax increment bonds issued by the City to finance the Public Improvements on the Development Property and related costs: The term also includes any bonds or obligations issued to refund any TIF Bonds.

(w) Tax Increment Financing District ("TIF District"). TIF District No. 10 created by the City pursuant to M.S. § 469.174 through § 469.179 and described in the TIF Plan adopted therefore.

(x) Tax Increment Financing Plan ("Plan"). The plan for development of the TIF District adopted by the City pursuant to M.S. §469.174 through §469.179.

(y) Unavoidable Delays. Delays beyond the reasonable control of the party seeking to be excused as a result thereof, which are the direct result of strikes, other labor troubles, civil disorder, failure or interruption of power, condemnation, riots,

insurrections, war, fuel shortages, acts of God, fire or other casualty to the Minimum Improvements, litigation commenced by third parties which, by injunction or other similar judicial action, directly results in delays, or acts of any federal, state or local governmental unit (other than the City in exercising its rights under this Agreement) which directly result in delays.

(z) Other Terms. Terms defined in other sections of this agreement have the meanings given them.

Section 1.2. Exhibits. The following Exhibits are attached to and, by reference, made a part of this Agreement:

A. Legal Description of Development Property
B. Construction Plans
C. Development Permit
D. Assessment Agreement and Certification of County Assessor
E. Form of Certificate of Completion
F. Lien Agreement
G. Agreement to Pay Deficiencies

Section 1.3. Rules of Interpretation.

(a) This Agreement shall be interpreted in accordance with and governed by the laws of the State of Minnesota.

(b) The words "herein" and "hereof" and words of similar import, without reference to any particular section or subdivision, refer to this Agreement as a whole rather than any particular section or subdivision hereof.

(c) References herein to any particular section or subdivision hereof are to the section or subdivision of this Agreement as originally executed.

(d) Any titles of the several parts, articles, and sections of this Agreement are inserted for convenience and reference only and shall be disregarded in construing or interpreting any of its provisions.

ARTICLE II

REPRESENTATION AND UNDERTAKINGS

Section 2.1. By the Developer. The Developer makes the following representations and undertakings:

(a) The Developer has the legal authority and power to enter into this Agreement and is duly organized and existing Minnesota Corporation under the laws of the State of Minnesota.

(b) The Developer will construct the Minimum Improvements in accordance with the terms of this Agreement, the Program, the TIF Plan, and all local, state and federal laws and regulations.

(c) Upon completion of the Minimum Improvements, the Developer shall operate and maintain, or cause to be operated and maintained, the Minimum Improvements until the Maturity Date.

(d) That Minimum Improvements will be permitted uses under City Code, and will be constructed in conformity with the Program and TIF Plan, and will be constructed by the Developer together with land at a Minimum Market Value of at least One Million Five Hundred Thousand Dollars and 00/100's ($1,500,000).

(e) The Developer has received no notice or communication from any local, state or federal official that the activities of the Developer or the City in the Development District may be, or will be, in violation of any environmental law or regulation (other than those notices or communications of which the City is aware). The Developer is aware of no facts, the existence of, which would cause it to be in violation of or give any person a valid claim under any local, state or federal environmental law, regulation or review procedure.

(f) Subject to Unavoidable Delays, the Developer will obtain, in a timely manner, all required permits, licenses and approvals, and will meet, in a timely manner, all requirements of all applicable local, state and federal laws and regulations which must be obtained or met before the Minimum Improvements may be lawfully constructed.

(g) Neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of, or compliance with, the terms and conditions of this Agreement, is prevented, limited by, or conflicts with, or results in a breach of the terms, conditions, or provisions of any partnership restriction or any evidences of indebtedness, agreement or instrument of whatever nature to which the Developer is now a party or by which the Developer is bound, or constitutes a default under any of the foregoing.

(h) The Developer will cooperate with the City with respect to any litigation, other than litigation in which the City and the Developer are adverse parties, commenced with respect to the TIF Plan, the Program, or Minimum Improvements.

(i) Business Subsidies Act.

(i) In order to satisfy the provisions of Minnesota Statutes, Sections 116J.993 to 116J.995 (the Business Subsidies Act), the Developer acknowledges and agrees that the amount of the Business Subsidy granted by the City to the Developer under this Agreement is One Hundred Fifty Thousand and 00/100 Dollars ($150,000.00) which is an amount equal to the Financial Assistance provided by the City that includes the Development Property, and public improvements. The Developer further acknowledges that the Business Subsidy is needed because the Project is not sufficiently feasible for the Developer to undertake without the Business Subsidy. The Tax Increment District is an economic development district and the public purpose of the Business Subsidy is to encourage the redevelopment of the Development Property in the City. The Developer agrees that it will meet the following goals (the "Goals"): It will create at least six (6) full time jobs in connection with the operation and maintenance of the Minimum Improvements at an hourly wage of at least $15.00 per hour within two years from the Benefit Date, which is the date of the building permit issued by the city for the construction of the Minimum Improvements.

(ii) If the Goals are not met, the Developer agrees to repay all or a part of the Business Subsidy to the City, plus interest ("Interest") set at the implicit price deflator defined in Minnesota Statutes, Section 275.70, Subdivision 2, accruing from and after the Benefit Date, compounded semiannually. If the Goals are met in part, the Developer will repay a portion of the Business Subsidy (plus Interest) determined by multiplying the Business Subsidy by a fraction, the numerator of which is the number of jobs in the Goals which were not created at the wage level set forth above and the denominator of which is six (6) (i.e. number of jobs set forth in the Goals). The Developer agrees to continue its operations consisting of the Minimum Improvements on the Development Property for at least five years after the Benefit Date.

(iii) The Developer agrees to (i) report its progress on achieving the Goals to the City until the Goals are met, or the Business Subsidy is repaid, whichever occurs earlier, (ii) include in the report the information required in Subdivision 7 of the Business Subsidy Act on forms developed by the Minnesota Department of Employment and Economic Development, and (iii) send completed reports to the to the City. The Developer agrees to file these reports no later than January 1 of each year commencing January 1, 2007, and within 30 days after the deadline for meeting the Goals. The City agrees that if it does not receive the reports, it will mail the Developer a warning within one week of the required filing date. If within 14 days of

the post marked date of the warning the reports are not made, the Developer agrees to pay to the City a penalty of $100 for each subsequent day until the report is filed up to a maximum of $1,000.

(iv) The Developer agrees to continue operations consisting of the Minimum Improvements on the Development Property for at least five (5) years after the Benefit Date. With the exception of financing provided by SBA or the Department of Employment and Economic Development (DEED), there are no other state or local government agencies providing financial assistance for the Project other than the City.

(v) There is no parent corporation or other entity of the Developer.

(j) The Developer shall pay to the City all of its legal and administrative expenses that are incurred by the City in association with the project within 15 days of a written notice by the City indicating the legal and administrative expenses that are currently due and owing in an amount not to exceed $5,000.00.

(k) Until the Maturity Date the Developer shall operate the Minimum Improvements as a manufacturing or warehousing, storage and distribution facility.

Section 2.2. By the City. The City makes the following representations as the basis for the undertaking on its part herein contained:

(a) The City is authorized by law to enter into this Agreement and to carry out its obligations hereunder.

(b) The City has found that the TIF District is an "economic development tax increment financing district," pursuant to M.S. § 469.174.

(c) The City will, in a timely manner, subject to all notification requirements, review and act upon all submittals and applications of the Developer, and will cooperate with the efforts of the Developer to secure the granting of any permit, license, or other approval required, to allow the construction of the Minimum Improvements; provided, however, that nothing contained in this subparagraph shall be construed to limit in any way the reasonable and legitimate exercise of the City's discretion in considering any submittal or application.

(d) The activities of the City are undertaken for the purpose of fostering the redevelopment of certain real property which, for a variety of reasons, is presently unutilized and underutilized and for the purpose of promoting economic development and the creation of employment opportunities.

(e) The City will cooperate with the Developer with respect to any litigation, other than litigation in which the City and the Developer are adverse parties, commenced with respect to the TIF Plan, Program, or Minimum Improvements.

(f) The Development Property is properly zoned for the developer's intended use and the Minimum Improvements contemplated by the Construction Plans are in conformity with the Program and TIF Plan.

(g) The City has received no notice or communication from any local, state or federal official that the activities of the Developer or the City in the Development District may be, or will be, in violation of any environmental law or regulation (other than those notices or communications of which the Developer is aware). The City is aware of no facts, the existence of, which would cause it to be in violation of, or give any person a valid claim, under any local, state or federal environmental law, regulation or review procedure.

(h) The City will provide $150,000.00 of Financial Assistance to the Developer determined as follows:

Value of the Development Property and and the Public Improvements	$200,000
Business Subsidy (the "Financial Assistance")	($150,000)
Total Cash Due from Developer at Closing	$50,000

On the Closing Date, Developer agrees to pay to the City the difference between the value of the Development Property plus the Public Improvements less the Financial Assistance.

Section 2.3. Title. City, at its expense, shall promptly obtain and deliver to Developer a Commitment for an owner's title insurance policy (ALTA Owner's Form Policy 1992) naming Developer as the proposed owner/insured of the Development Property (the "Title Commitment"). The Title Commitment shall commit to insure fee title in Developer, free and clear of all mechanic's lien claims, unrecorded interests, rights of parties in possession, or other exceptions and subject to: (a) Covenants, conditions, easements and restrictions of record, particularly, as created by the Landfill Cleanup Agreement between Waste Management of Minnesota, Inc., and The Commissioner of the Minnesota Pollution Control Agency pursuant to Minn. Stat. 115B.39-115B.46; and (b) Declaration of Restrictions and Covenants made Ocober 15, 1997 by Waste Management of Minnesota, Inc. and recorded in Abstract March 11, 1998 as Document No. 1326784 and as registered in Torrens as Document 308555, which Declaration provides in pertinent part that the Minnesota Pollution Control Agency shall have access to the Property, the Developer shall cooperate with clean-up efforts, and that no new or additional drinking water wells shall be installed in or on the Property without the written approval of the Commissioner and the Minnesota Department of Health.

Developer will be allowed ten (10) business days after receipt of the Title Commitment for examination thereof, and for making any objections to the marketability of the title to the Development Property, said objections to be made by written notice or to be deemed waived. Developer need not object to mortgages or other monetary liens. If any objections are so made to the marketability of the title to the Development Property, City shall immediately commence and diligently endeavor to complete all actions necessary to cure the objections, and shall be allowed until the Closing Date to cure such objections and make the title to the Development

Property good and marketable of record in City and to obtain and deliver to Developer appropriate endorsements to the Title Commitment. If not sooner satisfied, City shall satisfy any mortgages or other monetary liens against the Development Property at the closing. If the title to the Development Property, as evidenced by the Title Commitment together with any updating of the Title Commitment, is not made good and marketable of record in City on the Closing Date, Developer, at its option, may terminate this Agreement by giving written notice to City in which event this Agreement shall become null and void, and neither party shall have any further rights, obligations, or liability hereunder.

Section 2.4. Inspection. Developer, its agents and designees, are hereby granted the right, at all reasonable times, to enter upon and inspect, analyze, and test the Development Property and its various components for all reasonable purposes, including, but not limited to, investigations for the presence of asbestos, PCBs and other hazardous substances, hazardous wastes, pollutants, or contaminants on the Development Property. Developer shall pay for the cost of all investigations of the Development Property which are ordered by Developer. Developer hereby agrees to indemnify and hold City harmless from any claims, damage, costs, and liability including, without limitation, reasonable attorney's fees, resulting from the entering upon the Development Property or the performing of any of the analyses, tests, or inspections referred to in this Paragraph; however, nothing contained herein shall be deemed to require Developer to indemnify or hold City harmless from any liability for any environmental remediation which based upon Developer's tests or inspections, may be determined to be necessary, pursuant to applicable law or regulation. The provisions of this Paragraph shall survive the closing or termination of this Agreement.

Section 2.5. Environmental Audit. The Developer may, at its sole expense, obtain a currently dated phase one environmental audit ("Environmental Audit") or other additional environmental audits as may be reasonable or necessary for the Development Property.

Section 2.6. Obligations on Closing Date. At the closing, City shall execute, where appropriate, and deliver to Developer:

(a) A warranty deed ("Deed"), properly executed on behalf of City in recordable form, conveying the Development Property to Developer. The Deed shall contain the following statement: "The City certifies that the City does not know of any wells on the described Development Property" unless City delivers a well certificate described in Subparagraph (e) hereof.

(b) All certificates, instruments, and other documents necessary to permit the recording of the Deed.

(c) A policy of title insurance issued pursuant to the Title Commitment, subject to no exceptions other than those accepted by Developer pursuant to Section 2.3. hereof together with those abstracts of title to any portion of the Development Property which are in the City's possession and the owners' duplicate certificate of title to any portion of the Development Property which is registered property; provided, however, Developer shall pay the premium for the policy of title insurance.

(d) A standard Seller's Affidavit with respect to judgments, bankruptcies, tax liens, mechanics liens', parties in possession, unrecorded interests, encroachment or boundary line questions, and related matters, properly executed on behalf of City.

(e) Any well certificate required by M.S. § 1011.235.

(f) The Assessment Agreement.

(g) The Lien Agreement.

(h) The Agreement to Pay Deficiencies.

(i) If requested, a subordination agreement, subordinating the Lien Agreement to a First Mortgage granted against the Development Property by Developer. The terms of any subordination agreement shall be acceptable to the City.

At the closing, Developer shall execute, where appropriate, and/or deliver to the City:

(j) The Development Permit.

(k) The Assessment Agreement.

(l) The Lien Agreement.

(m) The Agreement to Pay Deficiencies.

(n) Cashiers Check in the amount of $50,000.00, payable to the City, in order to compensate the City for the difference between the value of the Development Property plus the Public Improvements less the Financial Assistance provided by the City.

Section 2.7. Real Estate Taxes, Special Assessments, Utility Bills and Deed Stamps. Real estate taxes due and payable in all years prior to that in which closing occurs, including any amounts otherwise payable in such years which may have been deferred pursuant to the Minnesota Statutes or other applicable law, shall be paid by City. Real estate taxes due and payable in the year in which closing occurs, including any amount otherwise payable in such year which may have been deferred pursuant to the Minnesota Statutes or other applicable law, shall be prorated as of the Closing Date based upon the parties' respective periods of ownership of the Development Property in the calendar year of closing.

On or prior to the Closing Date, City shall pay all special assessments, including, but not limited to roadway or other like improvements to the Development Property, whether or not then due, then levied against the Development Property or pending for improvements with respect to which, as of the date of this Agreement, the letting of contracts has been duly authorized by appropriate governmental action. The City shall not make any special assessments in the future for the initial construction of the Public Improvements

The Developer shall be responsible to pay the deed stamps necessary to be affixed to the warranty deed described in section 2.6.(a) above.

Section 2.8. Possession. City shall deliver possession of the Development Property to Developer on the Closing Date.

Section 2.9. Developer's Contingencies. Developer's obligation to close under this Agreement is expressly conditioned upon each of the following contingencies being satisfied or waived on or before the closing date:

(a) The Environmental Audit and Developer's inspections and investigations of the Development Property shall have disclosed no unsatisfactory conditions or defects, including no unsatisfactory environmental conditions that cannot be remedied by the City.

(b) Developer having determined that the Development Property is physically suitable (including but not limited to, the elevation and soil conditions), for the construction thereon of the Minimum Improvements.

(c) Developer having determined that it will be able to obtain and the City having approved financing which, together with Developer's equity, is sufficient for the Construction of the Minimum Improvements.

All of the foregoing contingencies in this Section 2.9. are for Developer's sole benefit. Whether or not the said contingencies have been satisfied shall be determined by Developer in the exercise of its sole and absolute discretion. In the event that any of the foregoing contingencies are not satisfied, or satisfaction thereof is not waived by Developer giving written notice to City of said waiver on or before 30 days prior to the Closing Date, ("the Contingency Expiration Date"), Developer may, at its option, terminate this Agreement by giving written notice to City on or before the Contingency Expiration Date. If Developer so terminates this Agreement, neither party shall have any further rights, obligations or liability under this Agreement.

ARTICLE III

CONSTRUCTION OF MINIMUM IMPROVEMENTS

Section 3.1. Construction of Minimum Improvements.

(a) The Developer agrees that it will construct the Minimum Improvements on the Development Property in accordance with the Construction Plans and the terms of this Agreement and, at all times prior to the Maturity Date, will cause the Minimum Improvements to be maintained in good repair and condition.

(b) Site Plan. City and Developer acknowledge and agree that the Site Plan for the Development Property referenced in the attached Exhibit C will be subject to modification and revision, and that modifications and revisions to the Site Plan are permitted, provided that the modifications and revisions do not substantially alter the nature of the Minimum Improvements and provided further that the modifications and revisions comply with the applicable City ordinances

Section 3.2. Building Plans. No building permits shall be issued unless the plans are in conformity with the Construction Plans, the Program, the TIF Plan, this Agreement, and all local, state and federal regulations. The City shall, within ten (10) business days of receipt of building plans for the Minimum Improvements, review such plans to determine whether the requirements have been met. If the City determines such plans to be deficient, it shall notify the Developer, in writing, stating the deficiencies and the steps necessary for correction. Issuance of a building permit for the Minimum Improvements by the City shall be a conclusive determination that the building plans for the respective Minimum Improvements have been approved and shall satisfy these provisions.

Section 3.3. Commencement and Completion of Construction.

(a) Subject to Unavoidable Delays, the Developer shall commence construction of the Minimum Improvements by June 30, 2006, and shall substantially complete such construction by December 31, 2006.

(b) The Developer agrees for itself, its successors and assigns, that it shall promptly begin, and diligently prosecute to completion, the construction of the Minimum Improvements, and that such construction shall in any event be commenced and completed within the period specified in this Section 3.3. of this Agreement. Periodically during construction, but at intervals of not less than monthly, the Developer must make reports in such detail as may reasonably be requested by the City about the actual progress of construction.

Section 3.4. Certificate of Completion.

(a) Promptly after substantial completion of the Minimum Improvements, in accordance with those provisions of this Agreement, the City will furnish the Developer with a Certificate of Completion as described in **Exhibit E** hereto. Issuance of the Certificate of Completion by the City shall be a conclusive

determination of satisfaction and termination of the agreements and covenants in this Agreement with respect to the obligations of the Developer, and its successors and assigns, to construct the Minimum Improvements, and the dates for the beginning and completion thereof. Issuance of the Certificate of Completion and such determination shall not constitute evidence of compliance with, or satisfaction of, any obligation of the Developer to any Holder of a Mortgage, or any insurer of a Mortgage, securing money loaned to finance the Minimum Improvements, or any part thereof.

(b) The Certificate of Completion shall be in such form as will enable it to be recorded in the Anoka County Recorder's Office. If the City refuses or fails to provide any Certificate of Completion in accordance with the provisions of this Section, the City shall, within fifteen (15) days after written request by Developer, provide the Developer with a written statement, indicating, in adequate detail, in what respects the City believes that the Developer has failed to complete the Minimum Improvements in accordance with the provisions of this Agreement, or is otherwise in default, and what measures or acts will be necessary, for the Developer to take or perform in order to obtain a Certificate of Completion.

(c) The construction of the Minimum Improvements shall be deemed to be substantially completed when the Developer has received a Certificate of Occupancy from the City.

ARTICLE IV

CONSTRUCTION OF PUBLIC IMPROVEMENTS

Section 4.1. Construction of Public Improvements. The City has constructed the following public improvements in accordance with the plans and specification prepared by the City Engineer

(a) Sunfish Lake Boulevard to serve the Development Property

(b) Extension of City utility services to the Development Property in accordance with plans and specifications prepared by the City Engineer.

(the "Public Improvements")

The City shall retain a lien pursuant to a Lien Agreement on the Development Property in the amount of One Hundred Fifty Thousand and 00/100 Dollars ($150,000) until completion of the Minimum Improvements by the Developer, which amount represents the Financial Assistance. The Lien Agreement shall be substantially in the form attached as **Exhibit F**. The City's lien shall at all times be subordinate to any first and second mortgage granted by the Developer to finance the construction of the Minimum Improvements. The City will execute any agreements reasonably requested by the Developer and/or Holders of any first or second mortgage to evidence such subordination, except that the City is not obligated to subordinate the Assessment Agreement to any Mortgage encumbering the Development Property.

ARTICLE V

INSURANCE AND CONDEMNATION

Section 5.1. Insurance During Construction.

(a) The Developer will provide and maintain, at its expense, at all times during the process of construction of the Minimum Improvements, an All Risk Broad Form Basis Insurance Policy and, from time to time during that period, at the request of the City, furnish the City with proof of payment of premiums on policies covering the following:

(i) Builder's risk insurance, written on the so-called "Builder's Risk -- Completed Value Basis," in an amount equal to one hundred percent (100%) of the insurable value of the Minimum Improvements at the date of completion, and with coverage available in non-reporting form on the so-called "all risk" form of policy. The interest of the City shall be protected in accordance with a clause in form and content satisfactory to the City.

(ii) Comprehensive general liability insurance (including operations, contingent liability, operations of subcontractors, completed operations and contractual liability insurance) together with an Owner's/Contractor's Policy with limits against bodily injury and property damage of not less than $1,000,000 for each occurrence. (To accomplish the above-required limits, an umbrella excess liability policy may be used).

(iii) Workers' compensation insurance, with statutory coverage.

Section 5.2. Insurance After Completion.

(a) Upon completion of the construction of the Minimum Improvements and prior to the Maturity Date, the Developer shall maintain, or cause to be maintained, at its cost and expense, and from time to time, at the request of the City, shall furnish proof of the payment of premiums on insurance as follows:

(i) Insurance against loss and/or damage to the Minimum Improvements under a policy or policies covering fire and such other risks as are ordinarily insured against by similar businesses under policies of casualty insurance.

(ii) Comprehensive general public liability insurance, including personal injury liability (with employee exclusion deleted), against liability for injuries to persons, property, or both, in, on or about the Development Property in the minimum amount for each occurrence and for each year, of $ 1,000,000, and shall be endorsed to show the City as additional insured.

(iii) Such other insurance, including workers' compensation insurance representing all employees of the Developer, in such amount as is customarily carried by like organizations engaged in like activities of comparable size and liability exposure, provided that the Developers may be self-insured with respect to all or any part of its liability for workers' compensation.

(b) All insurance required in Article V of this Agreement shall be taken out and maintained in responsible insurance companies, selected by the Developer, which are authorized under the laws of the State to assume the risks covered thereby. Upon request, the Developer will deposit annually, with the City, policies evidencing all such insurance, or a certificate or certificates, or binders of the respective insurers, stating that such insurance is in force and effect. Unless otherwise provided in Article V of this Agreement, each policy shall contain a provision that the insurer shall not cancel, nor modify, it in such a way as to reduce the coverage provided below the amounts required herein without giving written notice to the Developer and the City at least thirty (30) days before the cancellation or modification becomes effective. In lieu of separate policies, the Developer may maintain a single policy, blanket or umbrella policy, or a combination thereof, having the coverage required herein, in which event the Developer shall deposit with the City a certificate or certificates of the respective insurers as to the amount of coverage in force upon the Minimum Improvements.

(c) The Developer agrees to notify the City immediately in the case of damage exceeding $100,000 in amount to, or destruction of, the Minimum Improvements or any portion thereof resulting from fire or other casualty occurring prior to the Maturity Date. In such event, the Developer either will forthwith repair, reconstruct and restore the Minimum Improvements to substantially the same or an improved condition or value as it existed prior to the event causing such damage and, to the extent necessary to accomplish such repair, reconstruction and restoration, the Developer will apply the net proceeds of any insurance relating to such damage received by the Developer to the payment or reimbursement of the costs thereof, or pay the City the unpaid balance of the financial assistance as set forth in Section 2.2 not received from Tax Increment.

The Developer shall complete the repair, reconstruction and restoration of the Minimum Improvements, whether or not the net proceeds of insurance received by the Developer for such purposes are sufficient to pay for the same. Any net proceeds remaining after completion of such repairs, construction and restoration shall be the property of the Developer.

(d) The Developer and the City agree that all of the insurance provisions set forth in this Article V shall terminate upon the Maturity Date.

ARTICLE VI

TAX INCREMENT

Section 6.1. Assessment Agreement. The City and the Developer shall execute the Assessment Agreement and Certification of County Assessor contained in **Exhibit D** of this Agreement. The City shall then present the Assessment Agreement to the county assessor for certification. The county assessor shall assign a market value to the Development Property that shall not be less than One Million Five Hundred Thousand Dollars ($1,500,000) (the "Minimum Market Value"). The Minimum Market Value so established may, in the discretion of the assessor, exceed the Minimum Market Value.

Section 6.2. Review of Taxes. Except as otherwise provided in this Agreement, the Developer shall pay all real property taxes and special assessments assessed against the Development Property. The Developer agrees that prior to the Maturity Date:

(a) It will not seek administrative review or judicial review of the applicability of any property tax statute determined by any tax official to be applicable to the Development Property or the Developer, or raise the applicability of any such tax statute as a defense in any proceedings including delinquent tax proceedings.

(b) It will not seek administrative review or judicial review of the constitutionality of any such tax statute determined by any tax official to be applicable to the Development Property or to the Developer, or raise the unconstitutionality of such tax statute as a defense in any proceedings, including delinquent proceedings.

(c) It will not request the assessor to reduce the assessed market value or tax capacity of all or any portion of the Development Property.

(d) It will not petition the board of equalization of the City or the board of equalization of the county to reduce the assessed market value or tax capacity of all or any portion of the Development Property.

(e) It will not petition the board of equalization or commissioner of revenue of Minnesota to reduce the assessed market value or tax capacity of all or any portion of the Development Property.

(f) It will not commence an action in a district court or the tax court of the state pursuant to Minnesota Statutes, Chapter 278, seeking a reduction in the assessed market value or tax capacity of the Development Property.

(g) It will not make an application to the Minnesota commissioner of revenue requesting an abatement of real property taxes pursuant to Minnesota Statutes, Chapter 270.

(h) It will not commence any other proceedings, whether administrative, legal or equitable, with any administrative body within the City, county, or the state, or with any court of the state or the federal government with regard to the Minimum Market Value contained in the Assessment Agreement. The Developer shall not, prior to the Maturity Date, apply for a deferral of property tax on the Development Property.

Nothing contained herein shall be deemed to limit the right or opportunity of the Developer to challenge through any of the means set forth above, or otherwise, that part of any valuation or the market value which is in excess of the stipulated value contained in the Assessment Agreement; provided, however, that prior to the Maturity Date the Developer may not institute or prosecute any challenge to the excess which, if successful, would also result in a reduction of the assessment below the stipulated value. Further, nothing contained herein shall be deemed to limit the right or opportunity of the Developer to challenge through any of the means set forth above, or otherwise, the tax capacity of the Development Property; provided, however, that Developer may not institute or prosecute any such challenge for any year to the extent that, if successful, such challenge would cause the Net Tax Increment generated by the Development Property for such year to be less than is Fifteen Thousand Dollars and 00/100's Dollars ($15,000).

Section 6.3. Agreement to Pay Deficiencies. The Developer and the City shall execute the Agreement to Pay Deficiencies contained in this Agreement as **Exhibit G**.

Section 6.4. Right to Collect Delinquent Taxes. The Developer acknowledges that the City is providing substantial aid and assistance in furtherance of the Project through tax increment financing. The Developer understands that the increment will be used to reimburse the City for the Financial Assistance and, therefore, the real estate taxes must be promptly and timely paid. To that end, the Developer agrees for itself, its successors and assigns, in addition to the obligation pursuant to statute to pay real estate taxes, that it is also obligated by reason of this Agreement to pay before delinquency all real estate taxes due and payable with respect to the Development Property prior to the Maturity Date based upon the Minimum Market Value as stipulated in the Assessment Agreement. The Developer acknowledges that this obligation creates a contractual right on behalf of the City to sue the Developer or its successors and assigns to collect such delinquent real estate taxes and any penalty or interest thereon and to pay over the same as a tax payment to the county auditor.

ARTICLE VII

MORTGAGE FINANCING

Section 7.1. Financing.

(a) On or before the Closing Date, the Developer shall submit, to the City, evidence of one or more commitments for financing which, together with committed equity for such construction, is sufficient for the construction of the Minimum Improvements. If the Developer in its discretion is not satisfied with the terms of the commitments for financing, or has not negotiated commitments acceptable to the Developer, then the Developer shall have the right to extend the Closing Date up to sixty (60) days, in which event the date of completion under Section 3.3 shall be extended by an equal amount of time. Such commitments may be submitted as short term financing, long term mortgage financing, a bridge loan with a long term take-out financing commitment, or any combination of the foregoing. Such commitment or commitments for short term or long term financing shall be subject only to such conditions as are normal and customary in the banking industry.

(b) If the City finds that the financing is sufficiently committed and adequate in amount to provide for the construction of the Minimum Improvements, then the City shall notify the Developer, in writing, of its approval. Such approval shall not be unreasonably withheld and either approval or rejection shall be given within 10 days from the date when the City is provided the evidence of financing. A failure by the City to respond to such evidence of financing shall be deemed to constitute an approval hereunder. If the City rejects the evidence of financing as inadequate, it shall do so, in writing, specifying the basis for the rejection. In any event, the Developer shall submit adequate evidence of financing within 30 days after such rejection.

Section 7.2. City's Option to Cure Default on Mortgage. In the event that there occurs a default under any Mortgage authorized pursuant to this Article VII, the Developer shall cause the City to receive copies of any notice of default received by it from the holder of such Mortgage. Thereafter, the City shall have the right, but not the obligation, to cure any such default on behalf of the Developer within such cure periods as are available to the Developer under the Mortgage documents.

ARTICLE VIII

PROHIBITIONS AGAINST ASSIGNMENT AND TRANSFER

Section 8.1. Representation as to Development. The Developer represents and agrees that its undertakings, pursuant to this Agreement, are for the purpose of development of the Development Property and not for speculation in landholding. The Developer further recognizes that, in view of:

(a) The importance of the development of the Development Property to the general welfare of the City; and

(b) The substantial financing and other public assistance that have been made available by the City for the purpose of making the Minimum Improvements possible, the qualifications and identity of the Developer are of particular concern to the City.

The Developer further recognizes that it is because of such qualifications and identity that the City is entering into this Agreement, and, in so doing, is further willing to rely on the representations and undertakings of the Developer for the faithful performance of all undertakings and covenants agreed by Developer to be performed.

Section 8.2. Prohibition Against Transfer of Property and Assignment of Agreement. For the reasons set out in Section 8.1. of this Agreement, the Developer represents and agrees that, prior to the issuance of the Certificate of Completion:

(a) Except only by way of security for, and only for the purpose of obtaining financing necessary to enable the Developer or any successor in interest to the Development Property, or any part thereof, to perform its obligations under this Agreement, and any other purpose authorized by this Agreement, the Developer, except as so authorized, has not made or created, and will not make or create, or suffer to be made or created, any total or partial sale, assignment, conveyance, or any trust or power, or transfer in any other form of, or with respect to this Agreement, or the Development Property, or any part thereof, any interest therein, or any contract or agreement to do any of the same, without the prior written approval of the City; and

(b) The City shall be entitled to require, except as otherwise provided in this Agreement, conditions to any such approval under this Section 8.2. that:

(i) Any proposed transferee shall have the qualifications and financial responsibility, as determined by the City, necessary and adequate to fulfill the obligations undertaken in this Agreement by the Developer, or in the event the transfer is of, or relates to, the Development Property, such obligations to the extent that they relate to such part.

(ii) Any proposed transferee, by instrument in writing satisfactory to the City and in form recordable among the land records shall, for itself and its successors and assigns, and specifically for the benefit of the City, have expressly assumed all of the obligations of the Developer under this Agreement and agreed to be subject to such obligations, restrictions and conditions or, in the event the transfer is, of, or relates to, part of the Development Property, such obligations, conditions, and restrictions to the extent that they relate to such part; provided, that the fact that any transferee of, or any other successor in, interest whatsoever to, the Development Property or any part thereof, shall, for whatever reason, not have assumed such obligations or agreed to do so, shall not, unless and only to the extent otherwise specifically provided in the Agreement or agreed to in writing by the City, relieve or except such transferee or successor from such obligations, conditions, or restrictions, or deprive or limit the City of, or with respect to, any rights or remedies or controls with respect to the Development Property or the construction of the Minimum Improvements; it being the intent of this Section, together with other provisions of this Agreement, that to the fullest extent permitted by law and equity and excepting only in the manner and to the extent specifically provided otherwise in the Agreement, no transfer of, or change with respect to, ownership in the Development Property or any part thereof, or any interest therein, however, consummated or occurring, whether voluntary or involuntary, shall operate, legally or practically, to deprive or limit the City of any rights or remedies with respect to the Development Property and the construction of the Minimum Improvements that the City would have had, had there been no such transfer or change.

(iii) There shall be submitted to the City, for review, all instruments and other legal documents involved in effecting transfers described herein, and if approved by the City, its approval shall be indicated to the Developer in writing.

In the absence of specific written agreement by the City to the contrary, no such transfer or approval by the City thereof shall be deemed to relieve the Developer from any of its obligations with respect thereto.

(c) Notwithstanding the limitations set forth in this Article VIII the City approves and consents that Developer may lease the Development Property provided that the Developer retains all obligations of the Developer under this Agreement in the manner set forth in Section 8.2.(b)(ii) herein. Absent specific written agreement by the City to the contrary, such action shall not be deemed to relieve the Developer from any of its obligations under this Agreement.

(d) No provision of Section 8.2. shall be construed or interpreted to prohibit the Developer from transferring the Development Property and/or Developers rights under this agreement to a partnership or Minnesota Limited Liability Company in which the Developer is the owner of 51 % or more of the partnership or

membership interests unless the transfers are to family members or related parties for the purpose of estate planning.

Section 8.3. Approvals. Any approval required to be given by the City under Article VIII may be denied only in the event that the City reasonably determines that the ability of the Developer to their obligations under this Agreement will be materially impaired by the action for which approval is sought.

ARTICLE IX

INDEMNIFICATION

Section 9.1. Release and Indemnification Covenants. The Developer releases from and agrees that the City and governing body members, officers, agents, servants and employees thereof, shall not be liable for, and agrees to indemnify and hold harmless the City and the governing body members, officers, agents, servants and employees thereof against, any loss or damage to property or any injury to or death of any person occurring at, or about, or resulting from any defect in the Minimum Improvements except any loss, damage, injury or death arising from negligence or willful acts of the City, its officers, employees, agents or contractors.

(a) Except for any negligent or willful misrepresentation or any negligent, willful or wanton misconduct of the following named parties, the Developer agrees to protect and defend the City and the governing body members, officers, agents, servants and employees thereof, now or forever, and further agrees to hold the aforesaid harmless from any claim, demand, suit, action, or other proceeding whatsoever, by any person or entity whatsoever arising or purportedly arising from the acquisition, construction, installation, ownership, and operation of the Minimum Improvements by the Developer.

(b) The City and the governing body members, officers, agents, servants or employees shall not be liable for any damage or injury to the persons or property of the Developer, or its officers, agents, servants or employees, or any other person who may be about the Development Property or Minimum Improvements due to any act of negligence of any person except any loss, damage, injury or death arising from negligence or willful acts of the City, its officers, employees, agents or contractors.

(c) All covenants, stipulations, promises, agreements and obligations of the City contained herein, shall be deemed to be the covenants, stipulations, promises, agreements and obligations of the City and not of any governing body member, officer, agent, servant or employee of the City in the individual capacity thereof.

ARTICLE X

EVENTS OF DEFAULT

Section 10.1. Events of Default Defined. The following shall be deemed Events of Default under this Agreement and the term shall mean, whenever it is used in this Agreement, unless the context otherwise provides, any one or more of the following events:

(a) Failure by the Developer to pay, when due, the payments required to be paid or secured under any provision of this Agreement, including the Assessment Agreement, or the Agreement to Pay Deficiencies.

(b) Failure by the Developer to observe and substantially perform any material covenant, condition, obligation or agreement on its part to be observed or performed hereunder, after written notice to the Developer as provided in this Agreement.

(c) If the Developer shall admit, in writing, its inability to pay its debts, generally, as they become due, or shall file a petition in bankruptcy, or shall make an assignment for the benefit of its creditors, or shall consent to the appointment of a receiver of itself or of the whole or any substantial part of the Development Property.

(d) If the Developer shall file a petition under the federal bankruptcy laws.

(e) If the Developer, on a petition in bankruptcy filed against it, be adjudicated a bankrupt, or a court of competent jurisdiction, shall enter an order of decree appointing, without the consent of the Developer, a receiver of the Developer, or of the whole or substantially all of its property; or approve a petition filed against the Developer seeking reorganization or arrangement of the Developer under the federal bankruptcy laws, and such adjudication, order or decree shall not be vacated or set aside or stayed within 60 days from the date of entry thereof; or

(f) If the Developer is in default under any Mortgage and has not entered into a workout agreement with the Mortgagee.

Section 10.2. Remedies on Default. Whenever any Event of Default occurs, the City may, in addition to any other remedies or rights given the City under this Agreement, but only after the Developer's failure to cure within 30 days of written notice of default (33 days if the notice is delivered by mail), take one or more of the following actions:

(a) Suspend its performance under this Agreement until it receives assurances from the Developer, deemed reasonably adequate by the City, that the Developer will cure the default and continue its performance under this Agreement.

(b) Cancel and rescind or terminate this Agreement.

(c) Withhold the Certificate of Completion; or

(d) Take whatever action at law or in equity may appear necessary or desirable to the City to collect any payments due under this Agreement, or to enforce performance and observance of any obligation, agreement, or covenant of the Developer under this Agreement.

Section 10.3. No Remedy Exclusive. No remedy herein conferred upon or reserved to the City or Developer is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement, or now or hereafter, existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right, and power may be exercised from time to time and as often as may be deemed expedient.

In order to entitle the City or the Developer to exercise any remedy reserved to them, it shall not be necessary to give notice, other than such notice as may be required in this Article X.

Section 10.4. No Additional Waiver Implied by One Waiver. In the event any agreement contained in this Agreement should be breached by any party and thereafter 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 hereunder.

Section 10.5. Remedies on City Default. If the City fails to pay and/or observe and substantially perform any covenant, condition or obligation on its part to be paid, observed or performed hereunder, the Developer may, in addition to any other remedies or rights given the Developer under this Agreement, but only after the City's failure to cure within 30 days of written notice of default (33 days if the notice is delivered by mail), take whatever action at law or in equity may appear necessary or desirable to the Developer to collect any payments due under this Agreement, or to enforce performance and observance of any obligation, agreement, or covenant of the City under this Agreement.

ARTICLE XI

ADDITIONAL PROVISIONS

Section 11.1. Conflict of Interests. Representatives Not Individually Liable. No City officer who is authorized to take part in any manner in making this Agreement in his or her official capacity shall voluntarily have a personal financial interest in this Agreement or benefit financially therefrom. No member, official, or employee of the City shall be personally liable to Developer, or any successor in interest, in the event of any default or breach by the City or for any amount which may become due to the Developer or successor or on any obligations under the terms of this Agreement.

Section 11.2. Agreement Recorded. This Agreement shall run with the Development Property until the Maturity Date and shall be recorded by the City in the office of the Anoka County Recorder.

Section 11.3. Non-Discrimination. During the life of this contract, the provisions of M.S. § 181.59, which relate to civil rights and non-discrimination, and any affirmative action program of the City, shall be considered a part of this Agreement and binding on the Developer as though fully set forth herein.

Section 11.4. Amendment. This Agreement may be amended by the parties hereto only by written instrument executed in accordance with the same procedures and formality followed for the execution of this Agreement.

Section 11.5. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall constitute one and the same instrument.

Section 11.6. Notices and Demands. Except as otherwise expressly provided in this Agreement, a notice, demand, or other communication under this Agreement, by either party to the other shall be sufficiently given or delivered if it is sent by registered or certified mail, postage prepaid, return receipt requested or delivered personally:

(a) As to the City:

City of Ramsey
City Administrator
15153 Nowthen Boulevard Northwest
Ramsey, Minnesota 55303

(b) As to the Developer:

RIVERSIDE MANUFACTURING, INC.
9944 Hwy 10 NW
Elk River, MN 55330

Either party may, by giving 10 days notice to the other party as provided above, change the place to which notifications are to be sent.

Section 11.7 Waiver. Any party to this Agreement may elect to waive any remedy it may enjoy under this Agreement, provided that no waiver shall be deemed to exist unless the party waiving a right or remedy does so in writing. No waiver shall obligate to a party to waive

any other right or remedy under this Agreement, or shall be deemed to constitute a waiver of other rights and remedies provided the party pursuant to this agreement.

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

CITY OF RAMSEY, MINNESOTA

By: _____
Its: Mayor

By: _____
Its: City Administrator

RIVERSIDE MANUFACTURING, INC.

By: _____
Its: President

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this 14th day of June, 2006, before me, a Notary Public, personally appeared Thomas G. Gamec and James E. Norman to me personally known, who, being each by me duly sworn did say that they are respectively the Mayor and City Administrator of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and the seal affixed to said instrument is the corporate seal of said Municipal Corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council and said Thomas G. Gamec and James E. Norman acknowledge said instrument to be the free act and deed of said Municipal Corporation.

_____
Signature of Notary Public

SEAN M. SULLIVAN
Notary Public
Minnesota
My Commission Expires January 31, 2010

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this 14th day of June, 2006, by Sheldon A. Mayer, President of RIVERSIDE MANUFACTURING, INC., a Corporation under the laws of Minnesota on behalf of the Minnesota Corporation.

SEAN M. SULLIVAN
Notary Public
Minnesota
My Commission Expires January 31, 2010

_____
Signature of Notary Public

EXHIBIT "A"

The East 500 feet of the South 200 feet (as measured along the East and South lines respectively) of the Northeast Quarter of the Southeast Quarter (NE 1/4 of SE ¼) of Section numbered Twenty-seven (27), Township Thirty-two (32) North of Range Twenty-five (25) West.

Subject to an easement for Road purposes over the North 33 feet thereof and over the East 92 feet thereof.

RESERVING FOR THE BENEFIT OF THE GRANTOR, ITS SUCCESSORS AND ASSIGNS THE FOLLOWING DRAINAGE AND UTILITY AND INGRESS/EGRESS EASEMENTS

A permanent easement for drainage and utility purposes over, under and across the East 500 feet of the South 200 feet (as measured along the East and South lines respectively) of the Northeast Quarter of the Southeast Quarter (NE1/4 of SE ¼) of Section numbered Twenty-seven, Township Thirty-two North of Range Twenty-five West described as follows:

> Commencing at the Southwest Corner of said East 500 feet of the South 200 feet; thence on an assumed bearing of North 00 degrees 25 minutes 08 seconds East, along the West line of said East 500 feet of the South 200 feet, a distance of 27.50 feet to the point of beginning; thence South 89 degrees 34 minutes 52 seconds East a distance of 56.00 feet; thence North 00 degrees 25 minutes 08 seconds East a distance of 53.00 feet; thence North 47 degrees 31 minutes 00 seconds West a distance of 28.00 feet; thence North 14 degrees 24 minutes 00 seconds West a distance of 24.00 feet; thence North 06 degrees 00 minutes 00 seconds East a distance of 78.20 feet to the North line of said East 500 feet of the South 200 feet; thence South 89 degrees 58 minutes 11 seconds West, along said North line, a distance of 36.68 feet to the Northwest Corner of said East 500 feet of the South 200 feet; thence South 00 degrees 25 minutes 08 seconds West, along said West line, a distance of 172.50 feet to the point of beginning.

AND

A 20 foot wide permanent easement for drainage and utility purposes over, under and across said East 500 feet of the South 200 feet (as measured along the East and South lines respectively) of the Northeast Quarter of the Southeast Quarter of Section numbered Twenty-seven, Township Thirty-two North of Range Twenty-five West. The centerline of said easement is described as follows:

> Commencing at the Southwest Corner of said East 500 feet of the South 200 feet; thence on an assumed bearing of North 00 degrees 25 minutes 08 seconds East, along the West line of said East 500 feet of the South 200 feet, a distance of 98.19 feet; thence North 33 degrees 01 minutes 23 seconds East a distance of 58.49 feet

to the point of beginning of the centerline to be described; thence continue North 33 degrees 01 minutes 23 seconds East a distance of 60.85 feet; thence North 89 degrees 58 minutes 08 seconds East a distance of 159.77 feet; thence South 78 degrees 01 minutes 47 seconds East a distance of 176.04 feet to a point hereinafter referred to as "Point A"; thence South 12 degrees 11 minutes 51 seconds East a distance of 164.00 feet and said centerline there terminating.

TOGETHER WITH a 20 foot wide permanent easement for drainage and utility purposes over, under and across said East 500 feet of the South 200 feet (as measured along the East and South lines respectively) of the Northeast Quarter of the Southeast Quarter of Section numbered Twenty-seven, Township Thirty-two North of Range Twenty-five West. The centerline of said easement is described as follows:

Beginning at the aforedescribed "Point A"; thence North 87 degrees 23 minutes 53 seconds East a distance of 55.00 feet and said described centerline there terminating.

AND

A permanent 24 foot wide easement for ingress and egress purposes over, under and across the East 500 feet of the South 200 feet (as measured along the East and South lines respectively) of the Northeast Quarter of the Southeast Quarter of Section numbered Twenty-seven, Township Thirty-two North of Range Twenty-five West. The centerline of said easement is described as follows:

Commencing at the Northeast Corner of said East 500 feet of the South 200 feet; thence on an assumed bearing of South 00 degrees 25 minutes 08 seconds West, along the East line of said East 500 feet of the South 200 feet, a distance of 35.00 feet to the point of beginning of the centerline to be described; thence South 89 degrees 58 minutes 11 seconds West a distance of 163.27 feet; thence North 45 degrees 47 minutes 57 seconds West a distance of 32.97 feet; thence South 89 degrees 58 minutes 11 seconds West a distance of 277.42 feet and said centerline there terminating.

Exhibit B

Construction Plans

Exhibit C

CITY OF RAMSEY
DEVELOPMENT PERMIT
RIVERSIDE MANUFACTURING, INC.

On April 25, 2006, Site Plan approval was granted by the City of Ramsey ("City") to Riverside Manufacturing, Inc, a Corporation under the laws of Minnesota ("Permittee"), to construct a square foot office/warehouse facility ("Structure") on the property which is legally described as follows:

The East 500 feet of the South 200 feet (as measured along the East and South lines respectively) of the Northeast Quarter of the Southeast Quarter (NE1/4 of SE ¼) of Section numbered Twenty-seven (27), Township Thirty-two (32) North, of Range Twenty-five (25) West. Subject to an easement for road purposes over the North 33 feet thereof and over the East 93 feet thereof.

RESERVING FOR THE BENEFIT OF THE GRANTOR, ITS HEIRS AND ASSIGNS THE FOLLOWING INGRESS/EGRESS AND DRAINAGE AND UTILITY EASEMENTS

A permanent easement for drainage and utility purposes over, under and across the East 500 feet of the South 200 feet (as measured along the East and South lines respectively) of the Northeast Quarter of the Southeast Quarter (NE1/4 of SE ¼) of Section numbered Twenty-seven, Township Thirty-two North of Range Twenty-five West described as follows:

> Commencing at the Southwest Corner of said East 500 feet of the South 200 feet; thence on an assumed bearing of North 00 degrees 25 minutes 08 seconds East, along the West line of said East 500 feet of the South 200 feet, a distance of 27.50 feet to the point of beginning; thence South 89 degrees 34 minutes 52 seconds East a distance of 56.00 feet; thence North 00 degrees 25 minutes 08 seconds East a distance of 53.00 feet; thence North 47 degrees 31 minutes 00 seconds West a distance of 28.00 feet; thence North 14 degrees 24 minutes 00 seconds West a distance of 24.00 feet; thence North 06 degrees 00 minutes 00 seconds East a distance of 78.20 feet to the North line of said East 500 feet of the South 200 feet; thence South 89 degrees 58 minutes 11 seconds West, along said North line, a distance of 36.68 feet to the Northwest Corner of said East 500 feet of the South 200 feet; thence South 00 degrees 25 minutes 08 seconds West, along said West line, a distance of 172.50 feet to the point of beginning.

AND

A 20 foot wide permanent easement for drainage and utility purposes over, under and across said East 500 feet of the South 200 feet (as measured along the East and South lines respectively) of the Northeast Quarter of the Southeast Quarter of Section numbered Twenty-seven, Township Thirty-two North of Range Twenty-five West. The centerline of said easement is described as follows:

> Commencing at the Southwest Corner of said East 500 feet of the South 200 feet; thence on an assumed bearing of North 00 degrees 25 minutes 08 seconds East, along the West line of said East 500 feet of the South 200 feet, a distance of 98.19 feet; thence North 33 degrees 01 minutes 23 seconds East a distance of 58.49 feet to the point of beginning of the centerline to be described; thence continue North 33 degrees 01 minutes 23 seconds East a distance of 60.85 feet; thence North 89 degrees 58 minutes 08 seconds East a distance of 159.77 feet; thence South 78 degrees 01 minutes 47 seconds East a distance of 176.04 feet to a point hereinafter referred to as "Point A"; thence South 12 degrees 11 minutes 51 seconds East a distance of 164.00 feet and said centerline there terminating.

TOGETHER WITH a 20 foot wide permanent easement for drainage and utility purposes over, under and across said East 500 feet of the South 200 feet (as measured along the East and South lines respectively) of the Northeast

Quarter of the Southeast Quarter of Section numbered Twenty-seven, Township Thirty-two North of Range Twenty-five West. The centerline of said easement is described as follows:

Beginning at the aforedescribed "Point A"; thence North 87 degrees 23 minutes 53 seconds East a distance of 55.00 feet and said described centerline there terminating.

AND

A permanent 24 foot wide easement for ingress and egress purposes over, under and across the East 500 feet of the South 200 feet (as measured along the East and South lines respectively) of the Northeast Quarter of the Southeast Quarter of Section numbered Twenty-seven, Township Thirty-two North of Range Twenty-five West. The centerline of said easement is described as follows:

Commencing at the Northeast Corner of said East 500 feet of the South 200 feet; thence on an assumed bearing of South 00 degrees 25 minutes 08 seconds West, along the East line of said East 500 feet of the South 200 feet, a distance of 35.00 feet to the point of beginning of the centerline to be described; thence South 89 degrees 58 minutes 11 seconds West a distance of 163.27 feet; thence North 45 degrees 47 minutes 57 seconds West a distance of 32.97 feet; thence South 89 degrees 58 minutes 11 seconds West a distance of 277.42 feet and said centerline there terminating.

the ("Site").

This approval is issued pursuant to §9.03.06 of the City Code. The conditions of this approval are as follows:

1. **STRUCTURE.** All building plans must be prepared and certified by a registered engineer or architect.

2. **STATE BUILDING CODE COMPLIANCE.** The structure shall be constructed in accordance with the requirements of the State Building Code.

4. **SITE PLAN COMPLIANCE.** The structures shall be constructed on the Site as shown on the Site Plan submittal prepared by Lampert Architects dated March 8, 2006, *revised* May 17, 2006.

5. **REQUIRED IMPROVEMENTS.** The Permittee shall construct and install the following site improvements on the Site in accordance with the specifications and location as shown on the Site Plan. The Required Improvements are as follows:

   a. Site grading in accordance with the Grading Plan prepared by Hakanson Anderson dated March 24, 2006, revised May 17, 2006
   b. Installation of concrete and bituminous driveways and parking lot.
   c. Installation of B-6/12 continuous concrete curbing around the perimeter of all concrete and/or bituminous surfaces.
   d. Establishment of turf in areas disturbed during construction and in accordance with the Site Plan.
   e. Installation and removal of temporary erosion control measures.
   f. Installation of landscaping materials in accordance with the approved Landscape Plan prepared by Lampert Architects, dated March 8, 2006, revised May 17, 2006

g. Irrigation metering and backflow devices shall be approved as part of the utility plan, and installed accordingly.
h. Irrigation rain senors shall be installed and appropriately placed throughout the development.

("Required Improvements)".

5. **FIRE LANES**. Fire lanes shall be maintained on the Site. The exact location of the fire lanes on the Site shall be as directed by the City's Fire Chief.

6. **LIGHTING.** Lighting shall be installed on the site in accordance with the specifications and locations as shown on the Lighting Plan prepared by Lampert Architects dated March 8, 2006.

No Certificate of Occupancy for the structure will be issued until the Required Improvements, or a financial surety for same, are accepted by the City.

7. **BUILDING FACADE.** The Permittee agrees to construct all building faces of the same material and design as listed on the Building Elevations prepared by Lampert Architects, dated March 8, 2006, revised May 17, 2006.

8. **STORMWATER MANAGEMENT FEE.** The 2006 Stormwater Management Fee is $3,784 per industrial acre, and will be paid for through the Tax Increment Financing District established by the City of Ramsey. However, the applicant will be responsible for the stormwater utility charge, based on the determined Residential Equivalent Unit (REU) calculation.

9. **MUNICIPAL UTILITIES**. Sewer and water hookup charges and trunk fees will be financed through the Tax Increment Financing district established by the City of Ramsey.

10. **REQUIREMENTS FOR BUILDING PERMIT.** No building permit for the Site will be issued until the Permittees have: a) signed and returned the TIF Agreement and accompanying Development Permit; b) provided the City with a copy of the LRRWMO and MPCA permits, and c) payment of all fees required under this agreement. No Certificate of Occupancy for the structure will be issued until the Required Improvements, or a financial surety for same, are accepted by the City.

11. **IMPROVEMENT CONSTRUCTION SCHEDULE.** The Required Improvements shall be constructed and completed before May 1, 2007.

12. **CONSTRUCTION SITE MAINTENANCE.** The Permittees shall adhere to all City ordinances relating to, but not limited to, dumping of garbage, site development, construction debris, open burning, etc. Construction and Delivery Hours are restricted to 7:00 AM to 10:00 PM, Monday through Saturday. All stockpiles of building materials shall be kept 20 feet from the back of curb, or a slit fence around the materials must be installed. The Permittee shall post a sign stating such at all entrances to the Site, such sign may range from 20 to 30 square feet in size, and be securely anchored in place.

13. **INSPECTION FEES.** The Permittee shall be responsible for all inspection costs incurred by the City related to the installation of the Required Improvements. The Permittee shall make a cash deposit into the appropriate escrow account of the City and the City shall have the authority to draw upon these funds for the purpose of compensating for inspection services. The amount of the deposit shall be equal to five percent (5%) of the estimated cost of the Required Improvements, which equates to $2,500.00. This escrow amount shall provide surety for the cost of constructing storm sewer and parking lot improvements. Upon completion of the required Improvements to the satisfaction of the City, any surplus balance remaining in the City's escrow account shall be refunded to the Permittee.

14. **FINANCIAL ASSISTANCE.** The City shall be responsible to provide the financial assistance listed in Section 2.2 of the Development Agreement between the parties hereto dated April 25, 2006. The payment for the Site Improvements shall be made at the time a Certificate of Occupancy for the Development Property is issued. These payments will be made to Permittee only if all property taxes, City fees and charges on the property are current.

15. **RECOGNITION OF LOCATION.** The Permittee agrees to recognize the City of Ramsey as the City of location on all of its forms of advertising and business correspondence whenever reasonably prudent to do so.

16. **OUTSIDE REGULATORY AGENCIES.** The Permittee shall be responsible for obtaining all required permits or licenses from all regulatory agencies.

17. **AGREEMENT BINDING ON HEIRS, ETC.** The Permittees agree that this Development Permit shall be binding upon their successors and assigns. Breach of any of the terms of this Development Permit by the Permittees shall be grounds for denial of building permits.

Permittee hereby acknowledges receipt of this permit, and that it has reviewed the conditions of and agrees that it will comply with the terms of this permit.

Riverside Manufacturing, Inc.

By: _____
Its: President

STATE OF MINNESOTA)
) **ss.**
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this 14th day of June, 2006, by Sheldon A. Mayer, President of Riverside Manufacturing, Inc, a Corporation under the laws of Minnesota on behalf of the Minnesota Corporation.

Notary Public

SEAN M. SULLIVAN
Notary Public
Minnesota
My Commission Expires January 31, 2010

Exhibit D

ASSESSMENT AGREEMENT AND CERTIFICATION OF COUNTY ASSESSOR

THIS AGREEMENT, made and entered into this 25th day of April, 2006, by and between the **City of Ramsey**, a Minnesota municipal corporation, having its principal office at 15153 Nowthen Boulevard Northwest, Ramsey, Minnesota 55303 (the "City"), and **RIVERSIDE MANUFACTURING, INC., a Minnesota Corporation**, having its principal office at 9944 Hwy 10 NW, Elk River, MN 55330 (the "Developer").

WITNESSETH:

WHEREAS, the City is administering City Development District No. 1 created pursuant to M.S. § 469.124 through § 469.134; and

WHEREAS, the City is administering Tax Increment Financing District No. 10 created pursuant to M.S. § 469.174 through § 469.179; and

WHEREAS, the parties have entered into a Contract for Private Development (the "Agreement"), dated April 25th, 2006, regarding the development of certain real property located in Development District No. 1 and Tax Increment Financing District No. 10 within the City and legally described as:

The East 500 feet of the South 200 feet (as measured along the East and South lines respectively) of the Northeast Quarter of the Southeast Quarter (NE1/4 of SE ¼) of Section numbered Twenty-seven (27), Township Thirty-two (32) North, of Range Twenty-five (25) West. Subject to an easement for road purposes over the North 33 feet thereof and over the East 93 feet thereof.

RESERVING FOR THE BENEFIT OF THE GRANTOR, ITS HEIRS AND ASSIGNS THE FOLLOWING INGRESS/EGRESS AND DRAINAGE AND UTILITY EASEMENTS

A permanent easement for drainage and utility purposes over, under and across the East 500 feet of the South 200 feet (as measured along the East and South lines respectively) of the Northeast Quarter of the Southeast Quarter (NE1/4 of SE ¼) of Section numbered Twenty-seven, Township Thirty-two North of Range Twenty-five West described as follows:

> Commencing at the Southwest Corner of said East 500 feet of the South 200 feet; thence on an assumed bearing of North 00 degrees 25 minutes 08 seconds East, along the West line of said East 500 feet of the South 200 feet, a distance of 27.50 feet to the point of beginning; thence South 89 degrees 34 minutes 52 seconds East a distance of 56.00 feet; thence North 00 degrees 25 minutes 08 seconds East a distance of 53.00 feet; thence North 47 degrees 31 minutes 00 seconds West a distance of 28.00 feet; thence North 14 degrees 24 minutes 00 seconds West a distance of 24.00 feet; thence North 06 degrees 00 minutes 00 seconds East a distance of 78.20 feet to the North line of said East 500 feet of the South 200 feet; thence South 89 degrees 58 minutes 11 seconds West, along said North line, a distance of 36.68 feet to the Northwest Corner of said East 500 feet of the South 200 feet; thence South 00 degrees 25 minutes 08 seconds West, along said West line, a distance of 172.50 feet to the point of beginning.

AND

A 20 foot wide permanent easement for drainage and utility purposes over, under and across said East 500 feet of the South 200 feet (as measured along the East and South lines respectively) of the Northeast Quarter of the Southeast Quarter of Section numbered Twenty-seven, Township Thirty-two North of Range Twenty-five West. The centerline of said easement is described as follows:

> Commencing at the Southwest Corner of said East 500 feet of the South 200 feet; thence on an assumed bearing of North 00 degrees 25 minutes 08 seconds East, along the West line of said East 500 feet of the South 200 feet, a distance of 98.19 feet; thence North 33 degrees 01 minutes 23 seconds East a distance of 58.49 feet to the point of beginning of the centerline to be described; thence continue North 33 degrees 01 minutes 23 seconds East a distance of 60.85 feet; thence North 89 degrees 58 minutes 08 seconds East a distance of 159.77 feet; thence South 78 degrees 01 minutes 47 seconds East a distance of 176.04 feet to a point hereinafter referred to as "Point A"; thence South 12 degrees 11 minutes 51 seconds East a distance of 164.00 feet and said centerline there terminating.

TOGETHER WITH a 20 foot wide permanent easement for drainage and utility purposes over, under and across said East 500 feet of the South 200 feet (as measured along the East and South lines respectively) of the Northeast Quarter of the Southeast Quarter of Section numbered Twenty-seven, Township Thirty-two North of Range Twenty-five West. The centerline of said easement is described as follows:

> Beginning at the aforedescribed "Point A"; thence North 87 degrees 23 minutes 53 seconds East a distance of 55.00 feet and said described centerline there terminating.

AND

A permanent 24 foot wide easement for ingress and egress purposes over, under and across the East 500 feet of the South 200 feet (as measured along the East and South lines respectively) of the Northeast Quarter of the Southeast Quarter of Section numbered Twenty-seven, Township Thirty-two North of Range Twenty-five West. The centerline of said easement is described as follows:

> Commencing at the Northeast Corner of said East 500 feet of the South 200 feet; thence on an assumed bearing of South 00 degrees 25 minutes 08 seconds West, along the East line of said East 500 feet of the South 200 feet, a distance of 35.00 feet to the point of beginning of the centerline to be described; thence South 89 degrees 58 minutes 11 seconds West a distance of 163.27 feet; thence North 45 degrees 47 minutes 57 seconds West a distance of 32.97 feet; thence South 89 degrees 58 minutes 11 seconds West a distance of 277.42 feet and said centerline there terminating.

(the "Development Property"); and

WHEREAS, it is contemplated that pursuant to the Agreement, the Developer will construct the Minimum Improvements described in the Agreement and shall complete them prior to December 31, 2007; and

WHEREAS, the City and the Developer desire to establish minimum market values for the Development Property and the Minimum Improvements to be constructed thereon, pursuant to M.S. § 469.177, Subdivision 8; and

WHEREAS, the county assessor has reviewed the plans and specifications for the Minimum Improvements which will be constructed.

NOW THEREFORE, the parties do hereby agree as follows:

1. On January 2, 2007, the Minimum Market Value of the Minimum Improvements and the Development Property (the "Combined Property") shall be One Million Five Hundred Thousand Dollars ($1,500,000). The Minimum Market Value of the Combined Property will remain in effect for the term of this Agreement as described in paragraph 4 hereof.

2. Nothing in this Agreement shall limit the discretion of the county assessor or any other public official or body having the duty to determine the Market Value of the Combined Property for ad valorem tax purposes to assign to the Combined Property a Market Value in excess of the Minimum Market Value specified in this Agreement.

3. Neither the preambles nor the provisions of this agreement are intended to modify nor shall they be construed as modifying, the terms of the Agreement.

4. This agreement shall remain in effect and inure to the benefit and be binding upon the successors and assigns of the parties through the Maturity Date as described in the Agreement.

5. As provided in M.S. § 469.177, Subdivision 8, nothing contained herein shall be deemed to limit the right or opportunity of the Developer to challenge, through any legal means, that part of any valuation on the market value of the Combined Property, which is in excess of the stipulated Minimum Market Value contained in this agreement, provided, however, that the Developer will not institute or prosecute any challenge to the excess which, if successful, would also result in a reduction of the assessment below the Minimum Market Value.

6. Capitalized terms not otherwise defined herein have the meanings given them in the Agreement.

CITY OF RAMSEY, MINNESOTA

By: _____
Its: Mayor

By: _____
Its: City Administrator

RIVERSIDE MANUFACTURING, INC.

By: _____
Its: President

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this 14th day of June, 2006, before me, a Notary Public, personally appeared Thomas G. Gamec and James E. Norman to me personally known, who, being each by me duly sworn did say that they are respectively the Mayor and City Administrator of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and the seal affixed to said instrument is the corporate seal of said Municipal Corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council and said Thomas G. Gamec and James E. Norman acknowledge said instrument to be the free act and deed of said Municipal Corporation.

Signature of Notary Public

SEAN M. SULLIVAN
Notary Public
Minnesota
My Commission Expires January 31, 2010

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this 14th day of June, 2006, by Sheldon A. Mayer, President of RIVERSIDE MANUFACTURING, INC., a Corporation under the laws of Minnesota on behalf of the Minnesota Corporation.

Signature of Notary Public

SEAN M. SULLIVAN
Notary Public
Minnesota
My Commission Expires January 31, 2010

CERTIFICATION BY ASSESSOR

The undersigned duly appointed and qualified Assessor of Anoka County, Minnesota, certifies as follows:

(1) That I have reviewed the foregoing Assessment Agreement between the City of Ramsey and RIVERSIDE MANUFACTURING, INC., a Minnesota Corporation dated April 25, 2006, and that for purposes of this certification, capitalized terms not otherwise defined in this Certification have meanings given them in the Assessment Agreement.

(2) That I am legally responsible for assessment of the Development Property.

(3) That I have reviewed the plans and specifications for the Minimum Improvements to be constructed on the Development Property.

(4) That I find that the Minimum Market Value of One Million Five Hundred Thousand Dollars ($1,500,000). for the Minimum Improvements and the Development Property as stipulated in paragraph 1 of the foregoing Assessment Agreement is a reasonable value.

Anoka County Assessor
Anoka County, Minnesota

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this 31st day of May, 2006, by Michael R. Sutherland, the Assessor of the County of Anoka, Minnesota.

Signature of Notary Public

JODI M. DISCHINGER
Notary Public
Minnesota
My Commission Expires January 31, 2010

1/31/10

Exhibit E

FORM OF CERTIFICATE OF COMPLETION

The undersigned hereby certifies that RIVERSIDE MANUFACTURING, INC., a Minnesota Corporation, has fully and completely complied with its obligations under Article III of that document entitled "Contract for Private Development", dated April 25, 2006 between the City of Ramsey, Minnesota and RIVERSIDE MANUFACTURING, INC., a Minnesota Corporation, recorded in the office of the Anoka County Recorder as Document Number _____, with respect to construction of the Minimum Improvements on the real estate which is legally described as follows:

The East 500 feet of the South 200 feet (as measured along the East and South lines respectively) of the Northeast Quarter of the Southeast Quarter (NE1/4 of SE ¼) of Section numbered Twenty-seven (27), Township Thirty-two (32) North, of Range Twenty-five (25) West. Subject to an easement for road purposes over the North 33 feet thereof and over the East 93 feet thereof.

RESERVING FOR THE BENEFIT OF THE GRANTOR, ITS HEIRS AND ASSIGNS THE FOLLOWING INGRESS/EGRESS AND DRAINAGE AND UTILITY EASEMENTS

A permanent easement for drainage and utility purposes over, under and across the East 500 feet of the South 200 feet (as measured along the East and South lines respectively) of the Northeast Quarter of the Southeast Quarter (NE1/4 of SE ¼) of Section numbered Twenty-seven, Township Thirty-two North of Range Twenty-five West described as follows:

> Commencing at the Southwest Corner of said East 500 feet of the South 200 feet; thence on an assumed bearing of North 00 degrees 25 minutes 08 seconds East, along the West line of said East 500 feet of the South 200 feet, a distance of 27.50 feet to the point of beginning; thence South 89 degrees 34 minutes 52 seconds East a distance of 56.00 feet; thence North 00 degrees 25 minutes 08 seconds East a distance of 53.00 feet; thence North 47 degrees 31 minutes 00 seconds West a distance of 28.00 feet; thence North 14 degrees 24 minutes 00 seconds West a distance of 24.00 feet; thence North 06 degrees 00 minutes 00 seconds East a distance of 78.20 feet to the North line of said East 500 feet of the South 200 feet; thence South 89 degrees 58 minutes 11 seconds West, along said North line, a distance of 36.68 feet to the Northwest Corner of said East 500 feet of the South 200 feet; thence South 00 degrees 25 minutes 08 seconds West, along said West line, a distance of 172.50 feet to the point of beginning.

AND

A 20 foot wide permanent easement for drainage and utility purposes over, under and across said East 500 feet of the South 200 feet (as measured along the East and South lines respectively) of the Northeast Quarter of the Southeast Quarter of Section numbered Twenty-seven, Township Thirty-two North of Range Twenty-five West. The centerline of said easement is described as follows:

> Commencing at the Southwest Corner of said East 500 feet of the South 200 feet; thence on an assumed bearing of North 00 degrees 25 minutes 08 seconds East, along the West line of said East 500 feet of the South 200 feet, a distance of 98.19 feet; thence North 33 degrees 01 minutes 23 seconds East a distance of 58.49 feet to the point of beginning of the centerline to be described; thence continue North 33 degrees 01 minutes 23 seconds East a distance of 60.85 feet; thence North 89 degrees 58 minutes 08 seconds East a distance of 159.77 feet; thence South 78 degrees 01 minutes 47 seconds East a distance of 176.04 feet to a point hereinafter referred to as "Point A"; thence South 12 degrees 11 minutes 51 seconds East a distance of 164.00 feet and said centerline there terminating.

TOGETHER WITH a 20 foot wide permanent easement for drainage and utility purposes over, under and across said East 500 feet of the South 200 feet (as measured along the East and South lines respectively) of the Northeast Quarter of the Southeast Quarter of Section numbered Twenty-seven, Township Thirty-two North of Range Twenty-five West. The centerline of said easement is described as follows:

Beginning at the aforedescribed "Point A"; thence North 87 degrees 23 minutes 53 seconds East a distance of 55.00 feet and said described centerline there terminating.

AND

A permanent 24 foot wide easement for ingress and egress purposes over, under and across the East 500 feet of the South 200 feet (as measured along the East and South lines respectively) of the Northeast Quarter of the Southeast Quarter of Section numbered Twenty-seven, Township Thirty-two North of Range Twenty-five West. The centerline of said easement is described as follows:

Commencing at the Northeast Corner of said East 500 feet of the South 200 feet; thence on an assumed bearing of South 00 degrees 25 minutes 08 seconds West, along the East line of said East 500 feet of the South 200 feet, a distance of 35.00 feet to the point of beginning of the centerline to be described; thence South 89 degrees 58 minutes 11 seconds West a distance of 163.27 feet; thence North 45 degrees 47 minutes 57 seconds West a distance of 32.97 feet; thence South 89 degrees 58 minutes 11 seconds West a distance of 277.42 feet and said centerline there terminating.

(the "Development Property") in accordance with the Construction Plans, and is released and forever discharged from its obligations under the above referenced Article III.

In addition, that a Lien Agreement between RIVERSIDE MANUFACTURING, INC., a Minnesota Corporation and the City of Ramsey dated _____ and recorded in the office of the Anoka County Recorder as Document Number _____ is hereby terminated and the lien against the Property created thereby released and discharged.

CITY OF RAMSEY

Dated:_____

By:_____
Its Mayor

By:_____
Its City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this ____ day of _____, _____, before me, a Notary Public, personally appeared _____ and _____ to me personally known, who, being each by me duly sworn did say that they are respectively the Mayor and City Administrator of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and the seal affixed to said instrument is the corporate seal of said Municipal Corporation, and the said instrument was signed and sealed on behalf of said Municipal

Corporation by authority of its City Council and said Thomas G. Gamec and James E. Norman acknowledge said instrument to be the free act and deed of said Municipal Corporation.

_____

Signature of Notary Public

Exhibit F

LIEN AGREEMENT

This Agreement, made and entered into this 25th day of April, 2006, by and between the **City of Ramsey**, a Minnesota municipal corporation, having its principal office at 15153 Nowthen Boulevard Northwest, Ramsey, Minnesota 55303 (the "City") and **RIVERSIDE MANUFACTURING, INC., A MINNESOTA CORPORATION**, having its principal office at 9944 Hwy 10 NW, Elk River, MN 55330 (the "Developer");

WITNESSETH:

WHEREAS, pursuant to M.S. §469.124 through §46.9.134, the City has created City Development District No. 1 ("Development District") and, pursuant to M.S. §469.174 through §469.179, has established Tax Increment Financing District No. 10 ("TIF District"); and

WHEREAS, the City has adopted a development program ("Program") and tax increment financing plan ("TIF Plan") for the Development District and TIF District, which Program and TIF Plan call for the City to perform certain site improvements ("Site Improvements") and for the Developer to construct certain permanent improvements ("Minimum Improvements") on property located in the City and legally described as:

The East 500 feet of the South 200 feet (as measured along the East and South lines respectively) of the Northeast Quarter of the Southeast Quarter (NE1/4 of SE ¼) of Section numbered Twenty-seven (27), Township Thirty-two (32) North, of Range Twenty-five (25) West. Subject to an easement for road purposes over the North 33 feet thereof and over the East 93 feet thereof.

RESERVING FOR THE BENEFIT OF THE GRANTOR, ITS HEIRS AND ASSIGNS THE FOLLOWING INGRESS/EGRESS AND DRAINAGE AND UTILITY EASEMENTS

A permanent easement for drainage and utility purposes over, under and across the East 500 feet of the South 200 feet (as measured along the East and South lines respectively) of the Northeast Quarter of the Southeast Quarter (NE1/4 of SE ¼) of Section numbered Twenty-seven, Township Thirty-two North of Range Twenty-five West described as follows:

> Commencing at the Southwest Corner of said East 500 feet of the South 200 feet; thence on an assumed bearing of North 00 degrees 25 minutes 08 seconds East, along the West line of said East 500 feet of the South 200 feet, a distance of 27.50 feet to the point of beginning; thence South 89 degrees 34 minutes 52 seconds East a distance of 56.00 feet; thence North 00 degrees 25 minutes 08 seconds East a distance of 53.00 feet; thence North 47 degrees 31 minutes 00 seconds West a distance of 28.00 feet; thence North 14 degrees 24 minutes 00 seconds West a distance of 24.00 feet; thence North 06 degrees 00 minutes 00 seconds East a distance of 78.20 feet to the North line of said East 500 feet of the South 200 feet; thence South 89 degrees 58 minutes 11 seconds West, along said North line, a distance of 36.68 feet to the Northwest Corner of said East 500 feet of the South 200 feet; thence South 00 degrees 25 minutes 08 seconds West, along said West line, a distance of 172.50 feet to the point of beginning.

AND

A 20 foot wide permanent easement for drainage and utility purposes over, under and across said East 500 feet of the South 200 feet (as measured along the East and South lines respectively) of the Northeast Quarter of the Southeast Quarter of Section numbered Twenty-seven, Township Thirty-two North of Range Twenty-five West. The centerline of said easement is described as follows:

Commencing at the Southwest Corner of said East 500 feet of the South 200 feet; thence on an assumed bearing of North 00 degrees 25 minutes 08 seconds East, along the West line of said East 500 feet of the South 200 feet, a distance of 98.19 feet; thence North 33 degrees 01 minutes 23 seconds East a distance of 58.49 feet to the point of beginning of the centerline to be described; thence continue North 33 degrees 01 minutes 23 seconds East a distance of 60.85 feet; thence North 89 degrees 58 minutes 08 seconds East a distance of 159.77 feet; thence South 78 degrees 01 minutes 47 seconds East a distance of 176.04 feet to a point hereinafter referred to as "Point A"; thence South 12 degrees 11 minutes 51 seconds East a distance of 164.00 feet and said centerline there terminating.

TOGETHER WITH a 20 foot wide permanent easement for drainage and utility purposes over, under and across said East 500 feet of the South 200 feet (as measured along the East and South lines respectively) of the Northeast Quarter of the Southeast Quarter of Section numbered Twenty-seven, Township Thirty-two North of Range Twenty-five West. The centerline of said easement is described as follows:

Beginning at the aforedescribed "Point A"; thence North 87 degrees 23 minutes 53 seconds East a distance of 55.00 feet and said described centerline there terminating.

AND

A permanent 24 foot wide easement for ingress and egress purposes over, under and across the East 500 feet of the South 200 feet (as measured along the East and South lines respectively) of the Northeast Quarter of the Southeast Quarter of Section numbered Twenty-seven, Township Thirty-two North of Range Twenty-five West. The centerline of said easement is described as follows:

Commencing at the Northeast Corner of said East 500 feet of the South 200 feet; thence on an assumed bearing of South 00 degrees 25 minutes 08 seconds West, along the East line of said East 500 feet of the South 200 feet, a distance of 35.00 feet to the point of beginning of the centerline to be described; thence South 89 degrees 58 minutes 11 seconds West a distance of 163.27 feet; thence North 45 degrees 47 minutes 57 seconds West a distance of 32.97 feet; thence South 89 degrees 58 minutes 11 seconds West a distance of 277.42 feet and said centerline there terminating.

(the "Development Property"); and

WHEREAS, the nature of the Site Improvements to be performed by the City and of the Minimum Improvements to be constructed by the Developer on the Development Property are fully detailed in that certain Contract for Private Development dated April 25, 2006 between the City and the Developer (the "Agreement"); and

WHEREAS, the City desires to have assurance that the Developer will complete the Minimum Improvements following installation of the Site Improvements by the City.

NOW, THEREFORE, in consideration of the mutual covenants and obligations of the City and the Developer, the parties agree as follows:

1. As security for the Financial Assistance granted to the Developer including the Public Improvements installed on the Development Property and for the benefit of the Development Property by the City, the Developer grants and the City does have a lien on the Development Property.

2. The lien is in the amount of One Hundred Fifty Thousand and 00/100 Dollars ($150,000), which amount the parties agree represents the City's cost for providing the Financial Assistance.

3. The lien amount shall be repaid to the City by Developer within 90 days of completion date of the Public Improvements by the City unless, within such 90 days, the Developer completes construction of the Minimum Improvements. Payment of the lien amount shall be suspended during any time in which the Developer is making substantial progress on construction of the Minimum Improvements. If the Developer fails to make substantial progress on the Minimum Improvements for a 90-day period following initiation of work, the lien amount may become immediately due and payable in full. Notwithstanding any other provision herein to the contrary, the lien amount may, at the City's option become immediately due and payable in full if the Minimum Improvements are not completed by December 31, 2006, subject to Unavoidable Delays as defined in the Agreement.

4. The Lien shall automatically become null and void upon issuance by the City of a Certificate of Completion for the Minimum Improvements.

5. This agreement shall run with the Development Property and shall insure to the benefit of, and be binding upon, the parities hereto and their respective heirs, executors, representatives, successors and assigns.

6. In the event that the Developer or any of its successors or assigns fails or refuses to make the repayment required by this agreement, within the time established, the City may, with or without notice, foreclose said lien in the same manner as is provided by statute for action for the foreclosure of mortgages upon real property.

7. This agreement shall be subordinate to any first mortgage granted by the Developer to finance the construction of the Minimum Improvements. The City will execute any agreements reasonably requested by the Developer and/or Holders of any first mortgage to evidence such subordination.

8. Capitalized terms not otherwise defined herein have the meanings given them in the Agreement.

CITY OF RAMSEY, MINNESOTA

By: _____
Its: Mayor

By: _____
Its: City Administrator

RIVERSIDE MANUFACTURING, INC.

By: _____
Its: President

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this 14th day of June, 2006, before me, a Notary Public, personally appeared Thomas G. Gamec and James E. Norman to me personally known, who, being each by me duly sworn did say that they are respectively the Mayor and City Administrator of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and the seal affixed to said instrument is the corporate seal of said Municipal Corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council and said Thomas G. Gamec and James E. Norman acknowledge said instrument to be the free act and deed of said Municipal Corporation.

Signature of Notary Public

SEAN M. SULLIVAN
Notary Public
Minnesota
My Commission Expires January 31, 2010

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this 14th day of June, 2006, by Sheldon A. Mayer, President of RIVERSIDE MANUFACTURING, INC., a Corporation under the laws of Minnesota on behalf of the Minnesota Corporation.

Signature of Notary Public

SEAN M. SULLIVAN
Notary Public
Minnesota
My Commission Expires January 31, 2010

Exhibit G

AGREEMENT TO PAY DEFICIENCIES

THIS AGREEMENT, made and entered as of this 25th day of April, 2006, by and between the **City of Ramsey**, a Minnesota municipal corporation, having its principal office at 15153 Nowthen Boulevard Northwest, Ramsey, Minnesota 55303 (the "City") and **RIVERSIDE MANUFACTURING, INC., A MINNESOTA CORPORATION**, having its principal office at 9944 Hwy 10 NW, Elk River, MN 55330 (the "Developer");

WITNESSETH:

WHEREAS, the City and the Developer have entered into an agreement entitled Contract for Private Development dated April 25, 2006 (the "Agreement") regarding development of certain real property situated in the City of Ramsey, legally described as:

The East 500 feet of the South 200 feet (as measured along the East and South lines respectively) of the Northeast Quarter of the Southeast Quarter (NE1/4 of SE ¼) of Section numbered Twenty-seven (27), Township Thirty-two (32) North, of Range Twenty-five (25) West. Subject to an easement for road purposes over the North 33 feet thereof and over the East 93 feet thereof.

RESERVING FOR THE BENEFIT OF THE GRANTOR, ITS HEIRS AND ASSIGNS THE FOLLOWING INGRESS/EGRESS AND DRAINAGE AND UTILITY EASEMENTS

A permanent easement for drainage and utility purposes over, under and across the East 500 feet of the South 200 feet (as measured along the East and South lines respectively) of the Northeast Quarter of the Southeast Quarter (NE1/4 of SE ¼) of Section numbered Twenty-seven, Township Thirty-two North of Range Twenty-five West described as follows:

> Commencing at the Southwest Corner of said East 500 feet of the South 200 feet; thence on an assumed bearing of North 00 degrees 25 minutes 08 seconds East, along the West line of said East 500 feet of the South 200 feet, a distance of 27.50 feet to the point of beginning; thence South 89 degrees 34 minutes 52 seconds East a distance of 56.00 feet; thence North 00 degrees 25 minutes 08 seconds East a distance of 53.00 feet; thence North 47 degrees 31 minutes 00 seconds West a distance of 28.00 feet; thence North 14 degrees 24 minutes 00 seconds West a distance of 24.00 feet; thence North 06 degrees 00 minutes 00 seconds East a distance of 78.20 feet to the North line of said East 500 feet of the South 200 feet; thence South 89 degrees 58 minutes 11 seconds West, along said North line, a distance of 36.68 feet to the Northwest Corner of said East 500 feet of the South 200 feet; thence South 00 degrees 25 minutes 08 seconds West, along said West line, a distance of 172.50 feet to the point of beginning.

AND

A 20 foot wide permanent easement for drainage and utility purposes over, under and across said East 500 feet of the South 200 feet (as measured along the East and South lines respectively) of the Northeast Quarter of the Southeast Quarter of Section numbered Twenty-seven, Township Thirty-two North of Range Twenty-five West. The centerline of said easement is described as follows:

> Commencing at the Southwest Corner of said East 500 feet of the South 200 feet; thence on an assumed bearing of North 00 degrees 25 minutes 08 seconds East, along the West line of said East 500 feet of the South 200 feet, a distance of 98.19 feet; thence North 33 degrees 01 minutes 23 seconds East a distance of 58.49 feet to the point of beginning of the centerline to be described; thence continue North 33 degrees 01 minutes 23 seconds East a distance of 60.85 feet; thence North 89 degrees 58 minutes 08 seconds East a

distance of 159.77 feet; thence South 78 degrees 01 minutes 47 seconds East a distance of 176.04 feet to a point hereinafter referred to as "Point A"; thence South 12 degrees 11 minutes 51 seconds East a distance of 164.00 feet and said centerline there terminating.

TOGETHER WITH a 20 foot wide permanent easement for drainage and utility purposes over, under and across said East 500 feet of the South 200 feet (as measured along the East and South lines respectively) of the Northeast Quarter of the Southeast Quarter of Section numbered Twenty-seven, Township Thirty-two North of Range Twenty-five West. The centerline of said easement is described as follows:

Beginning at the aforedescribed "Point A"; thence North 87 degrees 23 minutes 53 seconds East a distance of 55.00 feet and said described centerline there terminating.

AND

A permanent 24 foot wide easement for ingress and egress purposes over, under and across the East 500 feet of the South 200 feet (as measured along the East and South lines respectively) of the Northeast Quarter of the Southeast Quarter of Section numbered Twenty-seven, Township Thirty-two North of Range Twenty-five West. The centerline of said easement is described as follows:

Commencing at the Northeast Corner of said East 500 feet of the South 200 feet; thence on an assumed bearing of South 00 degrees 25 minutes 08 seconds West, along the East line of said East 500 feet of the South 200 feet, a distance of 35.00 feet to the point of beginning of the centerline to be described; thence South 89 degrees 58 minutes 11 seconds West a distance of 163.27 feet; thence North 45 degrees 47 minutes 57 seconds West a distance of 32.97 feet; thence South 89 degrees 58 minutes 11 seconds West a distance of 277.42 feet and said centerline there terminating.

; (the "Development Property"); and

WHEREAS, the City has established Tax Increment Financing District No. 10 pursuant to M.S. § 469.174 through § 469.179, and has established Development District No. 1 pursuant to M.S. § 469.124 through § 469.134, which includes the Development Property; and

WHEREAS, the Agreement requires the City to construct certain public improvements and requires the Developer to construct certain improvements (the "Minimum Improvements") thereon, all as more fully described in the Agreement; and

WHEREAS, in order to finance the public costs related to construction of the Minimum Improvements on the Development Property, the City has agreed to use its tax increment financing funds or to otherwise fund such costs; and

WHEREAS, the Agreement requires the execution of this Agreement to Pay Deficiencies; and

NOW, THEREFORE, in consideration of the mutual covenants and obligations of the City and the Developer, the parties do hereby agree as follows:

1. Except as qualified by Section 3 herein, if for any reason, the Tax Increment generated from the Development Property payable with the real estate taxes due in any calendar year commencing in 2008 and ending in 2011, is less than the required tax increment (the "Required Increment") as defined in Section 2 herein, the City will notify the Developer of the difference (the "Deficiency"), and will make written demand of the Developer for

the payment thereof. The Developer or its successors and assigns, within 30 days after the City gives written notice, shall pay to the City the Deficiency. Payments will be based upon the normal real estate tax payment schedule of biannual payments.

2. The required Net Tax Increment to be generated from the Development Property is Fifteen Thousand Dollars and 00/100's ($15,000) per year. The tax increment is projected to start with the tax revenues received in 2007 and end in 2011.

3. This agreement remains an obligation of the Developer and its heirs, executors, representatives, successors and assigns until the Maturity Date as defined in the Agreement. This Agreement shall run with the Development Property.

4. Capitalized terms not otherwise defined herein have the meanings given them in the Agreement.

CITY OF RAMSEY, MINNESOTA

By: _____
Its: Mayor

By: _____
Its: City Administrator

RIVERSIDE MANUFACTURING, INC.

By: _____
Its: President

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this 14th day of June, 2006, before me, a Notary Public, personally appeared Thomas G. Gamec and James E. Norman to me personally known, who, being each by me duly sworn did say that they are respectively the Mayor and City Administrator of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and the seal affixed to said instrument is the corporate seal of said Municipal Corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council and said Thomas G. Gamec and James E. Norman acknowledge said instrument to be the free act and deed of said Municipal Corporation.

_____
Signature of Notary Public

SEAN M. SULLIVAN
Notary Public
Minnesota
My Commission Expires January 31, 2010

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this 14th day of June, 2006, by Sheldon A. Mayer, President of RIVERSIDE MANUFACTURING, INC., a Corporation under the laws of Minnesota on behalf of the Minnesota Corporation.

SEAN M. SULLIVAN
Notary Public
Minnesota
My Commission Expires January 31, 2010

_____
Signature of Notary Public

ANOKA COUNTY MINNESOTA

Document No.: 488446.003 TORRENS

I hereby certify that the within instrument was filed in this office for record on: 07/27/2006 1:44:00 PM

Fees/Taxes In the Amount of: $46.00

MAUREEN J. DEVINE

Anoka County Property Tax

Administrator/Recorder/Registrar of Titles

TAP, Deputy

Record ID: 1711422

CC Regular Session **4. 14.**

Meeting Date: 09/22/2015

By: Bruce Westby, Engineering/Public Works

Information

Title

Adopt Resolution #15-09-228 Ordering Preparation of Assessment Roll and Calling for Assessment Hearing for Garnet Street and 168th Avenue Reconstruction; Improvement Project 13-10

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #15-09-228 ordering the preparation of an assessment roll and calling for an Assessment Hearing for Garnet Street and 168th Avenue Reconstruction; Improvement Project 13-10.

Background:

City of Ramsey Improvement Project 13-10 involves reconstructing two paved street segments including Garnet Street between 167th Street and the north plat line of Now & Then Estates, and 168th Avenue between Garnet Street and the west plat line of Now & Then Estates. The segment of Garnet Street to be reconstructed measures approximately 1,350 feet in length, and the segment of 168th Avenue NW west of Garnet Street measures approximately 670 feet in length. The total length of these two street segments is approximately 2,020 linear feet, or 0.38 miles. A map showing the location and scope of both streets is attached as Figure 1.

Existing Conditions

Both streets were constructed in 1988 using bituminous pavement and curbing. The existing soils in this area are predominantly composed of a mixture of silty sands and clays which do not provide good structural support for pavements. No storm sewer or public utilities exist under the streets, with the exception of the north and south ends of Garnet Street where trunk water and sanitary sewer stubs exist, and a storm sewer culvert that exists under Garnet Street just north of 168th Avenue. Both streets have received one sealcoat application in 2006. Since both streets are relatively flat they were not able to efficiently shed stormwater runoff, resulting in stormwater runoff pooling on the pavement for extended periods of time which then strips oil from the pavement leading to accelerated degradation of the pavement.

Both streets have a Pavement and Surface Evaluation Rating (PASER) of 1 ranking them as two of the worst streets in the City in terms of pavement condition. In fact, several areas of Garnet Street no longer have bituminous pavement and are instead paved with class 5 aggregate to allow the streets to remain in passable condition. Then each spring when the ground thaws the streets becomes extremely difficult to navigate and maintain due primarily to the poor underlying soils which become unstable when saturated with groundwater.

Proposed Improvements

Subgrade corrections were completed along both street segments to provide a uniform, stable subgrade base to ensure the new pavement sections can achieve a 60-year design life with minimal maintenance. The subgrade corrections consisted of excavating 3-feet of unsuitable subgrade materials and backfilling the voids with clean imported select granular borrow. Per the adopted Special Assessments Policy, the cost to correct unsuitable subgrade soils is not an eligible special assessment cost so these costs will be paid with City funds.

Both streets were reconstructed to match the existing widths of 31-feet from back-of-curb to back-of-curb. Concrete curb and gutter and storm sewer was constructed along both streets to better facilitate drainage and to protect the edges of the new pavement. Six-foot wide concrete sidewalks were constructed within City right-of-ways along the east side of Garnet Street and the north side of 168th Avenue. The new sidewalk connects the existing 6-foot

concrete sidewalk east of Garnet Street between the dead-end sidewalk stub south of 169th Lane and the existing concrete sidewalk north of 167th Avenue. Since these sidewalks connect to the regional bituminous trail west of CSAH 5, adding the sidewalks closed a significant gap in the existing pedestrian facilities in this developing area. Lastly, public utilities were constructed with this project including 8-inch DIP watermain under both Garnet Street and 168th Avenue with 1" copper water service lines to serve each property in the future, and 8-inch PVC trunk gravity sanitary sewer with 4" PVC sewer service lines were also installed.

Construction is nearing completion and the project will be substantially complete by the time the Assessment Hearing is held.

Notification:

No notifications are required for this case. Upon approval of this case, City staff will publish one notice of the hearing in the City's official newspaper, the Anoka Union Herald, on Friday, September 25th. Individual notices of the hearing will also be mailed to each property owner proposed to be assessed for the improvements at least 2 weeks before the hearing.

Observations/Alternatives:

Observations:

Anoka County requires that assessments be certified to the County Auditor by the end of November for collection on next year's taxes. This deadline will be met by conducting the Assessment Hearing at the October 13th City Council meeting, which will also allow adequate time for the publication and mailing of notices as required per Minnesota State Statute Chapter 429.

Alternatives:

Alternative Action #1 – Motion to adopt Resolution #15-09-228 ordering the preparation of an assessment roll and calling for an Assessment Hearing for Garnet Street and 168th Avenue Reconstruction; Improvement Project 13-10.

Alternative Action #2 – Motion to deny adoption of Resolution #15-09-228 at this time.

Funding Source:

This improvement project is included in the City's 5-year Capital Improvement Plan for construction in 2015 and is proposed to be funded using a combination of street reconstruction and overlay bond funds, special assessments to benefiting properties, and sewer, water and stormwater utility funds.

Per the City's adopted Special Assessments Policy, special assessments amounting to 25% of applicable street reconstruction project costs are targeted for reconstruction projects. However, based on the existing large lot sizes (2+ acres) and property frontages (200+ linear feet) along these streets, the preliminary special assessments were set at $6,500 per lot which totals $78,000 for the 12 single-family residential properties with direct access onto the improved street segments. This amount was selected based on input received from a certified real estate appraiser. Since such time, the City Council approved the preparation of a special assessment benefit appraisal consultation for this project to verify that the special assessment would not exceed the benefit to affected properties. Based on the final special benefit consultation report, it is anticipated that properties benefiting from the improvements and proposed to be assessed will be enhanced in value by approximately $23,000 to $26,000 per property. Staff will address the large discrepancy between the preliminary special assessments amount and the anticipated property value enhancement identified in the special benefit consultation report during the Assessment Hearing on October 13th.

Recommendation:

Staff recommends Alternative Action #1.

Action:

Motion to adopt Resolution #15-09-228 ordering the preparation of an assessment roll and calling for an Assessment Hearing for Garnet Street and 168th Avenue Reconstruction; Improvement Project 13-10.

Attachments

Figure 1

Res 15-09-228

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	09/17/2015 02:38 PM
Joe Langel	Joe Langel	09/17/2015 03:53 PM
Kurt Ulrich	Jo Thieling	09/17/2015 03:55 PM
Patrick Brama	Patrick Brama	09/17/2015 04:08 PM
Form Started By: Bruce Westby		Started On: 09/10/2015 02:12 PM
Final Approval Date: 09/17/2015		

GARNET STREET - 168th AVE PROJECT SCOPE



0 100 200 400 600 800 Feet

Legend

- Pavement Reconstruction
- Benefitted Properties

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #15-09-228

RESOLUTION ORDERING PREPARATION OF ASSESSMENT ROLL AND CALLING FOR ASSESSMENT HEARING FOR GARNET STREET AND 168TH AVENUE RECONSTRUCTION; IMPROVEMENT PROJECT #13-10

WHEREAS, a contract has been let for the reconstruction of Garnet Street from 167th Avenue to the north plat line of Now and Then Estates, and 168th Avenue west of Garnet Street to the west plat line of Now and Then Estates; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1) The City Council hereby determines that a portion of the costs for said improvements shall be assessed against benefitted property owners based upon benefits received without regard to cash valuation.

2) The City Clerk shall forthwith calculate the proper amount to be specially assessed for said improvements against every assessable lot, piece or parcel or land without regard to cash valuation as provided by law, and the Clerk shall file a copy of said proposed assessments in their office for public inspection.

3) A hearing shall be held on the 13th day of October, 2015 at 7 p.m. at the Ramsey Municipal Center to pass upon such proposed assessments and at such time and place all persons owning property affected by said improvements will be given an opportunity to be heard with reference to such assessment.

4) The City Clerk is hereby directed to cause a notice of the hearing on the proposed assessment to be published once in the official newspaper at least two weeks prior to the hearing and shall state in the notice the hearing time, date, and place, overall project description, area to be assessed, total cost of the improvement, a description of a landowner's right to appeal the assessment, and available deferment options. The Clerk shall also cause mailed notice to be given to the owner of each parcel described in the assessment roll not less than two weeks prior to the hearing and shall state the amount of the special assessment against the individual parcels, a description of the property owner's right to appeal the assessment, prepayment provisions, and interest rate.

5) The owner of any property so assessed may, at any time prior to certification of the assessment to the County Auditor, pay the whole of the assessment on such property, with interest accrued to the date of payment to the City, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption of the assessment. Such payment must be made before November 14th or interest will be charged through December 31st of the succeeding year. In subsequent years, the property

owner may at any time thereafter, pay to the City the balance of the assessment remaining unpaid after the current year, provided such payment is made prior to November 15th.

6) The City Clerk shall forthwith transmit a certification of this assessment to the Anoka County Auditor's Office to be extended on the property tax lists of the County. Such assessments shall be collected and paid in the same manner as other municipal taxes.

The motion of the adoption of the foregoing resolution was duly seconded by Councilmember _____ and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 22nd day of September, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **4. 15.**

Meeting Date: 09/22/2015

By: Bruce Westby, Engineering/Public Works

Information

Title

Adopt Resolution #15-09-229 Ordering Preparation of Assessment Roll and Calling for Assessment Hearing for Jarvis Street Reconstruction & Railroad Crossing Quiet Zone Improvements; Improvement Project 15-20

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #15-09-229 ordering the preparation of an assessment roll and calling for an Assessment Hearing for the Jarvis Street Reconstruction and Railroad Crossing Quiet Zone Improvements, Improvement Project #15-20. A map showing the location and scope of the improvements is attached as Figure 1.

Background:

City of Ramsey Improvement Project #15-20 involves the reconstruction of Jarvis Street between Highway 10 and 165th Avenue, which is mutually owned and maintained by the cities of Elk River and Ramsey, and improvements to the Burlington Northern Santa Fe railroad crossing to allow future establishment of a quiet zone. The City of Elk River is the lead agency for this project as the improvements to Jarvis Street are being completed as part of their overall 2015 Street Improvement Project. A Joint Powers Agreement (JPA) was executed between the two cities to define the obligations of each in regards to constructing and funding the project.

Existing Conditions

The existing shared segment of Jarvis Street was a 22-foot wide rural bituminous pavement section with maximum 2-foot wide aggregate shoulders, shallow ditches, driveway culverts, and no public utilities (watermain or sanitary sewer). This segment of Jarvis Street had a Pavement and Surface Evaluation Rating (PASER) of 2 based on 2014 field ratings which warranted a total reconstruction.

Proposed Improvements

Jarvis Street is being reconstructed as a 36-foot wide urban section (two 12-foot through lanes and two 6-foot bike lanes) including concrete curb and gutter on both sides, storm sewer culverts under driveways as needed, and curb cuts with concrete flumes to direct stormwater runoff from the street into roadside ditches. No public utilities are proposed to be constructed since there are no plans to extend utilities to serve this area of the City in the foreseeable future.

Construction is nearing completion and the project will be substantially complete by the time the Assessment Hearing is held.

Notification:

No notifications are required for this case. Upon approval of this case, City staff will publish one notice of the hearing in the City's official newspaper, the Anoka Union Herald, on Friday, September 25th. Individual notices of the hearing will also be mailed to each property owner proposed to be assessed for the improvements at least 2 weeks before the hearing.

Observations/Alternatives:

Observations:
Anoka County requires that assessments be certified to the County Auditor by the end of November for collection on next year's taxes. This deadline will be met by conducting the Assessment Hearing at the October 13th City Council meeting, which will also allow adequate time for the publication and mailing of notices as required per Minnesota State Statute Chapter 429.

Alternatives:
Alternative Action #1 – Motion to adopt Resolution #15-09-229 ordering the preparation of an assessment roll and calling for an Assessment Hearing for Jarvis Street Reconstruction & Railroad Crossing Quiet Zone Improvements; Improvement Project 15-20.

Alternative Action #2 – Motion to deny adoption of Resolution #15-09-229 at this time.

Funding Source:
This improvement project is listed in the City's current 5-year Capital Improvement Plan and is proposed to be funded using a mix of Public Improvement Revolving (PIR) funds, special assessments, and stormwater utility funds.

The total estimated cost participation for the City of Ramsey for this project is $575,779.22 which accounts for 50% of the costs to reconstruct the shared segment of Jarvis Street, and 50% of the costs to complete required railroad crossing quiet zone improvements including moving the railroad crossing arms and extending the width of the crossing surface which must be completed by Burlington Northern Santa Fe (BNSF). It should be noted that the JPA does not identify specific costs, but rather obligates the City of Ramsey to funding 50% of the identified project improvements. However, the JPA also obligates the City of Elk River to paying the City of Ramsey's share of the project costs up-front with an interest-free payback period of 3-years for calendar years 2016, 2017, and 2018.

Per the City's adopted Special Assessments Policy, special assessments amounting to 25% of applicable street reconstruction project costs are targeted for reconstruction projects. However, based on the existing large lot sizes and property frontages, the preliminary special assessments were set at $4,500 per lot which totals $45,000 based on assessments being applied to all 10 single-family residential properties having direct access to the shared segment of Jarvis Street. This amount was selected based on input received from a certified real estate appraiser. Since such time, the City Council approved the preparation of a special assessment benefit appraisal consultation for this project to verify that the special assessment would not exceed the benefit to affected properties. Based on the final special benefit consultation report, it is anticipated that properties benefiting from the improvements and proposed to be assessed will be enhanced in value by approximately $7,500 to $8,000 per property. Staff will address the discrepancy between the preliminary special assessments amount and the anticipated property value enhancement identified in the special benefit consultation report during the Assessment Hearing on October 13th.

Recommendation:
Staff recommends Alternative Action #1.

Action:
Adopt Resolution #15-09-229 ordering the preparation of an assessment roll and calling for an Assessment Hearing for Jarvis Street Reconstruction & Railroad Crossing Quiet Zone Improvements; Improvement Project 15-20.

Attachments

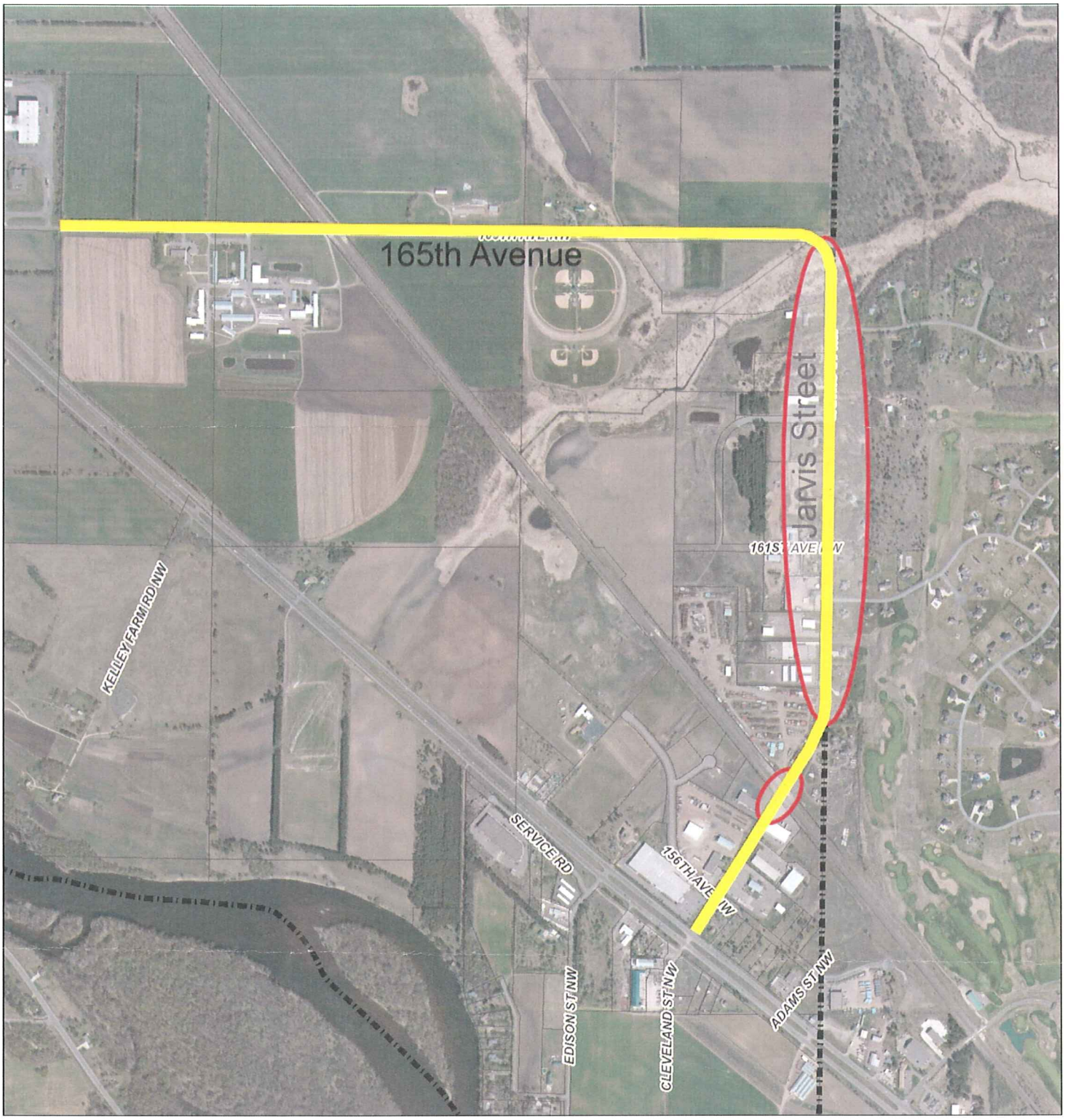
Figure 1
Res 15-09-229

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	09/17/2015 03:11 PM
Joe Langel	Joe Langel	09/17/2015 04:11 PM
Kurt Ulrich	Jo Thieling	09/17/2015 04:12 PM
Patrick Brama	Patrick Brama	09/17/2015 04:18 PM

Form Started By: Bruce Westby Started On: 09/10/2015 02:15 PM

Final Approval Date: 09/17/2015



0 1,134 Feet

Disclaimer:

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. The City of Elk River is not responsible for any inaccuracies herein contained.

© Bolton & Menk, Inc - Web GIS 8/28/2014 3:33 PM

City of Elk River

165th and Jarvis Improvements

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #15-09-229

RESOLUTION ORDERING PREPARATION OF ASSESSMENT ROLL AND CALLING FOR ASSESSMENT HEARING FOR JARVIS STREET RECONSTRUCTION AND RAILROAD QUIET ZONE IMPROVEMENTS; IMPROVEMENT PROJECT #15-20

WHEREAS, a Joint Powers Agreement between the City of Elk River and the City of Ramsey has been executed for reconstructing Jarvis Street between Highway 10 and 165th Avenue, and for improving the Burlington Northern Santa Fe railroad crossing to allow future establishment of a quiet zone; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1) The City Council hereby determines that a portion of the costs for said improvements shall be assessed against benefitted property owners based upon benefits received without regard to cash valuation.

2) The City Clerk shall forthwith calculate the proper amount to be specially assessed for said improvements against every assessable lot, piece or parcel or land without regard to cash valuation as provided by law, and the Clerk shall file a copy of said proposed assessments in their office for public inspection.

3) A hearing shall be held on the 13th day of October, 2015 at 7 p.m. at the Ramsey Municipal Center to pass upon such proposed assessments and at such time and place all persons owning property affected by said improvements will be given an opportunity to be heard with reference to such assessment.

4) The City Clerk is hereby directed to cause a notice of the hearing on the proposed assessment to be published once in the official newspaper at least two weeks prior to the hearing and shall state in the notice the hearing time, date, and place, overall project description, area to be assessed, total cost of the improvement, a description of a landowner's right to appeal the assessment, and available deferment options. The Clerk shall also cause mailed notice to be given to the owner of each parcel described in the assessment roll not less than two weeks prior to the hearing and shall state the amount of the special assessment against the individual parcels, a description of the property owner's right to appeal the assessment, prepayment provisions, and interest rate.

5) The owner of any property so assessed may, at any time prior to certification of the assessment to the County Auditor, pay the whole of the assessment on such property, with interest accrued to the date of payment to the City, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption of the assessment. Such payment must be made before November 14th or interest will be charged through December 31st of the succeeding year. In subsequent years, the property

owner may at any time thereafter, pay to the City the balance of the assessment remaining unpaid after the current year, provided such payment is made prior to November 15th.

6) The City Clerk shall forthwith transmit a certification of this assessment to the Anoka County Auditor's Office to be extended on the property tax lists of the County. Such assessments shall be collected and paid in the same manner as other municipal taxes.

The motion of the adoption of the foregoing resolution was duly seconded by Councilmember _____ and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 22nd day of September, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **4. 16.**

Meeting Date: 09/22/2015

By: Bruce Westby, Engineering/Public Works

Information

Title

Adopt Resolution #15-09-230 Ordering Preparation of Assessment Roll and Calling for Assessment Hearing for 2015 Street Maintenance Program Division B, Overlay Improvements; Improvement Project 15-00

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #15-09-230 ordering the preparation of assessment rolls and calling for an Assessment Hearing for 2015 Street Maintenance Program Division B, Overlay Improvements; Improvement Project 15-00.

Background:

As part of the city's long-term Street Maintenance Program, various city streets receive overlay improvements each year to help maximize the life expectancy of street pavement sections. Overlaying streets helps to increase the structural integrity of the pavement sections, while also providing some of the benefits received from crackseal and sealcoat improvements.

The 2015 Street Maintenance Project involved pavement overlays on approximately 3 miles of bituminous surfaced public streets in various locations throughout the City. Attached are Exhibits A through C which show the locations of all streets that received overlays with Division B of the 2015 Street Maintenance Program.

All work is anticipated to be complete by the time the Assessment Hearing is held on October 13th.

Notification:

No notifications are required for this case. Upon approval of this case, City staff will publish one notice of the hearing in the City's official newspaper, the Anoka Union Herald, on Friday, September 25th. Individual notices of the hearing will also be mailed to each property owner proposed to be assessed for the improvements at least 2 weeks before the hearing.

Observations/Alternatives:

Observations:

Anoka County requires that assessments be certified to the County Auditor by the end of November for collection on next year's taxes. This deadline will be met by conducting the Assessment Hearing at the October 13th City Council meeting, which will also allow adequate time for the publication and mailing of notices as required per Minnesota State Statute Chapter 429.

Alternatives:

Alternative Action #1 – Motion to adopt Resolution #15-09-230 ordering the preparation of assessment rolls and calling for an Assessment Hearing for 2015 Street Maintenance Program Division B, Overlay Improvements; Improvement Project 15-00.

Alternative Action #2 – Motion to deny adoption of Resolution #15-09-230 at this time.

Funding Source:

This work is being funded through a combination of Street Reconstruction Bond funds and special assessments.

Per the City's adopted Special Assessments Policy, special assessments amounting to 25% of applicable overlay project costs have been targeted. The preliminary special assessment amount for all 124 benefiting properties with this year's project was set at $1,280 per lot which totals $158,720. However, based on actual project costs the special assessments that will be levied are anticipated to be less than this amount.

As part of this project the City Council approved the preparation of a special assessment benefit appraisal consultation to verify that the special assessments would not exceed the benefit to affected properties. Based on the final special benefit consultation report, it is anticipated that properties benefiting from the improvements and proposed to be assessed will be enhanced in value by approximately $1,700 to $13,000 per property. Staff will discuss this in more detail during the Assessment Hearing on October 13th.

Recommendation:

Staff recommends Alternative Action #1.

Action:

Adopt Resolution #15-09-230 ordering the preparation of an assessment roll and calling for an Assessment Hearing for 2015 Street Maintenance Program Division B, Overlay Improvements; Improvement Project 15-00.

Attachments

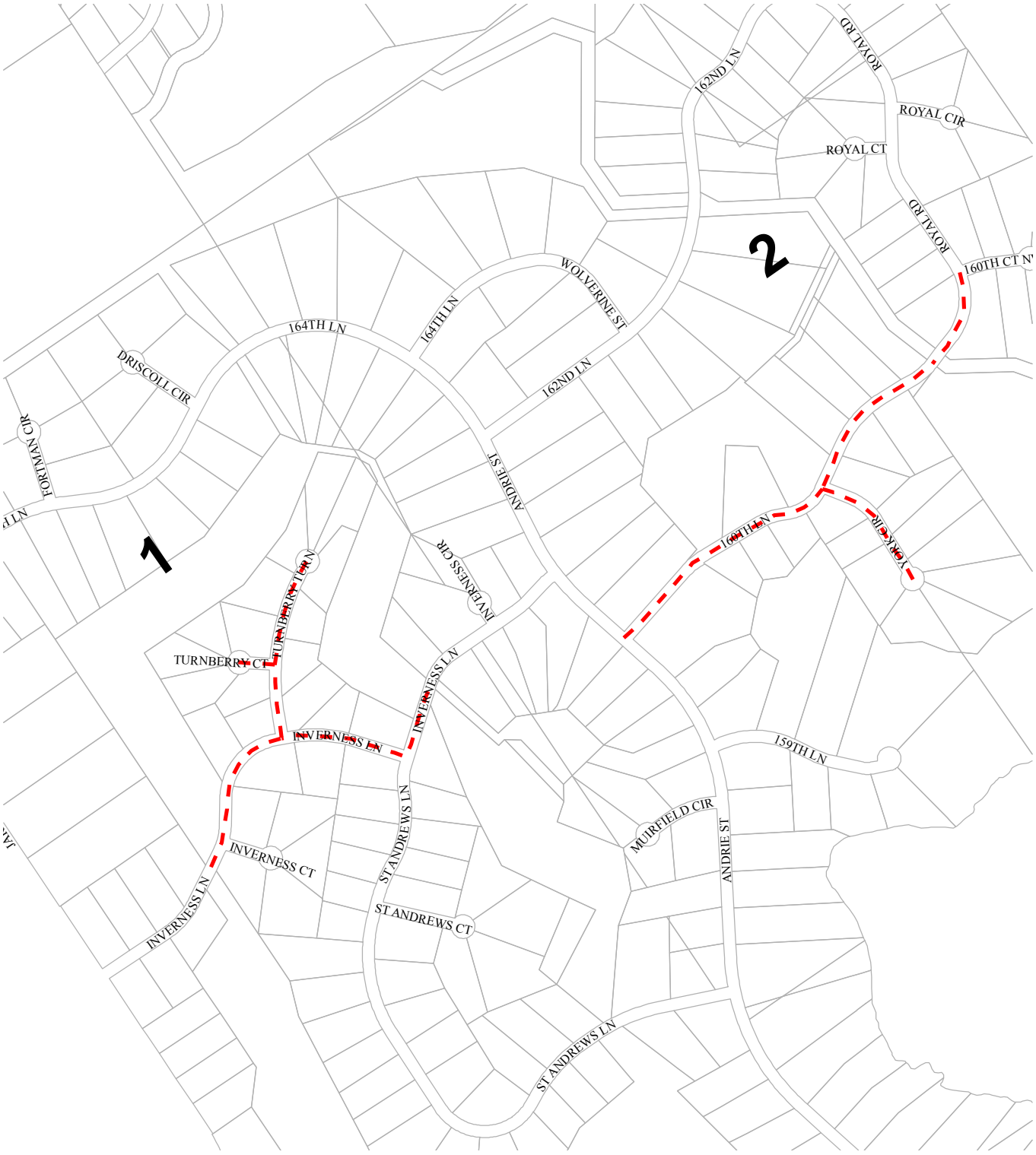
Exhibit A
Exhibit B
Exhibit C
Res 15-09-230

Form Review

Inbox	Reviewed By	Date
Joe Langel	Joe Langel	09/17/2015 04:14 PM
Kurt Ulrich	Jo Thieling	09/17/2015 04:16 PM
Patrick Brama	Patrick Brama	09/17/2015 04:19 PM
Form Started By: Bruce Westby		Started On: 09/10/2015 02:17 PM
Final Approval Date: 09/17/2015		

2015 STREET MAINTENANCE OVERLAY PROJECTS EXHIBIT

A



Feet
0 200400 800 1,200

Legend

OVERLAY

May 2015

2015 STREET MAINTENANCE OVERLAY PROJECTS EXHIBIT

B



0 200 400 800 1,200 Feet

Legend

OVERLAY

N W E S

May 2015

2015 STREET MAINTENANCE OVERLAY PROJECTS EXHIBIT

C



Feet

0 200400 800 1,200

Legend

OVERLAY

N

W E

S

May 2015

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #15-09-230

RESOLUTION ORDERING PREPARATION OF ASSESSMENT ROLL AND CALLING FOR ASSESSMENT HEARING FOR 2015 STREET MAINTENANCE PROGRAM DIVISION B, OVERLAY IMPROVEMENTS; IMPROVEMENT PROJECT #15-00

WHEREAS, a contract was let for overlaying approximately 494,000 square feet of pavement on numerous public street segments in several areas of the City; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1) The City Council hereby determines that a portion of the costs for said improvements shall be assessed against benefitted property owners based upon benefits received without regard to cash valuation.

2) The City Clerk shall forthwith calculate the proper amount to be specially assessed for said improvements against every assessable lot, piece or parcel or land without regard to cash valuation as provided by law, and the Clerk shall file a copy of said proposed assessments in their office for public inspection.

3) A hearing shall be held on the 13th day of October, 2015 at 7 p.m. at the Ramsey Municipal Center to pass upon such proposed assessments and at such time and place all persons owning property affected by said improvements will be given an opportunity to be heard with reference to such assessment.

4) The City Clerk is hereby directed to cause a notice of the hearing on the proposed assessment to be published once in the official newspaper at least two weeks prior to the hearing and shall state in the notice the hearing time, date, and place, overall project description, area to be assessed, total cost of the improvement, a description of a landowner's right to appeal the assessment, and available deferment options. The Clerk shall also cause mailed notice to be given to the owner of each parcel described in the assessment roll not less than two weeks prior to the hearing and shall state the amount of the special assessment against the individual parcels, a description of the property owner's right to appeal the assessment, prepayment provisions, and interest rate.

5) The owner of any property so assessed may, at any time prior to certification of the assessment to the County Auditor, pay the whole of the assessment on such property, with interest accrued to the date of payment to the City, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption of the assessment. Such payment must be made before November 14th or interest will be charged through December 31st of the succeeding year. In subsequent years, the property owner may at any time thereafter, pay to the City the balance of the assessment remaining unpaid after the current year, provided such payment is made prior to November 15th.

6) The City Clerk shall forthwith transmit a certification of this assessment to the Anoka County Auditor's Office to be extended on the property tax lists of the County. Such assessments shall be collected and paid in the same manner as other municipal taxes.

The motion of the adoption of the foregoing resolution was duly seconded by Councilmember _____ and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 22nd day of September, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

Our Mission: To work together to resposibly grow our community, and to provide quality, cost-effective, and efficient government services.

CC Regular Session **6. 1.**

Meeting Date: 09/22/2015

By: Diana Lund, Finance

Information

Title:

Public Hearing and Levy of Assessments for Past-Due Charges on Municipal Utility Bills and Current Services Rendered.

Purpose/Background:

The City of Ramsey provides varying services that are billed directly to residents through the municipal utility bill and through city invoices. The proposed assessment is made pursuant to the authority granted to the Council by City Ordinance #94-13 and/or Minnesota Statute 429.101 and Chapter 30, Sec 30-3 and Chapter 58 Sec 58-24 of the City Code.

This is the seventeenth year that the City of Ramsey will be certifying delinquent payments as assessments to be collected with property taxes payable in 2016. The total of delinquent payments as of the writing of this case was $316,806.51 [which includes penalties and interest]. This amount is anticipated to change after collections through September 22, 2015 are posted. The new amount will be the amount to be included in the attached resolution for certification. Any payments received after September 22, 2015, and through November 13, 2015, will be indicated as “prepaid” when the list is transmitted to Anoka County for certification.

Notification:

The Public Hearing was posted in the Anoka Union for two consecutive weeks prior to the meeting.

Observations/Alternatives:

Attached is the resolution certifying the delinquencies and the most current list of delinquent accounts. The residents that are listed on the delinquency list have all been notified via letter from the City. For those accounts where the former homeowner has moved out and left a balance owing on their account, the City follows the policy that all delinquent bills follow the property and not the person.

Funding Source:

Utility collections fund the respective utility accounts of water, sewer, street lighting, recycling and storm drainage.

Recommendation:

Recommendation to adopt Resolution adopting assessments for past due charges on municipal utility bills and current services rendered (city issued invoices

Action:

Hold public hearing and then motion to adopt Resolution #15-09-227 Adopting Assessments for Past-Due Charges on Municipal Utility Bills (Which May Include Water, Sewer, Street Lighting, Recycling, Storm Water Charges and Penalties Incurred) and Current Services Rendered.

Attachments

3-Year Certification Comparison
List of Delinquent Accounts
Resolution #15-09-227 Adopting Levy of Assessments for Past Due Charges

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kathy Schmitz	09/17/2015 01:25 PM
Patrick Brama	Patrick Brama	09/17/2015 03:00 PM
Form Started By: Diana Lund		Started On: 09/04/2015 12:17 PM
Final Approval Date: 09/17/2015		

2015 CERTIFICATION

Original Letters Sent 9/4/15

Number of UB Accts: 1191
Number of Accounts Increased from 2014: 53
Percentage of Accounts Increased from 2014: 4.45%

	Amount Delinquent	Admin Fee ($30/acct)	Interest (5.50%)	Total Subject to Certification
Utility Accounts	293,221.27	35,280.00	20,544.67	349,045.94
Accounts Receivable	2,203.14	90.00	151.28	2,444.42
Total	**295,424.41**	**35,370.00**	**20,695.95**	**351,490.36**

Public Hearing Update 9/22/15

Number of UB Accts: 1042
Number of UB Accounts Brought Current Since Letters: 149
Percentage of UB Accounts Brought Current Since Letters: 12.51%

	Amount Delinquent	Admin Fee ($30/acct)	Interest (5.50%)	Total Subject to Certification
Utility Accounts	264,677.10	31,140.00	18,544.79	314,361.89
Accounts Receivable	2,203.14	90.00	151.28	2,444.42
Total	**266,880.24**	**31,230.00**	**18,696.07**	**316,806.31**

Final Certification - Post 11/13/15

Number of UB Accts:
Number of UB Accounts Brought Current Since Letters: 1191
Percentage of UB Accounts Brought Current Since Letters: 100.00%

	Amount Delinquent	Admin Fee ($30/acct)	Interest (5.50%)	Total Subject to Certification
Utility Accounts				
Accounts Receivable				
Total	**-**	**-**	**-**	**-**
Increase/(decrease) from prior year	*(188,374.62)*	*(45,068.00)*	*(10,584.12)*	*(244,026.74)*

2014 CERTIFICATION

Original Letters Sent 9/5/14

Number of UB Accts: 1138
Number of Accounts Increased from 2013: -172
Percentage of Accounts Increased from 2013: -15.11%

	Amount Delinquent	Admin Fee ($76/acct)	Interest (4.42%)	Total Subject to Certification
Utility Accounts	252,546.53	86,488.00	14,190.08	353,224.61
Accounts Receivable	2,196.14	228.00	123.39	2,547.53
Total	**254,742.67**	**86,716.00**	**14,313.47**	**355,772.14**

0

Public Hearing Update 9/23/14

Number of UB Accts: 934
Number of UB Accounts Brought Current Since Letters: 204
Percentage of UB Accounts Brought Current Since Letters: 17.93%

	Amount Delinquent	Admin Fee ($76/acct)	Interest (4.42%)	Total Subject to Certification
Utility Accounts	232,614.10	70,984.00	13,069.91	316,668.01
Accounts Receivable	2,196.14	228.00	123.39	2,547.53
Total	**234,810.24**	**71,212.00**	**13,193.30**	**319,215.54**

Final Certification - Post 11/7/14

Number of UB Accts: 592
Number of UB Accounts Brought Current Since Letters: 546
Percentage of UB Accounts Brought Current Since Letters: 47.98%

	Amount Delinquent	Admin Fee ($76/acct)	Interest (4.42%)	Total Subject to Certification
Utility Accounts	187,053.48	44,992.00	10,509.89	242,555.37
Accounts Receivable	1,321.14	76.00	74.23	1,471.37
Total	**188,374.62**	**45,068.00**	**10,584.12**	**244,026.74**
Increase/(decrease) from prior year	*(54,692.82)*	*(4,560.00)*	*(4,400.83)*	*(63,653.65)*

2013 CERTIFICATION

Original Letters Sent 9/6/13

Number of UB Accts: 1310
Number of Accounts Increased from 2012: -219
Percentage of Accounts Increased from 2012: -16.72%

	Amount Delinquent	Admin Fee ($76/acct)	Interest (4.86%)	Total Subject to Certification
Utility Accounts	374,001.32	99,560.00	23,056.89	496,618.21
Accounts Receivable	700.49	456.00	43.19	1,199.68
Total	**374,701.81**	**100,016.00**	**23,100.08**	**497,817.89**

Public Hearing Update 9/24/13

Number of UB Accts: 1119
Number of UB Accounts Brought Current Since Letters: 191
Percentage of UB Accounts Brought Current Since Letters: 14.58%

	Amount Delinquent	Admin Fee ($76/acct)	Interest (4.86%)	Total Subject to Certification
Utility Accounts	345,247.66	85,044.00	21,284.29	451,575.95
Accounts Receivable	625.49	380.00	38.57	1,044.06
Total	**345,873.15**	**85,424.00**	**21,322.86**	**452,620.01**

Final Certification - Post 11/8/13

Number of UB Accts: 651
Number of UB Accounts Brought Current Since Letters: 659
Percentage of UB Accounts Brought Current Since Letters: 50.31%

	Amount Delinquent	Admin Fee ($76/acct)	Interest (4.86%)	Total Subject to Certification
Utility Accounts	242,658.74	49,400.00	14,959.75	307,018.49
Accounts Receivable	408.70	228.00	25.20	661.90
Total	**243,067.44**	**49,628.00**	**14,984.95**	**307,680.39**
Increase/(decrease) from prior year	*4,020.55*	*(5,947.00)*	*3,964.65*	*2,038.20*

Note: Deadline to pay “Delinquent Amount” is 11/7/2014. If unpaid by deadline, "Total Subject to Certification" will be assessed to 2015 property taxes.

Line Item	Account No.	Account Name	Description	Property Address	Name	First	Middle	Delinquent Amount	Admin Fee	Interest (5.50%)	Total Subject to Certification
	279369	Property Owner	City Services	14844 WACO ST NW				644.19	30.00	45.14	719.33
	384793	Property Owner	City Services	5840 142ND AVE NW				147.78	30.00	10.35	188.13
	394377	Property Owner	City Services	5950 143RD CIR NW				164.42	30.00	11.52	205.94
	462447	Property Owner	City Services	5322 143RD AVE NW				726.12	30.00	50.88	807.00
	502484	Property Owner	City Services	14201 ARGON ST NW				565.48	30.00	39.62	635.10
	616598	Property Owner	City Services	14143 ARGON ST NW				137.87	30.00	9.66	177.53
	634613	Property Owner	City Services	5360 141ST AVE NW				576.45	30.00	40.39	646.84
	688644	Property Owner	City Services	14701 GERMANIUM ST NW				857.35	30.00	60.07	947.42
	718131	Property Owner	City Services	16259 JUNKITE ST				357.49	30.00	25.05	412.54
	718144	Property Owner	City Services	6928 Riverdale Dr Nw				23.96	30.00	1.68	55.64
	718159	Property Owner	City Services	7668 147TH LN NW				644.41	30.00	45.15	719.56
	718161	Property Owner	City Services	14210 Fluorine St Nw				90.24	30.00	6.32	126.56
	718162	Property Owner	City Services	14701 NEON ST NW				1,007.65	30.00	70.60	1,108.25
	718168	Property Owner	City Services	16714 LIMONITE ST NW				306.35	30.00	21.47	357.82
	718207	Property Owner	City Services	8061 177th Ave Nw				22.14	30.00	1.55	53.69
	718209	Property Owner	City Services	6355 154th Ln Nw				19.53	30.00	1.37	50.90
	718252	Property Owner	City Services	16345 Zirconium St Nw				90.24	30.00	6.32	126.56
	718262	Property Owner	City Services	6870 169th Ln Nw				433.90	30.00	30.40	494.30
	718264	Property Owner	City Services	14649 Iodine Ct Nw				566.19	30.00	39.67	635.86
	718271	Property Owner	City Services	14836 Olivine St Nw				938.19	30.00	65.74	1,033.93
	718302	Property Owner	City Services	15396 VANADIUM ST NW				167.19	30.00	11.71	208.90
	718327	Property Owner	City Services	16154 LITHIUM CT NW				843.58	30.00	59.11	932.69
	718332	Property Owner	City Services	5420 144TH WAY NW				191.12	30.00	13.39	234.51
	718359	Property Owner	City Services	14201 XENON ST NW				186.56	30.00	13.07	229.63
	718368	Property Owner	City Services	6915 169TH LN NW				419.55	30.00	29.40	478.95
	718377	Property Owner	City Services	14777 XKIMO ST NW				1,058.90	30.00	74.20	1,163.10
	718393	Property Owner	City Services	5421 164th Ln Nw				24.62	30.00	1.73	56.35
	718401	Property Owner	City Services	7070 148th Ave Nw				161.22	30.00	11.30	202.52
	718442	Property Owner	City Services	16361 Ferret St Nw				69.74	30.00	4.89	104.63
	718444	Property Owner	City Services	14637 IODINE CT NW				591.12	30.00	41.42	662.54
	718446	Property Owner	City Services	16736 St Francis Blvd Nw				92.30	30.00	6.47	128.77
	718447	Property Owner	City Services	15417 RADIUM ST NW				209.00	30.00	14.64	253.64
	718481	Property Owner	City Services	7450 BUNKER LAKE BLVD				64.94	30.00	4.55	99.49
	718501	Property Owner	City Services	14451 Fluorine Ct Nw				322.96	30.00	22.63	375.59
	718505	Property Owner	City Services	5041 143RD LN NW				159.00	30.00	11.14	200.14
	718559	Property Owner	City Services	5971 144TH LN NW				147.78	30.00	10.35	188.13
	718575	Property Owner	City Services	14597 PERIDOT ST NW				264.54	30.00	18.54	313.08
	718594	Property Owner	City Services	5653 154TH LN NW				410.54	30.00	28.77	469.31
	718604	Property Owner	City Services	15496 TUNGSTEN ST NW				591.12	30.00	41.42	662.54
	718613	Property Owner	City Services	14635 SODIUM ST NW				784.94	30.00	55.00	869.94
	718617	Property Owner	City Services	7141 148th Ln Nw				264.49	30.00	18.53	313.02
	718629	Property Owner	City Services	7061 147th Ln Nw				750.51	30.00	52.59	833.10
	718637	Property Owner	City Services	14200 XENON ST NW				478.65	30.00	33.54	542.19
	718656	Property Owner	City Services	15349 SODIUM ST				311.78	30.00	21.85	363.63
	718668	Property Owner	City Services	5353 140th La NW				150.41	30.00	10.54	190.95
	718685	Property Owner	City Services	16710 LIMONITE ST NW				369.45	30.00	25.89	425.34
	718699	Property Owner	City Services	6060 143RD LN NW				705.22	30.00	49.41	784.63
	718743	Property Owner	City Services	17811 Gibbon St Nw				24.62	30.00	1.73	56.35
	718759	Property Owner	City Services	16331 Yttrium St Nw				45.12	30.00	3.16	78.28
	718760	Property Owner	City Services	14940 WACO ST NW				758.65	30.00	53.16	841.81
	718772	Property Owner	City Services	7228 147th Ter Nw				32.47	30.00	2.28	64.75
	718788	Property Owner	City Services	5628 164th Ave Nw				90.24	30.00	6.32	126.56
	718795	Property Owner	City Services	16718 LIMONITE ST NW				446.67	30.00	31.30	507.97
	718800	Property Owner	City Services	15511 Coquina St Nw				90.24	30.00	6.32	126.56
	718812	Property Owner	City Services	5685 162ND CROSSING NW				256.57	30.00	17.98	304.55
	718819	Property Owner	City Services	15820 Osmium St Nw				820.58	30.00	57.50	908.08
	718829	Property Owner	City Services	14659 RHINESTONE ST NW				82.84	30.00	5.80	118.64
	718876	Property Owner	City Services	14714 HELIUM ST NW				591.12	30.00	41.42	662.54
	718887	Property Owner	City Services	7263 148TH LN NW				711.16	30.00	49.83	790.99
	718888	Property Owner	City Services	14842 OLIVINE ST NW				414.24	30.00	29.03	473.27
	718932	Property Owner	City Services	14689 SODIUM ST NW				147.78	30.00	10.35	188.13
	718944	Property Owner	City Services	13881 IRONSTONE TRL NW				591.12	30.00	41.42	662.54

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Line Item	Account No.	Account Name	Description	Property Address	Name	First	Middle	Delinquent Amount	Admin Fee	Interest (5.50%)	Total Subject to Certification
	718951	Property Owner	City Services	7081 147TH LN NW				147.78	30.00	10.35	188.13
	718953	Property Owner	City Services	7017 RIVERDALE DR				445.88	30.00	31.24	507.12
	718969	Property Owner	City Services	15710 Armstrong Blvd Nw				45.12	30.00	3.16	78.28
	718973	Property Owner	City Services	7121 148TH LN NW				717.54	30.00	50.28	797.82
	718977	Property Owner	City Services	9550 156TH AVE NW				1,476.36	30.00	103.45	1,609.81
	719005	Property Owner	City Services	16194 LITHIUM CT NW				230.00	30.00	16.12	276.12
	719011	Property Owner	City Services	15121 HELIUM ST NW				15.96	30.00	1.12	47.08
	719071	Property Owner	City Services	16812 Nutria St Nw				73.84	30.00	5.17	109.01
	719077	Property Owner	City Services	17310 St Francis Blvd Nw				45.12	30.00	3.16	78.28
	719092	Property Owner	City Services	5598 154TH LN NW				604.99	30.00	42.39	677.38
	719093	Property Owner	City Services	7260 149TH AVE NW				643.81	30.00	45.11	718.92
	719113	Property Owner	City Services	15431 Iguana St Nw				90.24	30.00	6.32	126.56
	719132	Property Owner	City Services	14780 WILLEMITE WAY NW				26.47	30.00	1.85	58.32
	719145	Property Owner	City Services	15603 Iodone St Nw				696.90	30.00	48.83	775.73
	719146	Property Owner	City Services	14642 Quartz Ter				129.88	30.00	9.10	168.98
	719178	Property Owner	City Services	14888 PERIDOT ST NW				604.99	30.00	42.39	677.38
	719183	Property Owner	City Services	7072 139th Ave				129.88	30.00	9.10	168.98
	719204	Property Owner	City Services	5635-A 154TH CT NW				685.95	30.00	48.06	764.01
	719220	Property Owner	City Services	15310 Zirconium St Nw				90.24	30.00	6.32	126.56
	719231	Property Owner	City Services	5981 144TH LN NW				479.94	30.00	33.63	543.57
	719238	Property Owner	City Services	7266 149TH AVE NW				613.31	30.00	42.97	686.28
	719280	Property Owner	City Services	7000 139th Ln Nw				147.78	30.00	10.35	188.13
	719354	Property Owner	City Services	7030 152nd Ave Nw				17.68	30.00	1.24	48.92
	719366	Property Owner	City Services	14021 MAGNESIUM ST NW				90.24	30.00	6.32	126.56
	719427	Property Owner	City Services	5324 142ND LN NW				671.48	30.00	47.05	748.53
	719436	Property Owner	City Services	14735 Olivine St				27.62	30.00	1.94	59.56
	719441	Property Owner	City Services	7291 152nd Ln Nw				22.56	30.00	1.58	54.14
	719450	Property Owner	City Services	6337 143rd Ln Nw				45.12	30.00	3.16	78.28
	719492	Property Owner	City Services	14801 XKIMO ST NW				673.95	30.00	47.22	751.17
	719510	Property Owner	City Services	6438 RIVERDALE DR				161.22	30.00	11.30	202.52
	719514	Property Owner	City Services	14835 OLIVINE ST				27.69	30.00	1.94	59.63
	719519	Property Owner	City Services	14747 Olivine St Nw				129.88	30.00	9.10	168.98
	719538	Property Owner	City Services	7290 152nd Ln Nw				90.24	30.00	6.32	126.56
	719550	Property Owner	City Services	14737 Olivine St				35.43	30.00	2.48	67.91
	719553	Property Owner	City Services	5716 162ND CROSSING NW				170.86	30.00	11.97	212.83
	719555	Property Owner	City Services	15473 RADIUM ST NW				118.21	30.00	8.28	156.49
	719562	Property Owner	City Services	7077 139th Ave				35.43	30.00	2.48	67.91
	719654	Property Owner	City Services	14149 EBONY ST NW				91.08	30.00	6.38	127.46
	719655	Property Owner	City Services	147 FERRET ST NW				1,939.76	30.00	135.92	2,105.68
	719752	Property Owner	City Services	14721 Potassium St Nw				602.22	30.00	42.20	674.42
	719764	Property Owner	City Services	14190 Xenon St Nw				301.48	30.00	21.12	352.60
	719775	Property Owner	City Services	7755 148TH LN NW				147.78	30.00	10.35	188.13
	719797	Property Owner	City Services	6981 137TH LN NW				472.55	30.00	33.11	535.66
	719807	Property Owner	City Services	15791 Neon St Nw				958.30	30.00	67.15	1,055.45
	719818	Property Owner	City Services	5770 162ND LN NW				752.86	30.00	52.75	835.61
	719856	Property Owner	City Services	7108 139th Ave Nw				129.88	30.00	9.10	168.98
	719881	Property Owner	City Services	14866 OLIVINE ST NW				443.81	30.00	31.10	504.91
	719938	Property Owner	City Services	5980 144TH LN NW				6.51	30.00	0.46	36.97
	719947	Property Owner	City Services	5185 146TH CIR NW				504.21	30.00	35.33	569.54
	719956	Property Owner	City Services	8021 176th Ln Nw				90.24	30.00	6.32	126.56
	719960	Property Owner	City Services	7959 177th Ave Nw				90.24	30.00	6.32	126.56
	719979	Property Owner	City Services	6974 139th Ave Nw				2.96	30.00	0.21	33.17
	720002	Property Owner	City Services	15533 SODIUM WAY NW				591.12	30.00	41.42	662.54
	720028	Property Owner	City Services	15441 YAKIMA ST NW				820.54	30.00	57.49	908.03
	720048	Property Owner	City Services	14128 BARIUM ST NW				137.87	30.00	9.66	177.53
	720052	Property Owner	City Services	5410 144TH WAY				191.12	30.00	13.39	234.51
	720055	Property Owner	City Services	5542 154th Ter Nw				207.28	30.00	14.52	251.80
	720071	Property Owner	City Services	15431 RADIUM ST NW				443.36	30.00	31.07	504.43
	720083	Property Owner	City Services	15492 TUNGSTEN ST NW				618.85	30.00	43.36	692.21
	720094	Property Owner	City Services	5020 XKIMO CT NW				147.78	30.00	10.35	188.13
	720101	Property Owner	City Services	14022 DYSPROSIUM ST NW				316.56	30.00	22.18	368.74
	720116	Property Owner	City Services	7150 148th Ln Nw				147.78	30.00	10.35	188.13

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	720125	Property Owner	City Services	8421 154th Ln Nw				90.24	30.00	6.32	126.56
	720127	Property Owner	City Services	7024 139th Ave Nw				7.62	30.00	0.53	38.15
	720139	Property Owner	City Services	6240 141ST LN NW				795.29	30.00	55.72	881.01
	720153	Property Owner	City Services	14233 XKIMO ST NW				147.78	30.00	10.35	188.13
	720170	Property Owner	City Services	15241 Tonto St Nw				764.04	30.00	53.54	847.58
	720178	Property Owner	City Services	7631 164th Ln Nw				90.24	30.00	6.32	126.56
	720179	Property Owner	City Services	6845 HWY 10 NW				3,693.08	30.00	258.77	3,981.85
	720193	Property Owner	City Services	15110 ST FRANCIS BLVD NW				80.44	30.00	5.64	116.08
	720203	Property Owner	City Services	6886 139th Ln Nw				129.88	30.00	9.10	168.98
	720229	Property Owner	City Services	13885 IRONSTONE TRL NW				660.52	30.00	46.28	736.80
	720244	Property Owner	City Services	16230 Jaspar St Nw				67.68	30.00	4.74	102.42
	720249	Property Owner	City Services	8901 178th Ave Nw				90.24	30.00	6.32	126.56
	720255	Property Owner	City Services	15143 HELIUM ST NW				663.73	30.00	46.51	740.24
	720309	Property Owner	City Services	14700 GERMANIUM ST NW				621.62	30.00	43.56	695.18
	720344	Property Owner	City Services	5695 154TH CT NW				468.07	30.00	32.80	530.87
	720352	Property Owner	City Services	16101 RAMSEY BLVD NW				90.24	30.00	6.32	126.56
	720353	Property Owner	City Services	5960 144TH CIR NW				861.08	30.00	60.33	951.41
	720376	Property Owner	City Services	15371 KRYPTON ST NW				127.98	30.00	8.97	166.95
	720394	Property Owner	City Services	17740 Vanadium St Nw				22.56	30.00	1.58	54.14
	720408	Property Owner	City Services	7368 147th Ln Nw				129.88	30.00	9.10	168.98
	720413	Property Owner	City Services	16111 IODINE ST NW				520.77	30.00	36.49	587.26
	720449	Property Owner	City Services	8661 174th Ln Nw				90.24	30.00	6.32	126.56
	720463	Property Owner	City Services	15181 Salish St Nw				90.24	30.00	6.32	126.56
	720498	Property Owner	City Services	14749 Olivine St Nw				129.88	30.00	9.10	168.98
	720501	Property Owner	City Services	5254 180th Ave Nw				65.24	30.00	4.57	99.81
	720513	Property Owner	City Services	6541 153RD WAY NW				53.03	30.00	3.72	86.75
	720544	Property Owner	City Services	16139 URANIUM ST NW				649.95	30.00	45.54	725.49
	720550	Property Owner	City Services	7358 147th Ln Nw				129.88	30.00	9.10	168.98
	720553	Property Owner	City Services	5554 153RD CT NW				13.86	30.00	0.97	44.83
	720577	Property Owner	City Services	5350 140th Ln Nw				351.48	30.00	24.63	406.11
	720578	Property Owner	City Services	8550 156th Ln Nw				45.12	30.00	3.16	78.28
	720609	Property Owner	City Services	17010 Azurite St Nw				96.60	30.00	6.77	133.37
	720626	Property Owner	City Services	16840 Radium St Nw				20.97	30.00	1.47	52.44
	720641	Property Owner	City Services	6118 146th Ave Nw				591.12	30.00	41.42	662.54
	720643	Property Owner	City Services	14621 POTASSIUM ST NW				872.88	30.00	61.16	964.04
	720660	Property Owner	City Services	15211 Waco St Nw				90.24	30.00	6.32	126.56
	720667	Property Owner	City Services	8700 Royal Cir Nw				24.62	30.00	1.73	56.35
	720708	Property Owner	City Services	9495 164th Ln Nw				90.24	30.00	6.32	126.56
	720712	Property Owner	City Services	7787 148TH LN NW				153.33	30.00	10.74	194.07
	720721	Property Owner	City Services	16036 IODINE ST				78.68	30.00	5.51	114.19
	720726	Property Owner	City Services	6820 158th Ln Nw				67.68	30.00	4.74	102.42
	720731	Property Owner	City Services	14220 DYSPROSIUM ST NW				598.62	30.00	41.94	670.56
	720737	Property Owner	City Services	15401 Armstrong Blvd Nw				45.12	30.00	3.16	78.28
	720741	Property Owner	City Services	6237 RIVLYN AVE NW				551.48	30.00	38.64	620.12
	720758	Property Owner	City Services	7351 147TH LN NW				129.88	30.00	9.10	168.98
	720825	Property Owner	City Services	8230 154th Ln Nw				24.62	30.00	1.73	56.35
	720828	Property Owner	City Services	6168 146th Ave Nw				147.78	30.00	10.35	188.13
	720851	Property Owner	City Services	14660 Cobalt St Nw				129.88	30.00	9.10	168.98
	720857	Property Owner	City Services	7418 Bunker Lake Blvd				129.88	30.00	9.10	168.98
	720863	Property Owner	City Services	15327 Eland St Nw				22.32	30.00	1.56	53.88
	720875	Property Owner	City Services	9001 159TH LN NW				24.62	30.00	1.73	56.35
	720920	Property Owner	City Services	15420 FLUORINE ST NW				240.83	30.00	16.87	287.70
	720925	Property Owner	City Services	13873 IRONSTONE TRL NW				591.12	30.00	41.42	662.54
	720936	Property Owner	City Services	14055 JUNKITE ST NW				90.24	30.00	6.32	126.56
	720959	Property Owner	City Services	5685 154th Ave Nw				153.33	30.00	10.74	194.07
	720986	Property Owner	City Services	14408 TUNGSTEN WAY NW				27.72	30.00	1.94	59.66
	720989	Property Owner	City Services	14609 Olivine Ter Nw				599.44	30.00	42.00	671.44
	721005	Property Owner	City Services	5747 162ND CROSSING NW				307.64	30.00	21.56	359.20
	721017	Property Owner	City Services	7961 150th Ln Nw				67.68	30.00	4.74	102.42
	721026	Property Owner	City Services	9430 181st Ave Nw				23.56	30.00	1.65	55.21
	721033	Property Owner	City Services	15120 COBALT ST NW				591.12	30.00	41.42	662.54
	721043	Property Owner	City Services	15010 Kamacite St Nw				90.24	30.00	6.32	126.56

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	721066	Property Owner	City Services	5561 148TH LN NW				67.68	30.00	4.74	102.42
	721099	Property Owner	City Services	15210 Germanium St Nw				366.76	30.00	25.70	422.46
	721125	Property Owner	City Services	14280 XENON ST NW				790.21	30.00	55.37	875.58
	721170	Property Owner	City Services	14830 XKIMO ST NW				137.87	30.00	9.66	177.53
	721171	Property Owner	City Services	14322 TUNGSTEN WAY NW				295.56	30.00	20.71	346.27
	721193	Property Owner	City Services	15759 Neon St Nw				591.12	30.00	41.42	662.54
	721202	Property Owner	City Services	6917 157th Ln Nw				90.24	30.00	6.32	126.56
	721209	Property Owner	City Services	17731 Vicuna St Nw				90.24	30.00	6.32	126.56
	721214	Property Owner	City Services	5527 154th Ct Nw				218.22	30.00	15.29	263.51
	721259	Property Owner	City Services	7050 137th Ave Nw				947.70	30.00	66.40	1,044.10
	721266	Property Owner	City Services	14412 TUNGSTEN WAY NW				158.87	30.00	11.13	200.00
	721279	Property Owner	City Services	8350 158th Ln Nw				90.24	30.00	6.32	126.56
	721286	Property Owner	City Services	13877 IRONSTONE TRL NW				126.32	30.00	8.85	165.17
	721315	Property Owner	City Services	14540 Bowers Dr Nw				67.68	30.00	4.74	102.42
	721340	Property Owner	City Services	13892 Ironstone Trl Nw				591.12	30.00	41.42	662.54
	721343	Property Owner	City Services	5295 142ND LN NW				137.87	30.00	9.66	177.53
	721412	Property Owner	City Services	13943 Ironstone Ter Nw				369.12	30.00	25.86	424.98
	721417	Property Owner	City Services	18021 Uranium St Nw				24.62	30.00	1.73	56.35
	721419	Property Owner	City Services	6992 139TH LN NW				123.67	30.00	8.67	162.34
	721424	Property Owner	City Services	8350 154th Ave Nw				22.56	30.00	1.58	54.14
	721437	Property Owner	City Services	15404 RADIUM ST NW				238.83	30.00	16.73	285.56
	721484	Property Owner	City Services	8175 RIVERDALE DR NW				300.09	30.00	21.03	351.12
	721497	Property Owner	City Services	15265 Fluorine St Nw				591.12	30.00	41.42	662.54
	721499	Property Owner	City Services	6200 145TH LN NW				147.78	30.00	10.35	188.13
	721500	Property Owner	City Services	13903 IRONSTONE TRL NW				147.78	30.00	10.35	188.13
	721549	Property Owner	City Services	15160 QUICKSILVER ST NW				147.78	30.00	10.35	188.13
	721584	Property Owner	City Services	5404 142ND AVE NW				623.56	30.00	43.69	697.25
	721626	Property Owner	City Services	14180 Xenon St Nw				137.87	30.00	9.66	177.53
	721662	Property Owner	City Services	14860 OLIVINE ST NW				127.65	30.00	8.94	166.59
	721668	Property Owner	City Services	15435 Iodine St Nw				632.72	30.00	44.33	707.05
	721672	Property Owner	City Services	7111 175th Ave Nw				90.24	30.00	6.32	126.56
	721692	Property Owner	City Services	8964 Hwy 10 Nw				47.18	30.00	3.31	80.49
	721694	Property Owner	City Services	5515 BUNKER LAKE BLVD NW				90.24	30.00	6.32	126.56
	721709	Property Owner	City Services	5346 140th Ave Nw				151.48	30.00	10.61	192.09
	721758	Property Owner	City Services	14587 Olivine Ter Nw				147.78	30.00	10.35	188.13
	721765	Property Owner	City Services	6745 HWY 10 NW				26.52	30.00	1.86	58.38
	721782	Property Owner	City Services	15090 COBALT ST NW				209.82	30.00	14.70	254.52
	721793	Property Owner	City Services	8645 176th Ave Nw				27.68	30.00	1.94	59.62
	721820	Property Owner	City Services	7675 147TH TER NW				299.44	30.00	20.98	350.42
	721849	Property Owner	City Services	15410 Kangaroo St Nw				90.24	30.00	6.32	126.56
	721931	Property Owner	City Services	8240 158th Ave Nw				90.24	30.00	6.32	126.56
	721938	Property Owner	City Services	15180 COBALT ST NW				85.46	30.00	5.99	121.45
	721953	Property Owner	City Services	13907 Ironstone Ter Nw				602.21	30.00	42.20	674.41
	721956	Property Owner	City Services	14165 TUNGSTEN ST NW				652.46	30.00	45.72	728.18
	721957	Property Owner	City Services	5698 152ND WAY NW				147.78	30.00	10.35	188.13
	721977	Property Owner	City Services	15453 RADIUM ST NW				147.78	30.00	10.35	188.13
	721979	Property Owner	City Services	14721 ARGON ST NW				29.12	30.00	2.04	61.16
	721994	Property Owner	City Services	5754 162ND LN NW				82.06	30.00	5.75	117.81
	722004	Property Owner	City Services	7013 Riverdale Dr				183.84	30.00	12.88	226.72
	722036	Property Owner	City Services	6910 147TH AVE NW				8.28	30.00	0.58	38.86
	722038	Property Owner	City Services	15419 RADIUM ST NW				376.36	30.00	26.37	432.73
	722068	Property Owner	City Services	16301 Zirconium St Nw				22.56	30.00	1.58	54.14
	722075	Property Owner	City Services	5950 144TH CIR NW				7.72	30.00	0.54	38.26
	722091	Property Owner	City Services	13919 Ironstone Ter Nw				283.34	30.00	19.85	333.19
	722125	Property Owner	City Services	15553 SODIUM WAY NW				3.74	30.00	0.26	34.00
	722162	Property Owner	City Services	7880 149TH AVE NW				147.78	30.00	10.35	188.13
	722169	Property Owner	City Services	15305 IODINE ST NW				591.12	30.00	41.42	662.54
	722177	Property Owner	City Services	5641 146th Ave Nw				747.78	30.00	52.40	830.18
	722196	Property Owner	City Services	15481 YAKIMA CT				152.19	30.00	10.66	192.85
	722221	Property Owner	City Services	6480 153RD WAY NW				17.64	30.00	1.24	48.88
	722227	Property Owner	City Services	6300 Bunker Lake Blvd Nw				40.13	30.00	2.81	72.94
	722236	Property Owner	City Services	15505 Ramsey Blvd Nw				90.24	30.00	6.32	126.56

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Line Item	Account No.	Account Name	Description	Property Address	Name	First	Middle	Delinquent Amount	Admin Fee	Interest (5.50%)	Total Subject to Certification
	722238	Property Owner	City Services	5301 156th Ln Nw				90.24	30.00	6.32	126.56
	722247	Property Owner	City Services	15040 Uranimite St Nw				24.62	30.00	1.73	56.35
	722290	Property Owner	City Services	7070 137TH AVE NW				147.78	30.00	10.35	188.13
	722311	Property Owner	City Services	5870 142ND AVE NW				207.20	30.00	14.52	251.72
	722317	Property Owner	City Services	8365 176th Ave Nw				90.24	30.00	6.32	126.56
	722322	Property Owner	City Services	15959 Ebony St Nw				22.56	30.00	1.58	54.14
	722352	Property Owner	City Services	6937 139th Ln Nw				129.88	30.00	9.10	168.98
	722353	Property Owner	City Services	14705 QUICKSILVER ST				591.12	30.00	41.42	662.54
	722362	Property Owner	City Services	15000 Garnet St Nw				90.24	30.00	6.32	126.56
	722370	Property Owner	City Services	15001 Chameleon St Nw				22.56	30.00	1.58	54.14
	722372	Property Owner	City Services	5431 164th Ln Nw				90.24	30.00	6.32	126.56
	722394	Property Owner	City Services	6901 168th Ave Nw				89.80	30.00	6.29	126.09
	722409	Property Owner	City Services	15517 SODIUM ST				541.07	30.00	37.91	608.98
	722421	Property Owner	City Services	14761 Cobalt St Nw				129.88	30.00	9.10	168.98
	722442	Property Owner	City Services	7825 148TH LN NW				147.78	30.00	10.35	188.13
	722445	Property Owner	City Services	14043 DYSPROSIUM ST NW				463.42	30.00	32.47	525.89
	722458	Property Owner	City Services	7710 156th Ave Nw				24.62	30.00	1.73	56.35
	722469	Property Owner	City Services	14191 Xenon St Nw				137.87	30.00	9.66	177.53
	722495	Property Owner	City Services	8151 154th Ln Nw				90.24	30.00	6.32	126.56
	722541	Property Owner	City Services	5518 153rd Ct Nw				294.86	30.00	20.66	345.52
	722543	Property Owner	City Services	6819 164th Ln Nw				90.24	30.00	6.32	126.56
	722564	Property Owner	City Services	14101 Fluorine St Nw				67.68	30.00	4.74	102.42
	722594	Property Owner	City Services	7530 152nd Ln Nw				22.56	30.00	1.58	54.14
	722605	Property Owner	City Services	14950 ARGON ST NW				161.22	30.00	11.30	202.52
	722624	Property Owner	City Services	14688 SODIUM ST NW				95.56	30.00	6.70	132.26
	722640	Property Owner	City Services	7367 147th Ln Nw				99.72	30.00	6.99	136.71
	722645	Property Owner	City Services	16725 LIMONITE ST NW				147.78	30.00	10.35	188.13
	722667	Property Owner	City Services	14051 Fluorine St Nw				90.24	30.00	6.32	126.56
	722668	Property Owner	City Services	15416 SODIUM ST				295.56	30.00	20.71	346.27
	722696	Property Owner	City Services	7410 147th Ln Nw				35.43	30.00	2.48	67.91
	722700	Property Owner	City Services	15840 Osmium St Nw				958.24	30.00	67.14	1,055.38
	722738	Property Owner	City Services	13883 HEMATITE ST NW				129.88	30.00	9.10	168.98
	722801	Property Owner	City Services	14190 VANADIUM ST NW				404.98	30.00	28.38	463.36
	722813	Property Owner	City Services	15230 Hedgehog St Nw				90.24	30.00	6.32	126.56
	722817	Property Owner	City Services	14180 URANIUM ST NW				18.30	30.00	1.28	49.58
	722877	Property Owner	City Services	5761 145TH CT NW				134.44	30.00	9.42	173.86
	722879	Property Owner	City Services	15532 Iodine St Nw				147.78	30.00	10.35	188.13
	722886	Property Owner	City Services	7272 147th Ter Nw				99.02	30.00	6.94	135.96
	722893	Property Owner	City Services	5739 152 WAY NW				529.75	30.00	37.12	596.87
	722900	Property Owner	City Services	5810 164th Ln Nw				90.24	30.00	6.32	126.56
	722902	Property Owner	City Services	6838 139TH LN NW				59.02	30.00	4.14	93.16
	722962	Property Owner	City Services	14781 GERMANIUM ST NW				717.21	30.00	50.25	797.46
	722974	Property Owner	City Services	7850 149TH AVE NW				607.76	30.00	42.58	680.34
	723015	Property Owner	City Services	14643 Rhinestone Way				129.88	30.00	9.10	168.98
	723049	Property Owner	City Services	14231 Uranium St Nw				443.34	30.00	31.06	504.40
	723062	Property Owner	City Services	6244 155TH AVE NW				201.60	30.00	14.13	245.73
	723066	Property Owner	City Services	16206 SAPPHIRE ST NW				303.88	30.00	21.29	355.17
	723074	Property Owner	City Services	14170 Xenon St Nw				649.35	30.00	45.50	724.85
	723079	Property Owner	City Services	7910 173rd Ave Nw				90.24	30.00	6.32	126.56
	723089	Property Owner	City Services	14587 Olivine Way Nw				50.25	30.00	3.52	83.77
	723105	Property Owner	City Services	14055 DYSPROSIUM ST NW				551.48	30.00	38.64	620.12
	723107	Property Owner	City Services	15485 SODIUM ST NW				152.22	30.00	10.67	192.89
	723112	Property Owner	City Services	5775 152ND WAY NW				21.12	30.00	1.48	52.60
	723119	Property Owner	City Services	14763 Peridot St				32.47	30.00	2.28	64.75
	723120	Property Owner	City Services	5251 149TH LN NW				363.67	30.00	25.48	419.15
	723230	Property Owner	City Services	14860 ZUNI ST NW				361.07	30.00	25.30	416.37
	723257	Property Owner	City Services	14190 Xenon St Nw				29.80	30.00	2.09	61.89
	723259	Property Owner	City Services	14191 BARIUM ST NW				131.63	30.00	9.22	170.85
	723293	Property Owner	City Services	7319 147TH LN NW				129.88	30.00	9.10	168.98
	723317	Property Owner	City Services	14594 OLIVINE ST NW				147.78	30.00	10.35	188.13
	723325	Property Owner	City Services	5430 144TH WAY NW				491.12	30.00	34.41	555.53
	723367	Property Owner	City Services	16041 Kangaroo St Nw				90.24	30.00	6.32	126.56

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	723389	Property Owner	City Services	14270 URANIUM ST NW				644.23	30.00	45.14	719.37
	723394	Property Owner	City Services	15565 SODIUM WAY NW				246.79	30.00	17.29	294.08
	723396	Property Owner	City Services	14657 Sapphire Way				32.47	30.00	2.28	64.75
	723407	Property Owner	City Services	15481 Tungsten St Nw				266.07	30.00	18.64	314.71
	723463	Property Owner	City Services	5430 144TH WAY NW				147.78	30.00	10.35	188.13
	723483	Property Owner	City Services	17745 Nowthen Blvd Nw				90.24	30.00	6.32	126.56
	723510	Property Owner	City Services	5344 142ND CIR NW				551.48	30.00	38.64	620.12
	723520	Property Owner	City Services	7005 139th Ave Nw				79.70	30.00	5.58	115.28
	723526	Property Owner	City Services	6891 170TH AVE NW				83.36	30.00	5.84	119.20
	723527	Property Owner	City Services	5354 140th Ave Nw				40.35	30.00	2.83	73.18
	723532	Property Owner	City Services	7795 148TH LN NW				161.22	30.00	11.30	202.52
	723551	Property Owner	City Services	16795 Garnet St Nw				90.24	30.00	6.32	126.56
	723560	Property Owner	City Services	15651 Andrie St Nw				67.68	30.00	4.74	102.42
	723595	Property Owner	City Services	15260 Germanium St Nw				295.56	30.00	20.71	346.27
	723598	Property Owner	City Services	6266 RIVLYN AVE NW				137.87	30.00	9.66	177.53
	723688	Property Owner	City Services	15100 COBALT ST NW				4.34	30.00	0.30	34.64
	723721	Property Owner	City Services	7351 152nd Ln Nw				22.56	30.00	1.58	54.14
	723726	Property Owner	City Services	7920 157th Ave Nw				39.74	30.00	2.78	72.52
	723729	Property Owner	City Services	14680 HEMATITE ST NW				5.31	30.00	0.37	35.68
	723734	Property Owner	City Services	15203 FLUORINE ST NW				37.89	30.00	2.65	70.54
	723748	Property Owner	City Services	5587 154th Ln Nw				241.77	30.00	16.94	288.71
	723753	Property Owner	City Services	7065 139th Ave				129.88	30.00	9.10	168.98
	723757	Property Owner	City Services	15469 RADIUM ST NW				587.76	30.00	41.18	658.94
	723762	Property Owner	City Services	7631 172nd Ln Nw				24.62	30.00	1.73	56.35
	723765	Property Owner	City Services	13926 IRONSTONE TER NW				72.73	30.00	5.10	107.83
	723767	Property Owner	City Services	14700 Cobalt St Nw				14.24	30.00	1.00	45.24
	723798	Property Owner	City Services	6180 144th Ln Nw				67.90	30.00	4.76	102.66
	723804	Property Owner	City Services	7059 139th Ave				35.43	30.00	2.48	67.91
	723807	Property Owner	City Services	7500 149th Ln Nw				22.56	30.00	1.58	54.14
	723821	Property Owner	City Services	14647 Rhinestone Way				50.37	30.00	3.53	83.90
	723827	Property Owner	City Services	17600 Gibbon St Nw				90.24	30.00	6.32	126.56
	723828	Property Owner	City Services	5420 144TH WAY NW				156.18	30.00	10.94	197.12
	723846	Property Owner	City Services	15309 Iodine St Nw				8.69	30.00	0.61	39.30
	723927	Property Owner	City Services	16231 Jarvis St Nw				67.68	30.00	4.74	102.42
	723928	Property Owner	City Services	5821 160th Ln Nw				90.24	30.00	6.32	126.56
	724011	Property Owner	City Services	13741 DOLOMITE ST NW				149.55	30.00	10.48	190.03
	724013	Property Owner	City Services	14058 DYSPROSIUM ST NW				657.35	30.00	46.06	733.41
	724023	Property Owner	City Services	6901 137TH LN NW				1,059.96	30.00	74.27	1,164.23
	724035	Property Owner	City Services	5575 153rd Ct Nw				139.28	30.00	9.76	179.04
	724041	Property Owner	City Services	9108 Collins Dr Nw				90.24	30.00	6.32	126.56
	724046	Property Owner	City Services	5641 154th Ct				25.91	30.00	1.82	57.73
	724050	Property Owner	City Services	8750 167th Ln Nw				85.97	30.00	6.02	121.99
	724124	Property Owner	City Services	7651 169th Ln Nw				28.64	30.00	2.01	60.65
	724127	Property Owner	City Services	5759 BUNKER LAKE BLVD NW				45.12	30.00	3.16	78.28
	724142	Property Owner	City Services	6112 178th Ln Nw				90.24	30.00	6.32	126.56
	724147	Property Owner	City Services	14211 Xenon St Nw				77.74	30.00	5.45	113.19
	724171	Property Owner	City Services	14579 Olivine St				147.78	30.00	10.35	188.13
	724180	Property Owner	City Services	15423 Iodine St Nw				591.12	30.00	41.42	662.54
	724181	Property Owner	City Services	16771 MARBLE ST NW				159.45	30.00	11.17	200.62
	724193	Property Owner	City Services	5450 144TH WAY				204.96	30.00	14.36	249.32
	724194	Property Owner	City Services	5450 144th Way				152.23	30.00	10.67	192.90
	724225	Property Owner	City Services	5220 149TH LN NW				391.12	30.00	27.41	448.53
	724240	Property Owner	City Services	4881 142ND LN NW				326.58	30.00	22.88	379.46
	724271	Property Owner	City Services	14884 YAKIMA ST NW				137.87	30.00	9.66	177.53
	724274	Property Owner	City Services	5962 151ST LN NW				855.75	30.00	59.96	945.71
	724305	Property Owner	City Services	15490 XKIMO ST				979.85	30.00	68.66	1,078.51
	724306	Property Owner	City Services	14806 WACO ST NW				139.75	30.00	9.79	179.54
	724314	Property Owner	City Services	15472 TUNGSTEN ST NW				147.38	30.00	10.33	187.71
	724315	Property Owner	City Services	14430 RADIUM ST NW				126.32	30.00	8.85	165.17
	724319	Property Owner	City Services	6978 170TH TRL NW				526.32	30.00	36.88	593.20
	724338	Property Owner	City Services	7448 BUNKER LAKE BLVD				67.27	30.00	4.71	101.98
	724341	Property Owner	City Services	15276 Fluorine St Nw				92.98	30.00	6.51	129.49

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	724344	Property Owner	City Services	14761 Cobalt St Nw				126.24	30.00	8.85	165.09
	724362	Property Owner	City Services	8013 154th Ln Nw				90.24	30.00	6.32	126.56
	724382	Property Owner	City Services	16879 MARBLE ST NW				156.18	30.00	10.94	197.12
	724385	Property Owner	City Services	15429 Iodine St Nw				323.57	30.00	22.67	376.24
	724388	Property Owner	City Services	16070 Royal Rd				22.56	30.00	1.58	54.14
	724389	Property Owner	City Services	17850 Erkium St Nw				22.56	30.00	1.58	54.14
	724396	Property Owner	City Services	8261 159th Ln Nw				67.68	30.00	4.74	102.42
	724398	Property Owner	City Services	14108 DYSPROSIUM ST NW				553.31	30.00	38.77	622.08
	724406	Property Owner	City Services	9033 Collins Dr Nw				24.62	30.00	1.73	56.35
	724419	Property Owner	City Services	6933 139th Ln				97.41	30.00	6.83	134.24
	724425	Property Owner	City Services	15575 XKIMO CT NW				512.62	30.00	35.92	578.54
	724444	Property Owner	City Services	7962 SUNWOOD DR NW				449.17	30.00	31.47	510.64
	724452	Property Owner	City Services	13931 Garnet Ter Nw				99.15	30.00	6.95	136.10
	724455	Property Owner	City Services	8120 154th Ln Nw				33.31	30.00	2.33	65.64
	724490	Property Owner	City Services	8059 154th Ave Nw				179.58	30.00	12.58	222.16
	724498	Property Owner	City Services	15424 FLUORINE ST NW				50.21	30.00	3.52	83.73
	724499	Property Owner	City Services	5400 144th Way				550.36	30.00	38.56	618.92
	724508	Property Owner	City Services	15467 IODINE RIDGE NW				147.78	30.00	10.35	188.13
	724546	Property Owner	City Services	13927 Ironstone Ter Nw				371.39	30.00	26.02	427.41
	724565	Property Owner	City Services	15605 Krypton St Nw				337.38	30.00	23.64	391.02
	724572	Property Owner	City Services	6041 143RD LN NW				443.34	30.00	31.06	504.40
	724625	Property Owner	City Services	5971 148TH AVE NW				566.36	30.00	39.68	636.04
	724627	Property Owner	City Services	7252 147th Ter Nw				100.52	30.00	7.04	137.56
	724630	Property Owner	City Services	8220 151st Ln Nw				68.11	30.00	4.77	102.88
	724631	Property Owner	City Services	5660 148TH LN NW				238.71	30.00	16.73	285.44
	724638	Property Owner	City Services	5537 154th Ct Nw				304.38	30.00	21.33	355.71
	724642	Property Owner	City Services	6926 167TH AVE NW				128.64	30.00	9.01	167.65
	724651	Property Owner	City Services	6131 145TH LN NW				150.56	30.00	10.55	191.11
	724654	Property Owner	City Services	5410 144th Way				147.78	30.00	10.35	188.13
	724660	Property Owner	City Services	15395 KRYPTON ST NW				269.29	30.00	18.87	318.16
	724672	Property Owner	City Services	15405 RADIUM ST				17.83	30.00	1.25	49.08
	724680	Property Owner	City Services	14120 JUNKITE ST NW				68.11	30.00	4.77	102.88
	724699	Property Owner	City Services	15410 RADIUM ST NW				69.64	30.00	4.88	104.52
	724701	Property Owner	City Services	14571 Olivine Ter				147.78	30.00	10.35	188.13
	724703	Property Owner	City Services	14676 QUICKSILVER ST NW				331.62	30.00	23.24	384.86
	724714	Property Owner	City Services	16220 Dysprosium St Nw				47.18	30.00	3.31	80.49
	724715	Property Owner	City Services	7351 149th Ave Nw				22.56	30.00	1.58	54.14
	724716	Property Owner	City Services	13915 Garnet Ter Nw				35.43	30.00	2.48	67.91
	724726	Property Owner	City Services	16709 LIMONITE ST NW				147.78	30.00	10.35	188.13
	724739	Property Owner	City Services	6500 170th Ln Nw				46.15	30.00	3.23	79.38
	724755	Property Owner	City Services	7070 147th Ave Nw				19.43	30.00	1.36	50.79
	724761	Property Owner	City Services	6940 137th Ln Nw				29.78	30.00	2.09	61.87
	724774	Property Owner	City Services	15402 RADIUM ST NW				147.78	30.00	10.35	188.13
	724786	Property Owner	City Services	14700 Fluorine St Nw				328.85	30.00	23.04	381.89
	724788	Property Owner	City Services	17800 Halas St Nw				61.43	30.00	4.30	95.73
	724797	Property Owner	City Services	6136 146TH LN NW				568.44	30.00	39.83	638.27
	724807	Property Owner	City Services	8455 176th Ave Nw				45.12	30.00	3.16	78.28
	724808	Property Owner	City Services	17820 Halas St Nw				22.56	30.00	1.58	54.14
	724822	Property Owner	City Services	6244 155TH AVE NW				906.96	30.00	63.55	1,000.51
	724830	Property Owner	City Services	5681 154th Ct Nw				277.36	30.00	19.43	326.79
	724834	Property Owner	City Services	17521 Iguana St Nw				24.62	30.00	1.73	56.35
	724840	Property Owner	City Services	8204 159th Ln Nw				59.95	30.00	4.20	94.15
	724894	Property Owner	City Services	15446 Fluorine St				24.14	30.00	1.69	55.83
	724899	Property Owner	City Services	15211 JACKEL ST NW				24.62	30.00	1.73	56.35
	724903	Property Owner	City Services	14776 WILLEMITE WAY				8.63	30.00	0.60	39.23
	724906	Property Owner	City Services	15448 Fluorine St Nw				147.54	30.00	10.34	187.88
	724954	Property Owner	City Services	5726 140TH LN NW				45.12	30.00	3.16	78.28
	724964	Property Owner	City Services	14165 BARIUM ST NW				184.73	30.00	12.94	227.67
	724970	Property Owner	City Services	14100 Fluorine St Nw				50.06	30.00	3.51	83.57
	724974	Property Owner	City Services	8055 142nd Ave Nw				45.55	30.00	3.19	78.74
	724985	Property Owner	City Services	7030 147th Ln Nw				147.78	30.00	10.35	188.13
	725006	Property Owner	City Services	16920 Zeolite St Nw				45.79	30.00	3.21	79.00

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Line Item	Account No.	Account Name	Description	Property Address	Name	First	Middle	Delinquent Amount	Admin Fee	Interest (5.50%)	Total Subject to Certification
	725013	Property Owner	City Services	7850 163rd Ln Nw				43.81	30.00	3.07	76.88
	725018	Property Owner	City Services	5425 144th Way				238.68	30.00	16.72	285.40
	725020	Property Owner	City Services	15600 Dolomite St Nw				45.12	30.00	3.16	78.28
	725021	Property Owner	City Services	14663 Quicksilver St				124.71	30.00	8.74	163.45
	725031	Property Owner	City Services	15473 VANADIUM ST NW				446.06	30.00	31.25	507.31
	725033	Property Owner	City Services	5631 146th Ave Nw				153.84	30.00	10.78	194.62
	725065	Property Owner	City Services	15368 IODINE ST				301.11	30.00	21.10	352.21
	725079	Property Owner	City Services	5640 149TH LN NW				5.55	30.00	0.39	35.94
	725111	Property Owner	City Services	15120 SODIUM ST NW				244.86	30.00	17.16	292.02
	725113	Property Owner	City Services	7261 151st Ave Nw				22.56	30.00	1.58	54.14
	725115	Property Owner	City Services	6815 170TH AVE NW				51.81	30.00	3.63	85.44
	725128	Property Owner	City Services	14401 Iodine St				192.66	30.00	13.50	236.16
	725130	Property Owner	City Services	5550 153RD CT NW				13.60	30.00	0.95	44.55
	725133	Property Owner	City Services	15421 RADIUM ST NW				189.88	30.00	13.30	233.18
	725137	Property Owner	City Services	14700 Cobalt St Nw				24.19	30.00	1.69	55.88
	725139	Property Owner	City Services	16420 Quartz St Nw				22.56	30.00	1.58	54.14
	725146	Property Owner	City Services	8306 155th Ln Nw				22.56	30.00	1.58	54.14
	725147	Property Owner	City Services	13915 Ironstone Ter Nw				20.22	30.00	1.42	51.64
	725161	Property Owner	City Services	14191 Xenon St Nw				140.65	30.00	9.86	180.51
	725165	Property Owner	City Services	5631 146th Ave Nw				88.05	30.00	6.17	124.22
	725167	Property Owner	City Services	9151 Inverness Cir Nw				22.56	30.00	1.58	54.14
	725179	Property Owner	City Services	15220 TONTO ST NW				160.75	30.00	11.26	202.01
	725191	Property Owner	City Services	15420 Eland St Nw				90.24	30.00	6.32	126.56
	725194	Property Owner	City Services	5620 149TH LN NW				115.00	30.00	8.06	153.06
	725215	Property Owner	City Services	14165 BARIUM ST NW				34.75	30.00	2.43	67.18
	725234	Property Owner	City Services	14711 QUICKSILVER ST				5.59	30.00	0.39	35.98
	725242	Property Owner	City Services	8278 156th Ln Nw				84.06	30.00	5.89	119.95
	725247	Property Owner	City Services	6981 169TH LN NW				74.49	30.00	5.22	109.71
	725254	Property Owner	City Services	7300 166th Ave Nw				20.03	30.00	1.40	51.43
	725255	Property Owner	City Services	5450 144TH WAY				90.70	30.00	6.36	127.06
	725265	Property Owner	City Services	15564 IODINE ST NW				1,208.14	30.00	84.65	1,322.79
	725269	Property Owner	City Services	7305 147th Ter Nw				77.51	30.00	5.43	112.94
	725276	Property Owner	City Services	7448 BUNKER LAKE BLVD				100.29	30.00	7.03	137.32
	725285	Property Owner	City Services	17540 Gibbon St Nw				43.16	30.00	3.02	76.18
	725299	Property Owner	City Services	6818 170TH AVE NW				68.01	30.00	4.77	102.78
	725301	Property Owner	City Services	7318 147TH LN NW				21.70	30.00	1.52	53.22
	725309	Property Owner	City Services	5692 160TH LN NW				49.92	30.00	3.50	83.42
	725314	Property Owner	City Services	5715 152ND WAY NW				17.83	30.00	1.25	49.08
	725322	Property Owner	City Services	15220 Alpaca St Nw				90.24	30.00	6.32	126.56
	725336	Property Owner	City Services	14701 Cobalt St Nw				17.38	30.00	1.22	48.60
	725348	Property Owner	City Services	16172 LITHIUM CT NW				26.89	30.00	1.88	58.77
	725355	Property Owner	City Services	8175 RIVERDALE DR NW				1,239.74	30.00	86.87	1,356.61
	725357	Property Owner	City Services	14160 TUNGSTEN ST NW				38.87	30.00	2.72	71.59
	725369	Property Owner	City Services	15473 RADIUM ST NW				8.11	30.00	0.57	38.68
	725383	Property Owner	City Services	6001 167th Ave Nw				727.90	30.00	51.00	808.90
	725388	Property Owner	City Services	15387 TUNGSTEN WAY NW				11.48	30.00	0.80	42.28
	725397	Property Owner	City Services	5420 144TH WAY				27.54	30.00	1.93	59.47
	725402	Property Owner	City Services	6244 155TH AVE NW				58.31	30.00	4.09	92.40
	725436	Property Owner	City Services	14603 PERIDOT ST NW				279.16	30.00	19.56	328.72
	725463	Property Owner	City Services	14720 ERKIUM ST NW				249.32	30.00	17.47	296.79
	725513	Property Owner	City Services	13741 DOLOMITE ST NW				298.01	30.00	20.88	348.89
	725525	Property Owner	City Services	7212 147th Ter Nw				18.05	30.00	1.26	49.31
	725533	Property Owner	City Services	7034 168TH LN NW				180.75	30.00	12.66	223.41
	725567	Property Owner	City Services	6210 179th Ln Nw				45.75	30.00	3.21	78.96
	725582	Property Owner	City Services	14837 OLIVINE ST				37.90	30.00	2.66	70.56
	725589	Property Owner	City Services	5631 146th Ave Nw				14.76	30.00	1.03	45.79
	725595	Property Owner	City Services	14414 IODINE ST NW				37.76	30.00	2.65	70.41
	725603	Property Owner	City Services	6825 170TH TRL NW				22.95	30.00	1.61	54.56
	725604	Property Owner	City Services	5561 148TH LN NW				3.58	30.00	0.25	33.83
	725617	Property Owner	City Services	15428 Nowthen Blvd Nw				88.18	30.00	6.18	124.36
	725646	Property Owner	City Services	5513 153rd Ter				69.16	30.00	4.85	104.01
	725676	Property Owner	City Services	7027 Riverdale Dr				9.82	30.00	0.69	40.51

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Line Item	Account No.	Account Name	Description	Property Address	Name	First	Middle	Delinquent Amount	Admin Fee	Interest (5.50%)	Total Subject to Certification
	725757	Property Owner	City Services	14627 Olivine Ter				11.48	30.00	0.80	42.28
	725781	Property Owner	City Services	5435 144TH WAY				7.75	30.00	0.54	38.29
	725789	Property Owner	City Services	5440 144TH WAY NW				2.98	30.00	0.21	33.19
	726005	Property Owner	City Services	13900 GARNET TER NW				43.06	30.00	3.02	76.08
	925859	Property Owner	City Services	14771 FLUORINE ST NW				1,104.04	30.00	77.36	1,211.40
	1001898	Property Owner	City Services	5581 148TH LN NW				147.78	30.00	10.35	188.13
	1236977	Property Owner	City Services	5550 149TH LN NW				610.54	30.00	42.78	683.32
	1284346	Property Owner	City Services	15557 WACO ST NW				147.78	30.00	10.35	188.13
	1321918	Property Owner	City Services	14880 ZUNI ST NW				516.78	30.00	36.21	582.99
	1776781	Property Owner	City Services	5222 148TH AVE NW				591.12	30.00	41.42	662.54
	2361222	Property Owner	City Services	5930 145TH LN NW				609.41	30.00	42.70	682.11
	5446225	Property Owner	City Services	9161 Murfield Cir Nw				22.56	30.00	1.58	54.14
	6113335	Property Owner	City Services	6230 167th Ave Nw				90.24	30.00	6.32	126.56
	12661013	Property Owner	City Services	14340 TUNGSTEN ST NW				602.22	30.00	42.20	674.42
	12851033	Property Owner	City Services	14252 WACO ST NW				907.59	30.00	63.59	1,001.18
	14871175	Property Owner	City Services	6319 143RD LN NW				90.24	30.00	6.32	126.56
	15131203	Property Owner	City Services	14320 TUNGSTEN ST NW				213.44	30.00	14.96	258.40
	15601245	Property Owner	City Services	14330 TUNGSTEN ST NW				491.12	30.00	34.41	555.53
	18011172	Property Owner	City Services	14656 ARGON ST NW				147.78	30.00	10.35	188.13
	23081547	Property Owner	City Services	6031 144TH LN NW				158.87	30.00	11.13	200.00
	31081346	Property Owner	City Services	14630 FLUORINE ST NW				161.22	30.00	11.30	202.52
	32682305	Property Owner	City Services	14160 JUNKITE ST NW				67.68	30.00	4.74	102.42
	34003380	Property Owner	City Services	16800 Iodine St Nw				24.62	30.00	1.73	56.35
	34222439	Property Owner	City Services	17700 Cobalt St Nw				90.24	30.00	6.32	126.56
	34372454	Property Owner	City Services	17800 Yakima St Nw				90.24	30.00	6.32	126.56
	34412458	Property Owner	City Services	5449 180th Ave Nw				90.24	30.00	6.32	126.56
	34572474	Property Owner	City Services	5143 179th Ln Nw				22.56	30.00	1.58	54.14
	35542571	Property Owner	City Services	17902 St Francis Blvd Nw				35.21	30.00	2.47	67.68
	36132630	Property Owner	City Services	17410 Chameleon St Nw				90.24	30.00	6.32	126.56
	36142631	Property Owner	City Services	7446 181st Ave Nw				68.92	30.00	4.83	103.75
	36272644	Property Owner	City Services	7400 181st Ave Nw				68.92	30.00	4.83	103.75
	37102727	Property Owner	City Services	8031 176th Ln Nw				90.24	30.00	6.32	126.56
	37252742	Property Owner	City Services	9390 181st Ave Nw				24.62	30.00	1.73	56.35
	37522769	Property Owner	City Services	9240 Ermine Blvd Nw				69.74	30.00	4.89	104.63
	37822799	Property Owner	City Services	9221 173rd Ave Nw				90.24	30.00	6.32	126.56
	37972814	Property Owner	City Services	17441 Unicorn St Nw				90.24	30.00	6.32	126.56
	38142831	Property Owner	City Services	17611 Eaton St Nw				90.24	30.00	6.32	126.56
	40233040	Property Owner	City Services	8723 167th Ln Nw				90.24	30.00	6.32	126.56
	40293046	Property Owner	City Services	8755 168th Ave Nw				90.24	30.00	6.32	126.56
	40753092	Property Owner	City Services	7711 172nd Ln Nw				67.68	30.00	4.74	102.42
	41583175	Property Owner	City Services	16750 Garnet St Nw				18.05	30.00	1.26	49.31
	41613178	Property Owner	City Services	16850 Garnet St Nw				90.24	30.00	6.32	126.56
	41803197	Property Owner	City Services	16611 Coquina St Nw				22.56	30.00	1.58	54.14
	42223239	Property Owner	City Services	6700 165th Ln Nw				90.24	30.00	6.32	126.56
	42363253	Property Owner	City Services	16530 Dolomite St Nw				90.24	30.00	6.32	126.56
	42443261	Property Owner	City Services	17020 Azurite St Nw				90.24	30.00	6.32	126.56
	42683285	Property Owner	City Services	16865 Sodium St Nw				90.24	30.00	6.32	126.56
	42703287	Property Owner	City Services	17211 Wolfram St Nw				45.12	30.00	3.16	78.28
	42953312	Property Owner	City Services	16836 Sodium St Nw				90.24	30.00	6.32	126.56
	43543371	Property Owner	City Services	16918 Sodium St Nw				45.12	30.00	3.16	78.28
	43623379	Property Owner	City Services	6221 169th Ln Nw				90.24	30.00	6.32	126.56
	44663483	Property Owner	City Services	6300 160th Ln Nw				22.56	30.00	1.58	54.14
	44873504	Property Owner	City Services	5720 164th Ave Nw				90.24	30.00	6.32	126.56
	44983515	Property Owner	City Services	6351 160th Ln Nw				90.24	30.00	6.32	126.56
	45393556	Property Owner	City Services	6064 157th Ln Nw				90.24	30.00	6.32	126.56
	46133630	Property Owner	City Services	15931 Xenon St Nw				20.50	30.00	1.44	51.94
	47523769	Property Owner	City Services	16111 Azurite St Nw				90.24	30.00	6.32	126.56
	47543771	Property Owner	City Services	6767 158th Ln Nw				90.24	30.00	6.32	126.56
	47713788	Property Owner	City Services	6841 158th Ln Nw				90.24	30.00	6.32	126.56
	48273844	Property Owner	City Services	6848 164th Ln Nw				69.74	30.00	4.89	104.63
	48603877	Property Owner	City Services	7619 157th Ave Nw				67.68	30.00	4.74	102.42
	48843901	Property Owner	City Services	16156 Olivine St Nw				90.24	30.00	6.32	126.56

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Line Item	Account No.	Account Name	Description	Property Address	Name	First	Middle	Delinquent Amount	Admin Fee	Interest (5.50%)	Total Subject to Certification
	49113928	Property Owner	City Services	16350 Yolite St Nw				90.24	30.00	6.32	126.56
	49343951	Property Owner	City Services	16400 Uranimite St Nw				90.24	30.00	6.32	126.56
	49473964	Property Owner	City Services	16330 Yolite St Nw				90.24	30.00	6.32	126.56
	49713988	Property Owner	City Services	16021 Xenolith St Nw				24.62	30.00	1.73	56.35
	49954012	Property Owner	City Services	8502 164th Cir Nw				90.24	30.00	6.32	126.56
	49994016	Property Owner	City Services	8200 163rd Ave Nw				22.56	30.00	1.58	54.14
	50014018	Property Owner	City Services	15950 Iguana St Nw				67.68	30.00	4.74	102.42
	51454162	Property Owner	City Services	16470 Halas Cir				92.30	30.00	6.47	128.77
	52424259	Property Owner	City Services	9138 Collins Dr Nw				67.68	30.00	4.74	102.42
	52904307	Property Owner	City Services	15330 Iguana St Nw				45.12	30.00	3.16	78.28
	53174334	Property Owner	City Services	15231 Kangaroo St Nw				24.62	30.00	1.73	56.35
	53804397	Property Owner	City Services	8520 156th Ln Nw				90.24	30.00	6.32	126.56
	53934410	Property Owner	City Services	8121 154th Ave Nw				90.24	30.00	6.32	126.56
	53984415	Property Owner	City Services	15355 Eland St Nw				24.62	30.00	1.73	56.35
	54244441	Property Owner	City Services	7217 154th Ln Nw				67.68	30.00	4.74	102.42
	54734490	Property Owner	City Services	7930 156th Ave Nw				90.24	30.00	6.32	126.56
	54784495	Property Owner	City Services	7930 157th Ave Nw				90.24	30.00	6.32	126.56
	54924509	Property Owner	City Services	7320 152nd Ln Nw				69.74	30.00	4.89	104.63
	55154532	Property Owner	City Services	7381 152nd Ave Nw				45.12	30.00	3.16	78.28
	55204537	Property Owner	City Services	7440 152nd Ave Nw				90.24	30.00	6.32	126.56
	55244541	Property Owner	City Services	7411 152nd Ave Nw				90.24	30.00	6.32	126.56
	55604577	Property Owner	City Services	7921 152nd Ln Nw				90.24	30.00	6.32	126.56
	55734590	Property Owner	City Services	14980 Peridot St Nw				97.41	30.00	6.83	134.24
	56044621	Property Owner	City Services	15061 Willemite St Nw				90.24	30.00	6.32	126.56
	56114628	Property Owner	City Services	15001 Bison St Nw				24.62	30.00	1.73	56.35
	56274644	Property Owner	City Services	7240 150th Ln Nw				22.56	30.00	1.58	54.14
	56294646	Property Owner	City Services	7431 151st Ave Nw				90.24	30.00	6.32	126.56
	56364653	Property Owner	City Services	7220 151st Ave Nw				90.24	30.00	6.32	126.56
	57004717	Property Owner	City Services	6825 151st Ave Nw				92.30	30.00	6.47	128.77
	57144732	Property Owner	City Services	7140 152nd Ave Nw				90.24	30.00	6.32	126.56
	57794797	Property Owner	City Services	15030 Garnet St Nw				90.24	30.00	6.32	126.56
	57914809	Property Owner	City Services	7141 156th Ave Nw				67.68	30.00	4.74	102.42
	58014819	Property Owner	City Services	6728 153rd Ln Nw				90.24	30.00	6.32	126.56
	58134831	Property Owner	City Services	15611 Dolomite St Nw				90.24	30.00	6.32	126.56
	58424860	Property Owner	City Services	6420 153rd Ln Nw				90.24	30.00	6.32	126.56
	59214939	Property Owner	City Services	5535 149TH LN NW				134.34	30.00	9.41	173.75
	59334951	Property Owner	City Services	15020 Waco St Nw				47.18	30.00	3.31	80.49
	59875004	Property Owner	City Services	15212 Zuni St Nw				1.75	30.00	0.12	31.87
	60075024	Property Owner	City Services	5207 150th Ln Nw				90.24	30.00	6.32	126.56
	60725089	Property Owner	City Services	15540 Salish St Nw				24.62	30.00	1.73	56.35
	61095126	Property Owner	City Services	14151 Germanium St Nw				45.12	30.00	3.16	78.28
	61275144	Property Owner	City Services	14341 Uranium St Nw				22.56	30.00	1.58	54.14
	61726356	Property Owner	City Services	5521 146th Ave Nw				23.85	30.00	1.67	55.52
	62505261	Property Owner	City Services	14760 Bowers Dr Nw				90.24	30.00	6.32	126.56
	62855296	Property Owner	City Services	6263 RIVLYN AVE NW				568.13	30.00	39.81	637.94
	63305341	Property Owner	City Services	16941 Zeolite St Nw				90.24	30.00	6.32	126.56
	63385349	Property Owner	City Services	8846 Hwy 10 Nw				45.12	30.00	3.16	78.28
	63625372	Property Owner	City Services	17958 Fluorine St Nw				90.24	30.00	6.32	126.56
	63875397	Property Owner	City Services	17531 Chameleon St Nw				90.24	30.00	6.32	126.56
	64695480	Property Owner	City Services	6761 159th Ave Nw				90.24	30.00	6.32	126.56
	65045515	Property Owner	City Services	8221 159th Ln Nw				111.96	30.00	7.84	149.80
	65185529	Property Owner	City Services	9150 Hwy 10 Nw				92.30	30.00	6.47	128.77
	65255536	Property Owner	City Services	8221 158th Ave Nw				24.62	30.00	1.73	56.35
	65275538	Property Owner	City Services	15130 Kangaroo St Nw				69.74	30.00	4.89	104.63
	66235634	Property Owner	City Services	17520 Chameleon St Nw				67.68	30.00	4.74	102.42
	66415652	Property Owner	City Services	8860 167th Ln Nw				67.68	30.00	4.74	102.42
	66665677	Property Owner	City Services	17229 Tungsten St Nw				90.24	30.00	6.32	126.56
	67315743	Property Owner	City Services	15421 Kangaroo St Nw				90.24	30.00	6.32	126.56
	67345746	Property Owner	City Services	7450 151st Ave Nw				69.74	30.00	4.89	104.63
	67385750	Property Owner	City Services	7410 152nd Ln Nw				90.24	30.00	6.32	126.56
	67715783	Property Owner	City Services	15210 Yakima St Nw				90.24	30.00	6.32	126.56
	68415853	Property Owner	City Services	14905 Willemite St Nw				69.74	30.00	4.89	104.63

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	68465858	Property Owner	City Services	15130 Xkimo St Nw				90.24	30.00	6.32	126.56
	68975909	Property Owner	City Services	16727 Radium St Nw				90.24	30.00	6.32	126.56
	69045916	Property Owner	City Services	15841 Azurite Ct Nw				15.22	30.00	1.07	46.29
	69275939	Property Owner	City Services	15120 Kangaroo St Nw				90.24	30.00	6.32	126.56
	69455957	Property Owner	City Services	7590 149th Ln Nw				22.56	30.00	1.58	54.14
	70306041	Property Owner	City Services	7003 164th Ave Nw				90.24	30.00	6.32	126.56
	70666077	Property Owner	City Services	15631 Ramsey Blvd Nw				90.24	30.00	6.32	126.56
	70746085	Property Owner	City Services	5410 152nd Ave Nw				22.56	30.00	1.58	54.14
	71356146	Property Owner	City Services	6384 143rd Ln Nw				67.68	30.00	4.74	102.42
	73102655	Property Owner	City Services	17601 Iguana St Nw				90.24	30.00	6.32	126.56
	73705150	Property Owner	City Services	6348 144th Ave Nw				22.56	30.00	1.58	54.14
	74116302	Property Owner	City Services	5241 149TH LN NW				816.38	30.00	57.20	903.58
	74292448	Property Owner	City Services	17820 Fluorine St Nw				90.24	30.00	6.32	126.56
	74436329	Property Owner	City Services	17289 Variolite St Nw				76.39	30.00	5.35	111.74
	117620878	Property Owner	City Services	6310 153rd Ln Nw				90.24	30.00	6.32	126.56
	221773696	Property Owner	City Services	6550 153rd Ln Nw				90.24	30.00	6.32	126.56
	221774498	Property Owner	City Services	16361 Nowthen Blvd Nw				90.24	30.00	6.32	126.56
	221860690	Property Owner	City Services	5941 160th Ln Nw				90.24	30.00	6.32	126.56
	221891871	Property Owner	City Services	7831 168th Ln Nw				47.18	30.00	3.31	80.49
	383470283	Property Owner	City Services	14991 WACO ST NW				689.10	30.00	48.28	767.38
	383546323	Property Owner	City Services	14420 RADIUM ST NW				824.12	30.00	57.74	911.86
	383608379	Property Owner	City Services	14725 XKIMO ST NW				677.98	30.00	47.51	755.49
	383621341	Property Owner	City Services	6160 144TH LN NW				584.52	30.00	40.96	655.48
	383631616	Property Owner	City Services	6071 151ST LN NW				327.40	30.00	22.94	380.34
	383753228	Property Owner	City Services	13981 UNITY ST NW				180.37	30.00	12.64	223.01
	385717996	Property Owner	City Services	8735 168th Ave Nw				90.24	30.00	6.32	126.56
	388715854	Property Owner	City Services	5600 148TH LN NW				683.39	30.00	47.88	761.27
	389551081	Property Owner	City Services	14520 SUNFISH LAKE DR				416.87	30.00	29.21	476.08
	389850754	Property Owner	City Services	15861 Dolomite St Nw				90.24	30.00	6.32	126.56
	391928945	Property Owner	City Services	14300 Sunfish Lake Blvd Nw				232.18	30.00	16.27	278.45
	393999949	Property Owner	City Services	7650 163rd Ln Nw				90.24	30.00	6.32	126.56
	395504700	Property Owner	City Services	14221 VANADIUM ST NW				801.94	30.00	56.19	888.13
	400257680	Property Owner	City Services	6001 144TH LN NW				180.78	30.00	12.67	223.45
	408799324	Property Owner	City Services	6341 167th Ave Nw				90.24	30.00	6.32	126.56
	410818083	Property Owner	City Services	14701 Cobalt St Nw				129.88	30.00	9.10	168.98
	411092510	Property Owner	City Services	6251 152ND AVE NW				721.75	30.00	50.57	802.32
	414754675	Property Owner	City Services	5601 146TH AVE NW				858.33	30.00	60.14	948.47
	416730569	Property Owner	City Services	16549 Fluorine St				90.24	30.00	6.32	126.56
	417141790	Property Owner	City Services	6336 Hwy 10 Nw				17.97	30.00	1.26	49.23
	417283730	Property Owner	City Services	13740 DOLOMITE ST NW				137.87	30.00	9.66	177.53
	422439531	Property Owner	City Services	7031 147TH LN NW				852.56	30.00	59.74	942.30
	422474669	Property Owner	City Services	16851 Garnet St Nw				279.60	30.00	19.59	329.19
	422874913	Property Owner	City Services	15111 TONTO ST NW				373.62	30.00	26.18	429.80
	425486525	Property Owner	City Services	7051 137th Ave Nw				718.23	30.00	50.33	798.56
	426481293	Property Owner	City Services	6206 RIVLYN AVE NW				776.53	30.00	54.41	860.94
	431148719	Property Owner	City Services	7030 149th Ln Nw				67.68	30.00	4.74	102.42
	431614638	Property Owner	City Services	9111 ANDRIE CT NW				90.24	30.00	6.32	126.56
	437986394	Property Owner	City Services	7041 175th Ave Nw				69.74	30.00	4.89	104.63
	438229551	Property Owner	City Services	17931 Vanadium St Nw				18.01	30.00	1.26	49.27
	440400586	Property Owner	City Services	7731 149th Ln Nw				90.24	30.00	6.32	126.56
	441856104	Property Owner	City Services	5435 152nd Ave Nw				90.24	30.00	6.32	126.56
	444223908	Property Owner	City Services	14161 BASALT ST NW				850.36	30.00	59.58	939.94
	444949185	Property Owner	City Services	5300 153RD(PHARMACY) AVE NW				620.56	30.00	43.48	694.04
	445984409	Property Owner	City Services	15145 TONTO ST NW				788.57	30.00	55.25	873.82
	446266610	Property Owner	City Services	16261 St Francis Blvd Nw				45.12	30.00	3.16	78.28
	448022880	Property Owner	City Services	7605 173rd Ave Nw				90.24	30.00	6.32	126.56
	450826892	Property Owner	City Services	7652 158th Ave Nw				22.56	30.00	1.58	54.14
	451642566	Property Owner	City Services	15600 Dolomite St Nw				22.56	30.00	1.58	54.14
	452916877	Property Owner	City Services	15434 RADIUM ST NW				61.12	30.00	4.28	95.40
	453404808	Property Owner	City Services	5811 157TH LN NW				660.39	30.00	46.27	736.66
	454113475	Property Owner	City Services	15730 Radium St Nw				38.72	30.00	2.71	71.43
	461530292	Property Owner	City Services	14100 GERMANIUM ST				90.24	30.00	6.32	126.56

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Line Item	Account No.	Account Name	Description	Property Address	Name	First	Middle	Delinquent Amount	Admin Fee	Interest (5.50%)	Total Subject to Certification
	474357980	Property Owner	City Services	17211 Willemite St Nw				17.73	30.00	1.24	48.97
	474967975	Property Owner	City Services	5691 154th Ave Nw				593.90	30.00	41.61	665.51
	478526274	Property Owner	City Services	6080 HWY 10 NW				1,365.44	30.00	95.67	1,491.11
	478789215	Property Owner	City Services	15201 BARIUM ST NW				147.78	30.00	10.35	188.13
	479313920	Property Owner	City Services	7950 163rd Ln Nw				90.24	30.00	6.32	126.56
	479364743	Property Owner	City Services	17511 Unicorn St Nw				90.24	30.00	6.32	126.56
	479437277	Property Owner	City Services	7041 147th Ln Nw				147.78	30.00	10.35	188.13
	479839440	Property Owner	City Services	14950 PERIDOT ST NW				90.24	30.00	6.32	126.56
	480887974	Property Owner	City Services	7920 159th Ln Nw				90.24	30.00	6.32	126.56
	482232058	Property Owner	City Services	15122 Zuni St Nw				90.24	30.00	6.32	126.56
	482721596	Property Owner	City Services	17325 Nowthen Blvd Nw				90.24	30.00	6.32	126.56
	482744870	Property Owner	City Services	8825 176th Ave Nw				39.68	30.00	2.78	72.46
	482829410	Property Owner	City Services	6220 167TH AVE NW				45.12	30.00	3.16	78.28
	483273736	Property Owner	City Services	8376 156th Ln Nw				90.24	30.00	6.32	126.56
	483466061	Property Owner	City Services	14411 RADIUM ST NW				658.00	30.00	46.11	734.11
	483574031	Property Owner	City Services	15360 Krypton St Nw				170.80	30.00	11.97	212.77
	483577507	Property Owner	City Services	14400 QUICKSILVER ST NW				742.49	30.00	52.03	824.52
	483753338	Property Owner	City Services	14950 ZUNI ST NW				147.78	30.00	10.35	188.13
	484224626	Property Owner	City Services	15161 COBALT ST NW				473.69	30.00	33.19	536.88
	484474936	Property Owner	City Services	8019 146th Ave Nw				532.84	30.00	37.34	600.18
	484524490	Property Owner	City Services	17960 St Francis Blvd Nw				92.30	30.00	6.47	128.77
	485471539	Property Owner	City Services	17936 Junkite St Nw				40.95	30.00	2.87	73.82
	485776115	Property Owner	City Services	5570 150th Ln Nw				303.11	30.00	21.24	354.35
	486589948	Property Owner	City Services	15231 Waco St Nw				22.56	30.00	1.58	54.14
	488325558	Property Owner	City Services	6861 146TH CIR NW				747.59	30.00	52.38	829.97
	488400682	Property Owner	City Services	16950 Neon St Nw				45.12	30.00	3.16	78.28
	489157119	Property Owner	City Services	6971 147TH AVE NW				147.78	30.00	10.35	188.13
	489883731	Property Owner	City Services	6441 153rd Ln Nw				90.24	30.00	6.32	126.56
	490421416	Property Owner	City Services	9320 169th Ave Nw				47.18	30.00	3.31	80.49
	491700513	Property Owner	City Services	15831 Eland St Nw				55.38	30.00	3.88	89.26
	492290833	Property Owner	City Services	14971 ZUNI ST NW				17.00	30.00	1.19	48.19
	492505827	Property Owner	City Services	5521 144th Ave				1,074.93	30.00	75.32	1,180.25
	492547824	Property Owner	City Services	14831 OLIVINE ST				94.50	30.00	6.62	131.12
	492876657	Property Owner	City Services	14950 WACO ST NW				147.78	30.00	10.35	188.13
	493329754	Property Owner	City Services	17421 Unicorn St Nw				22.56	30.00	1.58	54.14
	493603258	Property Owner	City Services	6140 145th Ln Nw				661.66	30.00	46.36	738.02
	494121467	Property Owner	City Services	14450 QUICKSILVER ST NW				591.12	30.00	41.42	662.54
	494444008	Property Owner	City Services	16911 Tiger St Nw				90.24	30.00	6.32	126.56
	494614209	Property Owner	City Services	6501 MCKINLEY AVE NW				476.62	30.00	33.40	540.02
	494840333	Property Owner	City Services	14440 RADIUM ST NW				681.06	30.00	47.72	758.78
	495535769	Property Owner	City Services	14900 Kamacite St Nw				90.24	30.00	6.32	126.56
	495635343	Property Owner	City Services	14168 ARGON ST NW				204.26	30.00	14.31	248.57
	496329287	Property Owner	City Services	15200 Germanium St Nw				783.44	30.00	54.89	868.33
	496380957	Property Owner	City Services	14970 ARGON ST NW				870.75	30.00	61.01	961.76
	536908141	Property Owner	City Services	15312 Argon St Nw				90.24	30.00	6.32	126.56
	547418980	Property Owner	City Services	17040 Baugh St Nw				22.56	30.00	1.58	54.14
	570854285	Property Owner	City Services	6741 137TH AVE NW				641.77	30.00	44.97	716.74
	573238509	Property Owner	City Services	17200 Germanium St Nw				90.24	30.00	6.32	126.56
	589616913	Property Owner	City Services	7346 149th Ave Nw				90.24	30.00	6.32	126.56
	603775969	Property Owner	City Services	15840 Traprock St Nw				90.24	30.00	6.32	126.56
	610988824	Property Owner	City Services	6250 MCKINLEY ST NW				801.15	30.00	56.14	887.29
	611256431	Property Owner	City Services	14742 Krypton Ct Nw				161.22	30.00	11.30	202.52
	611480131	Property Owner	City Services	6941 147TH AVE NW				1,108.07	30.00	77.64	1,215.71
	611582783	Property Owner	City Services	14615 HELIUM ST NW				98.79	30.00	6.92	135.71
	612064330	Property Owner	City Services	14271 ARGON ST NW				137.87	30.00	9.66	177.53
	612669612	Property Owner	City Services	15110 Yolite St Nw				90.24	30.00	6.32	126.56
	613386587	Property Owner	City Services	7831 151st Ln Nw				67.68	30.00	4.74	102.42
	613472501	Property Owner	City Services	15101 COBALT ST NW				541.19	30.00	37.92	609.11
	613511633	Property Owner	City Services	14751 XKIMO ST NW				670.67	30.00	46.99	747.66
	613536680	Property Owner	City Services	6831 146TH CIR NW				147.78	30.00	10.35	188.13
	614755957	Property Owner	City Services	7600 163rd Ln Nw				90.24	30.00	6.32	126.56
	615049714	Property Owner	City Services	16207 Azurite St Nw				90.24	30.00	6.32	126.56

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	616359552	Property Owner	City Services	17917 Junkite St Nw				90.24	30.00	6.32	126.56
	616419298	Property Owner	City Services	5706 140TH LN NW				90.24	30.00	6.32	126.56
	618202839	Property Owner	City Services	5232 148TH AVE NW				169.96	30.00	11.91	211.87
	619555546	Property Owner	City Services	17938 Iodine St Nw				90.24	30.00	6.32	126.56
	619763801	Property Owner	City Services	16400 Zirconium St Nw				90.24	30.00	6.32	126.56
	619942281	Property Owner	City Services	5021 143RD LN NW				459.73	30.00	32.21	521.94
	621158542	Property Owner	City Services	16400 Wolfram St Nw				40.24	30.00	2.82	73.06
	621772764	Property Owner	City Services	14171 MAGNESIUM ST NW				680.77	30.00	47.70	758.47
	622320126	Property Owner	City Services	7620 171st Ave Nw				90.24	30.00	6.32	126.56
	622394640	Property Owner	City Services	7500 151st Ln Nw				90.24	30.00	6.32	126.56
	622567660	Property Owner	City Services	16300 Coquina St Nw				90.24	30.00	6.32	126.56
	622923248	Property Owner	City Services	6671 153RD CT NW				599.44	30.00	42.00	671.44
	623649272	Property Owner	City Services	15270 URANIUM ST NW				145.79	30.00	10.22	186.01
	623746599	Property Owner	City Services	5293 143RD AVE NW				252.95	30.00	17.72	300.67
	624030290	Property Owner	City Services	6481 153RD WAY NW				161.22	30.00	11.30	202.52
	624636010	Property Owner	City Services	14191 Xenon St Nw				341.80	30.00	23.95	395.75
	625406244	Property Owner	City Services	6211 RIVLYN AVE NW				370.89	30.00	25.99	426.88
	625413160	Property Owner	City Services	14210 TUNGSTEN ST NW				6.14	30.00	0.43	36.57
	625872729	Property Owner	City Services	8400 181st Ave Nw				22.56	30.00	1.58	54.14
	625906270	Property Owner	City Services	8100 153rd Ln Nw				90.24	30.00	6.32	126.56
	626375805	Property Owner	City Services	15750 LITHIUM ST NW				627.25	30.00	43.95	701.20
	627213120	Property Owner	City Services	14778 XKIMO ST NW				704.78	30.00	49.38	784.16
	627404803	Property Owner	City Services	15770 LITHIUM ST NW				340.06	30.00	23.83	393.89
	627812255	Property Owner	City Services	7131 166th Ave Nw				90.24	30.00	6.32	126.56
	628555082	Property Owner	City Services	5455 152nd Ave Nw				90.24	30.00	6.32	126.56
	630435835	Property Owner	City Services	6845 169TH LN NW				1,520.29	30.00	106.52	1,656.81
	631140083	Property Owner	City Services	7600 166th Ave Nw				22.56	30.00	1.58	54.14
	631229808	Property Owner	City Services	6830 148TH LN NW				325.19	30.00	22.79	377.98
	632055811	Property Owner	City Services	5540 144TH AVE NW				285.87	30.00	20.03	335.90
	633391698	Property Owner	City Services	7720 150th Ln Nw				90.24	30.00	6.32	126.56
	633488521	Property Owner	City Services	5920 159th Ln Nw				90.24	30.00	6.32	126.56
	633699046	Property Owner	City Services	15774 Neon St Nw				788.35	30.00	55.24	873.59
	635251734	Property Owner	City Services	15231 Xkimo St Nw				70.24	30.00	4.92	105.16
	635767508	Property Owner	City Services	5850 157th Ln Nw				774.47	30.00	54.27	858.74
	635798783	Property Owner	City Services	7102 148TH LN NW				147.78	30.00	10.35	188.13
	635808826	Property Owner	City Services	17450 Wolverine St Nw				22.56	30.00	1.58	54.14
	635929899	Property Owner	City Services	14200 XENON ST NW				413.61	30.00	28.98	472.59
	636019226	Property Owner	City Services	16395 Jarvis St Nw				45.12	30.00	3.16	78.28
	636283628	Property Owner	City Services	15331 WACO CT NW				198.38	30.00	13.90	242.28
	637168300	Property Owner	City Services	8150 151st Ln Nw				11.42	30.00	0.80	42.22
	638126643	Property Owner	City Services	16028 Ironstone St Nw				90.24	30.00	6.32	126.56
	638738719	Property Owner	City Services	15225 Germanium Cir Nw				502.21	30.00	35.19	567.40
	638872650	Property Owner	City Services	7320 151st Ln Nw				90.24	30.00	6.32	126.56
	638988133	Property Owner	City Services	6632 154th Ln Nw				126.68	30.00	8.88	165.56
	640142287	Property Owner	City Services	14217 XKIMO ST NW				591.12	30.00	41.42	662.54
	640250924	Property Owner	City Services	7100 160th Ln Nw				90.24	30.00	6.32	126.56
	640373530	Property Owner	City Services	7291 152nd Ave Nw				89.31	30.00	6.26	125.57
	640465168	Property Owner	City Services	14150 MAGNESIUM ST NW				784.94	30.00	55.00	869.94
	640542237	Property Owner	City Services	15367 Vanadium St Nw				147.78	30.00	10.35	188.13
	642717915	Property Owner	City Services	5970 144TH LN NW				298.34	30.00	20.90	349.24
	642923030	Property Owner	City Services	16444 St Francis Blvd Nw				22.56	30.00	1.58	54.14
	643545195	Property Owner	City Services	9405 164th Ln Nw				9.70	30.00	0.68	40.38
	644254497	Property Owner	City Services	15811 Sodium St Nw				90.24	30.00	6.32	126.56
	644258397	Property Owner	City Services	14150 DYSPROSIUM ST NW				565.34	30.00	39.61	634.95
	645023007	Property Owner	City Services	14191 Xenon St Nw				275.74	30.00	19.32	325.06
	645124982	Property Owner	City Services	5591 154th Ln Nw				298.94	30.00	20.95	349.89
	645326936	Property Owner	City Services	5841 158TH LN NW				701.07	30.00	49.12	780.19
	645477066	Property Owner	City Services	15230 Uranimite St Nw				90.24	30.00	6.32	126.56
	645899595	Property Owner	City Services	6651 141ST AVE NW				18,780.09	30.00	1,315.89	20,125.98
	645928746	Property Owner	City Services	6940 152nd Ave Nw				90.24	30.00	6.32	126.56
	647617164	Property Owner	City Services	5334 140th Ave Nw				137.87	30.00	9.66	177.53
	648293729	Property Owner	City Services	6920 150th Ave Nw				90.24	30.00	6.32	126.56

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	648729844	Property Owner	City Services	15443 Ramsey Blvd Nw				129.44	30.00	9.07	168.51
	648784012	Property Owner	City Services	15119 Zuni St Nw				67.68	30.00	4.74	102.42
	649342743	Property Owner	City Services	6460 153rd Ln Nw				45.12	30.00	3.16	78.28
	650256659	Property Owner	City Services	7231 150th Ln Nw				90.24	30.00	6.32	126.56
	650528156	Property Owner	City Services	14760 Potassium St Nw				798.36	30.00	55.94	884.30
	650529890	Property Owner	City Services	7646 158th Ave Nw				45.12	30.00	3.16	78.28
	650625926	Property Owner	City Services	16410 Quartz St Nw				90.24	30.00	6.32	126.56
	651028818	Property Owner	City Services	15801 Osmium St Nw				955.91	30.00	66.98	1,052.89
	651110116	Property Owner	City Services	17071 Zeolite St Nw				40.95	30.00	2.87	73.82
	651344405	Property Owner	City Services	8730 176th Ave Nw				22.56	30.00	1.58	54.14
	652597073	Property Owner	City Services	14690 HEMATITE ST NW				378.08	30.00	26.49	434.57
	652704144	Property Owner	City Services	16722 LIMONITE ST NW				330.34	30.00	23.15	383.49
	653739182	Property Owner	City Services	6061 Sunwood Dr Nw				24.19	30.00	1.69	55.88
	654348277	Property Owner	City Services	8330 151st Ln Nw				90.24	30.00	6.32	126.56
	654984114	Property Owner	City Services	7751 171st Ave Nw				24.62	30.00	1.73	56.35
	655417643	Property Owner	City Services	6985 139th Ave Nw				43.57	30.00	3.05	76.62
	655531873	Property Owner	City Services	14292 TUNGSTEN WAY NW				556.35	30.00	38.98	625.33
	655542844	Property Owner	City Services	5460 149TH LN NW				468.30	30.00	32.81	531.11
	655992344	Property Owner	City Services	5710 170th Ln Nw				90.24	30.00	6.32	126.56
	656020476	Property Owner	City Services	16300 Wolfram St Nw				22.56	30.00	1.58	54.14
	656804238	Property Owner	City Services	15225 Fluorine St Nw				441.12	30.00	30.91	502.03
	657550281	Property Owner	City Services	6521 153RD WAY NW				15.59	30.00	1.09	46.68
	657612514	Property Owner	City Services	17956 Junkite St Nw				24.62	30.00	1.73	56.35
	658144749	Property Owner	City Services	8733 175th Ln Nw				90.24	30.00	6.32	126.56
	658719096	Property Owner	City Services	15171 Salish St Nw				24.62	30.00	1.73	56.35
	659355557	Property Owner	City Services	14661 Cobalt St Nw				32.47	30.00	2.28	64.75
	659667863	Property Owner	City Services	6401 W HWY 10 NW				2,869.07	30.00	201.03	3,100.10
	659704939	Property Owner	City Services	16411 Olivine St Nw				90.24	30.00	6.32	126.56
	659732792	Property Owner	City Services	17352 Unicorn St Nw				90.24	30.00	6.32	126.56
	660192154	Property Owner	City Services	5260 149TH LN NW				147.78	30.00	10.35	188.13
	660626305	Property Owner	City Services	15520 Nutria St Nw				24.41	30.00	1.71	56.12
	660951883	Property Owner	City Services	7240 162nd Ln Nw				45.08	30.00	3.16	78.24
	661877563	Property Owner	City Services	6100 177th Ln Nw				67.68	30.00	4.74	102.42
	662341386	Property Owner	City Services	15340 Kangaroo St Nw				23.46	30.00	1.64	55.10
	662781470	Property Owner	City Services	14137 COBALT CIR NW				226.99	30.00	15.90	272.89
	663465033	Property Owner	City Services	16031 Neon St Nw				45.12	30.00	3.16	78.28
	664105424	Property Owner	City Services	8610 171st Ave Nw				90.24	30.00	6.32	126.56
	664650189	Property Owner	City Services	14281 XKIMO ST NW				624.40	30.00	43.75	698.15
	664970027	Property Owner	City Services	8416 158th Ln Nw				32.04	30.00	2.24	64.28
	665036069	Property Owner	City Services	7630 169th Ln Nw				22.56	30.00	1.58	54.14
	665145659	Property Owner	City Services	15942 Ironstone St Nw				45.12	30.00	3.16	78.28
	665403098	Property Owner	City Services	5551 145th Cir Nw				147.78	30.00	10.35	188.13
	665802855	Property Owner	City Services	14491 FLUORINE CT				760.27	30.00	53.27	843.54
	665908786	Property Owner	City Services	14400 Iodine St Nw				989.38	30.00	69.32	1,088.70
	666243632	Property Owner	City Services	6830 150th Ave Nw				90.24	30.00	6.32	126.56
	666492357	Property Owner	City Services	4925 179th Ln Nw				90.24	30.00	6.32	126.56
	666716756	Property Owner	City Services	7050 147th Ave Nw				766.11	30.00	53.68	849.79
	667012776	Property Owner	City Services	17320 Driscoll St Nw				90.24	30.00	6.32	126.56
	667094355	Property Owner	City Services	14201 Xenon St Nw				135.49	30.00	9.49	174.98
	667460004	Property Owner	City Services	14191 Xenon St Nw				508.12	30.00	35.60	573.72
	667959961	Property Owner	City Services	14794 Krypton Ct Nw				493.41	30.00	34.57	557.98
	668014141	Property Owner	City Services	6886 139th Ln Nw				64.94	30.00	4.55	99.49
	668134792	Property Owner	City Services	14412 IODINE ST NW				727.30	30.00	50.96	808.26
	668141282	Property Owner	City Services	17150 Potassium St Nw				90.24	30.00	6.32	126.56
	668157771	Property Owner	City Services	5178 148TH AVE NW				654.75	30.00	45.88	730.63
	668488991	Property Owner	City Services	5443 145TH AVE NW				491.12	30.00	34.41	555.53
	669146503	Property Owner	City Services	15210 SODIUM ST NW				1,017.81	30.00	71.32	1,119.13
	669524096	Property Owner	City Services	14331 NEON ST NW				352.64	30.00	24.71	407.35
	669678276	Property Owner	City Services	15599 Hedgehog St Nw				90.24	30.00	6.32	126.56
	670417910	Property Owner	City Services	5803 Alpine Dr Nw				90.24	30.00	6.32	126.56
	670847798	Property Owner	City Services	14405 IODINE ST NW				620.51	30.00	43.48	693.99
	671156957	Property Owner	City Services	14671 ARGON ST NW				591.12	30.00	41.42	662.54

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Line Item	Account No.	Account Name	Description	Property Address	Name	First	Middle	Delinquent Amount	Admin Fee	Interest (5.50%)	Total Subject to Certification
	671198103	Property Owner	City Services	6260 HWY 10 NW				193.45	30.00	13.55	237.00
	672208712	Property Owner	City Services	6746 159th Ave Nw				45.12	30.00	3.16	78.28
	672343397	Property Owner	City Services	14713 Bowers Dr Nw				90.24	30.00	6.32	126.56
	672759485	Property Owner	City Services	7341 154th Ln Nw				90.24	30.00	6.32	126.56
	673182049	Property Owner	City Services	14622 Ferret St Nw				1,191.04	30.00	83.45	1,304.49
	673497245	Property Owner	City Services	15421 Germanium St Nw				591.12	30.00	41.42	662.54
	673670027	Property Owner	City Services	15386 KRYPTON ST NW				620.40	30.00	43.47	693.87
	674018518	Property Owner	City Services	15539 Iodine Ct Nw				773.50	30.00	54.20	857.70
	674033735	Property Owner	City Services	6220 152ND AVE NW				846.20	30.00	59.29	935.49
	674477357	Property Owner	City Services	15600 XKIMO CT NW				148.74	30.00	10.42	189.16
	674644633	Property Owner	City Services	5425 152ND AVE NW				602.21	30.00	42.20	674.41
	674812294	Property Owner	City Services	14871 XKIMO ST NW				714.06	30.00	50.03	794.09
	674906561	Property Owner	City Services	14731 Cobalt St Nw				129.88	30.00	9.10	168.98
	675555862	Property Owner	City Services	14761 Cobalt St Nw				32.47	30.00	2.28	64.75
	675624428	Property Owner	City Services	6855 148TH LN NW				420.88	30.00	29.49	480.37
	675875077	Property Owner	City Services	14780 Fluorine St Nw				672.30	30.00	47.11	749.41
	676319625	Property Owner	City Services	14183 BARIUM ST NW				198.16	30.00	13.88	242.04
	676393434	Property Owner	City Services	7651 172nd Ln Nw				92.12	30.00	6.45	128.57
	676586422	Property Owner	City Services	15280 Armstrong Blvd Nw				22.56	30.00	1.58	54.14
	676705915	Property Owner	City Services	15247 Germanium Cir Nw				993.03	30.00	69.58	1,092.61
	676887200	Property Owner	City Services	16511 Coquina St Nw				22.56	30.00	1.58	54.14
	677006833	Property Owner	City Services	9055 175th Ln Nw				67.68	30.00	4.74	102.42
	677454508	Property Owner	City Services	6250 160th Ln Nw				67.13	30.00	4.70	101.83
	678110935	Property Owner	City Services	7210 163rd Ave Nw				45.12	30.00	3.16	78.28
	678263093	Property Owner	City Services	14920 Juniper Ridge Dr Nw				90.24	30.00	6.32	126.56
	678532335	Property Owner	City Services	14795 KRYPTON CT NW				230.50	30.00	16.15	276.65
	679124342	Property Owner	City Services	4971 143RD AVE NW				175.12	30.00	12.27	217.39
	679203327	Property Owner	City Services	5020 155TH LN NW				429.61	30.00	30.10	489.71
	679246337	Property Owner	City Services	4890 155TH LN NW				610.53	30.00	42.78	683.31
	679321126	Property Owner	City Services	15421 XKIMO ST				108.19	30.00	7.58	145.77
	679329740	Property Owner	City Services	8952 175th Ln Nw				90.24	30.00	6.32	126.56
	679938193	Property Owner	City Services	5751 145th Ct Nw				189.54	30.00	13.28	232.82
	680417794	Property Owner	City Services	7037 139th Ave Nw				129.88	30.00	9.10	168.98
	680461135	Property Owner	City Services	15541 XKIMO ST				603.32	30.00	42.27	675.59
	680561803	Property Owner	City Services	16201 Nowthen Blvd Nw				90.24	30.00	6.32	126.56
	680892592	Property Owner	City Services	17025 Rabbit St Nw				45.12	30.00	3.16	78.28
	681026990	Property Owner	City Services	15210 Salish St Nw				90.24	30.00	6.32	126.56
	681415286	Property Owner	City Services	15200 UTE ST NW				137.87	30.00	9.66	177.53
	681590395	Property Owner	City Services	7404 147th Ln Nw				129.88	30.00	9.10	168.98
	681597092	Property Owner	City Services	5425 144TH WAY				618.85	30.00	43.36	692.21
	682035500	Property Owner	City Services	14119 BARIUM ST NW				480.41	30.00	33.66	544.07
	682653297	Property Owner	City Services	7091 148th Ave Nw				147.78	30.00	10.35	188.13
	682675191	Property Owner	City Services	6001 167th Ave Nw				524.14	30.00	36.73	590.87
	683734155	Property Owner	City Services	5040 143RD LN NW				147.78	30.00	10.35	188.13
	683736999	Property Owner	City Services	7370 147th Ln Nw				129.88	30.00	9.10	168.98
	684188809	Property Owner	City Services	9140 167th Ave Nw				90.24	30.00	6.32	126.56
	684533122	Property Owner	City Services	14220 Fluorine St Nw				89.64	30.00	6.28	125.92
	685778658	Property Owner	City Services	15457 RADIUM ST NW				591.12	30.00	41.42	662.54
	686331048	Property Owner	City Services	17850 Uranium St Nw				67.68	30.00	4.74	102.42
	686332793	Property Owner	City Services	6918 139th Ln Nw				32.47	30.00	2.28	64.75
	686401827	Property Owner	City Services	14690 Sodium St Nw				115.42	30.00	8.09	153.51
	686579016	Property Owner	City Services	15253 Yakima St Nw				68.18	30.00	4.78	102.96
	686592225	Property Owner	City Services	6280 142ND LN NW				136.71	30.00	9.58	176.29
	686958461	Property Owner	City Services	5304 143RD AVE NW				347.76	30.00	24.37	402.13
	687333562	Property Owner	City Services	14731 Cobalt St Nw				43.85	30.00	3.07	76.92
	687358480	Property Owner	City Services	5283 143RD AVE NW				548.02	30.00	38.40	616.42
	688587788	Property Owner	City Services	6917 139th Ln				44.22	30.00	3.10	77.32
	688602941	Property Owner	City Services	14700 Cobalt St Nw				132.84	30.00	9.31	172.15
	688670261	Property Owner	City Services	7292 147th Ter Nw				129.88	30.00	9.10	168.98
	688986875	Property Owner	City Services	15430 RADIUM ST NW				591.12	30.00	41.42	662.54
	689300467	Property Owner	City Services	7204 147th Ter Nw				32.47	30.00	2.28	64.75
	689326689	Property Owner	City Services	15445 SODIUM ST				391.12	30.00	27.41	448.53

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Line Item	Account No.	Account Name	Description	Property Address	Name	First	Middle	Delinquent Amount	Admin Fee	Interest (5.50%)	Total Subject to Certification
	689643146	Property Owner	City Services	13923 Garnet Ter Nw				64.94	30.00	4.55	99.49
	689697996	Property Owner	City Services	17646 St Francis Blvd Nw				67.68	30.00	4.74	102.42
	689963132	Property Owner	City Services	15501 XKIMO ST				163.28	30.00	11.44	204.72
	690290634	Property Owner	City Services	13947 Ironstone Ter Nw				391.12	30.00	27.41	448.53
	691228676	Property Owner	City Services	5621 146th Ave Nw				156.10	30.00	10.94	197.04
	691369542	Property Owner	City Services	8120 154th Ln Nw				53.74	30.00	3.77	87.51
	691730597	Property Owner	City Services	15141 Alpaca St Nw				45.12	30.00	3.16	78.28
	692159903	Property Owner	City Services	17219 Sodium St Nw				69.74	30.00	4.89	104.63
	692335497	Property Owner	City Services	7261 147th Ter Nw				129.88	30.00	9.10	168.98
	692538636	Property Owner	City Services	7531 151st Ln Nw				90.24	30.00	6.32	126.56
	693131859	Property Owner	City Services	14685 Junkite St Nw				510.35	30.00	35.76	576.11
	693232557	Property Owner	City Services	15511 SODIUM ST				4.04	30.00	0.28	34.32
	693663749	Property Owner	City Services	16340 Yttrium St Nw				47.18	30.00	3.31	80.49
	693891391	Property Owner	City Services	7309 147th Ter Nw				129.88	30.00	9.10	168.98
	694133559	Property Owner	City Services	15515 SODIUM ST				161.22	30.00	11.30	202.52
	694738093	Property Owner	City Services	7700 169th Ln Nw				67.68	30.00	4.74	102.42
	695472934	Property Owner	City Services	14700 Cobalt St Nw				16.73	30.00	1.17	47.90
	695575983	Property Owner	City Services	6324 RIVERDALE DR NW				90.24	30.00	6.32	126.56
	695895968	Property Owner	City Services	15313 Argon St Nw				38.72	30.00	2.71	71.43
	696276819	Property Owner	City Services	14561 Olivine Way Nw				32.47	30.00	2.28	64.75
	696284335	Property Owner	City Services	6838 139TH LN NW				32.47	30.00	2.28	64.75
	696779142	Property Owner	City Services	6781 HWY 10 NW				883.35	30.00	61.90	975.25
	696787846	Property Owner	City Services	15740 Ramsey Blvd Nw				90.24	30.00	6.32	126.56
	697178145	Property Owner	City Services	14729 HELIUM ST NW				247.78	30.00	17.36	295.14
	697183298	Property Owner	City Services	16020 St. Andrews Ln				69.36	30.00	4.86	104.22
	697220469	Property Owner	City Services	7551 149th Ave Nw				24.97	30.00	1.75	56.72
	697736349	Property Owner	City Services	16736 Radium St Nw				45.12	30.00	3.16	78.28
	697910999	Property Owner	City Services	9619 Hwy 10 Nw				1,119.92	30.00	78.47	1,228.39
	699422168	Property Owner	City Services	6219 144th Ln Nw				90.24	30.00	6.32	126.56
	699827037	Property Owner	City Services	8500 173rd Ave Nw				90.24	30.00	6.32	126.56
	700415920	Property Owner	City Services	6092 146TH LN NW				641.03	30.00	44.92	715.95
	700897911	Property Owner	City Services	9060 168th Ave Nw				47.18	30.00	3.31	80.49
	700951707	Property Owner	City Services	7090 159th Ln Nw				90.24	30.00	6.32	126.56
	701128448	Property Owner	City Services	15290 URANIUM ST NW				781.05	30.00	54.73	865.78
	702200619	Property Owner	City Services	7711 178th Ln Nw				24.62	30.00	1.73	56.35
	702404821	Property Owner	City Services	7251 166th Ave Nw				90.24	30.00	6.32	126.56
	702895081	Property Owner	City Services	7830 168th Ln Nw				24.62	30.00	1.73	56.35
	703247201	Property Owner	City Services	14190 Xenon St Nw				161.22	30.00	11.30	202.52
	703333526	Property Owner	City Services	7440 152nd Ln Nw				90.24	30.00	6.32	126.56
	703382352	Property Owner	City Services	14700 Neon St Nw				15.78	30.00	1.11	46.89
	703426665	Property Owner	City Services	15291 URANIUM ST NW				147.78	30.00	10.35	188.13
	703434209	Property Owner	City Services	14681 Hematite St Nw				150.56	30.00	10.55	191.11
	704100252	Property Owner	City Services	15410 GERMANIUM ST NW				145.62	30.00	10.20	185.82
	704226711	Property Owner	City Services	5991 146TH AVE NW				652.28	30.00	45.70	727.98
	704266754	Property Owner	City Services	14841 ARGON ST NW				733.27	30.00	51.38	814.65
	704292051	Property Owner	City Services	14617 Olivine St Nw				591.12	30.00	41.42	662.54
	704345910	Property Owner	City Services	15398 Germanium St Nw				19.45	30.00	1.36	50.81
	704362405	Property Owner	City Services	5672 154TH AVE NW				591.12	30.00	41.42	662.54
	704575831	Property Owner	City Services	16355 Nowthen Blvd Nw				90.24	30.00	6.32	126.56
	704715015	Property Owner	City Services	5768 155TH LN NW				227.88	30.00	15.97	273.85
	705353699	Property Owner	City Services	14211 VANADIUM ST NW				613.55	30.00	42.99	686.54
	705468749	Property Owner	City Services	7815 156th Ave Nw				90.24	30.00	6.32	126.56
	705469464	Property Owner	City Services	5555 153RD CT NW				642.03	30.00	44.99	717.02
	705622555	Property Owner	City Services	14731 Cobalt St Nw				129.88	30.00	9.10	168.98
	705723098	Property Owner	City Services	5425 144th Way				13.94	30.00	0.98	44.92
	705879197	Property Owner	City Services	14077 ST FRANCIS BLVD NW				4,173.28	30.00	292.42	4,495.70
	706002029	Property Owner	City Services	7031 137th Ln Nw				169.83	30.00	11.90	211.73
	706398250	Property Owner	City Services	6641 153RD CT NW				240.16	30.00	16.83	286.99
	706664905	Property Owner	City Services	7352 147th Ln Nw				129.88	30.00	9.10	168.98
	706885755	Property Owner	City Services	14640 Peridot Ter				129.88	30.00	9.10	168.98
	706940851	Property Owner	City Services	13868 HEMATITE LN NW				143.33	30.00	10.04	183.37
	706949219	Property Owner	City Services	14641 SAPPHIRE LN NW				32.47	30.00	2.28	64.75

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Line Item	Account No.	Account Name	Description	Property Address	Name	First	Middle	Delinquent Amount	Admin Fee	Interest (5.50%)	Total Subject to Certification
	707388332	Property Owner	City Services	4950 155TH LN NW				147.78	30.00	10.35	188.13
	707590668	Property Owner	City Services	14565 Olivine Ter				16.21	30.00	1.14	47.35
	708075369	Property Owner	City Services	15243 Yakima St Nw				90.24	30.00	6.32	126.56
	708415756	Property Owner	City Services	14648 Peridot Ter				35.43	30.00	2.48	67.91
	708720979	Property Owner	City Services	5673 154th Ave Nw				456.78	30.00	32.01	518.79
	708937515	Property Owner	City Services	14801 ERKIUM ST NW				635.75	30.00	44.55	710.30
	709445780	Property Owner	City Services	7302 147th Ln Nw				129.88	30.00	9.10	168.98
	709834362	Property Owner	City Services	18055 Waco St Nw				69.74	30.00	4.89	104.63
	710183221	Property Owner	City Services	7336 Bunker Lake Blvd				64.94	30.00	4.55	99.49
	710317406	Property Owner	City Services	5400 144th Way				257.26	30.00	18.03	305.29
	710640191	Property Owner	City Services	13911 IRONSTONE TRL NW				591.12	30.00	41.42	662.54
	711509856	Property Owner	City Services	6900 170th Ave Nw				16.48	30.00	1.15	47.63
	711590066	Property Owner	City Services	7080 137TH AVE NW				79.17	30.00	5.55	114.72
	712076831	Property Owner	City Services	6842 170TH AVE NW				390.23	30.00	27.34	447.57
	712194920	Property Owner	City Services	6030 143RD LN NW				147.78	30.00	10.35	188.13
	712289262	Property Owner	City Services	7296 147th Ter Nw				129.88	30.00	9.10	168.98
	712998746	Property Owner	City Services	9100 181st Ave Nw				90.24	30.00	6.32	126.56
	713225951	Property Owner	City Services	7316 Bunker Lake Blvd				32.47	30.00	2.28	64.75
	713470673	Property Owner	City Services	14443 ARMSTRONG BLVD NW				24.26	30.00	1.70	55.96
	713525059	Property Owner	City Services	14591 Olivine Way Nw				129.88	30.00	9.10	168.98
	713598964	Property Owner	City Services	15326 ZUNI CT				537.60	30.00	37.67	605.27
	714055984	Property Owner	City Services	5420 144th Way				16.74	30.00	1.17	47.91
	714131708	Property Owner	City Services	16330 Azurite St Nw				67.68	30.00	4.74	102.42
	714171543	Property Owner	City Services	6870 139th Ln Nw				29.62	30.00	2.08	61.70
	714276843	Property Owner	City Services	13887 Hematite St Nw				32.47	30.00	2.28	64.75
	714419068	Property Owner	City Services	14221 Xenon St Nw				591.12	30.00	41.42	662.54
	714596885	Property Owner	City Services	14200 XENON ST				688.32	30.00	48.23	766.55
	714785959	Property Owner	City Services	14660 Cobalt St Nw				32.47	30.00	2.28	64.75
	715045798	Property Owner	City Services	14660 Rhinestone St Nw				35.43	30.00	2.48	67.91
	715197519	Property Owner	City Services	15424 FLUORINE ST NW				138.31	30.00	9.69	178.00
	715451376	Property Owner	City Services	5030 179th Ln Nw				17.81	30.00	1.25	49.06
	715474311	Property Owner	City Services	8121 153rd Ln Nw				85.07	30.00	5.96	121.03
	715567705	Property Owner	City Services	5557 154th Ln Nw				21.82	30.00	1.53	53.35
	715872810	Property Owner	City Services	17940 St Francis Blvd Nw				37.48	30.00	2.63	70.11
	717170793	Property Owner	City Services	7035 139th Ave Nw				35.43	30.00	2.48	67.91
	717804277	Property Owner	City Services	5643 154TH LN NW				192.35	30.00	13.48	235.83
	717891103	Property Owner	City Services	15821 Ferret St Nw				90.24	30.00	6.32	126.56
	717939584	Property Owner	City Services	7030 147th Ln Nw				306.49	30.00	21.48	357.97
	718073230	Property Owner	City Services	5400 149TH LN NW				893.08	30.00	62.58	985.66
	951250653	Property Owner	City Services	15337 Nowthen Blvd Nw				90.24	30.00	6.32	126.56
	719149	Property Owner	City Services	6080 144th Ln NW				61.45	30.00	4.31	95.76
	720294	Property Owner	City Services	7120 148th Ave NW				56.22	30.00	3.94	90.16
	722934	Property Owner	City Services	5842 158th Ave NW				36.95	30.00	2.59	69.54
	723470	Property Owner	City Services	15423 Radium St NW				32.77	30.00	2.30	65.07
	724600	Property Owner	City Services	8425 144th Way Unit 24				34.27	30.00	2.40	66.67
	725798	Property Owner	City Services	13942 Ironstone Ter NW				47.68	30.00	3.34	81.02
				Utility Billing Total				**$ 264,677.10**	**$ 31,140.00**	**$ 18,544.79**	**$ 314,361.89**
	21812	CALIBER HOME L	MOW/TRIM & MISC TRASH REMOV	16850 GARNET ST NW				1,787.50	30.00	125.25	1,942.75
	21611	CALIBER HOME L	MOW/TRIM & MISC TRASH REMOV	16850 GARNET ST NW				192.98		13.52	206.50
	21619	RESIDENT / PROP	MOW/TRIM & MISC TRASH REMOV	16028 IRONSTONE ST NW				133.60	30.00	7.51	171.11
	21814	CRAIG & SARAH M	MOW/TRIM & MISC TRASH REMOV	5344 142ND CIR NW				89.06	30.00	5.00	124.06
				Accounts Receivable Total				**$ 2,203.14**	**$ 90.00**	**$ 151.28**	**$ 2,444.42**
				Total Accounts Subject to 2016 Property Tax Certification				**$ 266,880.24**	**$ 31,230.00**	**$ 18,696.07**	**$ 316,806.31**

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Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #15-09-227

RESOLUTION ADOPTING ASSESSMENTS FOR PAST-DUE CHARGES ON MUNICIPAL UTILITY BILLS (WHICH MAY INCLUDE WATER, SEWER, STREET LIGHTING, RECYCLING, STORM WATER CHARGES AND PENALTIES INCURRED) AND CURRENT SERVICES RENDERED

WHEREAS, pursuant to proper notice duly given as required by law, the Ramsey City Council has met and heard and passed upon all objections to the proposed assessment for past-due charges on municipal utility bills and through invoices.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1) That such proposed assessment, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the services in the amount of the assessment levied against it.

2) That such assessment shall be payable in annual installments extending over a period of one year, to be payable with the first tax rolls of 2016, and shall bear interest at the rate of 5.50 percent from the date of adoption of this assessment resolution to December 31, 2016.

3) That the owner of any property so assessed may, at any time prior to certification of the assessment to the Anoka County Auditor, pay the whole of the assessment on such property, with interest accrued to the date of payment, to the City Finance Department, except that no interest will be charged if the entire assessment is paid within 30 days from the adoption of this resolution.

4) That a certified duplicate of this assessment be transmitted to the Anoka County Auditor's Office to be extended on the property tax lists of the County and such assessments shall be collected and paid in the same manner as other municipal taxes.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 22nd day of September 2015.

Mayor

ATTEST:

City Clerk

CC Regular Session **6. 2.**

Meeting Date: 09/22/2015

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Information

Title:

Public Hearing: Consider Multiple Actions Related to a Potential Life Fitness Expansion Project

Purpose/Background:

PURPOSE:

(1) TIF PLAN: Consider Support of the attached Resolution #15-09-216 to Modify Development District 1, Establish TIF District 15, and adopt TIF District 15 Plan. This step does not award TIF. This step allows the City to award TIF. This step requires the City to hold a public hearing. *Attached to this case is a TIF Plan Summary--Staff recommends the Council concentrate their time on this document.*

--and--

(2) TIF AGREEMENT: Consider support of the attached Resolution #15-09-242 authorizing execution of a TIF Agreement. This is the actual TIF award for Life Fitness. This document includes all terms and conditions for this specific deal. *Attached to this case is a Term Sheet--Staff recommends the Council concentrate their time on this document.*

--and--

(3) INTER FUND LOAN: Consider support of the attached Resolution #15-09-239 which establishes an ability for the City to utilize an inter fund loan to pay for up front administrative/ legal costs associated with TIF District #15; and repay said inter fund loan with TIF District #15 proceeds (i.e. future Life Fitness LLC increment).

BACKGROUND (Project)

This case was introduced to the EDA and City Council in July; at which time, detailed background information was provided on this project. Detailed background information on TIF was also included is said cases. Attached is the July EDA MEMO.

BACKGROUND (TIF Plan)

Ehler's is managing the process to establish a new TIF district. Attached is an overview/ summary of the proposed district. Also attached is a required resolution. Lastly, attached to this case is the TIF Plan. Again, the purpose of the TIF Plan is to allow the City to award TIF.

It should be noted, the attached TIF Pan includes a "maximum budget." This is a high and conservative *total eligible project costs* estimation ($1,468,320). This number is different than what is included in the attached TIF Agreement; which is the actual proposed assistance ($224,000 PV terms and $350,000 FV terms). To be clear, the City is not proposing to award $1,468,320 to Life Fitness.

BACKGROUND (TIF Agreement)

This agreement lays out the terms and conditions for the proposed TIF award; including the specific amount of TIF

to be awarded. Present Value = $224,000 @ 5% interest over 15 years. Future Value = about $352,000.

This agreement was drafted by Ehlers, via Briggs and Morgan. This agreement is was reviewed by Staff, the City Attorney, the City's economic development consultant Mike Mulrooney, and Life Fitness. Attached to this case is a summary of the TIF Agreement; which provides a quick/ clean overview of the document.

IMPORTANT UPDATE:

This case was reviewed by the EDA on 09/03. Since then, Life Fitness has made a request for two "high-level" items to be adjusted in the attached TIF Agreement.

(1) completion of demolition and site clean up of the health quest property should have a deadline of April 30 2016, rather than November 30, 2015.

(2) the number of required jobs outlined in the attached agreements be adjusted down to "minimum City policy thresholds" to allow room for contingency, in the event Life's originally stated goals are not met. The proposed change is from a minimum 26 new jobs paying $16.85 per hour to a minimum 14 jobs paying $14.34 per hour. Given the current regional/ State issues related to employee recruitment for manufactures, the Life Finesses desire for a contingency becomes more important.

> *NOTE: Life Fitness has 60 job openings at their Ramsey facility today. They still plan on hiring 26 more employees with this expansion (on top of the current 60 job openings). Lastly, Life Fitness has an agreement with the State of Minnesota for this project, which requires the creation of 26 jobs (various different wages). In other words, the State has teeth (incentives) in this project that will ensure the 26 proposed jobs are created.*

Staff believes the two updates (Life Fitness requests) above are reasonable, and justifiable. Staff believes the merits of this project remain. The Staff recommendation included in this case remains the same

Notification:

NA

Observations/Alternatives:

NA

Funding Source:

Tax Increment Financing, pay-as-you-go.

Recommendation:

STAFF:

Staff recommends moving forward with this proposed project; and supporting the motions outlined in this case.

> **This project enhances the City of Ramsey's economic base by securing the operation of a Fortune 500 company's manufacturing facility within Ramsey for the foreseeable future. The Life Fitness facility currently generates significant property taxes (about $300,000 annually) and significant jobs (greatest number of jobs in Ramsey, about 300 FT and about 100 PT. Life Fitness is nearly out of space to grow on their existing site in Ramsey.
>
> **By completing the currently proposed project, the City of Ramsey will see significant tax base and job growth into the foreseeable future (*Expansion #1* and *Expansion #2*). Expansion #1 is expected to generate an additional $70,000 in total annual property taxes, and create at least 26 new jobs. Expansion #2 is expected to generate an additional $70,000 in total annual property taxes and create future new jobs.
>
> **With this project, the City would see the removal of a blighted and vacant building located on highly visible intersection.

**This effort accomplishes the Ramsey EDA's three major goals: job creation, tax base creation, and improvement to the quality-of-life within our community.

**By not completing this project, it would be logical for Life Fitness to consider a new, long-term, location for their manufacturing facility. Additionally, the Health Quest property would likely remain in its current state for the foreseeable future.

EDA:
The EDA did review this case, and supported Staff's recommendation (the motions included in this case). Please see attached meeting minutes. The EDA did ask Staff a couple questions related to the rationalization of utilizing TIF as a funding source for this project. Please see attached "Why TIF" document for a response.

Action:

Motion to recommend the City Council:
Adopt Resolution #15-09-216 to Modify Development District 1, Establish TIF District 15, and Adopt a Plan for TIF District 15.

--and--

Adopt Resolution #15-09-242 Authorizing Execution of a TIF Agreement; subject to changes by the City Attorney.

--and--

Adopt Resolution #15-09-239 Authorizing the Establishment of an Inter fund Loan for TIF District 15

Attachments

RESOLUTION 15 09 216 ADOPTING MODIFICATION OF DEVELOPMENT DISTRICT 1 AND ESTABLISHING TIF DISTRICT 15 AND ADOPTING A TIF PLAN
RESOLUTION 15 09 239 AUTHORIZING AN INTERFUND LOAN FOR TIF DISTRICT 15
RESOLUTION 05 09 242 AUTHORIZING EXECUTION OF A TIF AGREEMENT
TIF Plan (summary)
TIF Plan (full document)
TIF Agreement (summary)
TIF Agreement (full document)
Why TIF
July EDA Meeting MEMO
September EDA Minutes

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	09/17/2015 03:13 PM
Kurt Ulrich	Jo Thieling	09/17/2015 03:15 PM
Patrick Brama	Patrick Brama	09/17/2015 03:16 PM
Form Started By: Patrick Brama		Started On: 09/16/2015 05:50 PM
Final Approval Date: 09/17/2015		

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

Council member _____ introduced the following resolution and moved its adoption:

RESOLUTION #15-09-216

RESOLUTION ADOPTING A MODIFICATION TO THE DEVELOPMENT PROGRAM FOR DEVELOPMENT DISTRICT NO. 1; AND ESTABLISHING TAX INCREMENT FINANCING DISTRICT NO. 15 - LIFE FITNESS THEREIN AND ADOPTING A TAX INCREMENT FINANCING PLAN THEREFOR.

BE IT RESOLVED by the City Council (the "Council") of the City of Ramsey, Minnesota (the "City"), as follows:

Section 1. Recitals

1.01. The City Council of the City of Ramsey (the "City") has heretofore established Development District No. 1 and adopted the Development Program therefor. It has been proposed by the City and the Ramsey Economic Development Authority (the "EDA") that the City adopt a Modification to the Development Program for Development District No. 1 (the "Development Program Modification") and establish Tax Increment Financing District No. 15 - Life Fitness (the "District") therein and adopt a Tax Increment Financing Plan (the "TIF Plan") therefor (the Development Program Modification and the TIF Plan are referred to collectively herein as the "Program and Plan"); all pursuant to and in conformity with applicable law, including Minnesota Statutes, Sections 469.124 to 469.133 and Sections 469.174 to 469.1794, all inclusive, as amended, (the "Act") all as reflected in the Program and Plan, and presented for the Council's consideration.

1.02. The City has investigated the facts relating to the Program and Plan and has caused the Program and Plan to be prepared.

1.03. The City has performed all actions required by law to be performed prior to the establishment of the District and the adoption and approval of the proposed Program and Plan, including, but not limited to, notification of Anoka County and Independent School District No. 11 having taxing jurisdiction over the property to be included in the District, a review of and written comment on the Program and Plan by the City Planning Commission, a recommendation approving the Program and Plan by the EDA on September 3, 2015, and the holding of a public hearing upon published notice as required by law.

1.04. Certain written reports (the "Reports") relating to the Program and Plan and to the activities contemplated therein have heretofore been prepared by staff and consultants and submitted to the Council and/or made a part of the City files and proceedings on the Program and Plan. The Reports, including the redevelopment qualifications reports and planning documents, include data, information and/or substantiation constituting or relating to the basis for the other findings and determinations made in this resolution. The Council hereby confirms, ratifies and adopts the Reports, which are hereby incorporated into and made as fully a part of this resolution to the same extent as if set forth in full herein.

1.05 The City is not modifying the boundaries of Development District No. 1, but is however, modifying the Development Program therefor.

Section 2. Findings for the Adoption and Approval of the Development Program Modification.

2.01. The Council approves the Development Program Modification, and specifically finds that: (a) the land within the Project area would not be available for redevelopment without the financial aid to be sought under this Development Program; (b) the Development Program, as modified, will afford maximum opportunity, consistent with the needs of the City as a whole, for the development of the Project by private enterprise; and (c) that the Development Program, as modified, conforms to the general plan for the development of the City as a whole.

Section 3. Findings for the Establishment of Tax Increment Financing District No. 15 - Life Fitness

3.01. The Council hereby finds that the District is in the public interest and is a "renewal and renovation district" under Minnesota Statutes, Section 469.174, Subd. 10a of the Act.

3.02. The Council further finds that the proposed redevelopment would not occur solely through private investment within the reasonably foreseeable future and that the increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the District permitted by the Tax Increment Financing Plan, that the Program and Plan conform to the general plan for the development or redevelopment of the City as a whole; and that the Program and Plan will afford maximum opportunity consistent with the sound needs of the City as a whole, for the development or redevelopment of the District by private enterprise.

3.03. The Council further finds, declares and determines that the City made the above findings stated in this Section and has set forth the reasons and supporting facts for each determination in writing, attached hereto as Exhibit A.

3.04. The City of Ramsey elects to calculate fiscal disparities for the District in accordance with Minnesota Statutes, Section 469.177, Subd. 3, clause b, which means the fiscal disparities contribution would be taken from inside the District.

Section 4. Public Purpose

4.01. The adoption of the Program and Plan conforms in all respects to the requirements of the Act and will help fulfill a need to develop an area of the City which is already built up, to provide employment opportunities, to improve the tax base and to improve the general economy of the State and thereby serves a public purpose. For the reasons described in Exhibit A, the City believes these benefits directly derive from the tax increment assistance provided under the TIF Plan. A private developer will receive only the assistance needed to make this development financially feasible. As such, any private benefits received by a developer are incidental and do not outweigh the primary public benefits.

Section 5. Approval and Adoption of the Program and Plan

5.01. The Program and Plan, as presented to the Council on this date, including without limitation the findings and statements of objectives contained therein, are hereby approved, ratified, established, and adopted and shall be placed on file in the office of the City Administrator.

5.02. The staff of the City, the City's advisors and legal counsel are authorized and directed to proceed with the implementation of the Program and Plan and to negotiate, draft, prepare and present to this Council for its consideration all further plans, resolutions, documents and contracts necessary for this purpose.

5.03 The Auditor of Anoka County is requested to certify the original net tax capacity of the District, as described in the Program and Plan, and to certify in each year thereafter the amount by which the original net tax capacity has increased or decreased; and the City of Ramsey is authorized and directed to forthwith transmit this request to the County Auditor in such form and content as the Auditor may specify, together with a list of all properties within the District, for which building permits have been issued during the 18 months immediately preceding the adoption of this resolution.

5.04. The City Administrator is further authorized and directed to file a copy of the Program and Plan with the Commissioner of the Minnesota Department of Revenue and the Office of the State Auditor pursuant to Minnesota Statutes 469.175, Subd. 4a.

The motion for the adoption of the foregoing resolution was duly seconded by Council member _____, and upon a vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

Dated: September 22, 2015

ATTEST:

_____ _____

Mayor City Administrator

(Seal)

EXHIBIT A

RESOLUTION NO. _____

The reasons and facts supporting the findings for the adoption of the Tax Increment Financing Plan (TIF Plan) for Tax Increment Financing District No. 15 (District), as required pursuant to Minnesota Statutes, Section 469.175, Subdivision 3 are as follows:

1. *Finding that Tax Increment Financing District No. 15 is a renewal and renovation district as defined in M.S., Section 469.174, Subd. 10a.*

   The District consists of three parcels, with plans to redevelop the area for commercial/industrial purposes. At least 70 percent of the area of the parcels in the District are occupied by buildings, streets, utilities, paved or gravel parking lots or other similar structures and more than 20 percent of the buildings in the District are structurally substandard, and 30 percent of the other buildings require substantial renovation or clearance. (See Appendix F of the TIF Plan.)

2. *Finding that the proposed development, in the opinion of the City Council, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future and that the increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the District permitted by the TIF Plan.*

   The proposed development, in the opinion of the City, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future: This finding is supported by the fact that the redevelopment proposed in the TIF Plan meets the City's objectives for redevelopment. Due to the high cost of redevelopment on the parcels currently occupied by substandard buildings, and the cost of financing the proposed improvements, this project is feasible only through assistance, in part, from tax increment financing.

   The increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the District permitted by the TIF Plan: This finding is justified on the grounds that the cost of site improvements, clean-up, and capping of existing thermal wells, add to the total redevelopment cost. The City reasonably determines that no other redevelopment of similar scope is anticipated on this site without substantially similar assistance being provided to the development.

   Therefore, the City concludes as follows:

   a. The City's estimate of the amount by which the market value of the entire District will increase without the use of tax increment financing is $0.

   b. If the proposed development occurs, the total increase in market value will be $3,933,000.

   c. The present value of tax increments from the District for the maximum duration of the district permitted by the TIF Plan is estimated to be $888,804.

   d. Even if some development other than the proposed development were to occur, the Council finds that no alternative would occur that would produce a market value increase greater than $3,044,196 (the amount in clause b less the amount in clause c) without tax increment assistance.

3. *Finding that the TIF Plan for the District conforms to the general plan for the development or redevelopment of the municipality as a whole.*

   The Planning Commission reviewed the TIF Plan and found that the TIF Plan conforms to the general development plan of the City.

4. *Finding that the TIF Plan for the District will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development or redevelopment of Development District No. 1 by private enterprise.*

   The project to be assisted by the District will result in increased employment in the City and the State of Minnesota, the renovation of substandard properties, increased tax base of the State and add a high quality development to the City.

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

Council member _____ introduced the following resolution and moved its adoption:

RESOLUTION #15-09-239

RESOLUTION AUTHORIZING AN INTERFUND LOAN FOR ADVANCE OF CERTAIN COSTS IN CONNECTION WITH TAX INCREMENT FINANCING DISTRICT NO. 15 .

BE IT RESOLVED by the City Council (the "Council") of the City of Ramsey, Minnesota (the "City"), as follows:

Section 1. Background.

1.01. The City has heretofore approved the establishment of Tax Increment Financing District No. 15 (the "TIF District") within Development District No. 1 (the "Project"), and has adopted a Tax Increment Financing Plan (the "TIF Plan") for the purpose of financing certain improvements within the Project.

1.02. The City has determined to pay for certain costs identified in the TIF Plan consisting of land/building acquisition, site improvements/preparation, public utilities, other qualifying improvements, interest and administrative costs (collectively, the "Qualified Costs"), which costs may be financed on a temporary basis from City funds available for such purposes.

1.03. Under Minnesota Statutes, Section 469.178, Subd. 7, the City is authorized to advance or loan money from the City's general fund or any other fund from which such advances may be legally authorized, in order to finance the Qualified Costs.

1.04. The City intends to reimburse itself for the Qualified Costs from tax increments derived from the TIF District in accordance with the terms of this resolution (which terms are referred to collectively as the "Interfund Loan").

Section 2. Terms of Interfund Loan.

2.01. The City hereby authorizes the advance of up to $25,000 from the EDA Fund or so much thereof as may be paid as Qualified Costs. The City shall reimburse itself for such advances together with interest at the rate stated below. Interest accrues on the principal amount from the date of each advance. The maximum rate of interest permitted to be charged is limited to the greater of the rates specified under Minnesota Statutes, Section 270C.40 or Section 549.09 as of the date the loan or advance is authorized, unless the written agreement states that the maximum interest rate will fluctuate as the interest rates specified under Minnesota Statutes, Section 270C.40 or Section 549.09 are from time to time adjusted. The interest rate shall be 4% and will not fluctuate.

2.02. Principal and interest ("Payments") on the Interfund Loan shall be paid semi-annually on each August 1 and February 1 (each a "Payment Date"), commencing on the first Payment Date on which

the Authority has Available Tax Increment (defined below), or on any other dates determined by the City Administrator, through the date of last receipt of tax increment from the TIF District.

2.03. Payments on this Interfund Loan are payable solely from "Available Tax Increment," which shall mean, on each Payment Date, tax increment available after other obligations have been paid, or as determined by the City Administrator, generated in the preceding six (6) months with respect to the property within the TIF District and remitted to the City by Anoka County, all in accordance with Minnesota Statutes, Sections 469.174 to 469.1794, all inclusive, as amended. Payments on this Interfund Loan may be subordinated to any outstanding or future bonds, notes or contracts secured in whole or in part with Available Tax Increment, and are on parity with any other outstanding or future interfund loans secured in whole or in part with Available Tax Increment.

2.04. The principal sum and all accrued interest payable under this Interfund Loan are pre-payable in whole or in part at any time by the City without premium or penalty. No partial prepayment shall affect the amount or timing of any other regular payment otherwise required to be made under this Interfund Loan.

2.05. This Interfund Loan is evidence of an internal borrowing by the City in accordance with Minnesota Statutes, Section 469.178, Subd. 7, and is a limited obligation payable solely from Available Tax Increment pledged to the payment hereof under this resolution. This Interfund Loan and the interest hereon shall not be deemed to constitute a general obligation of the State of Minnesota or any political subdivision thereof, including, without limitation, the City. Neither the State of Minnesota, nor any political subdivision thereof shall be obligated to pay the principal of or interest on this Interfund Loan or other costs incident hereto except out of Available Tax Increment, and neither the full faith and credit nor the taxing power of the State of Minnesota or any political subdivision thereof is pledged to the payment of the principal of or interest on this Interfund Loan or other costs incident hereto. The City shall have no obligation to pay any principal amount of the Interfund Loan or accrued interest thereon, which may remain unpaid after the final Payment Date.

2.06. The City may amend the terms of this Interfund Loan at any time by resolution of the City Council, including a determination to forgive the outstanding principal amount and accrued interest to the extent permissible under law.

Section 3. Effective Date. This resolution is effective upon the date of its approval.

The motion for the adoption of the foregoing resolution was duly seconded by Council member _____, and upon a vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

Dated: September 22, 2015

ATTEST:

_____ _____

Mayor City Administrator

(Seal)

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

Council member _____ introduced the following resolution and moved its adoption:

RESOLUTION #15-09-242

RESOLUTION AUTHORIZING EXECUTION OF A TAX INCREMENT FINANCING AGREEMENT

A. WHEREAS, Brunswick Corporation, a Delaware corporation, (the "Developer") has requested the City of Ramsey, Minnesota (the "City") to assist with the financing of certain costs incurred in connection with the construction of an approximately 45,800 square foot expansion to an existing manufacturing/warehouse facility in the City by the Developer (the "Project").

B. WHEREAS, the Developer and the City have determined to enter into a Tax Increment Financing Agreement providing for the City's tax increment financing assistance for the Project (the "Tax Increment Financing Agreement").

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

1. The City Council hereby approves the Tax Increment Financing Agreement in substantially the form submitted, and the Mayor and City Administrator are hereby authorized and directed to execute the Tax Increment Financing Agreement on behalf of the City.

2. The approval hereby given to the Tax Increment Financing Agreement includes approval of such additional details therein as may be necessary and appropriate and such modifications thereof, deletions therefrom and additions thereto as may be necessary and appropriate and approved by the City officials authorized by this resolution to execute the Tax Increment Financing Agreement. The execution of the Tax Increment Financing Agreement by the appropriate officer or officers of the City shall be conclusive evidence of the approval of the Tax Increment Financing Agreement in accordance with the terms hereof.

The motion for adoption of the foregoing resolution was duly seconded by member _____ and, after full discussion thereof, and upon a vote being taken thereof, the following voted in favor thereof:

and the following voted against same:

Adopted this 29th day of September, 2015.

_____
Mayor

Attest: _____
City Administrator

STATE OF MINNESOTA
COUNTY OF ANOKA
CITY OF RAMSEY

I, the undersigned, being the duly qualified and acting City Administrator of the City of Ramsey, Minnesota, DO HEREBY CERTIFY that I have carefully compared the attached and foregoing extract of minutes with the original minutes of a meeting of the City Council of the City held on the date therein indicated, which are on file and of record in my office, and the same is a full, true and complete transcript therefrom insofar as the same relates to a Resolution Authorizing Execution of a Tax Increment Financing Agreement.

WITNESS my hand as such City Administrator of the City Council of the City of Ramsey, Minnesota this 22nd day of September, 2015.

_____
City Administrator

Tax Increment Financing District Overview

City of Ramsey

Tax Increment Financing District No. 15 – Life Fitness

The following summary contains an overview of the basic elements of the Tax Increment Financing Plan for Tax Increment Financing District No. 15 – Life Fitness. More detailed information on each of these topics can be found in the complete Tax Increment Financing Plan.

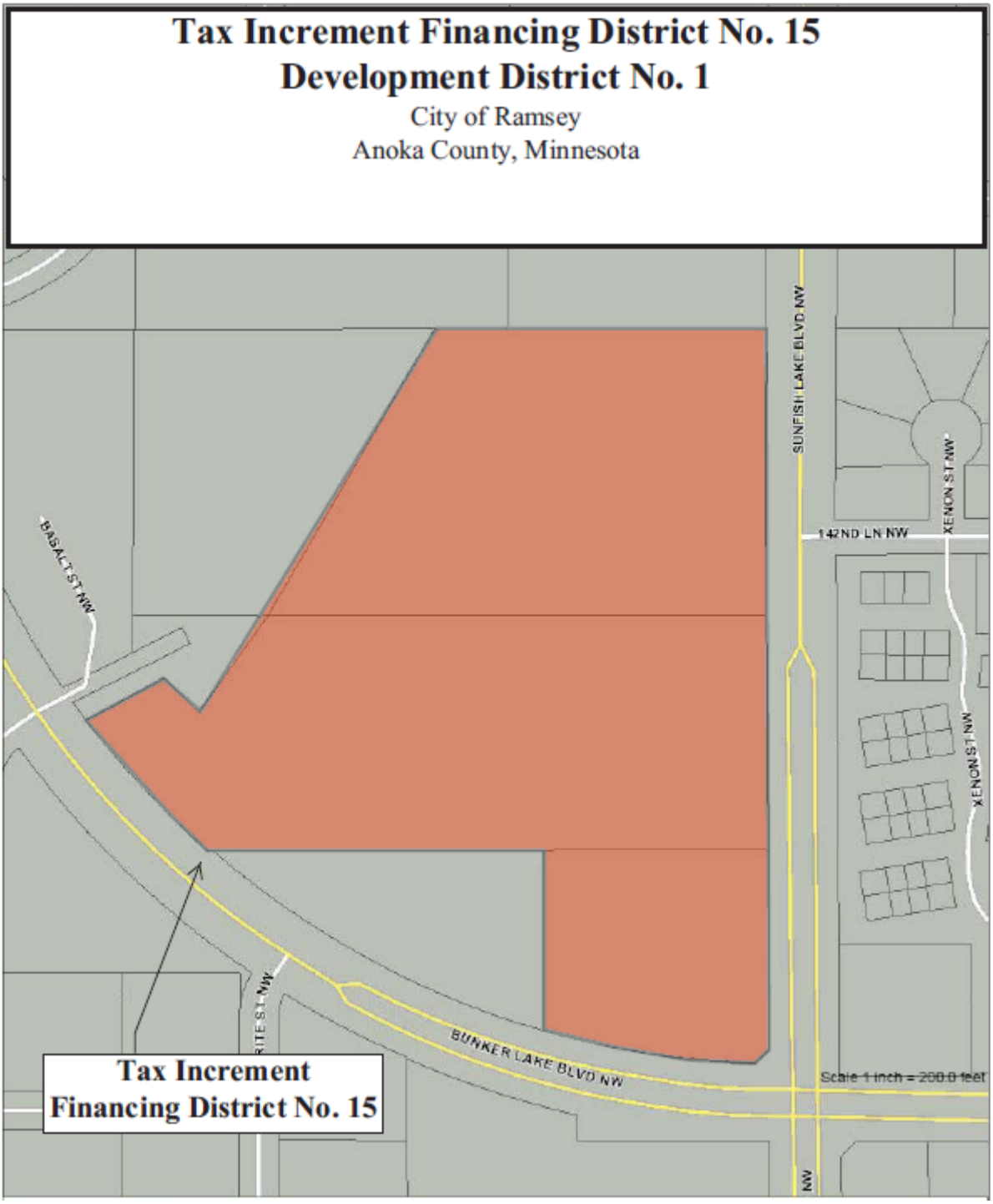
Proposed action:	➢ Recommending the City Council establish Tax Increment Financing District No. 15 – Life Fitness (District) and adopt Tax Increment Financing Plan (TIF Plan). ➢ Recommending the City Council modify the Development Program for Development District No. 1 which includes the establishment of Tax Increment Financing District No. 15 – Life Fitness, a continuation of the goals and objectives set forth in the Development Program for Development District No. 1.
Type of TIF District:	A renewal and renovation district
Parcel Numbers:	27-32-25-44-0012 27-32-25-44-0018 27-32-25-44-0019
Proposed Development:	The District is being created to facilitate the construction of an approximately 98,500 square foot manufacturing/warehouse expansion in the City. Please see Appendix A of the TIF Plan for a more detailed project description.
Maximum duration:	The duration of the District will be 15 years from the date of receipt of the first increment (16 years of increment). The City elects to receive the first tax increment in 2017. It is estimated that the District, including any modifications of the TIF Plan for subsequent phases or other changes, would terminate after December 31, 2032, or when the TIF Plan is satisfied.
Estimated annual tax increment:	Up to $135,914

EHLERS
LEADERS IN PUBLIC FINANCE

Authorized uses:	The TIF Plan contains a budget that authorizes the maximum amount that may be expended: Land/Building Acquisition.....$425,000 Site Improvements/Preparation.....$350,000 Public Utilities .....$100,000 Other Qualifying Improvements .....$55,528 Administrative Costs (up to 10%).....$133,484 PROJECT COSTS TOTAL .....$1,064,012 Interest .....$404,308 **PROJECT COSTS TOTAL**.....**$1,468,320** See Subsection 2-10, on page 2-5 of the TIF Plan for the full budget authorization.
Form of financing:	The project is proposed to be financed by a pay-as-you-go note and an interfund loan.
Administrative fee:	Up to 10% of annual increment, if costs are justified.
Interfund Loan Requirement:	If the City wants to pay for administrative expenditures from a tax increment fund, it is recommended that a resolution authorizing a loan from another fund be passed *PRIOR* to the issuance of the check.
4 Year Activity Rule *(§ 469.176 Subd. 6)*	After four years from the date of certification of the District one of the following activities must have been commenced on each parcel in the District: • Demolition • Rehabilitation • Renovation • Other site preparation (not including utility services such as sewer and water) If the activity has not been started by approximately September 2015, no additional tax increment may be taken from that parcel until the commencement of a qualifying activity.
5 Year Rule *(§ 469.1763 Subd. 3)*	Within 5 years of certification revenues derived from tax increments must be expended or obligated to be expended. Any obligations in the District made after approximately September 2015, will not be eligible for repayment from tax increments.

The reasons and facts supporting the findings for the adoption of the TIF Plan for the District, as required pursuant to *M.S., Section 469.175, Subd. 3,* are included in Exhibit A of the City resolution.

MAP OF DEVELOPMENT DISTRICT NO. 1 AND
TAX INCREMENT FINANCING DISTRICT NO. 15 – LIFE FITNESS



EHLERS
LEADERS IN PUBLIC FINANCE

As of August 27, 2015
Draft for EDA

Modification to the Development Program for Development District No. 1

and the

Tax Increment Financing Plan

for the establishment of

Tax Increment Financing District No. 15 - Life Fitness (a renewal and renovation district)

within

Development District No. 1

City of Ramsey
Anoka County
State of Minnesota

Public Hearing: September 22, 2015
Adopted:

Prepared by: EHLERS & ASSOCIATES, INC.
3060 Centre Pointe Drive, Roseville, Minnesota 55113-1105
651-697-8500 fax: 651-697-8555 www.ehlers-inc.com

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Section 1 - Modification to the Development Program for Development District No. 1

Foreword

The following text represents a Modification to the Development Program for Development District No. 1. This modification represents a continuation of the goals and objectives set forth in the Development Program for Development District No. 1. Generally, the substantive changes include the establishment of Tax Increment Financing District No. 15.

For further information, a review of the Development Program for Development District No. 1 is recommended. It is available from the City Administrator at the City of Ramsey. Other relevant information is contained in the Tax Increment Financing Plans for the Tax Increment Financing Districts located within Development District No. 1.

Section 2 - Tax Increment Financing Plan for Tax Increment Financing District No. 15 - Life Fitness

Subsection 2-1. Foreword

The City of Ramsey (the "City"), staff and consultants have prepared the following information to expedite the establishment of Tax Increment Financing District No. 15 - Life Fitness (the "District"), a renewal and renovation tax increment financing district, located in Development District No. 1.

Subsection 2-2. Statutory Authority

Within the City, there exist areas where public involvement is necessary to cause development or redevelopment to occur. To this end, the City has certain statutory powers pursuant to *Minnesota Statutes ("M.S."), Sections 469.124 to 469.133*, inclusive, as amended, and *M.S., Sections 469.174 to 469.1794*, inclusive, as amended (the "Tax Increment Financing Act" or "TIF Act"), to assist in financing public costs related to this project.

This section contains the Tax Increment Financing Plan (the "TIF Plan") for the District. Other relevant information is contained in the Modification to the Development Program for Development District No. 1.

Subsection 2-3. Statement of Objectives

The District currently consists of three parcels of land and adjacent and internal rights-of-way. The District is being created to facilitate the construction of an approximately 98,325 square foot manufacturing/warehouse expansion in the City. Please see Appendix A for further District information. The City will enter into an agreement with Life Fitness as the owner of the business expanding within the District. This TIF Plan is expected to achieve many of the objectives outlined in the Development Program for Development District No. 1.

The activities contemplated in the Modification to the Development Program and the TIF Plan do not preclude the undertaking of other qualified development or redevelopment activities. These activities are anticipated to occur over the life of Development District No. 1 and the District.

Subsection 2-4. Development Program Overview

1. Property to be Acquired - Selected property located within the District may be acquired by the City and is further described in this TIF Plan.

2. Relocation - Relocation services, to the extent required by law, are available pursuant to *M.S., Chapter 117* and other relevant state and federal laws.

3. Upon approval of a developer's plan relating to the project and completion of the necessary legal requirements, the City may sell to a developer selected properties that it may acquire within the District or may lease land or facilities to a developer.

4. The City may perform or provide for some or all necessary acquisition, construction, relocation, demolition, and required utilities and public street work within the District.

Subsection 2-5. Description of Property in the District and Property To Be Acquired

The District encompasses all property and adjacent rights-of-way and abutting roadways identified by the parcels listed in Appendix C of this TIF Plan. Please also see the map in Appendix B for further information on the location of the District.

The City may acquire any parcel within the District including interior and adjacent street rights of way. Any properties identified for acquisition will be acquired by the City only in order to accomplish one or more of the following: storm sewer improvements; provide land for needed public streets, utilities and facilities; carry out land acquisition, site improvements, clearance and/or development to accomplish the uses and objectives set forth in this plan. The City may acquire property by gift, dedication, condemnation or direct purchase from willing sellers in order to achieve the objectives of this TIF Plan. Such acquisitions will be undertaken only when there is assurance of funding to finance the acquisition and related costs.

Subsection 2-6. Classification of the District

The City, in determining the need to create a tax increment financing district in accordance with *M.S., Sections 469.174 to 469.1794*, as amended, inclusive, finds that the District, to be established, is a redevelopment district pursuant to *M.S., Section 469.174, Subd. 10a* as defined below:

(a) "Renewal and renovation district" means a type of tax increment financing district consisting of a project, or portions of a project, within which the City finds by resolution that:

(1) (i) parcels consisting of 70 percent of the area of the district are occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures;

(ii) 20 percent of the buildings are structurally substandard; and

(iii) 30 percent of the other buildings require substantial renovation or clearance to remove existing conditions such as: inadequate street layout, incompatible uses or land use relationships, overcrowding of buildings on the land, excessive dwelling unit density, obsolete buildings not suitable for improvement or conversion, or other identified hazards to the health, safety, and general well-being of the community; and

(2) the conditions described in clause (1) are reasonably distributed throughout the geographic area of the district.

(b) For purposes of determining whether a building is structurally substandard, whether parcels are occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures, or whether noncontiguous areas qualify, the provisions of subdivision 10, paragraphs (b) through (f) apply.

In meeting the statutory criteria the City relies on the following facts and findings:

- The District consists of three parcels.
- An inventory shows that parcels consisting of more than 70 percent of the area in the District are occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures.
- An inspection of the buildings located within the District finds that more than 20 percent of the buildings are structurally substandard as defined in the TIF Act. (See Appendix F).
- Observation of the remaining buildings located within the District finds that more than 30 percent of the buildings require substantial renovation or clearance to remove existing conditions such as defined in the

TIF Act. (See Appendix F).

Pursuant to *M.S., Section 469.176, Subd. 7,* the District does not contain any parcel or part of a parcel that qualified under the provisions of *M.S., Sections 273.111, 273.112, or 273.114* or *Chapter 473H* for taxes payable in any of the five calendar years before the filing of the request for certification of the District.

Subsection 2-7. Duration and First Year of Tax Increment of the District

Pursuant to *M.S., Section 469.175, Subd. 1, and Section 469.176, Subd. 1,* the duration and first year of tax increment of the District must be indicated within the TIF Plan. Pursuant to *M.S., Section 469.176, Subd. 1b.*, the duration of the District will be 15 years after receipt of the first increment by the City (a total of 16 years of tax increment). The City elects to receive the first tax increment in 2017, which is no later than four years following the year of approval of the District. Thus, it is estimated that the District, including any modifications of the TIF Plan for subsequent phases or other changes, would terminate after 2032, or when the TIF Plan is satisfied. The City reserves the right to decertify the District prior to the legally required date.

Subsection 2-8. Original Tax Capacity, Tax Rate and Estimated Captured Net Tax Capacity Value/Increment and Notification of Prior Planned Improvements

Pursuant to *M.S., Section 469.174, Subd. 7 and M.S., Section 469.177, Subd. 1,* the Original Net Tax Capacity (ONTC) as certified for the District will be based on the market values placed on the property by the assessor in 2015 for taxes payable 2016.

Pursuant to *M.S., Section 469.177, Subds. 1 and 2,* the County Auditor shall certify in each year (beginning in the payment year 2017) the amount by which the original value has increased or decreased as a result of:

1. Change in tax exempt status of property;
2. Reduction or enlargement of the geographic boundaries of the district;
3. Change due to adjustments, negotiated or court-ordered abatements;
4. Change in the use of the property and classification;
5. Change in state law governing class rates; or
6. Change in previously issued building permits.

In any year in which the current Net Tax Capacity (NTC) value of the District declines below the ONTC, no value will be captured and no tax increment will be payable to the City.

The original local tax rate for the District will be the local tax rate for taxes payable 2016, assuming the request for certification is made before June 30, 2016. The ONTC and the Original Local Tax Rate for the District appear in the table below.

Pursuant to *M.S., Section 469.174 Subd. 4 and M.S., Section 469.177, Subd. 1, 2, and 4,* the estimated Captured Net Tax Capacity (CTC) of the District, within Development District No. 1, upon completion of the projects within the District, will annually approximate tax increment revenues as shown in the table below. The City requests 100 percent of the available increase in tax capacity for repayment of its obligations and current expenditures, beginning in the tax year payable 2017. The Project Tax Capacity (PTC) listed is an estimate of values when the projects within the District are completed.

Project Estimated Tax Capacity upon Completion (PTC)	**$362,576**	
Original Estimated Net Tax Capacity (ONTC)	**$158,584**	
Fiscal Disparities Election	**$78,622**	
Estimated Captured Tax Capacity (CTC)	**$125,370**	
Original Local Tax Rate	**1.0841**	Pay 2015
Estimated Annual Tax Increment (CTC x Local Tax Rate)	**$135,914**	
Percent Retained by the City	**100%**	

Tax capacity includes a 3% inflation factor for the duration of the District. The tax capacity included in this chart is the estimated tax capacity of the District in year 15. The tax capacity of the District in year one is estimated to be $166,316.

Pursuant to *M.S., Section 469.177, Subd. 4,* the City shall, after a due and diligent search, accompany its request for certification to the County Auditor or its notice of the District enlargement pursuant to *M.S., Section 469.175, Subd. 4,* with a listing of all properties within the District or area of enlargement for which building permits have been issued during the eighteen (18) months immediately preceding approval of the TIF Plan by the municipality pursuant to *M.S., Section 469.175, Subd. 3.* The County Auditor shall increase the original net tax capacity of the District by the net tax capacity of improvements for which a building permit was issued.

The City has reviewed the area to be included in the District and found no parcels for which building permits have been issued during the 18 months immediately preceding approval of the TIF Plan by the City.

Subsection 2-9. Sources of Revenue/Bonds to be Issued

The costs outlined in the Uses of Funds will be financed primarily through the annual collection of tax increments. The City reserves the right to incur bonds or other indebtedness as a result of the TIF Plan. As presently proposed, the projects within the District will be financed by a pay-as-you-go note and an interfund loan. Any refunding amounts will be deemed a budgeted cost without a formal TIF Plan Modification. This provision does not obligate the City to incur debt. The City will issue bonds or incur other debt only upon the determination that such action is in the best interest of the City.

The total estimated tax increment revenues for the District are shown in the table below:

SOURCES OF FUNDS	**TOTAL**
Tax Increment	$1,334,836
Interest	$133,484
TOTAL	**$1,468,320**

The City may issue bonds (as defined in the TIF Act) secured in whole or in part with tax increments from the District in a maximum principal amount of $1,064,012. Such bonds may be in the form of pay-as-you-go notes, revenue bonds or notes, general obligation bonds, or interfund loans. This estimate of total bonded indebtedness is a cumulative statement of authority under this TIF Plan as of the date of approval.

Subsection 2-10. Uses of Funds

Currently under consideration for the District is a proposal to facilitate the construction of an approximately 98,325 square foot manufacturing/warehouse expansion in the City. The City has determined that it will be necessary to provide assistance to the project(s) for certain District costs, as described. The City has studied the feasibility of the development or redevelopment of property in and around the District. To facilitate the establishment and development or redevelopment of the District, this TIF Plan authorizes the use of tax increment financing to pay for the cost of certain eligible expenses. The estimate of public costs and uses of funds associated with the District is outlined in the following table.

USES OF TAX INCREMENT FUNDS	**TOTAL**
Land/Building Acquisition	$425,000
Site Improvements/Preparation	$350,000
Utilities	$100,000
Other Qualifying Improvements	$55,528
Administrative Costs (up to 10%)	$133,484
PROJECT COST TOTAL	$1,064,012
Interest	$404,308
PROJECT AND INTEREST COSTS TOTAL	**$1,468,320**

The total project cost, including financing costs (interest) listed in the table above does not exceed the total projected tax increments for the District as shown in Subsection 2-9.

Estimated costs associated with the District are subject to change among categories without a modification to this TIF Plan. The cost of all activities to be considered for tax increment financing will not exceed, without formal modification, the budget above pursuant to the applicable statutory requirements. Pursuant to *M.S., Section 469.1763, Subd. 2*, no more than 25 percent of the tax increment paid by property within the District will be spent on activities related to development or redevelopment outside of the District but within the boundaries of Development District No. 1, (including administrative costs, which are considered to be spent outside of the District) subject to the limitations as described in this TIF Plan.

Subsection 2-11. Fiscal Disparities Election

Pursuant to *M.S., Section 469.177, Subd. 3*, the City may elect one of two methods to calculate fiscal disparities. If the calculations pursuant to *M.S., Section 469.177, Subd. 3, clause b*, (within the District) are followed, the following method of computation shall apply:

(1) The original net tax capacity shall be determined before the application of the fiscal disparity provisions of Chapter 276A or 473F. The current net tax capacity shall exclude any fiscal disparity commercial-industrial net tax capacity increase between the original year and the current year multiplied by the fiscal disparity ratio determined pursuant to M.S., Section 276A.06, subdivision 7 or M.S., Section 473F.08, subdivision 6. Where the original net tax capacity is equal to or greater than the current net tax capacity, there is no captured tax capacity and no tax increment determination. Where the original tax capacity is less than the current tax capacity, the difference between the original net tax capacity and the current net tax capacity

is the captured net tax capacity. This amount less any portion thereof which the authority has designated, in its tax increment financing plan, to share with the local taxing districts is the retained captured net tax capacity of the authority.

(2) The county auditor shall exclude the retained captured net tax capacity of the authority from the net tax capacity of the local taxing districts in determining local taxing district tax rates. The local tax rates so determined are to be extended against the retained captured net tax capacity of the authority as well as the net tax capacity of the local taxing districts. The tax generated by the extension of the less of (A) the local taxing district tax rates or (B) the original local tax rate to the retained captured net tax capacity of the authority is the tax increment of the authority.

The City will choose to calculate fiscal disparities by clause b.

According to *M.S., Section 469.177, Subd. 3:*

(c) The method of computation of tax increment applied to a district pursuant to paragraph (a) or (b) shall remain the same for the duration of the district, except that the governing body may elect to change its election from the method of computation in paragraph (a) to the method in paragraph (b).

Subsection 2-12. Business Subsidies

Pursuant to *M.S., Section 116J.993, Subd. 3*, the following forms of financial assistance are not considered a business subsidy:

(1) A business subsidy of less than $150,000;
(2) Assistance that is generally available to all businesses or to a general class of similar businesses, such as a line of business, size, location, or similar general criteria;
(3) Public improvements to buildings or lands owned by the state or local government that serve a public purpose and do not principally benefit a single business or defined group of businesses at the time the improvements are made;
(4) Redevelopment property polluted by contaminants as defined in *M.S., Section 116J.552, Subd. 3;*
(5) Assistance provided for the sole purpose of renovating old or decaying building stock or bringing it up to code and assistance provided for designated historic preservation districts, provided that the assistance is equal to or less than 50% of the total cost;
(6) Assistance to provide job readiness and training services if the sole purpose of the assistance is to provide those services;
(7) Assistance for housing;
(8) Assistance for pollution control or abatement, including assistance for a tax increment financing hazardous substance subdistrict as defined under *M.S., Section 469.174, Subd. 23*;
(9) Assistance for energy conservation;
(10) Tax reductions resulting from conformity with federal tax law;
(11) Workers' compensation and unemployment compensation;
(12) Benefits derived from regulation;
(13) Indirect benefits derived from assistance to educational institutions;
(14) Funds from bonds allocated under chapter 474A, bonds issued to refund outstanding bonds, and bonds issued for the benefit of an organization described in section 501 (c) (3) of the Internal Revenue Code of 1986, as amended through December 31, 1999;
(15) Assistance for a collaboration between a Minnesota higher education institution and a business;
(16) Assistance for a tax increment financing soils condition district as defined under *M.S., Section 469.174, Subd. 19*;

(17) Redevelopment when the recipient's investment in the purchase of the site and in site preparation is 70 percent or more of the assessor's current year's estimated market value;
(18) General changes in tax increment financing law and other general tax law changes of a principally technical nature;
(19) Federal assistance until the assistance has been repaid to, and reinvested by, the state or local government agency;
(20) Funds from dock and wharf bonds issued by a seaway port authority;
(21) Business loans and loan guarantees of $150,000 or less;
(22) Federal loan funds provided through the United States Department of Commerce, Economic Development Administration; and
(23) Property tax abatements granted under *M.S., Section 469.1813* to property that is subject to valuation under Minnesota Rules, chapter 8100.

The City will comply with *M.S., Sections 116J.993 to 116J.995* to the extent the tax increment assistance under this TIF Plan does not fall under any of the above exemptions.

Subsection 2-13. County Road Costs

Pursuant to *M.S., Section 469.175, Subd. 1a*, the county board may require the City to pay for all or part of the cost of county road improvements if the proposed development to be assisted by tax increment will, in the judgment of the county, substantially increase the use of county roads requiring construction of road improvements or other road costs and if the road improvements are not scheduled within the next five years under a capital improvement plan or within five years under another county plan.

If the county elects to use increments to improve county roads, it must notify the City within forty-five days of receipt of this TIF Plan. In the opinion of the City and consultants, the proposed development outlined in this TIF Plan will have little or no impact upon county roads, therefore the TIF Plan was not forwarded to the county 45 days prior to the public hearing. The City is aware that the county could claim that tax increment should be used for county roads, even after the public hearing.

Subsection 2-14. Estimated Impact on Other Taxing Jurisdictions

The estimated impact on other taxing jurisdictions assumes that the redevelopment contemplated by the TIF Plan would occur without the creation of the District. However, the City has determined that such development or redevelopment would not occur "but for" tax increment financing and that, therefore, the fiscal impact on other taxing jurisdictions is $0. The estimated fiscal impact of the District would be as follows if the "but for" test was not met:

IMPACT ON TAX BASE

	2014/Pay 2015 Total Net Tax Capacity	Estimated Captured Tax Capacity (CTC) Upon Completion	Percent of CTC to Entity Total
Anoka County	252,501,492	125,370	**0.0497%**
City of Ramsey	18,605,528	125,370	**0.6738%**
Anoka-Hennepin ISD No. 11	131,670,082	125,370	**0.0952%**

IMPACT ON TAX RATES

	Pay 2015 Extension Rates	Percent of Total	CTC	Potential Taxes
Anoka County	0.381230	35.17%	125,370	**47,795**
City of Ramsey	0.422590	38.98%	125,370	**52,980**
Anoka-Hennepin ISD No. 11	0.224820	20.74%	125,370	**28,186**
Other	0.055460	5.12%	125,370	**6,953**
Total	1.084100	100.00%		**135,914**

The estimates listed above display the captured tax capacity when all construction is completed. The tax rate used for calculations is the actual Pay 2015 rate. The total net capacity for the entities listed above are based on actual Pay 2015 figures. The District will be certified under the actual Pay 2016 rates, which were unavailable at the time this TIF Plan was prepared.

Pursuant to *M.S. Section 469.175 Subd. 2(b)*:

(1) Estimate of total tax increment. It is estimated that the total amount of tax increment that will be generated over the life of the District is $1,334,836;

(2) Probable impact of the District on city provided services and ability to issue debt. An impact of the District on police protection is not expected. With any addition of new residents or businesses, police calls for service will be increased. New developments add an increase in traffic, and additional overall demands to the call load. The City does not expect that the proposed development, in and of itself, will necessitate new investment.

The probable impact of the District on fire protection is not expected to be significant. Typically new buildings generate few calls, if any, and are of superior construction.

The impact of the District on public infrastructure is expected to be minimal. The development is not expected to significantly impact any traffic movements in the area. The current infrastructure for sanitary sewer, storm sewer and water will be able to handle the additional volume generated from the proposed development. Based on the development plans, there are no additional costs associated with street maintenance, sweeping, plowing, lighting and sidewalks.

The probable impact of any District general obligation tax increment bonds on the ability to issue debt for general fund purposes is expected to be minimal. It is not anticipated that there will be any general obligation debt issued in relation to this project, therefore there will be no impact on the

City's ability to issue future debt or on the City's debt limit.

(3) Estimated amount of tax increment attributable to school district levies. It is estimated that the amount of tax increments over the life of the District that would be attributable to school district levies, assuming the school district's share of the total local tax rate for all taxing jurisdictions remained the same, is $276,845;

(4) Estimated amount of tax increment attributable to county levies. It is estimated that the amount of tax increments over the life of the District that would be attributable to county levies, assuming the county's share of the total local tax rate for all taxing jurisdictions remained the same, is $469,462;

(5) Additional information requested by the county or school district. The City is not aware of any standard questions in a county or school district written policy regarding tax increment districts and impact on county or school district services. The county or school district must request additional information pursuant to *M.S. Section 469.175 Subd. 2(b)* within 15 days after receipt of the tax increment financing plan.

No requests for additional information from the county or school district regarding the proposed development for the District have been received.

Subsection 2-15. Supporting Documentation

Pursuant to *M.S. Section 469.175, Subd. 1 (a), clause 7* the TIF Plan must contain identification and description of studies and analyses used to make the findings are required in the resolution approving the District. Following is a list of reports and studies on file at the City that support the City's findings:

- A list of applicable studies will be listed here prior to the public hearing.

Subsection 2-16. Definition of Tax Increment Revenues

Pursuant to *M.S., Section 469.174, Subd. 25*, tax increment revenues derived from a tax increment financing district include all of the following potential revenue sources:

1. Taxes paid by the captured net tax capacity, but excluding any excess taxes, as computed under *M.S., Section 469.177*;
2. The proceeds from the sale or lease of property, tangible or intangible, to the extent the property was purchased by the authority with tax increments;
3. Principal and interest received on loans or other advances made by the authority with tax increments;
4. Interest or other investment earnings on or from tax increments;
5. Repayments or return of tax increments made to the Authority under agreements for districts for which the request for certification was made after August 1, 1993; and
6. The market value homestead credit paid to the Authority under *M.S., Section 273.1384*.

Subsection 2-17. Modifications to the District

In accordance with *M.S., Section 469.175, Subd. 4*, any:

1. Reduction or enlargement of the geographic area of the District, if the reduction does not meet the requirements of *M.S., Section 469.175, Subd. 4(e)*;
2. Increase in amount of bonded indebtedness to be incurred;
3. A determination to capitalize interest on debt if that determination was not a part of the original TIF

Plan;
4. Increase in the portion of the captured net tax capacity to be retained by the City;
5. Increase in the estimate of the cost of the District, including administrative expenses, that will be paid or financed with tax increment from the District; or
6. Designation of additional property to be acquired by the City,

shall be approved upon the notice and after the discussion, public hearing and findings required for approval of the original TIF Plan.

Pursuant to *M.S. Section 469.175 Subd. 4(f),* the geographic area of the District may be reduced, but shall not be enlarged after five years following the date of certification of the original net tax capacity by the county auditor. If a renewal and renovation district is enlarged, the reasons and supporting facts for the determination that the addition to the district meets the criteria of *M.S., Section 469.174, Subd. 10a,* must be documented in writing and retained. The requirements of this paragraph do not apply if (1) the only modification is elimination of parcel(s) from the District and (2)(A) the current net tax capacity of the parcel(s) eliminated from the District equals or exceeds the net tax capacity of those parcel(s) in the District's original net tax capacity or (B) the City agrees that, notwithstanding *M.S., Section 469.177, Subd. 1*, the original net tax capacity will be reduced by no more than the current net tax capacity of the parcel(s) eliminated from the District.

The City must notify the County Auditor of any modification to the District. Modifications to the District in the form of a budget modification or an expansion of the boundaries will be recorded in the TIF Plan.

Subsection 2-18. Administrative Expenses

In accordance with *M.S., Section 469.174, Subd. 14*, administrative expenses means all expenditures of the City, *other than*:

1. Amounts paid for the purchase of land;
2. Amounts paid to contractors or others providing materials and services, including architectural and engineering services, directly connected with the physical development of the real property in the District;
3. Relocation benefits paid to or services provided for persons residing or businesses located in the District;
4. Amounts used to pay principal or interest on, fund a reserve for, or sell at a discount bonds issued pursuant to *M.S., Section 469.178*; or
5. Amounts used to pay other financial obligations to the extent those obligations were used to finance costs described in clauses (1) to (3).

For districts for which the request for certification were made before August 1, 1979, or after June 30, 1982, and before August 1, 2001, administrative expenses also include amounts paid for services provided by bond counsel, fiscal consultants, and planning or economic development consultants. Pursuant to *M.S., Section 469.176, Subd. 3*, tax increment may be used to pay any **authorized and documented** administrative expenses for the District up to but not to exceed 10 percent of the total estimated tax increment expenditures authorized by the TIF Plan or the total tax increments, as defined by *M.S., Section 469.174, Subd. 25, clause (1),* from the District, whichever is less.

For districts for which certification was requested after July 31, 2001, no tax increment may be used to pay any administrative expenses for District costs which exceed ten percent of total estimated tax increment expenditures authorized by the TIF Plan or the total tax increments, as defined in *M.S., Section 469.174, Subd. 25, clause (1),* from the District, whichever is less.

Pursuant to *M.S., Section 469.176, Subd. 4h*, tax increments may be used to pay for the County's actual administrative expenses incurred in connection with the District and are not subject to the percentage limits of *M.S., Section 469.176, Subd. 3*. The county may require payment of those expenses by February 15 of the year following the year the expenses were incurred.

Pursuant to *M.S., Section 469. 177, Subd. 11,* the County Treasurer shall deduct an amount (currently .36 percent) of any increment distributed to the City and the County Treasurer shall pay the amount deducted to the State Commissioner of Management and Budget for deposit in the state general fund to be appropriated to the State Auditor for the cost of financial reporting of tax increment financing information and the cost of examining and auditing authorities' use of tax increment financing. This amount may be adjusted annually by the Commissioner of Revenue.

Subsection 2-19. Limitation of Increment

The tax increment pledged to the payment of bonds and interest thereon may be discharged and the District may be terminated if sufficient funds have been irrevocably deposited in the debt service fund or other escrow account held in trust for all outstanding bonds to provide for the payment of the bonds at maturity or redemption date.

Pursuant to *M.S., Section 469.176, Subd. 6*:

> *if, after four years from the date of certification of the original net tax capacity of the tax increment financing district pursuant to M.S., Section 469.177, no demolition, rehabilitation or renovation of property or other site preparation, including qualified improvement of a street adjacent to a parcel but not installation of utility service including sewer or water systems, has been commenced on a parcel located within a tax increment financing district by the authority or by the owner of the parcel in accordance with the tax increment financing plan, no additional tax increment may be taken from that parcel, and the original net tax capacity of that parcel shall be excluded from the original net tax capacity of the tax increment financing district. If the authority or the owner of the parcel subsequently commences demolition, rehabilitation or renovation or other site preparation on that parcel including qualified improvement of a street adjacent to that parcel, in accordance with the tax increment financing plan, the authority shall certify to the county auditor that the activity has commenced and the county auditor shall certify the net tax capacity thereof as most recently certified by the commissioner of revenue and add it to the original net tax capacity of the tax increment financing district. The county auditor must enforce the provisions of this subdivision. The authority must submit to the county auditor evidence that the required activity has taken place for each parcel in the district. The evidence for a parcel must be submitted by February 1 of the fifth year following the year in which the parcel was certified as included in the district. For purposes of this subdivision, qualified improvements of a street are limited to (1) construction or opening of a new street, (2) relocation of a street, and (3) substantial reconstruction or rebuilding of an existing street.*

The City or a property owner must improve parcels within the District by approximately September 2019 and report such actions to the County Auditor.

Subsection 2-20. Use of Tax Increment

The City hereby determines that it will use 100 percent of the captured net tax capacity of taxable property located in the District for the following purposes:

1. To pay the principal of and interest on bonds issued to finance a project;
2. To finance, or otherwise pay the capital and administration costs of Development District No. 1 pursuant to *M.S., Sections 469.124 to 469.133*;
3. To pay for project costs as identified in the budget set forth in the TIF Plan;
4. To finance, or otherwise pay for other purposes as provided in *M.S., Section 469.176, Subd. 4*;
5. To pay principal and interest on any loans, advances or other payments made to or on behalf of the City or for the benefit of Development District No. 1 by a developer;
6. To finance or otherwise pay premiums and other costs for insurance or other security guaranteeing the payment when due of principal of and interest on bonds pursuant to the TIF Plan or pursuant to *M.S., Chapter 462C. M.S., Sections 469.152 through 469.165,* and/or *M.S., Sections 469.178*; and
7. To accumulate or maintain a reserve securing the payment when due of the principal and interest on the tax increment bonds or bonds issued pursuant to *M.S., Chapter 462C, M.S., Sections 469.152 through 469.165,* and/or *M.S., Sections 469.178*.

These revenues shall not be used to circumvent any levy limitations applicable to the City nor for other purposes prohibited by *M.S., Section 469.176, Subd. 4.*

Tax increments generated in the District will be paid by Anoka County to the City for the Tax Increment Fund of said District. The City will pay to the developer(s) annually an amount not to exceed an amount as specified in a developer's agreement to reimburse the costs of land acquisition, public improvements, demolition and relocation, site preparation, and administration. Remaining increment funds will be used for City administration (up to 10 percent) and for the costs of public improvement activities outside the District.

Subsection 2-21. Excess Increments

Excess increments, as defined in *M.S., Section 469.176, Subd. 2*, shall be used only to do one or more of the following:

1. Prepay any outstanding bonds;
2. Discharge the pledge of tax increment for any outstanding bonds;
3. Pay into an escrow account dedicated to the payment of any outstanding bonds; or
4. Return the excess to the County Auditor for redistribution to the respective taxing jurisdictions in proportion to their local tax rates.

The City must spend or return the excess increments under paragraph (c) within nine months after the end of the year. In addition, the City may, subject to the limitations set forth herein, choose to modify the TIF Plan in order to finance additional public costs in Development District No. 1 or the District.

Subsection 2-22. Requirements for Agreements with the Developer

The City will review any proposal for private development to determine its conformance with the Development Program and with applicable municipal ordinances and codes. To facilitate this effort, the following documents may be requested for review and approval: site plan, construction, mechanical, and electrical system drawings, landscaping plan, grading and storm drainage plan, signage system plan, and any other drawings or narrative deemed necessary by the City to demonstrate the conformance of the development with City plans and ordinances. The City may also use the Agreements to address other issues related to the development.

Pursuant to *M.S., Section 469.176, Subd. 5*, no more than 25 percent, by acreage, of the property to be acquired in the District as set forth in the TIF Plan shall at any time be owned by the City as a result of acquisition with the proceeds of bonds issued pursuant to *M.S., Section 469.178* to which tax increments from

property acquired is pledged, unless prior to acquisition in excess of 25 percent of the acreage, the City concluded an agreement for the development or redevelopment of the property acquired and which provides recourse for the City should the development or redevelopment not be completed.

Subsection 2-23. Assessment Agreements

Pursuant to *M.S., Section 469.177, Subd. 8*, the City may enter into a written assessment agreement in recordable form with the developer of property within the District which establishes a minimum market value of the land and completed improvements for the duration of the District. The assessment agreement shall be presented to the County Assessor who shall review the plans and specifications for the improvements to be constructed, review the market value previously assigned to the land upon which the improvements are to be constructed and, so long as the minimum market value contained in the assessment agreement appears, in the judgment of the assessor, to be a reasonable estimate, the County Assessor shall also certify the minimum market value agreement.

Subsection 2-24. Administration of the District

Administration of the District will be handled by the City Administrator.

Subsection 2-25. Annual Disclosure Requirements

Pursuant to *M.S., Section 469.175, Subds. 5, 6, and 6b* the City must undertake financial reporting for all tax increment financing districts to the Office of the State Auditor, County Board and County Auditor on or before August 1 of each year. *M.S., Section 469.175, Subd. 5* also provides that an annual statement shall be published in a newspaper of general circulation in the City on or before August 15.

If the City fails to make a disclosure or submit a report containing the information required by *M.S., Section 469.175 Subd. 5 and Subd. 6*, the Office of the State Auditor will direct the County Auditor to withhold the distribution of tax increment from the District.

Subsection 2-26. Reasonable Expectations

As required by the TIF Act, in establishing the District, the determination has been made that the anticipated development would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future and that the increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the District permitted by the TIF Plan. In making said determination, reliance has been placed upon written representation made by the developer to such effects and upon City staff awareness of the feasibility of developing the project site(s) within the District. A comparative analysis of estimated market values both with and without establishment of the District and the use of tax increments has been performed as described above. Such analysis is included with the cashflow in Appendix D, and indicates that the increase in estimated market value of the proposed development (less the indicated subtractions) exceeds the estimated market value of the site absent the establishment of the District and the use of tax increments.

Subsection 2-27. Other Limitations on the Use of Tax Increment

1. General Limitations. All revenue derived from tax increment shall be used in accordance with the TIF Plan. The revenues shall be used to finance, or otherwise pay the capital and administration costs of Development District No. 1 pursuant to *M.S., Sections 469.124 to 469.133*. Tax increments may not be

used to circumvent existing levy limit law. No tax increment may be used for the acquisition, construction, renovation, operation, or maintenance of a building to be used primarily and regularly for conducting the business of a municipality, county, school district, or any other local unit of government or the state or federal government. This provision does not prohibit the use of revenues derived from tax increments for the construction or renovation of a parking structure.

2. Pooling Limitations. At least 75 percent of tax increments from the District must be expended on activities in the District or to pay bonds, to the extent that the proceeds of the bonds were used to finance activities within said district or to pay, or secure payment of, debt service on credit enhanced bonds. Not more than 25 percent of said tax increments may be expended, through a development fund or otherwise, on activities outside of the District except to pay, or secure payment of, debt service on credit enhanced bonds. For purposes of applying this restriction, all administrative expenses must be treated as if they were solely for activities outside of the District.

3. Five Year Limitation on Commitment of Tax Increments. Tax increments derived from the District shall be deemed to have satisfied the 75 percent test set forth in paragraph (2) above only if the five year rule set forth in *M.S., Section 469.1763, Subd. 3*, has been satisfied; and beginning with the sixth year following certification of the District, 75 percent of said tax increments that remain after expenditures permitted under said five year rule must be used only to pay previously committed expenditures or credit enhanced bonds as more fully set forth in *M.S., Section 469.1763, Subd. 5*.

4. Redevelopment District. At least 90 percent of the revenues derived from tax increment from a redevelopment district or renewal and renovation district must be used to finance the cost of correcting conditions that allow designation of redevelopment and renewal and renovation districts under *M.S., Section 469.176 Subd. 4j*. These costs include, but are not limited to, acquiring properties containing structurally substandard buildings or improvements or hazardous substances, pollution, or contaminants, acquiring adjacent parcels necessary to provide a site of sufficient size to permit development, demolition and rehabilitation of structures, clearing of the land, the removal of hazardous substances or remediation necessary for development of the land, and installation of utilities, roads, sidewalks, and parking facilities for the site. The allocated administrative expenses of the City, including the cost of preparation of the development action response plan, may be included in the qualifying costs.

Subsection 2-28. Summary

The City of Ramsey is establishing the District to preserve and enhance the tax base, redevelop substandard areas, and provide employment opportunities in the City. The TIF Plan for the District was prepared by Ehlers & Associates, Inc., 3060 Centre Pointe Drive, Roseville, Minnesota 55113, telephone (651) 697-8500.

Appendix A

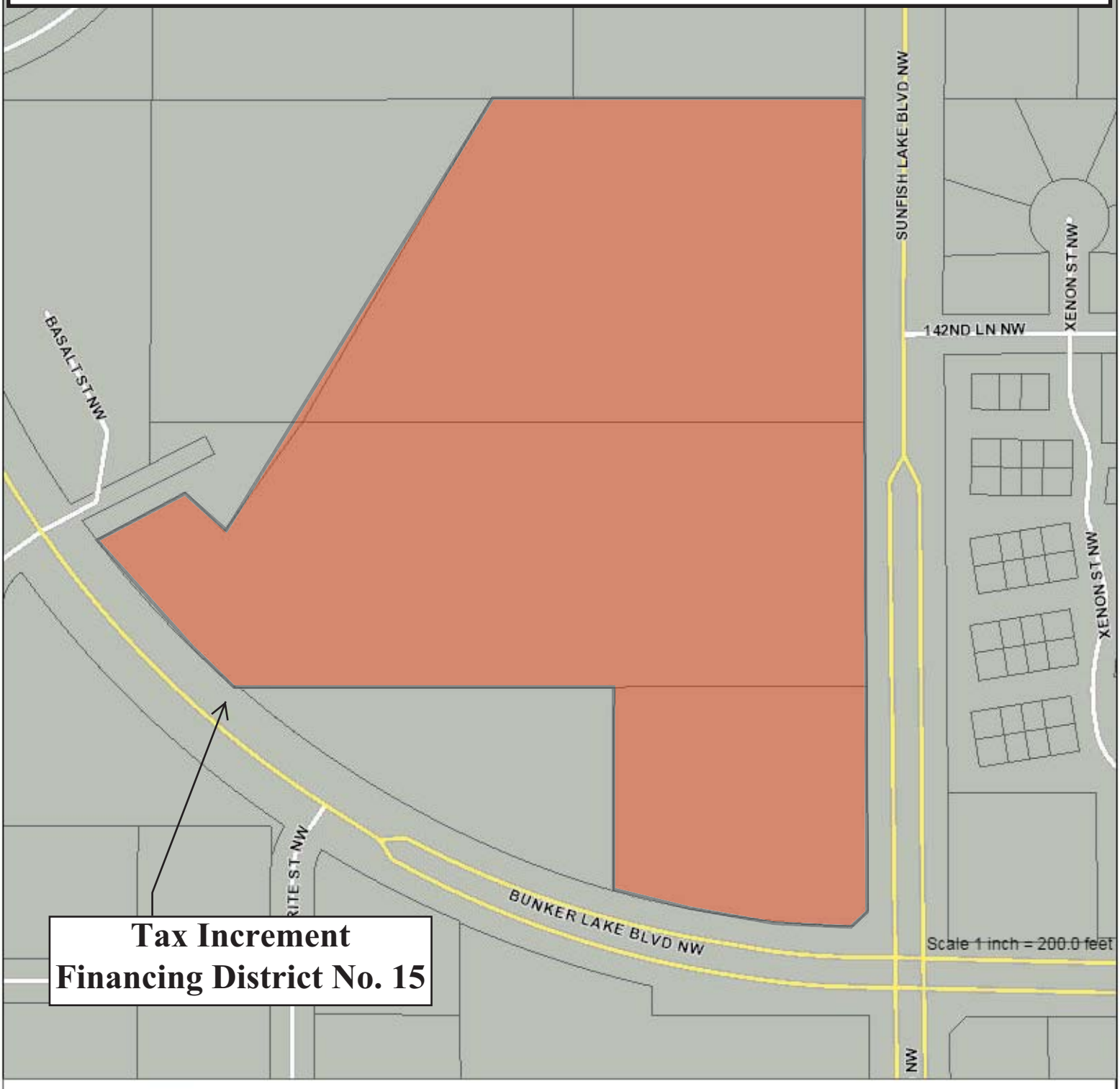
The District is being created to facilitate the expansion of Life Fitness in the community. The proposed project includes construction of a first expansion totaling 48,325 square feet on the existing Life Fitness property in the District, and the demolition of an existing building in the District, the capping of all existing geothermal wells, and the preparation of the property for development.

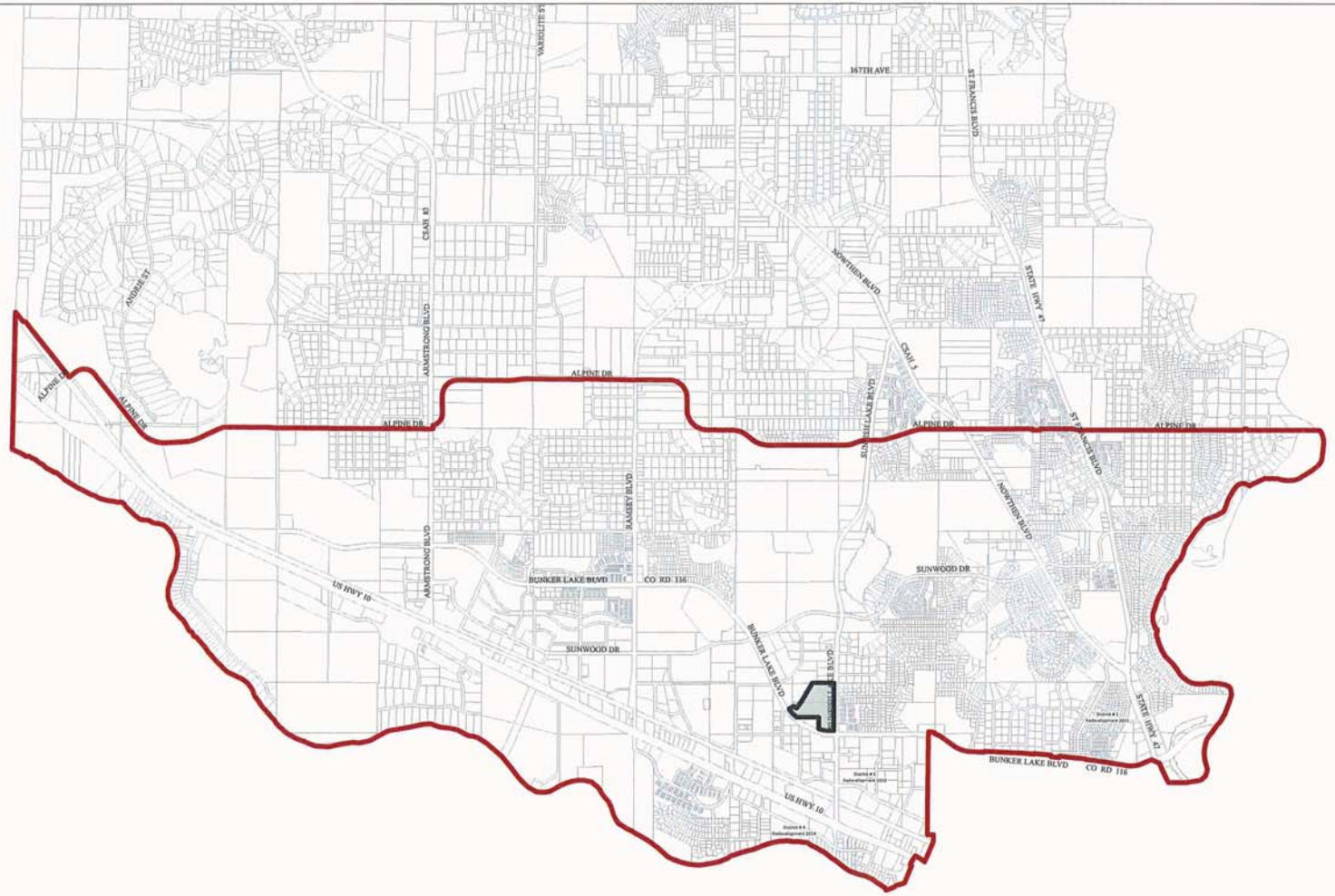
Appendix B

Map(s) of Development District No. 1 and the District

Tax Increment Financing District No. 15
Development District No. 1

City of Ramsey
Anoka County, Minnesota





0 0.5 1 Miles

N

City of RAMSEY

TIF District No. 15

Tax Increment Financing District No. 15

Development District No. 1

City of Ramsey

Anoka County, Minnesota

Map Prepared by the City of Ramsey
Data Source: Anoka County, City of Ramsey
August 27, 2015
Lampert Conformal Conic Projection
I:GIS\Users\Tim\TIF Properties

This map has been compiled using information gathered from various governmental offices and other sources and is to be used for reference purposes only. It is neither a legally recorded map nor a survey and is not intended for use as one. The Geographic Information System (GIS) data used to develop this map is not warranted by the City as being error-free.

The City does not represent that the GIS data can be used for exact measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found, please contact (763) 427-1410.

The City of Ramsey disclaims any responsibility for or liability for the accuracy of the information at any point of initial contact with a GIS to which the public has general access. The preceding disclaimer is provided pursuant to Minnesota Statute 466.03, Subd. 21 (2000), and the user of this map acknowledges that the City of Ramsey is immune from any and all claims brought by User, its

Appendix C

Description of Property to be Included in the District

The District encompasses all property and adjacent rights-of-way and abutting roadways identified by the parcels listed below.

Parcel Numbers	Address	Owner
27-32-25-44-0012	14100 Sunfish Lake Blvd NW	First Minnesota Bank
27-32-25-44-0018	Unassigned	Brunswick Corporation
27-32-25-44-0019	14150 Sunfish Lk Blvd NW	Brunswick Corporation

Appendix D

Estimated Cash Flow for the District

Life Fitness

City of Ramsey

98,325 sq. ft. Manufactuing / Warehouse Expansion

ASSUMPTIONS AND RATES

DistrictType:	**Renewal and Renovation**	
District Name/Number:		
County District #:		
First Year Construction or Inflation on Value	**2015**	
Existing District - Specify No. Years Remaining		
Inflation Rate - Every Year:	**3.00%**	
Interest Rate:	**4.00%**	
Present Value Date:	**1-Aug-16**	
First Period Ending	1-Feb-17	
Tax Year District was Certified:	**Pay 2016**	
Cashflow Assumes First Tax Increment For Development:	2017	
Years of Tax Increment	16	
Assumes Last Year of Tax Increment	2032	
Fiscal Disparities Election [Outside (A), Inside (B), or NA]	**Inside(B)**	
Incremental or Total Fiscal Disparities	**Incremental**	
Fiscal Disparities Contribution Ratio	38.5419%	Pay 2015
Fiscal Disparities Metro-Wide Tax Rate	161.6250%	Pay 2015
Maximum/Frozen Local Tax Rate:	108.410%	Pay 2015
Current Local Tax Rate: (Use lesser of Current or Max.)	108.410%	Pay 2015
State-wide Tax Rate (Comm./Ind. only used for total taxes)	50.8400%	Pay 2015
Market Value Tax Rate (Used for total taxes)	0.21266%	Pay 2015

Tax Rates

Exempt Class Rate (Exempt)		0.00%
Commercial Industrial Preferred Class Rate (C/I Pref.)		
First	$150,000	1.50%
Over	$150,000	2.00%
Commercial Industrial Class Rate (C/I)		2.00%
Rental Housing Class Rate (Rental)		1.25%
Affordable Rental Housing Class Rate (Aff. Rental)		
First	$100,000	0.75%
Over	$100,000	0.25%
Non-Homestead Residential (Non-H Res. 1 Unit)		
First	$500,000	1.00%
Over	$500,000	1.25%
Homestead Residental Class Rate (Hmstd. Res.)		
First	$500,000	1.00%
Over	$500,000	1.25%
Agricultural Non-Homestead		1.00%

BASE VALUE INFORMATION (Original Tax Capacity)

Map #	PID	Owner	Address	Land Market Value	Building Market Value	Total Market Value	Percentage Of Value Used for District	Original Market Value	Tax Year Original Market Value	Property Tax Class	Current Original Tax Capacity	Class After Conversion	After Conversion Orig. Tax Cap.	Area/ Phase
	27-32-25-44-0018	Brunswick		666,900	0	666,900	100%	666,900	Pay 2016	C/I	13,338	C/I	13,338	
	27-32-25-44-0019	Brunswick		788,800	5,882,300	6,671,100	100%	6,671,100	Pay 2016	C/I Pref.	132,672	C/I Pref.	132,672	
	27-32-25-44-0012	1st MN Bank		310,300	318,400	628,700	100%	628,700	Pay 2016	C/I Pref.	11,824	C/I	12,574	
				1,766,000	6,200,700	7,966,700		**7,966,700**			**157,834**		**158,584**	

Note:

1. Base values are for pay 2016 and based upon review of County website on 6-1-15.

Life Fitness

City of Ramsey

98,325 sq. ft. Manufactuing / Warehouse Expansion

PROJECT INFORMATION (Project Tax Capacity)

Area/Phase	New Use	Estimated Market Value Per Sq. Ft./Unit	Taxable Market Value Per Sq. Ft./Unit	Total Sq. Ft./Units	Total Taxable Market Value	Property Tax Class	Project Tax Capacity	Project Tax Capacity/Unit	Percentage Completed 2015	Percentage Completed 2016	Percentage Completed 2017	Percentage Completed 2018	First Year Full Taxes Payable
	Expansion #1	40	40	48,325	1,933,000	C/I	38,660	1	20%	100%	100%	100%	2018
27-32-25-44-0018	Existing	666,900	666,900	1	666,900	C/I	13,338	13,338	100%	100%	100%	100%	2017
27-32-25-44-0019	Existing	6,671,100	6,671,100	1	6,671,100	C/I Pref.	132,672	132,672	100%	100%	100%	100%	2017
27-32-25-44-0012	Existing	628,700	628,700	1	628,700	C/I	12,574	12,574	100%	100%	100%	100%	2017
	Expansion #2	40	40	50,000	2,000,000	C/I	40,000	1	0%	0%	0%	100%	2020
TOTAL					**11,899,700**		**237,244**						
Subtotal Residential				**0**	**0**		**0**						
Subtotal Commercial/Ind.				**98,328**	**11,899,700**		**237,244**						

Note:

1. Market values are based upon estimates from the county assessor.

TAX CALCULATIONS

New Use	Total Tax Capacity	Fiscal Disparities Tax Capacity	Local Tax Capacity	Local Property Taxes	Fiscal Disparities Taxes	State-wide Property Taxes	Market Value Taxes	Total Taxes	Taxes Per Sq. Ft./Unit
Expansion #1	**38,660**	**14,900**	**23,760**	**25,758**	**24,083**	**19,655**	**4,111**	**73,606**	**1.52**
Existing	**13,338**	**5,141**	**8,197**	**8,887**	**8,309**	**6,781**	**1,418**	**25,395**	**25,394.63**
Existing	**132,672**	**51,134**	**81,538**	**88,395**	**82,646**	**67,450**	**14,187**	**252,678**	**252,678.04**
Existing	**12,574**	**4,846**	**7,728**	**8,378**	**7,833**	**6,393**	**1,337**	**23,940**	**23,940.02**
Expansion #2	**40,000**	**15,417**	**24,583**	**26,651**	**24,917**	**20,336**	**4,253**	**76,157**	**1.52**
TOTAL	**237,244**	**91,438**	**145,806**	**158,068**	**147,787**	**120,615**	**25,306**	**451,776**	

Note:

1. Taxes and tax increment will vary signficantly from year to year depending upon values, rates, state law, fiscal disparities and other factors which cannot be predicted.

WHAT IS EXCLUDED FROM TIF?

Total Property Taxes	**451,776**
less State-wide Taxes	**(120,615)**
less Fiscal Disp. Adj.	**(147,787)**
less Market Value Taxes	**(25,306)**
less Base Value Taxes	**(105,659)**
Annual Gross TIF	**52,409**

MARKET VALUE BUT / FOR ANALYSIS

Current Market Value - Est.	7,966,700
New Market Value - Est.	11,899,700
Difference	3,933,000
Present Value of Tax Increment	888,804
Difference	3,044,196
Value likely to occur without Tax Increment is less than:	**3,044,196**

EHLERS
LEADERS IN PUBLIC FINANCE

Life Fitness
City of Ramsey
98,325 sq. ft. Manufactuing / Warehouse Expansion

TAX INCREMENT CASH FLOW

% of OTC	Project Tax Capacity	Original Tax Capacity	Fiscal Disparities Incremental	Captured Tax Capacity	Local Tax Rate	Annual Gross Tax Increment	Semi-Annual Gross Tax Increment	State Auditor 0.36%	Admin. at 10%	Semi-Annual Net Tax Increment	Semi-Annual Present Value	PERIOD ENDING Yrs.	Tax Year	Payment Date
							-	-	-	-				02/01/17
100%	166,316	(158,584)	(2,980)	4,752	108.410%	5,152	2,576	(9)	(257)	2,310	2,220	0.5	2017	08/01/17
							2,576	(9)	(257)	2,310	4,397	1	2017	02/01/18
100%	202,002	(158,584)	(16,734)	26,684	108.410%	28,928	14,464	(52)	(1,441)	12,971	16,380	1.5	2018	08/01/18
							14,464	(52)	(1,441)	12,971	28,127	2	2018	02/01/19
100%	208,062	(158,584)	(19,070)	30,408	108.410%	32,965	16,483	(59)	(1,642)	14,781	41,253	2.5	2019	08/01/19
							16,483	(59)	(1,642)	14,781	54,120	3	2019	02/01/20
100%	254,303	(158,584)	(36,892)	58,827	108.410%	63,775	31,887	(115)	(3,177)	28,595	78,526	3.5	2020	08/01/20
							31,887	(115)	(3,177)	28,595	102,453	4	2020	02/01/21
100%	261,933	(158,584)	(39,832)	63,516	108.410%	68,858	34,429	(124)	(3,430)	30,874	127,781	4.5	2021	08/01/21
							34,429	(124)	(3,430)	30,874	152,612	5	2021	02/01/22
100%	269,790	(158,584)	(42,861)	68,345	108.410%	74,093	37,047	(133)	(3,691)	33,222	178,808	5.5	2022	08/01/22
							37,047	(133)	(3,691)	33,222	204,489	6	2022	02/01/23
100%	277,884	(158,584)	(45,981)	73,320	108.410%	79,486	39,743	(143)	(3,960)	35,640	231,500	6.5	2023	08/01/23
							39,743	(143)	(3,960)	35,640	257,981	7	2023	02/01/24
100%	286,221	(158,584)	(49,194)	78,443	108.410%	85,040	42,520	(153)	(4,237)	38,130	285,757	7.5	2024	08/01/24
							42,520	(153)	(4,237)	38,130	312,988	8	2024	02/01/25
100%	294,807	(158,584)	(52,503)	83,720	108.410%	90,761	45,381	(163)	(4,522)	40,695	341,481	8.5	2025	08/01/25
							45,381	(163)	(4,522)	40,695	369,416	9	2025	02/01/26
100%	303,652	(158,584)	(55,912)	89,156	108.410%	96,654	48,327	(174)	(4,815)	43,338	398,581	9.5	2026	08/01/26
							48,327	(174)	(4,815)	43,338	427,174	10	2026	02/01/27
100%	312,761	(158,584)	(59,423)	94,754	108.410%	102,723	51,362	(185)	(5,118)	46,059	456,967	10.5	2027	08/01/27
							51,362	(185)	(5,118)	46,059	486,175	11	2027	02/01/28
100%	322,144	(158,584)	(63,039)	100,521	108.410%	108,975	54,487	(196)	(5,429)	48,862	516,554	11.5	2028	08/01/28
							54,487	(196)	(5,429)	48,862	546,337	12	2028	02/01/29
100%	331,808	(158,584)	(66,764)	106,460	108.410%	115,414	57,707	(208)	(5,750)	51,749	577,261	12.5	2029	08/01/29
							57,707	(208)	(5,750)	51,749	607,579	13	2029	02/01/30
100%	341,763	(158,584)	(70,600)	112,578	108.410%	122,046	61,023	(220)	(6,080)	54,723	639,010	13.5	2030	08/01/30
							61,023	(220)	(6,080)	54,723	669,825	14	2030	02/01/31
100%	352,015	(158,584)	(74,552)	118,879	108.410%	128,877	64,439	(232)	(6,421)	57,786	701,727	14.5	2031	08/01/31
							64,439	(232)	(6,421)	57,786	733,004	15	2031	02/01/32
100%	362,576	(158,584)	(78,622)	125,370	108.410%	135,913	67,957	(245)	(6,771)	60,941	765,341	15.5	2032	08/01/32
							67,957	(245)	(6,771)	60,941	797,044	16	2032	02/01/33
	Total						**1,339,659**	**(4,823)**	**(133,484)**	**1,201,352**				
	Present Value From 08/01/2016			**Present Value Rate**	**4.00%**		**888,804**	**(3,200)**	**(88,560)**	**797,044**				

Appendix E

Minnesota Business Assistance Form
(Minnesota Department of Employment and Economic Development)

A Minnesota Business Assistance Form (MBAF) should be used to report and/or update each calendar year's activity by April 1 of the following year.

Please see the Minnesota Department of Employment and Economic Development (DEED) website at http://www.deed.state.mn.us/Community/subsidies/MBAFForm.htm for information and forms.

Appendix F

Redevelopment Qualifications for the District

To be added to prior to the public hearing

Appendix G

Findings Including But/For Qualifications

To be added to prior to the public hearing

But-For Analysis	
Current Market Value	7,966,700
New Market Value - Estimate	11,899,700
Difference	3,933,000
Present Value of Tax Increment	888,804
Difference	3,044,196
Value Likely to Occur Without TIF is Less Than:	**3,044,196**

City of Ramsey
Life Fitness TIF Agreement Outline
TIF District #15 – Life Fitness

1. Developer: Brunswick Corporation (Life Fitness)

2. Properties: Existing location: 14100 SUNFISH LAKE BLVD NW, RAMSEY, MN 55303
   Parcel #1: PID #27-32-25-44-0018
   Parcel #2: PID #27-32-25-44-0019

   Expansion Parcel – To be acquired
   4100 SUNFISH LAKE BLVD NW, RAMSEY, MN 55303
   PID #27-32-25-44-0012

3. Developer Conditions:
   a. Execution of Development Agreement
   b. Acquisition of the Expansion Parcel (noted Above)

4. City Conditions:
   a. Establishment of new Renewal and Renovation TIF District
   b. City approval of Construction Plans
   c. Execution of Development Agreement and Business Subsidy Agreement
   d. City determination that Developer has sufficient financial means to construct Minimum Improvements

5. Minimum Improvements:
   a. 48,500 square foot expansion of Life Fitness' existing manufacturing building
   b. Capping of all existing geothermal wells located on the Expansion Parcel
   c. Demolition of the existing building located on the Expansion Parcel and readying the site for development

6. Construction Schedule: Commence construction by October 31, 2015, and complete by October 31, 2016. For the purpose hereof, "Commence" shall mean beginning of physical improvement to the Property, including grading, excavation, or other physical site preparation work; and "Completed" shall mean that the Minimum Improvements are sufficiently complete for the issuance of a Certificate of Occupancy. The Developer shall acquire the Expansion Property (former Healthquest), demolish the existing facility and cap all unsealed wells on the Expansion Property on or before April 30, 2016.

7. Public Assistance: Subject to all terms and conditions of the Development Agreement, the City will reimburse Developer for up to $224,000 (present value) of Qualified Costs related to the Minimum Improvements (out of an estimated total of $622,000). "Qualified Costs" shall mean redevelopment costs incurred in connection with the construction of the Minimum Improvements. Payments will be issued on a pay-as-you-go basis over 16 year term of the district with interest at a rate of 5% per annum.

8. Jobs: The Development Agreement and Business Subsidy Agreement will require the creation of at least an additional ~~26~~14 new full time equivalent jobs on the Property at wage rates that are $~~16.85~~14.34 per hour, not including benefits.

9. Building Value: The building to be constructed upon the Property is anticipated to have a value of approximately $40.00 per square foot.

10. Fees: The Developer remitted to the City the sum of Seven Thousand Five Hundred Dollars ($7,500.00) to pay for the reasonable out-of-pocket legal, financial consultant and administrative fees associated with this transaction.

TAX INCREMENT FINANCING (TIF) AGREEMENT

BY AND BETWEEN

CITY OF RAMSEY, MINNESOTA

AND

BRUNSWICK CORPORATION

This document drafted by:

BRIGGS AND MORGAN (MLI)
Professional Association
2200 First National Bank Building
St. Paul, Minnesota 55101

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TAX INCREMENT FINANCING (TIF) AGREEMENT

THIS AGREEMENT, made as of the 1st day of September, 2015, by and between the City of Ramsey, Minnesota (the "City"), a municipal corporation existing under the laws of the State of Minnesota and Brunswick Corporation, a Delaware corporation (the "Developer").

WITNESSETH:

WHEREAS, pursuant to Minnesota Statutes, Section 469.124 to 469.133, the City has heretofore established Development District No. 1 (the "Development District") and has adopted a development program therefor (the "Development Program"); and

WHEREAS, pursuant to the provisions of Minnesota Statutes, Section 469.174 through 469.1794, as amended (hereinafter, the "Tax Increment Act"), the City has heretofore established, within the Development District, Tax Increment Financing District No. 15 - Life Fitness (the "Tax Increment District") and has adopted a tax increment financing plan therefor (the "Tax Increment Plan") which provides for the use of tax increment financing in connection with certain development within the Development District; and

WHEREAS, in order to achieve the objectives of the Development Program and particularly to make the land in the Development District available for development by private enterprise in conformance with the Development Program, the City has determined to assist the Developer with the financing of certain costs of a Project (as hereinafter defined) to be constructed within the Tax Increment District as more particularly set forth in this Agreement; and

WHEREAS, the City believes that the development and construction of the Project, and fulfillment of this Agreement are vital and are in the best interests of the City, the health, safety, morals and welfare of residents of the City, and in accordance with the public purpose and provisions of the applicable state and local laws and requirements under which the Project has been undertaken and is being assisted; and

WHEREAS, the requirements of the Business Subsidy Law, Minnesota Statutes, Section 116J.993 through 116J.995, apply to this Agreement; and

WHEREAS, the City has adopted criteria for awarding business subsidies that comply with the Business Subsidy Law, after a public hearing for which notice was published; and

WHEREAS, the Council has approved this Agreement as a subsidy agreement under the Business Subsidy Law;

NOW, THEREFORE, in consideration of the premises and the mutual obligations of the parties hereto, each of them does hereby covenant and agree with the other as follows:

ARTICLE I

DEFINITIONS

Section 1.1. Definitions. All capitalized terms used and not otherwise defined herein shall have the following meanings unless a different meaning clearly appears from the context:

Agreement means this Agreement, as the same may be from time to time modified, amended or supplemented;

Business Day means any day except a Saturday, Sunday or a legal holiday or a day on which banking institutions in the City are authorized by law or executive order to close;

City means the City of Ramsey, Minnesota, its successors and assigns;

County means Anoka County, Minnesota;

Developer means Brunswick Corporation, a Delaware corporation, its successors and assigns;

Development District means the real property included in Development District No. 1 heretofore established;

Development Program means the Development Program approved in connection with the Development District;

Development Property means the real property described in Exhibit A attached to this Agreement;

Event of Default means any of the events described in Section 4.1 hereof;

Expansion Property means the real property described in Exhibit D attached to this Agreement;

Note Payment Date means August 1, 2017, and each February 1 and August 1 of each year thereafter to and including February 1, 2033; provided, that if any such Note Payment Date should not be a Business Day, the Note Payment Date shall be the next succeeding Business Day;

Prime Rate means the rate of interest from time to time publicly announced by U.S. Bank National Association in St. Paul, Minnesota, as its "prime rate" or "reference rate" or any successor rate, which rate shall change as and when that rate or successor rate changes;

Project means the construction of an approximately 45,800 square foot expansion to an existing manufacturing/warehouse facility on the Development Property located in the City;

Site Improvements means the site improvements undertaken or to be undertaken on the Development Property, more particularly described on Exhibit C attached hereto;

State means the State of Minnesota;

Tax Increments means 90% of the tax increments derived from the Development Property which have been received by the City in accordance with the provisions of Minnesota Statutes, Section 469.177;

Tax Increment Act means Minnesota Statutes, Sections 469.174 through 469.1794, as amended;

Tax Increment District means Tax Increment Financing District No. 15 - Life Fitness located within the Development District, a description of which is set forth in the Tax Increment Financing Plan, which was qualified as a renewal and renovation district under the Tax Increment Act;

Tax Increment Financing Plan means the tax increment financing plan approved for the Tax Increment District by the City Council on September 22, 2015, and any future amendments thereto;

TIF Note means the Tax Increment Revenue Note (Brunswick Corporation Project) to be executed by the City and delivered to the Developer pursuant to Article III hereof, the form of which is attached hereto as Exhibit B; and

Unavoidable Delays means delays, outside the control of the party claiming its occurrence, which are the direct result of strikes, other labor troubles, unusually severe or prolonged bad weather, acts of God, fire or other casualty to the Project, litigation commenced by third parties which, by injunction or other similar judicial action or by the exercise of reasonable discretion, directly results in delays, or acts of any federal, state or local governmental unit (other than the City) which directly result in delays.

ARTICLE II

REPRESENTATIONS AND WARRANTIES

Section 2.1. Representations and Warranties of the City. The City makes the following representations and warranties:

(1) The City is a municipal corporation and has the power to enter into this Agreement and carry out its obligations hereunder.

(2) The Tax Increment District is a "renewal and renovation district" within the meaning of Minnesota Statutes, Section 469.174, Subdivision 10a, and was created, adopted and approved in accordance with the terms of the Tax Increment Act.

(3) The development contemplated by this Agreement is in conformance with the development objectives set forth in the Development Program.

(4) To finance certain costs within the Tax Increment District, the City proposes, subject to the further provisions of this Agreement, to apply Tax Increments to reimburse the Developer for acquisition of the Expansion Property and a portion of the costs of the construction of certain Site Improvements incurred in connection with the Project as further provided in this Agreement.

(5) The City makes no representation or warranty, either express or implied, as to the Expansion Property or its condition or the soil conditions thereon, or that the Expansion Property shall be suitable for the Developer's purposes or needs.

Section 2.2. Representations and Warranties of the Developer. The Developer makes the following representations and warranties:

(1) The Developer is a Delaware corporation and has the power and authority to enter into this Agreement and to perform its obligations hereunder and doing so will not violate its articles, bylaws, or the laws of the State and by proper action has authorized the execution and delivery of this Agreement.

(2) The Developer shall cause the Project to be constructed in accordance with the terms of this Agreement, the Development Program, and all local, state and federal laws and regulations (including, but not limited to, environmental, zoning, energy conservation, building code and public health laws and regulations).

(3) The construction of the Project would not be undertaken by the Developer, and in the opinion of the Developer would not be economically feasible within the reasonably foreseeable future, without the assistance and benefit to the Developer provided for in this Agreement.

(4) The Developer will use its best efforts to obtain, or cause to be obtained, in a timely manner, all required permits, licenses and approvals, and will meet, in a timely

manner, all requirements of all applicable local, state, and federal laws and regulations which must be obtained or met before the Project may be lawfully constructed.

(5) Neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement is prevented, limited by or conflicts with or results in a breach of, the terms, conditions or provision of any contractual restriction, evidence of indebtedness, agreement or instrument of whatever nature to which the Developer is now a party or by which it is bound, or constitutes a default under any of the foregoing.

(6) The Developer will cooperate fully with the City with respect to any litigation commenced with respect to the Project.

(7) The Developer will cooperate fully with the City in resolution of any traffic, parking, trash removal or public safety problems which may arise in connection with the construction and operation of the Project.

(8) Construction shall begin by October 31, 2015 and the construction of the Project will be substantially completed by October 31, 2016, subject to Unavoidable Delays.

(9) The Developer acknowledges that Tax Increment projections contained in the Tax Increment Financing Plan are estimates only and the Developer acknowledges that it shall place no reliance on the amount of projected Tax Increments and the sufficiency of such Tax Increments to reimburse the Developer for a portion of the costs of the acquisition of the Expansion Property and the construction of the Site Improvements as provided in Article III.

(10) The Developer shall acquire the Expansion Property, demolish the existing facility and cap all unsealed wells on the Expansion Property on or before ~~November~~April 30, ~~2015~~2016.

ARTICLE III

UNDERTAKINGS BY DEVELOPER AND CITY

Section 3.1. Project, Site Improvements and Expansion Property.

(1) The parties agree that the acquisition of the Expansion Property and the installation of the Site Improvements is essential to the successful completion of the Project. The costs of the Expansion Property and the Site Improvements shall be paid by the Developer. The City shall reimburse the Developer for the lesser of $224,000 or the costs of acquisition of the Expansion Property and the construction of Site Improvements actually incurred and paid by the Developer (the "Reimbursement Amount"), as further provided in Section 3.2 hereof.

Section 3.2. Limitations on Undertaking of the City. Notwithstanding the provisions of Section 3.1, the City shall have no obligation to the Developer under this Agreement to reimburse the Developer for the costs identified in Section 3.1, if the City, at the time or times such payment is to be made, is entitled under Section 4.2 to exercise any of the remedies set forth therein as a result of an Event of Default which has not been cured.

Section 3.3. Reimbursement: TIF Note. The City shall reimburse the payments made by the Developer under Section 3.1 for costs of the acquisition of the Expansion Property and the construction of Site Improvements through the issuance of the City's TIF Note in substantially the form attached to this Agreement as Exhibit B, subject to the following conditions:

(1) The TIF Note shall be dated, issued and delivered when the Developer shall have demonstrated in writing to the reasonable satisfaction of the City that the construction of the Site Improvements has been completed and that the Developer has incurred and paid the costs of the acquisition of the Expansion Property and of the construction of Site Improvements, as described in and limited by Section 3.1 and shall have submitted paid invoices for the costs of construction of the Site Improvements and a settlement statement or other evidence of payment of the costs of the Expansion Property in an amount not less than the Reimbursement Amount.

(2) The unpaid principal of the TIF Note shall bear simple non-compounding interest from the date of issuance of the TIF Note, at 5.00% per annum. Interest shall be computed on the basis of a 360 day year consisting of twelve (12) 30-day months.

(3) The principal amount of the TIF Note and the interest thereon shall be payable solely from the Tax Increments.

(4) On each Note Payment Date and subject to the provisions of the TIF Note and Section 3.5, the City shall pay, against the principal and interest outstanding on the TIF Note, any Tax Increments received by the City during the preceding 6 months. All such payments shall be applied first to accrued interest and then to reduce the principal of the TIF Note.

(5) The TIF Note shall be a special and limited obligation of the City and not a general obligation of the City, and only Tax Increments shall be used to pay the principal and interest on the TIF Note. If, on any TIF Note Payment Date, the Tax Increments for the payment

of the accrued and unpaid interest on the TIF Note are insufficient for such purposes, the difference shall be carried forward, without interest accruing thereon, and shall be paid if and to the extent that on a future TIF Note Payment Date there are Tax Increments in excess of the amounts needed to pay the accrued interest then due on the TIF Note.

(6) The City's obligation to make payments on the TIF Note on any Note Payment Date or any date thereafter shall be conditioned upon the requirements that: (A) there shall not at that time be an Event of Default that has occurred and is continuing under this Agreement and (B) this Agreement shall not have been rescinded pursuant to Section 4.2.

(7) The TIF Note shall be governed by and payable pursuant to the additional terms thereof, as set forth in Exhibit B. In the event of any conflict between the terms of the TIF Note and the terms of this Section 3.2, the terms of the TIF Note shall govern. The issuance of the TIF Note pursuant and subject to the terms of this Agreement, and the taking by the City of such additional actions as bond counsel for the TIF Note may require in connection therewith, are hereby authorized and approved by the City.

Section 3.4. Business Subsidies Act.

(1) In order to satisfy the provisions of Minnesota Statutes, Sections 116J.993 to 116J.995 (the "Business Subsidies Act"), the Developer acknowledges and agrees that the amount of the "Business Subsidy" granted to the Developer under this Agreement is $224,000 which is the Reimbursement Amount for the acquisition of the Expansion Property and the installation of the Site Improvements and that the Business Subsidy is needed because the Project is not sufficiently feasible for the Developer to undertake without the Business Subsidy. The Tax Increment District is a renewal and renovation district and the public purpose of the Business Subsidy is to encourage the renovation or demolition of substandard structures and construction of manufacturing/warehouse facilities in the City. The Developer agrees that it will meet the following goals (the "Goals") in connection with the development of the Development Property. From September 4, 2015 to and including the Benefit Date (as defined herein), it will create at least ~~twenty-six (26~~fourteen (14) full time jobs at an hourly wage of at least $~~16.85~~14.34 per hour, not including benefits~~, within two years from~~. The "Benefit Date~~", which~~" is the earlier of the date the Developer completes the Project or occupies the Project.

(2) If the Goals are not met, the Developer agrees to repay all or a part of the Business Subsidy to the City, plus interest ("Interest") set at the implicit price deflator defined in Minnesota Statutes, Section 275.70, Subdivision 2, accruing from and after the Benefit Date, compounded semiannually. If the Goals are met in part, the Developer will repay a portion of the Business Subsidy (plus Interest) determined by multiplying the Business Subsidy by a fraction, the numerator of which is the number of jobs in the Goals which were not created at the wage level set forth above and the denominator of which is ~~twenty-six (26~~fourteen (14) (i.e. number of jobs set forth in the Goals).

(3) The Developer agrees to (i) report its progress on achieving the Goals to the City until the later of the date the Goals are met or two years from the Benefit Date, or, if the Goals are not met, until the date the Business Subsidy is repaid, (ii) include in the report the information required in Minnesota Statutes, Section 116J.994, Subdivision 7 on forms developed

by the Minnesota Department of Employment and Economic Development, and (iii) send completed reports to the City. The Developer agrees to file these reports no later than March 1 of each year commencing March 1, 2017, and within 30 days after the deadline for meeting the Goals. The City agrees that if it does not receive the reports, it will mail the Developer a warning within one week of the required filing date. If within 14 days of the post marked date of the warning the reports are not made, the Developer agrees to pay to the City a penalty of $100 for each subsequent day until the report is filed up to a maximum of $1,000.

(4) The Developer agrees to continue operations within the City for at least five (5) years after the Benefit Date.

(5) Other than the Minnesota Department of Employment and Economic Development's assistance which is expected to be provided through the Job Creation Fund, there are no other state or local government agencies providing financial assistance for the Project other than the City.

(6) There is no parent corporation of the Developer.

(7) The Developer certifies that it does not appear on the Minnesota Department of Employment and Economic Development's list of recipients that have failed to meet the terms of a business subsidy agreement.

Section 3.5. Real Property Taxes. Prior to the Termination Date, the Developer shall pay all real property taxes payable with respect to all and any parts of the Development Property acquired and owned by it until the Developer's obligations have been assumed by any other person pursuant to the provisions of this Agreement.

The Developer agrees that prior to the Termination Date:

(1) It will not seek administrative review or judicial review of the applicability of any tax statute relating to the ad valorem property taxation of real property contained on the Development Property determined by any tax official to be applicable to the Project or the Developer or raise the inapplicability of any such tax statute as a defense in any proceedings with respect to the Development Property, including delinquent tax proceedings; provided, however, "tax statute" does not include any local ordinance or resolution levying a tax;

(2) It will not seek administrative review or judicial review of the constitutionality of any tax statute relating to the taxation of real property contained on the Development Property determined by any tax official to be applicable to the Project or the Developer or raise the unconstitutionality of any such tax statute as a defense in any proceedings, including delinquent tax proceedings with respect to the Development Property; provided, however, "tax statute" does not include any local ordinance or resolution levying a tax;

(3) It will not seek any tax deferral or abatement, either presently or prospectively authorized under Minnesota Statutes, Section 469.1813, or any other State or federal law, of the ad valorem property taxation of the Development Property between the date of execution of this Agreement and the Termination Date.

(4) It will not seek a reduction in the Market Value (as defined in Minnesota Statutes, Section 273.02) for the tax collection years of 2029 through 2032. In the event that the Developer obtains a reduction in Market Value that results in the City having to make a payment to the County (the "County Payment") for the tax collection years of 2017 through 2029, the Developer agrees that:

(a) If the TIF Note remains outstanding, the next Tax Increments to be paid to the Developer shall be reduced by the County Payment, and

(b) If the TIF Note is no longer outstanding, Developer shall pay the amount of the County Payment to the City within thirty (30) days after written notice from the City as to the amount of the County Payment.

ARTICLE IV

EVENTS OF DEFAULT

Section 4.1. Events of Default Defined. The following shall be "Events of Default" under this Agreement and the term "Event of Default" shall mean whenever it is used in this Agreement any one or more of the following events:

(1) Failure by the Developer to timely pay any ad valorem real property taxes assessed and special assessments or other City charges with respect to the Development Property.

(2) Failure of the Developer to observe or perform any covenant, condition, obligation or agreement on its part to be observed or performed under this Agreement.

(3) The holder of any mortgage on the Development Property or any improvements thereon, or any portion thereof, commences foreclosure proceedings as a result of any default under the applicable mortgage documents.

(4) If the Developer shall:

(a) file any petition in bankruptcy or for any reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under the United States Bankruptcy Act of 1978, as amended or under any similar federal or state law; or

(b) make an assignment for the benefit of its creditors; or

(c) admit in writing its inability to pay its debts generally as they become due; or

(d) be adjudicated a bankrupt or insolvent; or if a petition or answer proposing the adjudication of the Developer as bankrupt or its reorganization under any present or future federal bankruptcy act or any similar federal or state law shall be filed in any court and such petition or answer shall not be discharged or denied within sixty (60) days after the filing thereof; or a receiver, liquidator or trustee of the Developer, or of the Project, or part thereof, shall be appointed in any proceeding brought against the Developer, and shall not be discharged within sixty (60) days after such appointment, or if the Developer, shall consent to or acquiesce in such appointment.

Section 4.2. Remedies on Default. Whenever any Event of Default referred to in Section 4.1 occurs and is continuing, the City, as specified below, may take any one or more of the following actions after the giving of thirty (30) days' written notice to the Developer, but only if the Event of Default has not been cured within said thirty (30) days:

(1) The City may suspend its performance under this Agreement and the TIF Note until it receives assurances from the Developer, deemed adequate by the City, that the Developer will cure its default and continue its performance under this Agreement.

(2) The City may cancel and rescind the Agreement and the TIF Note.

(3) The City may take any action, including legal or administrative action, in law or equity, which may appear necessary or desirable to enforce performance and observance of any obligation, agreement, or covenant of the Developer under this Agreement.

Section 4.3. No Remedy Exclusive. No remedy herein conferred upon or reserved to the City is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient.

Section 4.4. No Implied Waiver. In the event any agreement contained in this Agreement should be breached by any party and thereafter waived by any other 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 hereunder.

Section 4.5. Agreement to Pay Attorney's Fees and Expenses. Whenever any Event of Default occurs and the City shall employ attorneys or incur other expenses for the collection of payments due or to become due or for the enforcement or performance or observance of any obligation or agreement on the part of the Developer herein contained, the Developer agrees that it shall, on demand therefor, pay to the City the reasonable fees of such attorneys and such other expenses so incurred by the City.

Section 4.6. Indemnification of City.

(1) The Developer (a) releases the City and its governing body members, officers, agents, including the independent contractors, consultants and legal counsel, servants and employees (collectively, the "Indemnified Parties") from, (b) covenants and agrees that the Indemnified Parties shall not be liable for, and (c) agrees to indemnify and hold harmless the Indemnified Parties against, any claim, cause of action, suit or liability for loss or damage to property or any injury to or death of any person occurring at or about or resulting from any defect in the Project or on the Development Property.

(2) Except for any willful misrepresentation or any willful or wanton misconduct of the Indemnified Parties, the Developer agrees to protect and defend the Indemnified Parties, now and forever, and further agrees to hold the aforesaid harmless from any claim, demand, suit, action or other proceeding whatsoever by any person or entity whatsoever arising or purportedly arising from the actions or inactions of the Developer (or if other persons acting on its behalf or under its direction or control) under this Agreement, or the transactions contemplated hereby or the acquisition, construction, installation, ownership, and operation of the Project; provided, that this indemnification shall not apply to the warranties made or obligations undertaken by the City in this Agreement or to any actions undertaken by the City which are not contemplated by this Agreement but shall, in any event and without regard to any fault on the part of the City, apply to any pecuniary loss or penalty (including interest thereon

from the date the loss is incurred or penalty is paid by the City at a rate equal to the Prime Rate) as a result of the Project causing the Tax Increment District to not qualify or cease to qualify as a "renewal and renovation district" under Section 469.174, Subdivision 10a, of the Act and Section 469.176, Subdivision 4j. or to violate limitations as to the use of Tax Increments as set forth in Section 469.176, Subdivision 4j.

(3) All covenants, stipulations, promises, agreements and obligations of the City contained herein shall be deemed to be the covenants, stipulations, promises, agreements and obligations of the City and not of any governing body member, officer, agent, servant or employee of the City.

ARTICLE V

DEVELOPER'S OPTION TO TERMINATE AGREEMENT

Section 5.1. The Developer's Option to Terminate. This Agreement may be terminated by the Developer, if (i) the Developer is in compliance with all material terms of this Agreement and no Event of Default has occurred; and (ii) the City fails to comply with any material term of this Agreement, and, after written notice by the Developer of such failure, the City has failed to cure such noncompliance within ninety (90) days of receipt of such notice, or, if such noncompliance cannot reasonably be cured by the City within ninety (90) days, of receipt of such notice, the City has not provided assurances, reasonably satisfactory to the Developer, that such noncompliance will be cured as soon as reasonably possible.

Section 5.2. Action to Terminate. Termination of this Agreement pursuant to Section 5.1 must be accomplished by written notification by the Developer to the City within sixty (60) days after the date when such option to terminate may first be exercised. A failure by the Developer to terminate this Agreement within such period constitutes a waiver by the Developer of its rights to terminate this Agreement due to such occurrence or event.

Section 5.3. Effect of Termination. If this Agreement is terminated pursuant to this Article V, this Agreement shall be from such date forward null and void and of no further effect; provided, however, the termination of this Agreement shall not affect the rights of either party to institute any action, claim or demand for damages suffered as a result of breach or default of the terms of this Agreement by the other party, or to recover amounts which had accrued and become due and payable as of the date of such termination. Upon termination of this Agreement pursuant to this Article V, the Developer shall be free to proceed with the Project at its own expense and without regard to the provisions of this Agreement; provided, however, that the City shall have no further obligations to the Developer with respect to reimbursement of the expenses set forth in Section 3.2.

ARTICLE VI

ADDITIONAL PROVISIONS

Section 6.1. Restrictions on Use. Until termination of this Agreement, the Developer agrees for itself, its successors and assigns and every successor in interest to the Development Property, or any part thereof, that the Developer and such successors and assigns shall operate, or cause to be operated, the Project as a manufacturing/warehouse facility and shall devote the Development Property to, and in accordance with, the uses specified in this Agreement.

Section 6.2. Conflicts of Interest. No member of the governing body or other official of the City shall have any financial interest, direct or indirect, in this Agreement, the Development Property or the Project, or any contract, agreement or other transaction contemplated to occur or be undertaken thereunder or with respect thereto, nor shall any such member of the governing body or other official participate in any decision relating to the Agreement which affects his or her personal interests or the interests of any corporation, partnership or association in which he or she is directly or indirectly interested. No member, official or employee of the City shall be personally liable to the City in the event of any default or breach by the Developer or successor or on any obligations under the terms of this Agreement.

Section 6.3. Titles of Articles and Sections. Any titles of the several parts, articles and sections of the Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of its provisions.

Section 6.4. Notices and Demands. Except as otherwise expressly provided in this Agreement, a notice, demand or other communication under this Agreement by any party to any other shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or delivered personally, and

(1) in the case of the Developer is addressed to or delivered personally to:

Brunswick Corporation
Attention: _____
1 North Field Court
Lake Forest, IL 60045-4811

with a copy to:

(2) in the case of the City is addressed to or delivered personally to the City at:

City of Ramsey, Minnesota
Attention: City Administrator
Ramsey City Hall
7550 Sunwood Drive NW
Ramsey, MN 55303

with a copy to:

Briggs and Morgan, P.A.
Attention: Mary Ippel
W2200 First National Bank Building
332 Minnesota Street
St. Paul, MN 55101

or at such other address with respect to any such party as that party may, from time to time, designate in writing and forward to the other, as provided in this Section.

Section 6.5. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall constitute one and the same instrument.

Section 6.6. Law Governing. This Agreement will be governed and construed in accordance with the laws of the State.

Section 6.7. Expiration. This Agreement shall expire on the earlier of (i) February 1, 2033, (ii) the date the TIF Note is paid in full or (iii) the date this Agreement is terminated or rescinded in accordance with its terms.

Section 6.8. Provisions Surviving Rescission or Expiration. Sections 4.5 and 4.6 shall survive any rescission, termination or expiration of this Agreement with respect to or arising out of any event, occurrence or circumstance existing prior to the date thereof.

Section 6.9. Assignability of Agreement. This Agreement may be assigned only with the consent of the City. The TIF Note may only be assigned pursuant to the terms of the TIF Note.

IN WITNESS WHEREOF, the City has caused this Agreement to be duly executed in its name and on its behalf and the Developer has caused this Agreement to be duly executed in its name and on its behalf, on or as of the date first above written.

CITY OF RAMSEY, MINNESOTA

By_____
Its Mayor

By_____
Its City Administrator

This is a signature page to the Tax Increment Financing Agreement by and between the City of Ramsey, Minnesota and Brunswick Corporation.

BRUNSWICK CORPORATION

By _____
Its _____

This is a signature page to the Tax Increment Financing Agreement by and between the City of Ramsey, Minnesota and Brunswick Corporation.

EXHIBIT A

Description of Development Property

Property located in the City of Ramsey, Anoka County, Minnesota with the following parcel identification numbers:

27-32-25-44-0012
27-32-25-44-0018
27-32-25-44-0019

EXHIBIT B

Form of TIF Note

No. R-1 $_____

UNITED STATES OF AMERICA
STATE OF MINNESOTA
COUNTY OF ANOKA
CITY OF RAMSEY

TAX INCREMENT REVENUE NOTE
(BRUNSWICK CORPORATION PROJECT)

The City of Ramsey, Minnesota (the "City"), hereby acknowledges itself to be indebted and, for value received, hereby promises to pay the amounts hereinafter described (the "Payment Amounts") to Brunswick Corporation (the "Developer") or its registered assigns (the "Registered Owner"), but only in the manner, at the times, from the sources of revenue, and to the extent hereinafter provided.

The principal amount of this Note shall equal from time to time the principal amount stated above, as reduced to the extent that such principal installments shall have been paid in whole or in part pursuant to the terms hereof; provided that the sum of the principal amount listed above shall in no event exceed $224,000 as provided in that certain Tax Increment Financing Agreement, dated as of September 1, 2015, as the same may be amended from time to time (the "TIF Agreement"), by and between the City and the Developer. The unpaid principal amount hereof shall bear interest from the date of this Note at the simple non-compounded rate of five percent (5.00%) per annum. Interest shall be computed on the basis of a 360 day year consisting of twelve (12) 30-day months.

The amounts due under this Note shall be payable on August 1, 2017, and on each February 1 and August 1 thereafter to and including February 1, 2033, or, if the first should not be a Business Day (as defined in the TIF Agreement), the next succeeding Business Day (the "Payment Dates"). On each Payment Date, subject to the provisions of Section 3.5 the City shall pay by check or draft mailed to the person that was the Registered Owner of this Note at the close of the last business day of the City preceding such Payment Date an amount equal to the sum of the Tax Increments (hereinafter defined) received by the City during the six month period preceding such Payment Date. All payments made by the City under this Note shall first be applied to accrued interest and then to principal.

The Payment Amounts due hereon shall be payable solely from 90% of tax increments (the "Tax Increments") from the Development Property (as defined in the TIF Agreement) within the City's Tax Increment Financing District No. 15 - Life Fitness (the "Tax Increment District") within its Development District No. 1 which are paid to the City and which the City is entitled to retain pursuant to the provisions of Minnesota Statutes, Sections 469.174 through 469.1794, as the same may be amended or supplemented from time to time (the "Tax Increment Act"). This Note shall terminate and be of no further force and effect following the last Payment Date

defined above, on any date upon which the City shall have terminated the TIF Agreement under Section 4.2(2) thereof or the Developer shall have terminated the TIF Agreement under Article V thereof, on the date the Tax Increment District is terminated, or on the date that all principal payable hereunder shall have been paid in full, whichever occurs earliest.

The City makes no representation or covenant, express or implied, that the Tax Increments will be sufficient to pay, in whole or in part, the amounts which are or may become due and payable hereunder.

The City's payment obligations hereunder shall be further conditioned on the fact that no Event of Default under the TIF Agreement shall have occurred and be continuing at the time payment is otherwise due hereunder, but such unpaid amounts shall become payable if said Event of Default shall thereafter have been cured; and, further, if pursuant to the occurrence of an Event of Default under the TIF Agreement the City elects to cancel and rescind the TIF Agreement, the City shall have no further debt or obligation under this Note whatsoever. Reference is hereby made to all of the provisions of the TIF Agreement, including without limitation Section 3.2 thereof, for a fuller statement of the rights and obligations of the City to pay the principal of this Note, and said provisions are hereby incorporated into this Note as though set out in full herein.

This Note is a special, limited revenue obligation and not a general obligation of the City and is payable by the City only from the sources and subject to the qualifications stated or referenced herein. This Note is not a general obligation of the City and neither the full faith and credit nor the taxing powers of the City are pledged to the payment of the principal of this Note and no property or other asset of the City, save and except the above-referenced Tax Increments, is or shall be a source of payment of the City's obligations hereunder.

This Note is issued by the City in aid of financing a project pursuant to and in full conformity with the Constitution and laws of the State of Minnesota, including the Tax Increment Act.

This Note may be assigned only with the consent of the City which consent shall not be unreasonably withheld. In order to assign the Note, the assignee shall surrender the same to the City either in exchange for a new fully registered note or for transfer of this Note on the registration records for the Note maintained by the City. Each permitted assignee shall take this Note subject to the foregoing conditions and subject to all provisions stated or referenced herein.

IT IS HEREBY CERTIFIED AND RECITED that all acts, conditions, and things required by the Constitution and laws of the State of Minnesota to be done, to have happened, and to be performed precedent to and in the issuance of this Note have been done, have happened, and have been performed in regular and due form, time, and manner as required by law; and that this Note, together with all other indebtedness of the City outstanding on the date hereof and on the date of its actual issuance and delivery, does not cause the indebtedness of the City to exceed any constitutional or statutory limitation thereon.

IN WITNESS WHEREOF, City of Ramsey, Minnesota, by its City Council, has caused this Note to be executed by the manual signatures of its Mayor and City Administrator and has caused this Note to be dated as of _____, 20___.

_____	_____
City Administrator	Mayor

DO NOT EXECUTE UNTIL PAID INVOICES FOR LAND ACQUISITION AND SITE IMPROVEMENTS ARE GIVEN TO THE CITY - REFER TO SECTION 3.3(1).

CERTIFICATION OF REGISTRATION

It is hereby certified that the foregoing Note was registered in the name of Brunswick Corporation, and that, at the request of the Registered Owner of this Note, the undersigned has this day registered the Note in the name of such Registered Owner, as indicated in the registration blank below, on the books kept by the undersigned for such purposes.

NAME AND ADDRESS OF REGISTERED OWNER	DATE OF REGISTRATION	SIGNATURE OF CITY ADMINISTRATOR
Brunswick Corporation 1 North Field Court Lake Forest, IL 60045-4811		

EXHIBIT C

Site Improvements

Capping of geothermal wells
Demolition
Landscaping, including irrigation
Foundations and Footings
Grading/earthwork
Engineering
Survey
Environmental Testing
Soil Borings
Site Preparation
Onsite Utilities
Storm Water/Ponding
Outdoor Lighting
Onsite Road, Curb, Gutter, Driveway, Sidewalk and Streetscape Improvements
Parking

EXHIBIT D

Description of Expansion Property

Property located in the City of Ramsey, Anoka County, Minnesota with the following parcel identification number:

27-32-25-44-0012

Why Create TIF #15?

- TIF districts are a very common, and very powerful, economic development tool. TIF districts allow City's not only to capture their tax increment created in a project, TIF districts also allow Cities to capture County and School District tax increment as well. In summary, it's about 3x more powerful than only capturing the City's portion of local property taxes.

- TIF districts do not disrupt the current (or "base") property taxes. In other words, the taxes currently being received (before the proposed improvements) will remain for all effected jurisdictions.

- Tax increment, as proposed in this particular case, will not negatively affect the City's fiscal disparities calculation/ payment required form all other C./I. taxed properties in Ramsey… as fascial disparities will be paid for in this proposed project. In other words, this TIF district will not negatively affect fiscal disparities.

- In the case of the proposed Life Fitness project, a "renovation and renewal" TIF district is allowed by State Statue. This certification is not always an easy accomplishment. This district has a 16 year life (15 years of full increment). The proposed TIF award on this project is $224K PV terms, and 352K FV terms. If the anticipated "Phase 2" expansion on this project is completed, the TIF district would likely be eligible to be decertified several years early (as the amount of increment received will far exceed the proposed award).

- The underlying purpose of a "renovation and renewal" TIF district is to remove/ clean up blighted property. Because this proposed project removes the blighted Health Quest building, it fits nicely with a "renovation and renewal" TIF district.

Why not use leftover dollars from TIF Account #1 as a funding source?

- The City has a balance of about $1M in TIF account #1. If the EDA or Council would prefer to utilize this funding source for the Life Fitness project (and forgo a new TIF District), that is an option. However, it should be noted, it has been informally anticipated TIF account #1 would be utilized for other public improvements projects (i.e. Bunker Lake Boulevard, COR Improvements, Future Business Park, Highway 10 improvements, Major Development Project Assistance etc.). In other words, there is likely more proposed uses for these funds than funds available.

Why don't we use a different existing funding source for the Life Fitness Project?

- The City could use a handful of other, relatively unencumbered, funding sources for this project (i.e. EDA fund, EDA RLF, TIF #1, Anoka County HRA).

- Based on staff and consultant review, it is recommended the City keep the City's relatively unencumbered dollars for future development projects (i.e. Bunker Lake Boulevard, COR Improvements, Future Business Park, Highway 10 improvements, Major Development Project Assistance, etc.). Relatively unencumbered funding sources are a rare commodity for Cities. It is not common for project to qualify for renovation and renewal TIF districts. This is a unique opportunity to maximize/ capitalize on a powerful economic development tool. Additionally, because a second expansion is proposed for this project, it is likely this district can be decertified early. Lastly, Life Fitness is paying for the creation of this district via a $7,500 fee charged upfront (and they are paying for the admin of the TIF district via annual TIF payments).

- Staff would like to note, a TIF district is not the only/ or required funding source in this case. The Council does have the ability deviate from this strategy. However, considering the timing of this project/process, and the significant work completed/ dollars expended to date (for the creation of a TIF district), the benefit of switching now is diminishing.

Economic Development Authority (EDA) **4. 1.**

Meeting Date: 07/09/2015

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Title:

Consider Multiple Actions Related to a Potential Life Fitness Expansion and Redevelopment Project

Purpose/Background:

PURPOSE

Consider multiple actions related to a potential Life Fitness expansion and redevelopment project. In summary, the proposed project includes: (1) construction of a new $4M - 48,325 square foot expansion on the existing Life Fitness property in Ramsey; and (2) $585,000 acquisition and clean-up of the Health Quest property to prepare Life Fitness for their future second expansion in Ramsey.

Life Fitness has asked the City to investigate all financial incentives available for this project (see attached cover letter). Specifically, Life Fitness is interested in tools that will help overcome costs associated with the purchase and clean up the Health Quest property (redevelopment costs).

STEP 1 (this case): begin process to establish a new TIF district, apply for State funds and begin underwriting project. The purpose of this case is not to "award" any financial incentives to Life Fitness. However, this case begins the State required public process to "allow" the City to award financial incentives to Life Fitness in the future.

STEP 2 (future case): review underwriting of project, consider authorization to establish a new TIF district, consider awarding TIF agreement/ business subsidy agreement (which will include a specific amount of TIF), and consider awarding DEED program incentives.

BACKGROUND (proposed project)

This project includes three individual parcels. The first two parcels, totaling 17.12 acres are currently owned by Life Fitness (Brunswick Corporation). These two contiguous parcels are home to a 280,000 square foot state-of-the-art Life Fitness manufacturing facility. Life Fitness currently employs about 300 full-time and nearly 100 part-time people at their Ramsey facility. This facility is responsible for manufacturing Life Fitness (http://www.lifefitness.com/index.html) and Hammer Strength (http://www.lifefitness.com/commercial/hammerstrength.html) brand exercise equipment. Life Fitness is owned by Brunswick Corporation (http://www.brunswick.com/), a publicly traded company based out of Lake Forest, Illinois, with a market capitalization of $4.88 billion and $119M in world-wide sales for 2014 (NYSE: BC).

In addition to their primary facility in Ramsey, Life Fitness leases approximately 60,000 square feet of warehouse space in Coon Rapids. In order to improve their operations process and more effectively manufacture their products, Life Fitness would like to consolidate their Minnesota operations in into one facility—their Ramsey facility. This will require an expansion on their existing site in Ramsey. Currently, Life Fitness has space for a 48,325 square foot expansion on their existing Ramsey site. This proposed expansion is referred to as *Expansion #1* and would increase the size of the existing Life Fitness building in Ramsey from 280,000 square feet to 328,500 total square feet.

Life Fitness has indicated *Expansion #1* will result in the creation of 26 new full-time jobs paying a minimum $16.85 per hour (with an additional $7.08 of benefits per hour) over the course of two years. Life Fitness would like to begin construction on *Expansion #1* August 26, 2015. *Expansion #1* is anticipated to be completed by spring 2016.

In addition to *Expansion #1,* outlined above, Life Fitness would like to prepare for a second expansion of their Ramsey facility (*Expansion #2*). Because their existing site does not have sufficient space available for *Expansion #2*, additional land is required. Life Fitness has targeted a 3.0 acre, bank-owned, parcel located directly south, and adjacent to their existing Ramsey facility for *Expansion #2*. This property is currently home to a 20,000 square foot vacant/ blighted former health club known as Health Quest. It is estimated, acquiring the Health Quest property for *Expansion #2,* will allow for construction of a 50,000-60,000 square foot future expansion of the primary Life Fitness facility.

Securing the Health Quest property does result in significant redevelopment costs for Life Fitness; including property acquisition $450,000, demolition and site clean-up $85,000, and capping of nearly 90 geo-thermal wells $50,000.

In summary, the proposed project includes: (1) construction of a new $4M - 48,500 square foot expansion on the existing Life Fitness property in Ramsey; and (2) $585,000 acquisition and clean-up of the Health Quest property to prepare Life Fitness for their future second expansion in Ramsey.

BACKGROUND (Why are incentives being requested?)

This project removes a 20,000 square foot, blighted, bank-owned, building that has sat vacant, and available for purchase, since 2004 (Health Quest property). In order to develop the Health Quest property, significant redevelopment costs need to be overcome; including: acquisition of a property that carries an existing building ($425,000), demolition and site clean-up ($71,000), and capping of 90 geo-thermal wells ($46,000). Based on discussion with the current Health Quest property owner, and prospects previously interested in the Health Quest property, redevelopment costs outlined above have created a barrier to private market to reuse this property.

BACKGROUND (Tax Increment Financing)

Because of the significant redevelopment costs identified above, Staff (along with our professional advisors) have identified a "*Renovation & Renewal TIF District*" as an applicable incentive. This tool would allow the City to capture 15 years of tax increment from the construction of *Expansion #1* and redirect said dollars to the redevelopment of the Health Quest Property. It is estimated about $350,000 could be captured over 15 years ($220,000 present value based on 5.5% interest).

For more information on TIF, please see the attached LMC TIF Information document (Section E, pages 15-19). Also attached is State Statute related to a *Renovation & Renewal District.* The purpose of this case is to begin the legal public process, as guided by State Statute, to establish a TIF District. The purpose of this case is not to "award" TIF to Life Fitness. However, this case begins the process to "allow" the City to award TIF to Life Fitness in the future. Attached is a timeline for the establishment of a TIF District.

BACKGROUND (DEED, Job Creation Fund (JCF))

The State of Minnesota, Department of Employment and Economic Development, has indicated this proposed project would qualify for JCF dollars. JCF awards are provided based on two performance measurements: (1) job creation and (2) capital investment. Based on conversations with DEED Staff, it is anticipated this project could receive $200,000+ from the State. The first step in this process is to apply--attached is an application.

It should be noted, private businesses cannot directly apply for DEED incentives. DEED requires a local municipality to apply on behalf of the benefiting business.

For more information on the State JCF program, please visit this link:
http://mn.gov/deed/business/financing-business/deed-programs/job-creation-fund.jsp.

BACKGROUND (Why would Ramsey consider incentives?)

This project enhances the City of Ramsey's economic base by securing the operation of a Fortune 500 company's manufacturing facility within Ramsey, Minnesota for the foreseeable future. The Life Fitness facility currently generates significant property taxes (about $150,000 annually) and significant jobs (greatest number of jobs in Ramsey, about 300 FT and about 100 PT. Life Fitness is nearly out of space to grow on their existing site in Ramsey.

By completing the currently proposed project, the City of Ramsey will see significant tax base and job growth into the foreseeable future (*Expansion #1* and *Expansion #2*). Additionally, the City would see the removal of a blighted and vacant building located on highly visible intersection. This effort accomplishes the Ramsey EDA's three major goals: job creation (26+ plus jobs over two years), tax base creation ($73,873 total property taxes, *Expansion #1 only*), and improvement to the quality-of-life within our community (removal of a blighted building).

By not completing this project, it would be logical for Life Fitness to consider a new, long-term, location for their manufacturing facility. Additionally, the Health Quest property would likely remain in its current state for the foreseeable future

Notification:

NA

Observations/Alternatives:

Attached:

Concept Map
Business Subsidy/TIF Application (City of Ramsey)
TIF Timeline (Ehlers)
TIF Information (League of Minnesota Cities)
TIF Information (State Statute)
TIF Run (Ehlers)
Job Creation Fund Application (DEED)
Cover Letter (Life Fitness)
Business Subsidy Policy
Business Subsidy Test
Resolution Calling for Public Hearing to Modify Development District 1, and Creation of TIF District 15
Resolution Supporting an Application to MN DEED on Behalf of Life Fitness for the JCF Program

Business Subsidy Policy Review:

Staff reviewed the proposed Life Fitness project in the context of the City's adopted "*Business Subsidy Policy.*" Based on State Statute and the City's 2009 adopted Business Subsidy Policy, this project is considered a business subsidy. As a result, a public hearing and annual reporting are required by the State.

Funding Source:

EDA Professional Services Account
Life Fitness Application Fee ($7,500 received)
Tax Increment Financing (future increment proceeds, pay-go)
State of Minnesota DEED (State allocation)

Recommendation:

STEP 1 (this case): begin process to establish a new TIF district, apply for State funds and begin underwriting project. The purpose of this case is not to "award" any financial incentives to Life Fitness. However, this case begins the State required public process to "allow" the City to award financial incentives to Life Fitness in the future.

STEP 2 (future case): review underwriting of project, consider authorization to establish a new TIF district, consider awarding TIF agreement/ business subsidy agreement (which will include a specific amount of TIF), and consider awarding DEED program incentives.

Action:

MOTION TO:

Recommend City Council adopt Resolution #15-07-171 to call for a public hearing on August 25, 2015 to modify development district 1, create TIF district 15, and award a business subsidy.

-and-

Recommend City Council adopt Resolution #15-07-172 declaring the City of Ramsey's support of applying to the State of Minnesota Department of Employment and Economic Development Job Creation Fund program.

-and-

Direct Staff to accept a business subsidy application from Life Fitness and begin underwriting.

-and-

Recommend the City Council execute attached LHB contract for State required TIF district analysis; subject to review and amendments by the City of Attorney.

Attachments

Resolution 15 07 172 Support of Business Applying to the Job Creation Fund

Resolution 15 07 171 Calling for a Public Hearing for Development District Modification and Creation of TIF District 15

Site Map

Project Budget

Life Fitness MEMO

TIF Application (preview draft)

TIF Information (State Statute)

TIF Information (League of MN Cities)

TIF Analysis Work Order

TIF RUN 07082015 Phase 1

TIF Schedule

Job Creation Fund Information (DEED)

Job Creation Fund Application (example)

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	07/06/2015 01:08 PM
Kurt Ulrich	Kathy Schmitz	07/06/2015 02:21 PM
Patrick Brama	Patrick Brama	07/06/2015 02:28 PM
Kurt Ulrich	Kurt Ulrich	07/06/2015 05:04 PM
Patrick Brama	Patrick Brama	07/08/2015 10:39 AM
Form Started By: Patrick Brama		Started On: 07/02/2015 08:24 AM
Final Approval Date: 07/08/2015		

ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, September 3, 2015, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Jim Steffen Member Brian Burandt Member Philip Brunt Member Chris Riley (arrived at 7:37 a.m.) Member Wayne Skaff Member Kristine Williams (arrived at 7:40 a.m.)
Members Absent:	Member Glen Hardin
Also Present:	Patrick Brama, Econ. Dev. Mgr/Assistant City Administrator Kurt Ulrich, City Administrator Mike Mulrooney, ACG Jason Aarsvold, Ehlers

1. CALL TO ORDER

Chairperson Steffen called the Economic Development Authority meeting to order at 7:35 a.m.

2. APPROVE AGENDA

Chairperson Steffen indicated he would like Case 4.03 moved up to Case 4.02.

Motion by Member Skaff, seconded by Member Steffen, to approve the agenda as amended.

Motion carried. Voting Yes: Chairperson Steffen, Members Skaff, Burandt, Brunt. Voting No: None. Absent: Members Hardin, Riley, and Williams.

3. APPROVE MINUTES

3.01: Approve Meeting Minutes Dated August 13, 2015

Motion by Member Skaff, seconded by Member Burandt, to approve the August 13, 2015, minutes as presented.

Motion carried. Voting Yes: Chairperson Steffen, Members Skaff, Burandt, Brunt. Voting No: None. Absent: Members Hardin, Riley, and Williams.

4. EDA BUSINESS

4.01: Consider Multiple Actions Related to a Potential Life Fitness Expansion Project

Econ. Dev. Mgr/Assistant City Administrator Brama presented the staff report and reviewed the background of the project, TIF Plan and TIF Agreement with the Board.

Member Riley arrived at 7:37 a.m.

Member Williams arrived at 7:40 a.m.

Mr. Jason Aarsvold, Ehlers reviewed the Development Agreement with the Board.

Chairperson Steffen asked if the purchase price was $425,000 as a part of the budget.

Mr. Aarsvold stated budgets are usually an estimate but he believed that was taken from an actual TIF application figure.

Econ. Dev. Mgr/Assistant City Administrator Brama stated the purchase agreement on this deal is supposed to be signed this week and the amount he was told for the purchase price was $425,000.

Chairperson Steffen asked if the budget in the packet was the EDA budget or the Life Fitness budget.

Mr. Aarsvold stated this was the TIF budget so in a sense it is the EDA budget.

Chairperson Steffen asked how they calculate the $135,000.

Mr. Aarsvold stated that is located in the big documents in the back where there is a cash flow and every year there is an amount of TIF that is generated. He reviewed the process with the Board.

Member Riley asked if there were funds available in TIF District 1 rather than creating a new TIF District within it.

Econ. Dev. Mgr/Assistant City Administrator Brama stated there is $200,000 to $300,000 available within that fund.

Member Riley asked if there was a reason why they would want to create a new TIF District rather than utilize the existing one.

Econ. Dev. Mgr/Assistant City Administrator Brama stated he would need to look at this. He indicated the TIF District was created back in the 80's or 90's so the money should be available for other projects but would need to research this.

Mr. Mulrooney explained to the Board the reason why they would want to create a new TIF District rather than use the money in the current TIF District.

Chairperson Steffen asked where Life Fitness is at in terms of projects.

Econ. Dev. Mgr/Assistant City Administrator Brama stated they have not and cannot start their project until this process is complete.

Chairperson Steffen thought staff and the advisors explained why this is the best solution.

City Administrator Ulrich stated he could see if the City Finance Director would be available to come down to discuss with the Board the options available.

Mr. Aarsvold stated they can help on what the pooling requirements would be.

Chairperson Steffen stated he liked the idea that this project fits into the District and they will have extra funds to use elsewhere.

Motion by Member Skaff, seconded by Member Burandt, to recommend the City Council adopt Resolution ___ to Modify Development District 1, Establish TID District 15, and adopt a Plan for TIF District 15 and finalize and adopt the attached Development Agreement between the City of Ramsey and Brunswick Corporation.

Further discussion: Chairperson Steffen indicated he would like the additional piece available for the City Council.

Motion carried. Voting Yes: Chairperson Steffen, Members Skaff, Burandt, Brunt, Riley, Williams. Voting No: None. Absent: Member Hardin.

4.03: Consider Authorizing Economic Development Analysis for the City's Potential Future Business Park

Econ. Dev. Mgr/Assistant City Administrator Brama presented the staff report to the Board and asked Mr. Mulrooney to discuss the analysis with the Board.

Mr. Mulrooney reviewed the three phases of the project with the Board. He believed they could complete each phase within a 90-day timeline.

Chairperson Steffen asked if they decided to proceed would he envision being back before the Board in October with a market analysis. Mr. Mulrooney indicated that was correct.

Econ. Dev. Mgr/Assistant City Administrator Brama stated to note in the recommendations section, when they consider the funding source for this work, the EDA annually does budget as significant dollar amount for miscellaneous professional services and staff would consider this in line with that work. They do have nearly sufficient funding left in that account to complete this

work for the remainder of the year. If there is a spill over that can be accounted for in a different account within the EDA's budget next year for this exact type of work.

Chairperson Steffen asked if they lean on the Bolton and Mink work they just wrapped up to complete this.

Mr. Mulrooney indicated they would and is valuable information.

Member Riley asked if the alternatives are part of the scope they are being given and is there any thinking outside of the box.

Mr. Mulrooney stated that is part of the scope they are being given to look at in order to find out what would work best for the City.

Chairperson Steffen thanked Mr. Mulrooney for taking the time to discuss this item with the Board and indicated they will look forward to hearing from him in October.

Motion by Member Brunt, seconded by Member Burandt, to authorize the ACG to complete the work outlined in the attached proposal, not to exceed 170 hours.

Motion carried. Voting Yes: Chairperson Steffen, Members Skaff, Burandt, Brunt, Riley, and Williams. Voting No: None. Absent: Members Hardin.

4.02: Select Date and Speaker for EDA Fall Networking Event

Econ. Dev. Mgr/Assistant City Administrator Brama presented the staff report to the Board.

Chairperson Steffen asked if there is a well-known business owner or entertainer such as Famous Dave or Dick Enricho that they could invite to speak. He thought someone that would be of interest would bring more people out to the event. He stated he would like to stay away from having a person from the State or MnDOT or Highway 10 Representative.

Member Burandt stated it depends on what the goal is of the event, is it to entertain or educate.

Member Skaff thought a Congressman might be interesting as a speaker.

Member Williams would prefer they focus on content because she thought that would add value to the business community. She stated one of the themes she has heard since last year was businesses looking for employees. She thought they should try to focus around that angle of employment and provide tools from many of their local businesses on how to find and retain the skills needed and provide some connections of local tech schools and other ways they can give their community something they can take away with them. She would like to see something along the lines of content rather than entertainment.

Chairperson Steffen thought the information that Mr. Mulrooney will be putting together may of interest to the group.

Member Skaff thought the group would want an overview of what the City is doing but he thought they would also need a keynote speaker to make it worthwhile.

Member Williams thought in order to make this a success they need to pick a topic and then find a panel that has a similar theme. They could incorporate some other points into the presentation. She found a turn off is having a lot of different speakers because that makes people feel disjointed.

City Administrator Ulrich stated what comes to mind is they might have an overall Archean theme, building your business in Ramsey with three different components with a speaker for each one.

Member Burandt thought those are good options and what he has heard recently from people is how they are fixing transit. He thought that was a common theme they have heard that should be addressed.

There was discussion regarding the date of the event. The EDA moved the meeting date to November 12, 2015 with a contingency of November 19, 2015 if needed.

Econ. Dev. Mgr/Assistant City Administrator Brama recapped the discussion of the EDA.

4.04: Preliminary Decision Related to Annual Ramsey EDA Business Expo

Econ. Dev. Mgr/Assistant City Administrator Brama presented the staff report to the EDA Board.

Member Skaff stated they would have to have some type of tent structure available for the vendors to use rather than asking them to bring their own tent like canopy. He stated they would have some mixed messages from craft people but it could work and would bring more people to the front table of some businesses that that will come over to the Fountains. He thought it was worth looking at.

Chairperson Steffen asked if there was some overlap of vendors from both events.

Econ. Dev. Mgr/Assistant City Administrator Brama indicated there would be. He stated they do have a budget and could get some large tents that would cover the expo.

5. MEMBER / STAFF UPDATE

The EDA reviewed the Staff Update.

Econ. Dev. Mgr/Assistant City Administrator Brama indicated there is a need for assistance from the City of Ramsey from PSD, LLC. in order to move forward with the project. He stated staff intends to bring an initial case for an initial reaction from the City Council, to the Council on the

8th. If the Council does give them the nod then the EDA will need review this and put together a recommendation for the City Council.

Chairperson Steffen asked why the project has not moved forward.

Econ. Dev. Mgr/Assistant City Administrator Brama stated the reason the project has not moved forward is by choice from PSD, LLC, and not by lack of City support or cooperation. Their proforma came in lower than what was expected and they have chosen to stop the project. One of the major costs miscalculated was fill for the project along with construction costs. They are at a point now that they are pumping the brakes on the project until they hear from the City as to whether or not the proforma can be subsidized so they can move forward with the project. They do not have a building permit today. There plans are completed for the project and they are ready to go but financially they are on pause right now.

Member Skaff recommended if there needed to be a special meeting he would be in favor of that to keep the project going.

Econ. Dev. Mgr/Assistant City Administrator Brama stated the other update for the group is they authorized training for him through the National Development Council. Previous to this year all of the training took place nationally around the County and next year it is available in Minneapolis. There will be an update in the budget to reflect the decrease in funds needed.

Member Riley stated the Super Value sign is being taken down.

Member Burandt stated Minnesota Marketing Partners will be having a fan tour for members. There will be a helicopter flight showing the region and he will be sure to point out Ramsey.

City Administrator Ulrich updated the Board on activities happening in the City.

6. ADJOURNMENT

Motion by Member Steffen, seconded by Member Skaff, to adjourn the meeting.

Motion carried. Voting Yes: Chairperson Steffen, Members Skaff, Burandt, Brunt, Riley, Williams. Voting No: None. Absent: Member Hardin.

The regular meeting of the Economic Development Authority adjourned at 9:12 a.m.

Respectfully submitted,

_____

Kurtis G. Ulrich
City Administrator

ATTEST:

_____

Patrick Brama
Econ. Dev. Mgr/Assistant City Administrator Brama

Draft by Sue Osbeck
TimeSaver Off Site Secretarial, Inc.

Our Mission: To work together to resposibly grow our community, and to provide quality, cost-effective, and efficient government services.

CC Regular Session **7. 1.**

Meeting Date: 09/22/2015

By: Diana Lund, Finance

Information

Title:

Adopt Resolution #15-09-218 Adopting Proposed 2016 Payable Tax Levies (General, EDA & Debt Service) and Schedule Public Meeting for Dec 8, 2015

Purpose/Background:

Purpose/Background:

Purpose: Each taxing authority must certify its proposed preliminary property tax levies for payable 2016 to the County Auditor by September 30, 2015.

Background: The levy as presented reflects the recommendation of the majority of the City Council at the final preliminary budget/levy work session on September 8, 2015.

Proposed 2016 Payable Tax Levy:

Proposed Tax Levies:

General Fund Levy: $ 8,491,463
EDA Levy (Included in General Levy) 75,618 (EDA presented 8-13-15)
Debt Service Levy – CIP Bond-(Fire Station #1) (Being Requested) 147,420
Debt Service Levy – CIP Bond(Municipal Center) (Being Requested) 1,072,013
Debt Service Levy - 2013 Equipment Certificate 74,505
Debt Service Levy - 2014 Equipment Certificates 103,441
Debt Service Levy -CIP Bond-(Fire Station #2) (Being Requested) 109,213
Reconstruction Debt - Garnet Street & Overlays (Being Requested) 103,144
TOTAL PROPOSED LEVY – 2016 $10,176,817

The attached resolution, as it is presented, reflects a levy of $10,176,817. The proposed levy for 2016 reflects a $768,996 (8.17% increase) over the adopted levy in 2015 of $9,407,821.

The levy increase of $768,996 is mostly attributed to two areas:

1. **Personnel Funding** - $552,323 increase over 2015 adopted budget. The increase is attributed to a cost of living (COLA) adjustment for approximately 75 employees; step increases; market rate adjustments (per union contracts); 2%-9.99% health insurance increases (based on plan), Election Judges (election year); Leap year (Full-time employees paid at 2088 hours instead of 2080); Police Holiday buy back option (per Union contract); increase in hours for two positions and three new positions: Full-time Code Enforcement/License Coordinator, Full-time Drug Task Force Officer, and a Full-time Public Works Maintenance Worker.(begin April 1, 2016).

2. Debt Service Levy - Approximately $240,000 of levy increase. $103,144 of this levy is attributed to funding the Garnet Street & Overlay projects. These were the first road projects that were undertaken as part of the long-term road reconstruction plan. $109,213 of this levy is attributed to the construction of the new fire station #2 that is currently under construction to replace the current fire station #2. .

As noted, the EDA levy is included in the overall levy amount of $10,176,817.

While the proposed levy can always be reduced, it cannot be increased without "higher" level approval through an appeals process.

As noted, the amount of the levy was determined by the majority of the council at the work session of September 8, 2015. After much discussion, the city council elected to authorize a higher preliminary levy increase at this time with the understanding that all avenues for levy reductions will be perused during the months leading up to final levy adoption in December.

The proposed levy must be certified to Anoka County by Wednesday, September 30, 2015. Therefore, the Council must make a decision at tonight's meeting as to the amount of this levy, or schedule a special meeting prior to the 30th.

Schedule Budget Public Hearing Date:
The Truth-in-Taxation law was changed in 2009. The City is no longer required to hold a special TNT hearing or to publish a notice of the TNT hearing. In lieu of the eliminated formal TNT hearing, the City is required to hold a regularly scheduled meeting at which the budget and levy will be discussed. The City may adopt the budget and levy immediately following. The public meeting must be held between November 25 and December 29 and held after 6:00 P.M.

Staff is recommending that the public meeting be held at its regularly scheduled meeting of December 8, 2015, with adoption of the 2016 General Fund Budget and levy to immediately follow.

The public meeting date must be certified to Anoka County by Wednesday, September 30, 2015; therefore, the City Council must make a decision as to the date selected for the 2016 payable public meeting at tonight's meeting.

Observations/Alternatives:

As this is the adoption of a preliminary levy that can be amended (only lowered) no alternatives are being listed. Budget worksessions until final adoption in December will allow for alternations if needed.

Funding Source:

None required.

Recommendation:

Based on the recommendation of the City Council at its work session of September 8, 2015, recommend authorization of preliminary levy in the amount of $10,176,817 with the possibility of reduction prior to City Council adoption of the final levy on December 8, 2015 and to schedule the city of Ramsey's budget/levy public meeting on Tuesday, December 8, 2015 at 7:00 P.M.

Action:

Motion to recommend Council adopt Resolution #15-09-218 Approving the Proposed 2015, Payable 2016 Tax Levy

and

Motion to schedule Budget/Levy public meeting date on Tuesday, December 8, 2015 at 7:00 P.M.

Attachments

Resolution #15-09-218 Authorizing Proposed 2016 Payable Tax Levy

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Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	09/17/2015 09:03 AM
Form Started By: Diana Lund		Started On: 09/01/2015 11:29 AM
Final Approval Date: 09/17/2015		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #15-09-218

RESOLUTION APPROVING THE PROPOSED 2015, PAYABLE 2016 TAX LEVY AND SCHEDULE BUDGET PUBLIC MEETING DATE

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, COUNTY OF ANOKA, STATE OF MINNESOTA, as follows:

1) That the following proposed levies for certified 2015, payable 2016, be levied upon the taxable property in said City of Ramsey, Anoka County, State of Minnesota for the following purposes:

GENERAL LEVY

Fund 101: General Fund - General Operations		
Fiscal Disparity Transfer - as estimated	$ 1,200,000	
Collected as Property Tax EDA Levy	75,618	
Collected as Property Tax General Levy	7,291,463	
		$8,567,081

DEBT SERVICE LEVY

CIP Bond – Municipal Center	1,072,013	
CIP Bond – Fire Station #1	147,420	
2013 Equipment Certificates	74,505	
2014 GO Road Improvement Bonds	103,144	
2014 Equipment Certificates	103,441	
CIP Bond – Fire Station #2	109,213	
		1,609,736

TOTAL PROPOSED LEVIES $ 10,176,817

2) That the City of Ramsey will not be levying the $338,664 related to the $3,090,000 GO Refunding Bond, Series 2011B, as per Joint Powers Agreement with Anoka County. Anoka County is required to pay directly to the City, this debt service amount.

3) That the City of Ramsey will not be levying the total $1,125,613 (105% of debt service) related to the GO Capital Improvement Plan Refunding Bonds for the Municipal Center. The City will levy at 100% of debt service or $1,072,013.

3) That the City of Ramsey's 2016 Public Budget Meeting is scheduled for Tuesday, December 8, 2015 at 7:00 p.m.

4) That the Finance Director be directed to transmit a certified copy of this resolution to the Anoka County Auditor's Office on or before Wednesday, September 30, 2015.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 22nd day of September, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

Our Mission: To work together to resposibly grow our community, and to provide quality, cost-effective, and efficient government services.

CC Regular Session **7. 2.**

Meeting Date: 09/22/2015

By: Diana Lund, Finance

Information

Title:

Adopt Resolutions #15-09-219 Adopting Proposed 2016 General Fund Budget & Resolution #15-09-220 Adopting Proposed 2016 EDA Budget

Purpose/Background:

Purpose: To adopt a preliminary 2016 General Fund Budget that outlines the funding sources (taxes, building permits, etc) that support the General Operations of the City as outlined under the expenditure section of the budget and to adopt a preliminary 2016 Economic Development Authority (EDA) Budget. Both the General Fund and EDA Fund are supported by the property tax levy.

The budgets as presented reflects the consensus of the city council at the final preliminary budget work session on September 8, 2015.

The 2016 Proposed General Fund and EDA Budgets, are strictly "proposed" budgets and will be amended in the following months before final adoption in December, 2015 The General Fund budget as presented represents a balanced budget of $11,136,874, or a $713,115 or 6.84% increase over the adopted 2015 General Fund Budget of $10,423,759. The 2016 EDA budget as presented totals $85,618 or a $118,683 reduction over the adopted 2015 EDA budget of $204,301. The decrease in the EDA budget for 2016 is that all personnel related expense is now accounted for in the General Fund.

The proposed General Fund budget includes the following initiatives and increases, comprising the majority of the $713,115 increase:
*Personnel Funding previously funded under the EDA now funded in the General Fund: Approximately $132,000
*Full-Time Code Enforce/License Coordinator: Achieve 14-day compliance timeframe for code complaints: Approximately $74,000
*Full-Time Drug Task Force Officer: Allocate staff to task force to be proactive on drug enforcement: Approximately $76,000
*Full-time Public Works Maintenance Worker (April 1 start date): Increased demand for street maintenance & snow removal to
remain within acceptable levels of service: Approximately $49,000
*Election Year: Approximately $43,000

Note: Personnel services in the General Fund increased by approximately $690,000 due the factors listed immediately above and
those listed immediately below.

Other Personnel Services:
*Increase Hours IT Support Tech 20 to 29 hours week
*Cost of Living, Step, reclasses and market rate adjustments (union contract)
*Health Insurance increases - 2%-9.9%
*Extra 8 hours (per FT employee) salary expense for calendar year 2016 due to leap year
*Police Holiday Buyback (per union contract)
*On-Call firefighter rate increase (last rate increase was 2009)

Other Charges:
*Cameras in Elmcrest Park & Front parking lot
*Produce 6-full color city newsletters (currently 4 colored & 2 black & white included with utility bill)
*Bi-Annual Survey
*Additional Road Patching

The revenue sources are made up of: Taxes: 76.3% (76.1%-2015); Permits: 4.1% (4.0%-2015); Intergovernmental: 4.0% (3.8%-2015); Charges for Services: 5.4% (5.0%-2015); Fines/Interest Earnings: 2.2% (1.4%-2015); and Transfer from other Funds: 8.0% (9.3%-2015).

In total, Public Safety [police, fire, inspections, civil defense] is now 42.2% (41.6%-2015) of the budget. General Government [administration, finance, elections, planning and legal] is 26.7% (25.4%-2015) of the budget. Public Works and Parks represent 29.8% (30.5%-2015) and miscellaneous and transfers make-up 1.3% (2.5%-2015) of the budget.

The 2016 “Proposed” General Fund Budget must be adopted by September 30, 2015 and submitted to the County Auditor along with the certified proposed property tax levy. Therefore, the 2016 Proposed Levy and “Proposed” General Fund Budget are presented for adoption at tonight's Council meeting.

Recommendation:

Staff recommends adoption of the 2016 proposed General Fund Budget and 2016 Proposed EDA budget as was presented to the City Council at its final preliminary budget worksession of September 8, 2015, noting again that the budgets are subject to change up until final adoption December 8, 2015.

Action:

Action:

Motion to recommend City Council Adopt Resolution #15-09-219 Adopting Proposed 2016 General Fund Budget
and
Adopt Resolution #15-09-220 Adopting Proposed 2016 EDA Budget

Attachments

2016 Proposed General Fund Budget

2016 Proposed EDA Budget

Resolution #15-09-219 Adopting Proposed 2016 General Fund Budget

Resolution #15-09-220 Adopting Proposed 2016 EDA Budget

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Jo Thieling	09/17/2015 11:58 AM
Patrick Brama	Patrick Brama	09/17/2015 02:58 PM
Form Started By: Diana Lund		Started On: 09/01/2015 11:25 AM
Final Approval Date: 09/17/2015		

FUND GENERAL **DEPARTMENT:** N/A
FUNCTION: N/A

REVENUES						
Business Unit	**Object Account**	**Description**	**2014 Budget Final (Actuals)**	**2015 Adopted Budget**	**2016 Requested Budget**	**Increase (Decrease) from Prior Year**
9101	4011	CURRENT-AD VALOREM TAXES	$ 5,719,801	$ 6,821,570	$ 7,291,463	$ 469,893
9101	4012	DELINQUENT-AD VALOREM TAXES	60,718	75,000	75,000	-
9101	4014	FISCAL DISPARITIES	1,355,851	1,100,000	1,200,000	100,000
9101	4015	EXCESS TAX INCREMENTS	119,556	10,000	10,000	-
9101	4018	PENALTY/INT-AD VALOREM TAXES	16,081	20,000	20,000	-
9101	401A	CURRENT-UNCOLLECTED ALLOWANCE		(100,000)	(100,000)	-
9101	4140	CREDIT CARD PROCESSING FEES	(7,210)	(7,000)	(10,000)	(3,000)
9101	4155	LIQUOR-ON SALE	43,550	42,000	42,000	-
9101	4156	LIQUOR-OFF SALE	948	1,100	1,100	-
9101	4159	MECHANICAL LICENSE	8,850	8,000	8,000	-
9101	4163	PAWNSHOP LICENSE	7,121	8,000	8,000	-
9101	4164	CIGARETTE SALES LICENSE	2,062	4,000	3,000	(1,000)
9101	4165	REFUSE HAULERS LICENSE	350	500	500	-
9101	4166	MOTOR VEHICLES LICENSE	5,832	6,000	6,000	-
9101	4168	PEDDLERS LICENSE	1,700	1,500	1,500	-
9101	4169	GASOLINE SALES LICENSE	1,769	2,500	2,000	(500)
9101	4170	OTHER BUSINESS LICENSES & PERM	780	1,500	1,000	(500)
9101	4171	INVESTIGATIVE FEES	2,609	-	-	-
9101	4205	BUILDING PERMIT	226,624	235,032	235,000	(32)
9101	4206	PLUMBING PERMIT	30,077	20,000	30,000	10,000
9101	4207	ANIMAL LICENSE	851	1,000	1,000	-
9101	4208	HEATING PERMIT	31,894	20,000	30,000	10,000
9101	4209	CONDITIONAL USE PERMIT	6,130	4,000	4,000	-
9101	4211	SIGN PERMITS	2,725	2,000	2,000	-
9101	4212	RENTAL LICENSE	2,700	10,000	5,000	(5,000)
9101	4213	FIRE PERMIT	4,666	5,000	5,000	-
9101	4214	ELECTRICAL INSPECTION PERMIT	42,158	20,000	40,000	20,000
9101	4220	SEPTIC SYSTEM PERMIT	22,880	20,000	20,000	-
9101	4221	URBAN SEWER PERMIT	4,697	5,000	5,000	-
9101	4222	URBAN WATER PERMIT	6,175	5,000	5,000	-
9101	4230	OTHER NON-BUSINESS LIC & PERM	1,385	2,000	2,000	-
9101	4253	FEDERAL EXCISE TAX REFUND	7,217	7,000	7,000	-
9101	4262	LOCAL GOVERNMENT AID	91,381	110,350	111,305	955
9101	4263	MARKET VALUE HOMESTEAD CREDIT	2,268	-	-	-
9101	4268	MSA FOR STREETS	140,000	140,000	140,000	-
9101	4269	POLICE - INSURANCE PREMIUM TAX	164,378	150,000	165,000	15,000
9101	4271	POST BOARD REIMBURSEMENT	6,758	7,500	7,500	-
9101	4272	STATE EXCISE TAX REFUND	271	250	250	-
9101	4273	OTHER STATE GRANTS & AIDS	20,203	3,500	3,500	-
9101	4287	OTHER LOCAL GOVERNMENT GRANTS	-	-	8,000	8,000
9101	4304	RENTAL FEES - REAL PROPERTY	5,765	7,500	7,500	-
9101	4305	RENTAL FEES	150,635	124,000	135,000	11,000
9101	4306	ZONING & SUBDIVISION FEES	1,950	-	-	-
9101	4307	PLAN CHECKING FEES	96,144	75,000	110,000	35,000
9101	4308	SALES OF MAPS & PUBLICATIONS	1,951	1,000	1,000	-
9101	4309	ASSESSMENT SEARCHES	2,485	3,500	3,000	(500)
9101	4312	GENERAL GOVERNMENT STAFF TIME	15,369	8,000	10,000	2,000

FUND GENERAL **DEPARTMENT:** N/A
FUNCTION: N/A

REVENUES						
Business Unit	**Object Account**	**Description**	**2014 Budget Final (Actuals)**	**2015 Adopted Budget**	**2016 Requested Budget**	**Increase (Decrease) from Prior Year**
9101	4326	SPECIAL POLICE SERVICES	25,176	5,000	5,000	-
9101	4327	SPECIAL FIRE PROTECTION SERVIC	56,545	35,000	40,000	5,000
9101	4328	ACCIDENT REPORTS	2,417	1,200	1,500	300
9101	4329	OPEN BURN PERMIT FEES	1,350	1,000	1,200	200
9101	4330	OTHER PUBLIC SAFETY	8,547	7,000	8,000	1,000
9101	4337	ENGINEERING	257,570	274,000	274,000	-
9101	4338	PLAN & SPECIFICATION FEES	340	500	500	-
9101	4339	OTHER PUBLIC WORKS	8,537	8,000	8,000	-
9101	4347	OTHER CULTURE-RECREATION	8,642	5,000	7,000	2,000
9101	4452	COURT FINES	67,820	67,000	67,000	-
9101	4453	OTHER FINES & FORFEITS	515	-		-
9101	4454	ADMINISTRATIVE FINES	3,881	4,000	4,000	-
9101	4604	SURCHARGES	780	750	750	-
9101	4605	ELECTION FILING FEES	35	-	50	50
9101	4609	OTHER MISCELLANEOUS REVENUES	66,317	12,000	15,000	3,000
9101	4701	INTEREST ON INVESTMENTS	209,969	60,000	160,000	100,000
9101	4901	TRANSFER IN FROM OTHER FUNDS	931,934	962,007	892,256	(69,751)
Total Revenue			**$ 10,080,480**	**$ 10,423,759**	**$ 11,136,874**	**$ 713,115**

FUND GENERAL **DEPARTMENT:** MAYOR AND COUNCIL
FUNCTION: GENERAL GOVERNMENT

BUDGET SUMMARY:

Business Unit	Object Account	Description	2014 Budget Final (Actuals)	2015 Adopted Budget	2016 Requested Budget	Increase (Decrease) from Prior Year
0111	6104	PART TIME-WAGES & SALARIES	$ 44,000	$ 44,000	$ 44,000	$ -
0111	6121	PERA CONTRIBUTIONS	900	900	900	-
0111	6122	FICA/MEDICARE CONTRIBUTIONS	3,366	3,366	3,366	-
0111	6133	WORKERS COMP INSURANCE PREMIUM	89	154	154	-
0111	6247	HAPPY DAYS SUPPLIES	7,000	10,000	10,000	-
0111	6249	MISCELLANEOUS OPERATING SUPPLY	12,593	14,100	14,500	400
0111	6315	MISCELLANEOUS PROFESSIONAL SER	11,750	-	12,250	12,250
0111	6322	POSTAGE	-	-	-	-
0111	6331	TRAVEL & LODGING	-	2,500	7,500	5,000
0111	6335	TRAINING	955	2,500	2,500	-
0111	6361	GENERAL LIABILITY/PROPERTY INS	1,142	1,350	1,300	(50)
0111	6451	MEMBERSHIP DUES	35,883	41,088	41,985	897
Total Expenditure			**$ 117,678**	**$ 119,958**	**$ 138,455**	**$ 18,497**

PERSONNEL COMPLEMENT

	2014 Budget Final (Actuals)	2015 Adopted Budget	2016 Requested Budget	Increase (Decrease) from Prior Year
Mayor	1.00	1.00	1.00	-
Council	6.00	6.00	6.00	-
	7.00	**7.00**	**7.00**	-

BUDGET HIGHLIGHTS

- Bi-Annual Resident Survey: $12,500 (Offset with an annual $3,400 state contribution)
- **2015-2018 Strategic Plan:** Travel for Lobbying for Improvements to Highway 10: $5,000

GOALS OF CURRENT YEAR BUDGET:

- Establish and implement a Strategic Action Plan
- Establish legislative priorities for the City
- Maintain a stable tax levy rate
- Advocate for Highway 10 Improvements at the State and Federal Level

Performance Measurements:

	2014 Actual	2015 Estimate	2016 Projected
Tax Levy Rate	44.24%	42.26%	43.00%
Sale of City Owned Land (Net land proceeds, dollars)	$ 154,000	$ 3,219,468	$ 1,500,000
Sale of City Owned Land (acres)	0.81	32.87	15
State and Federal Funding Allocated for U.S. Highway 10 (dollars)	$ 6,147,000	$ 21,633,308	$ 5,000,000

FUND GENERAL **DEPARTMENT:** COMMISSIONS
FUNCTION: GENERAL GOVERNMENT

BUDGET SUMMARY:

Business Unit	Object Account	Description	2014 Budget Final (Actuals)	2015 Adopted Budget	2016 Requested Budget	Increase (Decrease) from Prior Year
0114	6105	TEMPORARY-WAGES & SALARIES	$ 4,175	$ 8,660	$ 8,660	$ -
0114	6122	FICA/MEDICARE CONTRIBUTIONS	319	663	663	-
0114	6133	WORKERS COMP INSURANCE PREMIUM	17	50	69	19
0114	6322	POSTAGE	-	-	-	-
0114	6361	GENERAL LIABILITY/PROPERTY INS	44	75	75	-
Total Expenditure			**$ 4,555**	**$ 9,448**	**$ 9,467**	**$ 19**

PERSONNEL COMPLEMENT

	2014 Budget Final (Actuals)	2015 Adopted Budget	2016 Requested Budget	Increase (Decrease) from Prior Year
Charter Commission Members	9.00	9.00	9.00	-
Planning Commission Members	7.00	7.00	7.00	-
	16.00	**16.00**	**16.00**	**-**

BUDGET HIGHLIGHTS

- No changes

GOALS OF CURRENT YEAR BUDGET:

- Assist the City Council in the implementation of the City's 3-Year Strategic Action Plan
- Implement individual commissions' work plans and missions
- Implement and manage individual commissions' budgets

Performance Measurements:

	2014 Actual	2015 Estimate	2016 Projected
# of Meetings: Charter Commission	3	1	1
# of Meetings: Economic Development Authority Commission	10	11	11
# of Meetings: Environmental Policy Board Commission	10	10	10
# of Meetings: Parks and Recreation Commission	10	10	10
# of Meetings: Planning Commission	12	12	12
# of Meetings: City Council Regular Session	23	22	22
# of Meetings: City Council Work Session	31	30	30
# of Meetings: Public Works Committee	9	10	10
# of Meetings: Housing & Redevelopment Authority	16	0	0

FUND GENERAL **DEPARTMENT:** ADMINISTRATION
FUNCTION: GENERAL GOVERNMENT

BUDGET SUMMARY:						
Business Unit	**Object Account**	**Description**	**2014 Budget Final (Actuals)**	**2015 Adopted Budget**	**2016 Requested Budget**	**Increase (Decrease) from Prior Year**
0130	6102	F.T. REGULAR-WAGES & SALARIES	$ 384,916	$ 455,762	$ 551,221	$ 95,459
0130	6103	FULL TIME-REGULAR-OVERTIME	120	-	2,000	2,000
0130	6104	PART TIME-WAGES & SALARIES	12,159	-	-	-
0130	6105	TEMPORARY-WAGES & SALARIES	11,129	12,480	14,560	2,080
0130	6108	SEVERANCE PAY	54	-	-	-
0130	6121	PERA CONTRIBUTIONS	28,162	34,183	41,492	7,309
0130	6122	FICA/MEDICARE CONTRIBUTIONS	30,341	37,580	46,125	8,545
0130	6123	ICMA RETIREMENT TRUST	2,000	2,000	2,000	-
0130	6131	GROUP INSURANCE	31,816	38,851	61,434	22,583
0130	6133	WORKERS COMP INSURANCE PREMIUM	1,838	3,558	3,042	(516)
0130	6203	DUPLICATING SUPPLY & COPY PAPE	1,712	5,000	2,500	(2,500)
0130	6204	STATIONERY, ENVELOPES & FORMS	2,263	1,400	2,500	1,100
0130	6208	MISCELLANEOUS OFFICE SUPPLIES	5,757	4,800	5,500	700
0130	6246	MARKETING	-	-	10,000	10,000
0130	6249	MISCELLANEOUS OPERATING SUPPLY	4,491	4,750	4,750	-
0130	6305	MEDICAL/PSYCHOLOGICAL FEES	15,958	13,500	16,000	2,500
0130	6306	PERSONNEL TESTING & RECRUITMT	921	1,600	3,000	1,400
0130	6315	MISCELLANEOUS PROFESSIONAL SER	43,842	48,220	48,000	(220)
0130	6321	TELEPHONE	1,321	1,700	1,700	-
0130	6322	POSTAGE	926	1,000	1,000	-
0130	6323	CELLULAR PHONES	1,761	2,500	2,250	(250)
0130	6331	TRAVEL & LODGING	406	4,000	3,000	(1,000)
0130	6334	MILEAGE REIMBURSEMENT	52	-	300	300
0130	6335	TRAINING	13,125	16,500	15,000	(1,500)
0130	6352	GENERAL NOTICE & PUBLIC INFOR	1,604	1,500	2,000	500
0130	6353	ORDINANCE PUBLICATION	696	1,500	1,500	-
0130	6354	HELP WANTED ADVERTISEMENTS	2,791	2,000	3,000	1,000
0130	6361	GENERAL LIABILITY/PROPERTY INS	7,372	6,700	8,100	1,400
0130	6405	OFFICE & DATA PROCESSING EQUIP	12,097	13,000	13,500	500
0130	6451	MEMBERSHIP DUES	2,726	3,250	3,500	250
0130	6452	SUBSCRIPTIONS	872	850	2,000	1,150
0130	6489	OTHER CONTRACTED SERVICES	4,240	10,000	-	(10,000)
Total Expenditure			**$ 627,468**	**$ 728,184**	**$ 870,974**	**$ 142,790**

FUND GENERAL **DEPARTMENT:** ADMINISTRATION
FUNCTION: GENERAL GOVERNMENT

PERSONNEL COMPLEMENT

	2014 Budget Final (Actuals)	2015 Adopted Budget	2016 Requested Budget	Increase (Decrease) from Prior Year
City Administrator	1.00	1.00	1.00	-
Assistant City Administrator/Econ Dev Dir	-	1.00	1.00	-
Human Resources Manager	1.00	1.00	1.00	-
City Clerk	1.00	1.00	1.00	-
Office Assistant	0.62	1.00	1.00	-
Administrative Clerks	1.30	1.00	1.00	-
Mgmt Intern	0.50	0.50	0.50	-
Assistant to City Administrator - Management Analyst	1.00	-	-	-
Public Information & Events Specialist I	-	1.00	-	(1)
Public Information & Events Specialist II	-	-	1.00	1
Receptionist	1.00	1.00	1.00	-
	7.42	**8.50**	**8.50**	**-**

BUDGET HIGHLIGHTS

- 2% COLA, Steps, 2088 Hours (FT) due to Leap Year and Health Insurance Rate Increases
- Reclass Public Information & Events Specialist I to Public Information & Events Specialist II: $5,207

GOALS OF CURRENT YEAR BUDGET:

- Oversee implementation of the Council Strategic Action Plan and Legislative Priorities
- Optimize use of non-city funding through joint projects, grants, and partnerships
- Actively participate in effort to secure funding for U.S. Highway 10 improvements
- Develop metric to ensure proper public safety staffing levels based on quantifiable growth thresholds
- Evaluate staffing deployment and process effectiveness in Community Development
- Identify opportunties for community volunteer work
- Develop and adopt a City-wide communications plan
- Develop a staff and citizen recognition program
- Initiate a strategy to highlight City employees and job duties

Performance Measurements:

	2014 Actual	2015 Estimate	2016 Projected
Strategic action plan items completed (all departments)	37 of 72	12 of 36	24 of 36
Strategic action plan items completed (Admin only)	24 of 35	5 of 14	10 of 14
Turnover rate in staff (w/out layoffs)	2.8%	NA	NA

FUND GENERAL **DEPARTMENT:** ELECTIONS
FUNCTION: GENERAL GOVERNMENT

BUDGET SUMMARY:

Business Unit	Object Account	Description	2014 Budget Final (Actuals)	2015 Adopted Budget	2016 Requested Budget	Increase (Decrease) from Prior Year
0141	6102	F.T. REGULAR-WAGES & SALARIES	$ 12,326	$ 3,584	$ 13,183	$ 9,599
0141	6103	FULL TIME-REGULAR-OVERTIME	675	-	-	-
0141	6104	PART TIME-WAGES & SALARIES	725	-	-	-
0141	6105	TEMPORARY-WAGES & SALARIES	23,418	-	27,000	27,000
0141	6121	PERA CONTRIBUTIONS	995	269	989	720
0141	6122	FICA/MEDICARE CONTRIBUTIONS	1,065	274	3,074	2,800
0141	6133	WORKERS COMP INSURANCE PREMIUM	150	27	300	273
0141	6208	MISCELLANEOUS OFFICE SUPPLIES	-	-	300	300
0141	6249	MISCELLANEOUS OPERATING SUPPLY	1,276	25	1,500	1,475
0141	6281	SMALL TOOLS & MINOR EQUIPMENT	3,686	-	-	-
0141	6322	POSTAGE	1,278	15	200	185
0141	6361	GENERAL LIABILITY/PROPERTY INS	448	150	500	350
0141	6451	MEMBERSHIP DUES	220	260	300	40
0141	6580	OTHER EQUIPMENT	-	5,850	5,850	-
Total Expenditure			**$ 46,262**	**$ 10,454**	**$ 53,196**	**$ 42,742**

PERSONNEL COMPLEMENT

	2014 Budget Final (Actuals)	2015 Adopted Budget	2016 Requested Budget	Increase (Decrease) from Prior Year
No personnel budgeted to this business unit	-	-	-	-
	-	-	-	-

BUDGET HIGHLIGHTS

- Election Year

GOALS OF CURRENT YEAR BUDGET:

- To run a smooth election, making it a positive experience for our voters
- To maintain 100% vote count accuracy
- To hire qualified Election Judges

Performance Measurements:

	2014 Actual	2015 Estimate	2016 Projected
Number of Votes	8,416	No Election	14,000
Number of Voters registered Eletion Day	492	No Election	1,000
Number of Wards	4	4	4
Number of Precincts	8	8	8
Percent Voting	58%	No Election	79%

FUND GENERAL **DEPARTMENT:** FINANCE
FUNCTION: GENERAL GOVERNMENT

BUDGET SUMMARY:

Business Unit	Object Account	Description	2014 Budget Final (Actuals)	2015 Adopted Budget	2016 Requested Budget	Increase (Decrease) from Prior Year
0153	6102	F.T. REGULAR-WAGES & SALARIES	$ 199,867	$ 223,229	$ 235,220	$ 11,991
0153	6121	PERA CONTRIBUTIONS	14,409	16,742	17,642	900
0153	6122	FICA/MEDICARE CONTRIBUTIONS	14,678	18,319	19,110	791
0153	6131	GROUP INSURANCE	25,109	30,877	31,256	379
0153	6133	WORKERS COMP INSURANCE PREMIUM	962	1,753	1,346	(407)
0153	6204	STATIONERY, ENVELOPES & FORMS	1,154	900	1,000	100
0153	6208	MISCELLANEOUS OFFICE SUPPLIES	120	800	500	(300)
0153	6302	AUDITING & ACCOUNTING SERVICES	27,200	28,000	28,500	500
0153	6321	TELEPHONE	451	600	500	(100)
0153	6322	POSTAGE	2,020	2,400	2,400	-
0153	6335	TRAINING	883	3,500	3,000	(500)
0153	6352	GENERAL NOTICE & PUBLIC INFOR	1,223	1,200	1,300	100
0153	6361	GENERAL LIABILITY/PROPERTY INS	4,025	4,300	4,300	-
0153	6451	MEMBERSHIP DUES	529	500	600	100
0153	6489	OTHER CONTRACTED SERVICES	3,064	3,500	3,500	-
Total Expenditure			**$ 295,694**	**$ 336,620**	**$ 350,174**	**$ 13,554**

PERSONNEL COMPLEMENT

	2014 Budget Final (Actuals)	2015 Adopted Budget	2016 Requested Budget	Increase (Decrease) from Prior Year
Finance Director	1.00	1.00	1.00	-
Asst. Finance Director	1.00	1.00	1.00	-
Accountant I	1.00	1.00	-	(1.00)
Accountant II	-	-	1.00	1.00
Senior Accounting Clerk			1.00	1.00
Accounting Clerk	0.70	1.00	-	(1.00)
	3.70	**4.00**	**4.00**	**-**

BUDGET HIGHLIGHTS

- 2% COLA, Steps, 2088 Hours (FT) due to Leap Year and Health Insurance Rate Increases
- Reclass Accountant I to Accountant II: $1,440
- Reclass Accounting Clerk to Senior Accounting Clerk: $1,867

GOALS OF CURRENT YEAR BUDGET:
• Prepare an all-inclusive integrated budget document • Review and update city fund policies • Continued long-term financial planning (5-Year Budget & CIP) • Continued CAFR award recognition • Present budget for Distinguished Budget Recognition award • Ensure compliance with state and federal laws

Performance Measurements:			
	2014 Actual	**2015 Estimate**	**2016 Projected**
Average Rate of Return	1.42%	1.50%	1.80%
Bond Rating	AA+	AA+	AA+
Vendor Checks Issued	2,764	2,847	2,932

FUND GENERAL **DEPARTMENT:** ASSESSING
FUNCTION: GENERAL GOVERNMENT

BUDGET SUMMARY:						
Business Unit	**Object Account**	**Description**	**2014 Budget Final (Actuals)**	**2015 Adopted Budget**	**2016 Requested Budget**	**Increase (Decrease) from Prior Year**
0155	6489	OTHER CONTRACTED SERVICES	$ 134,984	$ 136,000	$ 137,000	$ 1,000
Total Expenditure			**$ 134,984**	**$ 136,000**	**$ 137,000**	**$ 1,000**

PERSONNEL COMPLEMENT				
	2014 Budget Final (Actuals)	**2015 Adopted Budget**	**2016 Requested Budget**	**Increase (Decrease) from Prior Year**
No personnel budgeted to this business unit	-	-	-	-
	-	-	-	-

BUDGET HIGHLIGHTS

- Inflationary adjustment only

GOALS OF CURRENT YEAR BUDGET:

- Increase number of in-person assessment appraisals to better reflect market values

Performance Measurements:			
	2014 Actual	**2015 Estimate**	**2016 Projected**
Number of Assessed Parcels - Residential Properties	8,308	8,433	8,559
Number of Assessed Parcels - Commercial Properties	345	350	355

FUND GENERAL **DEPARTMENT:** LEGAL
FUNCTION: GENERAL GOVERNMENT

BUDGET SUMMARY:

Business Unit	Object Account	Description	2014 Budget Final (Actuals)	2015 Adopted Budget	2016 Requested Budget	Increase (Decrease) from Prior Year
0161	6304	LEGAL FEES	$ 122,341	$ 132,000	$ 135,000	$ 3,000
0161	6361	GENERAL LIABILITY/PROPERTY INS	1,199	1,200	1,300	100
Total Expenditure			**$ 123,540**	**$ 133,200**	**$ 136,300**	**$ 3,100**

PERSONNEL COMPLEMENT

	2014 Budget Final (Actuals)	2015 Adopted Budget	2016 Requested Budget	Increase (Decrease) from Prior Year
No personnel budgeted to this business unit	-	-	-	-
	-	-	-	-

BUDGET HIGHLIGHTS

- Slight increase due to request for services outside of retainer

GOALS OF CURRENT YEAR BUDGET:

- Ensure city compliance with all laws

FUND GENERAL **DEPARTMENT:** PLANNING AND ZONING
FUNCTION: GENERAL GOVERNMENT

BUDGET SUMMARY:

Business Unit	Object Account	Description	2014 Budget Final (Actuals)	2015 Adopted Budget	2016 Requested Budget	Increase (Decrease) from Prior Year
0191	6102	F.T. REGULAR-WAGES & SALARIES	$ 110,025	$ 125,861	$ 209,569	$ 83,708
0191	6105	TEMPORARY-WAGES & SALARIES	10,395	24,960	14,560	(10,400)
0191	6121	PERA CONTRIBUTIONS	7,859	9,440	15,718	6,278
0191	6122	FICA/MEDICARE CONTRIBUTIONS	8,987	12,310	18,904	6,594
0191	6131	GROUP INSURANCE	16,360	18,187	34,479	16,292
0191	6133	WORKERS COMP INSURANCE PREMIUM	570	1,207	1,293	86
0191	6208	MISCELLANEOUS OFFICE SUPPLIES	295	600	1,500	900
0191	6249	MISCELLANEOUS OPERATING SUPPLY	1,008	2,000	2,000	-
0191	6315	MISCELLANEOUS PROFESSIONAL SER	6,965	20,000	20,000	-
0191	6321	TELEPHONE	387	1,000	500	(500)
0191	6322	POSTAGE	449	600	750	150
0191	6323	CELLULAR PHONES	654	1,000	1,500	500
0191	6325	LONG DISTANCE CHARGES	-	100	-	(100)
0191	6331	TRAVEL & LODGING	427	2,000	2,000	-
0191	6334	MILEAGE REIMBURSEMENT	-	500	500	-
0191	6335	TRAINING	1,685	3,000	4,500	1,500
0191	6352	GENERAL NOTICE & PUBLIC INFOR	1,010	1,500	1,500	-
0191	6361	GENERAL LIABILITY/PROPERTY INS	1,660	2,000	2,000	-
0191	6451	MEMBERSHIP DUES	595	1,500	2,000	500
0191	6452	SUBSCRIPTIONS	476	600	850	250
0191	6471	BOOKS & PAMPHLETS	142	350	500	150
Total Expenditure			**$ 169,949**	**$ 228,715**	**$ 334,623**	**$ 105,908**

PERSONNEL COMPLEMENT

	2014 Budget Final (Actuals)	2015 Adopted Budget	2016 Requested Budget	Increase (Decrease) from Prior Year
Economic Development Manager	1.00	-	-	-
City Planner (Funded under Dept 461)	1.00	1.00	1.00	-
Community Development Director	1.00	1.00	1.00	-
Community Development Assistant	1.00	1.00	1.00	-
Code Enforcement License Coordinator	-	-	1.00	1.00
Planning Intern	0.50	0.50	0.50	-
Rental License Intern	0.50	0.50	-	(0.50)
	5.00	**4.00**	**4.50**	**0.50**

BUDGET HIGHLIGHTS
• 2% COLA, Steps, 2088 Hours (FT) due to Leap Year and Health Insurance Rate Increases
• **2015-2018 Strategic Plan:** Full-Time Code Enforcement License Coordinator: $58,046 (net of rental license intern)

GOALS OF CURRENT YEAR BUDGET:

- All Land Use Applications processed with 60 days
- Plan Review completed within 10 business days
- Complete preliminary drafts of the Comprehensive Plan Update
- Centralize Code Enforcement Program within the Division (from Police Department)
- Code Enforcement case compliance within 14 days (nuisance) to 30 days (buildings).

Performance Measurements:

	2014 Actual	2015 Estimate	2016 Projected
Number of Land Use Applications	40	43	45
Number of Permits	1898	2000	2250
Number of Code Enforcement Cases	617	625	650

FUND GENERAL **DEPARTMENT:** DATA PROCESSING
FUNCTION: GENERAL GOVERNMENT

BUDGET SUMMARY:						
Business Unit	**Object Account**	**Description**	**2014 Budget Final (Actuals)**	**2015 Adopted Budget**	**2016 Requested Budget**	**Increase (Decrease) from Prior Year**
0192	6102	F.T. REGULAR-WAGES & SALARIES	$ 61,504	$ 68,776	$ 73,917	$ 5,141
0192	6104	PART TIME-WAGES & SALARIES	15,145	22,183	34,425	12,242
0192	6121	PERA CONTRIBUTIONS	5,438	6,822	8,126	1,304
0192	6122	FICA/MEDICARE CONTRIBUTIONS	5,709	6,958	8,288	1,330
0192	6131	GROUP INSURANCE	9,623	10,104	11,493	1,389
0192	6133	WORKERS COMP INSURANCE PREMIUM	378	728	867	139
0192	6206	FILM, MICROFILM, TAPES, DISKS	107	-	-	-
0192	6208	MISCELLANEOUS OFFICE SUPPLIES	19	300	300	-
0192	6249	MISCELLANEOUS OPERATING SUPPLY	1,509	600	1,100	500
0192	6281	SMALL TOOLS & MINOR EQUIPMENT	31,576	30,000	45,800	15,800
0192	6321	TELEPHONE	8,667	14,000	12,000	(2,000)
0192	6335	TRAINING	-	500	2,500	2,000
0192	6361	GENERAL LIABILITY/PROPERTY INS	4,340	4,000	4,600	600
0192	6405	OFFICE & DATA PROCESSING EQUIP	192,189	199,469	208,120	8,651
0192	6580	OTHER EQUIPMENT	-	31,000	-	(31,000)
0192	6585	COMPUTER HARDWARE/SOFTWARE	110,024	29,000	-	(29,000)
Total Expenditure			**$ 446,228**	**$ 424,440**	**$ 411,536**	**$ (12,904)**

PERSONNEL COMPLEMENT				
	2014 Budget Final (Actuals)	**2015 Adopted Budget**	**2016 Requested Budget**	**Increase (Decrease) from Prior Year**
IT Manager	1.00	1.00	1.00	-
IT Tech	0.50	0.50	0.50	-
	1.50	1.50	1.50	-

BUDGET HIGHLIGHTS

- 2% COLA, Steps, 2088 Hours (FT) due to Leap Year and Health Insurance Rate Increases
- **2015-2018 Strategic Plan:** Cameras for Elm Crest Park & Municipal Center Front Lot: $13,800
- LOGIS Application Support Contract - $10,195 Increase
- No Capital Purchases for 2016

GOALS OF CURRENT YEAR BUDGET:

- Ensure all city staff have the technology resources available to them to provide efficient service.
- Maintain and implement current technologies into the existing work environments and infrustructure.
- Identify any opportunities for improvement and seek out solutions to improve city services.

Performance Measurements:

	2014 Actual	2015 Estimate	2016 Projected
Number of Physical Servers	5	7	9
Number of Desktop PCs / Laptops	130	142	152
Number of Phones	95	95	98
Number of Mobile Phones	59	61	63
Number of Tablets	2	5	6
Number of Wireless Access Points	7	8	10

FUND GENERAL **DEPARTMENT:** GENERAL GOVERN. BUILDINGS
FUNCTION: GENERAL GOVERNMENT

BUDGET SUMMARY:

Business Unit	Object Account	Description	2014 Budget Final (Actuals)	2015 Adopted Budget	2016 Requested Budget	Increase (Decrease) from Prior Year
0194	6102	F.T. REGULAR-WAGES & SALARIES	$ 92,086	$ 108,596	$ 111,193	$ 2,597
0194	6103	FULL TIME-REGULAR-OVERTIME	1,230	-	-	-
0194	6104	PART TIME-WAGES & SALARIES	18,457	24,080	25,810	1,730
0194	6107	OVERTIME-PART TIME	236	-	-	-
0194	6121	PERA CONTRIBUTIONS	8,080	9,951	10,275	324
0194	6122	FICA/MEDICARE CONTRIBUTIONS	8,258	10,150	10,776	626
0194	6131	GROUP INSURANCE	23,758	24,957	22,986	(1,971)
0194	6133	WORKERS COMP INSURANCE PREMIUM	4,397	7,218	5,527	(1,691)
0194	6221	CLEANING SUPPLIES	1,776	2,500	2,500	-
0194	6223	GASOLINE	3,130	3,000	3,000	-
0194	6225	DIESEL FUEL	214	2,000	2,000	-
0194	6231	UNIFORMS & TURN-OUT GEAR	-	-	1,500	1,500
0194	6249	MISCELLANEOUS OPERATING SUPPLY	12,262	13,000	13,000	-
0194	6257	OTHER VEHICLE PARTS	399	1,000	1,500	500
0194	6259	BUILDING MAINT/REPAIR SUPPLIES	4,711	5,000	5,200	200
0194	6275	OTHER EQUIPMENT PARTS	-	-	-	-
0194	6281	SMALL TOOLS & MINOR EQUIPMENT	1,889	4,000	4,000	-
0194	6323	CELLULAR PHONES	1,177	1,500	1,500	-
0194	6361	GENERAL LIABILITY/PROPERTY INS	11,710	16,000	16,000	-
0194	6371	ELECTRIC UTILITIES	88,673	102,000	100,000	(2,000)
0194	6372	WATER/IRRIGATION	3,292	6,000	4,000	(2,000)
0194	6373	GAS	37,515	37,000	39,000	2,000
0194	6374	REFUSE/RECYCLING	3,576	6,000	4,500	(1,500)
0194	6381	BUILDING & STRUCTURE REPAIR	9,774	10,000	10,000	-
0194	6382	MACHINERY & EQUIPMENT REPAIR	11,320	10,000	10,000	-
0194	6388	OTHER VEHICLE REPAIR	445	1,000	1,000	-
0194	6415	OTHER EQUIPMENT RENTAL	619	1,000	1,000	-
0194	6417	UNIFORM RENTAL	-	-	-	-
0194	6489	OTHER CONTRACTED SERVICES	8,724	70,000	70,000	-
Total Expenditure			**$ 357,708**	**$ 475,952**	**$ 476,267**	**$ 315**

PERSONNEL COMPLEMENT

	2014 Budget Final (Actuals)	2015 Adopted Budget	2016 Requested Budget	Increase (Decrease) from Prior Year
Building Maintenance Supervisor	1.00	1.00	1.00	-
Building Maintenance Worker	2.50	2.63	2.63	-
	3.50	**3.63**	**3.63**	-

BUDGET HIGHLIGHTS
• 2% COLA, Steps, 2088 Hours (FT) due to Leap Year and Health Insurance Rate Increases
• Increase in parking ramp maintenance costs: $13,741

GOALS OF CURRENT YEAR BUDGET:

- Clean and maintain our municipal buildings to the highest level possible
- Continue to prepare and support voting precincts during elections
- Respond to all maintenance requests in a timely manner

Performance Measurements:

	2014 Actual	2015 Estimate	2016 Projected
Buildings Maintained	12	12	12
Rooms Prepared for Meetings Annually	1118	1175	1210
Maintenance Request Cleared	48	40	40

FUND GENERAL **DEPARTMENT:** NEWSLETTER
FUNCTION: GENERAL GOVERNMENT

BUDGET SUMMARY:

Business Unit	Object Account	Description	2014 Budget Final (Actuals)	2015 Adopted Budget	2016 Requested Budget	Increase (Decrease) from Prior Year
0195	6102	F.T. REGULAR-WAGES & SALARIES	$ 2,373	$ 10,077	$ 10,278	$ 201
0195	6121	PERA CONTRIBUTIONS	172	756	771	15
0195	6122	FICA/MEDICARE CONTRIBUTIONS	196	771	786	15
0195	6133	WORKERS COMP INSURANCE PREMIUM	10	77	82	5
0195	6322	POSTAGE	5,808	6,750	10,500	3,750
0195	6352	GENERAL NOTICE & PUBLIC INFOR	19,247	21,000	33,000	12,000
0195	6361	GENERAL LIABILITY/PROPERTY INS	272	400	400	-
Total Expenditure			**$ 28,078**	**$ 39,831**	**$ 55,817**	**$ 15,986**

PERSONNEL COMPLEMENT

	2014 Budget Final (Actuals)	2015 Adopted Budget	2016 Requested Budget	Increase (Decrease) from Prior Year
No personnel budgeted to this business unit	-	-	-	-
	-	-	-	-

BUDGET HIGHLIGHTS

- **2015-2018 Strategic Plan:** Increase Communications: Restore full color newsletter back to 6 publications
- Increase costs of $12,000 for printing & $3,750 for postage

GOALS OF CURRENT YEAR BUDGET:

- Restore publications of the newsletter to six, full size, color issues
- Improve appearance and content of newsletter

Performance Measurements:

	2014 Actual	2015 Estimate	2016 Projected
Number of newsletters completed annually	6	6	6
Number of full color newsletters completed annually	4	6	6
Number of pages published annually	80	80	100
Annual number of purchased advertisements	46	50	70

FUND GENERAL **DEPARTMENT:** POLICE PROTECTION
FUNCTION: PUBLIC SAFETY

BUDGET SUMMARY:						
Business Unit	**Object Account**	**Description**	**2014 Budget Final (Actuals)**	**2015 Adopted Budget**	**2016 Requested Budget**	**Increase (Decrease) from Prior Year**
0211	6102	F.T. REGULAR-WAGES & SALARIES	$ 1,869,182	$ 1,955,335	$ 2,133,285	$ 177,950
0211	6103	FULL TIME-REGULAR-OVERTIME	62,930	75,000	65,000	(10,000)
0211	6104	PART TIME-WAGES & SALARIES	47,268	53,442	51,872	(1,570)
0211	6105	TEMPORARY-WAGES & SALARIES	7,476	-	-	-
0211	6106	OVERTIME-TEMPORARY	170	-	-	-
0211	6108	SEVERANCE PAY	-	-	-	-
0211	6121	PERA CONTRIBUTIONS	278,822	311,023	345,271	34,248
0211	6122	FICA/MEDICARE CONTRIBUTIONS	43,491	48,094	47,634	(460)
0211	6131	GROUP INSURANCE	198,492	215,606	212,460	(3,146)
0211	6133	WORKERS COMP INSURANCE PREMIUM	42,452	53,673	54,831	1,158
0211	6204	STATIONERY, ENVELOPES & FORMS	1,399	1,700	1,700	-
0211	6206	FILM, MICROFILM, TAPES, DISKS	237	1,000	1,500	500
0211	6207	TRAINING SUPPLIES	720	3,000	3,000	-
0211	6208	MISCELLANEOUS OFFICE SUPPLIES	2,484	4,000	4,000	-
0211	6223	GASOLINE	66,997	80,000	75,000	(5,000)
0211	6227	LUBRICANTS & ADDITIVES	910	1,100	1,100	-
0211	6229	SHOP MATERIALS	964	700	1,000	300
0211	6231	UNIFORMS & TURN-OUT GEAR	27,764	18,750	25,000	6,250
0211	6233	BATTERIES	1,003	1,000	1,000	-
0211	6235	AMMUNITION	10,782	9,500	9,500	-
0211	6237	CRIME SCENE KIT MATERIALS	535	1,000	750	(250)
0211	6239	FIRST AID SUPPLIES	1,949	1,700	1,700	-
0211	6249	MISCELLANEOUS OPERATING SUPPLY	6,905	6,000	6,000	-
0211	6251	BATTERIES	238	600	600	-
0211	6253	BRAKES	1,598	2,500	2,000	(500)
0211	6255	TIRES	3,093	8,000	7,000	(1,000)
0211	6257	OTHER VEHICLE PARTS	11,334	6,000	8,000	2,000
0211	6259	BUILDING MAINT/REPAIR SUPPLIES	-	200	200	-
0211	6275	OTHER EQUIPMENT PARTS	245	500	1,000	500
0211	6281	SMALL TOOLS & MINOR EQUIPMENT	33,018	14,000	26,000	12,000
0211	6315	MISCELLANEOUS PROFESSIONAL SER	2,307	3,000	5,000	2,000
0211	6321	TELEPHONE	2,384	2,700	2,700	-
0211	6322	POSTAGE	1,275	1,500	1,500	-
0211	6323	CELLULAR PHONES	7,977	8,000	8,000	-
0211	6331	TRAVEL & LODGING	3,772	3,600	4,000	400
0211	6334	MILEAGE REIMBURSEMENT	307	500	500	-
0211	6335	TRAINING	18,127	23,000	23,000	-
0211	6361	GENERAL LIABILITY/PROPERTY INS	34,709	37,000	38,000	1,000
0211	6382	MACHINERY & EQUIPMENT REPAIR	120	500	500	-
0211	6383	OFFICE EQUIPMENT REPAIR	-	250	250	-
0211	6386	BRAKE REPAIR	-	1,000	1,000	-
0211	6387	TIRE MOUNTING & BALANCING	-	-	-	-
0211	6388	OTHER VEHICLE REPAIR	8,823	7,000	9,000	2,000

0211	6389	TOWING SERVICES	11	500	500	-
0211	6405	OFFICE & DATA PROCESSING EQUIP	2,994	5,000	4,000	(1,000)
0211	6413	OFFICE EQUIPMENT RENTAL	6,387	5,000	6,500	1,500
0211	6415	OTHER EQUIPMENT RENTAL	16,086	22,500	26,000	3,500
0211	6451	MEMBERSHIP DUES	3,103	3,000	3,500	500
0211	6489	OTHER CONTRACTED SERVICES	3,449	4,500	11,300	6,800
0211	6550	MOTOR VEHICLES	86,715	45,000	92,000	47,000
0211	6580	OTHER EQUIPMENT		65,406	51,906	(13,500)
0211	6603	OTHER L.T. OBLIGATION PRINCIPA	8,716	4,525	-	(4,525)
Total Expenditure			**$ 2,929,720**	**$ 3,116,904**	**$ 3,375,559**	**$ 258,655**

PERSONNEL COMPLEMENT

	2014 Budget Final (Actuals)	2015 Adopted Budget	2016 Requested Budget	Increase (Decrease) from Prior Year
Police Chief	1.00	1.00	1.00	-
Captain	2.00	2.00	2.00	-
Sergeant	4.00	4.00	4.00	-
Patrol Officer	16.00	16.00	17.00	1
Drug Task Force Officer	-	-	1.00	1
Crime Prevention Specialist	1.00	1.00	-	(1)
Community Service Officers (2)	1.00	1.00	1.00	-
Clerical/Support Personnel	3.00	3.00	3.00	-
	28.50	**28.00**	**29.00**	**1**

BUDGET HIGHLIGHTS

- 2% COLA, Steps, 2088 Hours (FT) due to Leap Year and Health Insurance Rate Increases
- **2015-2018 Strategic Plan:** Full-Time Drug Task Force Officer: $82,435 (salary & uniform)
- Maintenance costs for shared Public Safety Data System - $8,500 Increase
- Police department policy/procedures recodification and software system (Lexipol) -$6,800
- **2015-2018 Strategic Plan:** Elimination of Code Enforcement Intern: ($15,851)

GOALS OF CURRENT YEAR BUDGET:

- Reduce Illegal drug activity in the community
- Adequately staff public safety based on changing demographics
- Leverage technology to create operational efficiencies
- Enhance traffic safety in the community

Performance Measurements:

Police Department Activity	2014 Actual	2015 Estimate	2016 Projected
Traffic Arrests	3351	4017	4097
Motor Vehicle Accidents	400	416	424
Criminal Incidents	1310	1191	1215
Non-Criminal Incidents	6840	6979	7119
Ordinance Complaints	629	691	705

Total	12530	13294	13560
State CPM Performance Measurement Results	**2012**	**2013**	**2014**
Part 1 and Part 2 Crime Rates (per 1000)	22.20/26.30	17.3/25.43	1 yr lag
Part 1 and Part 2 Crime Clearance Rates (per 1000)	41%	51%	1 yr lag
Average police response times	8:36	NA	1 yr lag

FUND GENERAL **DEPARTMENT:** FIRE PROTECTION
FUNCTION: PUBLIC SAFETY

BUDGET SUMMARY:						
Business Unit	**Object Account**	**Description**	**2014 Budget Final (Actuals)**	**2015 Adopted Budget**	**2016 Requested Budget**	**Increase (Decrease) from Prior Year**
0220	6102	F.T. REGULAR-WAGES & SALARIES	$ 160,797	$ 175,209	$ 182,432	$ 7,223
0220	6103	FULL TIME-REGULAR-OVERTIME	83	-	-	-
0220	6104	PART TIME-WAGES & SALARIES	192,871	200,906	237,514	36,608
0220	6105	TEMPORARY-WAGES & SALARIES	699	-	-	-
0220	6121	PERA CONTRIBUTIONS	24,549	27,885	30,570	2,685
0220	6122	FICA/MEDICARE CONTRIBUTIONS	14,844	17,266	20,307	3,041
0220	6131	GROUP INSURANCE	12,942	23,896	25,497	1,601
0220	6132	DISABILITY INSURANCE	-	1,300	1,300	-
0220	6133	WORKERS COMP INSURANCE PREMIUM	14,215	27,049	18,520	(8,529)
0220	6206	FILM, MICROFILM, TAPES, DISKS	-	100	100	-
0220	6208	MISCELLANEOUS OFFICE SUPPLIES	619	950	2,000	1,050
0220	6223	GASOLINE	13,034	14,500	14,500	-
0220	6225	DIESEL FUEL	5,262	6,500	6,500	-
0220	6231	UNIFORMS & TURN-OUT GEAR	14,757	15,000	15,000	-
0220	6233	BATTERIES	-	500	500	-
0220	6239	FIRST AID SUPPLIES	1,226	1,500	1,500	-
0220	6249	MISCELLANEOUS OPERATING SUPPLY	20,246	17,000	19,000	2,000
0220	6255	TIRES	-	6,000	1,000	(5,000)
0220	6257	OTHER VEHICLE PARTS	10,457	8,000	8,000	-
0220	6266	SCBA-PARTS	7,827	5,500	6,000	500
0220	6275	OTHER EQUIPMENT PARTS	262	2,000	2,000	-
0220	6281	SMALL TOOLS & MINOR EQUIPMENT	33,083	22,000	27,000	5,000
0220	6302	AUDITING & ACCOUNTING SERVICES	3,400	3,400	3,400	-
0220	6315	MISCELLANEOUS PROFESSIONAL SER	17,623	-	-	-
0220	6321	TELEPHONE	1,512	1,500	1,500	-
0220	6322	POSTAGE	155	500	500	-
0220	6323	CELLULAR PHONES	1,707	2,000	5,000	3,000
0220	6335	TRAINING	20,314	18,000	20,000	2,000
0220	6361	GENERAL LIABILITY/PROPERTY INS	16,068	22,000	19,000	(3,000)
0220	6371	ELECTRIC UTILITIES	24,458	24,000	24,000	-
0220	6372	WATER/IRRIGATION	94	100	100	-
0220	6373	GAS	14,341	14,000	14,000	-
0220	6374	REFUSE/RECYCLING	782	800	800	-
0220	6388	OTHER VEHICLE REPAIR	21,258	24,000	24,000	-
0220	6405	OFFICE & DATA PROCESSING EQUIP	-	6,470	6,500	30
0220	6451	MEMBERSHIP DUES	1,109	1,600	1,600	-
0220	6452	SUBSCRIPTIONS	117	1,000	1,000	-
0220	6471	BOOKS & PAMPHLETS	205	600	600	-
0220	6489	OTHER CONTRACTED SERVICES	5,392	7,500	7,500	-
0220	6580	OTHER EQUIPMENT	-	56,900	106,900	50,000
Total Expenditure			**$ 656,308**	**$ 757,431**	**$ 855,640**	**$ 98,209**

PERSONNEL COMPLEMENT

FUND GENERAL **DEPARTMENT:** FIRE PROTECTION
FUNCTION: PUBLIC SAFETY

	2014 Budget Final (Actuals)	2015 Adopted Budget	2016 Requested Budget	Increase (Decrease) from Prior Year
Fire Chief	1.00	1.00	1.00	-
Fire Marshall	1.00	1.00	1.00	-
Fire Tec Secretary	-	-	0.50	0.50
Firefighters	7.58	7.58	7.58	-
	9.58	**9.58**	**10.08**	**0.50**

BUDGET HIGHLIGHTS

- 2% COLA, Steps, 2088 Hours (FT) due to Leap Year and Health Insurance Rate Increases
- 12.3% On-Call Rate Increase: $17,490
- Part-Time Fire Tech Secretary not budgeted in 2015, hired midyear in 2015, full year in 2016
- Capital Equipment of Fire Vehicle #559 box needing replacement earlier than the 2018 estimated date: $50,000

GOALS OF CURRENT YEAR BUDGET:

- Continue proactive inspection programs
- Enhance public education including seniors presentations

Performance Measurements:

	2014 Actual	2015 Estimate	2016 Projected
Number of Calls for Service	486	500	500
Number of On-Call Firefighters	48	54	55

FUND GENERAL **DEPARTMENT:** PROTECTIVE INSPECTIONS
FUNCTION: PUBLIC SAFETY

BUDGET SUMMARY:						
Business Unit	**Object Account**	**Description**	**2014 Budget Final (Actuals)**	**2015 Adopted Budget**	**2016 Requested Budget**	**Increase (Decrease) from Prior Year**
0240	6102	F.T. REGULAR-WAGES & SALARIES	$ 122,888	$ 164,976	$ 182,834	$ 17,858
0240	6103	FULL TIME-REGULAR-OVERTIME	396	-	-	-
0240	6104	PART TIME-WAGES & SALARIES	-	-	-	-
0240	6105	TEMPORARY-WAGES & SALARIES	9,578	12,480	-	(12,480)
0240	6121	PERA CONTRIBUTIONS	9,003	12,373	13,713	1,340
0240	6122	FICA/MEDICARE CONTRIBUTIONS	9,166	13,575	13,987	412
0240	6131	GROUP INSURANCE	27,262	46,024	40,509	(5,515)
0240	6133	WORKERS COMP INSURANCE PREMIUM	692	1,348	1,463	115
0240	6204	STATIONERY, ENVELOPES & FORMS	-	750	750	-
0240	6208	MISCELLANEOUS OFFICE SUPPLIES	360	500	750	250
0240	6223	GASOLINE	2,850	3,000	3,000	-
0240	6231	UNIFORMS & TURN-OUT GEAR	-	500	500	-
0240	6249	MISCELLANEOUS OPERATING SUPPLY	1,591	2,000	2,500	500
0240	6315	MISCELLANEOUS PROFESSIONAL SER	49,530	60,000	60,000	-
0240	6321	TELEPHONE	447	600	600	-
0240	6322	POSTAGE	1,168	2,000	2,000	-
0240	6323	CELLULAR PHONES	968	1,500	2,000	500
0240	6334	MILEAGE REIMBURSEMENT	-	500	500	-
0240	6335	TRAINING	1,245	3,000	3,500	500
0240	6361	GENERAL LIABILITY/PROPERTY INS	2,649	3,200	3,200	-
0240	6451	MEMBERSHIP DUES	425	1,000	1,500	500
0240	6471	BOOKS & PAMPHLETS	-	1,000	1,500	500
Total Expenditure			**$ 240,218**	**$ 330,326**	**$ 334,806**	**$ 4,480**

PERSONNEL COMPLEMENT				
	2014 Budget Final (Actuals)	**2015 Adopted Budget**	**2016 Requested Budget**	**Increase (Decrease) from Prior Year**
Building Official	1.00	1.00	1.00	-
Building Inspections Intern	0.50	0.50	0.50	-
Permit Technician	1.00	1.50	2.00	0.50
Code Enforcement Intern	0.50	0.50	-	(0.50)
Inspectors	0.75	0.25	0.25	-
	3.75	3.75	3.75	-

BUDGET HIGHLIGHTS
• 2% COLA, Steps, 2088 Hours (FT) due to Leap Year and Health Insurance Rate Increases
• **2015-2018 Strategic Plan:** Part-Time Permit Tech to Full-Time: $36,287
• Building intern and part-time inspector not included in budget

GOALS OF CURRENT YEAR BUDGET:

- Complete standard plan review within 10 business days.
- Inspections scheduled no longer that 48 hours out (excluding weekends).
- Determine if any changes to residential rental licensing program is warranted.
- Move business licensing program to the division (from Administrative Services).
- Determine appropriate software system to administer applications.

Performance Measurements:

	2014 Actual	2015 Estimate	2016 Projected
New Residential Units	66	50	75
Total Permits	1898	2000	2250
Number of Inspections	5149	6500	6750

FUND GENERAL **DEPARTMENT:** CIVIL DEFENSE
FUNCTION: PUBLIC SAFETY

BUDGET SUMMARY:

Business Unit	Object Account	Description	2014 Budget Final (Actuals)	2015 Adopted Budget	2016 Requested Budget	Increase (Decrease) from Prior Year
0250	6251	BATTERIES	$ 601	$ 2,000	$ 2,000	$ -
0250	6275	OTHER EQUIPMENT PARTS	1,008	4,000	4,000	-
0250	6361	GENERAL LIABILITY/PROPERTY INS	50	100	100	-
0250	6371	ELECTRIC UTILITIES	1,026	1,200	1,200	-
0250	6382	MACHINERY & EQUIPMENT REPAIR	2,481	5,000	5,000	-
Total Expenditure			**$ 5,166**	**$ 12,300**	**$ 12,300**	**$ -**

PERSONNEL COMPLEMENT

	2014 Budget Final (Actuals)	2015 Adopted Budget	2016 Requested Budget	Increase (Decrease) from Prior Year
No personnel budgeted to this business unit	-	-	-	-
	-	-	-	-

BUDGET HIGHLIGHTS

- No changes

GOALS OF CURRENT YEAR BUDGET:

- Maintain infastructure of siren warning system

Performance Measurements:

	2014 Actual	2015 Estimate	2016 Projected
Number of Sirens	17	17	17

FUND GENERAL **DEPARTMENT:** TRAFFIC ENGINEERING
FUNCTION: PUBLIC SAFETY

BUDGET SUMMARY:

Business Unit	Object Account	Description	2014 Budget Final (Actuals)	2015 Adopted Budget	2016 Requested Budget	Increase (Decrease) from Prior Year
0260	6102	F.T. REGULAR-WAGES & SALARIES	$ 24,224	$ 55,373	$ 46,385	$ (8,988)
0260	6103	FULL TIME-REGULAR-OVERTIME	-	-	-	-
0260	6105	TEMPORARY-WAGES & SALARIES	107	-	-	-
0260	6121	PERA CONTRIBUTIONS	1,643	4,153	3,479	(674)
0260	6122	FICA/MEDICARE CONTRIBUTIONS	1,710	4,236	3,549	(687)
0260	6133	WORKERS COMP INSURANCE PREMIUM	1,317	4,125	1,235	(2,890)
0260	6249	MISCELLANEOUS OPERATING SUPPLY	13,427	20,750	20,000	(750)
0260	6271	SIGN REPAIR MATERIALS	249	3,400	3,400	-
0260	6361	GENERAL LIABILITY/PROPERTY INS	586	1,000	1,000	-
0260	6371	ELECTRIC UTILITIES	10,946	6,000	12,000	6,000
0260	6382	MACHINERY & EQUIPMENT REPAIR	6,997	7,800	7,800	-
0260	6489	CONTRACTED SERVICES	-	-	3,000	3,000
Total Expenditure			**$ 61,206**	**$ 106,837**	**$ 101,848**	**$ (4,989)**

PERSONNEL COMPLEMENT

	2014 Budget Final (Actuals)	2015 Adopted Budget	2016 Requested Budget	Increase (Decrease) from Prior Year
No personnel budgeted to this business unit	-	-	-	-
	-	-	-	-

BUDGET HIGHLIGHTS

- 2% COLA, Steps, 2088 Hours (FT) due to Leap Year and Health Insurance Rate Increases

GOALS OF CURRENT YEAR BUDGET:

- Continue to meet FHWA guidelines for traffic signage
- Replace damaged or defective signs within 48 hours
- Bring signage up to current standards on all reconstruct and overlay projects
- Continue to support Engineering and Community Development departments with traffic issues

Performance Measurements:

	2014 Actual	2015 Estimate	2016 Projected
Total sign making hours	606	650	610
Number of Traffic Signs in System	2300	2360	2390
Number of Traffic Counts Performed	15	90	15

FUND GENERAL **DEPARTMENT:** ANIMAL CONTROL
FUNCTION: PUBLIC SAFETY

BUDGET SUMMARY:

Business Unit	Object Account	Description	2014 Budget Final (Actuals)	2015 Adopted Budget	2016 Requested Budget	Increase (Decrease) from Prior Year
0270	6249	MISCELLANEOUS OPERATING SUPPLY	$ 488	$ 500	$ 500	$ -
0270	6281	SMALL TOOLS & MINOR EQUIPMENT	-	250	250	-
0270	6489	OTHER CONTRACTED SERVICES	4,761	7,500	7,500	-
Total Expenditure			**$ 5,249**	**$ 8,250**	**$ 8,250**	**$ -**

PERSONNEL COMPLEMENT

	2014 Budget Final (Actuals)	2015 Adopted Budget	2016 Requested Budget	Increase (Decrease) from Prior Year
No personnel budgeted to this business unit	-	-	-	-
	-	-	-	-

BUDGET HIGHLIGHTS

- No changes

GOALS OF CURRENT YEAR BUDGET:

- Provide animal containment services to residents

Performance Measurements:

	2014 Actual	2015 Estimate	2016 Projected
Animal Complaints	463	451	460
Number of Animals Impounded	48	48	49
Number of Animals Released to Owners	44	46	47
Number of Euthanizations	4	2	0

FUND GENERAL **DEPARTMENT:** COMMUNITY ORIENTATING POLICE
FUNCTION: PUBLIC SAFETY

BUDGET SUMMARY:

Business Unit	Object Account	Description	2014 Budget Final (Actuals)	2015 Adopted Budget	2016 Requested Budget	Increase (Decrease) from Prior Year
0280	6204	STATIONERY, ENVELOPES & FORMS	$ -	$ 250	$ 250	$ -
0280	6206	FILM, MICROFILM, TAPES, DISKS	-	50	50	-
0280	6241	COMMUNITY POLICING SUPPLIES	6,025	4,700	7,000	2,300
0280	6281	SMALL TOOLS & MINOR EQUIPMENT	-	100	100	-
0280	6291	CULVERTS, SIGNS, STREET SUPPLY	60	-	-	-
0280	6322	POSTAGE	36	200	200	-
0280	6331	TRAVEL & LODGING	99	400	400	-
0280	6335	TRAINING	335	500	500	-
0280	6361	GENERAL LIABILITY/PROPERTY INS	66	100	100	-
0280	6451	MEMBERSHIP DUES	155	50	200	150
0280	6471	BOOKS & PAMPHLETS	-	100	100	-
Total Expenditure			**$ 6,776**	**$ 6,450**	**$ 8,900**	**$ 2,450**

PERSONNEL COMPLEMENT

	2014 Budget Final (Actuals)	2015 Adopted Budget	2016 Requested Budget	Increase (Decrease) from Prior Year
No personnel budgeted to this business unit	-	-	-	-
	-	-	-	-

BUDGET HIGHLIGHTS

- No major changes

GOALS OF CURRENT YEAR BUDGET:

- Increase participation in community based programs

Performance Measurements:

	2014 Actual	2015 Estimate	2016 Projected
# of participants attending Kids Safety Camp	127	138	141
# of car seat inspections	28	51	52
# of car seat inspections	28	51	52
Night to Unite - # of Parties	47	43	44
# of animals served at Pet Clinics	290	260	265

FUND GENERAL **DEPARTMENT:** ENGINEERING
FUNCTION: PUBLIC WORKS

BUDGET SUMMARY:						
Business Unit	**Object Account**	**Description**	**2014 Budget Final (Actuals)**	**2015 Adopted Budget**	**2016 Requested Budget**	**Increase (Decrease) from Prior Year**
0301	6102	F.T. REGULAR-WAGES & SALARIES	$ 161,834	$ 180,246	$ 190,284	$ 10,038
0301	6103	FULL TIME-REGULAR-OVERTIME	13,903	18,000	18,000	-
0301	6105	TEMPORARY-WAGES & SALARIES	8,327	29,120	29,120	-
0301	6106	OVERTIME-TEMPORARY	17	-	-	-
0301	6121	PERA CONTRIBUTIONS	12,574	14,868	15,621	753
0301	6122	FICA/MEDICARE CONTRIBUTIONS	12,228	17,394	18,161	767
0301	6131	GROUP INSURANCE	35,462	38,599	43,565	4,966
0301	6133	WORKERS COMP INSURANCE PREMIUM	951	1,862	2,022	160
0301	6205	DRAFTING SUPPLIES	-	500	500	-
0301	6208	MISCELLANEOUS OFFICE SUPPLIES	939	1,500	1,500	-
0301	6223	GASOLINE	3,668	6,000	6,000	-
0301	6231	UNIFORMS & TURN-OUT GEAR	1,176	1,800	2,200	400
0301	6249	MISCELLANEOUS OPERATING SUPPLY	175	2,000	1,500	(500)
0301	6257	OTHER VEHICLE PARTS	641	1,500	1,500	-
0301	6281	SMALL TOOLS & MINOR EQUIPMENT	59	2,000	2,000	-
0301	6315	MISCELLANEOUS PROFESSIONAL SER	5,545	25,000	20,500	(4,500)
0301	6321	TELEPHONE	965	1,000	1,000	-
0301	6322	POSTAGE	455	750	1,000	250
0301	6323	CELLULAR PHONES	2,954	4,000	4,000	-
0301	6331	TRAVEL & LODGING	-	500	500	-
0301	6335	TRAINING	1,226	5,000	2,500	(2,500)
0301	6361	GENERAL LIABILITY/PROPERTY INS	2,928	5,000	4,000	(1,000)
0301	6405	OFFICE & DATA PROCESSING EQUIP	1,878	7,200	5,500	(1,700)
0301	6451	MEMBERSHIP DUES	747	800	1,100	300
0301	6471	BOOKS & PAMPHLETS	-	250	500	250
0301	6550	MOTOR VEHICLES	-	27,200	-	(27,200)
Total Expenditure			**$ 268,652**	**$ 392,089**	**$ 372,573**	**$ (19,516)**

FUND GENERAL **DEPARTMENT:** ENGINEERING
FUNCTION: PUBLIC WORKS

PERSONNEL COMPLEMENT

	2014 Budget Final (Actuals)	2015 Adopted Budget	2016 Requested Budget	Increase (Decrease) from Prior Year
City Engineer	1.00	1.00	1.00	-
Senior Engineering Tech	-	1.00	1.00	-
Engineering Tech IV	1.00	-	-	-
Engineering Tech II	1.00	1.00	1.00	-
Engineering Tech III	-	1.00	1.00	-
Civil Engineer II	1.00	1.00	-	(1)
Civil Engineer IV	-	-	1.00	1
Administrative Assistant	1.00	1.00	1.00	-
Interns (2)	0.30	1.00	1.00	-
	5.30	**7.00**	**7.00**	**-**

BUDGET HIGHLIGHTS

- 2% COLA, Steps, 2088 Hours (FT) due to Leap Year and Health Insurance Rate Increases
- Civil Engineer II reclassified to Civil Engineer IV: $2,928
- No capital purchases for 2016

GOALS OF CURRENT YEAR BUDGET:

- Develop and implement a long-term trail maintenance program
- Develop and implement a long-term stormwater pond maintenance program
- Conduct CSAH 5/Nowthen Blvd. transportation corridor study and develop improvements program
- Conduct TH 47 transportation corridor study and develop improvements program
- Develop and plan for key infrastructure improvements (AUAR, utilities, transportation)
- Work with other cities/regulating agencies to identify sustainable regional water supply solutions

Performance Measurements:

	2014 Actual	2015 Estimate	2016 Projected
Active Engineering Projects	12	11	11
Completed Engineering Projects	5	7	6

FUND GENERAL **DEPARTMENT:** STREET MAINTENANCE
FUNCTION: PUBLIC WORKS

BUDGET SUMMARY:						
Business Unit	**Object Account**	**Description**	**2014 Budget Final (Actuals)**	**2015 Adopted Budget**	**2016 Requested Budget**	**Increase (Decrease) from Prior Year**
0311	6102	F.T. REGULAR-WAGES & SALARIES	$ 311,874	$ 352,341	$ 360,810	$ 8,469
0311	6103	FULL TIME-REGULAR-OVERTIME	450	2,000	2,000	-
0311	6105	TEMPORARY-WAGES & SALARIES	3,378	11,440	19,200	7,760
0311	6108	SEVERANCE PAY	4,068	-	-	-
0311	6121	PERA CONTRIBUTIONS	22,358	26,576	27,210	634
0311	6122	FICA/MEDICARE CONTRIBUTIONS	23,117	29,077	30,404	1,327
0311	6131	GROUP INSURANCE	66,680	72,548	66,250	(6,298)
0311	6133	WORKERS COMP INSURANCE PREMIUM	20,411	27,542	20,136	(7,406)
0311	6208	MISCELLANEOUS OFFICE SUPPLIES	296	300	300	-
0311	6221	CLEANING SUPPLIES	-	200	200	-
0311	6223	GASOLINE	9,460	9,000	9,000	-
0311	6225	DIESEL FUEL	27,161	28,000	28,000	-
0311	6227	LUBRICANTS & ADDITIVES	3,613	4,300	4,300	-
0311	6229	SHOP MATERIALS	2,877	4,000	4,000	-
0311	6231	UNIFORMS & TURN-OUT GEAR	2,045	2,500	2,800	300
0311	6249	MISCELLANEOUS OPERATING SUPPLY	7,440	8,000	8,000	-
0311	6257	OTHER VEHICLE PARTS	27,245	25,000	25,000	-
0311	6259	BUILDING MAINT/REPAIR SUPPLIES	3,122	6,000	6,000	-
0311	6261	SAND & GRAVEL	-	3,000	3,000	-
0311	6265	ASPHALT	12,655	25,000	20,000	(5,000)
0311	6267	OTHER STREET MAINTENANCE SUPPL	1,997	2,100	2,100	-
0311	6269	LANDSCAPE MATERIALS	13,620	7,500	7,500	-
0311	6275	OTHER EQUIPMENT PARTS	-	500	500	-
0311	6281	SMALL TOOLS & MINOR EQUIPMENT	1,264	12,000	14,000	2,000
0311	6315	MISCELLANEOUS PROFESSIONAL SER	22,453	20,000	24,000	4,000
0311	6321	TELEPHONE	1,014	1,100	1,100	-
0311	6322	POSTAGE	81	100	100	-
0311	6323	CELLULAR PHONES	2,685	3,500	3,500	-
0311	6335	TRAINING	2,554	4,500	4,000	(500)
0311	6361	GENERAL LIABILITY/PROPERTY INS	21,798	25,000	25,000	-
0311	6371	ELECTRIC UTILITIES	7,285	9,200	8,500	(700)
0311	6372	WATER/IRRIGATION	1,624	500	1,700	1,200
0311	6373	GAS	7,269	8,650	8,650	-
0311	6374	REFUSE/RECYCLING	1,842	2,200	2,200	-
0311	6381	BUILDING & STRUCTURE REPAIR	5,240	10,000	10,000	-
0311	6382	MACHINERY & EQUIPMENT REPAIR	1,868	5,000	5,000	-
0311	6387	TIRE MOUNTING & BALANCING	130	600	600	-
0311	6388	OTHER VEHICLE REPAIR	8,042	8,000	8,000	-
0311	6404	MACHINERY & EQUIPMENT	990	1,400	4,400	3,000
0311	6415	OTHER EQUIPMENT RENTAL	5,579	5,100	5,500	400
0311	6417	UNIFORM RENTAL	4,959	4,400	5,000	600
0311	6451	MEMBERSHIP DUES	50	300	300	-
0311	6488	STREET MAINTENANCE CONTRACT	512,125	500,000	500,000	-
0311	6489	OTHER CONTRACTED SERVICES	-	30,000	50,000	20,000
0311	6540	HEAVY MACHINERY	227,137	192,507	247,000	54,493
0311	6580	OTHER EQUIPMENT	-	74,100	5,100	(69,000)
Total Expenditure			**$ 1,399,856**	**$ 1,565,081**	**$ 1,580,360**	**$ 15,279**

FUND GENERAL **DEPARTMENT:** STREET MAINTENANCE
FUNCTION: PUBLIC WORKS

BUDGET SUMMARY:

Business Unit	Object Account	Description	2014 Budget Final (Actuals)	2015 Adopted Budget	2016 Requested Budget	Increase (Decrease) from Prior Year

PERSONNEL COMPLEMENT

	2014 Budget Final (Actuals)	2015 Adopted Budget	2016 Requested Budget	Increase (Decrease) from Prior Year
Public Works Superintendent	1.00	1.00	1.00	-
Heavy Equipment Operator	1.00	1.00	1.00	-
Mechanic	1.00	1.00	2.00	1.00
PW Maintenance Worker	4.00	4.00	4.00	-
Temporary - Streets (3)	-	0.50	0.92	0.42
	7.00	**7.50**	**8.92**	**1.42**

BUDGET HIGHLIGHTS

- 2% COLA, Steps, 2088 Hours (FT) due to Leap Year and Health Insurance Rate Increases
- Full-Time Public Works Maintenance worker: $64,853
- Pubic Works Maintenance Worker reclass to mechanic: $3,551
- Additional Contract for Spray patching: $20,000
- Professional Services for possible public works campus: $30,000
- Capital Equipment of a snowplow truck & 1-ton truck

GOALS OF CURRENT YEAR BUDGET:

- Maintain and improve city's rating of 7.0 average of road condition
- Increase use of contracted services on pothole repair (velocity patching)
- Increase prevenative maintenace to prolong the life of our public streets
- Maintain our city vehicles and equipment to the highest level possible

Performance Measurements:

	2014 Actual	2015 Estimate	2016 Projected
Crack filling (miles)	6.48	12.8	7
Sealcoating (miles)	7.55	7.73	7.5
Asphalt patching (tons)	207	180	150

FUND GENERAL **DEPARTMENT:** SNOW & ICE REMOVAL
FUNCTION: PUBLIC WORKS

BUDGET SUMMARY:

Business Unit	Object Account	Description	2014 Budget Final (Actuals)	2015 Adopted Budget	2016 Requested Budget	Increase (Decrease) from Prior Year
0312	6102	F.T. REGULAR-WAGES & SALARIES	$ 97,518	$ 72,565	$ 78,257	$ 5,692
0312	6103	FULL TIME-REGULAR-OVERTIME	14,447	13,000	13,000	-
0312	6105	TEMPORARY-WAGES & SALARIES	5,109	8,000	10,000	2,000
0312	6121	PERA CONTRIBUTIONS	8,463	6,417	6,844	427
0312	6122	FICA/MEDICARE CONTRIBUTIONS	9,560	7,158	7,746	588
0312	6133	WORKERS COMP INSURANCE PREMIUM	6,463	7,836	6,736	(1,100)
0312	6223	GASOLINE	-	3,000	3,000	-
0312	6225	DIESEL FUEL	27,719	24,000	24,000	-
0312	6229	SHOP MATERIALS	320	500	500	-
0312	6257	OTHER VEHICLE PARTS	49,581	27,000	27,000	-
0312	6261	SAND & GRAVEL	3,949	2,000	4,000	2,000
0312	6263	SALT	153,891	105,600	106,000	400
0312	6267	OTHER STREET MAINTENANCE SUPPL	3,280	3,700	3,700	-
0312	6361	GENERAL LIABILITY/PROPERTY INS	7,188	8,000	7,400	(600)
0312	6388	OTHER VEHICLE REPAIR	7,995	10,000	10,000	-
0312	6489	OTHER CONTRACTED SERVICES	1,262	12,600	10,000	(2,600)
Total Expenditure			**$ 396,745**	**$ 311,376**	**$ 318,183**	**$ 6,807**

PERSONNEL COMPLEMENT

	2014 Budget Final (Actuals)	2015 Adopted Budget	2016 Requested Budget	Increase (Decrease) from Prior Year
No personnel budgeted to this business unit	-	-	-	-
	-	-	-	-

BUDGET HIGHLIGHTS

- 2% COLA, Steps, 2088 Hours (FT) due to Leap Year and Health Insurance Rate Increases

GOALS OF CURRENT YEAR BUDGET:

- Clearing of the parking ramp utilizing PW Staff (full time, temporary on call, and seasonal staff)
- Discontinue contracted snow removal in the parking ramp
- Continue to monitor and reduce salt usage
- Continue to complete citywide plowing in 8 hours or less
- Upgrade weather service to MDSS (maintenance decision support software)
- Equip cul-de-sac trucks and sidewalk plowing equipment with AVL to track snow removal operations

Performance Measurements:

	2014 Actual	2015 Estimate	2016 Projected
Miles of Streets Plowed	172.8	175	175

Cul-de-sacs	271	271	275
Salt/Sand Purchased (tons)	1800	1200	1200
Snow Removal Hours	4253	4000	4000
Full Scale Plowing Events	16	7	8 to 12

FUND GENERAL **DEPARTMENT:** PARK & RECREATION
FUNCTION: PARKS AND RECREATION

BUDGET SUMMARY:						
Business Unit	**Object Account**	**Description**	**2014 Budget Final (Actuals)**	**2015 Adopted Budget**	**2016 Requested Budget**	**Increase (Decrease) from Prior Year**
0452	6102	F.T. REGULAR-WAGES & SALARIES	$ 307,468	$ 312,634	$ 386,859	$ 74,225
0452	6103	FULL TIME-REGULAR-OVERTIME	1,125	1,000	1,000	-
0452	6105	TEMPORARY-WAGES & SALARIES	81,026	91,390	93,218	1,828
0452	6121	PERA CONTRIBUTIONS	22,341	23,523	29,090	5,567
0452	6122	FICA/MEDICARE CONTRIBUTIONS	29,546	30,984	36,801	5,817
0452	6131	GROUP INSURANCE	44,852	40,603	60,666	20,063
0452	6133	WORKERS COMP INSURANCE PREMIUM	10,615	17,922	17,743	(179)
0452	6208	MISCELLANEOUS OFFICE SUPPLIES	647	400	400	-
0452	6223	GASOLINE	20,954	21,000	24,000	3,000
0452	6225	DIESEL FUEL	7,385	6,500	7,000	500
0452	6229	SHOP MATERIALS	1,306	2,000	2,000	-
0452	6231	UNIFORMS & TURN-OUT GEAR	2,414	3,000	3,000	-
0452	6249	MISCELLANEOUS OPERATING SUPPLY	39,428	35,000	40,000	5,000
0452	6257	OTHER VEHICLE PARTS	6,121	14,000	14,000	-
0452	6265	ASPHALT	18,554	25,000	30,000	5,000
0452	6268	IRRIGATION SUPPLIES	-	-	10,000	10,000
0452	6269	LANDSCAPE MATERIALS	15,023	12,000	15,000	3,000
0452	6281	SMALL TOOLS & MINOR EQUIPMENT	2,280	2,000	2,000	-
0452	6315	MISCELLANEOUS PROFESSIONAL SER	7,236	35,000	45,000	10,000
0452	6321	TELEPHONE	784	800	800	-
0452	6322	POSTAGE	47	200	100	(100)
0452	6323	CELLULAR PHONES	2,621	3,000	3,000	-
0452	6335	TRAINING	385	2,000	2,000	-
0452	6361	GENERAL LIABILITY/PROPERTY INS	10,228	10,500	11,500	1,000
0452	6371	ELECTRIC UTILITIES	21,773	21,000	22,000	1,000
0452	6372	WATER/IRRIGATION	4,526	20,000	6,000	(14,000)
0452	6373	GAS	4,146	4,500	5,000	500
0452	6374	REFUSE/RECYCLING	2,030	2,000	2,100	100
0452	6381	BUILDING & STRUCTURE REPAIR	13,781	7,000	13,000	6,000
0452	6382	MACHINERY & EQUIPMENT REPAIR	1,284	1,000	1,500	500
0452	6388	OTHER VEHICLE REPAIR	716	3,000	2,000	(1,000)
0452	6415	OTHER EQUIPMENT RENTAL	10,009	8,400	9,500	1,100
0452	6416	MACHINERY RENTAL	100	800	600	(200)
0452	6417	1,132	1,132	650	650	-
0452	6451	MEMBERSHIP DUES	293	350	350	-
0452	6489	OTHER CONTRACTED SERVICES	38,849	40,000	45,000	5,000
0452	6540	HEAVY MACHINERY	32,803	-	-	-
0452	6580	OTHER EQUIPMENT	-	18,000	-	(18,000)
Total Expenditure			**$ 763,828**	**$ 817,156**	**$ 942,877**	**$ 125,721**

PERSONNEL COMPLEMENT

	2014 Budget Final (Actuals)	2015 Adopted Budget	2016 Requested Budget	Increase (Decrease) from Prior Year
Park Maintenance Worker	4.00	5.00	5.00	-
Utilities Maintenance Worker (Enterprise Funded)	3.00	3.00	3.00	-
Utilities Supervisor (Enterprise Funded)	1.00	1.00	1.00	-
Park Supervisor/Assistant PW Superintendent	1.00	1.00	1.00	-
Temporary - Parks	2.47	2.47	2.47	-
Parks Intern	0.50	0.50	0.50	-
	11.97	**12.97**	**12.97**	**-**

BUDGET HIGHLIGHTS

- 2% COLA, Steps, 2088 Hours (FT) due to Leap Year and Health Insurance Rate Increases

GOALS OF CURRENT YEAR BUDGET:

- Begin implementation of new trail maintenance policy developed in 2015
- Continue to coordinate trail, sidewalk, parking lot and rink snow removal with city-wide snow plowing for
- Continue to work year-round with the athletic associations in the provision of youth recreation
- Complete a citizen survey to identify community need for recreation programming (children to adults)
- As a sub-set of preparations for the 2018 Comprehensive Plan update; align public engagement opportunities with Community Development to determine a vison for future parks, trails and public open space
- Continue organizing a Master Park and Trail Plan, including cost estimates for the emerging future vison
- Complete the Mississippi River Trail to Sherburne County

Performance Measurements:

	2014 Actual	2015 Estimate	2016 Projected
Number of City Parks	23	23	23
Number of Athletic Fields Maintained	40	42	42
Number of Playgrounds Maintained	16	17	17
Miles of Trails Maintained	38	39.5	41
Total Acreage Mowed	150.11	150.11	150.11

FUND GENERAL **DEPARTMENT:** COMMUNITY PROGRAMS
FUNCTION: PARKS AND RECREATION

BUDGET SUMMARY:

Business Unit	Object Account	Description	2014 Budget Final (Actuals)	2015 Adopted Budget	2016 Requested Budget	Increase (Decrease) from Prior Year
0455	6489	OTHER CONTRACTED SERVICES	$ 8,199	$ 9,775	$ 12,000	$ 2,225
Total Expenditure			**$ 8,199**	**$ 9,775**	**$ 12,000**	**$ 2,225**

PERSONNEL COMPLEMENT

	2014 Budget Final (Actuals)	2015 Adopted Budget	2016 Requested Budget	Increase (Decrease) from Prior Year
No personnel budgeted to this business unit	-	-	-	-
	-	-	-	-

BUDGET HIGHLIGHTS

- Contribution to Family Promise in Anoka County -$3,000

GOALS OF CURRENT YEAR BUDGET:

- Increase citizens knowledge of programs offered

Performance Measurements:

	2014 Actual	2015 Estimate	2016 Projected
Number of People Served	198	205	215

FUND GENERAL **DEPARTMENT:** ENVIRONMENTAL SERVICES
FUNCTION: PARKS AND RECREATION

BUDGET SUMMARY:

Business Unit	Object Account	Description	2014 Budget Final (Actuals)	2015 Adopted Budget	2016 Requested Budget	Increase (Decrease) from Prior Year
0461	6102	F.T. REGULAR-WAGES & SALARIES	$ 65,143	$ 65,365	$ 69,940	$ 4,575
0461	6121	PERA CONTRIBUTIONS	4,717	4,902	5,246	344
0461	6122	FICA/MEDICARE CONTRIBUTIONS	4,579	5,001	5,350	349
0461	6131	GROUP INSURANCE	3,563	3,726	4,129	403
0461	6133	WORKERS COMP INSURANCE PREMIUM	301	379	560	181
0461	6208	MISCELLANEOUS OFFICE SUPPLIES	55	100	100	-
0461	6231	UNIFORMS & TURN-OUT GEAR	-	100	100	-
0461	6249	MISCELLANEOUS OPERATING SUPPLY	-	250	250	-
0461	6281	SMALL TOOLS & MINOR EQUIPMENT	-	250	250	-
0461	6315	MISCELLANEOUS PROFESSIONAL SER	-	700	700	-
0461	6321	TELEPHONE	31	250	250	-
0461	6322	POSTAGE	13	100	100	-
0461	6331	TRAVEL & LODGING	19	250	250	-
0461	6334	MILEAGE REIMBURSEMENT	151	50	50	-
0461	6335	TRAINING	205	500	500	-
0461	6352	GENERAL NOTICE & PUBLIC INFOR	92	200	200	-
0461	6361	GENERAL LIABILITY/PROPERTY INS	779	1,000	1,000	-
0461	6451	MEMBERSHIP DUES	170	600	600	-
Total Expenditure			**$ 79,818**	**$ 83,723**	**$ 89,575**	**$ 5,852**

PERSONNEL COMPLEMENT

	2014 Budget Final (Actuals)	2015 Adopted Budget	2016 Requested Budget	Increase (Decrease) from Prior Year
Personnel: See Community Development	-	-	-	-
	-	-	-	-

BUDGET HIGHLIGHTS

- 2% COLA, Steps, 2088 Hours (FT) due to Leap Year and Health Insurance Rate Increases

GOALS OF CURRENT YEAR BUDGET:

- Formalize involvement in development review process.
- Complete update to natural resource component of the Comprehensive Plan.
- Complete communication plan for water resources.

Performance Measurements:			
	2014 Actual	**2015 Estimate**	**2016 Projected**
Wetland related assistance:	10	15	18
Shoreland and Wild and Scenic related assistance (landowner contacts)	3	5	6
Floodplain related assistance:			
Landowner Contacts	30	35	40
FEMA Application Assistance	5	6	8
Forestry related assistance (Oak wilt, DED, EAB, general tree concerns)	25	30	40
Public Education Articles (water resources, forestry, sustainability)	3	4	6

FUND GENERAL

DEPARTMENT: EXPENDITURE RESERVE
FUNCTION: MISCELLANEOUS/CONTINGENCY

BUDGET SUMMARY:

Business Unit	Object Account	Description	2014 Budget Final (Actuals)	2015 Adopted Budget	2016 Requested Budget	Increase (Decrease) from Prior Year
0892	6101	TEMPORARY-WAGES & SALARIES	$ -	$ 4,683		$ (4,683)
0892	6315	MISCELLANEOUS PROFESSIONAL SER	-	25,774	27,025	1,251
0892	6603	OTHER L.T. OBLIGATION PRINCIPA	78,649	123,169	123,169	-
0892	6820	OPERATING TRANSFERS TO OTHER F	686,900	109,633		(109,633)
Total Expenditure			**$ 765,549**	**$ 263,259**	**$ 150,194**	**$ (113,065)**

PERSONNEL COMPLEMENT

	2014 Budget Final (Actuals)	2015 Adopted Budget	2016 Requested Budget	Increase (Decrease) from Prior Year
No personnel budgeted to this business unit	-	-	-	-
	-	-	-	-

BUDGET HIGHLIGHTS

- $8,200 for Possible Market Rate Adjustments

GOALS OF CURRENT YEAR BUDGET:

- Minimize unbudgeted/unallocated expenses

City of Ramsey
2016 Requested Budget

FUND ECONOMIC DEVELOPMENT AUTHORITY **DEPARTMENT** N/A
FUNCTION: N/A

REVENUES						
Business Unit	**Object Account**	**Description**	**2014 Budget Final (Actuals)**	**2015 Adopted Budget**	**2016 Requested Budget**	**Increase (Decrease) from Prior Year**
9230	4011	CURRENT-AD VALOREM TAXES	$ 102,442	$ 116,444	$ 75,618	$ (40,826)
9230	4012	DELINQUENT-AD VALOREM TAXES	1,108	-	-	-
9230	4014	FISCAL DISPARITIES	17,852	-	-	-
9230	4273	OTHER STATE GRANTS & AIDS	12,239	-	-	-
9230	4609	OTHER MISCELLANEOUS REVENUES	198	-	-	-
9230	4701	INTEREST ON INVESTMENTS	27,357	3,000	10,000	7,000
9230	4901	TRANSFER IN FROM OTHER FUNDS	-	87,857	-	(87,857)
Total Revenue			**$ 161,196**	**$ 207,301**	**$ 85,618**	**$ (121,683)**

EXPENDITURES						
Business Unit	**Object Account**	**Description**	**2014 Budget Final (Actuals)**	**2015 Adopted Budget**	**2016 Requested Budget**	**Increase (Decrease) from Prior Year**
9230	6102	F.T. REGULAR-WAGES & SALARIES	$ 37,061	$ 103,645	$ -	$ (103,645)
9230	6105	TEMPORARY-WAGES & SALARIES	1,025	6,000	5,700	(300)
9230	6121	PERA CONTRIBUTIONS	2,687	7,569	-	(7,569)
9230	6122	FICA/MEDICARE CONTRIBUTIONS	2,931	8,545	206	(8,339)
9230	6131	GROUP INSURANCE	2,357	11,118	-	(11,118)
9230	6133	WORKERS COMP INSURANCE PREMIUM	178	774	22	(752)
0130	6246	MARKETING	-	-	3,500	3,500
9230	6249	MISCELLANEOUS OPERATING SUPPLY	8,761	10,750	13,500	2,750
9230	6304	LEGAL FEES	1,073	1,500	-	(1,500)
9230	6315	MISCELLANEOUS PROFESSIONAL SER	30,990	45,000	48,000	3,000
9230	6322	POSTAGE	118	250	250	-
9230	6323	CELLULAR PHONES	-	700	-	(700)
9230	6331	TRAVEL & LODGING	157	1,000	4,040	3,040
9230	6335	TRAINING	652	2,000	5,000	3,000
9230	6361	GENERAL LIABILITY/PROPERTY INS	960	2,000	1,100	(900)
9230	6371	ELECTRIC UTILITIES	968	1,150	1,150	-
9230	6439	OTHER MISCELLANEOUS	158,702	1,000	1,000	-
9230	6451	MEMBERSHIP DUES	850	1,000	1,850	850
9230	6452	SUBSCRIPTIONS	-	300	300	-
Total Expenditure			**$ 249,470**	**$ 204,301**	**$ 85,618**	**$ (118,683)**

FUND ECONOMIC DEVELOPMENT AUTHORITY **DEPARTMENT** N/A
FUNCTION: N/A

PERSONNEL COMPLEMENT				
Economic Development Commission Members	7.00	7.00	7.00	-
	7.00	**7.00**	**7.00**	**-**

BUDGET HIGHLIGHTS

- Increase in travel

GOALS OF CURRENT YEAR BUDGET:

- Growth of the City's tax base
- Growth in the City's quantity of jobs
- Improved quality of life
- Sale of City owned land
- Review existing events and consider reducing where appropriate (EDA Biz Expo)
- Recruit new industrial and retail businesses
- Establish a new business park

Performance Measurements:

	2014 Actual	2015 Estimate	2016 Projected
Sale of ALL City owned land (acres)	0.81	32.87	15
Sale of COR City owned land (Net land proceeds, dollars)	$ 154,000	$ 3,219,468	$ 1,300,000
Sale of COR City owned land (acres)	0.81	18.01	13
Estimated Market Value (all)	$ 1,795,400	$ 2,025,977,100	$ 2,100,000,000
Estimated Market Value (Commercial/ Industrial)	$ 242,466,700	$ 249,153,900	$ 275,000,000
Unemployment Rates	5,736	TBD	6,000
Employment (total)	3.8%	TBD	3.75%
Building Permits Valuation (Commercial Industrial, all permits)	$ 4,269,392	TBD	$ 5,500,000
Building Permits Valuation (Commercial, new build/ build-out, private sector only)	$ 2,581,764	TBD	$ 3,000,000

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #15-09-219

RESOLUTION ADOPTING THE "PROPOSED" 2016 CITY OF RAMSEY GENERAL FUND OPERATING BUDGET

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, COUNTY OF ANOKA, STATE OF MINNESOTA, as follows:

1) That the "Proposed" annual budget of the City of Ramsey for the fiscal year beginning January 1, 2016 is hereby adopted for the General Fund as follows:

GENERAL FUND

Revenues:	
Property Taxes	$ 8,496,463
Licenses and Permits	447,100
Intergovernmental Revenues	442,555
Charges for Services	611,700
Fines and Forfeitures	71,000
Other Revenues-	
Interest Earnings	160,000
Miscellaneous	15,800
Other Financing Sources	892,256
Total Revenues	$11,136,874
Operating and Capital Expenditures:	
General Government	$ 2,973,809
Public Safety	4,697,303
Public Works	2,271,116
Parks and Recreation	1,044,452
Contingency	27,025
Other Financing Uses	123,169
Total Operating and Capital Expenditures	$ 11,136,874

2) That the Finance Director be directed to transmit a certified copy of this resolution to the Anoka County Auditor's office on or before Wednesday, September 30, 2015. That the motion for the adoption of the foregoing resolution was duly seconded by and upon vote being taken thereon, the following voted in favor:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 22nd day of September 2015.

_____

Mayor

ATTEST:

_____

City Clerk

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #15-09-220

RESOLUTION ADOPTING THE "PROPOSED" 2016 CITY OF RAMSEY ECONOMIC DEVELOPMENT AUTHORITY FUND BUDGET

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1) That the "Proposed" annual budget of the City of Ramsey for the fiscal year beginning January 1, 2016 is hereby adopted for the Economic Development Authority Fund as follows:

ECONOMIC DEVELOPMENT FUND

Revenues:	
Taxes (EDA Levy)	$ 75,618
Interest Earnings	$ 10,000
Total Revenues	$ 85,618
Operating and Capital Expenditures:	
Personal Services	$ 5,928
Supplies	$ 17,000
Services and Charges	$ 62,690
Total Operating and Capital Expenditures	$ 85,618

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 22nd day of September, 2015.

Mayor

ATTEST:

City Clerk

Our Mission: To work together to resposibly grow our community, and to provide quality, cost-effective, and efficient government services.

CC Regular Session **7. 3.**

Meeting Date: 09/22/2015

By: Mark Riverblood, Engineering/Public Works

Information

Title:

Approve Anoka Ramsey Athletic Association's Request to Fund and Construct Dugouts and Fencing Replacement at Central Park

Purpose/Background:

The Anoka Ramsey Athletic Association (ARAA) desires approval to fund and construct (above-grade) dugouts and fencing replacement at Central Park. The project would commence in the Fall of 2015 and may continue in the Spring of 2016. The scope would consist of improvements to up to five ballfields, of the seven fields at the park. The roles and responsibilities for the project are detailed in the attached Memorandum of Understanding and Commitment agreement so that all parties are in full accord with expectations and responsibilities. This agreement is nearly identical to the agreement for the storage garage at Central Park in 2011-12, and also for the batting cage project at Alpine Park in 2013-14 and have been approved 'in form' previously by the City Attorney.

Attached is a site location map for Central Park with the field numbers indicated on it.

Observations/Alternatives:

ARAA has budgeted approximately $75,000 for the aforementioned project through donations and fund raising by membership. This dollar amount is generally consistent with the quotes received from two Ramsey businesses (samples attached) for fence/dugouts and concrete work for ballfields #1 - #4 at the park. However, some additional investigation remains on the precise costs (like permitting), so Council authorization is understood to apply to fields #1 - #4*and* the baseball field (sometimes referred to as #7)—as additional funds may be raised into 2016 by ARAA to perform all the work envisioned.

In July of 2015, the Park and Recreation Commission recommended City Council accept the donation from ARAA for Central Park discussed herein, provided that the batting cage project at Alpine Park is completed. (The maintenance border for the perimeter of the two batting cages remains to be installed. This is required for the proper esthetic and to limit on-going maintenance costs.) It is anticipated that the batting cage project will be completed this fall.

The donation and improvements to Central Park is necessary, as much of the fencing and attendant accouterments (like players benches) are from the original installation in the 1980's, and are in need of replacement. ARAA and the City have a long and successful history of collaboration in serving our mutual constituents—the children and families using Ramsey's park system. This project exemplifies this alliance.

Funding Source:

The primary funding source is the donation, from ARAA for Central Park in the amount of the contracted work of approximately $75,000. (Fencing, dugouts, concrete work, and new players benches.)

There has been a significant amount of staff time involved in 2015 on this project, and some coordination and administration will likely occur into 2016. This is accounted for within the 2015 and 2016 General Fund budget.

The dugout aspect of the project will necessitate removal of some of the bituminous trail associated with ballfield #1 and a rerouting to provide for ADA access to the cloverleaf of ballfields #1 - #4, and to accommodate maintenance vehicles. This will be in excess of $3,000. This trail relocation and paving shall be performed in 2016 as part of the Parks' General Fund budget for trail maintenance that occurs each year. ($25,000 in trail maintenance paving/overlay is included within the 2015 budget, a similar amount is expected for 2016.)

Recommendation:

Staff recommends approval of the donation for ballfield improvements at Central Park.

Action:

Motion to approve Anoka Ramsey Athletic Association's donation and construction of dugouts and fencing replacement at Central Park, and the Memorandum of Understanding and Commitment agreement that identifies the roles and responsibilities for the project.

Attachments

example 'dugout'
Fence/backstop quote
Example concrete plan
Concrete quote
Agreement City and ARAA
Field numbers

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	09/16/2015 02:09 PM
Form Started By: Mark Riverblood		Started On: 09/15/2015 01:34 PM
Final Approval Date: 09/16/2015		



Typical ‘Dugout’

EMERALD FENCE

EMERALD FENCE
17601 Okapi St. NW
Ramsey, MN. 55303

Estimate

Date	Estimate #
3/24/2015	15016

Name / Address
ANOKA RAMSEY BASEBALL ASSOCIATION Dan Franzwa 612-483-1149

	Project	
	Central Park - Ramsey	
Description	Qty	Total
Central Park - Ramsey # 1		
Remove 200' of 6' tall safety fence, haul away posts & wire		400.00
Install 200' of new 6' tall - (9 gage) safety fence with top & bottom rail		4,000.00
Install 2- (two) 8'x30' dugout fence area's 6' tall (9 gage) galvanized chain link with posts to accommodate roof		3,400.00
Install 2-(two) tin dugout roofs		3,600.00
Replace backstop wire -match existing which is (9 gage) wire- not to include backstop hood Install 6 gage wire in center lower section of the backstop		1,800.00
Set & install 2-(two) benches provided by the customer PRIOR to concrete installation		250.00
Install 60' of PDS for the back of dugout area's		650.00
	Total	$14,100.00

If you have any questions please contact Timm @ 612-296-2604

EMERALD FENCE

EMERALD FENCE
17601 Okapi St. NW
Ramsey, MN. 55303

Estimate

Date	Estimate #
3/24/2015	15017

Name / Address
ANOKA RAMSEY BASEBALL ASSOCIATION Dan Franzwa 612-483-1149

Description	Project: Central Park - Ramsey Qty	Total
Central Park - Ramsey # 2		
Remove 200' of 6' tall safety fence, haul away posts & wire		400.00
Install 200' of new 6' tall - (9 gage) safety fence with top & bottom rail		4,000.00
Install 2- (two) 8'x30' dugout fence area's 6' tall (9 gage) galvanized chain link with posts to accommodate roof		3,400.00
Install 2-(two) tin dugout roofs		3,600.00
Replace backstop wire -match existing which is (9 gage) wire- not to include backstop hood Install 6 gage wire in center lower section of the backstop		1,800.00
Set & install 2-(two) benches provided by the customer PRIOR to concrete installation		250.00
Install 60' of PDS for the back of dugout area's		650.00
	Total	$14,100.00

If you have any questions please contact Timm @ 612-296-2604

EMERALD FENCE

EMERALD FENCE
17601 Okapi St. NW
Ramsey, MN. 55303

Estimate

Date	Estimate #
3/24/2015	15018

Name / Address
ANOKA RAMSEY BASEBALL ASSOCIATION Dan Franzwa 612-483-1149

Description	Project: Central Park - Ramsey Qty	Total
Central Park - Ramsey # 3		
Remove 200' of 6' tall safety fence, haul away posts & wire		400.00
Install 200' of new 6' tall - (9 gage) safety fence with top & bottom rail		4,000.00
Install 2- (two) 8'x30' dugout fence area's 6' tall (9 gage) galvanized chain link with posts to accommodate roof		3,400.00
Install 2-(two) tin dugout roofs		3,600.00
Replace backstop wire -match existing which is (9 gage) wire- not to include backstop hood Install 6 gage wire in center lower section of the backstop		1,800.00
Set & install 2-(two) benches provided by the customer PRIOR to concrete installation		250.00
Install 60' of PDS for the back of dugout area's		650.00
	Total	$14,100.00

If you have any questions please contact Timm @ 612-296-2604

EMERALD FENCE

EMERALD FENCE
17601 Okapi St. NW
Ramsey, MN. 55303

Estimate

Date	Estimate #
3/24/2015	15019

Name / Address
ANOKA RAMSEY BASEBALL ASSOCIATION Dan Franzwa 612-483-1149

Project
Central Park - Ramsey

Description	Qty	Total
Central Park - Ramsey # 4		
Remove 200' of 6' tall safety fence, haul away posts & wire		400.00
Install 200' of new 6' tall - (9 gage) safety fence with top & bottom rail		4,000.00
Install 2- (two) 8'x30' dugout fence area's 6' tall (9 gage) galvanized chain link with posts to accommodate roof		3,400.00
Install 2-(two) tin dugout roofs		3,600.00
Replace backstop wire -match existing which is (9 gage) wire- not to include backstop hood Install 6 gage wire in center lower section of the backstop		1,800.00
Set & install 2-(two) benches provided by the customer PRIOR to concrete installation		250.00
Install 60' of PDS for the back of dugout area's		650.00
	Total	$14,100.00

If you have any questions please contact Timm @ 612-296-2604

EMERALD FENCE

Estimate

EMERALD FENCE
17601 Okapi St. NW
Ramsey, MN. 55303

Date	Estimate #
3/24/2015	15005-1

Name / Address
ANOKA RAMSEY BASEBALL ASSOCIATION Dan Franzwa 612-483-1149

Project

Description	Qty	Total
Central Park Field # 7		
Remove 100' of safety fence Install 100' of new 6' tall (9 gage) galvanized chain link on existing posts		1,500.00
Install 2- (two) 8'x30' dugout fence area's to be 6' tall (9 gage) galvanized chain link. With posts to accommodate roof		3,400.00
Install 2 - (two) tin dugout roof's		3,600.00
Replace 50' of 6' tall- 6 gage galvanized chain link of center lower back stop wire		950.00
Set and install 2- (two) benches provided by customer. PRIOR to concrete installation		250.00
60' of PDS for back dugout area's Text		650.00
	Total	$10,350.00

If you have any questions please contact Timm @ 612-296-2604

CURT KRIENS
CKC
CONSTRUCTION

PROFESSIONAL CONCRETE SERVICES
15740 AZURITE CT., RAMSEY, MN 55303
PHONE: (612) 805-2394
EMAIL: CONCRETECURT@COMCAST.NET

PROPOSAL

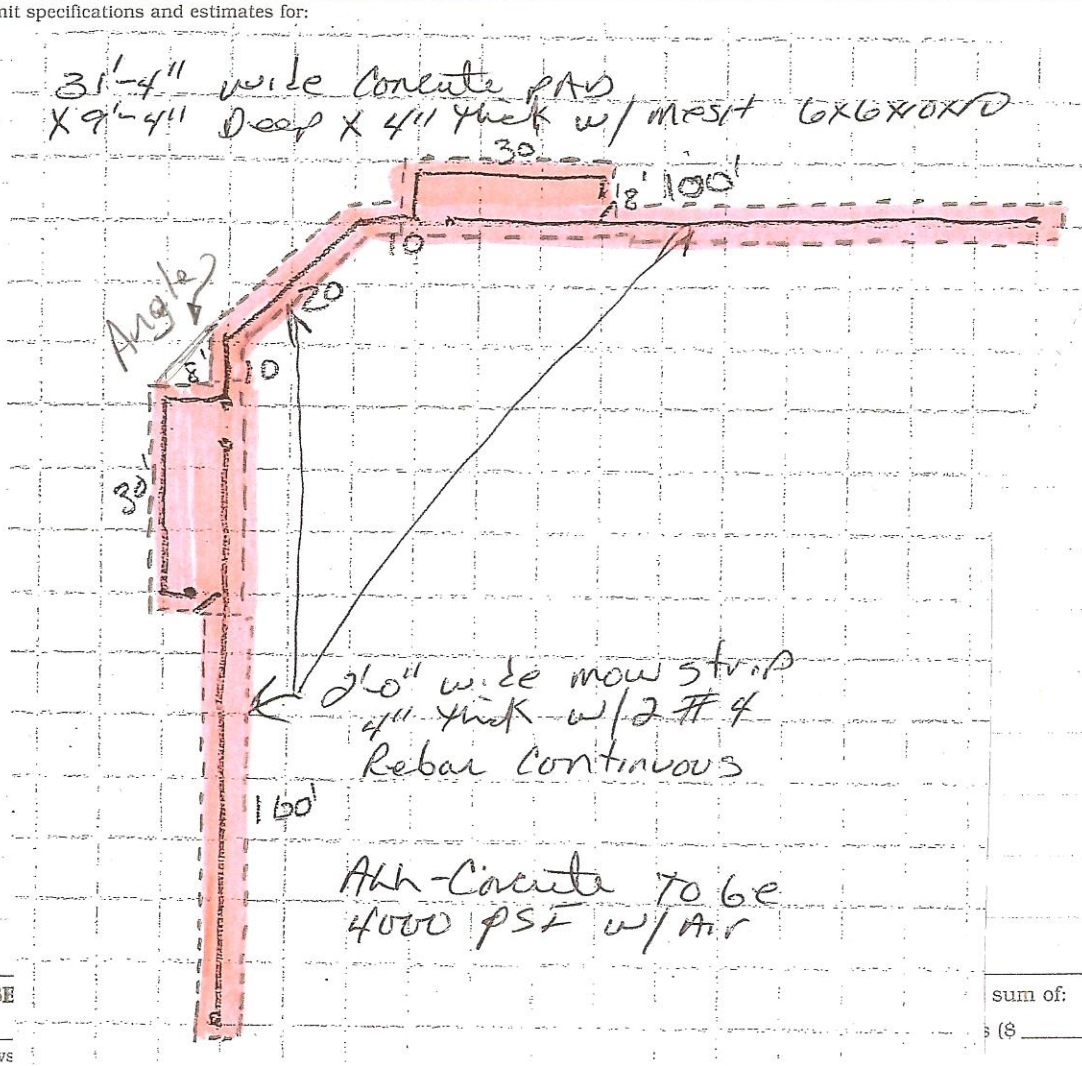
Page No. _____ of _____ Pages

To: _____

JOB NAME / NO.	
LOCATION	
PHONE	DATE

No. 1810

We hereby submit specifications and estimates for:



WE PROPOSE _____ sum of:

_____ s ($ _____).

Payable as follows _____

_____

_____

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized
Signature _____

NOTE: This proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL – The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____ Date _____ Signature _____ Date _____

CURT KRIENS
CKC
CONSTRUCTION

PROFESSIONAL CONCRETE SERVICES
15740 AZURITE CT., RAMSEY, MN 55303
PHONE: (612) 805-2394
EMAIL: CONCRETECURT@COMCAST.NET

PROPOSAL

Page No. _____ of _____ Pages

JOB NAME / NO. Central PARK

LOCATION City of Ramsey

PHONE | DATE

No. 1833

To: Anoka Ramsey Baseball Association
ATT- DAN FRANZWA
FAX - 866 - 383 - 8340

We hereby submit specifications and estimates for:

Field #1 2- 8'x30' Dugout Areas w/Angle to Cover Gravel Area $3,050.00

Field #2 -2-8'x30' Dugout Areas w/Angle To Cover Gravel Area $3,050.00

Field #3 - 2 - 8'x 40' Dugout Area $3840.00

Field #4 - 2 - 8'x 40' Dugout Areas $3840.00

(1) saw cut Asphalt As needed & Haul Away
(2) Remove Gravel As Needed & Haul Away
(3) new 4" thick 4500 psi Concrete w/ mesh
(4) Light Broom Finish / Hand Tooled Control joints
(5) 2'-0" Concrete maintence Strips For Ball Field Fence & Batting Cage

WE PROPOSE hereby to furnish material and labor complete in accordance with these specifications, for the sum of:

_____ dollars ($ _____).

Payable as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature Curtis Kriens

NOTE: This proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL – The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____ Date _____ Signature _____ Date _____

- Memorandum of Understanding and Commitment –

-

Fence replacement, Dugouts, Concrete and Players Benches for Central Park; an Agreement Between Anoka Ramsey Athletic Association and the City of Ramsey

The purpose of this memorandum and agreement is to identify the roles and responsibilities of the City of Ramsey, hereafter referred to as the City, and the Anoka Ramsey Athletic Association, hereafter referred to as ARAA.

ARAA desires to fund, construct, and thereafter donate to the City, fencing, dugouts, players benches and associated concrete work for Central Park, for ARAA's and public use as identified and specified in this 3 page agreement. The following summarizes the terms and conditions.

FOR AND IN CONSIDERATION of the mutual undertakings set out, the parties agree as follows:

1. **Central Park Area**. Whereas, ARAA desires to construct, at its expense, in Central Park for ballfields #1, #2, #3, #4 and also the baseball field sometimes named field #7; and

2. **Appropriate Facility**. Whereas, the City finds that the proposed facilities appropriate within a City park, and meets all aesthetic concerns, building code and setbacks; and

3. **Park Grading**. Whereas, the ballfield work requires minimal earth work and grading within the park prior to, and during its construction; and

4. **Restoration.** Whereas, ARAA shall be responsible for all restoration in the spring of 2016, with seeding in low traffic areas, and sod in areas of more significant foot traffic as needed; and

5. **General Maintenance**. Whereas, the City maintains the Park including the ballfield areas, and will continue to do so except as specifically excepted herein;

NOW THEREFORE, in consideration of the mutual promises contained in this Agreement the parties agree as follows:

A. **Grant to Construct**. The City grants to ARAA the right to construct, maintain, and upon completion, donate to the City the ballfield improvements named herein for public purposes.

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B. **Performance Bond, Surety and Escrow.** City Council does not require a Performance Bond, Surety and Escrow.

C. **Failure to Construct, and Continuous Progress**. The grant to construct the improvements shall expire if ARAA has not commenced and substantially completed construction of the project on or before December 31, 2016. Additionally, once the construction commences, the progress shall be continuous (barring inclement weather), and the site shall be inspected the end of each work shift for site security with added attention to public safety in a park known to host unattended children.

D. **Condition of Premises not Warranted**. The City does not warranty any aspect of the project and ARAA assumes all risk with respect to the construction of the named improvements. More specifically, the City shall have no special responsibility with regard to any failure of or damage to ARAA's improvements within the park; before or after the donation.

E. **Construction, Licensure and Insurance**. ARAA' contractors or vendors working on city property shall be licensed or permitted to work in the city; and they shall be properly insured with the City receiving a certificate of insurance before any work is performed. Further, and separate from the construction process and period, both the City and ARAA shall maintain appropriate insurance consistent with past practices.

F. **Pre-Construction Meeting and Inspections.** ARAA shall be responsible for scheduling a preconstruction meeting at the site with appropriate trades and the City, and also responsible for the scheduling of inspections by the City as needed or required.

G. **'Upgrades'**. In the event ARAA desires 'upgrades' to the agreed to improvements, it shall be responsible to install at its expense these changes or improvements upon approval by the City.

H. **Indemnification**. ARAA shall defend, indemnify and hold harmless the City and its officers, employees and agents from and against any and all claims, demands, actions, and causes of action, including expenses, reasonable attorneys' fees, and costs of alternative dispute resolution, arising out of or related to ARAA's construction and maintenance of the named improvements within Central Park, including, but limited to mechanic's liens.

I. **Governing Law**. This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of Minnesota, and Code and Charter of the City of Ramsey.

J. **Entire Agreement**. This Agreement shall constitute the entire agreement of the parties, including any detail specifically approved by City Council, and any prior understanding or representation of any kind preceding the date of this Agreement shall not be binding upon either party except to the extent incorporated in this Agreement.

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K. **Modification of Agreement**. Any modification of this Agreement shall be binding only if evidenced in writing signed by both parties.

L. **Recording**. This Agreement may be recorded with the Anoka County Recorder by either party at the expense of that party.

IN WITNESS WHEREOF, the parties have caused this agreement to be executed as of the date first above mentioned.

CITY OF RAMSEY

By:_____
Its Mayor

By:_____
Its City Administrator

ANOKA RAMSEY ATHLETIC ASSOCIATION

By:_____
Its President

By:_____
Its Secretary

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

This instrument was acknowledged before me on _____, 2015, by Sarah Strommen, as Mayor and by Kurt Ulrich as City Administrator of the City of Ramsey, a municipal corporation under the laws of Minnesota, on behalf of the municipal corporation.

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

_____
Notary Public

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

This instrument was acknowledged before me on _____, 2015, Lisa Muller, as President and by _____ as Secretary of the Anoka Ramsey Athletic Association.

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

_____
Notary Public

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Armstrong Blvd NW
83
'7'
Central Park
3
4
1
2

CC Regular Session **7. 4.**

Meeting Date: 09/22/2015

By: Tim Gladhill, Community Development

Information

Title

Adopt Resolution #15-09-241 Approving Development Agreement for COR Parkview Addition and Development Permit for Parkview East, Case of PSD, LLC

Purpose/Background:

The purpose of this case is to approve the required Development Agreement for Site Plan and Plat Approval for a project known as Parkview East.

Notification:

Notification is not required to approve the Development Agreement.

Observations/Alternatives:

The Final Plat for a plat to be known as COR Parkview Addition was approved by the City Council on April 28, 2015. Said approval required the construction of portions of Sapphire Street and 145th Avenue in The COR. City Code Section 117-615 requires that the Developer of the **public improvements** (PSD, LLC) enter into a "Development Agreement" with the City. This Agreement ensures that the required Stage I and Stage II Improvements (public improvements) are properly installed per the City Council's approval and requires certain financial guarantees to ensure performance.

The Final Site Plan for Parkview East, a 121 unit apartment building, was approved by the City Council on June 9, 2015. City Code Section 117-54 requires that the Developer of Parkview East (Parkview East, LLC) enter into a Development Permit with the City. This Permit ensures that those **private improvements** required by City Code Chapter 117 (Zoning) are properly installed per the City Council's approval and requires certain financial guarantees to ensure performance. These private improvements include site improvements including, but not limited to, grading, storm water management, asphalt surfaces, concrete curb and gutter, etc.

PSD, LLC is electing to construct the required Stage I and Stage II Improvements in order to make the site a buildable pad site. Parkview East, LLC is electing to construct the private site improvements for the proposed apartment itself. As such, two (2) separate agreements have been prepared for clarity and consistency.

Funding Source:

All costs associated with processing the Development Agreements are the responsibility of the Applicant. PSD, LLC and Parkview East, LLC collectively are responsible for constructing all required improvements. For transparency purposes, Staff does note that PSD, LLC has submitted a request for a housing subsidy on a reimbursement basis. This request does not materially change to content or structure of these Agreements. Once the project has commenced, the Developer will need to perform on the project, which is backed by the required financial guarantees. The financial guarantees cover required site improvements, not the building itself. PSD, LLC is aware of the obligations if the project commences, regardless of the outcome of the request for a housing subsidy.

Recommendation:

Staff recommends that the City Council approve the attached Development Agreements.

Action:

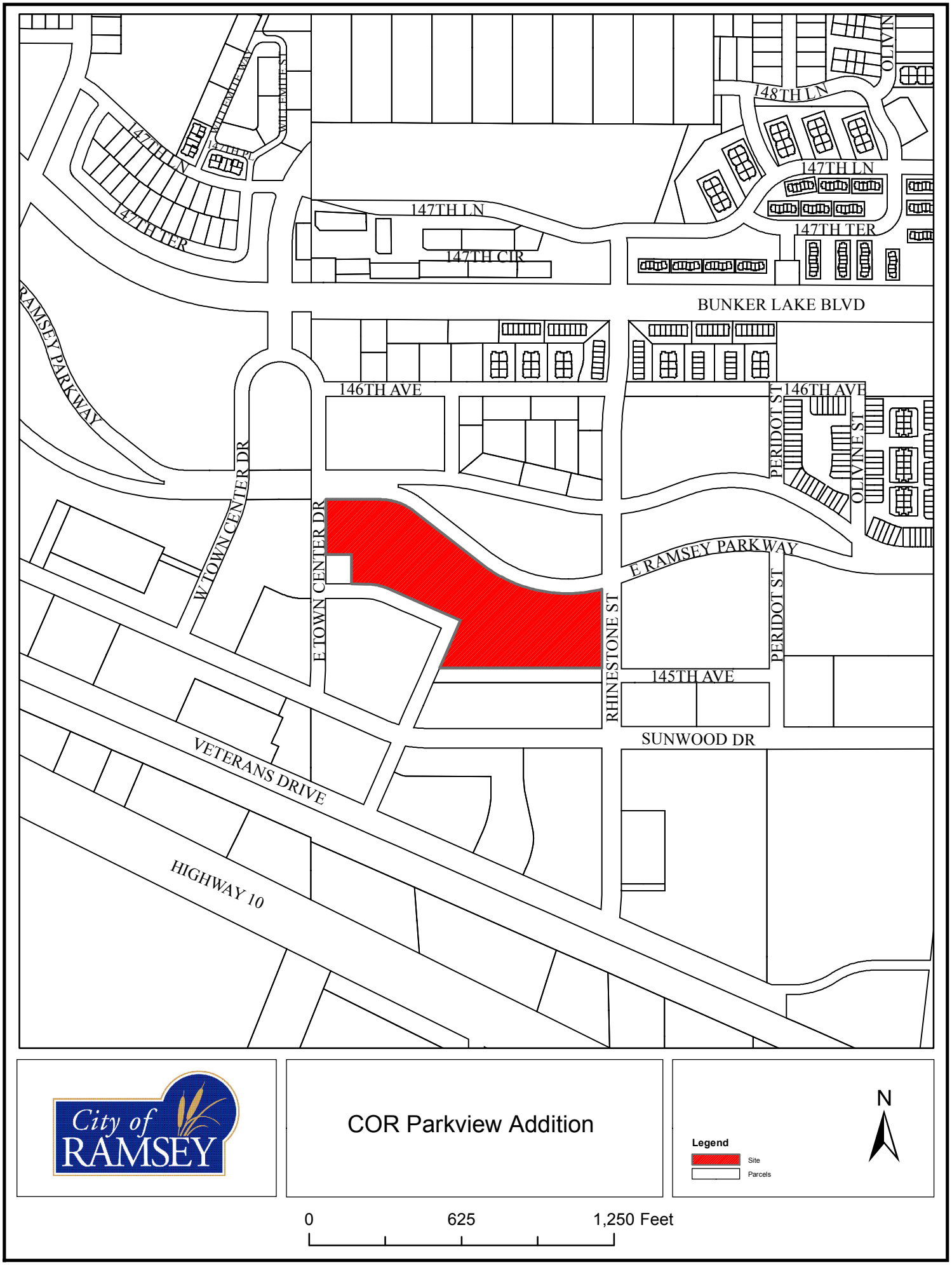
Motion to approve the attached Development Agreements for COR Parkview Addition and Parkview East.

Attachments

Site Location Map
PSD, LLC Development Agreement
Parkview East, LLC Development Permit
Resolution #15-09-241

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Jo Thieling	09/17/2015 11:42 AM
Patrick Brama	Patrick Brama	09/17/2015 02:49 PM
Form Started By: Tim Gladhill		Started On: 07/07/2015 09:28 AM
Final Approval Date: 09/17/2015		


147TH LN
147TH TER
WILLOW WAY
WILLOW CT
WILLOW ST
147TH LN
147TH CIR
148TH LN
OLIVE ST
147TH LN
147TH TER
BUNKER LAKE BLVD
RAMSEY PARKWAY
146TH AVE
146TH AVE
PERIDOT ST
OLIVINE ST
W TOWN CENTER DR
E TOWN CENTER DR
E RAMSEY PARKWAY
PERIDOT ST
RHINESTONE ST
145TH AVE
SUNWOOD DR
VETERANS DRIVE
HIGHWAY 10
City of RAMSEY
COR Parkview Addition
Legend
Site
Parcels
N
0
625
1,250 Feet

CITY OF RAMSEY
DEVELOPMENT AGREEMENT FOR COR PARKVIEW ADDITION

This Agreement (hereinafter the "Agreement") is dated as of this _____ day of _____, 2015 and is by and between the **CITY OF RAMSEY**, a Minnesota municipal corporation (the "**CITY**") and **PSD, LLC**, 7533 Sunwood Dr NW, Suite 315, Ramsey, MN 55303, a Minnesota domestic limited liability company (the "**PERMITTEE**").

WHEREAS, the **PERMITTEE** is the owner of land legally described on the attached Exhibit A (the "Subject Property"); and

WHEREAS, the **PERMITTEE** has received approval from the **CITY** to subdivide the Subject Property and plat the same as COR PARKVIEW ADDITION (the "Plat"); and

WHEREAS, the Plat re-subdivides the Subject Property into Lot 1, Block 1, and Outlot A, COR PARKVIEW ADDITION, Anoka County, Minnesota.

THEREFORE, THE CITY AND THE PERMITTEE AGREE AS FOLLOWS:

1. Conditions of Approval. The **CITY** has approved the Plat subject to satisfaction of the following conditions subsequent:

   a. The **PERMITTEE'S** Execution of this Agreement. That the **PERMITTEE** enter into this Agreement.

   b. Marketable Title. That prior to recording the Plat, the **PERMITTEE** shall provide the **CITY** with proof of marketable title to the Subject Property either through a currently certified abstract, registered property abstract or title insurance commitment or policy**.**

   c. Proof of Authority. That the **PERMITTEE** provide proof that the respective governing boards of the **PERMITTEE** have authorized the **PERMITTEE'S** execution of this Agreement. This proof of authority may be satisfied by providing the **CITY** with a certified copy of the minutes of the governing board of each entity which grants such authority.

2. The Plans. The term "Plans" as used in this Agreement means the Final Plat Plans prepared by Bolton and Menk, dated July 15, 2015. The Plans remain subject to: (a) **CITY** Staff's review and approval of the Plans, among other things, confirm that the revisions requested in the **CITY** review letter have been made; and (b) such further revisions as the **PERMITTEE** may propose and the **CITY** approves. The Plans shall not be attached to this Agreement, but are in the **CITY'S** files.

3. Stage I Improvements. The improvements the **PERMITTEE** will construct or install are as follows:

   a. Trunk and lateral sanitary sewer.
   b. Trunk and lateral water main.

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c. Storm drainage facilities (when specified).
d. Stormwater maintenance through 90 percent buildout.
e. Streets.
f. Concrete curb and gutter (urban).
g. Street traffic control signals.
h. Lot grading.
i. Trail development.
j. Sidewalks.
k. Electricity (within one-fourth mile).
l. Phone (within one-fourth mile).
m. Natural gas (within one-fourth mile).
n. Boulevard sodding.
o. Water shut off boxes.
p. Easement acquisition.
q. As-built plans.
r. Stage I financial surety.

(the "Stage I Improvements").

The **PERMITTEE** agrees to construct the Stage I Improvements according to the terms and conditions of this Agreement and in accordance with the Plans and the City Code. Per City Code Section 117-615, the **PERMITTEE** shall provide the **CITY** with a set of re-producible as-built plans in Computer Aided Drafting (CAD) format upon completion of the Stage I Improvements and acceptance by the **CITY**. As as-built plans are a required Stage I Improvement item per City Code Section 117-615, the **CITY** will not release the required Stage I Improvement Financial Guarantee noted in paragraph #6 below. Additionally, the **PERMITTEE** agrees to provide to the **CITY** the plans in CAD format prior to the commencement of construction of the Stage I Improvements.

4. Additional Requirements Related to Certain Stage I Improvements. The **PERMITTEE** agrees to construct the Stage I Improvements according to the terms and conditions of this Agreement and in accordance with the Plans. The final construction plans for the Stage I Improvements shall be submitted to the City Engineer for review and approval prior to commencement of construction on the Stage I Improvements. The **PERMITTEE** shall be required to commence a pre-construction meeting held at the **CITY** offices. The **PERMITTEE** shall be responsible for contacting all utilities listed above and prepare the agenda for the pre-construction meeting. Work within existing rights of way and roadways must be completed under traffic, be brought back up to grade, and must be restored to existing conditions within 24 hours.

5. Lot Corner Staking. The **PERMITTEE** must install lot corner stakes at all lot corners.

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6. Stage I Improvement Financial Guarantee. The **PERMITTEE** shall provide a financial guarantee to the **CITY** guaranteeing the construction of the Stage I Improvements and their timely completion. The financial guarantee must be in the form of a Letter of Credit in a form acceptable to the **CITY'S** Finance Director or cash escrow. The **PERMITTEE** shall be responsible for a financial guarantee in the amount of Two Hundred Eighty Three Thousand Three Hundred Thirty Seven Dollars and No Cents **($283,337.00),** which amount is 125% of the **CITY** Engineer's estimated cost of the Stage I Improvements ($226,670 x 1.25). Upon completion of Stage I Improvements (including the removal of "temporary" erosion control measures as identified in the approved Grading Plan), acceptance by the **CITY**, supported by appropriate lien waivers, the **PERMITTEE** may request a reduction in the amount of the financial guarantee. The accepted engineer's estimate is attached as Exhibit C hereto. Partial releases of the Letter of Credit are not permitted without approval of the City Council.

7. Inspection Fees for the Stage I Improvements. The **PERMITTEE** shall provide an inspection fee to the **CITY** to inspect the Stage I Improvements. The **PERMITTEE** shall be responsible for an inspection fee in the amount of Eleven Thousand Three Hundred Thirty Three Dollars and No Cents **($11,333.00)**, which amount is 5% of the City Engineer's estimated cost of the Stage I Improvements ($226,670 x .05). The inspection fee must be in the form of a cash escrow. The **PERMITTEE** may request a refund of the remaining balance in the escrow upon completion of the Stage I Improvements, acceptance by the **CITY**, and supported by appropriate lien waivers. The accepted engineer's estimate is attached as Exhibit C hereto.

8. Installation of the Stage I Improvements. The **PERMITTEE** shall obtain all necessary permits from all governmental agencies before commencing construction of the Stage I Improvements. The **PERMITEE** must provide the **CITY** with copies of all necessary permits from other governmental agencies prior to or when the **PERMITTEE** applies for a building permit to construct improvements on a lot within the Plat. Within thirty (30) days after the completion of the Stage I Improvements, the **PERMITTEE** shall provide the **CITY** with a complete set of reproducible "As Built" plans for the Stage I Improvements.

9. Time of Performance for the Stage I Improvements. The **PERMITTEE** must complete the Stage I Improvements within one (1) year after the recording of the Plat. The Final Plat must be recorded within two (2) years of approval by the City Council.

10. Ownership of the Stage I Improvements. The **PERMITTEE** owns the Stage I Improvements until the **CITY'S** acceptance of the Stage I Improvements. Title to the Stage I Improvements automatically passes to the **CITY** upon the **CITY'S** written acceptance of the Stage I Improvements. Except to the extent the **CITY** has accepted all or portions of the Stage I Improvements, in writing, prior to the lapse, expiration, or other termination of the **CITY'S** financial guaranty described in Section 6 and except to the extent the **CITY** and the **PERMITTEE** may agree,

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in writing, to defer the **CITY'S** acceptance of certain specified Stage I Improvements, the **CITY** is deemed to have accepted the Stage I Improvements when the **CITY** releases the financial guaranty described in Section 6 or allows such financial guarantee to lapse, expire or otherwise terminate.

11. Stage I Improvements License. The **PERMITTEE** hereby grants the **CITY** and the **CITY'S** agents, employees, officers, and contractors an irrevocable license to enter the Subject Property to perform all necessary work and/or inspections the **CITY** deems appropriate during the **PERMITTEE'S** installation of the Stage I Improvements. The license shall expire after the **CITY** accepts ownership of Stage I Improvements.

12. Stage II **CITY** Improvements. The improvements the **PERMITTEE** must construct or install are as follows:

    a. Street striping and signing.
    b. Streetlights.
    c. Inspection.
    d. Monuments.
    e. Stage II cash deposit.

    (the "Stage II Improvements"). The **PERMITTEE** must complete the construction of the Stage II Improvements within one (1) year after the date upon which the Plat is recorded. The Plat must be recorded within two (2) years of approval by the **CITY**.

    PERMITTEE must install the Stage II Improvements in accordance with the Plans. Per City Code Section 117-615, the **PERMITTEE** shall provide the **CITY** with a set of re-producible as-built plans in Computer Aided Drafting (CAD) format upon completion of the Stage II Improvements and acceptance by the **CITY**. As as-built plans are a required Stage II Improvement item per City Code Section 117-615, the **CITY** will not release the required Stage I Improvement Financial Guarantee noted in paragraph #6 above. Additionally, the **PERMITTEE** agrees to provide to the **CITY** the plans in CAD format prior to the commencement of construction of the Stage II Improvements.

13. Financial Guaranty for Stage II Improvements. The **PERMITTEE** shall provide a financial guarantee to the **CITY** guaranteeing the construction of the Stage II Improvements and their timely completion. Said financial guarantee is already covered in Paragraph #6 above. No additional amount is necessary.

14. Warranty for Stage I and Stage II Improvements. The **PERMITTEE** shall provide a one year warranty in the form of a maintenance bond in the amount of 25% of the cost of the Stage I and Stage II Improvements. Said warranty shall be in force for one year following the final acceptance of any require improvements and shall guarantee satisfactory performance of said improvement. The warranty must be in

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the form of a Letter of Credit in a form acceptable to the **CITY'S** Finance Director or cash escrow.

15. Stage I and Stage II Improvements to Outlots. The **PERMITTEE** acknowledges that Stage I and Stage II Improvements are not being required for proposed Outlots, but will be required upon development of said Outlots.

16. Street Cleaning and Clean Up. After the street surfacing that is a part of the Stage I and Stage II Improvements is installed, the **PERMITTEE** shall clear any soil, earth, or debris from the streets. From time to time, the **CITY** may remove accumulations of soil, earth, and debris from the streets resulting from the construction of the improvements. It shall be the **PERMITTEE'S** responsibility to pay the reasonable costs associated with this necessary street cleaning. Invoices from the **CITY** to the **PERMITTEE** for such costs shall be paid within fifteen (15) days of the date of the invoice.

17. Payment of Development Fees. The **PERMITTEE** must pay to the **CITY** the fees described on Exhibit B which may include, but are not limited to, Park Land Dedication Fees, Trail Development Fees, Sanitary Sewer Connection (Trunk) Fees, Water Connection (Trunk) Fees, Sanitary Sewer Lateral Fees, Water Lateral Fees, Storm Management Fees, Street Light as well as Street Light Operation and Maintenance Fees.

18. Requirements for Building and Occupancy Permits.

    a. No building permit for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) installed a Class 5 driving surface to within 300 feet of the structure; (b) provided the **CITY** Building Official with a Certificate of Survey; c.) the financial guaranty described in Section 6 to the **CITY**; d.) obtained all necessary permits from the Lower Rum River Watershed Management Organization and the Anoka County Soil Conservation District and has provided a copy of each such permit to the **CITY;** and

    b. No occupancy permit for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) constructed vehicular access to the lot, including the installation of at least one layer of bituminous surfacing; (b) constructed all utilities and storm water facilities this Contract requires to serve the lot and such utilities and storm water facilities are in place, and operational and the **CITY** has accepted those utilities and storm water facilities; (c) for lots that have a slope of less than 2%, provided the **CITY** with a certificate of grading, prepared by a licensed (State of Minnesota) professional land surveyor, certifying that the flattest grade on the lot is 1% or greater; and (d) installed and planted the sod and landscaping that are required as a part of the Stage I Improvements.

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19. **PERMITTEE** Defaults. If the **PERMITTEE** defaults in the performance of one or more of the **PERMITTEE'S** obligations under this Contract, i) the **CITY** gives the **PERMITTEE** thirty (30) days written notice of the default and ii) the **PERMITTEE** fails to cure the default within said thirty (30), then the **CITY** may pursue any and all remedies available at law or in equity including, but not limited to, the following:

a. The **CITY** may, at its option, perform or engage one or more third parties to perform the **PERMITTEE'S** obligations. If, in the reasonable judgment of the **CITY'S** staff, the **PERMITTEE'S** default creates an immediate risk to public health or safety, the **CITY** may perform or engage one or more third parties to perform the work before the **CITY** provides the notice described in the initial paragraph of this Section, but the **CITY** must use commercially reasonable efforts to notify the **PERMITTEE** as promptly as possible that the **CITY** is undertaking to perform the **PERMITTEE'S** obligation or obligations. If the **CITY** performs one or more obligations of the **PERMITTEE**, the **PERMITTEE** must reimburse the **CITY** for any costs or expenses the **CITY** incurs, including costs and expenses for **CITY** staff time, to perform the work within 30 days after the **CITY** notifies the **PERMITTEE**, in writing, of the costs and expenses the **CITY** incurred to perform the work. If the **PERMITTEE** does not reimburse the **CITY** within said 30 day period, the **CITY** may pursue any remedies available to the **CITY** either at law or in equity or, in the alternative, the **CITY** may draw on the financial guaranty the **PERMITTEE** has provided to the **CITY** pursuant to this Agreement to reimburse itself for the expenses the **CITY** incurs to perform the work. This Agreement is a license for the **CITY** to act, and it shall not be necessary for the **CITY** to seek a Court Order for permission to enter the **PERMITTEE** Property. As an alternative to seeking recovery from the **PERMITTEE** or the financial guaranty, the **CITY** may levy special assessments against the **PERMITTEE** Property in accordance with Minnesota Statutes Section 429, and the **PERMITTEE**, for itself and its successors in title, hereby expressly waives any and all substantive and procedural objections or defenses the **PERMITTEE** may have to such special assessments;

b. The **CITY** may commence an action in Anoka County District Court to pursue any remedy available to the **CITY** at law or in equity including, but not limited to, injunctive relief;

c. The **CITY** may refuse to grant building permits for improvements to be constructed on any lots within the Plat until the **PERMITTEE** has cured all of its defaults; and

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d. The **CITY** may draw upon all or any portion of the financial guaranty the **PERMITTEE** has provided to the **CITY** pursuant to Section 6 and (i) use all or any portion of the proceeds from the financial guaranty to reimburse the **CITY** pursuant to subsection (a) above; (ii) use all or any portion of the proceeds from the financial guaranty to satisfy any judgment the **CITY** obtains against the **PERMITTEE** pursuant to subsection (b) above; (iii) use all or any portion of the proceeds to reimburse the **CITY** pursuant to Section 19 (j) below; and (iv) hold all or any portion of the proceeds for a reasonable time for the future application as described in subsections (i), (ii) and (iii) of this Section 18(d).

20. Miscellaneous.

a. Invalidity of Any Section. If any portion, section, subsection, sentence, clause, paragraphs or phrase of this Agreement is for any reason invalid, such decision shall not affect the validity of the remaining portion of this Agreement.

b. Written Amendments Only. The action or inaction of the **CITY** or the **PERMITTEE** shall not constitute a waiver or amendment to the provisions of this Agreement. To be binding, amendments or waivers shall be in writing, signed by the parties, and approved by a resolution of the **CITY** Council. The **CITY'S** or the **PERMITTEE'S** failure to promptly take legal action to enforce this Agreement shall not be a waiver or release.

c. Compliance with Laws and Regulations. The **PERMITTEE** represents to the **CITY** that the Plat complies with all **CITY**, County, metropolitan, State, and Federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances and environmental regulations. If the **CITY** determines that the Plat does not comply, the **CITY** may, at its option, refuse to allow any construction or development work in the Plat until the **PERMITTEE** does comply. Upon the **CITY**'**S** demand **PERMITTEE** shall cease work until there is compliance.

d. Mailbox Locations. If the **PERMITTEE** desires to construct mailboxes within the public right of way, the **PERMITTEE** agrees that the placement of mailboxes along public streets is subject to the approval by the **CITY**. Utility locates will be necessary.

e. Boulevard and Wetland Restoration. The **PERMITTEE** shall be responsible for the cost of establishing seed in all boulevards within thirty (30) days of the completion of the street improvements, and restoring all

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other areas disturbed by the development grading operation in accordance with the approved Grading and Erosion Control plan. The **PERMITTEE** shall be responsible for the cost of cleaning any soil, earth, or debris from the wetlands within and adjacent to this Plat resulting from grading performed in the development of the Plat.

f. Construction, Hours and Entrance Signs. The **CITY** restricts construction and delivery hours to Monday through Friday 7:00 a.m. to 8:00 p.m. The **CITY** must approve any work on Saturday and is limited to the hours of 7:00 a.m. to 8:00 p.m. The **PERMITTEE** agrees that no staging or parking shall be allowed on East Ramsey Parkway without prior approval by the **CITY**. The **PERMITTEE** agrees that no parking on East Ramsey Parkway shall occur on any Thursday during The Draw Summer Event Series. The **PERMITTEE** agrees that no parking shall be allowed on East Ramsey Parkway during any scheduled **CITY** event. The **PERMITTEE** is required to provide a sign at each entrance point stating delivery and construction operation hours. Said signs are not to exceed eighty (80) square feet in size and must be clearly visible at all times during the construction period.

g. Construction Site Maintenance. The **PERMITTEE** shall adhere to all of the **CITY** ordinances relating to, but not limited to, dumping of garbage, site development, construction debris, open burning, etc. The **CITY** reserves the right to withhold permits, inspections, or certificates of occupancy to correct violations relating to construction site maintenance.

h. Estimated Cost. It is understood and agreed that cost amounts set forth in this Agreement as to Stage I and Stage II Improvements, unless qualified as fixed amounts, are estimated. The **PERMITTEE** agree to pay the entire cost of said improvements including interest, engineering and legal fees related thereto.

i. Plat Approval Expenses. The **PERMITTEE** agrees that it will pay to **CITY** all **CITY** reasonable expenses incurred in the approval of the Plat, including, but not limited to, administration expenses, engineering and legal fees. Said expenses incurred after recording of the Final Plat shall also be paid within said fifteen (15) day billing period. Failure to pay the **CITY'S** expenses within the fifteen (15) day billing period will permit the **CITY** to draw upon any of the escrows required by this Agreement for payment.

j. Reimbursement to the **CITY**. The **PERMITTEE** agree to reimburse the **CITY** for all reasonable costs incurred by the **CITY** in defense or

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enforcement of this Agreement, or any portion thereof, including court costs and reasonable engineering and attorney's fees.

k. Certificate of Occupancy. The term "Certificate of Occupancy" as used in this Agreement shall be defined as a document issued by the **CITY'S** Building Official, which authorizes the structure to be used for its intended purposes.

l. Notices. Required notices shall be in writing, and shall be either hand delivered to the Parties, its employees or agents, or mailed to them by certified or registered mail at the following address:

TO PERMITTEE:
PSD, LLC
Attn: Matt Kuker, Chief Operating Officer
7533 Sunwood Dr NW, Suite 315
Ramsey, MN 55303

TO THE CITY:
City of Ramsey
Attn: Community Development Director
7550 Sunwood Drive NW
Ramsey, MN 55303

THE PERMITTEE:

PSD, LLC

By:_____

Its: _____

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

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The foregoing instrument was acknowledged before me this _____ day of _____ , 2015, by _____, the _____ of PSD, LLC, a domestic limited liability company under the laws of the State of Minnesota on behalf of the corporation.

_____

Notary Public

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THE CITY:

CITY OF RAMSEY

By:_____
Its: Mayor

By:_____
Its: City Clerk

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The forgoing instrument was acknowledged before me on this_____ day of_____ 2015, by Sarah Strommen and JoAnn M. Thieling, the Mayor and the City Clerk of the City of Ramsey, a charter city and municipal corporation organized under the laws of the state of Minnesota on behalf of the City.

_____

Notary Public

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This document drafted by:
Cityof Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

This document reviewed by:
Ratwik, Roszak & Maloney, P.A.
730 Second Ave. S., Suite 300
Minneapolis, MN 55402

EXHIBIT A

Legal Description of the Subject Property

Outlots A & B, RAMSEY TOWN CENTER 11TH ADDITION, Anoka County, Minnesota

-or upon recording-

Lot 1, Block 1 and Outlot A, COR PARKVIEW ADDITION, and Outlot B, RAMSEY TOWN CENTER 11TH ADDITION, Anoka County, Minnesota

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EXHIBIT B

Fees Payable to the City

Fee	Amount	# of Units	Total
Park Dedication	$2,600/unit	121	$314,600
Trail Development	$700/unit	121	$84,700
Water Trunk	$1,597/unit	121	$193,237
Sanitary Sewer Trunk	$1,126	121	$136,246
Stormwater Management	$459/unit	121	$55,539
Street Light	$1,300/light	2	$2,600
Street Light O & M	$294/light	TBD	$588

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Exhibit C
Engineer's Estimate

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PSD - PARKVIEW EAST APARTMENTS - INFRASTRUCTURE ESTIMATE - PUBLIC

CITY OF RAMSEY, MN
BMI #R16.109475

DATE: 9/17/2015

ITEM NO.	ITEM DESCRIPTION	UNIT	UNIT COST	TOTAL QUANTITY	TOTAL COST
PUBLIC IMPROVEMENTS - ROADWAY & SIDEWALK					
1	MOBILIZATION	LUMP SUM	$10,000.00	1	$10,000.00
2	REMOVE BITUMINOUS PAVEMENT	SQ YD	$2.00	780	$1,560.00
3	COMMON EXCAVATION	CU YD	$12.00	1100	$13,200.00
4	AGGREGATE BASE CLASS 5 (CV)	CU YD	$25.00	600	$15,000.00
5	TYPE SP 9.5 WEARING COURSE (2,B) (SPWEA240B) (2360)	TON	$75.00	235	$17,625.00
6	TYPE SP 12.5 NON-WEARING COURSE (2,B) (SPNWB230B) (2360)	TON	$70.00	235	$16,450.00
7	ADJUST VALVE BOX	EACH	$500.00	1	$500.00
8	5" CONCRETE WALK	SQ YD	$49.00	750	$36,750.00
9	CONCRETE CURB & GUTTER	LIN FT	$14.00	1200	$16,800.00
10	TRAFFIC CONTROL	LUMP SUM	$1,000.00	1	$1,000.00
11	SIGNAGE	LUMP SUM	$2,500.00	1	$2,500.00
12	LANDSCAPE TREES	EACH	$600.00	27	$16,200.00
13	IRRIGATION SYSTEM	LUMP SUM	$10,000.00	1	$10,000.00
14	STORM DRAIN INLET PROTECTION	EACH	$150.00	25	$3,750.00
15	DITCH CHECK TYPE BIOLOG	LIN FT	$4.00	500	$2,000.00
16	TEMPORARY ROCK CONSTRUCTION ENTRANCE	EACH	$1,500.00	2	$3,000.00
17	SOD	SQ YD	$5.00	2500	$12,500.00
				TOTAL PUBLIC ROADWAY & SIDEWALK COST:	$178,835.00
STORM SEWER					
1	24" RC PIPE SEWER DES 3006 CL III	LIN FT	$38.00	56	$2,128.00
2	CONNECT TO EXISTING STORM SEWER	EACH	$1,000.00	1	$1,000.00
3	CONSTRUCT DRAINAGE STRUCTURE 96" DESIGN 4022	LIN FT	$850.00	6.74	$5,729.00
4	CASTING ASSEMBLY	EACH	$550.00	1	$550.00
				TOTAL STORM SEWER COST:	$9,407.00
WATERMAIN & SANITARY SEWER - PUBLIC					
1	PIPE FITTINGS	POUND	$8.00	350	$2,800.00
2	6" GATE VALVE & BOX	EACH	$1,500.00	1	$1,500.00
3	8" GATE VALVE & BOX	EACH	$1,750.00	4	$7,000.00
4	CONNECT TO EXISTING WATER MAIN	EACH	$800.00	2	$1,600.00
5	HYDRANT	EACH	$4,000.00	1	$4,000.00
6	6" DIP CL 52 WATERMAIN	LIN FT	$28.00	12	$336.00
7	8" DIP CL 52 WATERMAIN	LIN FT	$32.00	405	$12,960.00
8	4" WATERMAIN INSULATION	SQ YD	$50.00	10	$500.00
9	CONNECT TO EXISTING SANITARY SEWER	EACH	$1,250.00	1	$1,250.00
10	8" PVC SANITARY SEWER SDR 26	LIN FT	$40.00	64	$2,560.00
11	48" SANITARY MANHOLE	LIN FT	$350.00	9.63	$3,370.50
12	CASTING ASSEMBLY	EACH	$550.00	1	$550.00
				TOTAL WATERMAIN & SANITARY SEWER - PUBLIC COST:	$38,426.50
				TOTAL ESTIMATED CONSTRUCTION COST:	**$226,668.50**

CITY OF RAMSEY
DEVELOPMENT PERMIT FOR COR PARKVIEW ADDITION

This Agreement (hereinafter the "Agreement") is dated as of this _____ day of _____, 2015 and is by and between the **CITY OF RAMSEY**, a Minnesota municipal corporation (the "**CITY**") and **PARKVIEW EAST, LLC**, 7533 Sunwood Dr NW, Suite 315, Ramsey, MN 55303, a Minnesota domestic limited liability company (the "**PERMITTEE**").

WHEREAS, the **PERMITTEE** is the owner of land legally described on the attached Exhibit A (the "Subject Property"); and

WHEREAS, the **PERMITTEE** has received approval from the **CITY** to subdivide the Subject Property and plat the same as COR PARKVIEW ADDITION (the "Plat"); and

WHEREAS, the Plat re-subdivides the Subject Property into Lot 1, Block 1, and Outlot A, COR PARKVIEW ADDITION, Anoka County, Minnesota.

THEREFORE, THE CITY AND THE PERMITTEE AGREE AS FOLLOWS:

1. Conditions of Approval. The **CITY** has approved the Plat subject to satisfaction of the following conditions subsequent:

   a. The **PERMITTEE'S** Execution of this Agreement. That the **PERMITTEE** enter into this Agreement.

   b. Marketable Title. That prior to recording the Plat, the **PERMITTEE** shall provide the **CITY** with proof of marketable title to the Subject Property either through a currently certified abstract, registered property abstract or title insurance commitment or policy**.**

   c. Proof of Authority. That the **PERMITTEE** provide proof that the respective governing boards of the **PERMITTEE** have authorized the **PERMITTEE'S** execution of this Agreement. This proof of authority may be satisfied by providing the **CITY** with a certified copy of the minutes of the governing board of each entity which grants such authority.

2. The Plans. The term "Plans" as used in this Agreement means the Final Plat Plans prepared by Bolton and Menk, dated July 15, 2015 and Cole Architects dated August 10, 2015. The Plans remain subject to: (a) **CITY** Staff's review and approval of the Plans, among other things, confirm that the revisions requested in the **CITY** review letter have been made; and (b) such further revisions as the **PERMITTEE** may propose and the **CITY** approves. The Plans shall not be attached to this Agreement, but are in the **CITY'S** files.

3. **Required Improvements.** The **PERMITTEE** shall construct and install the following site improvements on and adjacent to the Subject Property in accordance with the specifications and location as shown on the Plans**.** The Required Improvements are as follows:

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a. Site grading
b. Private storm sewer and appurtenances.
c. Private sanitary sewer system
d. Private watermains and appurtenances
e. Private trunk and lateral storm drainage facilities
f. Bituminous driveways, parking lots, and maneuvering areas.
g. Public and private sidewalks
h. Continuous, B6/12 concrete curbing and gutter around the perimeter of all bituminous surfaces.
i. Installation of
j. Irrigation metering and backflow devices shall be approved as part of the Utility Plan, and installed accordingly.
k. Irrigation rain sensors shall be installed and appropriately placed throughout the development.
l. Establishment of turf in areas disturbed during construction and in accordance with the Plat.
m. Temporary and permanent erosion control

("Required Improvements)".

The **PERMITTEE** agrees to construct the Required Improvements according to the terms and conditions of this Agreement and in accordance with the Plans and the City Code. Per City Code Section 117-615, the **PERMITTEE** shall provide the **CITY** with a set of re-producible as-built plans in Computer Aided Drafting (CAD) format upon completion of the Required Improvements and acceptance by the **CITY**. As as-built plans are a required Stage I Improvement item per City Code Section 117-615, the **CITY** will not release the required Stage I Improvement Financial Guarantee noted in paragraph #6 below. Additionally, the **PERMITTEE** agrees to provide to the **CITY** the plans in CAD format prior to the commencement of construction of the Required Improvements.

4. Additional Requirements Related to Certain Required Improvements. The **PERMITTEE** agrees to construct the Required Improvements according to the terms and conditions of this Agreement and in accordance with the Plans. The final construction plans for the Required Improvements shall be submitted to the City Engineer for review and approval prior to commencement of construction on the Required Improvements. The **PERMITTEE** shall be required to commence a pre-construction meeting held at the **CITY** offices. The **PERMITTEE** shall be responsible for contacting all utilities listed above and prepare the agenda for the pre-construction meeting. Work within existing rights of way and roadways must be completed under traffic, be brought back up to grade, and must be restored to existing conditions within 24 hours.

5. Lot Corner Staking. The **PERMITTEE** must install lot corner stakes at all lot corners.

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6. Required Improvement Financial Guarantee. The **PERMITTEE** shall provide a financial guarantee to the **CITY** guaranteeing the construction of the Required Improvements and their timely completion. The financial guarantee must be in the form of a Letter of Credit in a form acceptable to the **CITY'S** Finance Director or cash escrow. The **PERMITTEE** shall be responsible for a financial guarantee in the amount of Six Hundred Eight Thousand Six Hundred Seventy Four Dollars and No Cents **($608,674.00),** which amount is 125% of the **CITY** Engineer's estimated cost of the Required Improvements ($486,940 x 1.25). Upon completion of Required Improvements (including the removal of "temporary" erosion control measures as identified in the approved Grading Plan), acceptance by the **CITY**, supported by appropriate lien waivers, the **PERMITTEE** may request a reduction in the amount of the financial guarantee. The accepted engineer's estimate is attached as Exhibit C hereto. Partial releases of the Letter of Credit are not permitted without approval of the City Council.

7. Inspection Fees for the Required Improvements. The **PERMITTEE** shall provide an inspection fee to the **CITY** to inspect the Required Improvements. The **PERMITTEE** shall be responsible for an inspection fee in the amount of Twenty Four Thousand Three Hundred Forty Seven Dollars and No Cents **($24,347.00)**, which amount is 5% of the City Engineer's estimated cost of the Required Improvements ($486,940 x .05). The inspection fee must be in the form of a cash escrow. The **PERMITTEE** may request a refund of the remaining balance in the escrow upon completion of the Required Improvements, acceptance by the **CITY**, and supported by appropriate lien waivers. The accepted engineer's estimate is attached as Exhibit C hereto.

8. Installation of the Required Improvements. The **PERMITTEE** shall obtain all necessary permits from all governmental agencies before commencing construction of the Required Improvements. The **PERMITEE** must provide the **CITY** with copies of all necessary permits from other governmental agencies prior to or when the **PERMITTEE** applies for a building permit to construct improvements on a lot within the Plat. Within thirty (30) days after the completion of the Required Improvements, the **PERMITTEE** shall provide the **CITY** with a complete set of reproducible "As Built" plans for the Required Improvements.

9. Time of Performance for the Required Improvements. The **PERMITTEE** must complete the Required Improvements within one (1) year after the recording of the Plat. The Final Plat must be recorded within two (2) years of approval by the City Council.

10. Required Improvements License. The **PERMITTEE** hereby grants the **CITY** and the **CITY'S** agents, employees, officers, and contractors an irrevocable license to enter the Subject Property to perform all necessary work and/or inspections the **CITY** deems appropriate during the **PERMITTEE'S** installation of the Required Improvements. The license shall expire after the **CITY** accepts ownership of Required Improvements.

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11. Warranty for Required Improvements. The **PERMITTEE** shall provide a one year warranty in the form of a maintenance bond in the amount of 25% of the cost of the Stage I and Stage II Improvements. Said warranty shall be in force for one year following the final acceptance of any require improvements and shall guarantee satisfactory performance of said improvement. The warranty must be in the form of a Letter of Credit in a form acceptable to the **CITY'S** Finance Director or cash escrow.

12. Required Improvements to Outlots. The **PERMITTEE** acknowledges that Required Improvements are not being required for proposed Outlots, but will be required upon development of said Outlots.

13. Required Improvements. The **PERMITTEE** shall construct and install the following site improvements on and adjacent to the Subject Property in accordance with the specifications and location as shown on the Plans**.** The Required Improvements are as follows:

a. Site grading
b. Private storm sewer and appurtenances.
c. Private sanitary sewer system
d. Private watermains and appurtenances
e. Private trunk and lateral storm drainage facilities
f. Bituminous driveways, parking lots, and maneuvering areas.
g. Public and private sidewalks
h. Continuous, B6/12 concrete curbing and gutter around the perimeter of all bituminous surfaces.
i. Installation of
j. Irrigation metering and backflow devices shall be approved as part of the Utility Plan, and installed accordingly.
k. Irrigation rain sensors shall be installed and appropriately placed throughout the development.
l. Establishment of turf in areas disturbed during construction and in accordance with the Plat.
m. Temporary and permanent erosion control

("Required Improvements)".

14. Street Cleaning and Clean Up. After the street surfacing that is a part of the Required Improvements is installed, the **PERMITTEE** shall clear any soil, earth, or debris from the streets. From time to time, the **CITY** may remove accumulations of soil, earth, and debris from the streets resulting from the construction of the improvements. It shall be the **PERMITTEE'S** responsibility to pay the reasonable costs associated with this necessary street cleaning. Invoices from the **CITY** to the **PERMITTEE** for such costs shall be paid within fifteen (15) days of the date of the invoice.

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15. Requirements for Building and Occupancy Permits.

a. No building permit for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) installed a Class 5 driving surface to within 300 feet of the structure; (b) provided the **CITY** Building Official with a Certificate of Survey; c.) the financial guaranty described in Section 6 to the **CITY**; d.) obtained all necessary permits from the Lower Rum River Watershed Management Organization and the Anoka County Soil Conservation District and has provided a copy of each such permit to the **CITY;** and

b. No occupancy permit for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) constructed vehicular access to the lot, including the installation of at least one layer of bituminous surfacing; (b) constructed all utilities and storm water facilities this Contract requires to serve the lot and such utilities and storm water facilities are in place, and operational and the **CITY** has accepted those utilities and storm water facilities; (c) for lots that have a slope of less than 2%, provided the **CITY** with a certificate of grading, prepared by a licensed (State of Minnesota) professional land surveyor, certifying that the flattest grade on the lot is 1% or greater; and (d) installed and planted the sod and landscaping that are required as a part of the Required Improvements.

16. **PERMITTEE** Defaults. If the **PERMITTEE** defaults in the performance of one or more of the **PERMITTEE'S** obligations under this Contract, i) the **CITY** gives the **PERMITTEE** thirty (30) days written notice of the default and ii) the **PERMITTEE** fails to cure the default within said thirty (30), then the **CITY** may pursue any and all remedies available at law or in equity including, but not limited to, the following:

a. The **CITY** may, at its option, perform or engage one or more third parties to perform the **PERMITTEE'S** obligations. If, in the reasonable judgment of the **CITY'S** staff, the **PERMITTEE'S** default creates an immediate risk to public health or safety, the **CITY** may perform or engage one or more third parties to perform the work before the **CITY** provides the notice described in the initial paragraph of this Section, but the **CITY** must use commercially reasonable efforts to notify the **PERMITTEE** as promptly as possible that the **CITY** is undertaking to perform the **PERMITTEE'S** obligation or obligations. If the **CITY** performs one or more obligations of the **PERMITTEE**, the **PERMITTEE** must reimburse the **CITY** for any costs or expenses the **CITY** incurs, including costs and expenses for **CITY** staff time, to perform the work within 30 days after the **CITY** notifies the **PERMITTEE**, in writing, of the costs and expenses the **CITY** incurred to perform the work. If the **PERMITTEE** does not reimburse the **CITY** within said 30 day period, the **CITY** may pursue any remedies available to the **CITY** either at law or in

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equity or, in the alternative, the **CITY** may draw on the financial guaranty the **PERMITTEE** has provided to the **CITY** pursuant to this Agreement to reimburse itself for the expenses the **CITY** incurs to perform the work. This Agreement is a license for the **CITY** to act, and it shall not be necessary for the **CITY** to seek a Court Order for permission to enter the **PERMITTEE** Property. As an alternative to seeking recovery from the **PERMITTEE** or the financial guaranty, the **CITY** may levy special assessments against the **PERMITTEE** Property in accordance with Minnesota Statutes Section 429, and the **PERMITTEE**, for itself and its successors in title, hereby expressly waives any and all substantive and procedural objections or defenses the **PERMITTEE** may have to such special assessments;

b. The **CITY** may commence an action in Anoka County District Court to pursue any remedy available to the **CITY** at law or in equity including, but not limited to, injunctive relief;

c. The **CITY** may refuse to grant building permits for improvements to be constructed on any lots within the Plat until the **PERMITTEE** has cured all of its defaults; and

d. The **CITY** may draw upon all or any portion of the financial guaranty the **PERMITTEE** has provided to the **CITY** pursuant to Section 6 and (i) use all or any portion of the proceeds from the financial guaranty to reimburse the **CITY** pursuant to subsection (a) above; (ii) use all or any portion of the proceeds from the financial guaranty to satisfy any judgment the **CITY** obtains against the **PERMITTEE** pursuant to subsection (b) above; (iii) use all or any portion of the proceeds to reimburse the **CITY** pursuant to Section 19 (j) below; and (iv) hold all or any portion of the proceeds for a reasonable time for the future application as described in subsections (i), (ii) and (iii) of this Section 18(d).

17. Miscellaneous.

a. Invalidity of Any Section. If any portion, section, subsection, sentence, clause, paragraphs or phrase of this Agreement is for any reason invalid, such decision shall not affect the validity of the remaining portion of this Agreement.

b. Written Amendments Only. The action or inaction of the **CITY** or the **PERMITTEE** shall not constitute a waiver or amendment to the provisions of this Agreement. To be binding, amendments or waivers shall be in writing, signed by the parties, and approved by a resolution of the **CITY**

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Council. The **CITY'S** or the **PERMITTEE'S** failure to promptly take legal action to enforce this Agreement shall not be a waiver or release.

c. Compliance with Laws and Regulations. The **PERMITTEE** represents to the **CITY** that the Plat complies with all **CITY**, County, metropolitan, State, and Federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances and environmental regulations. If the **CITY** determines that the Plat does not comply, the **CITY** may, at its option, refuse to allow any construction or development work in the Plat until the **PERMITTEE** does comply. Upon the **CITY'S** demand **PERMITTEE** shall cease work until there is compliance.

d. Mailbox Locations. If the **PERMITTEE** desires to construct mailboxes within the public right of way, the **PERMITTEE** agrees that the placement of mailboxes along public streets is subject to the approval by the **CITY**. Utility locates will be necessary.

e. Boulevard and Wetland Restoration. The **PERMITTEE** shall be responsible for the cost of establishing seed in all boulevards within thirty (30) days of the completion of the street improvements, and restoring all other areas disturbed by the development grading operation in accordance with the approved Grading and Erosion Control plan. The **PERMITTEE** shall be responsible for the cost of cleaning any soil, earth, or debris from the wetlands within and adjacent to this Plat resulting from grading performed in the development of the Plat.

f. Construction, Hours and Entrance Signs. The **CITY** restricts construction and delivery hours to Monday through Friday 7:00 a.m. to 8:00 p.m. The **CITY** must approve any work on Saturday and is limited to the hours of 7:00 a.m. to 10:00 p.m. The **PERMITTEE** agrees that no staging or parking shall be allowed on East Ramsey Parkway without prior approval by the **CITY**. The **PERMITTEE** agrees that no parking on East Ramsey Parkway shall occur on any Thursday during The Draw Summer Event Series. The **PERMITTEE** agrees that no parking shall be allowed on East Ramsey Parkway during any scheduled **CITY** event. The **PERMITTEE** is required to provide a sign at each entrance point stating delivery and construction operation hours. Said signs are not to exceed eighty (80) square feet in size and must be clearly visible at all times during the construction period.

g. Construction Site Maintenance. The **PERMITTEE** shall adhere to all of the **CITY** ordinances relating to, but not limited to, dumping of garbage, site development, construction debris, open burning, etc. The **CITY**

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reserves the right to withhold permits, inspections, or certificates of occupancy to correct violations relating to construction site maintenance.

h. Estimated Cost. It is understood and agreed that cost amounts set forth in this Agreement as to Stage I and Stage II Improvements, unless qualified as fixed amounts, are estimated. The **PERMITTEE** agree to pay the entire cost of said improvements including interest, engineering and legal fees related thereto.

i. Plat Approval Expenses. The **PERMITTEE** agrees that it will pay to **CITY** all **CITY** reasonable expenses incurred in the approval of the Plat, including, but not limited to, administration expenses, engineering and legal fees. Said expenses incurred after recording of the Final Plat shall also be paid within said fifteen (15) day billing period. Failure to pay the **CITY'S** expenses within the fifteen (15) day billing period will permit the **CITY** to draw upon any of the escrows required by this Agreement for payment.

j. Reimbursement to the **CITY**. The **PERMITTEE** agree to reimburse the **CITY** for all reasonable costs incurred by the **CITY** in defense or enforcement of this Agreement, or any portion thereof, including court costs and reasonable engineering and attorney's fees.

k. Certificate of Occupancy. The term "Certificate of Occupancy" as used in this Agreement shall be defined as a document issued by the **CITY'S** Building Official, which authorizes the structure to be used for its intended purposes.

l. Notices. Required notices shall be in writing, and shall be either hand delivered to the Parties, its employees or agents, or mailed to them by certified or registered mail at the following address:

TO PERMITTEE:
PARKVIEW EAST, LLC
Attn: Matt Kuker, Chief Operating Officer
7533 Sunwood Dr NW, Suite 315
Ramsey, MN 55303

TO THE CITY:
City of Ramsey
Attn: Community Development Director
7550 Sunwood Drive NW

DRAFT

Ramsey, MN 55303

THE PERMITTEE:

PARKVIEW EAST, LLC

By:_____

Its: _____

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____ , 2015, by _____, the _____ of PARKVIEW EAST, LLC, a domestic limited liability company under the laws of the State of Minnesota on behalf of the corporation.

_____

Notary Public

DRAFT

THE CITY:

CITY OF RAMSEY

By:_____
Its: Mayor

By:_____
Its: City Clerk

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The forgoing instrument was acknowledged before me on this_____ day of_____ 2015, by Sarah Strommen and JoAnn M. Thieling, the Mayor and the City Clerk of the City of Ramsey, a charter city and municipal corporation organized under the laws of the state of Minnesota on behalf of the City.

_____

Notary Public

DRAFT

This document drafted by:
Cityof Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

This document reviewed by:
Ratwik, Roszak & Maloney, P.A.
730 Second Ave. S., Suite 300
Minneapolis, MN 55402

EXHIBIT A

Legal Description of the Subject Property

Outlot A, RAMSEY TOWN CENTER 11TH ADDITION, Anoka County, Minnesota

-or upon recording-

Lot 1, Block 1 and Outlot A, COR PARKVIEW ADDITION, Anoka County, Minnesota

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EXHIBIT B

Fees Payable to the City

Not included. Development Fees are being collected as part of the Development Agreement by and between the CITY and PSD, LLC.

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Exhibit C
Engineer's Estimate

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PSD - PARKVIEW EAST APARTMENTS - INFRASTRUCTURE ESTIMATE - PRIVATE

CITY OF RAMSEY, MN
BMI #R16.109475

DATE: 9/17/2015

ITEM NO.	ITEM DESCRIPTION	UNIT	UNIT COST	TOTAL QUANTITY	TOTAL COST
PRIVATE IMPROVEMENTS - PARKING LOT & SIDEWALK					
1	COMMON EXCAVATION	CU YD	$5.00	2000	$10,000.00
2	AGGREGATE BASE CLASS 5 (CV)	CU YD	$25.00	3500	$87,500.00
3	TYPE SP 9.5 WEARING COURSE (2,B) (SPWEA240B) (2360)	TON	$75.00	925	$69,375.00
4	TYPE SP 12.5 NON-WEARING COURSE (2,B) (SPNWB230B) (2360)	TON	$70.00	1230	$86,100.00
5	5" CONCRETE WALK	SQ YD	$49.00	260	$12,740.00
6	CONCRETE CURB & GUTTER	LIN FT	$14.00	2240	$31,360.00
7	SOD	SQ YD	$5.00	2500	$12,500.00
				TOTAL PRIVATE PARKING LOT & SIDEWALK COST:	$309,575.00
STORM SEWER					
1	12" RC PIPE SEWER DES 3006 CL V	LIN FT	$28.00	745	$20,860.00
2	15" RC PIPE SEWER DES 3006 CL V	LIN FT	$30.00	182	$5,460.00
3	18" RC PIPE SEWER DES 3006 CL V	LIN FT	$32.00	265	$8,480.00
4	24" RC PIPE SEWER DES 3006 CL III	LIN FT	$38.00	37	$1,406.00
5	CONNECT TO EXISTING STORM SEWER	EACH	$1,000.00	1	$1,000.00
6	HDS DOWNSTREAM DEFENDER	LUMP SUM	$20,000.00	1	$20,000.00
7	CONSTRUCT DRAINAGE STRUCTURE DESIGN H	LIN FT	$300.00	2.98	$894.00
8	CONSTRUCT DRAINAGE STRUCTURE 2'X3'	LIN FT	$300.00	9.69	$2,907.00
9	CONSTRUCT DRAINAGE STRUCTURE 48" DESIGN 4022	LIN FT	$300.00	45.39	$13,617.00
10	CONSTRUCT DRAINAGE STRUCTURE 60" DESIGN 4022	LIN FT	$500.00	5.75	$2,875.00
11	CASTING ASSEMBLY	EACH	$550.00	14	$7,700.00
				TOTAL STORM SEWER COST:	$85,199.00
WATERMAIN & SANITARY SEWER - PRIVATE					
1	PIPE FITTINGS	POUND	$8.00	300	$2,400.00
2	4" GATE VALVE & BOX	EACH	$1,250.00	1	$1,250.00
3	6" GATE VALVE & BOX	EACH	$1,500.00	2	$3,000.00
4	8" GATE VALVE & BOX	EACH	$1,750.00	2	$3,500.00
5	CONNECT TO EXISTING WATER MAIN	EACH	$800.00	1	$800.00
6	HYDRANT	EACH	$4,000.00	1	$4,000.00
7	4" DIP CL 52 WATERMAIN	LIN FT	$28.00	18	$504.00
8	6" DIP CL 52 WATERMAIN	LIN FT	$28.00	68	$1,904.00
9	8" DIP CL 52 WATERMAIN	LIN FT	$32.00	570	$18,240.00
10	4" WATERMAIN INSULATION	SQ YD	$50.00	15	$750.00
11	10" PVC SANITARY SEWER SDR 26	LIN FT	$45.00	562	$25,290.00
12	48" SANITARY MANHOLE	LIN FT	$350.00	23.79	$8,326.50
13	CASTING ASSEMBLY	EACH	$550.00	2	$1,100.00
				TOTAL WATERMAIN & SANITARY SEWER - PRIVATE COST:	$71,064.50
				TOTAL ESTIMATED CONSTRUCTION COST:	**$465,838.50**

Councilmember ____ introduced the following resolution and moved for its adoption:

RESOLUTION #15-09-241

RESOLUTION APPROVING DEVELOPMENT AGREEMENT FOR COR PARKVIEW ADDITION AND DEVELOPMENT PERMIT FOR PARKVIEW EAST

WHEREAS, PSD, LLC, hereafter referred to as "Developer", properly applied for preliminary plat approval of the following described property located in the City of Ramsey:

Outlots A & B, RAMSEY TOWN CENTER 11TH ADDITION

(the "Subject Property")

WHEREAS, on March 5, 2015, the City received an Application for Major Plat from PSD, LLC; and

WHEREAS, the City finds that the Plat does not required an Environmental Assessment Worksheet (EAW) or Environmental Impact Statement (EIS) due to the size of the project and number of lots; and

WHEREAS, on April 9, 2015, the Planning Commission held a Public Hearing for the plat known as COR PARKVIEW ADDITION; and

WHEREAS, on April 28, 2015, the City Council reviewed the Preliminary Plat; and

WHEREAS, on May 26, 2015, the City Council approved the Final Plat, contingent upon the Developer entering into a Development Agreement with the City; and

WHEREAS, on June 9, 2015, the City Council approved the site plan known as Parkview East, contingent upon the Developer entering into a Development Permit with the City.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY , STATE OF MINNESOTA, as follows:

That the Ramsey City Council hereby approves the Development Agreement for COR PARKVIEW ADDITION by and between the City and PSD, LLC and the Development Permit for Parkview East by and between Parkview East, LLC.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember ____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 22nd day of September, 2015.

Mayor

ATTEST:

City Clerk

Our Mission: To work together to resposibly grow our community, and to provide quality, cost-effective, and efficient government services.

CC Regular Session **7. 5.**

Meeting Date: 09/22/2015

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Information

Title:

Consider Request from PSD LLC for a Housing Subsidy

Purpose/Background:

PURPOSE

Consider the attached request from PSD LLC to apply for a $500,000 subsidy to support the construction of a 121 unit apartment complex located within The COR.

BACKGROUND (PSD LLC/ Proposed Development)

PSD LLC is a significant land owner and well established developer in the City of Ramsey. PSD LLC recently purchased about 15 acres of City owned land located within The COR for $1.89M. It is proposed, PSD LLC will develop their new property in three phases. The first phase of their development is proposed to be a 121-unit market rate apartment complex.

The proposed apartment complex will feature a tuck-under heated and secured parking on half of the first floor, quality entrance area (fire place, couches, chandeliers), high quality detached garages, a small park (including a playground), a community garden, a mix of 1-2-3 bedroom apartments, a full size workout facility, quality community grills/ patios/ seating, community room/ game room, and quality interior design (granite counter tops, granite window sills, wood blinds, vinyl plank wood floors, stainless steel appliances, quality solid-wood cabinetry design, full-size in-unit washer/ dryers, triple pane high energy efficiency windows, garbage chutes). The proposed project will front The Draw park along Ramsey Parkway, and will comply with the City's zoning regulations (i.e. architecture).

PSD LLC estimates the first phase of their development, a 121-unit apartment complex, is nearly a $20M investment. Attached to this case is the most recent site plan and visuals of the proposed apartment complex.

BACKGROUND (Assistance Request)

PSD LLC has experienced an unanticipated hike in project costs; and feels City assistance is needed in order to move the proposed project forward. PSD LLC is confident they can prove a financial gap exists in their pro-forma and was willing to have a third party underwrite their project (Ehlers); including paying the required $7,000 fee. Staff accepted a complete application from PSD LLC on September 10.

Notification:

NA

Observations/Alternatives:

Attached to this case are a number of observation documents.

The PSD LLC application was underwritten from two separate perspectives. (1) Financially. Is the PSD LLC reasonable and justifiable? Please see attached MEMO from Ehlers. (2) Qualitatively. How does the proposed PSD LLC request relate to the City's housing assistance policy? Please see attached "Staff Scoring" document.

The attached "Staff Notes" document provides a mix of qualitative and financial perspectives on the PSD LLC request.

Staff Notes (attached):
(1) Can PSD LLC justify a financing gap actually exists?
(2) Is this request reasonable in comparison to other projects in the TC Metro?
(3) Financially, does this request make sense for the City of Ramsey?
(4) Does the City have reasonable funding source available for the requested assistance?
(5) How does this compare to the City's Housing Assistance Policy?
(6) Outside of question #3, how does this project help the City of Ramsey?
(7) What happens if this project doesn't move forward now?
(8) Why wouldn't the City consider the assistance request?
(9) What amenities does this project include?
(10) Why not tell PSD LLC to simply add more equity to the project to fill the gap?
(11) How does the timing of this request work with construction/government regulations?

Funding Source:

Subsidy Application, PSD LLC
Assistance, TIF District #14

Recommendation:

Please see observations section for Staff comments (and attached "Staff Notes" document).

The EDA reviewed this case on 09/17. In summary, they were in favor of drafting a TIF Agreement for $500,000 of pay-go assistance to PSD LLC.

Action:

Motion to (direct or do not direct) staff to draft a TIF Agreement with PSD LLC for $500,000 subsidy.

Attachments

PSD LLC Request Letter
PSD LLC Housing Subsidy Application
Staff Notes
Ehlers MEMO
Staff Scoring of PSD LLC Housing Subsidy Application
Layout and Visuals
Funding Source (Why TIF)
EDA Meeting Minutes DRAFT 09172015

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	09/17/2015 03:09 PM
Kurt Ulrich	Jo Thieling	09/17/2015 03:10 PM
Form Started By: Patrick Brama		Started On: 09/02/2015 11:25 AM

Final Approval Date: 09/17/2015

September 2, 2015

City of Ramsey Council Members and Staff,

As you know, earlier this year PSD, LLC purchased approximately 14 acres from the City of Ramsey, of which a portion of this lot would be platted to develop an apartment project. The following is a summary of what has taken place, where we are today, and how the project will advance in the future.

Background Information:

In 2014 PSD, LLC ("PSD") submitted a Purchase Agreement to the City of Ramsey ("the City") for the purchase of Outlots A & B, RTC 11th Addition. At the time the PA was submitted, there were some zoning issues. The City did not accept the PA and re-evaluated the zoning and FAR in certain areas of the COR. The City worked through these zoning issues and made some policy changes earlier this year. Prior to PSD submitting the original PA, PSD developed assumptions and commissioned a market study for market rate apartments to verify that a new building could justify the need for market rate apartments in this area. Upon building a Proforma, which weighed heavily on the contractors and architects estimated building costs, as well as, the need determined by the market study for the quantity and types of units, we proceeded with the project. At that time we met the minimum threshold return rate of 7.5% which the bank and investors require.

Where We Are Today:

We have had major cost overruns in the project. The single largest overage is the actual bid for the construction of the building. Since we closed on the lot this spring the actual bid numbers are significantly higher. During the bidding process we obtained multiple bids and selected the lowest qualified bid. All bids that were submitted were qualified and complete. As an act of good faith, the GC we selected reduced their bid in order to close the gap of the unexpected costs. Currently the land is titled to PSD, and PSD is prepping the lot for construction. Upon commencement of the construction of this project, PSD will transfer the portion of the lot to the ownership group that will construct the complex. PSD will retain ownership of the balance of the raw land and will develop this raw land when the market can justify additional projects. The entity that will own, construct and operate the building will be Parkview East, LLC, which is comprised of multiple investors. After running a cost analysis, the project was approximately $1M over the anticipated budget. Through cost cutting measures, having some items re-bid, having the GC reduce their overhead cost, and value engineering the shortfall is now slightly over $500,000.

7533 Sunwood Drive, Suite 315
Ramsey, MN 55303

Phone: (763) 427-5955

Fax: (763) 427-4151

www.psdlanddevelopment.com

Going Forward:

PSD and Parkview East are requesting some type of assistance that totals $500k in order to bridge the gap of these cost overruns. Without this assistance the project will not be able to proceed. There are many important factors that play into the timing of this project. They are as follows:

1) There is a group that is proposing an apartment complex in Anoka. The market study determined that demand in this area will overlap. Usually the first project in the ground will drive out any competitors; therefore, if our project does not start first it will stall for an undetermined amount of time.

2) Given the rising construction costs we are experiencing, we anticipate costs can only go higher. Apartment rental rates do not increase at the same proportion.

3) We are entering the fall season so if the project is pushed back too far we will incur winter heat charges for the footing and foundation. This additional expense only magnifies the shortfall.

In conclusion, initially we thought the project could be developed and constructed without any type of concessions or assistance. Once these additional costs were brought to our attention, we reassessed the cost of this project. We have provided you a project cost overview for your review. As you know we are dedicated to this City and want growth in all areas. To date, we have not received any assistance of any type for the numerous projects we have developed in the COR. Feel free to contact me if you have additional questions or would like clarification regarding the information in this letter.

Sincerely,

Matt Kuker
COO

Overview of costs for Parkview East Apartments

Construction costs:	$13,927,100
Improved land:	$1,886,052
Platting Fees and Permits	$1,353,468
Soft Costs (Financing, Interest, Legal, Accounting)	$780,189
Contingency	$300,000
Total	$18,246,809

Project Narrative:

The proposed project will be a 122 unit market rate apartment to be located in the COR. We have incorporated a high level of aesthetic items that will be visually pleasing to guests and residents of Ramsey, MN. The exterior will include Nichiwa panels, stone, brick, cantilevered balconies and building accents that complement both the residential and commercial districts. This project is adjacent to the Draw Park, there will be green spaces, patios and walking trails that connect to the Draw Park. We anticipate our tenants to be a diverse cross section of many demographics.

Housing Assistance Policy

Affordable Housing

3/20/2014

City of Ramsey

Housing Assistance Policy – Affordable

BACKGROUND **2**

HOUSING PRIORITIES **2**

SCORING PROCESS **2**

PROJECT BRIEF **4**

PROJECT DETAILS **4**

Number of Units 4

Minimum Threshold: 4

Rank Scoring 7

Total Points 11

FINANCIAL REQUIREMENTS/INFORMATION **12**

Eligible Uses of Funding 12

Required Information 12

Sources and Uses 12

Housing Assistance Policy – Affordable

Background

The City of Ramsey is committed to supporting well planned single family, multi-family development and redevelopment as a necessary element to achieve the goals for well-balanced housing inventory meeting the needs of residents during all life stages. The City Council and the Housing and Redevelopment Authority (HRA) of the City of Ramsey have determined that a policy is necessary to review requests for financial assistance related to housing projects to ensure any financially supported project meets Housing Polices of the Comprehensive Plan and housing priorities established by the City and reviewed on a regular basis.

Housing Priorities

To maximize the impact of City and HRA involvement, a priority list was developed by the Ad-Hoc-Sub-Committee of the Planning Commission and is subject to City Council approval. This is a list of priorities that the City believes would qualify for or is in the highest need of assistance, if available. This is not a reflection of the amount of individual types of housing products that the City believes will develop overall.

This list is based off current market conditions, demographics and financial need for assistance. This list will evolve over time, and will be revisited at least annually. With each project completed, the priority for assistance will change. Priorities are listed below:

1. Senior Independent
2. Affordable/Workforce
3. Redevelopment
4. Energy Efficient
5. Rehabilitation of Existing
6. Amenity Rental (market rate)
7. Three plus bedroom Rental
8. Inclusion of Accessory Dwelling Units
9. Executive Single-Family (note: City funding not likely for this product)
10. Senior Skilled Nursing
11. Assisted Living/Memory Care
12. Condominium

Scoring Process

Projects will be scored on a two (2) step process: 1) Minimum Thresholds and 2) Priority Scoring. Priority scoring is divided between *affordable housing projects* (targeting households below 80% of AMI and *market rate housing projects* (targeting households 80% and above AMI.

Housing Assistance Policy – Affordable

All applicants shall meet at least one of the goals and related implementation strategies listed below. Please provide a check mark in the box and on a separate sheet provide a brief explanation as to how the proposed project will meet the goal.

Priority scoring will be used to gauge the quality of the project and used to rank projects in the event of multiple proposals. The City reserves the right to reject any and all applications if it deems necessary.

The amount of funds that may be provided will be based on several factors including:

1. Project meets a housing priority.
2. Ability to meet the minimum thresholds.
3. Priority scoring results and the overall quality of the proposed project.
4. Availability of funding. The City reserves the right to cap the maximum assistance given, if funds are available. Grant funding will be based on the grant type and related funding.
5. Third party review. Assistance is subject to third –party financial analysis and a 'but-for' analysis. Please contact City Staff for specifics on this analysis. Financial review is subject to look-back provisions traditionally found in Tax Increment Finance (TIF) analysis.

Housing Assistance Policy – Affordable

Project Brief

Please briefly describe your project. This section will be used as general background on the project, and is not intended to be a full analysis of the project. This project description will be used for short marketing pieces if assistance is approved.

PLEASE SEE ATTACHMENT #1

Project Details

Number of Units

	Market Rate	80% AMI	60% AMI	50% AMI	30% AMI	Total # of Units
# of Units	122					

Minimum Threshold: PLEASE SEE ATTACHMENT #2

All applicants must meet one of the following minimum thresholds listed below. These are goals and implementation strategies from the City's Master Housing Plan, adopted as part of the City's 2009 Comprehensive Plan update. Check which threshold best matches your project and describe how your project will meet the implementation strategies.

	Applicant	City
Goal 1: Provide a variety of housing options for people at all life stages and income levels to encourage existing residents, and attract new residents, to stay in Ramsey throughout their lives. Housing opportunities should include a mixture of rental and owner-occupied to provide life-cycle housing choices meeting a full spectrum of demographics. [On a separate sheet please describe how your project will use one of the following implementation strategies to achieve this goal. Word limit = 500 words] 1) Work toward developing various senior housing options including independent living, cooperatives, and assisted living facilities, both market rate and affordable. 2) Focus on providing choices for empty-nesters, including aging in place and downsizing, to allow the majority of current residents to stay in Ramsey. 3) Provide opportunities for young adults to continue to live in Ramsey after leaving their parents' homes by supporting the development of quality rental housing.		

4) Provide a balanced housing supply, with approximately 90% ownership housing and 10% rental housing, to expand options for workforce housing and housing for young professionals. 5) Continue to develop more affordable single family housing such as condominiums and small-lot single family homes that includes higher architectural variety and quality. 6) Explore opportunities to attract executive level housing to provide a variety of housing choices and opportunities in the City.		
Goal 2: Revitalize/rehabilitate areas where the housing is aging and in need of repair and where the land is underutilized and/or has potential for future redevelopment consistent with the Comprehensive Plan. [On a separate sheet please describe how your project will use one of the following implementation strategies to achieve this goal. Word limit = 500 words] 1) Encourage residents to upgrade the functionality and marketability of their aging housing, and put quality additions on as they need more space. 2) Provide options for residents to subdivide if consistent with and allowed by the Comprehensive Plan. 3) Encourage redevelopment where land has potential for future development consistent with the Comprehensive Plan.		
Goal 3: Maintain and improve the housing stock to preserve the character and quality of existing neighborhoods. [On a separate sheet please describe how your project will use one of the following implementation strategies to achieve this goal. Word limit = 500 words] 1) Encourage the development of homeowner's associations or common interest communities for areas of older multifamily housing and new subdivisions of smaller lot neighborhoods. 2) Ensure that new housing developments provide appropriate density transition with existing established neighborhoods.		

3) Update and enhance design standards for new developments and encourage housing construction that incorporates quality and diverse architecture.		
Goal 4: Provide a development environment that increases residential health and reduces energy consumption. [On a separate sheet please describe how your project will use one of the following implementation strategies to achieve this goal. Word limit = 500 words] 1) The development incorporates environmentally sensitive site planning, resource efficient building materials and superior indoor environmental quality practices. 2) The development meets sustainability standards, such as Minnesota Green Star Certification or LEED. 3) Use of sustainable development elements such as the use of storm water management BMP's to manage on site storm water 4) The development incorporates connections to existing pathways and creates natural and safe walkable areas.		

Rank Scoring

Affordable Housing Project Scoring –Projects must target occupants that are below 80% AMI

Affordable Housing - Rental:	Applicant Point Allocation	City Point Allocation
Points will be given for units rented at greater affordability levels. **Chose 1 (or chose all that apply) and insert total number and percent of units at each affordability level:**	N/A	
40% of units at 60% AMI = 5 points	N/A	
20% of units at 50% AMI= 5 points	N/A	

Long-Term Affordability:	Applicant Point Allocation	City Point Allocation
Projects that demonstrate the ability to serve tenants for longest period of time. **Chose 1 (or chose all that apply) and insert total number of units.**	N/A	
30 years or more= 10 points	N/A	
15 years = 5 points	N/A	

Number of Bedrooms **If applicable, insert total number of units:**	Applicant Point Allocation	City Point Allocation
At least 25% of units include three + bedrooms = 5 points 18 3 BR, 14 2BR + DEN (COULD BE 3RD BR)	5	
At least 50% of units includes three + bedrooms total units= 10 points	N/A	

Development of Senior Housing	Applicant Point Allocation	City Point Allocation
Senior independent (rental or owner-occupied) = 5 points. **Insert total number of age restricted units.**	N/A	

Specialized Senior Housing: At least 25% of total units include one (or combination) of specialized services. **Chose 1 (or chose all that apply) and insert total number and percent of total.** Maximum of 5 points		
Assisted Living units = 5 points	N/A	
Memory care units = 5 points	N/A	
Senior skilled nursing on site= 5 points	N/A	

Mixed Income Development:	Applicant Point Allocation	City Point Allocation
	N/A	
Inclusion of market rate and affordable within a single project (single or multiple buildings). All projects must have at least 50% of units at 80% AMI or above (market rate).	N/A	

Proximity to Transit	Applicant Point Allocation	City Point Allocation
Within quarter mile (.25) of Northstar Commuter Rail-Ramsey Station: 10 points.	Circle: (Yes)/No	10
Within one-half mile (.5) of Northstar Commuter Rail-Ramsey Station: 5 points.	Circle: (Yes)/No	5
Proximity to Local Employment Within a two-mile radius of area zoned Employment= 5 points	Circle: (Yes)/No	5

Architectural Standards (check all that apply)	Applicant Point Allocation	City Point Allocation
Use of Hardi-Board or equivalent= 2 points NICHIHA ARCH PANELS	2	

Horizontal siding accessory only = 2 points TOP BAND	2	
Minimum of 30% front elevation-brick or stone= 2 points	2	
50% brick or stone threshold = 2 points	2	
Building articulation= 2 points	2	
Roof articulation= 2 points	2	
Covered front porch > 50 square feet = 2 points	N/A	
Roof < 25% of front façade= 2 points	N/A	
2+ dormers (gabled ends to not count) for SF= 2 points	N/A	
Multiple dormers if townhome building or apartment building = 2 points	2	
Use of alley or internal drive for garage access (not visible from public street and HOA maintained) = 2 points	2	
Use of side loaded garages (SF and TH only) = 2 points	N/A	
House forward design (SF and TH only) = 2 points	N/A	
Architectural styled garage doors (15% of lots) (SF and TH only) = 2 points	N/A	
Anti-monotony elevation/color plan (applicable to developments with multiple buildings that have a minimum of three material colors that vary between buildings) = 2 points	2	
Four sided architecture (attached or detached) = 2 points	2	
High speed internet access in all units= 2 points	2	
Smoke free units/buildings= 2 points	2	

Federal/Local or Philanthropic Partnerships:	Applicant Point Allocation	City Point Allocation

Project funds from the federal, county, or state unit of government, , area employer and/or a private philanthropic, religious or charitable organization. **If applicable, provide percentage:**		
20.1% and above of the development cost= 10 points	N/A	
15.1%-20%= 8 points	N/A	
10.1%-10%= 6 points	N/A	
5.1%-10%= 4 points	N/A	
2.1%-5%= 2 points	N/A	

Project Amenities **- Check all that apply.**	Applicant Point Allocation	City Point Allocation
Community room/gathering area= 1 point	1	
On-site fitness center= 1 point	1	
Terrace/Courtyard or Roof top gathering area= 1 point	1	
Indoor theatre= 1 point	1	
Outdoor facilities= 1 point per element: (i.e. walking trails, tennis/basketball courts, playground, others as proposed by applicant) COMM GARDEN	3	
Indoor or outdoor swimming pool= 1 additional point	N/A	
Use of shared parking to reduce total parking installed= 2 points	N/A	

Development Standards (check all that apply) *Sidewalks, trails and streetscaping*	Applicant Point Allocation	City Point Allocation
Sidewalks to each front door (SF and TH) or main entry (apartment building)= 2 points	N/A	
Sidewalks/ trail on both sides of public streets (SF and TH); or sidewalk / trail on one side if project consists of only a single building = 2 points	N/A	

Installation of off-road trails within the development = 2 points	2	
Sidewalk " bump-outs" or "chokers" = 2 points	2	
Trail connection beyond development (installed by developer)= 5 points	5	
Boulevard trees at 35 foot spacing (new installation provided by developer= 2 points	2	
Installation of development wide streetscaping and decorative lighting= 2 points	N/A	

Energy Efficient Elements (check all that apply)	Applicant Point Allocation	City Point Allocation
Storm water Best Management Practices= 2 points CANNOT HAVE IN-GROUND SYSTEM, CREDITS	2	
Energy efficient roofing material or colors = 2 points	N/A	
Buildings oriented on site to optimize passive solar and cooling= 2 points ORIENTATION REQUIRED BY CITY, SOUTH/NORTH FACING	2	
Installation of a green roof occupying a minimum of 30% of the total roof area= 2 points	N/A	
Use of resource efficient building materials= 2 points NICHIHA HAS RECYCLED CONTENT	2	
Use of Green Star certified mechanical and appliances = 2 points	2	
Use of energy efficient windows/doors= 2 points	2	
Other energy efficient new technology as approved by the City= 2 points	N/A	

21

Total Points

	Applicant Point Allocation	City Point Allocation
Total Points Accumulated	77	

FINANCIAL REQUIREMENTS/INFORMATION

Financial award is based on availability of funds. Maximum funding is set based on actual project need after a detailed financial analysis of the Developer and the project. The City reserves the right to contract with a third-party for financial analysis, which costs of said analysis are the responsibility of the Developer unless otherwise waived by the City. Owner equity must be greater than 10%.

Eligible Uses of Funding

Eligible uses of funding include; site acquisition, land improvements, building construction, and payment of development fees. The City will not waive development fees (park dedication, trail development, sanitary sewer, stormwater) or permit fees). The City and Developer will need to work together to identify a funding source for these fees if assistance is required specific to these fees.

Required Information

1. Sources and Uses Statement (below)
2. Financial Scoring Scorecard
3. Organizational Financial Statements (2 years of P&L and Balance Sheet)
4. Personal Financial Statements of Stakeholders and Tax Returns (2 years)
5. Project Pro forma/Projections (two [2] year and fifteen [15] year projections)
6. Letter(s) of Commitment from other Funding Sources (terms, conditions)
7. Proof that the Property is not delinquent in Property Taxes

Sources and Uses

The Developer shall provide a detailed sources and uses statement. This shall include all sources of financing for the project and how those funds will be used. The Applicant shall provide a detailed listing of each. Owner equity shall be equity above and beyond any tax credit or grant source of funding. The City will exclude any tax equity.

SOURCES	AMOUNT ($)	USES	AMOUNT ($)
Owner Equity	4,600,000	Land Acquisition	1,350,000
Bank Loan	13,800,000	Site Development	550,000
Other Loan		Construction	14,300,000
Fed. Grant/Loan		Engineering/Arch. Services	250,000
State Grant/Loan		Debt Service	600,000
TIF		Contingencies	300,000
Tax Abatement		Other	1,350,000
Revolving Loan Fund		TOTAL	18,900,000
Other	500,000		
TOTAL	18,900,000		

The City reserves the right to request additional data regarding the above required information as well as sources and uses. Review of sources and uses is subject to third-party financial analysis.

Attachment #2 Listing of Minimum Threshold Goals Scoring

Goal 1: Answer

1) N/A
2) The apartment will be inviting as empty nesters downsize and want to live in a place that has nice amenities, close to town and safe. Options for accessibility are numerous given the proximity to the light rail.
3) Young adults will be able to rent a place while they are establishing their careers. The trend is that young professionals do not dire to have the maintenance and upkeep of a single family home.
4) N/A
5) N/A
6) Our offering will diversify the housing choices in this area; busy executives will find our amenities desirable while having access to the metro area.

Goal 2:

1) N/A
2) N/A
3) N/A

Goal 3:

1) N/A
2) Our facility will transition the exterior aesthetics; there are townhomes to the north of this site and multi story commercial building to the south. We have incorporated materials from both adjoining building type which blends the transition.
3) We have incorporated the following latest building elements: Nichiha panels, non building penetrating balconies with a girder system, cultured stone, shed roofs, and dormers on the detached garages

Goal 4:

1) When we planned a building on this site we considered the density, and best use of the lot. The building has numerous jogs and breaks to give some definition. We are using materials that are maintenance free and energy efficient. LED lighting, Very high efficiency heating and cooling, and low-E glass throughout.
2) N/A
3) Elements of the storm water include BMP's and infrastructure that will settle out most contaminants before it reached the City's storm system
4) The site utilizes both interior pathways and connections to the existing pathways located in the COR

(Attachment #1) Parkview East Apartments overview

Parkview East, LLC is proposing to build a 122 unit Market Rate apartment in the COR development located in the City of Ramsey. This building will be a four story structure that will overlook The Draw Park. Our plan incorporates trail connection to existing walking trails that access the Draw Park and the boulevards that connect to the City's boulevards.

We have integrated many unique qualities in the exterior finishes we selected, the specs incorporate a high level of aesthetics. There is four sided architecture that consists will be over 50% of brick/cultured stone/Nichiha panels. The windows will have a mission style internal grid and will be energy efficient with multiple glazings. There will be two patios will gas grills and patio furniture for the tenants to use. The tenants will have access to a community garden that will be irrigated and can grow fresh vegetables. The complex will utilize both attached tuck under garages and detached garages that will use the same high level finishes as used in the apartment building.

Inside each rental unit we will incorporate the following items: Granite countertops and windowsills, Stainless Steel appliances, wood plank flooring, energy efficient front load washers and dryers, entry access key fobs, wood blinds. The community room will include dining room tables, sofas, coffee tables, oversized wall mounted TV, a Nintendo Wii, DVD/Blu Ray player, full kitchen and patio access. Tenants will have access to a fitness center with commercial exercise equipment, flat screen TV's and various small pieces of fitness equipment.

We anticipate a diverse make up of the type of tenants, which will include: Seniors downsizing their housing, new families with small children, single professionals, handicapped individuals, and most any other type of tenant that does not wish to live in a single family home. This complex will be a Market Rate building which is grossly lacking within a 5 mile radius from this site. Tenants will also desire to live here given the close proximity to the Northstar Commuter Rail, people may work downtown and take the light rail to work.

In conclusion, we feel we are proposing exactly what this area needs. For far too long the needs of the middle section of the rental market is not being addressed. By having all of these amenities in close proximity to both a park and light rail, tenants will find this location ideal.

Bremer Bank

720 Broadway Street
PO Box 309
Alexandria, Minnesota 56308-0309
phone: 320-763-6622
fax: 320-763-7274

September 3, 2015

Matt Kuker
Parkview Apartments, LLC
7533 Sunwood Dr #315
Ramsey, MN 55303

Mr. Kuker;

This letter is to confirm Bremer Bank's (Bank) interest in continuing discussions on providing financing options for the proposed Parkview Apartments in Ramsey's COR area. Preliminary information provided, including a formal feasibility study, seem to support the demand for the project. A financing proposal will be subject to underwriting and due diligence similar to the recent projects the Bank has financed for your group.

The list of anticipated requirements below is not intended to be all inclusive but represents some of the items necessary to proceed.

- Financing amount to be 75% of cost or appraised value, whichever is *less*.
- Pro-forma projections (including realistic assumptions) confirming the project can expect to generate adequate cash flow to service debt and a return to investors of at least 7.5%-8.0%.
- Underwriting of partners that illustrates financial wherewithal acceptable to the Bank.
- Finished property managed by a qualified 3rd party property management company.
- Compliance with local zoning, platting, and permitting requirements.
- A general contractor experienced with similar projects and acceptable to the Bank.
- Adequate title insurance, construction draw monitoring and other terms customary to this type of financing which are acceptable to both Bank and borrower.

It has been a pleasure working with your group and I look forward to future communication leading to a more formal financing proposal. Please feel free to contact me at (320) 762-4743 or jjpohlen@bremer.com at your convenience to discuss any questions or concerns you may have.

Regards,

Jason Pohlen
Vice President

Carlson Advisors LLP
Certified Public Accountants
Business Consultants

September 8, 2015

City of Ramsey
7550 Sunwood Drive
Ramsey, MN 55303

To Whom It May Concern:

ParkView East, LLC is a Minnesota limited liability company formed in May 2015 and therefore has no historical financial statements.

If you have questions, please contact Darren Kray at 763.535.8150.

Sincerely

Respectfully submitted,

Carlson Advisors, LLP

CARLSON ADVISORS, LLP
Minneapolis, Minnesota

Carlson Advisors LLP
Certified Public Accountants
Business Consultants

September 8, 2015

Ms. Stacie Kvilvang
EHLERS
3060 Centre Pointe Drive
Roseville, MN 55113-1105

City of Ramsey
7550 Sunwood Drive
Ramsey, MN 55303

To Stacie and City of Ramsey,

ParkView East, LLC is a Minnesota limited liability company wholly owned by 8 OI, LLC. 8 OI, LLC is owned by Mathias A. Kuker, the James D. Deal Revocable Trust and the Pamela S. Deal Revocable Trust.

Carlson Advisors, LLP has been the outside accountants for Jim and Pam Deal and Matt Kuker for over twenty years. Based on our experience with Jim and Pam Deal and Matt Kuker, they have the financial wherewithal to make the $4.6 million investment in the apartment complex proposed in Ramsey, Minnesota.

If you have questions, please contact Darren Kray at 763.535.8150.

Sincerely,

Carlson Advisors, LLP

CARLSON ADVISORS, LLP
Minneapolis, Minnesota

PSD LLC Project: Request for City Assistance

STAFF NOTES

(1) Can PSD LLC justify a financing gap actually exists?

PSD LLC completed a "subsidy application" via the City's financial advisor Ehlers. This process was a $7,000 cost for PSD LLC. The purpose of this application, and subsequently underwriting process is to get a third party professional's opinion (Ehlers website). Attached to this case is a MEMO from Ehlers (executive summary of their review). In summary, Ehlers feels the requested $500,000 is reasonable and justifiable.

(2) Is this request reasonable in comparison to other projects in the TC Metro?

Ehlers provided the City of Ramsey with an analysis of 16 other large scale, quality, apartment complexes recently completed in the Twin Cities area. In summary, City assistance ranged from 3%-12% or $7,000-$20,000 per unit. The requested PSD LLC assistance is $500,000. At $500,000, this breaks down to about $4,100 per unit; or about 2.5% of project costs (assuming the estimated $20M project cost provided by PSD LLC is accurate).

(3) Financially, does this request make sense for the City of Ramsey?

In comparison to other projects, Staff believes the proposed project (and request for assistance) results in a favorable pay-back period for the City. It is estimated $500,000 could be paid back within four years in present value terms (4.0% discount rate); or about three and a half years in future value terms *with* tax increment financing (TIF). It is estimated, the proposed project would generate about $224,000 in total property taxes annually; and about $156,000 in NET TIF annually. The proposed project would result in about $3.5M in NET TIF over the course of TIF District #14. This project will pay about $1.3M in city development fees (including over $300,000 to parks and trails).

(4) Does the City have reasonable funding source available for the requested assistance?

Several funding sources exist. The two that Staff believes are most reasonable include: tax increment financing (TIF) and the Anoka County Housing & Redevelopment Authority (ACHRA) account. TIF could be drawn from the City's TIF District #14 (The COR TIF district). The ACHRA account has a balance of about $1M.

(5) How does this compare to the City's Housing Assistance Policy?

This question has two answers:

QUALITATIVE POLICY

Attached to this case is a Staff MEMO, which outlines our review of the PSD LLC application. In summary, Staff believes the proposed project complies with the City's housing assistance policy. Although the proposed project does not score highly, it's score is competitive and reasonable considering the level of assistance requested.

FINANCIAL POLICY

From a financial perspective, the Council recently directed Staff to utilize a MEMO produced from Ehler's to evaluate housing assistance requests. In summary, the Ehler's MEMO suggested the City consider about a $10,000 per unit, or about 10% of total development costs, as maximum thresholds. From this perspective, the proposed request appears to comply.

(6) Outside of question #3, how does this project help the City of Ramsey?
--This project establishes 122 new rooftops in The COR.

--This project complies with the City's current zoning standards; which are fairly high within The COR. This results in a quality project/ construction/ architecture.

--122 new roof tops will support several other City priorities including but not limited to: Northstar Rail usage, The Draw Park usage, traffic to existing local businesses, increased demand for new retail development, use of existing infrastructure, TIF District #14 increment that can be used to pay off City obligations, and an increased demand for the sale of City owned land.

--The City's real estate broker, CBRE, has indicated noticeable positive momentum is building in Ramsey, in terms of development (within the real estate market). This proposed PSD LLC development helps build/ sustain that momentum.

--As mentioned in question #3, this project results in the creation of significant tax base, and the payment of significant development fees.

(7) What happens if this project doesn't move forward now?
Only speculative answers exist. Examples include: the land sits vacant for X number of years until the market can justify a development, PSD LLC sells the land to another developer and they potentially ask for City assistance, PSD LLC decides to move forward with their proposed project now potentially with modifications (depending on the change, may require City approval), a different apartment complex is proposed on a different property within Ramsey by a different developer.

(8) Why wouldn't the City consider the assistance request?
Providing City assistance is an elective practice. Timing of the PSD LLC request is not normal (based on past City practice). Typically, the City would consider a request before land is secured, and entitlements are provided (i.e. before site plan and development agreement).

From a land use perspective, this project has been discussed in detail by the City's Planning Commission (and City Council). As the Council knows, the COR-1 Zoning District was amended from .75 to .65; which, subsequently allowed this development to proceed without complete first floor parking or structured parking. To be clear, the proposed development is legal and does meet current zoning standards. From a high level, land use in The COR is being further addressed through City's current process to re-evaluate The COR (vision and master plan).

If the Council moves forward with project assistance, Staff would strongly recommend performance requirements be included in the appropriate agreement; and be considered on a "pay-go" perspective only (e.g. require certain amenities/ architecture, timing and completion of construction, etc. before assistance is provided). This specific situation may also warrant the need to re-evaluate the City's policy for the sale of City owned land—to potentially require performance items in all purchase agreements (regardless if assistance is requested up front or not).

(9) What amenities does this project include?

The proposed apartment complex will feature tuck-under heated and secured parking on half of the first floor, quality entrance area (fire place, couches, chandeliers), high quality detached garages, a small park (including a playground), a community garden, a mix of 1-2-3 bedroom apartments, a full size workout facility, quality community grills/ patios/ seating, community room/ game room, and quality interior design (granite counter tops, granite window sills, wood blinds, vinyl plank wood floors, stainless steel appliances, quality solid-wood cabinetry design, full-size in-unit washer/ dryers, triple pane high energy efficiency windows, garbage chutes). The proposed project will front The Draw Park along Ramsey Parkway, and will comply with the City's zoning regulations (i.e. architecture).

PSD LLC has indicated a strong desire to not move away from the quality-design proposed for this project in order to save money upfront; and has communicated to Staff their desire to make this building a long-term quality project.

(10) Why not tell PSD LLC to simply add more equity to the project to fill the gap?

This alternative does exist. The City could tell PSD, no we will not participate, and you will need to add equity to the project to move forward. However, based on attached analysis from Ehlers, by not providing the requested assistance, this project will make a very low rate of return, in comparison to other projects (5.9% or less). It is very unlikely PSD LLC (or any developer) would invest in a project with said rate of return.

(11) How does the timing of this request work with construction/government regulations?

Due to the approaching winter, PSD LLC would like to move forward with this project as quickly as possible. Their goal is to get the foundation and footings in this fall; and continue working on the project through the winter.

Based on preliminary input from Ehlers, this project (like F&C) is classified as a housing project and is exempt from State Statute related to the required public hearing process for business subsidies (which can take 2-3 months). Therefore, Staff would fall back on the City's meeting schedule, and "housing assistance policy," to develop a timeline.

Remaining process (assuming the project went forward):

1. ~~PSD LLC complete and submit a "housing assistance policy" application (09/07)~~
2. ~~Ehlers underwrite project and develop recommendation, send to staff (09/11)~~
3. Ehlers present report/recommendation to EDA, special meeting—EDA provide feedback (09/17)
4. Ehlers present report/recommendation to CC—CC provide feedback (09/22)
5. PSD LLC begins construction (09/23) with a non-formal commitment from City; or waits for the formal commitment from the City (i.e. step 6 below)
6. If the Council decides to move forward, a formal "housing assistance" subsidy agreement would need to be negotiated, drafted, approved, and executed by the EDA (10/01 or 10/08) and by the City Council (10/13)

NOTE: this timeline is preliminary. Changes may occur; details need to be confirmed by various parties. PSD LLC will need to attain all needed permits before construction (i.e. building permit); which may delay the above timeline. By PSD moving forward with construction before step #6 is completed, they are taking on additional risk.

Memo

To: Patrick Brahma – Economic Development Manager

From: Stacie Kvilvang - Ehlers

Date: September 17, 2015

Subject: Analysis of Request for Assistance - PSD Apartments

The City has received a proposal from PSD LLC to construct a 122-unit market rate rental project on land it purchased from the City in January of this year. The development is expected to commence construction this fall and be completed in 2016.

Due to increased costs in construction, the Developer is requesting $500,000 in assistance from the City. This memo is intended to review the need for TIF assistance based on our analysis of the developer's project budget and projections, generally known as a pro forma. This memo also includes a recommendation for an amount of assistance based upon this review.

Ehlers conducted a thorough review of the developer's budget and operating pro forma to ensure all development costs, anticipated revenues, and expenditures were represented appropriately. The table below depicts the proposed sources and uses for the project.

SOURCES		
	Amount	Pct.
Developer Financing	14,165,515	75.00%
Developer Equity	4,721,838	25.00%
TOTAL SOURCES	**18,887,353**	**100.00%**

USES			
	Amount	% of Cost	Per Unit
Acquisition	1,339,252	7.09%	10,977
Construction	15,827,368	83.80%	129,733
Professional Services	542,923.00	2.87%	4,450
Financing Costs	902,810	4.78%	7,400
Developer Fee	275,000	1.46%	2,254
TOTAL USES	**18,887,353**	**100%**	**154,814**

Generally, this project meets the expectations of a multifamily housing development with regards to the financing structure, projected revenues, on-going operational costs and developer fee. Following are our findings with regards to the analysis completed for the development:

- Our analysis confirms the maximum supportable first mortgage the developer can secure for this project based on current underwriting criteria is $14.165 million, assuming a 20 year loan at 4.0%. The developer is proposing to bring approximately $4.7 million in equity, which is 25% of total project costs. This financing structure is in line with typical market rate projects.

- The total development costs for this project are approximately $18.9 million, or $154,814 per unit. Based on our experience with similar projects, we would expect total development costs to range between $150,000 and $200,000 per unit. This development is at the lower range, due primarily to the lack of underground parking which cannot be accommodated on the site due to high water table issues.

- The developer fee of $275,000 is under two (2) percent of total development costs. For a project of this nature, we would expect to see a developer fee between 2% to 5%, so the fee is below typical industry standards.

- Land acquisition at $10,977/unit is within the range of $8,000 to $12,000 we typically see. However, we are of the opinion that the market in Ramsey is closer to the $8,000/unit.

- Proposed rents range between $999 per month for a 1-bedroom unit, to $1,625 for a 3-bedroom unit. The average rent is projected at $1.33 per square foot. Typical market rate project rents range from $1.50 to $2.00 sq/ft, dependent upon location. Based upon the configuration of units (several 3-bedroom units) and area rents, we are of the opinion that the market for rents in Ramsey should be in the $1.40 to $1.50 range.

- The operating costs are projected at $4,300/unit (The market range of operating costs is $3,500 to $4,500). The management costs are projected at 4.50% of effective gross income (EGI). We would expect to find management fees ranging between 3% and 5% of EGI. Based on our analysis and conversations with the developer, we conclude that the operating expenses may be a little high, primarily due to a higher maintenance budget and caretaker unit allowance.

- Vacancy is underwritten at 7%. Although this was typical several years ago, most lending institutions are allowing a 5% vacancy rate for underwriting purposes.

- Replacement reserves of $287/unit are slightly below the *minimum* industry standards of $300/unit. The developer is of the opinion this is sufficient to provide for future improvements and is an acceptable amount for their lender's underwriting criteria. Generally, we would prefer to see more reserves set aside for future viability.

- The projected cash-on-cash return (COC) on investment in year three (3) is 1.5% without assistance and 4.81% with assistance. This well below industry standards of 10%. Even with assistance, the cumulative COC return in year 15 is only 6.54%, which again is below industry standards.

Changes to the Proforma to Determine If Assistance Is Needed

Based upon our review, we reformatted the developer's proforma to adjust the following items to be in line with industry standard:

1. Land acquisition at $8,000/unit
2. Increased rents to average of $1.45 sq/ft (increased 1 & 2 bedroom units by $100/month and 3 bedroom units by $200/month)
3. Increased replacement reserves to $300/unit
4. Reduced vacancy to 5%
5. Increased developer fee to $565,000 (3%)

Based up these revisions, the developer's return in year 3 is still only 5.91%, which is below industry standard. If we add in the requested assistance, the return in year 3 goes to 9.21% with the cumulative return in year 15 at 11.50% (closer to industry standards).

Format of Assistance and Recommendations

Based on our review of the developer's pro forma and current market conditions, the proposed development may not reasonably be expected to occur solely through private investment within the reasonably near future. Due to the costs associated with constructing a market rate multifamily housing development, this project is feasible only through assistance, in part, from City contributions.

Our recommendation, however, is that the City provide the developer a pay-as-you-go note for $500,000 at 4% interest, which is the interest rate on the developers first mortgage. The TIF note will be paid with 85% of the TIF generated by the project over the first 4 years. It should be noted that starting in year 5, 100% of the TIF generated (approximately $184,000/year) will go to repay the City for its overall investment in the COR to date.

The developer has indicated that they are accepting of this proposal and are willing to move forward based upon the TIF assistance.

Please contact me at 651-697-8506 with any questions.

Housing Assistance Policy

Staff Review MEMO

STAFF SUMMARY:

The purpose of this policy is not to eliminate or accept projects. The purpose of this policy is to help policy makers rank projects, and provide a *basis* to accept or deny assistance requests. The grading/ scoring system set out in this policy is intended/ structured not to yield a perfect or very high score for any particular project.

PSD LLC partially complied with 2/12 housing priorities, 5/16 housing goals (minimum thresholds), and scored 68/152 within the scoring section of this policy. Staff believes, based on this policy, the PSD LLC request is reasonable and acceptable. Please see details below.

PROJECT BRIEF:

Please see project background included in case or in the attached application from PSD LLC.

PROJECT DETAILS:

122 units at 80% area median income.

HOUSING PRIORITIES:

1. NA
2. NA
3. NA
4. NA
5. NA
6. Partially. This project does include a handful of amenities. The proposed apartment complex will feature tuck-under heated and secured parking on half of the first floor, quality entrance area (fire place, couches, chandeliers), high quality detached garages, a small park (including a playground), a community garden, a mix of 1-2-3 bedroom apartments, a full size workout facility, quality community grills/ patios/ seating, community room/ game room, and quality interior design (granite counter tops, granite window sills, wood blinds, vinyl plank wood floors, stainless steel appliances, quality solid-wood cabinetry design, full-size in-unit washer/ dryers, triple pane high energy efficiency windows, garbage shoots). The proposed project will front The Draw Park along Ramsey Parkway, and will comply with the City's zoning regulations (i.e. architecture).
7. Partially. This project does include 18 3 bedrooms, and 14 2 bedrooms with dens.
8. NA
9. NA
10. NA
11. NA
12. NA

MINIMUM THRESHOLDS

Attached to this case is the application provided by PSD LLC; which includes details.

GOAL 1:

1. NA
2. Complies
3. Complies
4. NA
5. NA
6. NA

GOAL 2:

1. NA
2. NA
3. NA

GOAL 3:

1. NA
2. NA. However, this project does provide "architectural transition."
3. Partially. This project does not go above and beyond minimum design standards for The COR. However, it is a quality project, with quality architecture.

GOAL 4:

1. Partially. This project does include maintenance free/energy efficient siding, triple pane energy efficient windows, energy efficient appliances, energy efficient heating/ AC systems, and LED lighting.
2. NA
3. NA
4. Partially. This project will connect "The Draw" to the central portion of The COR via new pedestrian walkways.

SCORING SHEET:

Affordable Housing – Rental

1. NA
2. NA
3. Complies with 80% AMI. (5 points)

Long-Term Affordability

1. NA
2. NA

Number of Bedrooms

1. Partially. This project does include 18 3 bedrooms, and 14 2 bedrooms with dens. (2 points)
2. NA

Development of Senior Housing

1. NA

Specialized Senior Housing

1. NA

2. NA
3. NA

Mixed Income Development

1. NA
2. NA

Proximity to Transit

1. Complies (10 points)
2. Complies (5 points)
3. Complies (5 points)

Architectural Standards

1. Complies (2 points)
2. Complies (2 points)
3. Complies (2 points)
4. NA, not 50%, but includes some.
5. Complies (2 points)
6. NA, building roof does not, garages do.
7. NA
8. NA
9. NA
10. NA, end of building does.
11. NA
12. NA
13. NA
14. NA
15. Complies (2 points)
16. Complies (2 points)
17. Complies (2 points)
18. Complies (2 points) follow up needed

Federal/ Local Philanthropic Partnerships

1. NA
2. NA
3. NA
4. NA
5. NA

Project Amenities

1. Complies (1 point)
2. Complies (1 point)
3. NA
4. NA
5. Complies (3 points)
6. NA
7. NA

Development Standards

1. NA
2. NA

3. Complies (2 points)
4. NA
5. NA
6. Complies (2 points)
7. NA

Energy Efficient Elements

1. NA, will be providing storm water credits for offsite project
2. NA
3. NA
4. NA
5. Complies (2 points)
6. Complies (2 points)
7. NA

TOTAL Points (68 or 152 possible)

PARK VIEW EAST APARTMENTS

121 UNIT APARTMENT

RAMSEY, MN.

PROJECT TEAM:

OWNER: MATT KUKER
7533 SUNWOOD DR. - SUITE 315
RAMSEY, MN. 55303
-
PHONE: (763) 427-5955
FAX: (763) 427-4151
CONTACT: MATT KUKER

GENERAL CONTRACTOR: -
-
-
PHONE: -
FAX: -

ARCHITECT: COLE GROUP ARCHITECTS
216 PARK AVENUE SOUTH
SUITE 102
SAINT CLOUD, MN 56301
PHONE: (320) 654-6570
FAX: (320) 230-6570
CONTACT: NORM COLE

STRUCTURAL ENGINEER: DUFFY ENGINEERING & ASSOCIATES, INC.
350 HWY 10 SOUTH, SUITE 101
ST. CLOUD, MN. 56304
PHONE: (320) 259-6575
FAX: (320) 259-6991
CONTACT: RYAN SEAVERT

CIVIL ENGINEER: BOLTON & MENK, INC.
7533 SUNWOOD DRIVE, NW.
SUITE 206
RAMSEY, MN. 55303
PHONE: 763-433-2851
FAX: 763-421-0833
CONTACT: JERRY NEU

MECHANICAL ENGINEER: (DESIGN/BUILD
DEFERRED SUBMITTAL)

ELECTRICAL ENGINEER: (DESIGN/BUILD
DEFERRED SUBMITTAL)

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STRUCTURAL

SEE STRUCTURAL SHEETS

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C2.7 LANDSCAPE / TREE PLAN
C3.0 PLAN AND PROFILE - 145TH AVE. NW.
C3.1 PLAN AND PROFILE - PARKVIEW SITE
C3.2 STORM PROFILES - PARKVIEW SITE

CODE SUMMARY

1. BUILDING DESCRIPTION:

A NEW (4) STORY 152,327 TOTAL GROSS S.F. APARTMENT BUILDING WITH 12,453 S.F. OF TUCK-UNDER PARKING GARAGES. A (2) TWO HOUR FIRE WALL IS PROVIDED TO MAINTAIN FIRE AREAS UNDER MAX. ALLOWABLE PER CODE

FIRST FLOOR = 39,578 GROSS S.F.	FIRE AREA #1 = 22,818 S.F.	FIRE AREA #2 = 15,937 S.F.
SECOND FLOOR = 37,583 GROSS S.F.	FIRE AREA #1 = 21,777 S.F.	FIRE AREA #2 = 15,008 S.F.
THIRD FLOOR = 37,583 GROSS S.F.	FIRE AREA #1 = 21,777 S.F.	FIRE AREA #2 = 15,008 S.F.
FOURTH FLOOR = 37,583 GROSS S.F.	FIRE AREA #1 = 21,777 S.F.	FIRE AREA #2 = 15,008 S.F.

2. CODE SUMMARY: 2012 I.B.C., MINNESOTA STATE BUILDING CODE, AND OTHER RELATED CODES.

A. OCCUPANCY:
A-3 COMMUNITY ROOM AND EXERCISE ROOM (SECTION 303.1) ACCESSORY USE (SECTION 508.2)
(AGGREGATE ACCESSORY USE AREAS ARE UNDER 10% OF FLOOR AREA)
R-2 MULTI-FAMILY RESIDENTIAL (SECTION 310.4)
S-2 ENCLOSED PARKING GARAGE (SECTION 311.3) INCIDENTAL USE (TABLE 508.4)
(1 HR. SEPARATION REQ'D. PER TABLE 508.4))

B. INCIDENTAL USE SEPARATION: (TABLE 508.4)
1 HOUR FIRE BARRIER PROVIDED BETWEEN R-2 & S-2 OCCUPANCIES

C. TYPE OF CONSTRUCTION: TYPE VA - ONE HOUR (SECTION 602.5)

D. BASIC ALLOWABLE FLOOR AREA:
BASIC ALLOWABLE FLOOR AREA: 11,500 S.F. PER FLOOR @ A-3 OCCUPANCY
ALLOWABLE INCREASE FOR SPRINKLER: (11,500)(2) = 23,000 S.F.
ALLOWABLE INCREASE FOR FRONTAGE: (.68)(11,500) = 7,820 S.F.
ALLOWABLE AREA: 11,500 S.F. + 23,000 S.F. + 7,820 S.F. = 42,320 S.F. PER FLOOR

BASIC ALLOWABLE FLOOR AREA: 12,000 S.F. PER FLOOR @ R-2 OCCUPANCY
ALLOWABLE INCREASE FOR SPRINKLER: (12,000)(2) = 24,000 S.F.
ALLOWABLE INCREASE FOR FRONTAGE: (.68)(12,000) = 8,160 S.F.
ALLOWABLE AREA: 12,000 S.F. + 24,000 S.F. + 8,160 S.F. = 44,160 S.F. PER FLOOR
LARGEST FLOOR AREA IS FIRST FLOOR FIRE AREA #1: 22,818 S.F.

BASIC ALLOWABLE FLOOR AREA: 21,000 S.F. PER FLOOR @ S-2 OCCUPANCY
ALLOWABLE INCREASE FOR SPRINKLER: (21,000)(2) = 42,000 S.F.
ALLOWABLE INCREASE FOR FRONTAGE: (.68)(21,000) = 14,280 S.F.
ALLOWABLE AREA: 21,000 S.F. + 42,000 S.F. + 14,280 S.F. = 77,280 S.F.

MORE THAN ONE STORY ABOVE GRADE: (SECTION 506.5.2)
A-3 AREA = 1,478 SF. / 42,320 S.F. = .03
R-2 AREA = 24,824 S.F. / 44,160 S.F. = .56
S-2 AREA = 12,453 SF. / 77,280 S.F. = .16
TOTAL FIRST FLOOR = .75
SECOND FLOOR R-2 AREA = 36,700 S.F. / 44,160 S.F. = .83
THIRD FLOOR R-2 AREA = 36,700 S.F. / 44,160 S.F. = .83
FOURTH FLOOR R-2 AREA = 36,700 S.F. / 44,160 S.F. = .83
TOTAL ALL FLOORS (.75 + .83 + .83 + .83) = 3.24 > 3
TWO HR. WALL REQUIRED & PROVIDED:
LARGEST FLOOR AREA IS FIRST FLOOR FIRE AREA #1: 22,818 S.F.

FIRST FLOOR FIRE AREA "1" 22,818 S.F.		FIRST FLOOR FIRE AREA "2" 15,008 S.F.	
A-3 = 1,478 S.F.	1,478 S.F./42,320 S.F. = .03	R-2 = 9,334 S.F.	9,334 S.F./44,160 S.F. = .21
R-2 = 14,561 S.F.	14,561 S.F./44,160 S.F. = .33	S-2 = 5,674 SF.	5,674 S.F./77,280 S.F. = .07
S-2 = 6,779 SF.	6,779 S.F./77,280 S.F. = .09		.21 + .07 = .28 < 1 OK
	.03 + .36 + .09 = .48 < 1 OK		

E. BUILDING HEIGHT: (SECTION 504)
A-3 = 2 STORIES OR 50'-0" (PER TABLE 503)
ACTUAL = 1 STORY
R-2 = 4 STORIES OR 70'-0" (PER SECTION 504.2)
ACTUAL = 4 STORIES
S-2 = 5 STORIES OR 70'-0" (PER SECTION 504.2)
ACTUAL = 1 STORY

F. FIRE PROTECTION
FIRE SPRINKLERS PROVIDED PER NFPA 13 THROUGH OUT BUILDING (SECTION 903.3.1.1)
FIRE SPRINKLER HEADS PROVIDED AT ALL DECKS
STAND PIPES PROVIDED PER NFPA 14 IN ALL STAIR SHAFTS

G. MEANS OF EGRESS: (CHAPTER 10)
FIRST FLOOR - 2 EXITS REQUIRED FROM EACH FIRE AREA - 5 ARE PROVIDED FOR FIRE AREA "1" (1 IS HORIZONTAL)
3 ARE PROVIDED FOR FIRE AREA "2" (1 IS HORIZONTAL)
SECOND, THIRD & FOURTH FLOORS - 2 EXITS REQUIRED FROM EACH FIRE AREA - 3 ARE PROVIDED FOR FIRE AREA #1 (1 IS HORIZONTAL)
2 ARE PROVIDED FOR FIRE AREA "2" (1 IS HORIZONTAL)

I. ACCESSIBILITY: (CHAPTER 11)
APARTMENT BUILDING WITH 121 TOTAL UNITS
REQUIRED 2% TYPE "A" UNITS (3 TOTAL) (SECTION 1107.6.2.1.1)
THE BALANCE OF UNITS TO BE TYPE "B" UNITS

COLE GROUP ARCHITECTS, LLC
216 Park Avenue South
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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the state of MINNESOTA

Date: -

Name: NORMAN E. COLE Signature: -

PSD; LLC
MATT KUKER
7533 SUNWOOD DR
SUITE 315
RAMSEY, MN 55303
PHONE: (763) 427-5955

PROPOSED:
PARKVIEW EAST APARTMENTS
RAMSEY, MN

Project No. 14082

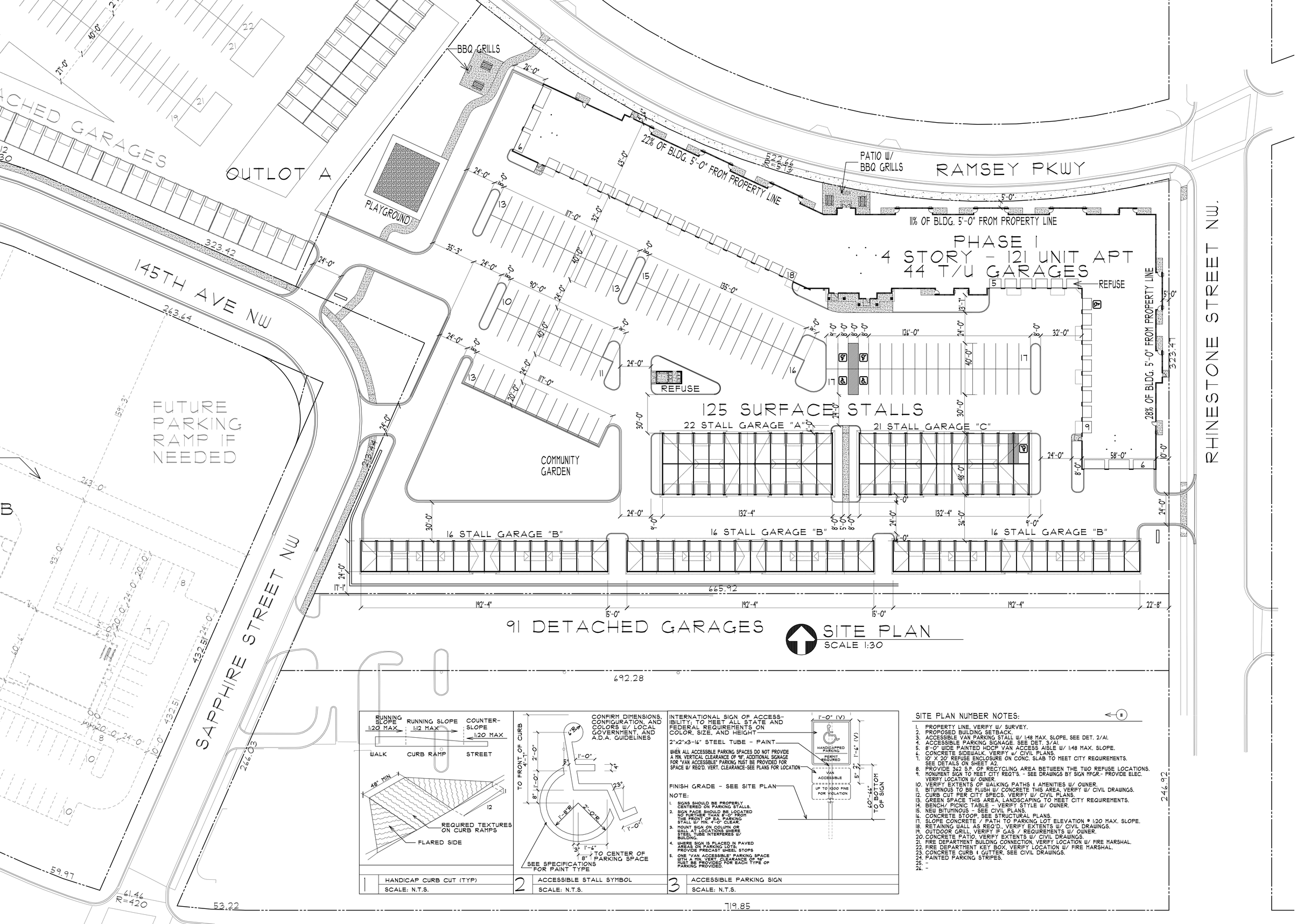
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Revision: -

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OF 1

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SITE PLAN
SCALE 1:30

1 HANDICAP CURB CUT (TYP)
SCALE: N.T.S.

2 ACCESSIBLE STALL SYMBOL
SCALE: N.T.S.

NOTE:
1. SIGNS SHOULD BE PROPERLY CENTERED ON PARKING STALLS.
2. SIGN FACE SHOULD BE LOCATED NO FURTHER THAN 8'-0" FROM THE FRONT OF EA. PARKING STALL W/ MIN. 4'-0" CLEAR.
3. MOUNT SIGN ON COUPLIN OR WALL AT LOCATIONS WHERE STEEL TUBE INTERFERES W/ BUILDING.
4. WHERE SIGN IS PLACED IN PAVED AREAS ON PARKING LOTS, PROVIDE PRECAST WHEEL STOPS
5. ONE "VAN ACCESSIBLE" PARKING SPACE WITH A MIN. VERT. CLEARANCE OF 98" MUST BE PROVIDED FOR EACH TYPE OF PARKING PROVIDED.

3 ACCESSIBLE PARKING SIGN
SCALE: N.T.S.

SITE PLAN NUMBER NOTES:

1. PROPERTY LINE, VERIFY W/ SURVEY.
2. PROPOSED BUILDING SETBACK.
3. ACCESSIBLE VAN PARKING STALL W/ 1:48 MAX. SLOPE, SEE DET. 2/A1.
4. ACCESSIBLE PARKING SIGNAGE, SEE DET. 3/A1.
5. 8'-0" WIDE PAINTED HDCP VAN ACCESS AISLE W/ 1:48 MAX. SLOPE.
6. CONCRETE SIDEWALK, VERIFY W/ CIVIL PLANS.
7. 10' X 20' REFUSE ENCLOSURE ON CONC. SLAB TO MEET CITY REQUIREMENTS. SEE DETAILS ON SHEET A2.
8. PROVIDE 362 S.F. OF RECYCLING AREA BETWEEN THE TWO REFUSE LOCATIONS.
9. MONUMENT SIGN TO MEET CITY REQT'S. - SEE DRAWINGS BY SIGN MFGR.- PROVIDE ELEC. VERIFY LOCATION W/ OWNER.
10. VERIFY EXTENTS OF WALKING PATHS & AMENITIES W/ OWNER.
11. BITUMINOUS TO BE FLUSH W/ CONCRETE THIS AREA, VERIFY W/ CIVIL DRAWINGS.
12. CURB CUT PER CITY SPECS, VERIFY W/ CIVIL PLANS.
13. GREEN SPACE THIS AREA, LANDSCAPING TO MEET CITY REQUIREMENTS.
14. BENCH/ PICNIC TABLE - VERIFY STYLE W/ OWNER.
15. NEW BITUMINOUS - SEE CIVIL PLANS.
16. CONCRETE STOOP, SEE STRUCTURAL PLANS.
17. SLOPE CONCRETE / PATH TO PARKING LOT ELEVATION @ 1:20 MAX. SLOPE.
18. RETAINING WALL AS REQ'D., VERIFY EXTENTS W/ CIVIL DRAWINGS.
19. OUTDOOR GRILL, VERIFY IF GAS / REQUIREMENTS W/ OWNER.
20. CONCRETE PATIO, VERIFY EXTENTS W/ CIVIL DRAWINGS.
21. FIRE DEPARTMENT BUILDING CONNECTION, VERIFY LOCATION W/ FIRE MARSHAL.
22. FIRE DEPARTMENT KEY BOX, VERIFY LOCATION W/ FIRE MARSHAL.
23. CONCRETE CURB & GUTTER, SEE CIVIL DRAWINGS.
24. PAINTED PARKING STRIPES.
25. -
26. -

COLE GROUP ARCHITECTS LLC.
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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the state of MINNESOTA

Date: ---

Reg. # 22288

Name NORMAN E. COLE Signature

PSD: LLC
MATT KUKER
7533 SUNWOOD DR
SUITE 315
RAMSEY, MN 55303
PHONE: (763) 427-5955

PROPOSED:
PARKVIEW EAST APARTMENTS
RAMSEY, MN

Project No.
14082

Issue Date:
1-

Revision:
-

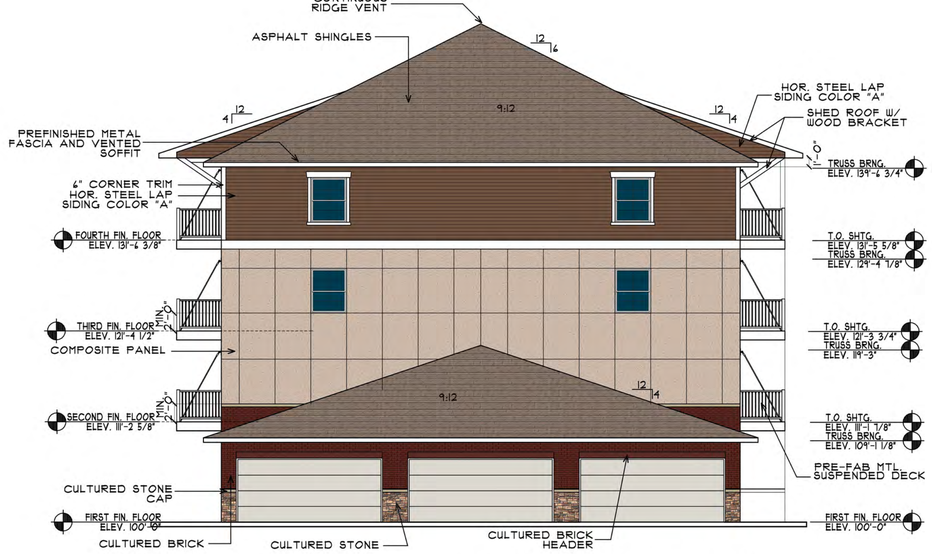
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OF 33

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FRONT ELEVATION "A" (SOUTH)

SCALE: 1/8" = 1'-0"



FRONT ELEVATION "C" (SOUTH)

SCALE: 1/8" = 1'-0"

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Saint Cloud, MN 56301
(320) 654-6510
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Date _____ # 22288

Name NORMAN E. COLE Signature _____

PSD; LLC
MATT KUKER
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PHONE: (763) 427-5955

PROPOSED:
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RAMSEY, MN

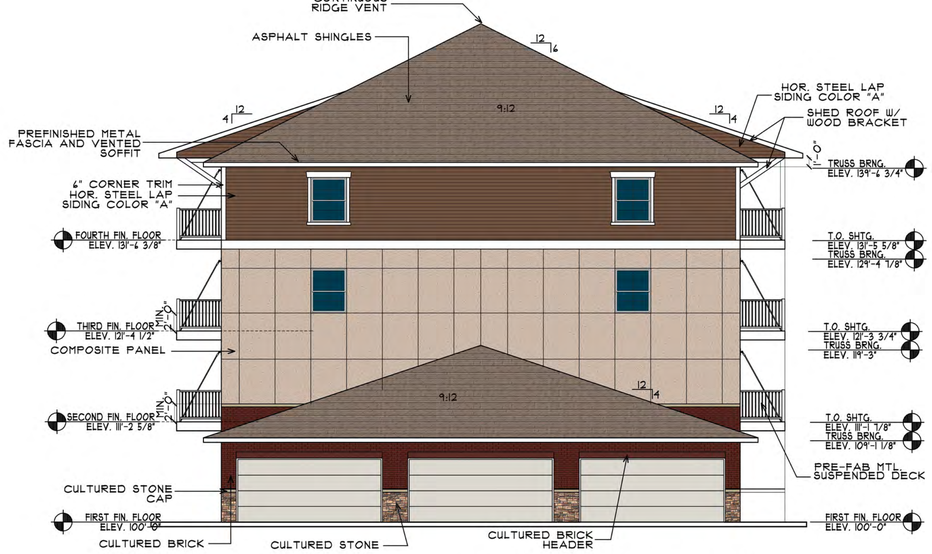
Project No. 14082
Issue -
Date:
Revision: .

A31
0F 33



FRONT ELEVATION "A" (SOUTH)

SCALE: 1/8" = 1'-0"



FRONT ELEVATION "C" (SOUTH)

SCALE: 1/8" = 1'-0"

FILE: 14082E COM: 4 PLOTTED: 4-28-15

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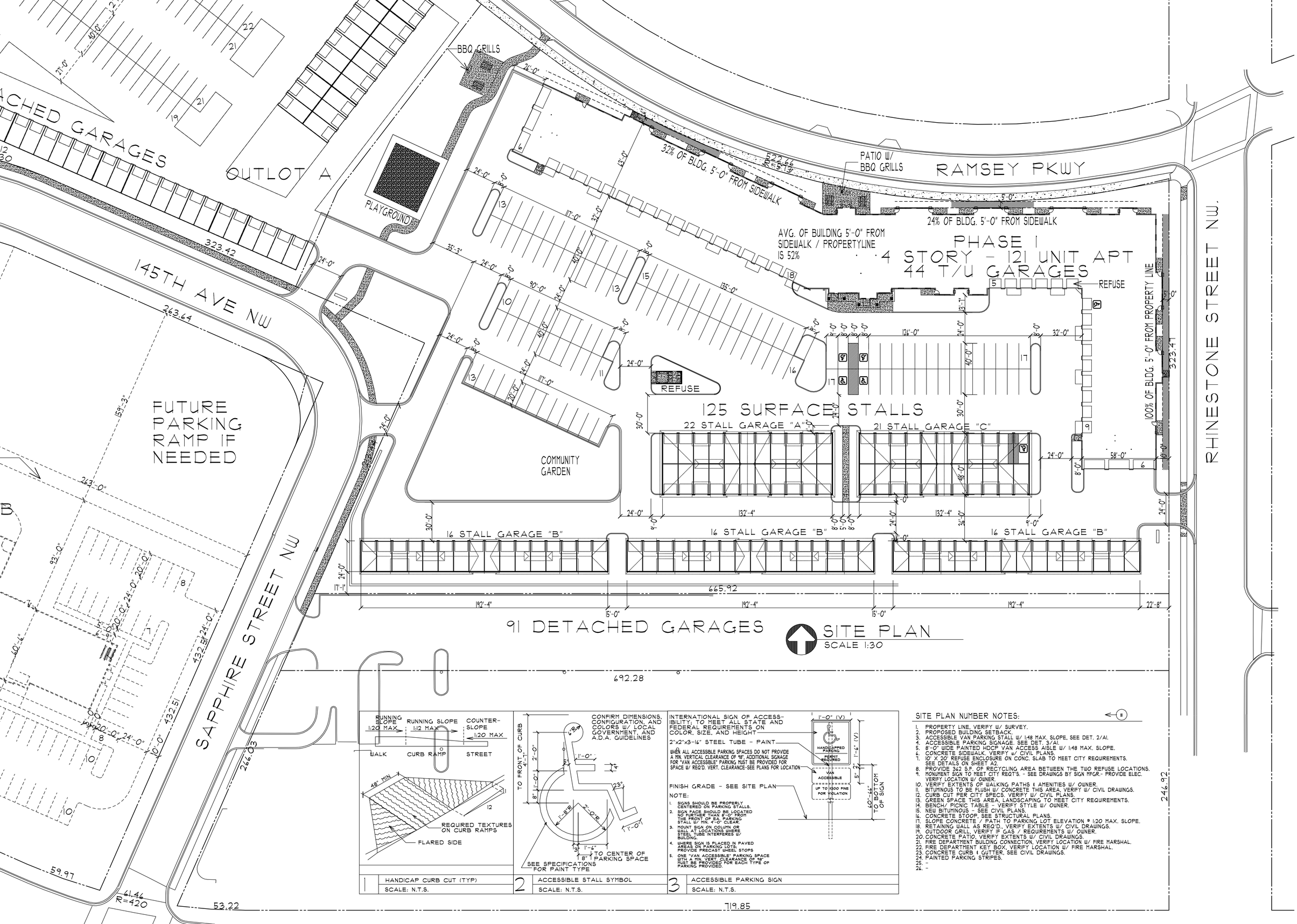
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PROPOSED:
PARKVIEW EAST APARTMENTS
RAMSEY, MN

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Issue -
Date:
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A31
0F 33



1 HANDICAP CURB CUT (TYP)
SCALE: N.T.S.

2 ACCESSIBLE STALL SYMBOL
SCALE: N.T.S.

3 ACCESSIBLE PARKING SIGN
SCALE: N.T.S.

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24. PAINTED PARKING STRIPES.
25. -
26. -

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PSD: PROPOSED
PARKVIEW EAST APARTMENTS
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Date: _____ # 22188

Name: NORMAN E. COLE Signature

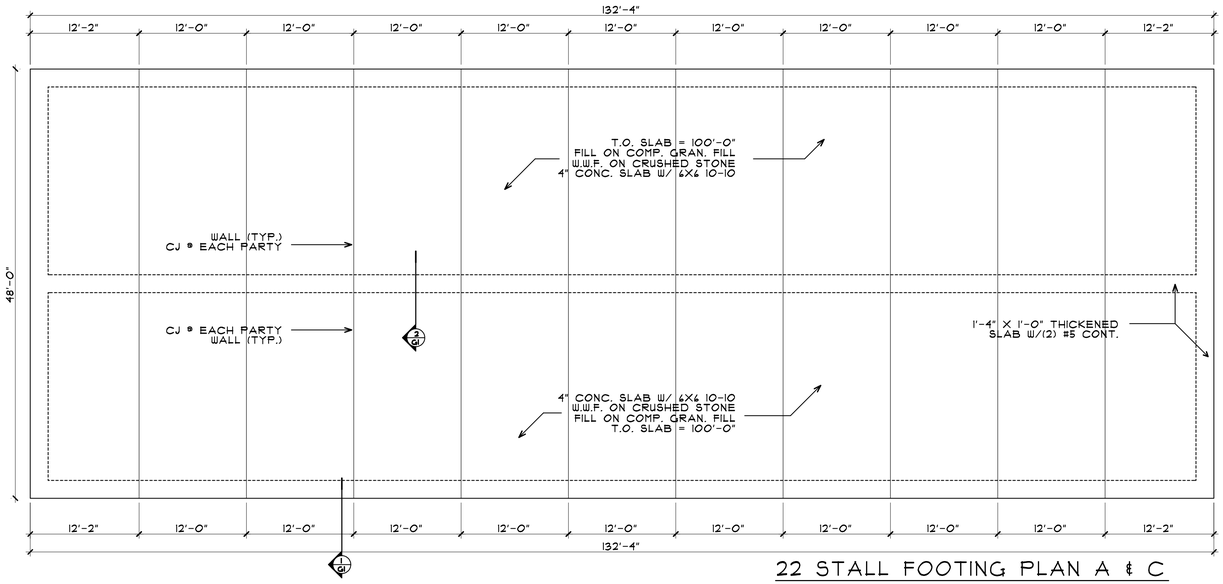
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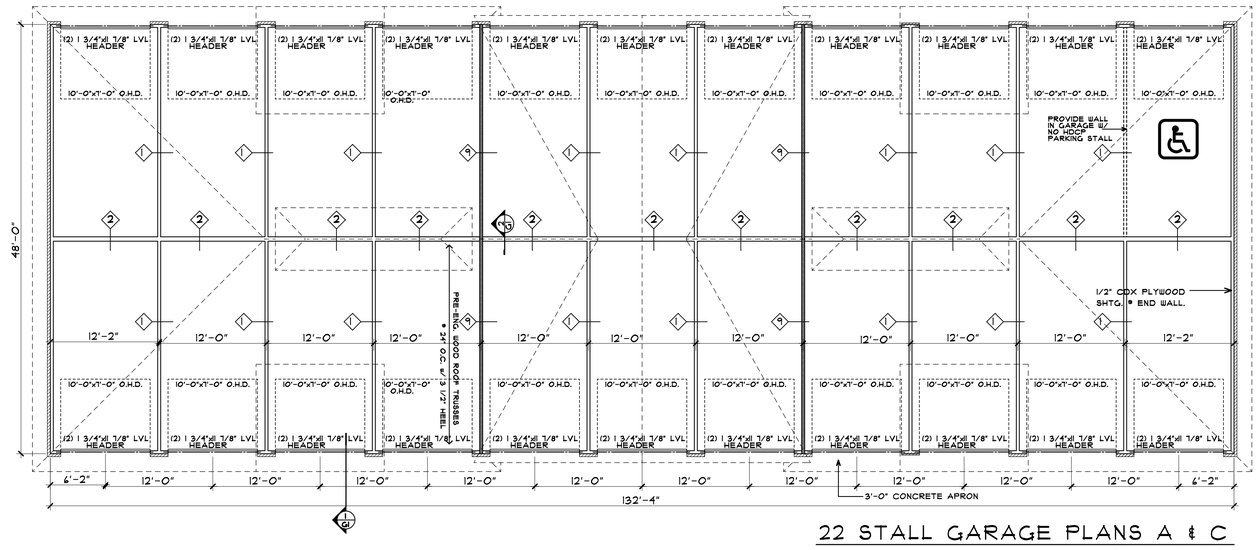
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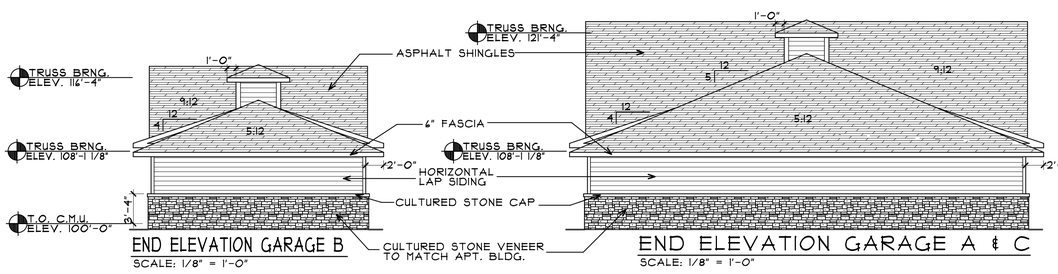
22 STALL FOOTING PLAN A & C

SCALE: 1/8" = 1'-0"



22 STALL GARAGE PLANS A & C

SCALE: 1/8" = 1'-0"

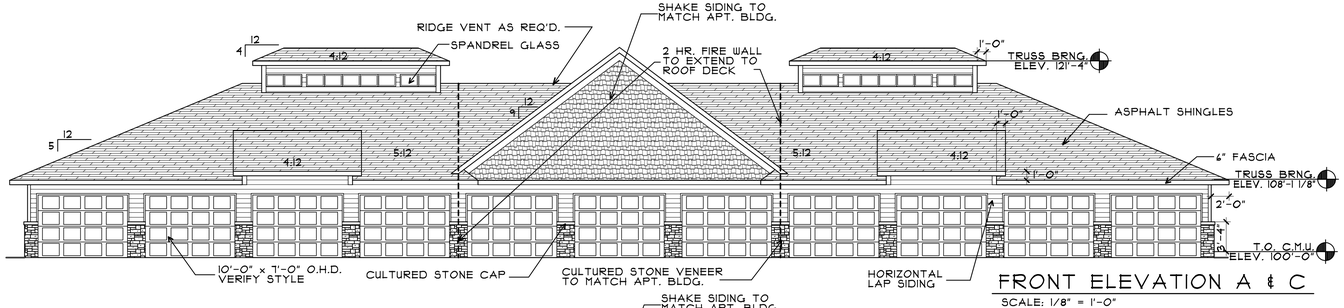


END ELEVATION GARAGE B

SCALE: 1/8" = 1'-0"

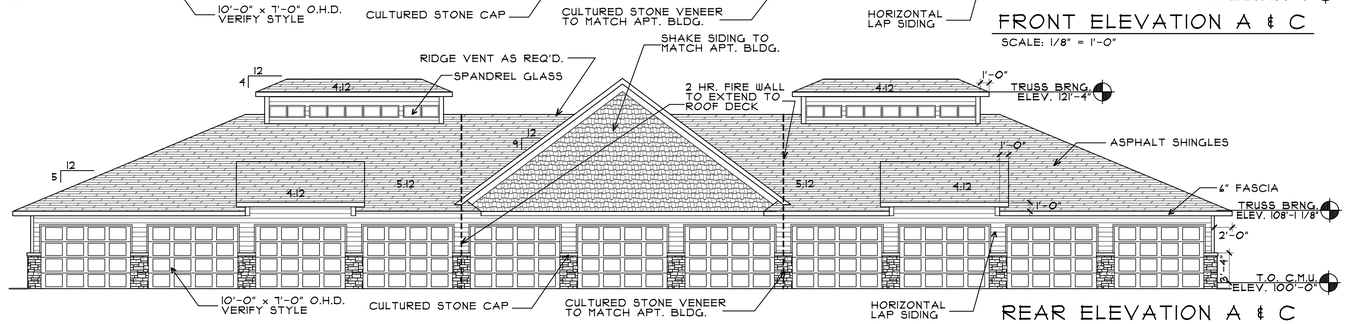
END ELEVATION GARAGE A & C

SCALE: 1/8" = 1'-0"



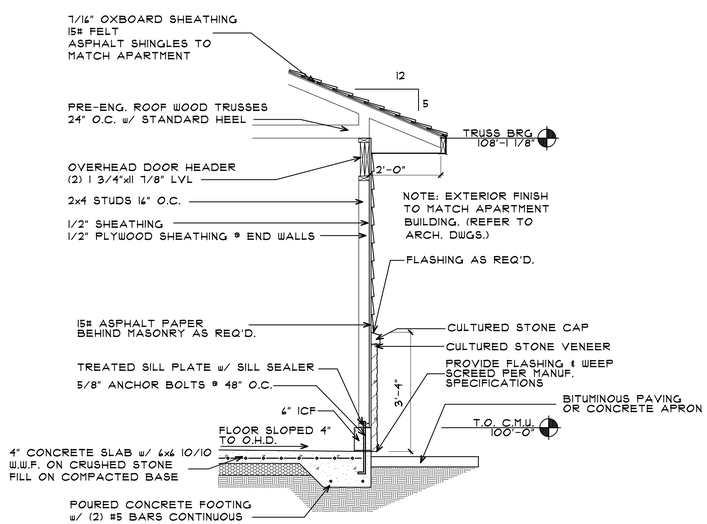
FRONT ELEVATION A & C

SCALE: 1/8" = 1'-0"



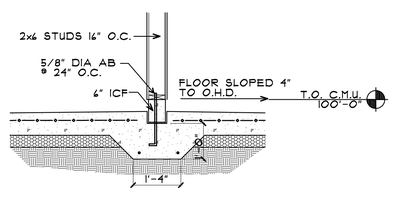
REAR ELEVATION A & C

SCALE: 1/8" = 1'-0"



1 WALL SECTION

1/2" = 1'-0"



2 WALL SECTION

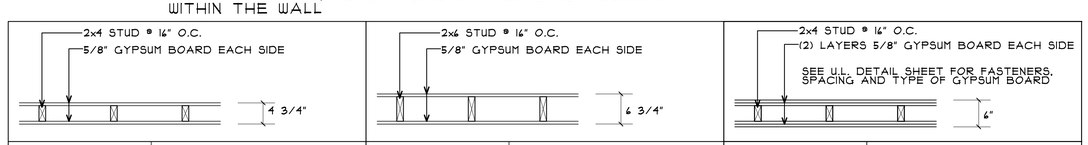
1/2" = 1'-0"

NOTE:
VERIFY FINISH FLOOR ELEVATION FOR EACH GARAGE W/ CIVIL PLANS

WALL KEY

2 HOUR RATED FIRE SEPARATION WALL. MUST EXTEND FROM TOP OF FLOOR SLAB TO UNDERSIDE OF ROOF DECK ABOVE

NO MECHANICAL, ELECTRICAL OR PLUMBING ALLOWED WITHIN THE WALL



1 WALL TYPE	S.T.C. - 35	2 WALL TYPE	S.T.C. 30-34
SCALE: 3/4"=1'-0"	RATING - NONE (LOAD BEARING)	SCALE: 3/4"=1'-0"	RATING - NONE (LOAD BEARING)
	U.L. DESIGN NO.		

9 WALL TYPE	S.T.C. - 43
SCALE: 3/4"=1'-0"	RATING - 2 HOUR (LOAD BEARING)
U.L. DESIGN NO. U301	G.A. DESIGN NO. WP 4135

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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the state of MINNESOTA

Date _____ # 22288

Name NORMAN E. COLE Signature _____

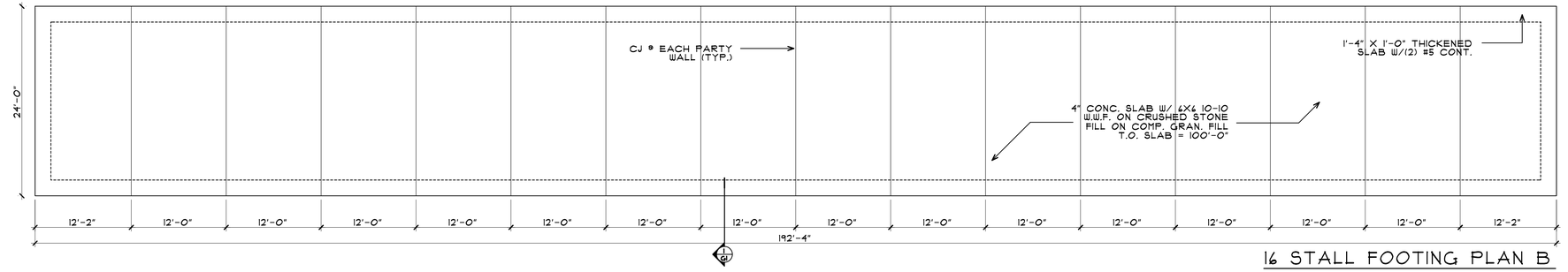
PSD; LLC
MATT KUKER
7533 SUNWOOD DR
SUITE 315
RAMSEY, MN 55303
PHONE: (763) 427-5955

PROPOSED:
PARKVIEW EAST APARTMENTS
RAMSEY, MN

FILE: 14082G COM: 4 PLOTTED: 4-28-15

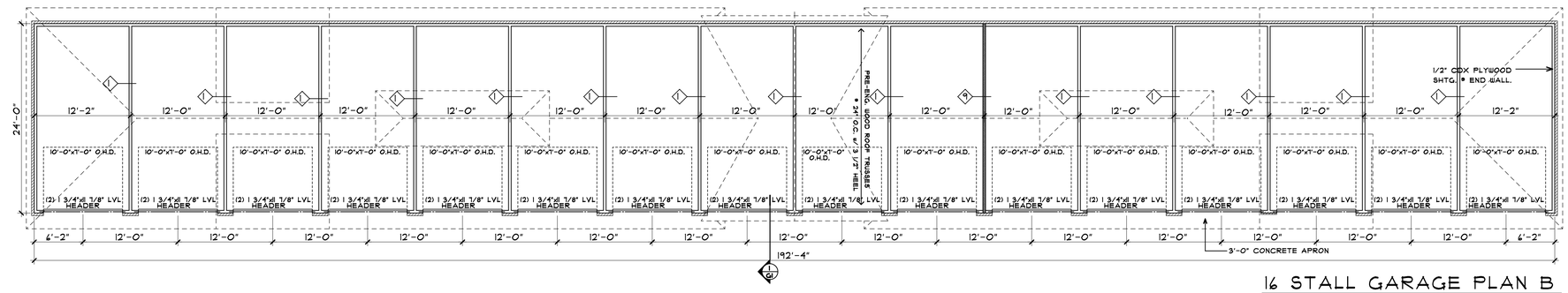
Project No. 14082
Issue Date: -
Revision: -

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OF 2



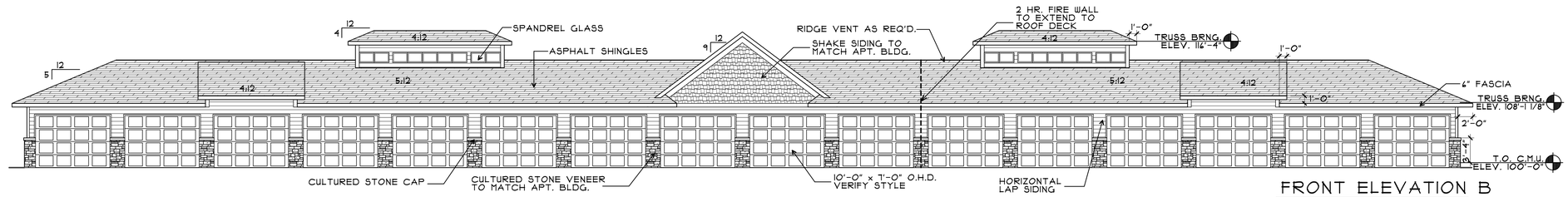
16 STALL FOOTING PLAN B

SCALE: 1/8" = 1'-0"



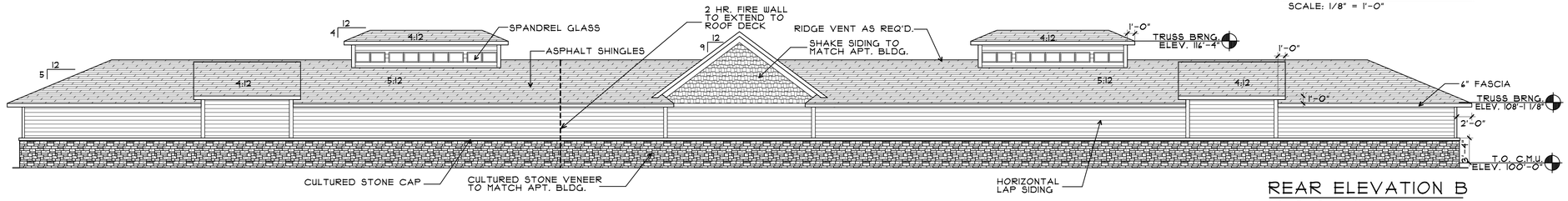
16 STALL GARAGE PLAN B

SCALE: 1/8" = 1'-0"



FRONT ELEVATION B

SCALE: 1/8" = 1'-0"



REAR ELEVATION B

SCALE: 1/8" = 1'-0"

WALL KEY

2 HOUR RATED FIRE SEPARATION WALL. MUST EXTEND FROM TOP OF FLOOR SLAB TO UNDERSIDE OF ROOF DECK ABOVE

NO MECHANICAL, ELECTRICAL OR PLUMBING ALLOWED WITHIN THE WALL

1 WALL TYPE	2 WALL TYPE	9 WALL TYPE
2x4 STUD @ 16" O.C.; 5/8" GYPSUM BOARD EACH SIDE; 4 3/4"	2x6 STUD @ 16" O.C.; 5/8" GYPSUM BOARD EACH SIDE; 6 3/4"	2x4 STUD @ 16" O.C.; (2) LAYERS 5/8" GYPSUM BOARD EACH SIDE; SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD; 6"
SCALE: 3/4"=1'-0"	SCALE: 3/4"=1'-0"	SCALE: 3/4"=1'-0"
S.T.C. - 35	S.T.C. 30-34	S.T.C. - 43
RATING - NONE (LOAD BEARING)	RATING - NONE (LOAD BEARING)	RATING - 2 HOUR (LOAD BEARING)
U.L. DESIGN NO.		U.L. DESIGN NO. U301 / G.A. DESIGN NO. WP 4135

FILE: 14082G COM: 4 PLOTTED: 4-28-15

COLE GROUP ARCHITECTS LLC.
214 Park Avenue South
Suite 102
Saint Cloud, MN 56301
(320) 654-4510
www.colegrouparchitects.com

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Date =_____ # 22288_____

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G2

OF 2

Why use TIF #14 as a funding source?

- TIF districts are a very common, and very powerful, economic development tool. TIF districts allow City's not only to capture their tax increment created in a project, TIF districts also allow Cities to capture County and School District tax increment as well. In summary, it's about 3x more powerful than only capturing the City's portion of local property taxes.

- TIF districts do not disrupt the current (or "base") property taxes. In other words, the taxes currently being received (before the proposed improvements) will remain for all effected jurisdictions.

- Tax increment, as proposed in this particular case, will not negatively affect the City's fiscal disparities calculation/ payment required form all other C./I. taxed properties in Ramsey—as fascial disparities will be paid for in this proposed project. In other words, this TIF district will not negatively affect fiscal disparities.

- In the case of the proposed PSD LLC project, it is estimated $500,000 could be paid back within four years in present value terms (4.0% discount rate); or about three and a half years in future value terms *with* tax increment financing (TIF). It is estimated, the proposed project would generate about $224,000 in total property taxes annually; and about $156,000 in NET TIF annually. The proposed project would result in about $3.5M in NET TIF over the course of TIF District #14.

- When TIF District #14 was originally created, project assistance was identified as an eligible use.

Why don't we use a different existing funding source?

- The City could use a handful of other, relatively unencumbered, funding sources for this project (i.e. EDA fund, EDA RLF, TIF #1, Anoka County HRA).

- Based on staff and consultant review, it is recommended the City keep the City's relatively unencumbered dollars for future development projects (i.e. Bunker Lake Boulevard, COR Improvements, Future Business Park, Highway 10 improvements, removing blighted properties, other project assistance requests, Shovel Ready certifications, etc.). Relatively unencumbered funding sources are a rare commodity for Cities. This is an opportunity to maximize/ capitalize on a powerful economic development tool (TIF).

- Staff would like to note, a TIF district is not the only/ or required funding source in this case. The Council does have the ability deviate from this strategy.

ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA
DRAFT

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, September 17, 2015, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Jim Steffen Member Philip Brunt Member Brian Burandt Member Glen Hardin Member Wayne Skaff
Members Absent:	Member Chris Riley Member Kristine Williams
Also Present:	Patrick Brama, Econ. Dev. Mgr/Assistant City Administrator Tim Gladhill, Development Services Manager Kurt Ulrich, City Administrator

1. CALL TO ORDER

Chairperson Steffen called the Economic Development Authority meeting to order at 7:40 a.m.

2. APPROVE AGENDA

There were no changes or additions.

Motion by Member Skaff, seconded by Member Hardin, to approve the agenda.

Motion carried. Voting Yes: Chairperson Steffen, Members Skaff, Brunt, Hardin, LeTourneau, Riley, and Williams. Voting No: None. Absent: None.

3. EDA BUSINESS

4.01: CONSIDER REQUEST FROM PSD LLC

Member Skaff stated through his church employment he has had a past relationship with PSD but does not have any current relationship so he will be voting on this item if the Board is agreeable with it.

Member Steffen stated he does have a relationship with PSD and will be abstaining on voting.

Econ. Dev. Mgr/Assistant City Administrator Brama stated the meeting is to consider a request from PSD LLC for $500,000 of City assistance to their proposed 122 unit apartment complex in The COR.

Member Hardin asked what has caused the scoring to be lower than expected. Econ. Dev. Mgr/Assistant City Administrator Brama stated within the housing assistance application there are a number of scoring matrixes, a number of goal initiatives and individual scoring items. In some particular instances PSD rated themselves as being compliant with certain specific items and staff felt they were not one hundred percent in compliance or were partially compliant.

Development Services Manager Gladhill reviewed some of the items in regards to scoring of the project. Econ. Dev. Mgr/Assistant City Administrator Brama noted some items were counted twice and should not have been. Development Services Manager Gladhill stated they could award partial points for some of the items but not full points. He stated other energy efficient and stormwater regulations were being counted although they were not necessarily providing them. He noted they did add some points that were not in there also. This project falls within the eighty percent area median income and is considered affordable by definition so extra points were awarded for that which were not included in PSD's original scoring matrix.

Chairperson Steffen stated they had 68 points out of a possible 152 points. He thought that looked like a failing grade and wondered if this was good or bad. Development Services Manager Gladhill stated there is no minimum points. He stated there is not any one project that will be at one hundred percent of the points. He stated there will be times that if you meet a certain percentage of quality they are looking for there is a sliding scale. He stated there is no pass/fail and it is impossible for anyone project to get one hundred percent of the points.

Chairperson Steffen stated they did not get half the points so what should the EDA glean from the 68 points. Development Services Manager Gladhill stated he would ask the EDA to look at the specifics on what they are providing. He noted the location scores high for them because of its proximity to transit and industrial parks.

Manager Hardin asked if they keep some type of spreadsheet on how the different developments scored so the EDA can compare how the project stacks up to others. Development Services Manager Gladhill stated this is a new policy and adopted in 2014 and they do not have the history of applying that here but they could start a spreadsheet for future projects. He stated this is showing on the side of affordable and there are some points there. He reviewed a few other projects done in the City with the EDA and noted what areas scored higher than PSD.

Econ. Dev. Mgr/Assistant City Administrator Brama stated reading through the application the only minimum thresholds or any qualifier that he has pulled out is that all applicants must be in one of the following thresholds that are outlined in the document and there are a handful of goals and based off of that one indicator, this project does meet one goal and partially meets two other goals. Development Services Manager Gladhill stated on page 4 of the policy draft one of the goals is to provide a variety of housing options for people of all life stages and income levels so in looking back this does meet that goal.

Chairperson Steffen asked this is just one of the tools they would use to analyze a subsidy and is not the only one. Development Services Manager Gladhill stated a lot of housing assistance programs out there with proximity to transit will score very high and as soon as Ramsey's rail station opened up they started to see requests for housing assistance quite frequently. He stated they needed a tool to try to gauge success amongst each other.

Member Burandt asked what the unanticipated project costs were. Econ. Dev. Mgr/Assistant City Administrator Brama stated there are two major items PSD has outlined as unanticipated project costs. He stated the first was the increase in project costs over the past year has been significant so they have identified that as part of the reason for the gap in their Proforma and second is the amount of fill they have had to provide on the site. They have imported a significant amount of fill that was not anticipated for the project. He believed they were at an unanticipated cost much larger than $500,000 however that is what they need to move the project forward.

Ms. Stacy Kvilvang, Ehlers, stated it is hard to compare each project to another because they are apples and orange and are meeting different goals.

Ms. Kvilvang gave a brief overview of her memo to the EDA. She stated their recommendation is if the City chooses to move forward that it be a pay as you go TIF assistance and will be paid off in four years. With pay as you go, they have to construct the project and pay the taxes and as they pay the taxes they will get a portion of that rebated over a four year period back to them.

Chairperson Steffen asked why costs differ from city to city and is that based on land cost and fill. Ms. Kvilvang stated the biggest factor is land cost. Chairperson Steffen asked if they did not have fill brought in would they still be asking for TIF assistance. Econ. Dev. Mgr/Assistant City Administrator Brama stated the amount of fill brought in was close to $500,000 so it was hard to say if they would have come in or not.

Member Hardin stated PSD response shows the single largest overage is the actual bid for the construction of the building. Chairperson Steffen thought that was correct because it was bid a year ago versus today.

Member Skaff stated they have to go back to the time that the City sold the land to PSD, had they come to them knowing that there was $500,000 in fill needed at that time they may have required the City to bring the land up to a buildable position and it is possible back then that the City would have acknowledged that.

City Administrator Ulrich stated this was probably an engineering calculation mistake. He thought they had more tagged on the construction costs that went up or there was some initial miscalculations that were made for this site. Chairperson Steffen stated the requirement for the fill has not changed. City Administrator Ulrich stated it has not.

Member Hardin found it frustrating that when they sold the parcel to PSD that they did not have requirements with financing in place and construction costs in place before they closed on the lot. He thought this is something that the City should put in place before they close going

forward. He stated they need performance standards in their agreements and documents because they should not get themselves in a situation like this.

Chairperson Steffen stated it seemed a little late in the process but nobody wants to see this sit as it is for the next number of years. Member Hardin stated he was not against the TIF financing, pay as you go basis but he thought they needed to look at these differently going forward. City Administrator Ulrich thought the Council was somewhat divided on this in terms of if they sell the land with development guarantees to the user or do they sell the land on a speculative basis.

Econ. Dev. Mgr/Assistant City Administrator Brama stated as part of their due diligence process when reviewing the purchase agreement they can add in the option of performance standards. He noted they did briefly discuss it with the EDA before they moved the purchase agreement forward and they had a split opinion on whether they should have a performance agreement included.

Ms. Kvilvang thought this was the outlier because she thought the other ones that have come forward have had the performance standards included. She stated it was a Council decision at that time to do that on a speculative basis and she did not know if they would do that going forward but the last two developers they have talked to the City has known what is going to be developed upfront. City Administrator Ulrich stated the site has been graded and fill has been brought in and the site has been approved. They did have guarantees that this would not be an eyesore it not built upon.

Econ. Dev. Mgr/Assistant City Administrator Brama stated anytime they get involved in a deal financially it is their standard practice to have performance standards. Chairperson Steffen stated the four year payback on the TIF note seemed very short to him. Ms. Kvilvang stated this is a very short time period versus other projects.

Member Skaff stated he would support approving this item.

Motion by Member Skaff, seconded by Member Brunt, to recommend to City Council the approval of the $500,000 TIF program.

Further discussion: Member Hardin asked if the motion included funding from the TIF program. Econ. Dev. Mgr/Assistant City Administrator Brama stated it would.

Motion carried. Voting Yes: Members Skaff, Brunt, Burandt, and Hardin. Voting No: None. Absent: Riley, William. Abstain: Steffen.

Econ. Dev. Mgr/Assistant City Administrator Brama reviewed the next steps of the project.

6. ADJOURNMENT

Motion by Member Hardin, seconded by Member Burandt, to adjourn the meeting.

Motion carried. Voting Yes: Chairperson Steffen, Members Skaff, Brunt, Burandt, and Hardin. Voting No: None. Absent: Riley, Williams.

The regular meeting of the Economic Development Authority adjourned at 8:15 a.m.

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Ted LaFrance
Economic Development Manager

Draft by Sue Osbeck
TimeSaver Off Site Secretarial, Inc.

DRAFT

CC Regular Session **7. 6.**

Meeting Date: 09/22/2015

By: Tim Gladhill, Community Development

Information

Title:

Consider Approval of The COR Development Plan Comparison Document

Purpose/Background:

The purpose of this case is to review a comparison document between the original Ramsey Town Center Master Plan and the current The COR Development Plan as requested by the City Council and Planning Commission on May 26, 2015. Minutes from this discussion as well as subsequent advisory board/commission review and recommendations are attached to this case as background for the purpose of this exercise.

At the May 26, 2015 Joint Meeting with the City Council, Staff was directed to prepare a comparison document outlining the differences between the current COR Development Plan and the original Ramsey Town Center Master Plan. Direction was to simply prepare a document outlining the changes and check back with the City Council and its advisory boards for future direction. It is anticipated that the output of this exercise may lead to some changes to the Design Framework for The COR to either better clarify the vision, eliminate any conflicting language, simplify the document, or potential changes to the official vision.

This step is focused on the inventory of the previous plan and the current plan. The intent of this topic report is not to begin developing a new vision for The COR. The document has been reviewed as follows:

1. May 26 - City Council and Planning Commission hold Joint Meeting. Direction to prepare Comparison Document provided.
2. June 9 - Planning Commission develops preliminary document.
3. June 28 - City Council receives update and reviews preliminary document.
4. August 6 - Planning Commission completes preliminary document and sends for advisory board/commission review.
5. August 13 - Economic Development Authority (EDA) reviews preliminary document.
6. August 13 - Parks and Recreation Commission reviews preliminary document.
7. August 17 - Environmental Policy Board (EPB) reviews preliminary document.
8. September 10 - Planning Commission recommends that the City Council adopt the document.

The next step includes gathering feedback on the components of the current plan and overall vision, including a market analysis of these components as requested by the City Council and answer the following question:

"Does the City need to make changes to the development plan for The COR?"

Of key importance at this stage is to ensure that the City is asking the correct policy questions as it engages the public and stakeholders. The intent this evening is not to answer these questions, but to ensure the proper questions are being asked. Upon adoption, Staff will begin engaging stakeholders (including current property owners) and market experts based on the content and questions of the document. Staff believes this next step will begin to answer the questions as raised by the City Council throughout this process. This next step will also include engaging the broader public.

Notification:

Notification is not required for this discussion topic.

Observations/Alternatives:

Attached are documents from the original Ramsey Town Center Master Plan and Development Guidelines (the original vision) as well as the COR Development Plan and Design Framework (current vision). Additionally, the Planning Commission has several policy questions that could be used in a future joint meeting or surveys of the City Council, its advisory boards and commissions, or the general public.

Finally, Staff has included a generalized timeline of The COR key milestones. This is a working document that will need to be refined over time. Of key update, Staff would like to populate the initial planning stages that led to the creation of The COR, starting with the 2020 Comprehensive Plan Update (completed in 1998), City ballot advisory question, and design charette process. Staff will utilize the introduction of this case to review the overall history of The COR and its original formation.

Funding Source:

This case is being handled as part of normal Staff duties.

Recommendation:

The Economic Development Authority, Parks and Recreation Commission, Environmental Policy Board, and Planning Commission recommend that the City Council adopt this comparison document. Updating this document does not create any policy implications.

Action:

Motion to adopt the attached Comparison Document for The COR.

Attachments

COR Comparison Document
Plan Comparison
ORIGINAL Master Plan
ORIGINAL Development Guidelines
CURRENT Development Plan (Master Plan)
CURRENT Design Framework (Development Guidelines)
Timeframe of Key Milestones
Joint CC PC Minutes dated May 26, 2015
Planning Commission Work Session Minutes dated July 9, 2015
City Council Meeting Minutes dated July 28, 2015
Planning Commission Minutes dated August 6, 2015
Economic Development Authority Minutes dated August 13, 2015
Parks and Recreation Commission Minutes dated August 13, 2015
Environmental Policy Board Minutes dated August 17, 2015
Planning Commission Minutes dated September 10, 2015

Form Review

Inbox	Reviewed By	Date
Tim Gladhill (Originator)	Tim Gladhill	09/16/2015 01:23 PM
Chris Anderson	Chris Anderson	09/16/2015 02:18 PM
Patrick Brama	Patrick Brama	09/17/2015 03:02 PM
Kurt Ulrich	Jo Thieling	09/17/2015 03:10 PM
Form Started By: Tim Gladhill		Started On: 09/11/2015 02:41 PM
Final Approval Date: 09/17/2015		

The COR Development Plan
Clarification/Audit of Current Vision
Outcome of Planning Commission Work Session - July 9, 2015
Reviewed by City Council – July 28, 2015

Overview of this document

1. Exercise 1: Comparison of Current and Previous Master Plan for The COR.
2. Exercise 2: What is the market reality of the Master Plan? (Future Step)
3. Exercise 3: Do we need to make any changes? If so, where do we go from here? (Future Step)

Exercise 1: Comparison of Current and Previous Master Plan for The COR (Current Step)

Overview of Exercise 1

1. Quick Summary/History of The COR
2. Comparison of Master Plan Versions
3. Future Policy Questions

Section 1.1: Quick Summary of The COR

- 2020 Comprehensive Plan
- City of Ramsey Ballot Advisory Question
- Ramsey Town Center Design Charrette

2020 Comprehensive Plan

The 2020 Comprehensive Plan was developed/amended between 1998 and 2001. The 2020 Plan called for a mixed use development. Part of the primary reason was to identify an opportunity to address forecasted household growth while protecting the rural character of much of the existing community. The 2020 Plan called to concentrate more of the growth forecasts in a smaller area of the community.

City of Ramsey Ballot Advisory Question

In 2001, the City of Ramsey included several Ballot Questions pertaining to the City Charter as well as multiple Advisory Ballot Questions. Of note to this discussion, a question asked was the following:

"Do you want a Town Center with restaurants, shopping and other amenities along the Highway 10 Corridor?"

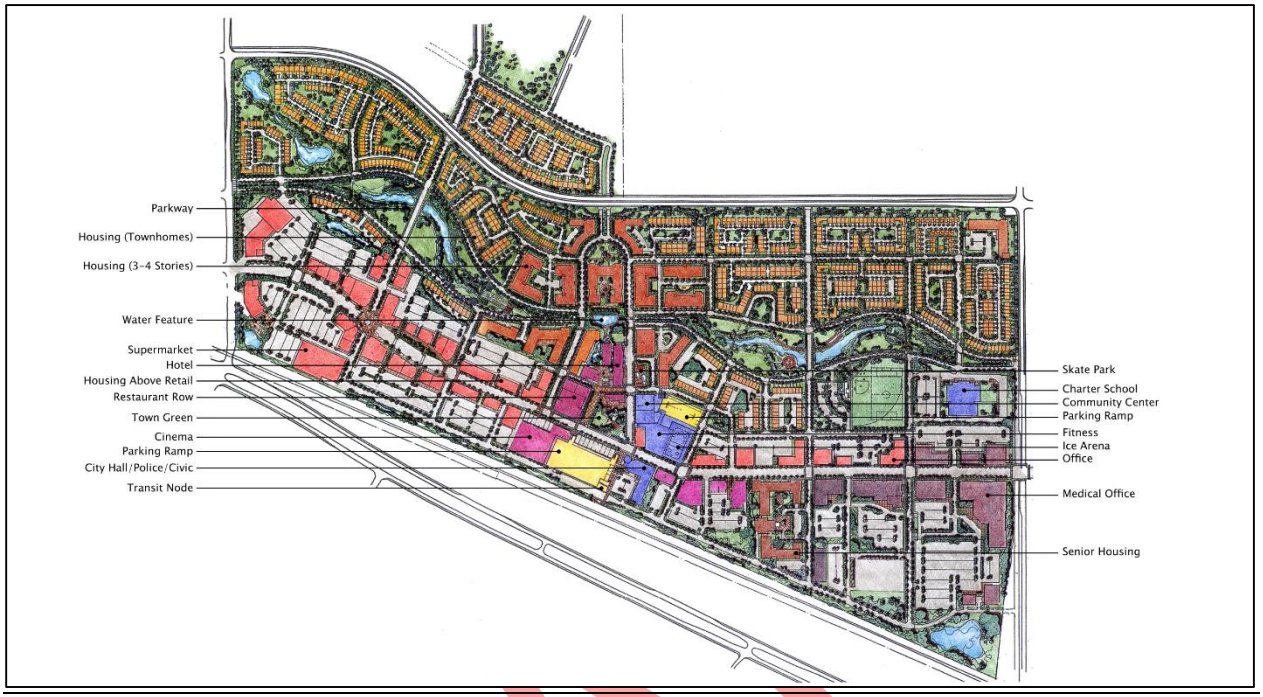
In the general election in 2001, 61.20 responded yes to the above question; 38.20 voted no.

Ramsey Town Center Design Charrette

Between 2002-2003, with amendments to the Comprehensive Plan and results from the Advisory Ballot Question, the City embarked on an in-depth public process to assist in the planning for the Ramsey Town Center. Step No. 1 of the current exercise is to develop a summary of the output of this process (previous vision).

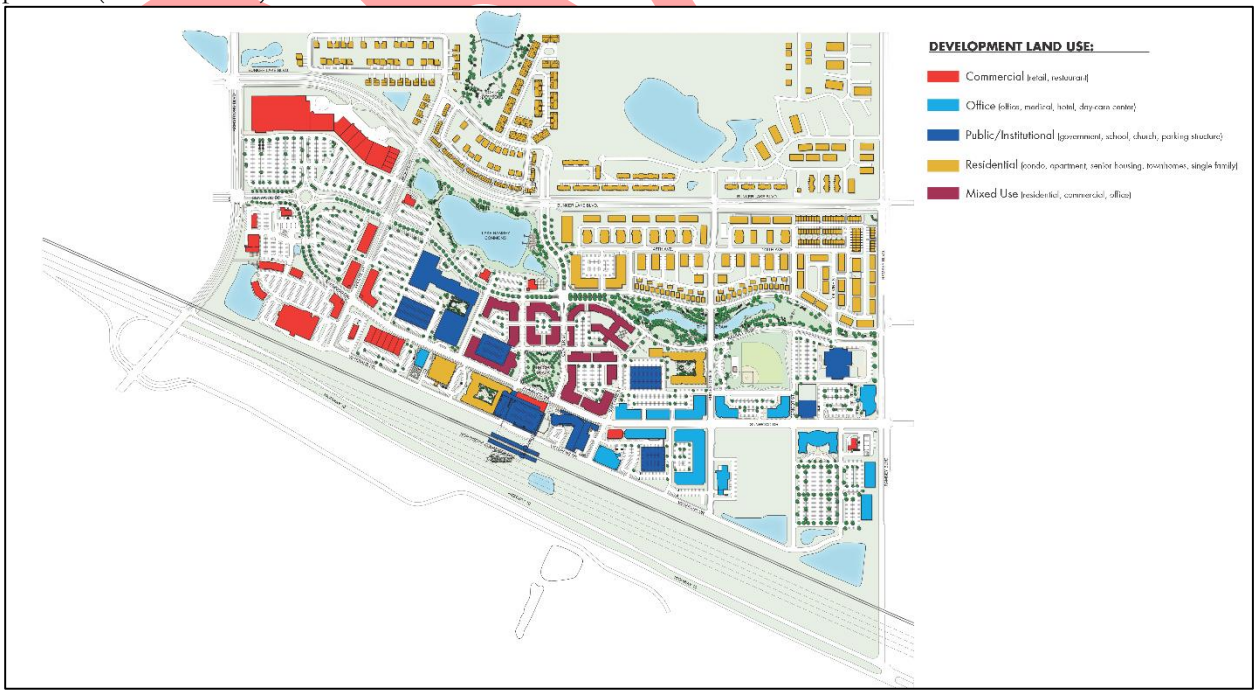
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Original Master Plan



2009/2010 Re-visioning Exercise

Following the foreclosure of the Ramsey Town Center development and the purchase by the City of approximately 150 acres of the development, the City embarked on an effort to revise the vision to better match market conditions at that time. Step No. 2 of the current exercise is to develop a summary of the output of this process (current vision).



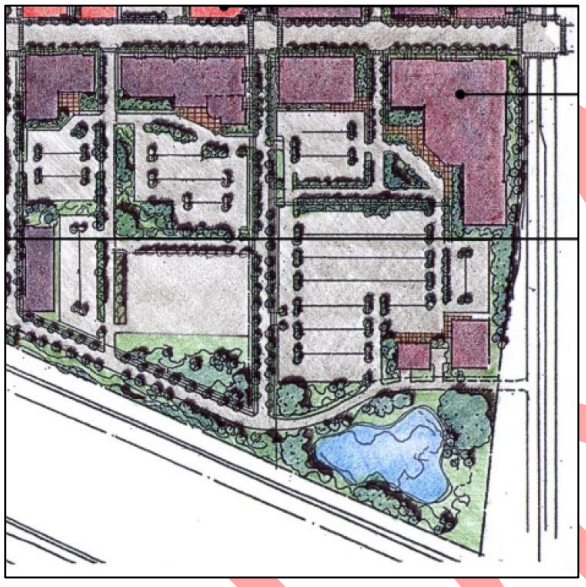
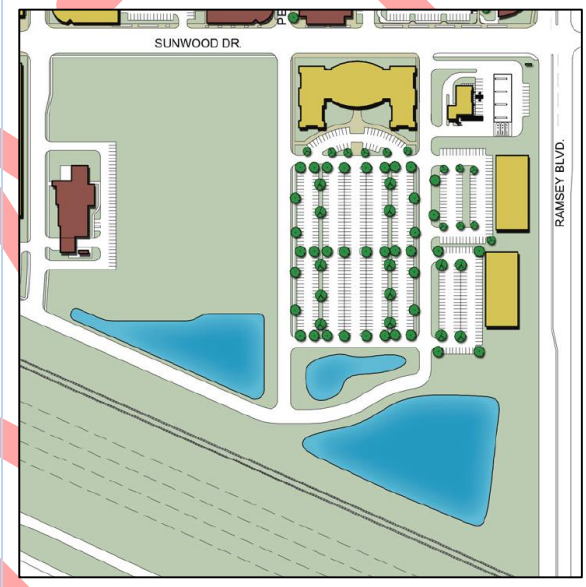
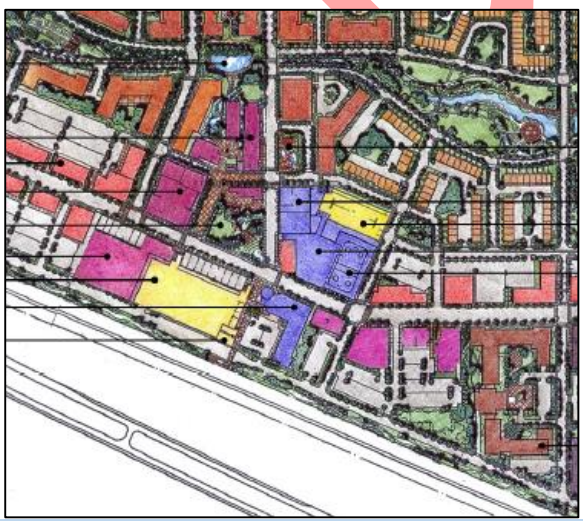
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Section 1.2: Comparison of Ramsey Town Center Master Plan to The COR Development Plan

Ramsey Town Center Master Plan	The COR Development Plan
Land Use and Development Standards	
Mixed Use – Vertically mixed use buildings in center	Mixed Use – Mix of uses within each block; single use buildings acceptable
Strong shared parking strategies	Shared parking strategies reduced, but encouraged (floor area ratio reduced)
Development regulations all but required shared, structured parking in first quarter-mile.	Vision no longer requires shared parking
High densities to support retail and protect rural character of other areas of community	Less high density than original vision
Centered around transit station	Less Centered around transit station
Strong 'Blue System' – multi-use surface water management	Blue system amended
1.0 Floor Area Ratio amended to 0.75	0.75 FAR amended to 0.65
2 accesses planned on Armstrong Boulevard	1 access allowed on Armstrong Boulevard due to access spacing and elevation of Armstrong Interchange
Emphasis on pedestrian orientation	Emphasis on automobile orientation
Strong streetscape design standards	Strong streetscape design standards
Strong Downtown Feel	Less Downtown Feel
Building Design	
Strong architectural standards for individual buildings	Less architectural standards for individual buildings
Architectural Review Committee – review all new plans and models	No Architectural Review Committee
Strict Sign Standards	Relaxed Sign Standards, yet still stricter than citywide standards
Parks, Recreation, and Open Space	
Master Park Plan	Master Park Plan amended
West Meandering Commons 'mirrors' East Meandering Commons (now The Draw)	Parkway eliminated to accommodate additional parking
Park Dedication + Additional contribution to parks	Base Park Dedication – reduced rate granted for high density residential
Process/Vision	
Intense citizen involvement	Less citizen involvement

Continued on next page.

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Land Use Sub-Areas	
Medium Density Residential in north west corner of development	Traditional suburban retail in north west corner of development (The 'West 30')
	
Office Park Development in south east corner	Office Park Development in south east corner
	
Mixed Use Center	Mixed Use Center
	

Section 1.3: Policy Questions for Future Discussion and/or Survey (City Council, Advisory Boards and Commissions, Residents)

The intent is to frame a series of questions to send as a survey to advisory boards and City Council. The intent at this stage is not necessarily to answer these questions specifically, but feedback and consensus is more than welcome.

Land Use and Development Standards

1. How much vertically mixed-use buildings is too much?
2. How do we plan for a mix of single-use buildings on a single-block (what happens if the last user in is locked in to a particular use, but doesn't want that use)?
3. How should the City manage parking in The COR? Should the City establish a new strategy for shared parking?
4. How should the City define parking calculations?
5. The remaining westerly leg of Ramsey Parkway – should that continue to have an enhanced design (green medians, enhanced plantings, etc. Similar to existing leg without one-way segments on larger stormwater feature in middle)?
6. Do we want to continue to allow uses with a drive-thru and gas stations?
7. How well does the market bear the original vision?
8. How well does the market bear the current vision?
9. What is the appropriate amount of retail? What is the appropriate residential density to support the retail goals?
10. What are the appropriate locations in The COR for retail?

Building & Development Design Standards

11. Are The COR sign standards still too strict?
12. Should the City re-establish some form of an Architectural Review Committee for The COR?
13. What are the environmental impacts of the additional surface parking lots in the current development plan?
14. Are we putting enough emphasis on water conservation and surface water management?
15. Are we losing too much pedestrian orientation? Does Ramsey Parkway have sufficient design with the pedestrian in mind?

Land Use Sub-Areas

16. How flexible should Staff be in recommending boundary changes to Sub-District Boundaries?
17. Should the City explore or otherwise re-evaluate the vision of the north west quadrant of the development (south east corner of Armstrong Boulevard and Bunker Lake Boulevard)?
18. The remaining undeveloped area just east of Coborn's – should that stay retail, or is Staff able to entertain residential inquiries?
19. Should we continue to hold the area west of Center Street north of Sunwood Drive for a community type use such as a Community Center or movie theater?
20. Was the amendment from West Meandering Commons to Lake Ramsey Commons the appropriate change?

Process and Vision

21. What is our goal(s) for the COR/Town Center?
22. What process will we use to define the goal(s)?
23. How will we know how close we are to achieving it?

DRAFT

24. What process shall we use to oversee that progress?

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Exercise 2: What are the market realities of the plan components? (Future Step)

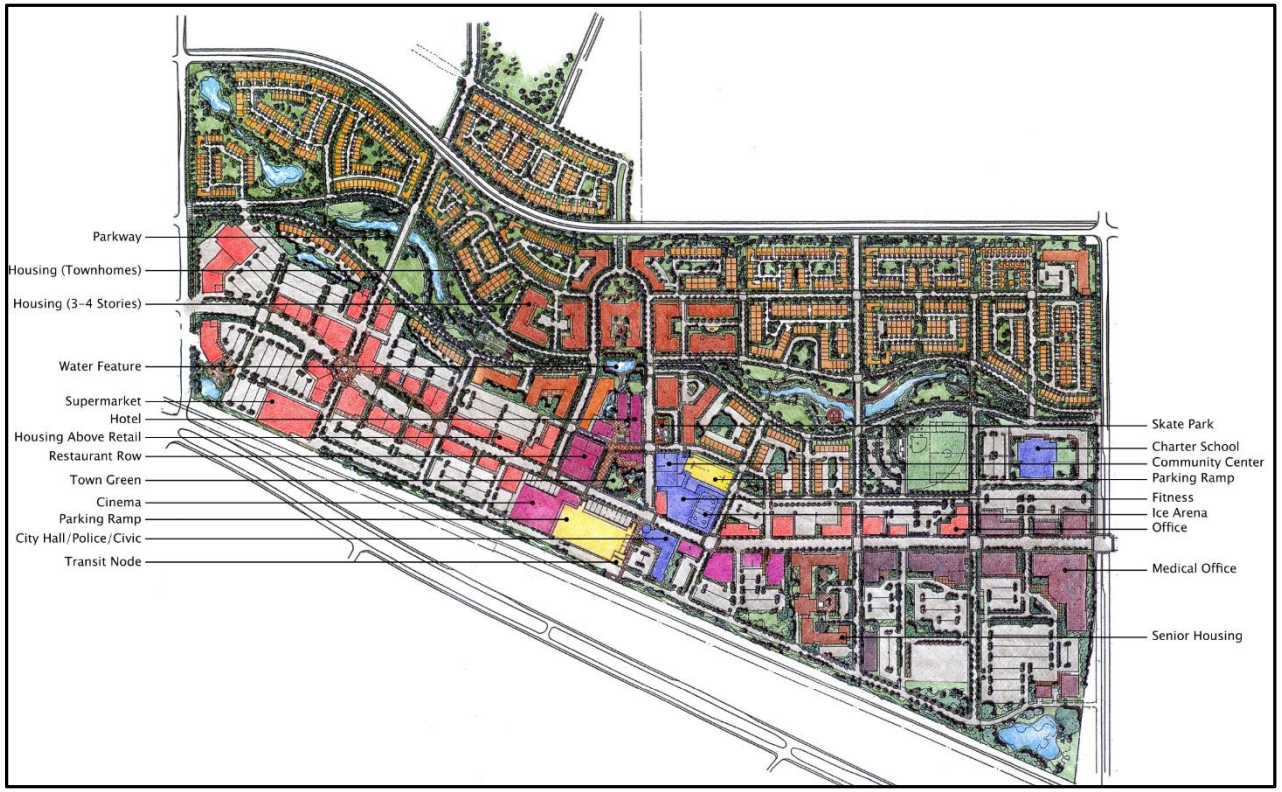
Exercise 2 will be commenced upon completion of Exercise 1 above. As of July 28, 2015, Exercise 1 has commenced but had not been completed. The intent of Exercise 2 is to take the information above and begin a dialogue/survey of stakeholders in The COR as well as the City's professional services groups for market analysis. These market experts include, but are not limited to, the City's financial, economic development, real estate brokerage, and planning firms.

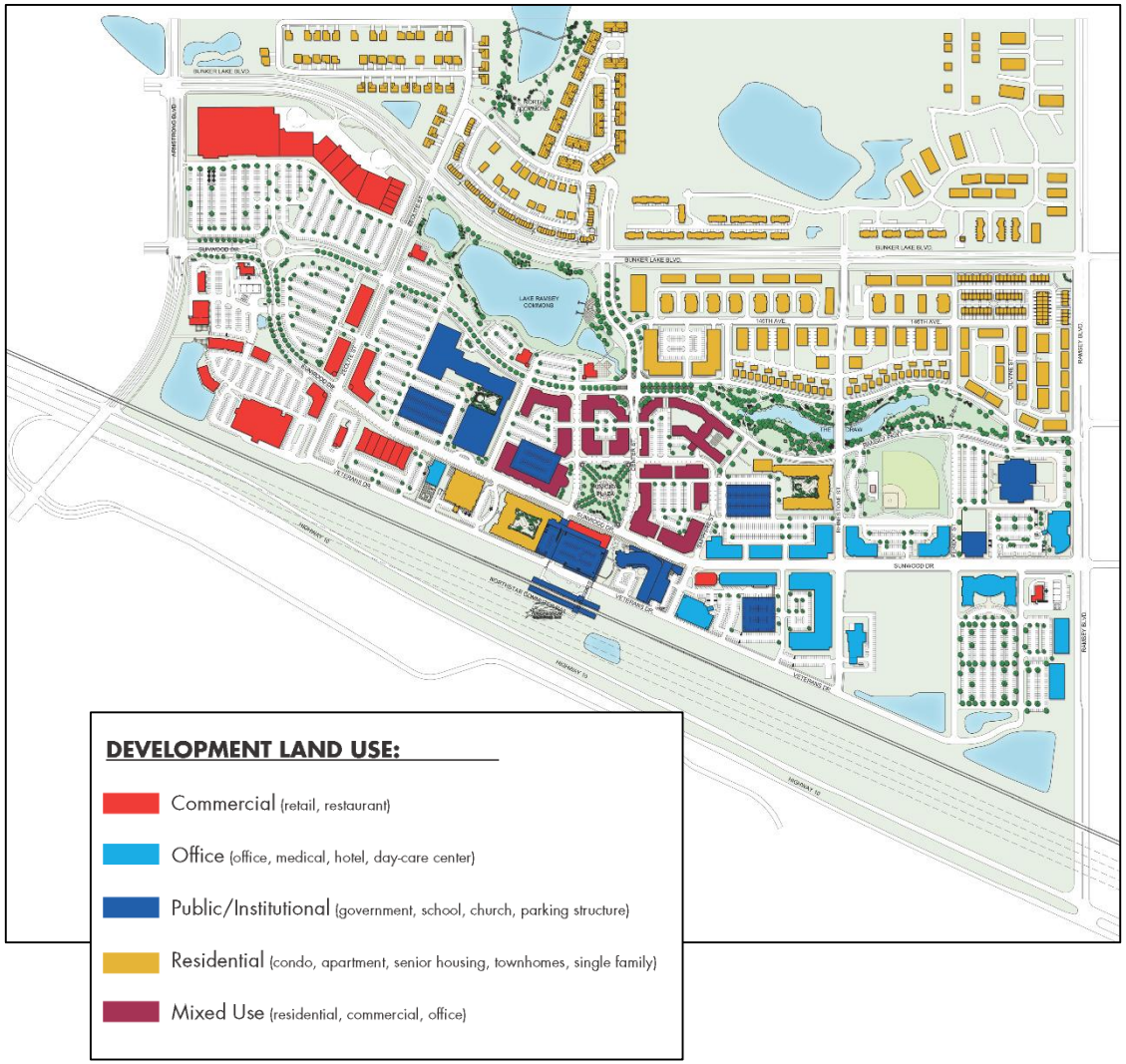
Exercise 3: Do we need to make changes to the plan? If so, where do we go from here? (Future Step)

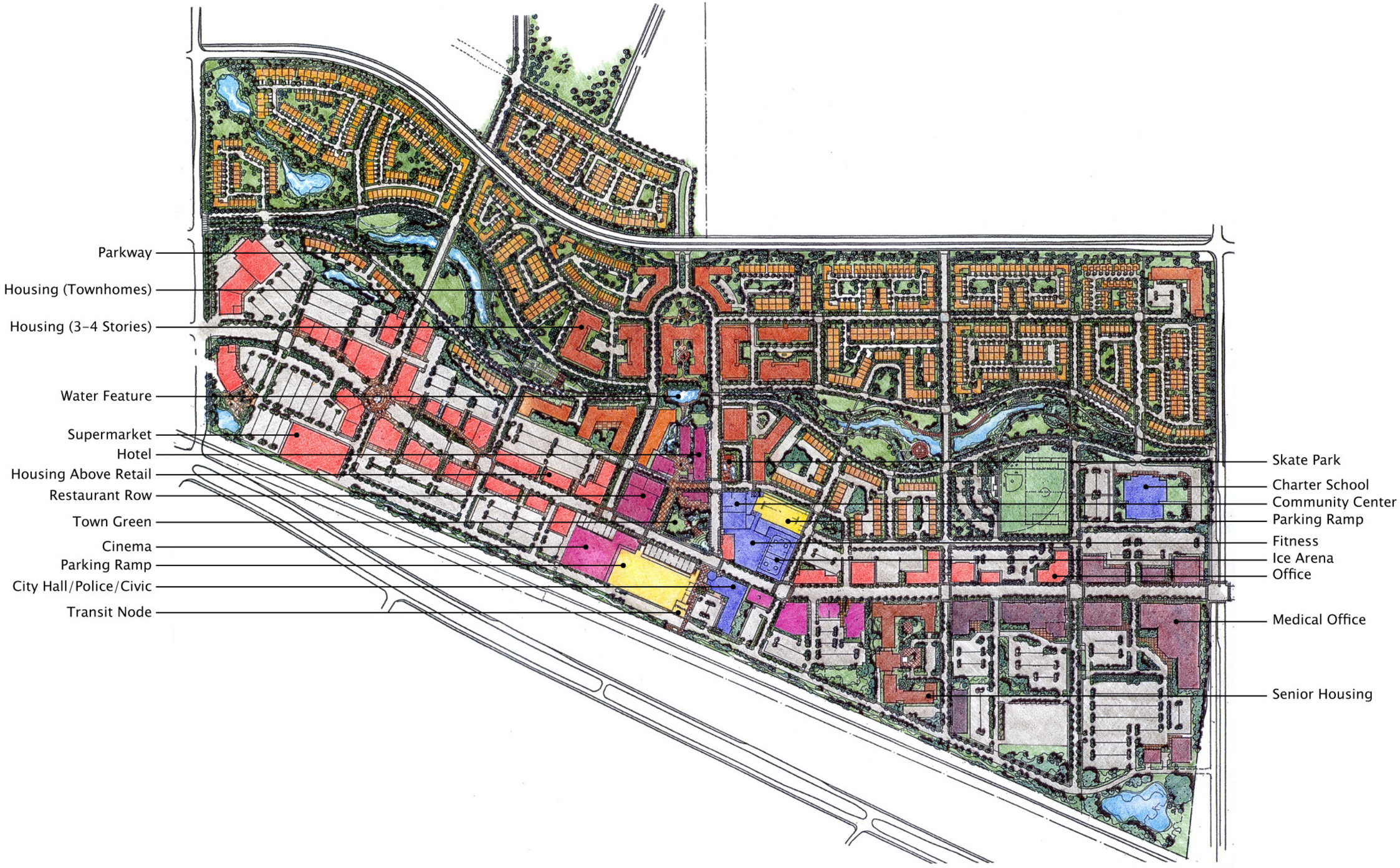
The outcomes of Exercise 1 and 2 will inform the process for Exercise 3. This section will be updated as needed.

DRAFT

COR/Ramsey Town Center Comparison







12 March 2004

esg elness swenson graham architects inc.

RAMSEY TOWN CENTER
Ramsey, Minnesota

Site Plan

Ramsey Town Center

Development Guidelines

Final Draft 6/8/04









RAMSEY TOWN CENTER

The Future is Ramsey.

Ramsey Town Center Development Guidelines

Introduction

This is the third in the series of documents created to help direct design solutions and define project character for the Town Center. With increasing levels of detail and specificity, the Master Plan, the Zoning Code and these Development Guidelines clarify and promote the desired outcomes expressed in the illustrative Concept Plan. Each of these documents serves a specific purpose as part of the Town Center reference library, but also work in concert with other city codes and criteria to provide the information needed for review, critique and approval of development projects within the Town Center district.

Purpose

The primary purpose of Development Guidelines is to set basic parameters, describe preferences and illustrate design intent. These guidelines serve as a framework within which creative design can and should occur – there is no one solution, but many options that meet the basic requirements of this document.

Application

The format and content of these guidelines are specifically tailored for use as a reference workbook and are organized into two sections. The first section outlines issues and recommendations that apply to the entire Town Center district. The second section highlights specific guidelines that apply to each sub-district within the Town Center.

Implied Responsibility

All participants in the development of the Town Center recognize the local and regional impacts of this project and the various systems that play an important role. Each parcel and each building must fit within the context of the entire plan. Individual projects must complement, not compete with, adjacent development in terms of public green space, walk and trail connections, stormwater management solutions, street layout, parking strategies, land use mix and building design.

Part One: Overall Guidelines

There are a number of guidelines that apply to the entire Town Center including recommendations for stormwater management, parks, streets, land use, parking, transit and other development components. Many of these overall Town Center guidelines overlap, or are integrated with one another. For ease of discussion they are categorized according to the same list of 'layers' that formed the basic structure for the Master Plan:

- Context – local, city, regional
- Blue System – surface water features, stormwater management
- Green Structure – parks, trails and open space
- Land Use Mix – preferred uses, horizontal/vertical mixed use
- Architecture – built form, character of development
- Streets and Blocks – access, circulation, arrangement
- Parking Strategies – quantity, location, type
- Transit – rail, bus, other options
- Utilities and Infrastructure – sewer, water, electric, gas

It is essential that proposed design solutions for development projects and other improvements within the Town Center demonstrate an understanding of the interplay between these layers.

Overall Guidelines - Context

Overview

Although unique to Ramsey, the Town Center is not intended to be a stand alone district within the the City; instead it will be a part of, and connect with, a variety of local, city-wide and regional systems. Each development project, whether a single building, one lot, or a series of blocks, must provide reasonable links to these systems as a primary design objective.

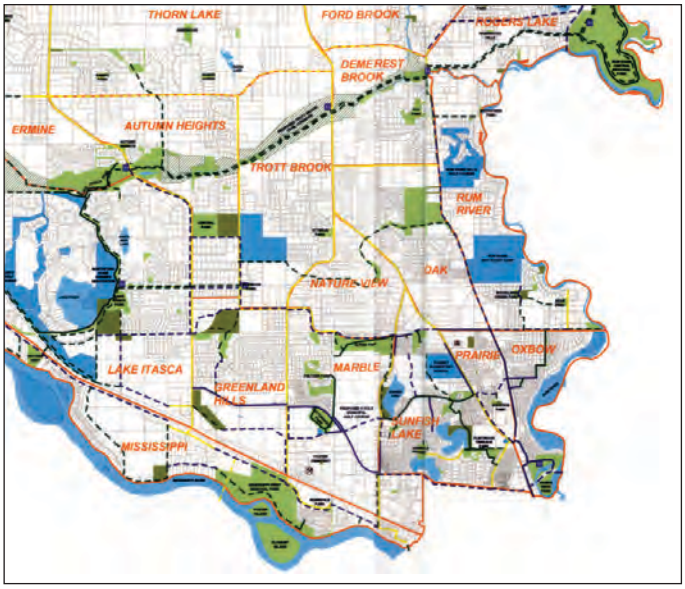
Guideline Recommendations

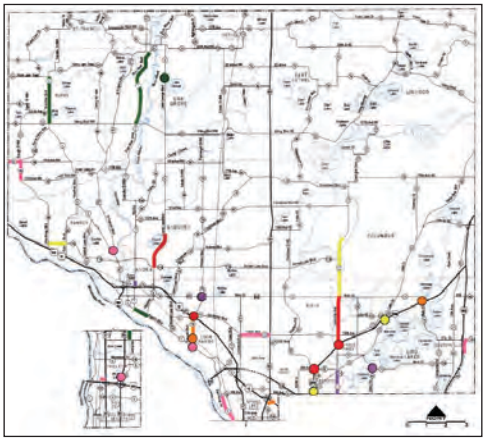
To ensure that the Town Center takes full advantage of local and regional systems, development should:

- Provide safe, easily recognized connections to city, county and state trail corridors
- Make provisions for city and regional transit service and amenities (including the future Northstar Line) and encourage their use
- Tie into, and improve, the Ramsey utility network
- Integrate with and complement the existing (and future) street framework
- Become an integral part of the city and county drainage/ stormwater management plan

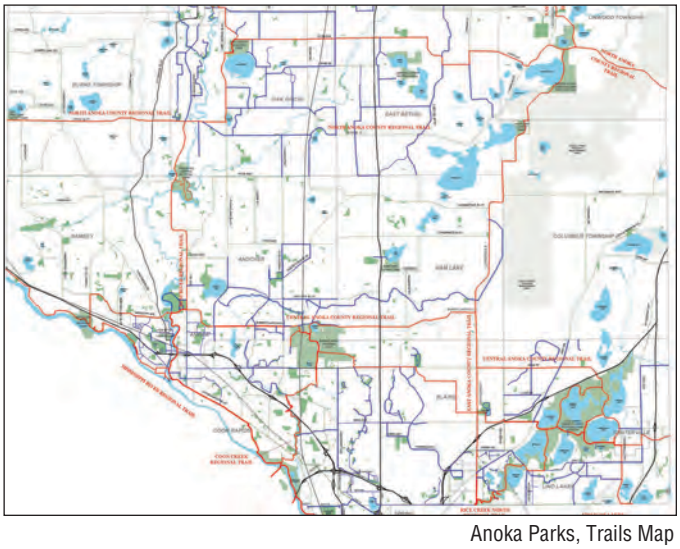
Objectives

- Overall Town Center design (and all new private development within the Center) will accommodate stormwater from new projects and from off-site, and highlight stormwater features as an amenity
- Bikeways and pedestrian routes into the Town Center from adjacent neighborhoods must be designed for safety and ease of access, suggesting that a child on a bicycle has an equally accessible route to downtown.
- Parks and open space will be easily accessible to all Town Center residents, visitors, people who work here and also for the citizens of Ramsey and the surrounding area. This connected green system is reminiscent of the world renowned 'Grand Rounds' of Minneapolis





Regional Transit Map



Anoka Parks, Trails Map

Overall Guidelines - Blue System

Overview

Water features and drainage systems are essential components of the Town Center Master Plan. The potential mix of ponds, streams, fountains and other water elements will provide focal amenities and year round activities within the framework of an environmentally responsible, visually pleasing strategy to manage stormwater. Because the mississippi River is a restricted discharge water of the state, and because we are creating a new discharge from this development, each sub-district and each site has a responsibility to utilize 'best management practices' (BMP) to pretreat run-off, reduce erosion and encourage infiltration. Water elements are not intended to be separate stand alone features, but instead should be integrated with the variety of parks, trails and public open space proposed for the Town Center. Water and landscape should be designed and utilized within multipurpose areas that accommodate both active and passive recreational use.





Guideline Recommendations

Blue System guidelines not only define the overall role and character of public space, but also encourage each development parcel to address the following:

- **Create** signature water features (ponds, pools, fountains, waterfalls, etc.) as major visual amenities throughout the Town Center
- **Promote** high quality, creative and appealing aesthetics for all blue system elements
- **Integrate** stormwater management components (meeting both water quality and quantity requirements)

A great deal of time and effort has gone into the calculation and design of a 'watershed-based' stormwater management plan to support Town Center development. While this overall strategy addresses the water quantity issue for the entire Town Center by providing storage and conveyance facilities for storm events, individual development projects (block-by-block) have an equal responsibility to meet water quality standards as a primary goal. Each project should integrate a variety of techniques, materials and methods (listed in the examples below) to promote multiple use, maximum flexibility, improved aesthetics for parking areas, park spaces, drainage swales and other site features.

Objectives

Integration of water and landscape, design creativity, use of high quality materials and safety concerns are the critical objectives to be met – the following examples illustrate only a few of many possibilities:

- Innovative new products, such as special soil systems (Netlon, structural soils), pervious pavements for parking areas, storm ceptors, underground storage and other creative techniques should be used to BMP standards
- 'Green architecture', expressed through green roofs, gray water recycling and other techniques should be included to reduce the impact of new development on stormwater systems
- Water feature design should include both formal elements (such as reflecting pools or fountains) and natural/informal forms (such as ponds, streams, waterfalls) and should explore creative ways to integrate wetland/rain garden landscapes with active, urban spaces.



Overall Guidelines - Green Structure

Overview

The overall design framework of the Town Center is based on a system of linked parks, trails and open space. The City of Ramsey, Anoka County, and to some extent, the State of Minnesota all play a role in local and regional parks programming, design review, construction sequencing, implementation and ultimately maintenance and operation of key public spaces within this framework. The goal is to link existing and proposed parks and trails defined in regional park plans with proposed new parks and trails within the Town Center. Of equal importance is the contribution from each block and each development project to this network of green, adding a variety of private, semi-private, and perhaps some additional public space throughout the Town Center. Private development will share the responsibility to provide inviting, innovative and useable green space as integral parts of individual parcel site design.

Guideline Recommendations

Ramsey Town Center will set a new standard for the design of parks and open space in suburban Twin Cities communities. Toward that end, Green Structure guidelines encourage the following:

- Work with the City to create an integrated, comprehensive open space system that links with existing city and county trails and open space networks
- Encourage private development (block-by-block) to share in the responsibility to provide inviting, innovative and useable green space as integral parts of each development project
- Integrate stormwater management components (meeting water quality and quantity requirements) within both public / private park and open space improvements

Together, the system of public and semi-public green space will result in a welcoming public realm throughout the new community.











Objectives

Based on the Parks, Trails and Open Space Concept Plan for the Town Center, a variety of public and private green space is proposed including:

- Each block and each project will provide intentional, creative, innovative, useable green areas as integral components of site development and building design.
- At the individual block scale, small squares and greens will provide places for gathering and relaxation, especially targeted to meet the demands of adjacent, or nearby buildings. Elements such as gardens, gazebos and fountains should characterize these more intimate public spaces.
- At the neighborhood scale, parks will provide space for more active recreation, and should be flexible enough to accommodate a variety of recreational activities. Playgrounds, game fields and park buildings are suggested park amenities and will target a wider user demand from the surrounding community.
- At the Town Center scale, the central linear park will connect with all other parks and open space elements, providing a focal point for activity and a sense of place similar to Minnehaha Creek in Minneapolis. Gardens, public pavilions and shelters, playlots and open play fields are suggested amenities that will provide built-in flexibility to meet the demands of both the local population and regional visitors to the Town Center.

Overall Guidelines - Land Use Mix

Overview

The Town Center Master Plan identifies the preferred mix and approximate location of a variety of land use types. Together with the Zoning Code, these guidelines focus on the following overall objectives:

- Promote vertical and horizontal mixed use (within a building, within a block, winthin a district)
- Provide a variety of housing types, styles, pricing
- Encourage increased density in and around the central core area
- Promote an interesting mix of building styles, scales and massing for each sub-district
- Support creative, innovative, high quality design solutions as the benchmark for success
- Integrate mix of uses with public green space within each district
- Provide a variety of commercial types
- Mix residential and commercial uses to promote street-level activity throughout the day

Guideline Recommendations

The mix of land uses in the Town Center will encourage activity during the day and into the evening and nighttime hours. As a focus of commerce, employment, recreation and housing, the Center closely resembles a small to medium size Midwestern downtown in scale and character. Land uses are intentionally mixed, to bring shoppers and workers into the area during the day and attract new residents and visitors to entertainment venues in the evening.

The civic component of the Town Center, exemplified by the new City Hall, Police Station and variety of public spaces and squares, adds an important element to the land use mix and brings a level of authenticity to the district.





Objectives

- Encourage vertical mixed-use in the core with housing and office space over retail uses along the street.
- In residential districts, particularly closer to the core, a limited amount of retail uses will be encouraged to service residents and provide nearby places to gather.
- Promote innovative models for housing that include a mix of townhomes, flats and lofts within single buildings or on the same block.
- Accomodate larger, 'big box' retailing within the Town Center; only if innovative design approaches are used including two story buildings, use of liner stores facing the street, minimal blank walls, creative parking strategies, etc.
- Where similar uses create a 'family' or campus of buildings (e.g. medical campus), buildings should reinforce the street edge and parking should be set within the core of the block.
- Uses shall promote pedestrian friendly streets, contributing to street level activities and overall visual character of each district
- All uses should reinforce the street edge



Overall Guidelines - Architecture

Overview

High quality architecture is an essential component in fulfilling the objectives of the Master Plan. Rather than prescribing a particular style, these architectural guidelines are intended to encourage an integration of both traditional and contemporary design. Architectural designs should provide a consistent quality, measured, to a great degree, by the pedestrian experience along the street and by an architectural expression that provides character without being thematic, obtrusive, or artificial. Architectural character should strive to be authentic and varied, but not 'thematic'.



Guideline Recommendations

Of all the layers that combine to form the Ramsey Town Center Master Plan, architecture will typically be the most prominent development component. Both visually and physically, architecture will play a major role in defining the overall design character and mix of uses for the Town Center. It is crucial that the design and location of buildings address these architectural guidelines, with specific emphasis on the following:

- Promote an animated street presence with a mix of street-level uses, interesting building façades, many doors and windows on the street, careful design of lighting, awnings, signage and other elements that animate the pedestrian experience
- Promote variety in building design, character and expression; not one theme or building style, but a thoughtful integration of many design solutions
- Promote a variety of building types including a range of height, scale and proportion, that support an integrated mix of housing options, shopping destinations, entertainment venues, civic structures and other Town Center uses
- Encourage the use of high quality materials, suggesting a preference toward native materials and masonry elements, with respect for local building techniques
- Building location is as important as building style; special architectural elements, character, transparency and a higher level of materials and detailing should be used to highlight key streets (corridors) and important crossroads (nodes) throughout the Town Center
- Buildings should always be located at all four corners of intersections

Examples

Providing a creative mix of building types, scales and expressions are critical objectives to be met – photographs on this page (and throughout these guidelines) suggest some of the many possibilities.



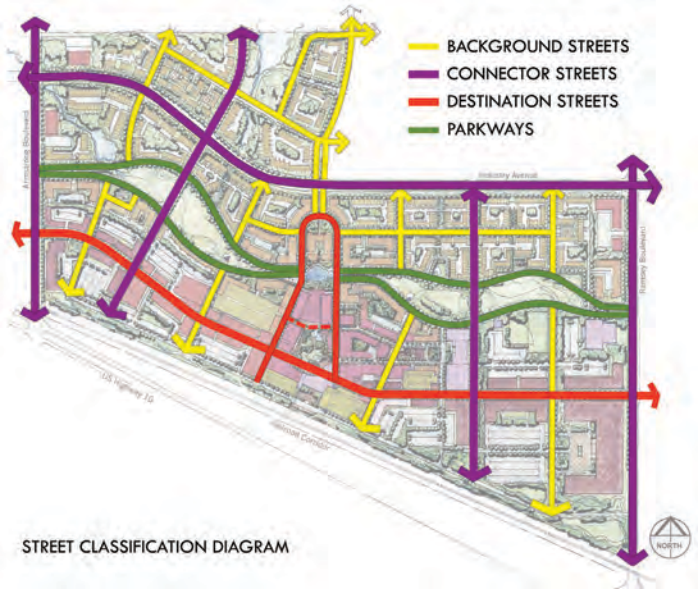


Overall Guidelines - Streets and Blocks

Overview

The Master Plan defines a specific strategy for the layout of streets and blocks within, and around the Town Center. The size, type and configuration of this street hierarchy is based on a combination of projected traffic volume, level of service at intersections, proposed adjacent land use (destination commercial, residential, civic, recreation, etc.) and desired aesthetic character.

Great streets are essential components of an attractive and inviting public realm. These guidelines promote a street system that balances pedestrian and vehicular use. Providing streets that support traffic flow is important, but also creating ample space for street-side activities, gracious strolling promenades, pockets of green and other amenities is critical to the success of the Town Center. Streets will promote convenient access by car – to storefronts, to parking lots and ramps, to entertainment attractions – but will also encourage foot traffic as the primary way to move about and conduct business in the core area.



STREET CLASSIFICATION DIAGRAM


Background Street – quiet residential neighborhood, parking one side


Destination Street – active shopping district with streetscape amenities


Connector Street – equally inviting for both pedestrians and cars

Guideline Recommendations

The proposed street and block pattern reflects a compact urban character, not allowing dead end streets or cul-de-sacs, in favor of a traditional grid pattern and connected streets including the following:

- Provide a street network that distributes pedestrian and vehicular traffic throughout the various districts in the Town Center and encourages a more dispersed and less congested traffic flow (many choices or travel paths)
- Provide a clear hierarchy of streets resulting in a simple and understandable system for movement – easy access and convenient circulation throughout the Town Center
- Convert primary perimeter streets (arterials such as Ramsey, Armstrong and Bunker Lake Boulevards) to urban street sections, providing sidewalks and street trees to replace roadside ditches
- Promote improvements that invite pedestrian and bicycle use including wide sidewalks, streetscape amenities and designated bicycle trails (both on and off-street)

Objectives

Creative design solutions for public realm improvements should reflect these basic street classifications (street hierarchy) including:

- Destination street – signature addresses for shopping, entertainment, services, work place and other primary amenities (Sunwood Drive is an example)
- Connector street – primary routes that link various districts within the Town Center, usually providing the most direct means of getting from point A to point B (Rhinestone Street is an example)
- Background street – neither destination nor primary connector routes, these streets provide much of the rest of the street grid throughout the Town Center (residential streets are an example)
- Parkway – premier 'green streets' adjacent to primary public park / green space (Town Center Parkway is an example)
- Service – still considered public streets, service corridors provide important access to delivery areas, parking lots/ramps and maintenance functions (Civic Center Drive is anexample)

Overall Guidelines - Parking

Overview

Balancing the realities of car-related necessities (streets, parking and so on) with future transit service and the desired character of the Town Center is a significant challenge. The goal is to provide adequate parking, both quantity and location, while promoting new strategies that support the overall needs of the Town Center. Parking will be provided through a combination of on-street spaces, off-street surface lots, underground lots and structured ramps to support the mix of uses at the core.

Parking structures should contribute to the overall character and image of the Town Center. Ramp design should include elements, colors and materials that reflect, or complement surrounding buildings. Liner stores or other street-level uses should be integrated into ramp design along important street frontages.



Parking ramp design (building on the right) includes awnings, arched openings and similar materials to reflect character of adjacent building.

Guideline Recommendations

Parking guidelines encourage the following:

- Locate off-street surface parking lots away from the major streets, either behind or to the side of primary buildings
- Provide a combination of fencing, landscaping and landform to screen parking areas from major streets and important views
- Create strategies for shared parking between adjacent uses, taking advantage of peak and off-peak cycles, business hours, nighttime activities, special events and other needs
- Provide alternative surfaces for secondary (less frequently used) parking areas including porous pavements, green pavements and so on
- Provide facilities or services that respond to and connect with future transit to reduce required parking, including shuttle/circulator bus, bicycle lockers
- Work with the City to review existing standards to provide flexibility including hours for on-street parking, security and enforcement practices, permit or metering
- Provide parallel parking on both public and private streets throughout the Town Center, to add parking and create a traffic calming, pedestrian buffer
- Explore options to integrate stormwater management requirements into parking area design
- Explore various landscape approaches to soften parking area edges, provide shade, integrate native plantings, offset islands and other ideas to reduce to 'sea of parking' image

Objectives

The primary objective is to provide a balance of surface lots, on-street and structured parking, with ample quantities and close proximity to serve the mix of uses in the Town Center. In addition to providing adequate space, excellent design is a major factor as well. Guidelines for the Town Center encourage creativity, innovation, quality and attention to detail in every aspect of project development, including parking solutions. Photographs on this page (and throughout these guidelines) suggest some of the many possibilities.



Surface parking lot located to the side and behind grocery store, also illustrates walkway edge improvements including ornamental fence and plantings.



Structured parking (see entrance sign mid-block) imbedded within mixed-use development that includes ground level commercial and residential above.



This photo shows both on-street parking and parking lot edge improvements that together provide a safe and inviting pedestrian walkway.

Overall Guidelines - Transit

Overview

The Town Center is designed to be 'transit ready' in a variety of ways that go beyond providing a walkable public realm and connected street grid. The Master Plan also includes a multi-modal transit station, with dedicated commuter parking, integrated with other uses at the heart of the retail, restaurant and entertainment district. This station functions as a hub where local circulator transit comes together with regional transit service and the Northstar Corridor. This station is designed to meet the short term needs of the Northstar Commuter Coach service, and also the long term objectives for proposed commuter rail service in the future. Transit components include the following:

- North Star Commuter Coach service provides peak period, peak direction bus service between downtown Minneapolis and Elk River
- North Star Commuter Rail will provide train service between St. Cloud and downtown Minneapolis
- 400 park and ride parking spaces are provided for commuters adjacent to the transit station
- Pedestrian and bicycle connections are emphasized in the Master Plan as major links between the transit station, various districts within the Town Center and into the surrounding neighborhoods
- The Town Center can accommodate Metro Mobility, citywide circulator bus or town trolley connections as part of local and regional service to the transit station

The Town Center also uses a Travel Demand Management (TDM) program to both assist and encourage residents and visitors to take advantage of the various modes available for their commuting and travel needs. This TDM program draws from incentives and services available through Anoka County and Metro Commuter Services that match riders with carpools and vanpools, provide discounted transit passes and manage work hours among other functions. The Town Center will use a coordinator to manage the delivery of these services and to promote and market the TDM program.

Guideline Recommendations

Transit is an important component of the overall plan, with expectations for more ridership, using a greater range of transit options as they become available. More people, together with the mix of activities and amenities in the Town Center, encourages better designed, better connected transit service. It is a shared responsibility between city, county and developer to promote transit use, with both policy and bricks-and-mortar attention to the following guidelines:

- Understand and take advantage of opportunities to use existing and proposed transit components
- Provide transit related facilities specifically linked to uses and character within each Town Center district, including signage and lighting for way-finding and bicycle amenitiess

Objectives

The primary objective is to provide a balance of transit service, bicycle and pedestrian connections and lanes to move traffic. Guidelines for the Town Center promote public transportation as part of the solution and suggest a variety of street improvements and other amenities to invite increased use. Photographs on this page (and throughout these guidelines) suggest some of the many possibilities.









Overall Guidelines - Utilities

Overview
The Master Plan, together with detailed engineering drawings for site improvements, defines a network of utilities that will serve the Town Center. While understanding the location, size and characteristics of sanitary sewer, storm sewer and water system components is important, development proposals must also acknowledge awareness of the Town Center's relationship to the city water supply – specifically, its relationship to the regional aquifer. New development projects have a responsibility to use best practices for proper connection to utilities, monitor flow of materials into storm sewer and provide recommendations for landscape and pavement maintenance in an effort to reduce, or eliminate, potential pollution sources.

The Town Center will also be served by a full complement of utility connections including cable, fiber optic, electric, telephone and so on. As always call for location of all site utilities prior to construction.

Guideline Recommendations
An important part of the Master Plan, utility guidelines promote the idea of balancing quality service, adequate capacity and the physical needs of site development with the more qualitative issues of aesthetics, proper maintenance and environmental health. These guidelines encourage the following:

- Subscribe to, and implement best management practices as the benchmark for utility design and maintenance
- Electrical service, and other utilities as appropriate, should be buried underground or located along service corridors and other 'back of house' locations

Objectives
Not easily photographed (mostly underground), the intent is to suggest that even site utilities have a role in the overall success of the Town Center.







Part Two: Subdistrict Guidelines

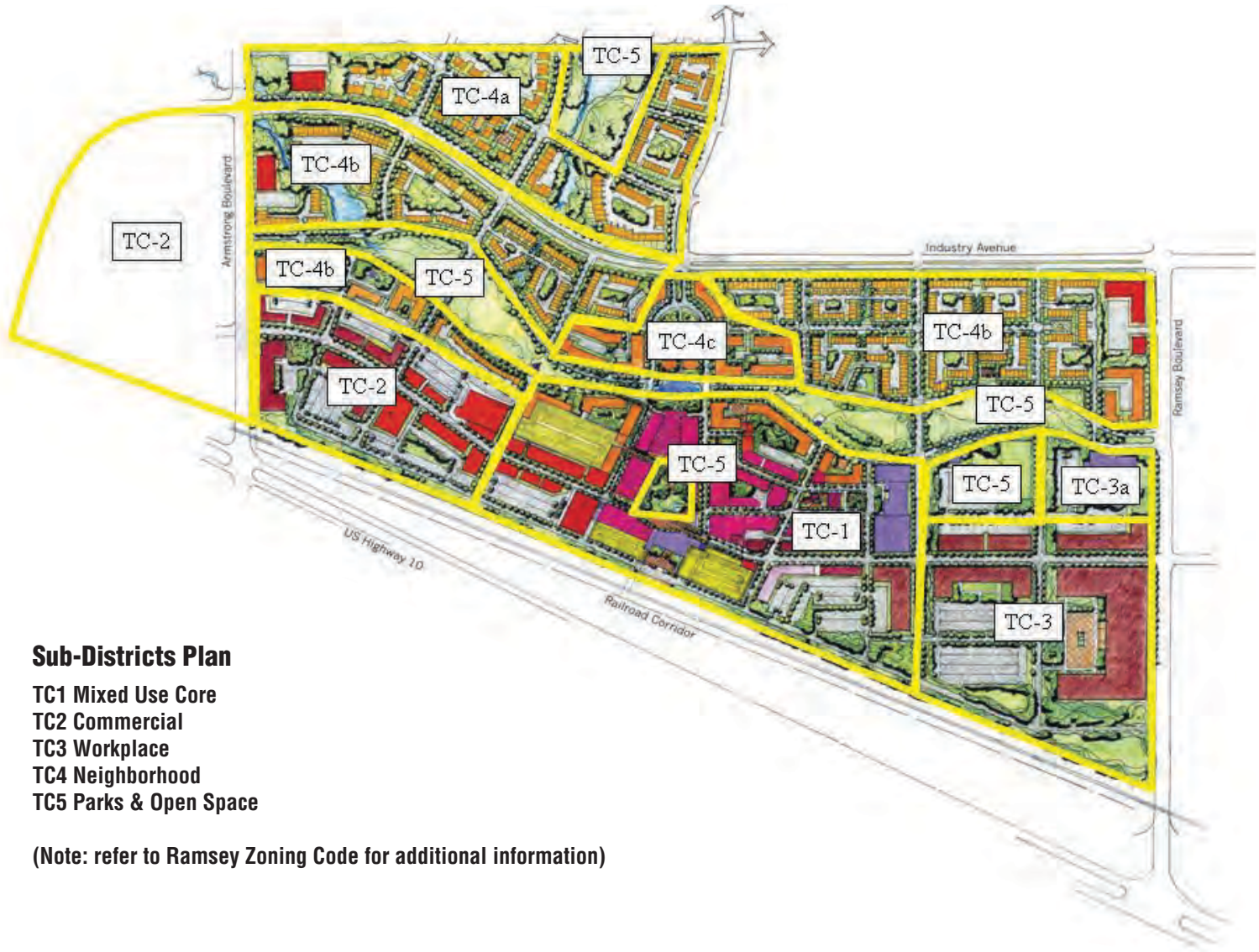
Overview
The Master Plan and Zoning Code identify five distinct, but overlapping sub-districts within the Town Center. Each of these sub-districts (outlined on the plan below) is defined by a unique mix of uses, specific site development patterns and perhaps a distinctive character or image. The sub-districts complement one another as part of the overall plan. They include:

- **TC1 Mixed Use Core** – provides the broadest variety, highest density and greatest intensity of development, encouraging both vertical and horizontal mixed use
- **TC2 Commercial** – provides a location for larger scale retail and other auto-orientated commercial uses
- **TC3 Workplace** – provides a location for uses with high concentrations of employees, such as medical/ technology related office, and other corporate or institutional uses
- **TC4 Neighborhood** – provides opportunities for a range of housing types from small lot single family to townhouse, to high density senior or rental apartment
- **TC5 Parks and Open Space** – preserves environmental features and provides neighborhood/community amenities throughout the Town Center

Development plans must respond to the overall Town Center guidelines described in Part One of this document, but also must address the following detailed guidelines for each sub-district. To further clarify and illustrate proposed features in the Master Plan, these sub-district guidelines are organized under the following categories:

- Public Realm / Streetscape Guidelines
- Site Development Guidelines
- Architectural Guidelines

In all cases, the sub-district guidelines must be applied in harmony with the overall Town Center guidelines and with other existing city, county, state codes, design criteria, plans and studies that support broader goals for regional growth and development.



Sub-Districts Plan

TC1 Mixed Use Core
TC2 Commercial
TC3 Workplace
TC4 Neighborhood
TC5 Parks & Open Space

(Note: refer to Ramsey Zoning Code for additional information)

Public Realm/Streetscape Guidelines



Public realm/streetscape guidelines define the visual character and physical improvements for all public spaces within the Town Center. These guidelines also provide the general framework and examples for design of proposed quasi-public and private space located within each development parcel. Public realm/streetscape guidelines focus on the following elements:

- Parks, plazas and other public gathering spaces
- Street/sidewalk character and streetscape elements
- Bicycle/pedestrian connections (on-street and off-street)
- Residential courts, pocket parks and other private green space

The goal is to foster a safe and interesting public realm that will invite pedestrian activity, promote traffic calming, increase transit use and encourage community gathering. Street trees, lighting and decorative fencing provide the backbone for streetscape improvements. Added detail, such as special pavements, street furniture, public art and layered plantings will highlight specific nodes or uses. Materials, colors and intensity of improvements can vary for each sub-district, but should also reflect the desired character and identity of the entire Town Center.

Site Development Guidelines



Site development guidelines describe the relationship between building edge and public space. These guidelines imply a strong link between architecture and site - how buildings define, or are defined by the spaces around them, and the visual and physical connections between the private and public realm. Site development guidelines focus on the following elements:

- Land Use – proposed mix of uses defined in the Zoning Code
- Building Placement – street frontage, set back and orientation all contribute to a continuous edge, while providing some flexibility to add interest with recessed or projected elements
- Parking Strategies – district parking solutions to support a mix of uses

Issues related to density, land use, safety and security, access, public space and views inform decisions about building placement, scale and massing. Various combinations of these pieces come together to define the unique character and identity of each sub-district within the Town Center.

Architectural Guidelines

Architectural guidelines describe the character, quality and design direction for proposed buildings within each sub-district. Architectural guidelines focus on the following elements:

- Building design, character and expression – buildings should not imitate historic examples, but rather promote the integration of both traditional and contemporary styles
- Scale – provide emphasis and detailing to create interest and promote 'human scale' experience for the pedestrian
- Proportion – provide a harmonious relation of one part to another (or parts to the whole)
- Massing – include a variety of building forms, building types and building heights
- Materials – maintain regional traditions and local building techniques with a preference toward masonry and other natural materials
- Windows and doors – emphasize transparency of streetside façade
- Street presence – buildings should be placed parallel to the street, should contribute to the vitality of the street scene, should minimize blank walls along the public right of way and should consider all street frontage (including buildings at corners) as primary elevations

These architectural guidelines suggest an important balance between design continuity, desirable variety and the notion that buildings should complement, and perhaps contrast, but not compete with one another. The lasting appeal of the final outcome must be grounded in the authenticity of the design and the acceptable level of 'messiness' that comes with creating a real downtown over time; 'faux' second floors, stage set or themed solutions, and large faceless buildings are not acceptable.



Sub-District Guidelines - TC1 Mixed Use Core

Public Realm / Streetscape

Overview
Public realm and streetscape improvements define the character of the Town Center and create a memorable signature for the Mixed Use Core sub-district. Great parks and great streets, encourage intensified levels of activity, support the proposed mix of uses, invite community gathering and accommodate special events throughout the year. Public realm and streetscape guidelines include the following:

TC1 Parks, plazas and other public gathering spaces
Public spaces in the Mixed Use Core should:

- Blend both contemporary and traditional motifs with a focus on pedestrian use
- Encourage a balance of hardscape with landscape; a mix of pavements with plantings.
- Promote an overall landscape character that tends toward a more urban park or plaza feel, with structured spaces and highly maintained gardens
- Provide a variety of opportunities to capture different microclimates with many choices for seating- including movable chairs- and access to both sun and shade
- Provide a variety of levels or elevations to add interest to the ground plane and to provide informal steps for sitting
- Promote safety and security in all design solutions, including landscape lighting, open views into the site, and accessibility
- Provide seasonal interest and color; promote high quality materials and finishes
- Provide opportunities and specific sites for public art, performances and markets

TC1 Street/sidewalk dimensions and streetscape elements
Destination streets (like Sunwood) and connector streets (like Rhinestone) must balance a high level of service for the automobile with attractive and inviting amenities for the pedestrian (see street/sidewalk diagram) including:

- Provide gracious sidewalk width to support intensity of pedestrian traffic in the core
- Install street trees to frame the street and provide shade
- Provide street lighting that meets all safety standards and design criteria, while creating a signature character for this district
- Explore street light spacing, height and a mix of fixture types to support the increased intensity of uses and activities in the core, (note however, that too much light is as bad as too little)
- Explore a range of options for streetscape improvements including special pavements, interesting concrete tinting or scoring patterns, additional plantings, ornamental fencing and other features (note, however, that simpler is better and too much clutter is a negative)

TC1 Bicycle/pedestrian connections (on-street and off-street)
The Town Center Master Plan describes a network of bicycle/pedestrian trails and walkways (both on and off-street) that connect adjacent sub-districts to the Mixed Use Core. As you approach the core, these connections tend to become part of the shared right of way along the major streets, or become part of the urban park spaces (specifically Civic Square and Downtown Commons). Bicycle riders may choose to share the street with vehicular traffic, or dismount and walk their bicycles along with the other pedestrians using the sidewalks. Providing and maintaining these bicycle and pedestrian connections should be a key component for all development projects in the core.

TC1 Residential courts, pocket parks and other private green space
Along with proposed public parks and great streets, there are many opportunities to integrate private courtyards and pocket parks within this sub-district. These small-scale greens provide important 'breathing space', contribute to stormwater management and offer additional recreational amenities (tot lot, sitting areas) to serve specific building tenants or residents. Back gardens, auto-courts and other options should be considered as part of residential and commercial development plans in the core.









Sub-District Guidelines - TC1 Mixed Use Core

Site Development

Overview

Guidelines that address building location, organization of space and parking options tend to focus on what can be measured – dimensions, setbacks, number of spaces and so on. But in addition to these issues, site development guidelines must also describe the aesthetic qualities and design character of a preferred 'urban form' for the Mixed Use Core. The compact and higher density blocks that define this sub-district encourage a mix of uses, with a continuous built edge along street frontage. Innovative parking strategies support this mix, providing easy access to destination shopping, restaurant and entertainment venues. Together these elements will promote the core area as the center of activity – the place to see and be seen within the Town Center. Site development guidelines include the following:







TC1 Land Use

- Encourage both vertical mixed use (within each building) and horizontal mixed use (within each block) throughout this district
- Promote housing density at the core, specifically targeting locations along Sunwood Drive, Town Center Drive, along park edges and above street-level uses around the Civic Square and Downtown Commons
- Include a mix of housing, civic, retail, restaurant, entertainment, performance and other uses that encourage a variety of activities throughout the day.

TC1 Building Placement

- Generally, buildings should be located at the street right-of-way line (zero setback), but also allow recessed space for outdoor dining and other street level activities providing some minor deviation for variety
- Greater emphasis should be given to architectural elements, materials and other design features for buildings located at primary intersections, for example, at Sunwood and Town Center Drives, or where streets intersect with parks, such as the streets that front on or end near the Civic Square. These locations can often be seen from several directions, perhaps terminate a view from a distance down the street or sit at a prominent node; They will likely become future landmarks or helpful orientation/wayfinding icons as the Town Center develops
- Minimize openings between buildings, although limited driveway access and some provision for pedestrian connections through blocks are encouraged – gaps between buildingsto accommodate surface parking lots, greater building setbacks or other purposes are discouraged
- Encourage recessed entries and windows to create street-level interest, variety and enhance pedestrian scale along street frontage

TC1 Parking Strategies

- Provide parking spaces for typical daily use, satisfying both quantity and location needs through a mix of on-street, small surface lot, underground and ramped parking solutions
- Provide options for additional/overflow parking to support holiday traffic and special events including porous pavements, turf parking areas (Netlon and other soil amendments) or shuttle service from nearby parking areas
- Encourage shared parking solutions that target around the clock shifts in destination, audience or take advantage of peak/off-peak hours of operation for various uses within the core area
- Promote municipal parking ramps as the primary facility to meet public parking needs within the core area
- Minimize surface parking lots in favor ofother solutions including underground parking to serve residential buildings, on-street parking to serve retail shops and parking ramps
- Locate surface parking lots away from the major streets, either behind or to theside of primary buildings; surface parking lots along major street frontage are not allowed in the core area
- Discourage driveway access to parking facilities along Sunwood Drive in favor of side streets or Civic Center Drive

Architecture

Overview

Buildings in the Mixed Use Core will play a major role in defining the overall character of the Town Center. The proposed mix of uses for this signature destination suggests the potential for a variety of building types, demanding creativity and innovation to highlight unique architecture, while knitting the entire sub-district together as a coherent whole. Overall building design is an important consideration, but emphasis on first floor façade treatments is essential to encourage street-level activity and enhance the pedestrian experience. Architecture to be '4-sided' at all locations visible to public areas. Emphasis to be on great design along public street frontage. Architecture guidelines include the following:



TC1 Building Design, Character and Expression

- Provide a variety of building types and styles, expressed both in large scale (overall building) and small scale (design details)
- Emphasize transparency at street level to encourage two way viewing – both window shopping and 'eyes on the street'
- Promote interesting, animated architectural features without being thematic or artificial – faux decorative elements are discouraged
- Avoid large, unarticulated façades
- Emphasize important intersections and other nodes by placing distinctive architectural elements or interesting façades at these prominent locations
- Provide a variety of front elevations for rows of buildings along any given block

TC1 Scale, Proportion and Building Height

- Provide a variety of building heights along any given block, perhaps related to changes in use or at demising walls
- Articulate front façades with projections and recesses
- Encourage increased building height, higher density and larger scale buildings adjacent to the Civic Square and Downtown Commons
- Promote multiple stories as the norm in this sub-district, but occasional single story buildings are acceptable; single story buildings should not dominate any street frontage and should be a minimum of 20 feet to the roofline

TC1 Street Presence

- Emphasize pedestrian experience with architectural features at street level – canopies, decorative light fixtures andmaterial detail
- Encourage variety of color, texture and materials to complement other streetscape elements
- Conceal service entries, loading facilities and mechanical services fromview along public streets
- Create a continuous building edge along street frontage, visually connecting adjacent buildings with complementary façade treatments







TC1 Windows and Doors

- Maximize glass openings for all ground level, street front façades – especially for retail, restaurant and other commercial uses – recommend 50% minimum of total ground level façade, or demonstrate great design through other means
- Provide real window openings for all street facing façades above ground level – recommend 40% minimum of total façade
- Provide recessed entries wherever possible
- Use clear or lightly tinted glass for all windows and doors – mirrored, reflective or highly tinted glazing is not acceptable
- Provide primary access doors facing public streets



TC1 Materials



- Provide a diverse mix of materials, applied in a variety of proportions, exposures and detailing within a block, or along a street
- Encourage durable, high quality materials - local sources if available
- Siding is not allowed (vinyl, metal, wood) except as a complimentary use
- Encourage the use of mostly brick or comparable alternative; minimum requirement of 50% of non-glazed wall area
- Metal and wood components are acceptable as a complimentary use
- Encourage overhead projections, either as a specific building component or as permanent/temporary canopies
- Select materials that relate to the building use, not artificially contrived or themed
- Avoid overly complex or arbitrary use of materials
- Include smaller scale elements, variety of materials and careful detailing to support street level activities and enhance the pedestrian experience





Sub-District Guidelines - TC2 Commercial

Public Realm / Streetscape

Overview
While the Commercial Sub-district encourages a mix of large and small floor plates, accommodating auto-oriented uses, this suggests even greater attention be paid to public realm and streetscape improvements that not only accommodate vehicles, but also invite bicycle and pedestrian traffic. Surface parking lots provide convenient access to storefronts, but present an additional challenge to the overall visual character and aesthetic appeal of this area. While no large public parks are identified for this sub-district, small pocket parks, squares or other gathering spaces are encouraged. A consistent, attractive streetscape is also essential. Public realm and streetscape guidelines include the following:

TC2 Parks, plazas and other public gathering spaces
Public spaces in the Mixed Use Core should:

- Blend both contemporary and traditional motifs with a focus on pedestrian connections and small group sitting areas
- Encourage a balance of hardscape with landscape; a mix of pavements with plantings.
- Provide small urban parks or plazas integrated with building entries or taking advantage of shared space between buildings
- Promote safety and security in all design solutions, including landscape lighting, views into the site, and accessibility
- Provide seasonal interest and color; promote high quality materials and finishes
- Provide opportunities and specific sites for public art

TC2 Street/sidewalk dimensions and streetscape elements
Destination streets (like Sunwood) and connector streets (like Zeolite) must balance a high level of service for the automobile with attractive and inviting amenities for the pedestrian including:

- Provide gracious sidewalk width to invite pedestrian traffic
- Install street trees to frame the street and provide shade
- Provide street lighting that meets all safety standards and design criteria, while creating a unique character for this district
- Explore street light spacing, height and a variety of fixture type that would support proposed mix of uses and activities (note, however, that too much light is as bad as too little)
- Explore a range of options for streetscape improvements including special pavements, interesting concrete tinting or scoring patterns, additional plantings, ornamental fencing and other features (note, however, that simpler is better and too much clutter is a negative)

TC2 Bicycle/pedestrian connections (on-street and off-street)
The Town Center Master Plan describes a network of bicycle/pedestrian trails and walkways (both on and off-street) that connect adjacent sub-districts to one another. These connections tend to become part of the shared right of way along the major streets. Bicycle riders may choose to share the street with vehicular traffic, or dismount and walk their bicycles along with the other pedestrians using the sidewalks. However, providing and maintaining these bicycle and pedestrian connections should be a key component for all development projects.

TC2 Residential courts, pocket parks and other private green space
As previously mentioned, there are many opportunities to integrate privately owned and maintained courtyards and pocket parks within this sub-district. These small-scale greens provide important 'breathing space', contribute to stormwater management and offer additional amenities (sitting areas) to serve specific building tenants and adjacent uses. Back gardens, auto-courts and other options should also be considered as part of residential and commercial development plans in this sub-district.









Sub-District Guidelines - TC2 Commercial

Site Develpment

Overview

Site development guidelines for this sub-district focus on a unique opportunity to recast typical commercial development patterns into a contemporary and innovative strategy that responds to overall objectives for the Town Center. Specifically this suggests that the majority of buildings front on the primary through streets, with parking and service areas on the side or in the back, away from view. A mix of uses within individual blocks, including retail, restaurant and residential, further enhances this model, addresses design character/aesthetics and promotes activity throughout much of the day and evening hours. Site development guidelines include the following:



TC2 Land Use

- Encourage mixed use (within specific blocks) throughout this district
- Promote housing in close proximity to retail uses, specifically targeting locations along the edge of Town Center Park
- Include a mix of large floor plate variety stores, service and convenience uses (grocery, drug and hardware stores), specialty shops and other destination retailers
- Emphasize Sunwood Drive as the commercial 'Main Street'

TC2 Building Placement

- Generally, buildings should be located at the street right-of-way line (zero setback), allowing recessed space for outdoor dining and other sidewalk activities; no more than 40% of building beyond maximum setback
- Generally, buildings should be located parallel to the street they face
- Buildings should be placed at all four corners of key intersections
- Reduce the scale and mass (street side visual impacts) of large floor plate buildings by including liner stores or break up building façades into smaller sections
- Large, blank walls along any public street are unacceptable
- Greater emphasis should be given to architectural elements, materials and other design features for buildings located at primary intersections, for example, at Sunwood and Zeolite, or at key development entries, for example, at Sunwood and Armstrong – frequently these locations can be seen from several directions, from a distance, or sit at prominent crossroads and will likely become future landmarks as the Town Center develops
- Minimize openings between buildings where storefronts line the street, although limited driveway access (one per block along destination streets) and some provision for pedestrian connections through blocks are encouraged – large gaps in the building wall along street frontage to accommodate surface parking lots, greater building setbacks or other purposes are discouraged





- No more than 25% of street frontage can be utilized for surface parking lots

TC2 Parking Strategies

- Provide parking spaces for typical daily use satisfying both quantity and location needs through a combination of on-street and surface lot parking solutions
- Provide options for additional/overflow parking to support holiday traffic and special events including porous pavements, turf parking areas (Netlon and other soil amendments) or shuttle service from nearby parking areas
- Encourage shared parking solutions that target around the clock shifts in destination, audience or take advantage of peak/off-peak hours of operation for various uses within thesub-district
- Minimize surface parking lots fronting on primary streets, locate surface parking lots away from the major streets, either behind or to the side of buildings

Sub-District Guidelines - TC2 Commercial

Architechture

Overview
Buildings in the Commercial Sub-district make a significant contribution to first impressions of the Town Center. Buildings form gateways at the major entries into the site, architectural elements and choice of materials convey a certain character and the scale or massing of structures begins to define the feel or experience of this place. These are not just 'commodity' buildings, but instead should raise the bar in terms of overall design and specific details that make the Town Center unique, inviting and memorable. Architecture to be '4-sided' at all locations visible to public areas. Emphasis to be on great design along public street frontage. Architecture guidelines include the following:



TC2 Building Design, Character and Expression

- Provide a variety of building types and styles, expressed both in large scale (overall building) and small scale (design details)
- Emphasize transparency at street level to encourage two way viewing – both window shopping and eyes on the street
- Promote interesting, animated architectural features without being thematic or artificial – faux decorative elements are discouraged
- Avoid large, unarticulated façades
- Emphasize important intersections and other nodes by placing distinctive architectural elements or interesting façades at these prominent locations
- Provide a variety of front elevations for rows of buildings along any given block



TC2 Scale, Proportion and Building Height

- Provide a variety of building heights along any given block, perhaps related to changes in use or at demising walls – commercial buildings should express 12 foot first floor height
- Articulate front façades with projections and recesses
- Encourage increased building height and larger scale buildings adjacent to the railroad corridor, Armstrong Boulevard and as you approach the core sub-district
- Promote multiple stories in this sub-district, but single story buildings are acceptable; continuous height rooflines should not dominate any street frontage and should be a minimum of 18 feet to the roofline

TC2 Street Presence

- Emphasize pedestrian experience with architectural features at street level – canopies, decorative light fixtures and material details
- Encourage variety of color, texture and materials to complement other streetscape elements
- Conceal service entries, loading facilities and mechanical services from view along public streets as much as possible
- Create a continuous building edge for the majority of street frontage, visually connecting adjacent buildings with complimentary façade treatments – in limited areas where gaps occur, architectural treatments, windows and detailing of side façades should match front façade





TC2 Windows and Doors

- Maximize glass openings for all ground level, street front façades - especially for retail, restaurant and other commercial uses – recommend 535% minimum of total ground level façade, or demonstrate great design through other means
- Provide real window openings for all street facing façades
- Provide recessed entries wherever possible
- Use clear or lightly tinted glass for all windows and doors – mirrored, reflective or highly tinted glazing is unacceptable; faux windows are not allowed
- Provide primary access doors facing public streets







TC2 Materials

- Provide a diverse mix of materials, applied in a variety of proportions, exposures and detailing within a block, or alonga street
- Encourage durable, high quality materials - local sources if available
- Siding is not allowed (vinyl, metal, wood) except as a complimentary use
- Encourage the use of mostly brick or comparable alternative; minimum requirement of 50% of non-glazed wall area
- Metal and wood components are acceptable as a complimentary use
- Accommodate changes in material as follows – return 8 foot minimum at side walls and avoid terminating in the same plane
- Encourage overhead projections, either as a specific building component or as permanent/temporary canopies
- Avoid overly complex or arbitrary use of materials
- Include smaller scale elements, variety of materials and careful detailing to support street level activities and enhance the pedestrian experience

Sub-District Guidelines - TC3 Workplace

Public Realm/Streetscape

Overview
The Workplace Sub-district also encourages a mix of large and small floor plate buildings, but instead of commercial or entertainment, this area of the Town Center is dominated by office and institutional uses. With opportunities for corporate or medical campus development comes the attendant auto-related infrastructure – easy access, bigger streets and large surface parking lots. Once again, this suggests that equal attention be paid to public realm and streetscape improvements that not only accommodate vehicles, but also invite bicycle and pedestrian traffic. South Park, an active, neighborhood scale, recreational play space has been proposed for this sub-district, but small pocket parks, squares or other gathering places are also encouraged. In addition, streetscape improvements provide an important public amenity and inviting pedestrian connection to adjacent sub-districts. Public realm and streetscape guidelines include the following:

TC3 Parks, plazas and other public gathering spaces
Public spaces in the Mixed Use Core should:

- Blend both contemporary and traditional motifs with a focus on pedestrian use
- Encourage a balance of hardscape with landscape; a mix of pavements with plantings.
- Promote an overall landscape character that tends toward a more urban park or campus feel, with structured spaces, open lawns and layered garden plantings
- Provide a variety of opportunities to capture different microclimates with many choices for seating and access to both sun and shade
- Promote safety and security in all design solutions, including landscape lighting, open views into the site, and accessibility
- Provide seasonal interest and color; promote high quality materials and finishes
- Provide opportunities and specific sites for public art

TC3 Street/sidewalk dimensions and streetscape elements
Destination streets (like Sunwood) and connector streets (like Rhinestone) must balance a high level of service for the automobile with attractive and inviting amenities for the pedestrian (see street/sidewalk diagram) including:

- Provide gracious sidewalk width to support intensity of pedestrian traffic
- Install street trees to frame the street and provide shade
- Provide street lighting that meets all safety standards and design criteria, while creating a signature character for this district
- Explore street light spacing, height and type of fixtures to support the uses and activities in this sub-district (note however that too much light is as bad as too little)
- Explore a range of options for streetscape improvements including special pavements, interesting concrete tinting or scoring patterns, additional plantings, ornamental fencing and other features (note however that simpler is better and too much clutter is a negative)





TC3 Bicycle/pedestrian connections (on-street and off-street)
The Town Center Master Plan describes a network of bicycle/pedestrian trails and walkways (both on and off-street) that connect adjacent sub-districts to one another. These connections tend to become part of the shared right of way along the major streets. Bicycle riders may choose to share the street with vehicular traffic, or dismount and walk their bicycles along with the other pedestrians using the sidewalks. There is no provision for dedicated bike lanes on any of the Workplace Sub-district streets at this time. However, providing and maintaining these bicycle and pedestrian connections should be a key component for all development projects.

TC3 Residential courts, pocket parks and other private green space
Along with proposed public parks and great streets, there are many opportunities to integrate private courtyards and pocket parks within this sub-district. These small-scale greens provide important 'breathing space', contribute to stormwater management and offer additional recreational amenities (tot lot, sitting areas) to serve specific building tenants or residents. Back gardens, auto-courts and other options should be considered as part of residential and commercial development plans in this sub-district.



Sub-District Guidelines - TC3 Workplace

Site Development

Overview

The mix of medical, office, institutional and other uses in this sub-district suggest the potential for a campus-like arrangement of buildings on some blocks. These blocks would tend to be more internally oriented than in other districts, with driveways, parking lots, courtyards and walkway connections in the center, ringed by buildings around the outside. Buildings would still face adjacent streets, with both primary and secondary entries provided to animate these important façades, particularly along Ramsey Boulevard, Sunwood Drive and Rhinestone Street. While the Workplace sub-district also encourages mixed use, this desired development objective will likely occur mostly within blocks, not within individual buildings as seen in other districts. Site development guidelines include the following:

TC3 Land Use

- Encourage horizontal mixed use (within each block) throughout this district, and explore potential for vertical mixed use (within each building) where possible
- Encourage residential development, perhaps targeting senior housing near the core sub-district and rental units above storefronts along Sunwood Drive or adjacent to the park
- Include a mix of office, medical, institutional, housing, food venues and other uses that encourage a variety of activities throughout the day.

TC3 Building Placement

- Generally, buildings should be located at the street right-of-way line (zero setback), allowing recessed areas for building entries; no more than 60% of building beyond maximum setback
- Buildings should be placed at all four corners of key intersections
- Greater emphasis should be given to architectural elements, materials and other design features for buildings located at primary intersections, for example, at Sunwood and Rhinestone, or where streets intersect with parks, for example the streets that front on South Park – frequently these locations can be seen from several directions, perhaps terminate a view from a distance down the street or sit at a prominent activity node and will likely become future landmarks or helpful orientation/wayfinding icons as the Town Center develops
- Minimize openings between buildings, although limited driveway access (one per block along destination streets) and some provision for pedestrian connections through blocks are encouraged – gaps in the building wall along street frontage to accommodate large surface parking lots, greater building setbacks or other purposes are discouraged
- Encourage recessed entries and windows to create street-level interest, variety and pedestrian scale along street frontage
- No more than 25% of street frontage can be utilized for surface parking lots

TC3 Parking Strategies

- Provide parking spaces to support typical daily use, satisfying both quantity and location needs through a mix of on-street, surface lots internal to the block, underground and ramped parking solutions
- Encourage shared parking solutions that support special events or around the clock shifts in destination, audience – take advantage of peak/off-peak hours of operation for various uses within this, and adjacent sub-districts
- Locate surface parking lots away from the major streets, either behind or to the side of primary buildings; large surface parking lots along major street frontage are not allowed
- Discourage driveway access to parking facilities along Sunwood Drive in favor of side streets or along Civic Center Drive









Architecture

Overview
Buildings in the Workplace Sub-district also make a significant contribution to first impressions as people enter the Town Center via Highway 10, Ramsey Boulevard and Sunwood Drive. Buildings form gateways at the major entries into the site, architectural elements and choice of materials convey quality and permanence, and the scale or massing of structures begins to define the feel and character of this place. The proposed mix of uses within this subdistrict suggest a variety of potential building types – blending medical campus with small office, storefront and some housing demands design creativity and innovation to highlight unique architecture, and knit the entire sub-district together as a coherent whole. Architecture to be '4-sided' at all locations visible to public areas. Emphasis to be on great design along public street frontage. Architecture guidelines include the following:





TC3 Building Design, Character and Expression
- Provide a variety of building types and styles, expressed both in large scale (overall building) and small scale (design details)
- Emphasize transparency at street level to encourage two way viewing – both window shopping and eyes on the street
- Promote interesting, animated architectural features without being thematic or artificial – faux decorativeelements are discouraged
- Avoid large, unbroken façades
- Emphasize important intersections and other nodes by placing distinctive architectural elements or interesting façades at these prominent locations
- Provide a variety of front elevations for rows of buildings along any given block

TC3 Scale, Proportion and Building Height
- Provide a variety of building heights along any given block, perhaps related to changes in use or at demising walls
- Articulate front façades with projections and recesses
- Encourage increased building height, higher density and larger scale buildings adjacent to the Civic Square and Downtown Commons
- Promote multiple stories in this sub-district, but occasional single storybuildings are acceptable; continuous height rooflines and single story buildings should not dominate any street frontage and should be a minimum of 18 feet to the roofline

TC3 Street Presence
- Emphasize pedestrian experience with architectural features at street level – canopies, decorative light fixtures and material detail
- Encourage variety of color, texture and materials to complement other streetscape elements
- Conceal service entries, loading facilities and mechanical services from view along public streets
- Create a continuous building edge along street frontage, visually connecting adjacent buildings with complimentary façade treatments

TC3 Windows and Doors

- Maximize glass openings for all ground level, street front façades – especially for retail, restaurant and other commercial uses – recommend 35% minimum of total ground level façade, or demonstrate great design through other means
- Provide real window openings for all street facing façades above ground level – recommend 40% minimum of total façade
- Provide recessed entries wherever possible
- Use clear glass for all windows and doors – mirrored, reflective or highly tinted glazing is discouraged
- Provide primary access doors facing public streets

TC3 Materials

- Provide a diverse mix of materials, applied in a variety of proportions, exposures and detailing within a block, or along a street
- Encourage durable, high quality materials - local sources if available
- Siding is not allowed (vinyl, metal, wood) except as a complimentary use
- Encourage the use of mostly brick or comparable alternative; minimum requirement of 35% of non-glazed wall area
- Encourage overhead projections, either as a specific building component or as permanent/temporary canopies
- Avoid overly complex or arbitrary use of materials
- Include smaller scale elements, variety of materials and careful detailing to support street level activities and enhance the pedestrian experience







Sub-District Guidelines - TC4 Neighborhood

Public Realm/Streetscape

Overview
Two prominent public parks supply much of the informal green space for the Town Center, and more specifically, provide the valuable park frontage and mix of amenities needed to support housing development within the Neighborhood Sub-district. North Park surrounds an existing wetland and provides open space for year-round activities including a proposed sledding hill. Town Center Park cuts through the heart of the property and is characterized by wetlands, ponds and a meandering stream channel surrounded by gently sloping hills. Other park features include active and passive recreation areas, natural and manicured landscapes, education and interpretation opportunities, pedestrian and bicycle trails and many other amenities. Tree-lined streets connect these parks to surrounding residential neighborhoods and to nearby parks and amenities throughout the Town Center. Public realm and streetscape guidelines include the following:

TC4 Parks, plazas and other public gathering spaces
Public spaces in the Neighborhood Sub-district should:

- Blend both contemporary and traditional motifs with a focus onpedestrian and bicycle use, large and small group gatherings
- Emphasize informal green space, but also include a balance of hardscape with landscape; some paved areas integrated with plantings.
- Promote an informal or natural landscape appearance – this does not mean it isn't mown and maintained, but instead reflects the idea of soft landforms, groves of trees, meandering walks and other less structured elements
- Integrate stormwater management practices and features into park design as described in overall guidelines
- Take advantage of different microclimates, including sun and shade, orientation (north, south, east, west), top of slope/bottom of slope, water's edge
- Promote safety and security in all design solutions, including landscape lighting, open views into the site, and accessibility
- Provide seasonal interest and color; promote high quality materials and finishes
- Provide opportunities and specific sites for public art, special events, performance

TC4 Street/sidewalk dimensions and streetscape elements
Destination streets (like Town Center Parkway) and connector streets (like Rhinestone) should not only work for the automobile, but should also provide a safe, attractive and inviting experience for the pedestrian (see street/sidewalk diagram) including:

- Provide ample walk widths to support intensity of pedestrian use and bicycle traffic – recommend 6 foot minimum for pedestrian walks and 10 foot minimum for bicycle paths
- Provide urban streetscape solutions (sidewalks, boulevard plantings, curb and gutter) along Ramsey, Armstrong and Bunker Lake Boulevards, replacing the existing rural road sections (road shoulder, drainage ditch)
- Install street trees to frame the street and provide shade
- Provide street lighting that meets all safety standards and design criteria, creates a signature for this sub-district and compliments overall lighting design for the Town Center
- Explore street light spacing, height and type of fixtures that fit with residential use (note, however, that too much light is as bad as too little)
- Explore a range of options for streetscape improvements including special pavements, interesting concrete tinting or scoring patterns, additional plantings, ornamental fencing and other features (note, however, that simpler is better and too much clutter is a negative)

TC4 Bicycle/pedestrian connections (on-street and off-street)
The Master Plan describes a network of bicycle/pedestrian trails and walkways (both on and off-street) that connect sub-districts to various amenities within the Town Center and to the rest of the City. Proposed park improvements include off-street pedestrian and bicycle paths including grade-separated crossings through Town Center Park at Rhinestone and Zeolite Streets. Bicycle riders may choose to share the street with vehicular traffic, but there is no provision for dedicated bike lanes on any of the Town Center streets at this time. Providing and maintaining bicycle and pedestrian connections should be a key component for all development projects in this sub-district.

TC4 Residential courts, pocket parks and other private green space
Along with proposed public parks and great streets, there are many opportunities to integrate private courtyards and pocket parks within the Neighborhood Sub-district. These small-scale greens provide important 'breathing space', contribute to stormwater management and offer additional recreational amenities (tot lot, sitting areas) to serve specific building tenants or residents. Back gardens, auto-courts and other options should be considered as part of every residential site development plan.





Sub-District Guidelines - TC4 Neighborhood

Site Development

Overview

The Neighborhood Sub-district emphasizes residential development. To support the proposed mix of housing, a framework of streets and blocks, based on the traditional grid system, encourages compact development patterns with increasing densities closer to the heart of the Town Center. Typical blocks either front onto signature parks or include some private green space within the site; many blocks have both. The major streets that frame this property, including Ramsey, Armstrong and Bunker Lake Boulevards, provide an important 'face' for this sub-district. Residential front doors will connect with public walks along each of these streets promoting the urban character of the Town Center. Site development guidelines include the following:

TC4 Land Use

- Provide a mix of housing types, styles and price range including a variety of unit and building types within each block
- Promote increased density closer to the Mixed Use Core Sub-district and along major streets, specifically targeting locations along Town Center Parkway and the surrounding boulevard streets

TC4 Building Placement

- Building setbacks are based on three factors – housing type, street width and the combination of desired public streetscape improvements and private 'garden' spaces
- Special consideration should be given to architectural elements, materials and other design features for buildings located at primary intersections, for example, at Bunker Lake Boulevard and Town Center Drive
- Special attention should be given where streets intersect with parks, for example many of the streets that front on or end near Town Center Park
- No more than 25% of building beyond maximum setback



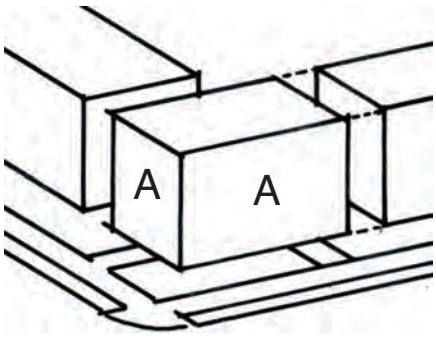
- Minimize openings between buildings, although limited driveway access and some provision for pedestrian connections through blocks are encouraged – gaps in the building wall along street frontage to accommodate surface parking lots, greater building setbacks or other purposes are discouraged
- Build to corners of each block, maintaining the building wall at street intersections

TC4 Parking Strategies

- Incorporate surface parking lots into the center of blocks, screened from public streets with landscape, fencing and other ornamental elements
- Locate majority of visitor parking on-street
- Locate garage doors away from public view; garage doors fronting on public streets are not allowed
- Avoid long stretches of garage doors in the same plane – recesses and projections, landscape features and other site elements will provide some relief to this building face









- Build to corners
- Treat both sides as fronts

Architecture

Overview

The largest in terms of overall acreage, the Neighborhood Sub-district will define the character and quality of the entire northern half of the Town Center property. With prominent street frontage along most of the major thoroughfares that serve this site, the variety of choices for building type, architectural style and design detailing are crucial decisions that together will promote a safe and attractive residential neighborhood. Integrating contemporary and traditional styles is also an important consideration, central to the notion that a unique and creative model for housing development will be a signature for the Town Center. Architecture to be '4-sided' at all locations visible to public areas. Emphasis to be on great design along public street frontage. Architecture guidelines include the following:



TC4 Building Design, Character and Expression

- Provide a variety of building types and styles, expressed both inlarge scale (overall building) and small scale (design details)
- Express residential character through definition and identification of individual units within larger buildings
- Vary roof styles along street fronts including some recesses and setbacks
- Promote interesting, animated architectural features without being thematic or artificial – faux decorative elements are discouraged
- Avoid large, unbroken façades, specifically at 'side elevations' facing streets
- Emphasize important intersections and other nodes by placing distinctive architectural elements or interesting façades at these prominent locations
- Provide distinctly different front elevations for each building type along any given block

TC4 Scale, Proportion and Building Height

- Provide a variety of architectural elements of different heights along any given block that serve to break up the predominant building mass including porches, entry canopies, bay extensions and other features
- Emphasize individual building and unit entries through changes in height, scale and massing
- Minimize single story portions of any façade along street frontage
- Encourage increased building height, higher density and larger scale buildings along major streets, along park frontage and close to the core sub-district

TC4 Street Presence

- Locate building and unit entrances on primary façade; articulate entrances to ensure easy visibility and access
- Provide public / visitor access doors on building façades that face streets having on-street parking; buildings facing streets without on-street parking should treat the street-side elevation as the primary façade including covered porches, canopies, recesses and projections
- Provide windows and other architectural features for end units to enhance building character; blank walls are not allowed
- Address both street-facing elevations for corner buildings; treat both façades equally as primary elevations
- Provide outdoor living space (garden,terrace) along all public streets









TC4 Windows and Doors

- Maximize window area and design diversity along street front façades
- Provide windows into below grade levels that extend more than 3 feet above grade
- Provide recessed entries wherever possible
- Use clear glass for all windows and doors – mirrored, reflective or highly tinted glazing is discouraged
- Provide primary access doors facing public streets

TC4 Materials

- Provide a diverse mix of materials, applied in a variety of proportions, exposures and detailing within a block, or along a street
- Encourage durable, high quality materials - local sources if available
- Encourage the use of brick, stone and a variety of high quality materials
- Discourage the use of vinyl siding; large expanses of continuous siding is discouraged
- Include smaller scale elements, variety of materials and careful detailing that appeal to pedestrian activities; material or color changes should occur at these elements



- Horizontal material changes should only occur at inside corners or should return 8' of any wall
- 35% of non-glazed street front wall are should be brick unless building design is enhanced through other means such as covered porch areas, broken roof lines, articulated façade and material or color changes.

Site Development

Overview

The Town Center Master Plan illustrates a strong armature of green, including a mix of public parks, destination amenities, courtyards, commons and other features. As a key component of the overall plan, this integrated system of parks, trails and open space provides the framework around which all other land uses are organized. Placemaking and connectivity are important site development considerations, linking each block and each sub-district with major public spaces nearby and with many other amenities and attractions in the Town Center. Site development guidelines include the following:





TC5 Land Use

- Encourage connections to proposed public parks via streets, walkways andtrails as part of every development plan
- Encourage the creation of additional park space, perhaps mostly private or sem-public greens, as part of every development plan
- Include park features and recreational amenities specifically related to surrounding land use, sub-district character and defined needs of adjacent buildings
- Uses, structures and events, other than those specifically related to parksand recreational programs and activities, are not allowed

TC5 Building Placement

- Locate park structures within reasonable viewing distance from adjacent streets, or park walkways and trails, for easy access and visual surveillance
- Locate park structures near primary intersections, pedestrian crosswalks and bridge crossings to create visual markers and interesting objects within the park landscape – frequently these locations can be seen from several directions, perhaps terminate a view from a distance down the street or sit at a prominent activity node and will likely become future landmarks



TC5 Parking Strategies

- Provide on-street parking spaces adjacent to all public and private parks
- Provide options for additional/overflow parking on park property to support holiday traffic and special events including porous pavements and turf parking areas (Netlon and other soil amendments)
- Minimize surface parking lots on park property whenever possible to maximize green space
- Locate surface parking lots away from the major streets and provide adequate screening that includes plantings, fencing, earth berms or other attractive solutions

Architecture

Overview

There are numerous opportunities to include buildings and other structures as significant design features within the proposed parks, trails and open space system for the Town Center. These could range from simple picnic shelters and landscaped arbors to more complex park buildings that might contain meeting rooms, rest rooms, storage areas and other facilities. Design of these important buildings should respond to the specific setting and landscape features in each park, and complement the overall character and quality of buildings located within surrounding blocks. Architecture guidelines include the following:

TC5 Building Design, Character and Expression

- Create structures that reflect, and perhaps blend qualities of both the natural landscape and the unique urban form of various sub-districts and specific blocks within the Town Center
- Provide structures that add character, comfort and support proposed uses within each park
- Provide structures that are unique, highly detailed and durable
- Provide structures that heighten the overall design character and quality of the Town Center, where park buildings, as a separate category, distinguish themselves as great architecture

TC5 Scale, Proportion and Building Height

- Emphasize intimate scale to support street level activities and promote pedestrian comfort
- Emphasize scale and proportion that will complement, not compete, with surrounding character of park space

TC5 Materials

- Provide a diverse mix of materials, applied in a variety of proportions and design details
- Encourage the use of durable, high quality materials, including brick and stone, together with woods and metals to promote the idea of permanence











Public Realm/Streetscape

Overview

The overall structure of the Town Center is based on a system of linked parks, trails and open space. This includes existing and proposed parks and trails defined in city and regional parks plans, joined with new parks and trails within the Town Center. Of equal importance is the contribution from each block and each development project to this green structure, adding a variety of private, semi-private and perhaps some additional public space throughout each sub-district. Great strolling streets provide connections between commercial, workplace, entertainment and residential neighborhoods and encourage shared use for cars, pedestrians and bicycles. Public realm and streetscape guidelines include the following:

TC5 Parks, plazas and other public gathering spaces

Public spaces throughout the Town Center should:

- Blend both contemporary and traditional motifs with a focus on pedestrian use
- Encourage a balance of natural/informal landscapes with formal/urban plazas and squares; a mix of pavements and plantings, promenades and meandering trails
- Integrate stormwater management practices and features into every park design
- Provide a variety of opportunities to capture different microclimates with many choices for seating - including movable chairs, fixed benches, open lawn - and access to both sun and shade
- Provide a variety of levels or elevations to add interest to the ground plane and to provide informal steps, or lawn terraces for sitting
- Promote safety and security in all design solutions, including landscape lighting, open views into the site, and accessibility
- Provide seasonal interest and color; promote high quality materials and finishes
- Provide opportunities and specific sites for public art, special events, performance and markets









TC5 Street/sidewalk dimensions and streetscape elements

Destination streets (like Sunwood), connector streets (like Rhinestone), and background streets (like many of the residential neighborhood streets) all front on public parks and all contribute to the desired connectivity throughout this new community. While each street must provide a defined level of service for the automobile, creating attractive and inviting amenities for pedestrian and bicycle use is equally important. Streets adjacent to public parks in the Town Center will include the following:

- Provide gracious sidewalk width to support intensity of pedestrian traffic in the various sub-districts
- Provide off-street bicycle trails wherever possible
- Install street trees to frame the street and provide shade
- Provide street lighting that meets all safety standards and design criteria, while creating a signature character for each sub-district
- Explore street light spacing, height and type of fixtures to support uses and activities (note, however, that too much light is as bad as too little)
- Explore a range of options for streetscape improvements including special pavements, interesting concrete tinting or scoring patterns, additional plantings, ornamental fencing and other features (note, however, that simpler is better and too much clutter is a negative)

TC5 Bicycle/pedestrian connections (on-street and off-street)
The Master Plan describes a network of bicycle/pedestrian trails and walkways (both on and off-street) that connect sub-districts to various amenities within the Town Center and to the rest of the City. Proposed park improvements include off-street pedestrian and bicycle paths including grade-separated crossings through Town Center Park at Rhinestone and Zeolite Streets. Bicycle riders may choose to share the street with vehicular traffic, but there is no provision for dedicated bike lanes on any of the Town Center streets at this time. Providing and maintaining bicycle and pedestrian connections should be a key component for all development projects in this sub-district.

TC5 Residential courts, pocket parks and other private green space
Along with proposed public parks and great streets, there are many opportunities to integrate private courtyards and pocket parks within the Neighborhood Sub-district. These small-scale greens provide important 'breathing space', contribute to stormwater management and offer additional recreational amenities (tot lot, sitting areas) to serve specific building tenants or residents. Back gardens, auto-courts and other options should be considered as part of every residential site development plan.









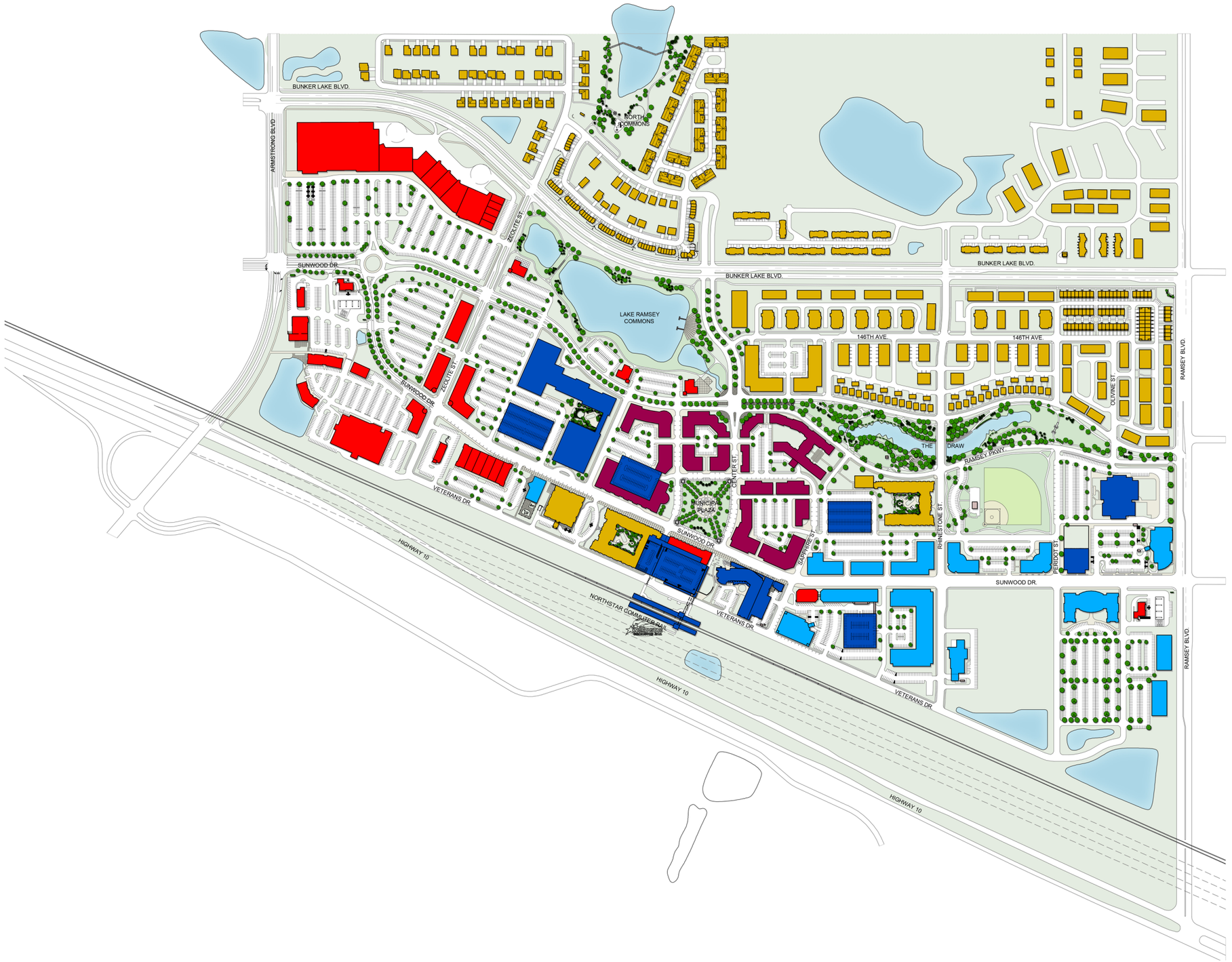
Ramsey
Town Center,
L.L.C.

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DEVELOPMENT STATUS:

- Existing Development
- Proposed Development



DEVELOPMENT LAND USE:

- Commercial (retail, restaurant)
- Office (office, medical, hotel, day-care center)
- Public/Institutional (government, school, church, parking structure)
- Residential (condo, apartment, senior housing, townhomes, single family)
- Mixed Use (residential, commercial, office)

Design Framework

THE COR

AT RAMSEY

February 28, 2012

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Design Framework – The COR

Purpose

The primary purpose of Design Framework is to set basic parameters, describe preferences and illustrate design intent. These framework standards serve as a framework within which creative design can and should occur – there is no one solution, but many options that meet the basic requirements of this document.

Application

The format and content of this framework are specifically tailored for use as a supplement to the Zoning Ordinance. This document is organized into two sections. The first section outlines issues and recommendations that apply to the entire COR. The second section highlights specific framework that apply to each sub-district within The COR. The City of Ramsey has adopted Development Plan 5.03 as the Master Plan for The COR. This master plan provides illustrative guidance for building locations and orientation. Any changes to this approved master plan must be reviewed and approved by the City Council as part of the development application. This Development Plan will be updated by the City as changes are approved.

Implied Responsibility

All participants in the development of The COR recognize the local and regional impacts of this project and the various systems that play an important role. Each parcel and each building must fit within the context of the entire plan. Individual projects must complement, not compete with, adjacent development in terms of public green space, walk and trail connections, stormwater management solutions, street layout, parking strategies, land use mix and building design.

Part One: Overall Framework

There are a number of framework standards that apply to the entire COR, including recommendations for stormwater management, parks, streets, land use, parking, transit and other development components. Many of these overall COR framework standards overlap, or are integrated with one another. For ease of discussion they are categorized according to the same list of 'layers' that formed the basic structure for the Master Framework:

- Context – local, city, regional
- Street Hierarchy--access, circulation, arrangement
- Streetscape—preferred design, location
- Parking -- quantity, location, type
- Building Design-- preferred uses, horizontal/vertical mixed use, built form, character of development
- Signage—design, location, quantity, type
- Stormwater Management-- surface water features, stormwater management
- Parks/Public Spaces – parks, trails and open space

It is essential that proposed design solutions for development projects and other improvements within The COR demonstrate an understanding of the interplay between these layers.

Overall Framework - Context

Overview

The COR is a unique area within the City; but it is a part of, and connected with, a variety of local, city-wide and regional systems (See Figure 1: Development Master Plan 5.03). Each development project, whether a single building, one lot, or a series of blocks, must provide reasonable links to these systems as a primary design objective.

Guideline Recommendations

To ensure that The COR takes full advantage of local and regional systems, development should:

- Provide safe, easily recognized connections to city, county and state trail corridors
- Make provisions for city and regional transit service and amenities (including the Northstar Line) and encourage their use
- Tie into, and improve, the Ramsey utility network
- Integrate with and complement the existing (and future) street framework
- Become an integral part of the city and county drainage/stormwater management plan

Objectives

- Overall COR design (and all new private development within The COR) will accommodate stormwater from new projects and from off-site, and highlight stormwater features as an amenity
- Bikeways and pedestrian routes into The COR from adjacent neighborhoods must be designed for safety and ease of access, suggesting that a person on a bicycle has an equally accessible route to downtown.
- Parks and open space will be easily accessible to all COR residents, visitors, people who work here and also for the citizens of Ramsey and the surrounding area. This connected green system is reminiscent of the world renowned 'Grand Rounds' of Minneapolis.

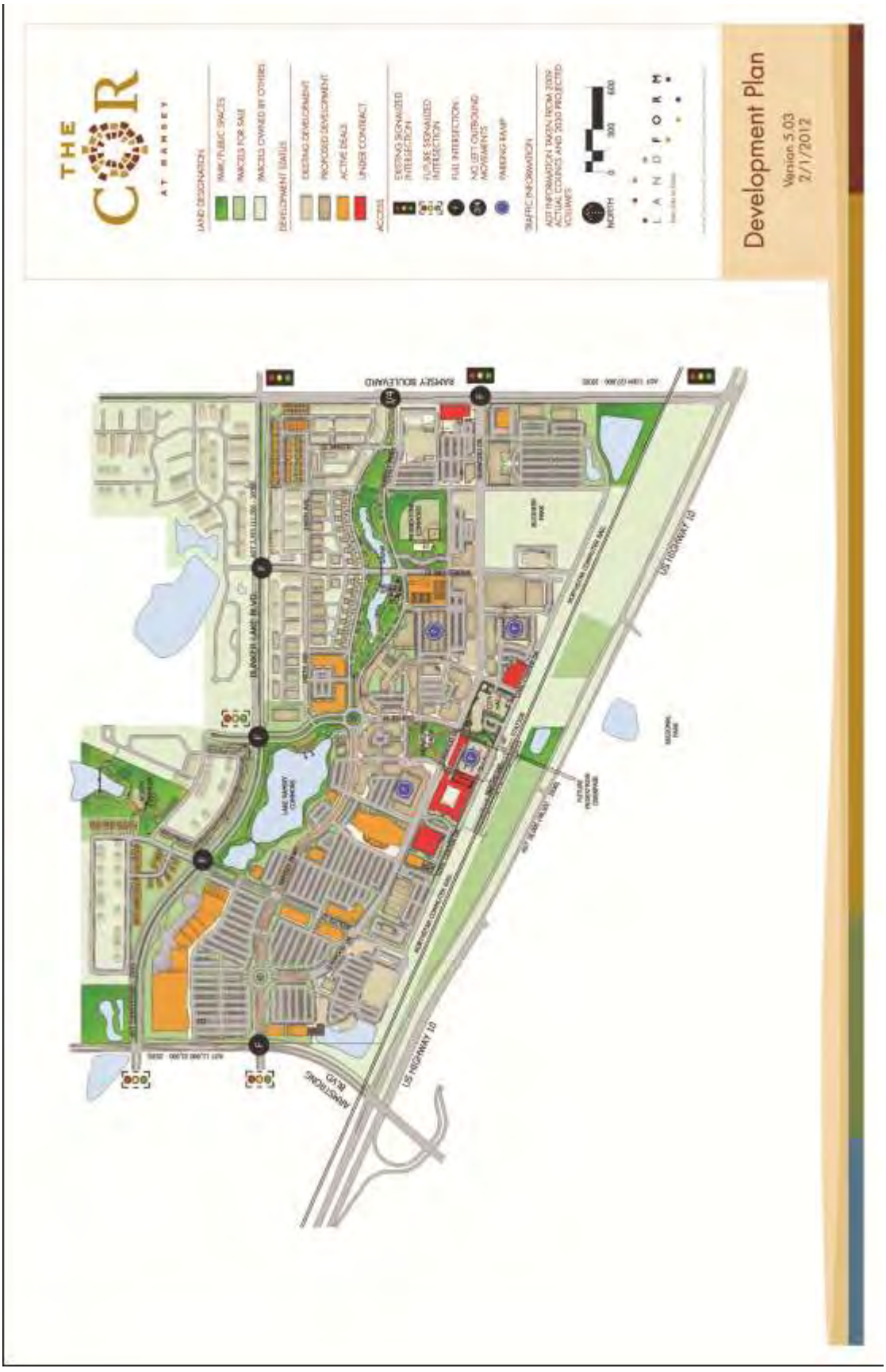


Figure 1: Development Master Plan 5.03

Overall Framework – Street Hierarchy

Overview

The Development Master Plan defines a specific strategy for the layout of streets and blocks within, and around The COR. The size, type and configuration of this street hierarchy (See Figure 2: Street Hierarchy) is based on a combination of projected traffic volume, level of service at intersections, proposed adjacent land use (destination commercial, residential, civic, recreation, etc.) and desired aesthetic character.

Great streets are essential components of an attractive and inviting public realm. These guidelines promote a street system that balances pedestrian and vehicular use. Providing streets that support traffic flow is important, but also creating ample space for street-side activities, strolling promenades, pockets of green and other amenities is critical to the success of The COR. Streets will promote convenient access by car – to storefronts, to parking lots and ramps, to entertainment attractions – but will also encourage foot traffic as a primary way to move about and conduct business in the core area.



Guideline Recommendations

The proposed street and block pattern reflects a compact urban character, not allowing dead end streets or cul-de-sacs, in favor of a traditional grid pattern and connected streets including the following:

- Provide a street network that distributes pedestrian and vehicular traffic throughout the various districts in The COR and encourages a more dispersed and less congested traffic flow (many choices or travel paths).
- Provide a clear hierarchy of streets resulting in a simple and understandable system for movement – easy access and convenient circulation throughout The COR.
- Work with Anoka County to convert primary perimeter streets (arterials such as Ramsey, Armstrong and Bunker Lake Boulevards) to urban street sections, providing sidewalks and street trees to replace roadside ditches.
- Promote improvements that invite pedestrian and bicycle use including wide sidewalks, streetscape amenities and designated bicycle trails (both on and off-street).

Objectives

Creative design solutions for public realm improvements should reflect these basic street classifications (street hierarchy) including:



- Arterial street – these streets provide the boundary of The COR and all access into The COR will be from one of these three streets:
  - Bunker Lake Boulevard
  - Armstrong Boulevard
  - Ramsey Boulevard
- Destination street – signature addresses for shopping, entertainment, services, work place and other primary amenities
  - Sunwood Drive

- Parkway – premier 'green streets' adjacent to primary public park / green space, with more landscaping than other streets in The COR
  - Ramsey Parkway
  - Center Street (north of the roundabout)
- Connector street – primary routes that link various districts within The COR, usually providing the most direct means of getting from point A to point B
  - Rhinestone Street
  - Zeolite Street
  - Veterans Drive
- Downtown street – the most urban of street sections where high pedestrian traffic is intended and traffic calming measures such as on street parking, bump outs and other methods will be employed
  - Center Street (south of the roundabout)
  - Sapphire Street (north of Sunwood)
  - Other streets as shown on the Street Hierarchy Map
- Local street – neither destination nor primary connector routes, these streets provide much of the rest of the street grid throughout The COR.





These street hierarchy classifications are intended to provide guidance regarding the streetscape, but it should be noted that within a street classification, there may be construction or design distinctions, based on the sub-district classification. For example, Sunwood Drive is defined as a destination street throughout The COR, but the design may be different between the COR1 and COR2 sub-districts. The Master Streetscape Map will provide design direction.

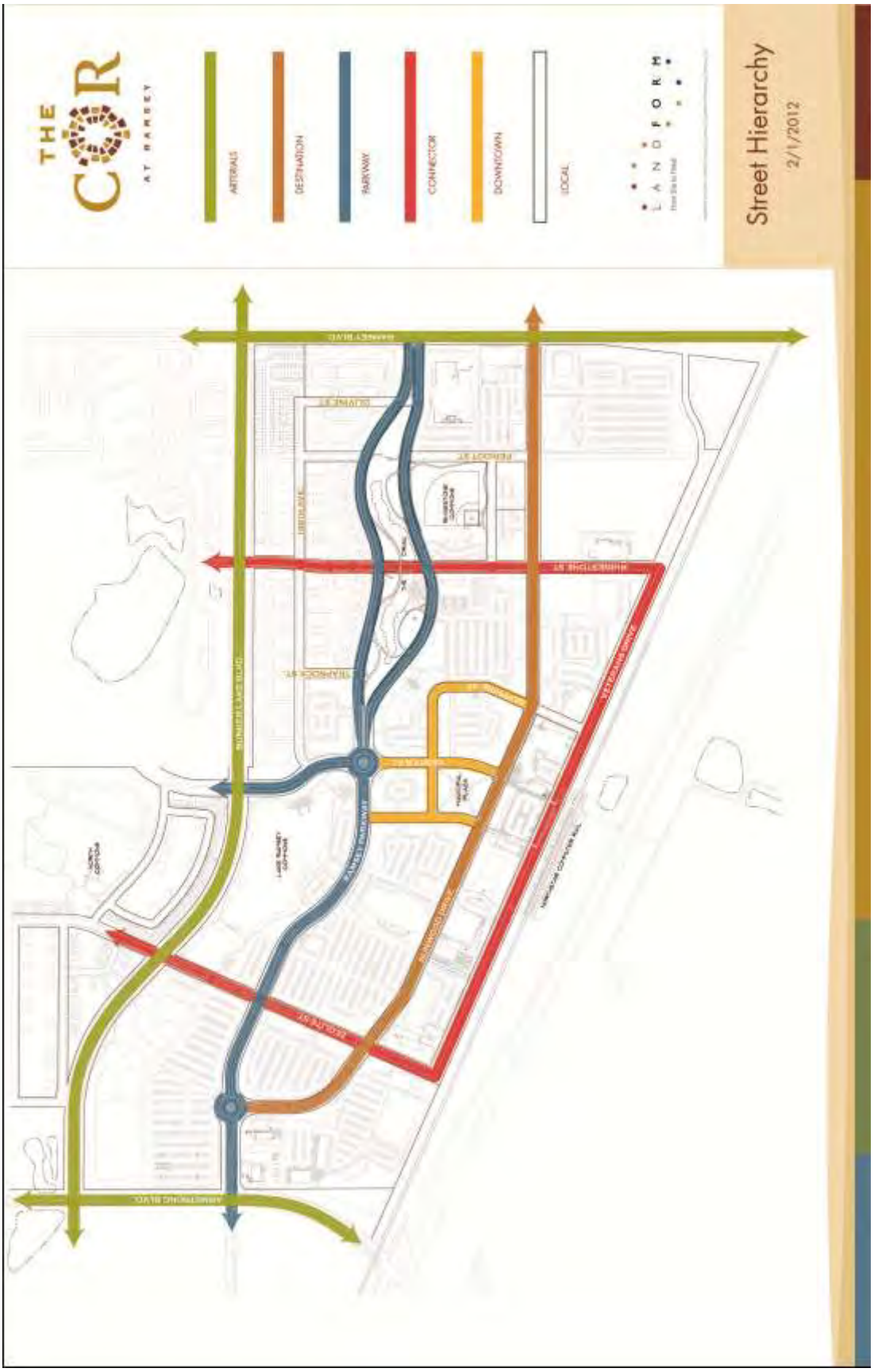


Figure 2: Street Hierarchy Map

Transit Overview

The COR is designed to be a Transit Oriented Development (TOD) in a variety of ways that go beyond providing a walkable public realm and connected street grid. The Master Plan also includes a multimodal transit station, with dedicated commuter parking, integrated with other uses at the heart of the retail, restaurant and entertainment district. This station functions as a hub where local circulator transit comes together with regional transit service and the Northstar Corridor. The COR is the Twin Cities' first and only transit-oriented development along the new Northstar Commuter Rail Line. Ramsey Station at The COR will open for riders boarding the train in November 2012. As Northstar's most visible station, The COR will immediately bolster the ridership on the line and continue to build recognition for this regional service.

Transit components include the following:

- Ramsey Star Express service provides peak period, peak direction bus service between downtown Minneapolis and Ramsey until the Northstar Commuter Rail station stop is complete
- Northstar Commuter Rail provides train service between Big Lake and downtown Minneapolis
- 350 park and ride parking spaces are provided for commuters adjacent to the transit station
- Pedestrian and bicycle connections are emphasized in the Master Plan as major links between the transit station, various districts within The COR and into the surrounding neighborhoods
- The COR can accommodate Metro Mobility, citywide circulator bus or town trolley connections as part of local and regional service to the transit station



The COR also encourages developers to participate in a Travel Demand Management (TDM) program to both assist and encourage residents and visitors to take advantage of the various modes available for their commuting and travel needs. The TDM program draws from incentives and services available through Anoka County and Metro Commuter Services that match riders with carpools and vanpools, provide discounted transit passes and manage work hours among other functions.

- Developers shall submit a TDM plan with their site plan application for new development and work with the City to implement their plans.

Transit Guideline Recommendations

Transit is an important component of the overall plan, with expectations for more ridership, using a greater range of transit options as they become available. More people, together with the mix of activities and amenities in The COR, encourages better designed, better connected transit service. It is a shared responsibility between city, county and developer to promote transit use, with both policy and bricks-and-mortar attention to the following framework:

- Understand and take advantage of opportunities to use existing and proposed transit components

- Provide transit related facilities specifically linked to uses and character within each COR district, including signage and lighting for way-finding and bicycle amenities
- Building future Northstar Commuter Rail riders through the Ramsey Star Express bus service

Transit Objectives

The primary objective is to provide a balance of transit service, bicycle and pedestrian connections and lanes to move traffic. The framework for The COR promotes public transportation as part of the solution and suggests a variety of street improvements and other amenities to invite increased use. Photographs throughout the framework suggest some of the many possibilities.

Overall Framework - Streetscape

Overview

The Master Plan defines a specific strategy for the layout of streets and blocks within and around The COR. The amenities within the public right-of-way -and immediately adjacent -play an important role in the aesthetics of The COR. Great streets are essential components of an attractive and inviting public realm. Developing a streetscape that is comfortable and inviting to pedestrians is important to realizing the vision for The COR. The framework will encourage interesting and inviting places for the public.

The Streetscape framework defines the visual character and physical improvements for all public spaces within The COR. The document also provides the general framework and examples for design of proposed quasi-public and private space located within each development parcel.



Public realm/streetscape framework focus on the following elements:

- Parks, plazas and other public gathering spaces
- Street/sidewalk character and streetscape elements
- Bicycle/pedestrian connections (on-street and off-street)
- Residential courts, pocket parks and other private green space

The goal is to foster a safe and interesting public realm that will invite pedestrian activity, promote traffic calming, increase transit use and encourage community gathering. Street trees, lighting and decorative fencing provide the backbone for streetscape improvements. Added detail, such as special pavements, street furniture, public art and layered plantings will highlight specific nodes or uses. The City has developed a series of street cross -sections to illustrate these design expectations. Typical street sections are provided in Appendix A as a reference.

Destination and Connector streets must balance a high level of service for the automobile with attractive and inviting amenities for the pedestrian including:

- Provide gracious sidewalk width to support intensity of pedestrian traffic in the core
- Install street trees to frame the street and provide shade
- Provide street lighting that meets all safety standards and design criteria, while creating a signature character for this district
- Explore a range of options for streetscape improvements including special pavements, interesting concrete tinting or scoring patterns, additional plantings, ornamental fencing and other features (note, however, that simpler is better and too much clutter is a negative)



The COR includes a network of bicycle/pedestrian trails and walkways (both on and off-street) that connect adjacent sub-districts to the Mixed Use Core. As you approach the core, these connections tend to become part of the shared right of way along the major streets, or become part of the urban park spaces. Bicycle riders may choose to share the street with vehicular traffic, or dismount and walk their bicycles along with the other pedestrians using the sidewalks. Providing and maintaining these bicycle and pedestrian connections should be a key component for all development projects in the core.



Figure 3: Master Lighting Plan

Guideline Recommendations



The proposed street and block pattern reflects a compact urban character, including the following:

- Bike racks interspersed throughout The COR to encourage cycling as an alternative mode of transportation.
- Benches on the public sidewalks to encourage people to linger in The COR
- Trees and planters along the streets to create an inviting space
- Wide sidewalks and both on- and off-street bicycle trails
- Kiosks and other way finding tools for visitors and residents in The COR
- Outdoor dining is encouraged on the street side of buildings within all districts.
- Public plaza space is strongly encouraged to be located adjacent to the streets

Objectives

Creative design solutions for streetscape improvements should include:

- Streetscape improvements that provide traffic calming, particularly along Destination and Downtown streets
- Inviting streets that draw you into and through The COR
- A marriage of building design and streetscape design that encourages active spaces near the streets



Street Trees and Plantings

Street trees and planter boxes are a critical element in the unique character of The COR and will be used to help distinguish between different street types and sub-districts within The COR. However, there may be variety within the same street when the street crosses into sub-districts.

- Street trees will be chosen to ensure that the species allow for clear pedestrian access along the streets and require minimal maintenance.
- Along Destination, Downtown, Parkway and Local streets, where regularly spaced blocks exists, one (1) tree species shall be provided per block. In order to provide variety and protect against disease, adjacent blocks shall not be allowed the same street tree. Initial development along a block shall establish the tree species for that block, subject to City review and approval.
- Along streets without regular block space or longer blocks, such as Connector and Arterial streets, the City may approve groupings of 3-6 trees of one (1) species in lieu of the regular block spacing.
- Alternatives to the above mentioned planting plan shall be subject to review and approval by the City Council.

Destination Street Trees:

- Autumn Blaze Maple (*Acer x freemanii* 'Jeffersed')
- Bicolor Oak (*Quercus bicolor*)
- Sienna Glenn Maple (*Acer x freemanii* 'Sienna')
- Skyline Honeylocust (*Gleditsia triacanthos var. inermis* 'Skyline')
- Ginko (*Gingko biloba)*
- Accolade Elm (*Ulmus x '*Accolade')

Parkway Street Trees:

- Valley Forge Elm (*Ulmus americana* 'Valley Forge')
- Bitternut Hickory (*Carya cordiformis)*
- Siouxland Poplar (*Populus deltoides* 'Siouxland')
- Sienna Glen Maple (*Acer x freemanii* 'Sienna')
- Boulevard Linden (*Tilia americana* 'Boulevard')
- Northern Catalpa (*Catalpa speciosa)*
- Spring Snow Crabapple (*Malus* 'Spring Snow')
- Kelsey Crabapple (*Malus* 'Kelsey')
- Korean Mountain Ash (*Sorbus alnifolia)*
- Ohio Buckeye (*Aesculus glabra)*
- Ginkgo (*Gingko biloba)*

Connector Street Trees:

- Bicolor Oak (*Quercus bicolor*)
- Northern Red Oak (*Quercus rubra)*
- Princeton Elm (*Ulmus americana* 'Princeton')
- Accolade Elm (*Ulmus x* 'Accolade')
- Autumn Blaze Maple (*Acer x freemanii* 'Jeffersed')
- Skyline Honeylocust (*Gleditsia triacanthos var. inermis* 'Skyline')
- Kentucky Coffeytree (male) (*Gymnocladus dioicus)*
- River Birch (single stem) (*Betula nigra)*
- Black Alder (*Alnus glutinosa)*
- Black Cherry (*Prunus serotina)*
- Spring Snow Crabapple (*Malus* 'Spring Snow')
- Kelsey Crabapple (*Malus* 'Kelsey')
- Japanese Tree Lilac (*Syringa reticulate)*
- Thornless Cockspur Hawthorne (*Crataegus crus-galli* var. inermis)

Downtown Street Trees:

- Princeton Elm (*Ulmus americana* 'Princeton')
- Accolade Elm (*Ulmus x* 'Accolade')
- Autumn Blaze Maple (*Acer x freemanii* 'Jeffersed')
- Skyline Honeylocust (*Gleditsia triacanthos var. inermis* 'Skyline')
- Kentucky Coffeytree (male) (*Gymnocladus dioicus)*
- River Birch (single stem) (*Betula nigra)*
- Black Alder (*Alnus glutinosa)*
- Black Cherry (*Prunus serotina)*
- Spring Snow Crabapple (*Malus* 'Spring Snow')
- Kelsey Crabapple (*Malus* 'Kelsey')
- Japanese Tree Lilac(*Syringa reticulate)*
- Thornless Cockspur Hawthorne (*Crataegus crus-galli* var. inermis)

Local and Arterial Street Trees:

Local and Arterial Street trees may be chosen from any species on the above lists.

Planter Beds/Boxes/Tree Grates

- Planter beds, tree grates and planters shall be as shown on the Streetscape Master Plan. Details and specification shall be added to Appendix A as developed and approved by the City. Appendix A shall be amended as needed.
- Irrigation shall be provided to ensure survival of plant materials. The City shall provide irrigation systems along the Parkway and Destination streets. Unless otherwise approved, all other irrigation shall be the responsibility of the landowner.

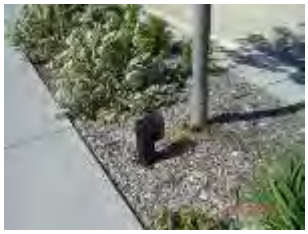
Street Furniture

Bike racks, trash enclosures and benches are encouraged on all streets, but will be required on Destination, Connector and Parkways and other streets as shown conceptually on the Streetscape Master Plan.

Bike racks shall be the standard bike rack (see Appendix A for specifications).

Trash enclosures shall be the standard trash enclosures (see Appendix A for specifications).

Benches shall be the standard bench (See Appendix A for specifications). Benches shall be grouped in twos that face each other and provide an opportunity for an outdoor conversation space.



Alternative bike rack, trash enclosures and bench designs will be considered on a case-by-case basis. The City will review alternative designs as part of the site plan review and will evaluate these alternatives based on the following:



- Does the design maintain the character of the district?
- Does the alternative design maintain the quality of the standard feature?
- Does the design provide a relationship between the public elements of the streetscape and the building that would not otherwise be possible?

Sidewalks and Boulevard

In the design framework, the term “boulevard” is defined as “the space between the sidewalk and the curb.” The boulevard area provides the required space for public features such as street lights, benches, fire hydrants, street signs, etc. The boulevard will have different characteristics based on the street hierarchy.

The street width and layout within different zones may affect the ability of a particular development to provide the minimum boulevard width and the minimum sidewalk width within the existing public right-of-way. In those cases, the landowner shall provide a permanent public easement over the portion of the sidewalk that is located on private property.

Street Lights

Street lights are owned and installed by Connexus Energy. The streetlight design was developed in conjunction with the City of Ramsey and Connexus (See Figure 3: Master Lighting Plan). The standard street lights are designed to accommodate banner arms should banner signage be desired. The banner arms should be the manufacturer's standard break-away banner arms to ensure safety and minimize maintenance costs. Connexus provides street light maintenance for the City. Connexus bills the City of Ramsey for the cost of installation and maintenance.

The choice of street light was intended to emphasis the pedestrian scale of The COR. Light poles within the public right-of-way should be planned to accommodate banners, flowers, hanging artwork and electrical outlets.

There are three (3) different streetlight types within The COR:

- 24-foot high poles at intersections
- 14-foot high poles at mid-block
- 12-foot high poles at The Draw



The City will ensure that the appropriate streetlights are installed on all public streets as described by the Design Framework. Private developers shall provide parking lot or other project lighting that retains these design objectives. All lighting shall comply with City Code performance standards for lighting. All lighting shall be reviewed by City staff to ensure compliance with the Design Framework and City Code standards described above.

Standards for Outdoor Dining.

Outdoor dining is encouraged as an attractive addition to a pedestrian- and retail-friendly, vital COR. Such dining is encouraged subject to the standards in Section 117-118 of the Zoning Ordinance.

Overall Framework - Parking

Overview

Balancing the realities of car-related necessities (streets, parking and so on) with future transit service and the desired character of The COR is a significant challenge. The goal is to provide adequate parking; both quantity and location, while promoting new strategies that support the overall needs of The COR. Parking will be provided through a combination of on street spaces, off-street surface lots, underground lots and structured ramps to support the mix of uses at the core.

Parking structures should contribute to the overall character and image of The COR. Ramp design should include elements, colors and materials that reflect, or complement surrounding buildings. Liner stores or other street level uses should be integrated into ramp design along important street frontages. The City also encourages developers to wrap the ramp with multi-story uses that will provide commercial and residential opportunities and help to define the street edge.

Guideline Recommendations

Parking guidelines encourage the following:

- Locate surface parking lots away from the major streets, either behind or to the side of primary buildings; surface parking lots along major street frontage are not allowed in the core area
- Minimize surface parking lots in favor of other solutions including underground parking to serve residential buildings, on-street parking to serve retail shops and parking ramps
- Provide a combination of fencing, landscaping and landform to screen parking areas from major streets and important views, soften parking area edges, provide shade, integrate native plantings, offset islands and reduce to 'sea of parking' image
- Create strategies for shared parking between adjacent uses, taking advantage of peak and off-peak cycles, business hours, nighttime activities, special events and other needs
- Provide alternative surfaces for secondary (less frequently used) parking areas including porous pavements, green pavements and so on
- Provide facilities or services that respond to and connect with future transit to reduce required parking, including shuttle/circulator bus, bicycle lockers
- Provide flexibility including hours for on-street parking, security and enforcement practices, permit or metering
- Provide parallel parking on both public and private streets throughout The COR, to add parking and create a traffic calming, pedestrian buffer; Bumpouts are encouraged as a traffic calming measure on all streets within the COR.
- Explore options to integrate stormwater management requirements into parking area design
- Provide parking spaces for typical daily use, satisfying both quantity and location needs through a mix of on street, small surface lot, underground and ramped parking solutions
- Provide options for additional/overflow parking to support holiday traffic and special events including porous pavements, turf parking areas (Netlon and other soil amendments) or shuttle service from nearby parking areas
- Encourage shared parking solutions that target around the clock shifts in destination, audience or take advantage of peak/off-peak hours of operation for various uses within the core area

- Promote municipal parking ramps as the primary facility to meet public parking needs within the core area
- Discourage driveway access to parking facilities along Arterial, Destination and Parkway streets, in favor of side streets.

Objectives



The primary objective is to provide a balance of surface lots, on-street and structured parking, with ample quantities and close proximity to serve the mix of uses in The COR. The Design Framework anticipates the construction of a total of 3 parking structures in COR1 to serve the needs of the area by providing structured parking that can be shared among users, allow developers to maximize the development on each individual lot. As discussed later in this section, sizing and timing of the structured parking will be finalized as the area develops and parking demand grows. In addition to providing adequate space, excellent design is a major factor as well. The framework for The COR encourages creativity, innovation, quality and attention to detail in every aspect of project development, including parking solutions. Photographs throughout the Design Framework suggest some of the many possibilities.

Figure 4: Streetscape Master Plan



Figure 5: Parking District Map

Minimum Standards

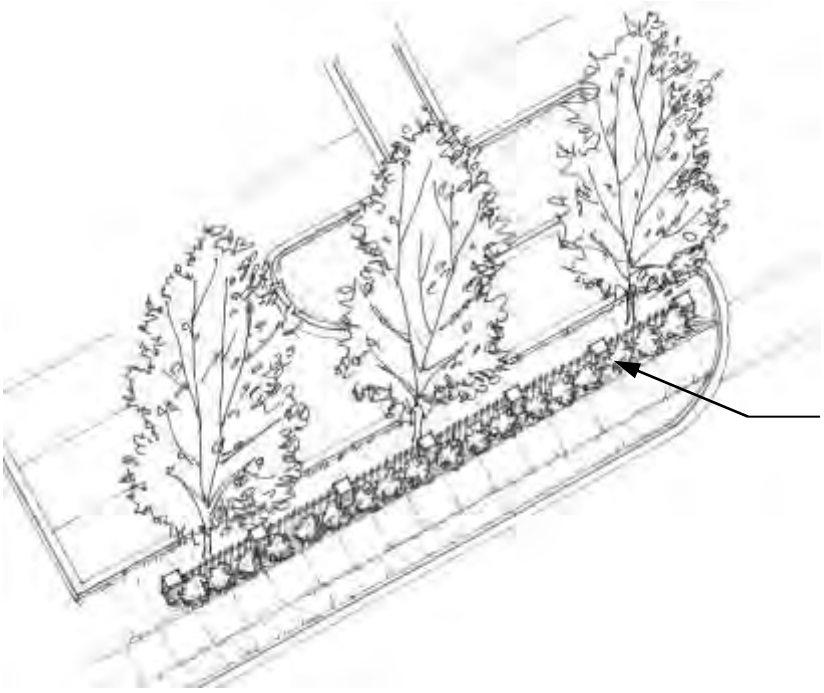
Parking in The COR is intended to be shared to the greatest extent practicable in all mixed-use areas. The parking standards are intended to provide a practical basis for providing adequate parking within the COR District through a careful analysis of uses, shared parking arrangements, use of public street parking and reduction allowances for the proximity to the transit station. A parking plan has been prepared to identify the planned number, location, sharing arrangements and public use (see Figure 4: Streetscape Master Plan and Figure 5: Parking District Map). The parking plan provides information that can be used to help address longer term parking arrangements where the possibility of use conversion or building expansion exists. Parking shall be provided under any of the following arrangements:

A. No parking shall be located between the front of the principal structure and the street on parcels abutting Destination and Downtown streets in COR1.

B. Not more than fifty (50%) percent of the parking shall be located in front of the principal structure and the street on parcels abutting Arterial, Parkway, Connector and Local streets.

    1. In the COR2 district, developments may be allowed more than fifty (50%) percent parking in the front yard, provided all other design standards have been met, including the use of a wall, railing, hedge or combination to create a street edge and screen parking.

C. Wherever a surface parking area faces a street frontage, such frontage shall be screened with a decorative wall, railing, hedge, or a combination of these elements, to a minimum height of three feet (3') and a maximum height of four and one-half feet ($4^1/_2$') above the level of the parking lot, at the build-to line required for the property. The amount of required screening may vary by sub-district and street frontage and is described in Part Two of this document.



Landscaped edge that combines fence with trees, low shrubs and ground cover for parking lot screening and buffering along sidewalk to screen parking

D. No parking spaces shall be located on corner lots at the point of street intersections.

E. Shared parking in COR1 will be accomplished through a Parking Use and Maintenance Agreement (PUMA).

F. Off-street parking in the COR2 and COR3 sub-districts shall be secured for public use through parking easements and other appropriate conveyances. Shared parking arrangements between nearby uses are encouraged in both sub-districts.

1. The City may approve joint parking for one or more businesses where the total number of parking stalls provided for joint use is less than the sum of the total required for each business should they provide them separately. The applicant must demonstrate the feasibility of the arrangement in a written report. Such a permit shall not be granted except when the following conditions are found to exist:
    i. Proximity. The building or use for which application is being made to utilize the off-street parking facilities provided by another building or use shall be located within three hundred (300') feet of such parking facilities, excluding public rights-of-way.
    ii. Conflict in Hours. The applicant shall demonstrate in documented fashion that there is no substantial conflict in the principal operating hours of the two (2) buildings or uses for which joint use of off-street parking facilities is proposed.
    iii. Written Consent and Agreement. A legally binding instrument, executed by the parties concerned, for joint use of off-street parking facilities, duly approved as

to title of grantors or lessors, and in a form and manner of execution approved by the City Attorney, shall be filed with the City Clerk and recorded with the Anoka County Recorder or Registrar of Titles, and a certified copy of the recorded document shall be filed with the City within sixty (60) days after approval of the joint parking use by the City or the interim use permit shall be considered null and void.

G. On-street parking adjacent to buildings shall not be used for the purposes of calculating parking requirements.

H. Within the COR-4 sub-district, parking on individual parcels serving individual uses may be provided if designated and approved as part of the master plan.

I. Within all sub-districts, a minimum driveway length of twenty-five (25') feet is required to limit conflicts between vehicles parked in the driveway and street or sidewalk users.

J. In order to ensure the pedestrian orientation of the COR Districts, minimum/maximum on-site parking standards are set based on the following table:

Table 1

Use		Minimum number of parking stalls	Maximum number of parking stalls*
Retail		2 per 1,000 sq. ft.	4 per 1,000 sq. ft.
Restaurants		3 per 1,000 sq. ft.	5 per 1,000 sq. ft.
Offices		2 per 1,000 sq. ft.	3 per 1,000 sq. ft.
Medical offices, clinics		2 per 1,000 sq. ft.	4 per 1,000 sq. ft.
Health clubs		3 per 1,000 sq. ft.	5 per 1,000 sq. ft.
Theaters, places of assembly		1 per 5 seats	1 per 3 seats
Residential			
	Attached or detached	1 per unit	2 per unit
	Multifamily units	1 per unit	2 per unit

*If a parking structure is provided on site, maximum parking stalls do not apply.

K. Non-Specified Uses. For uses not specifically listed above, off-street parking requirements shall be computed by the Zoning Administrator on the same basis as required for the most similar listed uses. In such cases, the Zoning Administrator shall also consult off-street parking reference materials including, but not limited to, manuals prepared by the American Planning Association and Institute of Transportation Engineers.

L. Handicap Parking. The size, number, and location of stalls reserved for handicapped parking shall be provided and identified as required by applicable regulations. These spaces are included in the computation for the minimum parking space requirement.

M. Change in Land Use. When the site intensity or use of a building and/or property is increased with consequential effect upon the parking requirements as prescribed in this Section, the

parking requirements as prescribed herein shall be used to provide for such increase in the site intensity and/or use.

N. Use of required parking spaces. Required parking spaces must be available for the use of residents, customers or employees of the use. Fees may be charged for the use of required parking spaces. Required parking spaces may not be assigned in any way to a use on another site, except for joint parking situations. Also, required parking spaces may not be used for the parking of equipment or storage of goods or inoperable vehicles.

O. Transit Service Reduction. The minimum number of parking stalls required on site may be reduced by 10% for any parcel located within ¼ mile of a transit stop. To qualify for this reduction, the transit stop must provide regular service on all days of the week and direct pedestrian access must be provided between the building and the transit stop.

P. Bike Racks. In addition to the bike racks provided as part of the streetscape, individual businesses are encouraged to provide bike racks for customers. Bike rack locations will be reviewed and approved by the City as part of the site plan review.

Q. Increase to Maximum Required Parking. If additional parking is sought to exceed these maximum requirements, a conditional use permit can be sought to increase maximums up to twenty-five (25%) percent.

    1. In the COR-2 sub-district, an increase of twenty-five (25%) percent in the maximum number of parking stalls is permitted without the issuance of a conditional use permit if approved as part of the site plan.

R. In the COR1 sub-district, a PUMA (Parking Use and Maintenance Agreement) shall be applied to all development as follows:

    1. It is the City's intent to maximize development on individual lots. In order to help landowners accomplish this goal, the City will develop public parking ramps, which will be available for public parking within The COR. In order to minimize the amount of the site required for parking, the landowner may choose to enter into the PUMA for utilization of the public parking ramps to meet all or a portion of their minimum parking requirements.

    2. Each development shall be subject to a PUMA that specifies that each property in the COR1 shall be financially responsible for its proportionate share of a shared parking facility. The proportionate share shall be determined on the basis of the property's off-street parking needs, as determined by the parking requirements of Item J above.

3. The City shall establish fees by ordinance. The developer shall be responsible for payment in an amount equal to the value of the required parking on a per-stall price basis for ramp parking through the PUMA. The City will determine the appropriate contribution.

4. Funds collected by the City shall be deposited in a special fund used only to acquire and/or develop off-street parking facilities for the COR. Financial responsibility shall cover the construction and continuing maintenance of the parking facility.

5. The parking facility may be constructed and maintained by the City or by a private management entity acceptable to the City.

Private Streets

Private streets may be allowed within residential subdivisions, subject to the standards in Section 117-112 (e)3.b. of the Zoning Ordinance.

Loading Areas

A. Loading areas and docks shall be located in the rear of the building.

B. Loading areas shall not be located in the front yard and shall be fully screened from public streets, public parks and residential areas through landscaping and building design measures.



Overall Framework – Building Design

Overview

The COR Development Plan 5.03 identifies the preferred mix and approximate location of a variety of land use types. Together with the Zoning Code, this Design Framework focuses on the following overall objectives:

- Promote vertical and horizontal mixed use (within a building, within a block, within a district)
- Provide a variety of housing types, styles, pricing
- Encourage increased density in and around the central core area
- Promote an interesting mix of building styles, scales and massing for each sub-district
- Support creative, innovative, high quality design solutions as the benchmark for success
- Integrate mix of uses with public green space within each district
- Provide a variety of commercial types
- Mix residential and commercial uses to promote street-level activity throughout the day

Guideline Recommendations

The mix of land uses in The COR will encourage activity during the day and into the evening and nighttime hours. As a focus of commerce, employment, recreation and housing, The COR resembles a small to medium size Midwestern downtown in scale and character. Land uses are intentionally mixed, to bring shoppers and workers into the area during the day and attract new residents and visitors to entertainment venues in the evening.

The civic component of The COR, anchored by City Hall, Police Station and variety of public spaces and squares, adds an important element to the land use mix and brings a level of authenticity to the district.

Objectives

- Encourage vertical mixed-use in the core with housing and office space over retail uses along the street, particularly in the center of the district.
- In residential districts, particularly closer to the core, a limited amount of retail uses will be encouraged to service residents and provide nearby places to gather.
- Promote innovative models for housing that include a mix of townhomes, flats and lofts within single buildings or on the same block.
- Accommodate larger, 'big box' retailing and auto-oriented uses within the COR2 sub-district only if innovative design approaches are used including two story buildings, use of liner stores facing the street, minimal blank walls, creative parking strategies, etc.
- Where similar uses create a 'family' or campus of buildings (e.g. medical campus), buildings should reinforce the street edge and parking should be set within the core of the block.
- Uses shall promote pedestrian friendly streets, contributing to street level activities and overall visual character of each district.
- All uses should reinforce the street edge.





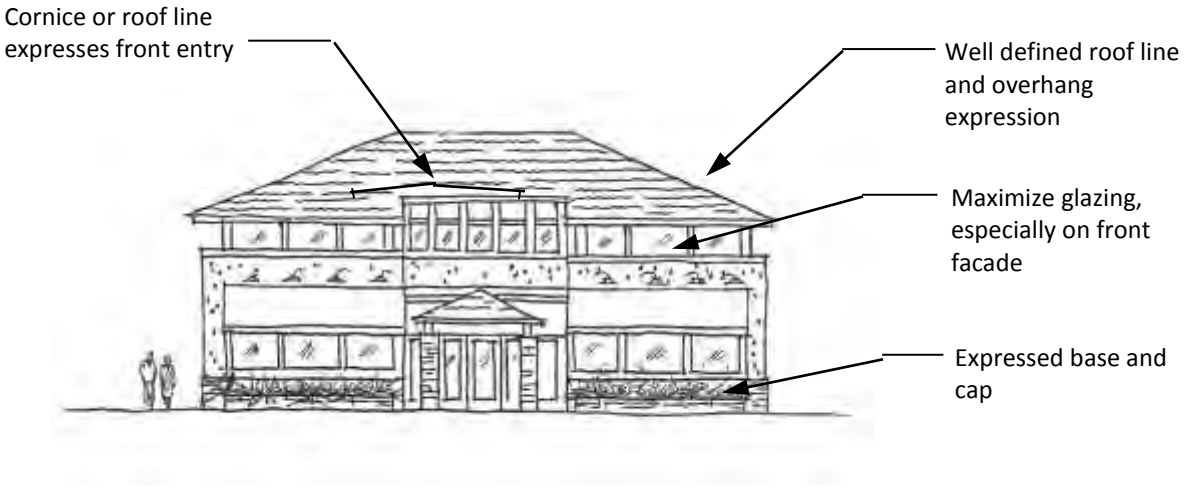
Architectural Overview

High quality architecture is an essential component in fulfilling the objectives of the Design Framework. Rather than prescribing a particular style, these architectural guidelines are intended to encourage an integration of both traditional and contemporary design. Architectural designs should provide a consistent quality, measured, to a great degree, by the pedestrian experience along the street and by an architectural expression that provides character without being thematic, obtrusive, or artificial. Architectural character should strive to be authentic and varied, but not 'thematic'.

Architecture Recommendations

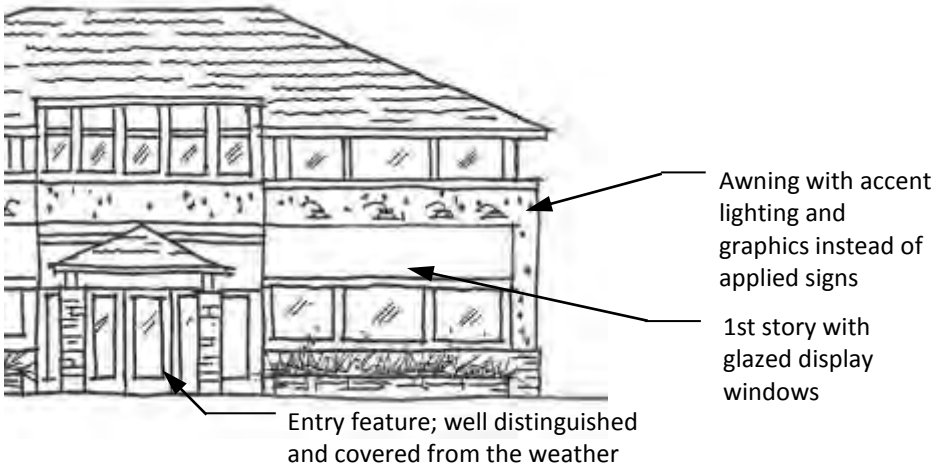
Of all the layers that combine to form The COR Development Plan, architecture will typically be the most prominent development component. Both visually and physically, architecture will play a major role in defining the overall design character and mix of uses for The COR. It is crucial that the design and location of buildings address these architectural guidelines, with specific emphasis on the following:

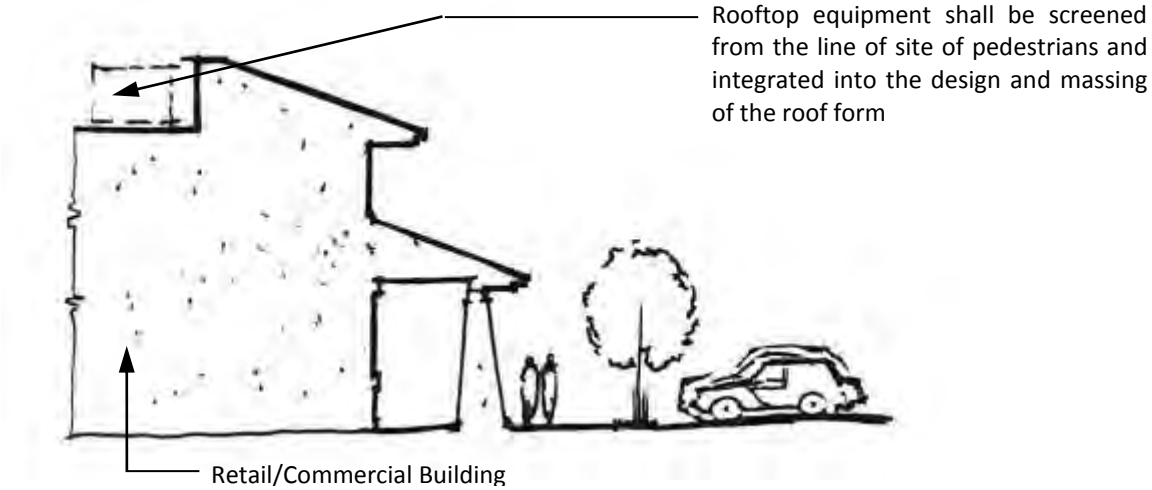
- An animated street presence with a mix of street-level uses, interesting building façades, many doors and windows on the street, careful design of lighting, awnings, signage and other elements that animate the pedestrian experience



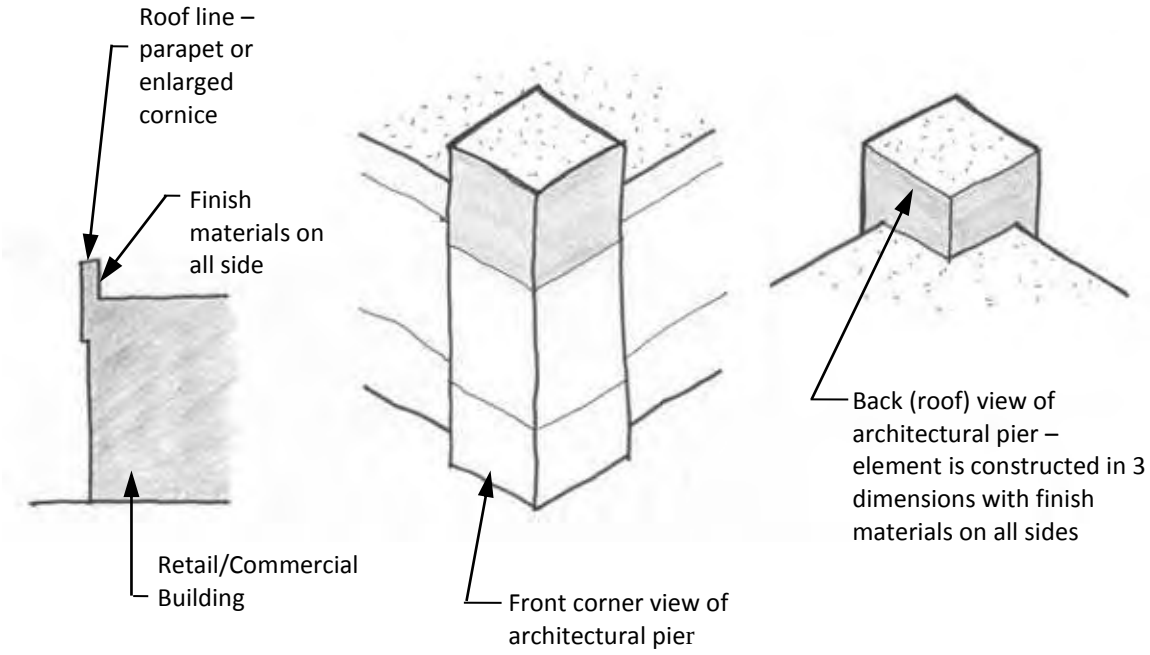
- Variety in building design, character and expression; not one theme or building style, but a thoughtful integration of many design solutions
- Variety of building types including a range of height, scale and proportion, that support an integrated mix of housing options, shopping destinations, entertainment venues, civic structures and other COR uses
- Use of high quality materials, suggesting a preference toward native materials and masonry elements, with respect for local building techniques
- Building location is as important as building style; special architectural elements, character, transparency and a higher level of materials and detailing should be used to highlight key streets and important crossroads throughout The COR
- Buildings should always be located at all four corners of intersections.
    - In the COR2 sub-district, if the City finds that there are unique circumstances where buildings cannot be located on the corner, the City may approve the use of fences, walls or other design elements to create that "street edge"

- Buildings will be located at the street right-of-way line (zero setback), but also allow recessed space for outdoor dining and other street level activities providing some minor deviation for variety
- Greater emphasis should be given to architectural elements, materials and other design features for buildings located at primary intersections, or where streets intersect with parks, such as the streets that front on or end near the Municipal Plaza. These locations can often be seen from several directions, perhaps terminate a view from a distance down the street or sit at a prominent node; They will likely become future landmarks or helpful orientation/wayfinding icons as The COR develops
- Encourage both vertical mixed use (within each building) and horizontal mixed use (within each block) throughout this district
- Include a mix of housing, civic, retail, restaurant, entertainment, performance and other uses that encourage a variety of activities throughout the day.
- Minimize openings between buildings, although limited driveway access and some provision for pedestrian connections through blocks are encouraged – gaps between buildings to accommodate surface parking lots, greater building setbacks or other purposes are discouraged
- Use recessed entries and windows to create street-level interest, variety and enhance pedestrian scale along street frontage





- Equipment, mechanical systems, transformers, etc. must be screened from view in a way that is integral to the architecture of the building. Screening should be accomplished with materials similar to or compatible with materials used on the main structure; metal fencing or mechanical vent screens alone are not sufficient.
- Roof lines and cornice details shall be completed in a 3-dimensional manner so that the back of roof features or similar unfinished areas are not visible.



Overall Framework - Signage

Overview

Signage within The COR should provide a system for clear wayfinding for all modes of transportation and should ensure successful business operation while maintaining the design aesthetic of this unique project. These sign standards are intended to allow flexibility and creativity while maintaining the design concepts of The COR. Due to the distinctive nature of The COR, the sign standards from the City Code are not applicable and signage shall be allowed as prescribed by the Design Framework. A Master Sign Plan identifies the location of key sign locations (see Figure 6: Signage Plan).

Guideline Recommendations

The COR development manager shall prepare a Master Sign Plan for the public elements of the project, which are in compliance with the design framework and will be adopted by reference. The Master Sign Plan will specifically address public signs including:



- The three (3) off-site community signs
- Banner signs on light poles
- Signage for public parks
- Signage for public parking ramps
- Signage for public buildings
- Community kiosks

Objectives

Signage should be used as a tool to help identify businesses and neighborhoods with The COR and should have elements that are focused on the pedestrian nature of The COR as well as the signage needs for businesses.

- Signage and lighting which is integrated into the design of the building is encouraged.

Definitions

Awning Sign means a sign incorporated into or attached to an awning.

Community sign means an off-site sign identifying the development name and key tenants. Community signs may also include public information. Reader boards are allowed to be incorporated into community signs within The COR.

Temporary Sign means a sign which is erected or displayed for a limited period of time and not affixed to a Minnesota State Building Code approved structure.

Project sign means a freestanding area identification sign which identifies a single-family or multifamily residential subdivision, a commercial development or an industrial park or office park and which is located on the same parcel as the development it identifies.

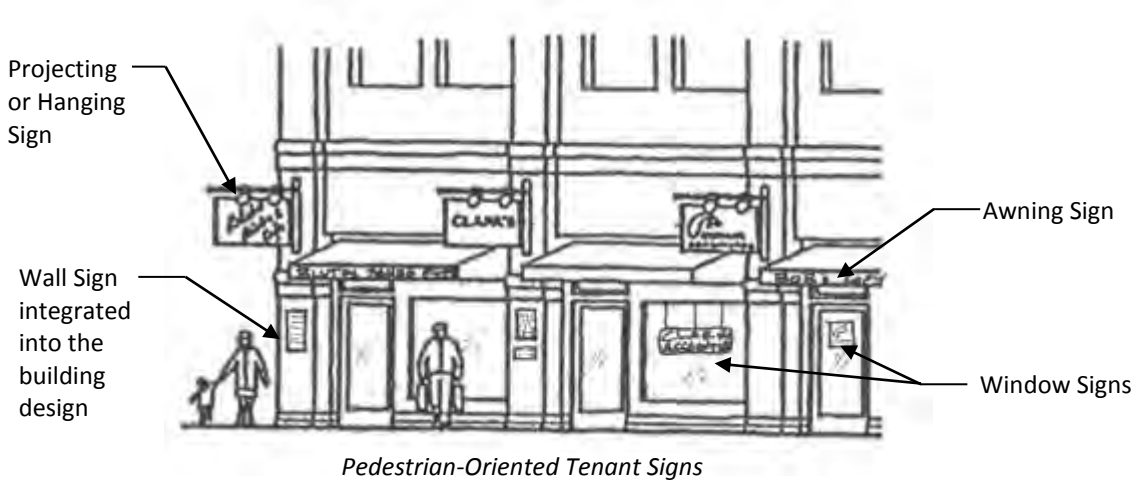
Projecting sign means any sign, all or any part of which extends beyond the surface of the building or wall by more than 16 inches.

Public Realm/Streetscape sign means any sign erected and maintained by public officials or public agencies, or approved and authorized for use by state or local governmental authorities.

*Sandwich Board Sign*s means a self-supporting, freestanding temporary sign with only two (2) sides that are situated adjacent to a business with the intent to attract pedestrian traffic to businesses. Sandwich board signs are not meant to be read by vehicular traffic.

Wall sign means any sign which is affixed to a wall of any building. This definition includes individual letter signs and signs on mansards.

Window sign means a sign installed inside a window, or any sign placed within a building for the purpose of being visible from the public right-of-way. This does not include merchandise on display.



Pedestrian-Oriented Tenant Signs

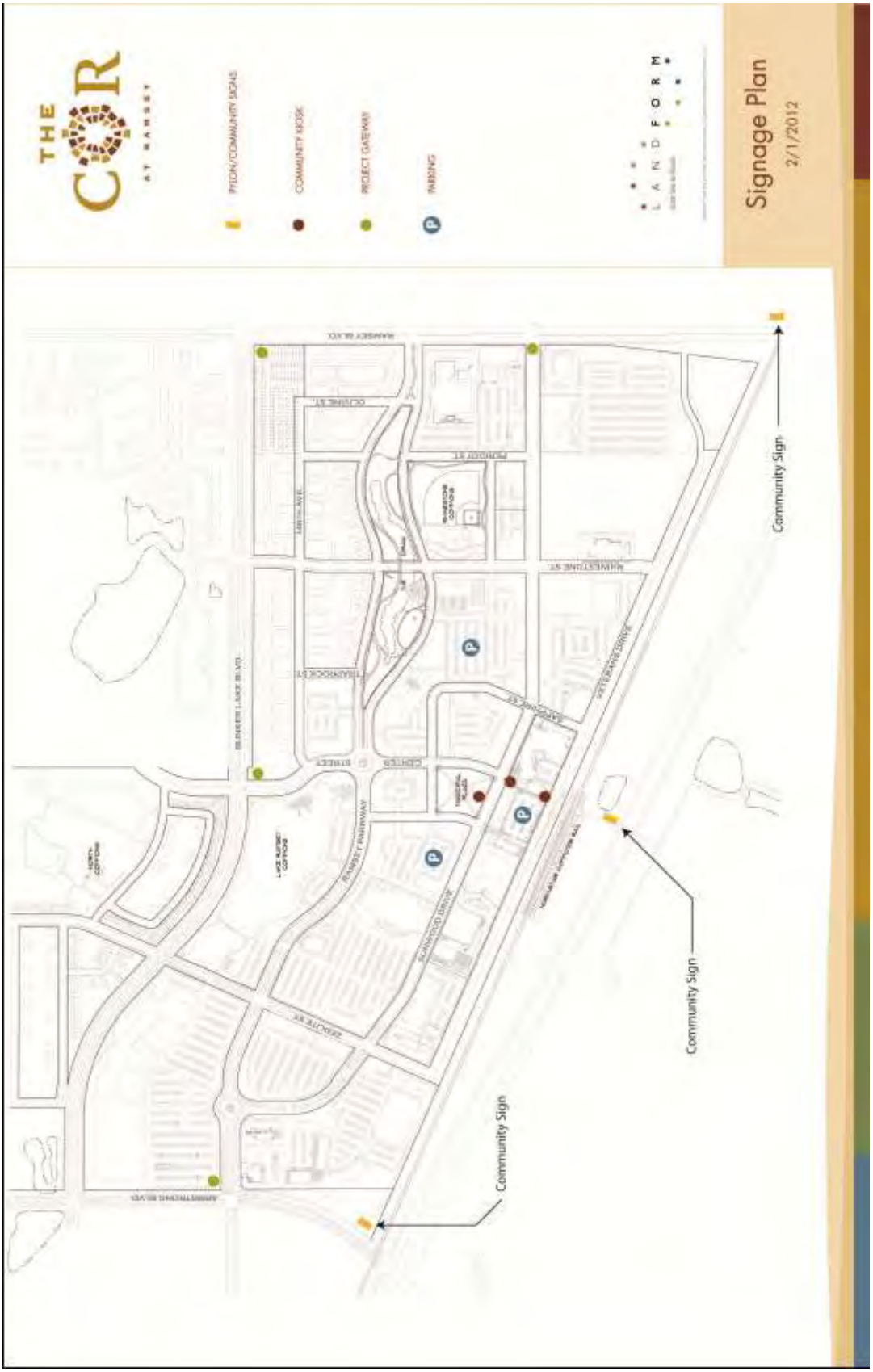


Figure 6: Signage Plan

Standards

Public Realm/Streetscape Signs

The pedestrian oriented nature of The COR requires unique signage the will build on the design concepts for The COR. These types of signs in include banner signs on the streetlights, kiosks, street signs, wayfinding signs, signage for public parking ramps, etc. As the design concept for The COR has been refined, so has the signage plan. The COR development manager shall develop standards for these public realm signs as part of the Master Sign Plan. The Master Sign Plan shall be incorporated by reference and may be updated from time to time. Such signage shall be allowed on public spaces as needed to provide information and wayfinding. No advertising shall be allowed on Public Realm/Streetscape Signs except for community events.

Community signs

Community signs include are planned to include three (3) signs on Highway 10, as shown on the Signage Plan (see Figure 6: Signage Plan). The signs include the existing Community Sign near the future transit plaza, the sign at the northwest corner of Highway 10 and Ramsey Boulevard and the planned sign at the northwest corner of Highway 10 and Armstrong Boulevard.

These off-site signs are allowed as shown on the signage plan and shall have consistent materials and colors. The Master Sign Plan shall detail the materials, colors and standards for these three (3) community signs. The Master Sign Plan shall include standards for which tenants shall be allowed on the community signs.



Desirable signs are designed to be architecturally compatible with buildings within the development and other signage within the development

Project Signs

Project signs are permitted within all COR sub-districts.

One (1) freestanding sign is allowed per building, provided that the following standards are met:

A. The building in which the advertising business is located, shall be set back a minimum of six (6) feet from a public street right-of-way.

B. The area of each face of the signboard shall not exceed six (6) square feet and the signboard shall not have more than two (2) readable faces

C. The height of the top of the signboard, or of any posts, brackets, or other supporting elements shall not exceed six (6') feet from the ground.

D. The signboard shall be constructed of wood, acrylic, aluminum or metal and shall be architecturally compatible with the style, composition, materials, colors and details of the building.

E. No part of the sign shall encroach on the right-of-way and its location shall not interfere with pedestrian or vehicular circulation.

F. Limited to one (1) sign per building and shall not be in addition to wall-mounted, applied letter or projecting signs.

G. The readable faces of the sign shall be perpendicular to the adjacent street.

In the COR2 District, the following signage shall be allowed:

A. Ground sign. There shall not be more than one (1) ground sign for each parcel. The gross surface area of a ground sign shall not exceed one hundred (100) square feet for each exposed face nor exceed an aggregate gross surface area of two hundred (200) square feet.

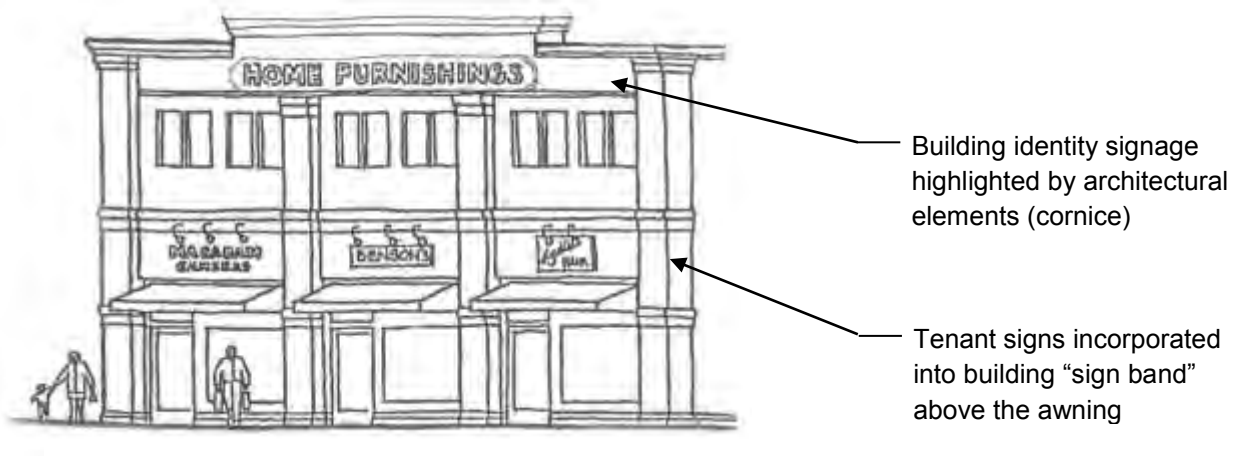
B. Menu board. One (1) on-site menu board per drive-up or walk-up lane of a drive-in restaurant up to a maximum of thirty-two (32) square feet each and a maximum height of three (3) feet. Menu boards are allowed a message on one (1) side only and cannot contain an advertising message.

C. Directional signs.

1. Directional or instructional signs are permitted in accordance with Section 117-463(l).

2. Parking lot directional signs designating parking area entrances and exits are limited to one (1) sign for each entrance and/or exit and shall not exceed four (4) square feet for each exposed face. Parking lot directional signs shall not project higher than five feet (5') in height, as measured from the established grade of the parking area to which such signs are accessory.

3. Parking lot instructional signs designating the conditions of use or identification parking areas shall not exceed eight (8) square feet and shall not project higher than ten (10) feet in height for wall signs and seven (7) feet in height for ground signs, as measured from the established grade of the parking area to which such signs are accessory.



Wall Signs

Wall signs are permitted within all COR sub-districts.

Wall signs shall be permitted on one (1) wall, except that lots with frontage on more than one (1) street may have signage on one (1) wall per street frontage.

Within the COR1, COR3, COR4 and COR5 districts, the following standards apply:

A. Wall-mounted or painted signs, provided the following standards are met:

1. The sign shall be affixed to the front facade of the building, and shall project outward from the wall to which it is attached no more than six inches (6").

2. Single Tenant Buildings. Each building shall be allowed one (1) wall sign per street frontage. Signage must be located on the street elevation. The area of the sign shall not exceed five (5%) percent of the ground floor building facade area or fifty (50) square feet, whichever is less.

3. Multi-Tenant Buildings.

    a. Each building shall be allowed wall signage on the street frontage elevation. For buildings with multiple street frontages, the allowable signage is per street frontage. Signage must be located on the street elevation.
    b. Each building is allowed wall signage that shall not exceed 5% of the wall area of the building façade adjacent to the street or 50 square feet, whichever is less.
    c. Tenant signage must be located on the tenant lease space.
    d. At least fifty (50%) percent of the allowed signage must be allocated to ground floor tenants and located on the ground floor.
    e. Signage is limited to a maximum of one (1) sign per business/tenant, except that tenants with frontage on multiple streets may be permitted to have signage on each street frontage.
    f. Multi-tenant buildings must have wall signs of similar design. Sign permits for tenants in multi-tenant buildings shall only be permitted by the City after the

building owner has submitted a comprehensive sign plan approved by the Zoning Administrator. The comprehensive sign plan for the building shall include similar design standards including sign material, color, style, spacing and size.

4. Signs for buildings facing Highway 10. Single or multi-tenant buildings that have frontage on Highway 10 or are separated from Highway 10 only by other public right-of-way, shall be allowed to have signage on that street elevation that is up to five (5%) percent of the wall area of that building façade with no maximum square footage.

B. Wall-mounted building directory signs identifying the occupants of a commercial building, including upper story business uses, provided the following standards are met:

1. The sign is located next to the entrance.

2. The sign shall project outward from the wall to which it is attached no more than six inches (6”).

3. The sign shall not extend above the parapet, eave, or building facade.

4. The area of the signboard shall not exceed three (3) square feet, with each tenant limited to one (1) square foot.

5. The height of the lettering, numbers, or graphics shall not exceed four inches (4”).

6. One (1) such sign is allowed per public building entrance and is allowed in addition to other permitted wall signage.

C. Applied letters may substitute for wall-mounted signs, if constructed of painted wood, painted cast metal, bronze, brass, acrylic or black anodized aluminum. The height of applied letters shall not exceed 12 inches.

D. Logos are considered signs and shall be included in the maximum allowable sign area.

E. Window or door signs, provided that the following standards are met:

1. The sign shall not exceed ten percent of the window or door area or four (4) square feet, whichever is less.

2. The sign shall be silk screened, hand painted, applied letters/graphics, neon tubing or other sign technologies that meet these standards.

3. Limited to one (1) sign per business, applied on either the window or the door, but not on both.

4. The sign shall not have an opaque backing of any type although smoked glass is allowed.

5. Window signage (includes graphics) shall be permitted on the same building walls that have, or are allowed to have, wall signage pursuant to Item A above. Window signage shall be deducted from the allowable wall signage area.

Within the COR2 district, where more conventional suburban development is expected, rather than the neo-traditional development planned for the other COR sub-districts, the following standards apply:

A. Wall, canopy or marquee sign. Total sign area may not exceed 15 percent of the front building facade. At least 50 percent of the signage area must be placed on the measured wall with remaining signage area, if desired, distributed on any other wall. Sign height shall not exceed the top of the parapet wall or, if no parapet wall, sign height shall not exceed the height of the eaves. The gross surface area of a wall, canopy or marquee sign may be increased by ten percent if such wall sign:

   1. Consists only of individual, outlined alphabetic, numeric and/or symbolic characters without background except that provided by the building surface to which the sign is to be affixed;

   2. Illumination, if any, is achieved through shielded illumination, shielded silhouette lighting, or shielded spot lighting but not any lighting where the light source is visible or exposed on the face or sides of the characters; and

   3. A wall, canopy or marquee sign may be located on the outermost wall of any principle building but shall not project more than 16 inches from the wall to which the sign is to be affixed. A wall sign shall not project higher than the parapet line of the wall to which the sign is to be affixed.

B. Window signs are restricted to 30 percent of the area of the window in which the sign is to be displayed.

In all COR sub-districts, restaurants and cafes shall be permitted one (1) wall-mounted display featuring the actual menu as used at the dining table, to be contained within a shallow wood or metal case and clearly visible through a glass front. The display case shall be attached to the building wall, next to the main entrance, at a height of approximately five feet (5'), shall not exceed a total area of two square feet, and may be lighted. This signage is allowed in addition to other permitted wall signage.

Projecting Signs

Projecting signs are permitted within all COR sub-districts.



Projecting signs, including graphics or icon signs, mounted perpendicular to the building wall, are encouraged in all sub-districts, provided the following standards are met:

A. The sign area shall not exceed six (6) square feet.

B. The distance from the ground to the lower edge of the signboard shall be ten feet or greater.

C. The height of the top edge of the signboard shall not exceed the height of the wall from which the sign projects, if attached to a single story building, or the height of the sill or bottom of any second story window, if attached to a multistory building.

D. The distance from the building wall to the signboard shall not exceed six inches (6”).

E. The width of the signboard shall not exceed three (3) feet.

F. Limited to one (1) sign per business. Projecting sign area shall be deducted from the allowable wall signage area.

G. Granted to ground floor commercial uses only.

Awning Signs

Awning signs are allowed in all COR sub-districts. Awning signs are allowed for ground floor uses only, provided that the following standards are met:

A. If acting as the main business sign, it shall not exceed 24 square feet in area, and the height of the lettering, numbers, or graphics shall not exceed 12 inches.

B. If acting as an auxiliary business sign, it shall be located on the valance only, shall not exceed four (4) square feet in area, and the height of the lettering, numbers, or graphics shall not exceed four inches (4”).

C. Limited to two such signs per business.

D. If acting as the main business sign, it shall not be in addition to a wall-mounted or applied letter sign.

Sandwich Board Signs



Sandwich board signs are permitted within all COR sub-districts.

A. One (1) sandwich board sign per business is permitted in any business, commercial and mixed use district and shall be located within five feet (5’) of the main building entrance to the business it advertises.

B. Sandwich board signs shall be displayed only during open business hours and must be removed daily.

C. Sandwich board signs shall be no more than a total of two feet (2’) in width and three feet (3’) in height

D. Sandwich board signs must leave a minimum of five feet (5') of clearance for pedestrian access if placed on a public or private sidewalk. Sandwich board signs may not hinder the ability of persons to access vehicles parked at the curb and/or access to a building.

E. Acceptable materials for sandwich board signs shall include the following: metal, wood synthetic materials such as a chalk board and whiteboard. Sandwich board signs shall not be illuminated, nor shall they contain moving parts, or have balloons, streamers, stringers, pennants or similar adornments attached to them. Sandwich board signs shall be maintained in a good appearance at all times.

F. No sandwich board sign shall be secured, tethered or installed on traffic devices, utility equipment, street furniture, street lights, or any other public fixture.

G. Sandwich board signs are temporary signs and shall not be counted towards the total sign area of the site for permanent signage.

Temporary Signs

Temporary signs are allowed per Section 117-465 (Temporary signs) of the Zoning Ordinance, except as noted below:

A. Freestanding temporary signs shall only be allowed in the COR1 District.

B. In all other COR districts, temporary signs shall be limited to temporary sandwich board signs or temporary wall signage.

Off-Site Signs

Off-site signs are prohibited except for wayfinding and community signage specifically allowed by the Design Framework.

Table 2

Sign Standards					
Development Standard	**COR1**	**COR2**	**COR3**	**COR4**	**COR5**
Project Signs					
Number of signs allowed	1*	1*	1*	1*	1*
Size of Sign (maximum)	6 sq. ft./6 feet high	100 sq. ft./6 feet high	6 sq. ft./6 feet high	6 sq. ft./6 feet high	6 sq. ft./6 feet high
Menu Board**	N/A	1 per drive-through/36 sq. ft. max.	N/A	N/A	N/A
Directional Sign	N/A	Per 117-463(I)	N/A	N/A	N/A
Wall Sign					
Number of signs allowed	1*	1*	1*	1*	1*
Size of Sign					
Single Tenant Building	50 sq. ft. or 5% of the ground floor façade area, whichever is less	15% of façade area	50 sq. ft. or 5% of the ground floor façade area, whichever is less	50 sq. ft. or 5% of the ground floor façade area, whichever is less	50 sq. ft. or 5% of the ground floor façade area, whichever is less
Multi-Tenant Buildings	50 sq. ft. or 5% of the façade area, whichever is less	15% of façade area	50 sq. ft. or 5% of the façade area, whichever is less	50 sq. ft. or 5% of the façade area, whichever is less	50 sq. ft. or 5% of the façade area, whichever is less
Building Facing Highway 10	5% of the façade area	15% of façade area	5% of the façade area	5% of the façade area	5% of the façade area
Window Sign					
Number of signs allowed	1	1	1	1	1
Size of Sign	10% of area of window or 4 sq. ft., whichever is less. Deducted from allowable wall sign area.	30% of area of window. Deducted from allowable wall sign area.	10% of area of window or 4 sq. ft., whichever is less. Deducted from allowable wall sign area.	10% of area of window or 4 sq. ft., whichever is less. Deducted from allowable wall sign area.	10% of area of window or 4 sq. ft., whichever is less. Deducted from allowable wall sign area.
Directory Sign					
Number of signs allowed	1 per building entrance	1 per building entrance	1 per building entrance	1 per building entrance	1 per building entrance
Size of Sign	3 sq. ft. maximum	3 sq. ft. maximum	3 sq. ft. maximum	3 sq. ft. maximum	3 sq. ft. maximum
Projecting Sign					
Number of signs allowed	1*	1*	1*	1*	1*
Size of Sign	6 sq. ft./3 feet wide	6 sq. ft./3 feet wide	6 sq. ft./3 feet wide	6 sq. ft./3 feet wide	6 sq. ft./3 feet wide
Awning Sign					
Number of signs allowed	2 per business	2 per business	2 per business	2 per business	2 per business
Size of Sign	24 sq. ft./max. letter height 12-inches for main business sign or 4 sq. ft./max letter height 4-inces if auxiliary. Area is deducted from allowable wall sign area.	24 sq. ft./max. letter height 12-inches for main business sign or 4 sq. ft./max letter height 4-inces if auxiliary. Area is deducted from allowable wall sign area.	24 sq. ft./max. letter height 12-inches for main business sign or 4 sq. ft./max letter height 4-inces if auxiliary. Area is deducted from allowable wall sign area.	24 sq. ft./max. letter height 12-inches for main business sign or 4 sq. ft./max letter height 4-inces if auxiliary. Area is deducted from allowable wall sign area.	24 sq. ft./max. letter height 12-inches for main business sign or 4 sq. ft./max letter height 4-inces if auxiliary. Area is deducted from allowable wall sign area.

*One (1) sign is allowed per street frontage (either wall or project)

**Restaurants and cafes in all districts are allowed one (1) wall mounted menu board not to exceed 2 sq. ft. in addition to other permitted wall signage.

Additional standards

A. Businesses with service entrances may identify these with one (1) wall-mounted or applied letter sign not exceeding two square feet.

B. One (1) directional sign, facing a rear parking lot. This sign may be any type of permitted sign other than a freestanding sign, but shall be limited to four (4) square feet in area.

Creative Sign Standards

A. *Purpose.* This section establishes standards and procedures for the design, review, and approval of creative signs. The purposes of this creative sign program are to:

1. Encourage signs of unique design, and that exhibit a high degree of thoughtfulness, imagination, inventiveness, and spirit; and

2. Provide a process for the application of sign regulations in ways that will allow creatively designed signs that make a positive visual contribution to the overall image of the city, while mitigating the impacts of large or unusually designed signs.

B. *Applicability.* An applicant may request approval of a sign permit for a creative sign to authorize onsite signs that employ standards that differ from the other provisions of this chapter but comply with the provisions of this section.

C. *Application Requirements.* A sign permit application for a creative sign shall include all information and materials required by the City.

D. *Procedure.* A sign permit application for a creative sign shall be subject to review and approval by the City as part of the Site Plan review process. When the creative sign is proposed after site plan review is complete, a creative sign may be approved by the Zoning Administrator when the proposed sign is fifty square feet or less, and shall be approved by the City Council when the sign is larger than fifty square feet.

E. *Design Criteria.* In approving an application for a creative sign, the review authority shall ensure that a proposed sign meets the following design criteria:
   1. Design Quality. The sign shall:
      a. Constitute a substantial aesthetic improvement to the site and shall have a positive visual impact on the surrounding area;
      b. Be of unique design, and exhibit a high degree of thoughtfulness, imagination, inventiveness, and spirit; and
      c. Provide strong graphic character through the imaginative use of graphics, color, texture, quality materials, scale, and proportion.

   2. Contextual Criteria. The sign shall contain at least one (1) of the following elements:
      a. Classic historic design style;
      b. Creative image reflecting current or historic character of the City;
      c. Inventive representation of the use, name, or logo of the structure or business.

3. Architectural Criteria. The sign shall:
    a. Utilize or enhance the architectural elements of the building; and
    b. Be placed in a logical location in relation to the overall composition of the building's façade and not cover any key architectural features and details of the façade.

4. Neighborhood Impacts. The sign shall be located and designed not to cause light and glare impacts on neighboring residential uses.

Prohibited signs

The following signs are prohibited:

A. Box signs or cabinet signs, whether on a wall, projecting or on canopies are prohibited except for logo signs permitted as part of an overall sign plan.

B. Signs employing mercury vapor, low pressure and high pressure sodium and metal halide lighting; plastic panel rear-lighted signs.

C. Signs on roofs, dormers, and balconies.

D. Billboards.

E. Signs painted or mounted upon the exterior side or rear walls on any principle or accessory building or structure, except as otherwise permitted hereunder.

F. Free standing pylon signs over six (6) feet in height, except community signs.

G. Back-lit awnings.

H. Interchangeable letter boards or panels.

I. Flashing signs.

J. Off-premises signs, except community signs.

Overall Framework – Stormwater Management

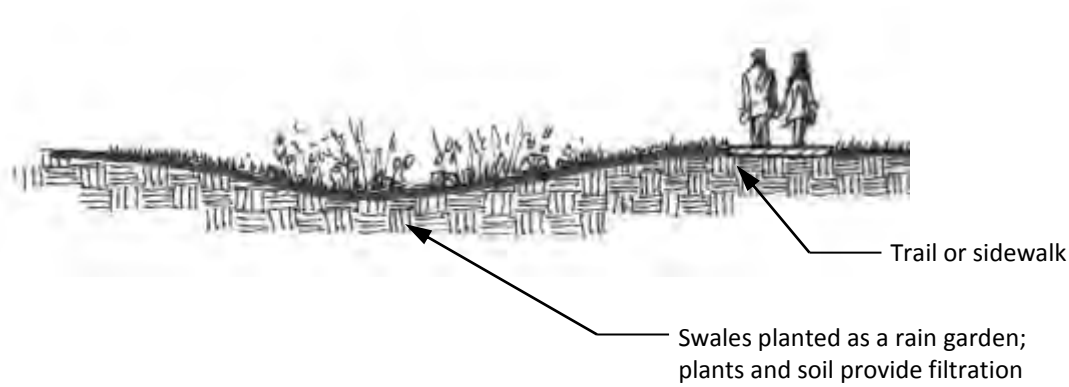
Overview

Water features and drainage systems are essential components of The COR Master Plan. The mix of ponds, streams, fountains and other water elements will provide focal amenities and year round activities within the framework of an environmentally responsible, visually pleasing strategy to manage stormwater. Because the Mississippi River is a restricted discharge water of the state, and because we are creating a new discharge from this development, each sub-district and each site has a responsibility to utilize 'best management practices' (BMP) to pretreat run-off, reduce erosion and encourage infiltration, with the understanding that regional treatment will be provided. Water elements are not intended to be separate stand-alone features, but instead should be integrated with the variety of parks, trails and public open space proposed for The COR. Water and landscape should be designed and utilized within multipurpose areas that accommodate both active and passive recreational use.

Objectives

Integration of water and landscape, design creativity, use of high quality materials and safety concerns are the critical objectives to be met – the following examples illustrate only a few of many possibilities:

- Innovative new products, such as special soil systems (Netlon, structural soils), pervious pavements for parking areas, storm ceptors, underground storage and other creative techniques should be used to BMP standards
- 'Green architecture', expressed through green roofs, gray water recycling and other techniques should be included to reduce the impact of new development on stormwater systems
- Water feature design should include both formal elements (such as reflecting pools or fountains) and natural/informal forms (such as ponds, streams, waterfalls) and should explore creative ways to integrate wetland/rain garden landscapes with active, urban spaces.



Guideline Recommendations

This framework not only defines the overall role and character of The COR, but also encourages each development parcel to address the following:

- **Create** signature water features (ponds, pools, fountains, waterfalls, etc.) as major visual amenities throughout The COR
- **Promote** high quality, creative and appealing aesthetics for all system elements
- **Integrate** stormwater management components (meeting both water quality and quantity requirements)

A great deal of time and effort has gone into the calculation and design of a 'watershed-based' stormwater management plan to support COR development. While this overall strategy addresses the water quantity issue for the entire COR by providing storage and conveyance facilities for storm events, individual development projects (block-by-block) have an equal responsibility to meet water quality standards as a primary goal. Each project should integrate a variety of techniques, materials and methods to promote multiple use, maximum flexibility, improved aesthetics for parking areas, park spaces, drainage swales and other site features.

Overall Framework – Parks/Public Spaces

Overview

The overall design framework of The COR is based on a system of linked parks, trails and open space. The City of Ramsey, Anoka County, and to some extent, the State of Minnesota all play a role in local and regional parks programming, design review, construction sequencing, implementation and ultimately maintenance and operation of key public spaces within this framework. The goal is to link existing and proposed parks and trails defined in regional park plans with proposed new parks and trails within The COR. Of equal importance is the contribution from each block and each development project to this network of green, adding a variety of private, semi-private, and perhaps some additional public space throughout The COR. Private development will share the responsibility to provide inviting, innovative and useable green space as integral parts of individual parcel site design.

Guideline Recommendations

The Design Framework encourages the following:



- Work with the City to create an integrated, comprehensive open space system that links with existing city and county trails and open space networks
- Encourage private development (block-by-block) to share in the responsibility to provide inviting, innovative and useable green space as integral parts of each development project
- Integrate stormwater management components (meeting water quality and quantity requirements) within both public / private park and open space improvements

Together, the system of public and semi-public green space will result in a welcoming public realm throughout the new community.

Objectives

Based on the Development Master Plan for The COR, a variety of public and private green space is proposed including:

- Each block and each project will provide intentional, creative, innovative, useable green areas as integral components of site development and building design.
- At the individual block scale, small squares and greens will provide places for gathering and relaxation, especially targeted to meet the demands of adjacent, or nearby buildings. Elements such as gardens, gazebos and fountains should characterize these more intimate public spaces.
- At the neighborhood scale, parks will provide space for more active recreation, and should be flexible enough to accommodate a variety of recreational activities.
- Playgrounds, game fields and park buildings are park amenities that will target a wider user demand from the surrounding community.



- The Municipal Plaza will connect with all other parks and open space elements, providing a focal point for activity and a sense of place. Gardens, public pavilions and shelters, play lots and open play fields are amenities that will provide built-in flexibility to meet the demands of both the local population and regional visitors to The COR.

Part Two: Sub-district Framework

Overview

The Master Plan and Zoning Ordinance identify five (5) distinct sub-districts within The COR. Each of these sub-districts is defined by a unique mix of uses, specific site development patterns and perhaps a distinctive character or image. The sub-districts complement one another as part of the overall plan. The sub-districts are shown the attached Sub-district Map (Figure 7: Sub-district Map). They include:

- **COR1 Mixed Use Core** – provides the broadest variety, highest density and greatest intensity of development, encouraging both vertical and horizontal mixed use
- **COR2 Commercial** – provides a location for larger scale retail and other auto-orientated commercial uses
- **COR3 Workplace** – provides a location for uses with high concentrations of employees, such as medical/technology related office, and other corporate or institutional uses
- **COR4 Neighborhood** – provides opportunities for a range of housing types from small lot single family to townhouse, to high density senior or rental apartment
- **COR5 Park and Open Space** – preserves environmental features and provides neighborhood/community amenities throughout The COR

Development plans must respond to the overall COR Design Framework described in Part One of this document, but also must address the following detailed framework standards for each sub-district. To further clarify and illustrate proposed features in the Master Plan, these sub-district guidelines are organized under the following categories:

- Public Realm / Streetscape Framework
- Site Design Framework
- Architectural Framework

In all cases, the sub-district framework must be applied in harmony with the overall COR framework and with other existing city, county, state codes, design criteria, plans and studies that support broader goals for regional growth and development. However, within each district, development standards shall be based, in part, on the street hierarchy established in The COR.

Public Realm/Streetscape

A. The developer shall be responsible for construction of all streetscape improvements along adjacent streets. These improvements include all hardscape improvements, such as trails, sidewalks, benches, bike racks, etc., as well as street trees and other greenscape.

B. The landowner shall be responsible for maintenance of the streetscape improvements along adjacent streets. Such maintenance may be managed as part of a Special Service District (SSD) or similar.

Plazas

A. All properties with principal buildings in excess of 30,000 square feet shall be required to have a public plaza space.

B. The public plaza space shall include benches, bike racks trash receptacles, lighting fixtures and other amenities to create a welcoming space for tenants of the building and members of the public.

C. These plaza spaces should be visible from the public street.

Architecture

These architectural framework standards provide an important balance between design continuity, desirable variety and the notion that buildings should complement, and perhaps contrast, but not compete with one another. The lasting appeal of the final outcome must be grounded in the authenticity of the design and the acceptable level of 'messiness' that comes with creating a real downtown over time; 'faux' second floors, stage set or themed solutions, and large faceless buildings are not acceptable.





Auto Versus Human Design: Providing rear alleys or side loaded garages enables the home to present itself to the street, which promotes sociability and walkability.

Minimum Standards

Definitions

Build to line: The line at which construction of a building facade is to occur on a lot. The build to line provides a maximum setback for all building facades from the right-of-way or inside edge of the sidewalk, whichever is greater. The build to line applies to all facades abutting a street right of way. Build to line standards are based on the sub-district the parcel is located and the street in which the building is located upon.

Setback: The minimum required distance between a parking lot or the vertical wall of a building and a lot line. Setbacks are typically more flexible than build to lines and allow a building to be set further back from the lot line and street right-of-way.

Requirements:

A. Additional development standards shall be defined within each sub-district.

B. Provide a diverse mix of materials, applied in a variety of proportions, exposures and detailing within a block, or along a street.

C. Buildings should be articulated to break up the mass of the building façade on all elevations. Large blank exterior walls shall be prohibited. Windows are encouraged to be used to break up the mass of the building. Rooflines and building elevations should be articulated to break up the mass of buildings. Buildings must be broken at a minimum of every fifty (50) feet. This variation can be accomplished through one (1) or more of the following:

1. Wall face variations (minimum depth of two (2) feet)
2. Pilasters or columns (minimum depth of two (2) feet)
3. Upper wall break in color and/or materials (minimum of 2/3 up the height of the wall)
4. Wainscot (minimum of four (4) feet high)
5. Canopies (minimum four (4) foot width)
6. Corner and demising wall or building separations



More Desirable

D. Each development application must list building materials, roofing materials and building colors on the plans. Building articulation, mechanical screening by architectural elements and design elements on all building elevations must be identified on the plans. The plans shall be subject to City review and approval to ensure that the design intent of the Framework has been met.



Less Desirable

E. Building materials shall be high-quality durable materials, such as glass, stone, brick, windows, canvas awnings, etc.
   1. Use local sources if available
   2. Siding is not allowed (vinyl, metal, wood) except as a complimentary use
   3. Use clear or lightly tinted glass for all windows and doors – mirrored, reflective or highly tinted glazing is not acceptable
   4. Metal and wood components are acceptable as a complimentary, not primary, building material
   5. COR1 sub-district buildings shall be primarily brick or a comparable alternative and shall comprise a minimum of fifty (50%) percent of the non-glazed wall area

F. Residential development should provide variety within the subdivision to avoid monotony. Developers will include front porches and windows that face all streets. Corner units shall have more than one (1) window per side of building to help create a sense of place in the community and promote safety on the street.

G. Garage forward or “snout houses” are highly discouraged on all residential development as they dominate the view from the street and sidewalk.

H. All sides of buildings shall have an equal finish in terms of materials and general design.

I. The main entrance of each principal building must face the street. On corner lots, the main entrance may face either of the streets or be oriented to the corner. With buildings that have more than one (1) main entrance, only one (1) entrance must meet this requirement.





J. Building massing shall be oriented parallel to the street frontage of the lot.

K. Trash and recycling areas shall be designed internal to the building.

L. Provide recessed entries wherever possible.

M. Buildings shall have a base and top to the architecture.

N. Multi-story buildings are preferred in the COR1 sub-district, but occasional single story buildings are acceptable; single story buildings should not dominate any street frontage and should be a minimum of twenty (20) feet to the roofline.

O. Maximize glass openings for all ground level, street front façades – especially for retail, restaurant and other commercial uses – fifty (50%) minimum of total ground level façade, or demonstrate great design through other means.

P. Provide real window openings for all street facing façades above ground level in all districts–a minimum of forty (40%) percent of total façade.

Residential uses in COR4 and COR5 must also comply with the following:

A. Location of main entrance

1. A building must include a front porch or covered balcony/patio at all main entrances that face a street. The porch or stoop shall adjoin the main entrance and the main entrance shall be accessible from the porch.
2. The main entrance of each principal building must face the street. On corner lots, the main entrance may face either of the streets or be oriented to the corner. With buildings that have more than one (1) main entrance, only one (1) entrance must meet this requirement.



B. *Porches*: Porches used to satisfy the design criteria shall comply with the following:

1. Porches shall be covered by a solid roof. The roof shall not be located more than 12 feet above the floor of the porch. If the roof of a required porch is developed as a deck or balcony, it may be flat.
2. The porch shall have minimum dimensions of 6 feet by 6 feet. (6' x 6'). For single-family detached dwelling units, the covered area provided by the porch must be at least

forty-eight (48) square feet and a minimum of eight (8) feet wide. If the main entrance is for more than one (1) dwelling unit, the covered area provided by the porch must be at least sixty-three (63) square feet and a minimum of nine (9) feet wide.



C. *Covered balconies/patio:* The covered area must be at least forty-eight (48) square feet, a minimum of eight (8) feet wide, and no more than fifteen (15) feet above grade. The covered area must be accessible from the interior living space of the house.

D. *Openings between porch floor and ground:* Openings of more than one (1) foot between the porch floor and the ground must be covered with a solid material or lattice.

E. Roofs



1. *Slope:* Principal structures must have a roof that is sloped, with a pitch that is no flatter than six (6) units of horizontal run to twelve (12) units of horizontal rise.
2. *Architectural features:* The roof of a principal structure shall include the following architectural details:
   a. At least one (1) dormer facing the street. If only one (1) dormer is included, it shall be at least five (5) feet wide and shall be centered horizontally between each end of the front elevation. If more than one (1) dormer is provided, a dormer at least four (4) feet wide must be provided on each side of the front elevation; or
   b. A gabled end, or a gabled end of a roof projection, facing the street.
3. *Roof eaves:* Roof eaves must project from the building wall at least twelve (12) inches, measured horizontally, on at least the front and side elevations.

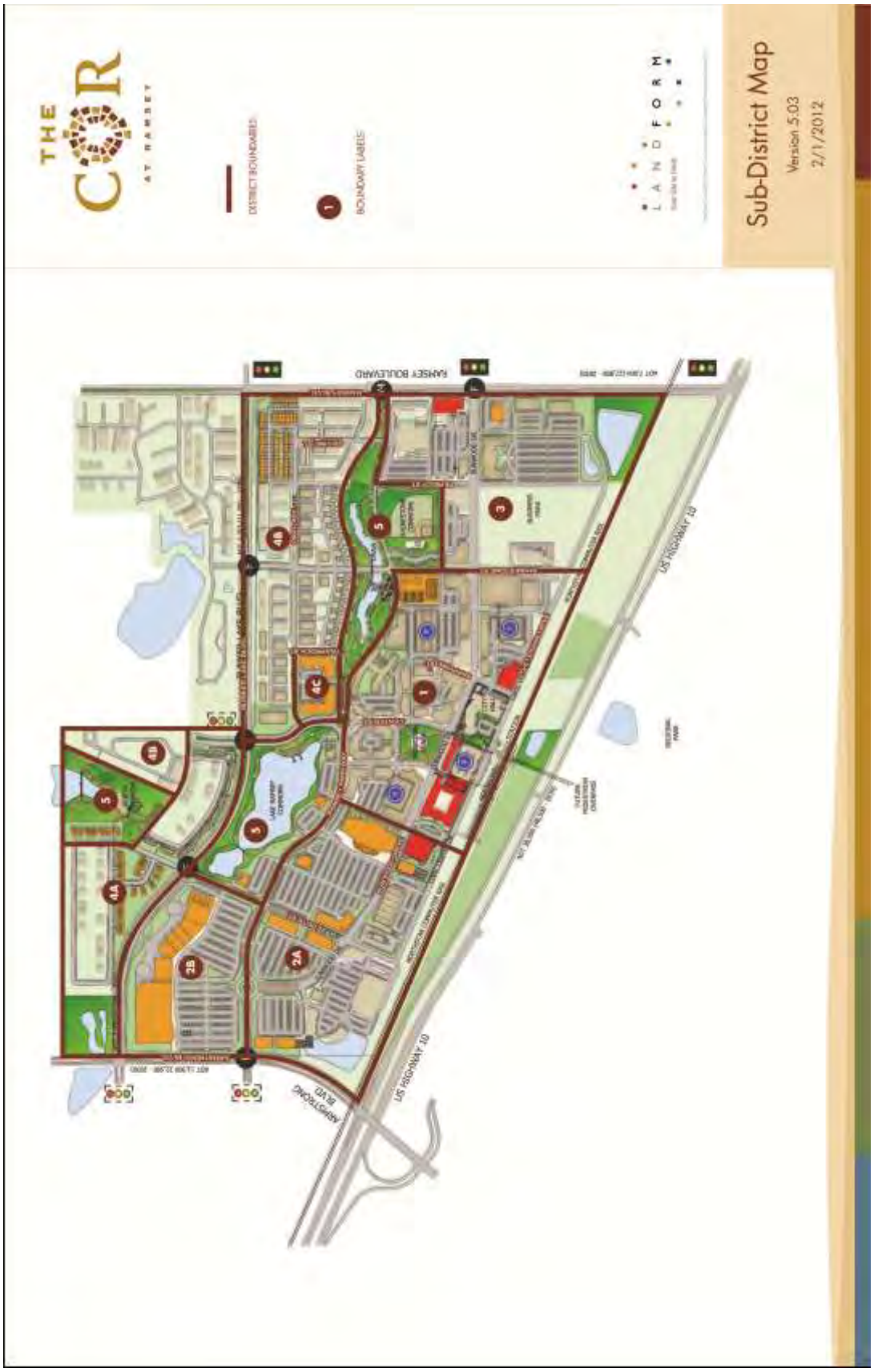


Figure 7: Sub-district Map

Sub-District Framework - COR1 Mixed Use Core

Public Realm / Streetscape

Public realm and streetscape improvements define the character of The COR and create a memorable signature for the Mixed Use Core sub-district. This is the most urban of all sub-districts in The COR and will be developed with a very urban pattern. Great parks and great streets, encourage intensified levels of activity, support the proposed mix of uses, invite community gathering and accommodate special events throughout the year.

Site Development

Framework standards that address building location, organization of space and parking options tend to focus on what can be measured – dimensions, setbacks, number of spaces and so on. But in addition to these issues, the Design Framework also describes the aesthetic qualities and design character of a preferred 'urban form' for the Mixed Use Core. The compact and higher density blocks that define this sub-district encourage a mix of uses, with a continuous built edge along street frontage. Innovative parking strategies support this mix, providing easy access to destination shopping, restaurant and entertainment venues. Together these elements will promote the core area as the center of activity – the place to see and be seen within The COR.

Architecture

Buildings in the Mixed Use Core will play a major role in defining the overall character of The COR. The proposed mix of uses for this signature destination suggests the potential for a variety of building types, demanding creativity and innovation to highlight unique architecture, while knitting the entire sub-district together as a coherent whole. Overall building design is an important consideration, but emphasis on first floor façade treatments is essential to encourage street-level activity and enhance the pedestrian experience. Architecture to be '4-sided' at all locations visible to public areas. Emphasis will be on great design along public street frontage.

Table 3

COR1 Development Standards	Arterial Street	Destination Street	Parkway	Connector Street	Downtown Street	Local Street
Minimum lot size	None	None	None	None	None	None
Minimum lot width	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet
Minimum lot depth	80 feet	80 feet	80 feet	80 feet	80 feet	80 feet
Allowable residential density in dwelling units per acre [1]	>15 DU/AC	>15 DU/AC	>15 DU/AC	>15 DU/AC	>15 DU/AC	>15 DU/AC
Minimum floor area ratio (FAR) for nonresidential uses/vertically mixed buildings/sites	.75	.75	.75	.75	.75	.75
Build to Line						
Front yard[4]	30 feet as measured from building front to right-of-way[2][3] (60% of front facade w/in max.)	5 feet as measured from building front to right-of-way[2] (60% of front facade w/in max.)	5 feet as measured from building front to right-of-way[2] (60% of front facade w/in max.)	5 feet as measured from building front to right-of-way[2] (60% of front facade w/in max.)	5 feet as measured from building front to right-of-way[2] (60% of front facade w/in max.)	5 feet as measured from building front to right-of-way[2] (60% of front facade w/in max.)
Side yard	no req.	no req.	no req.	no req.	no req.	no req.
Rear yard	no req.	no req.	no req.	no req.	no req.	no req.
Driveway length (minimum)	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units
Building height (min. - max.)	2 - 5 stories.	2 - 5 stories.	2 - 5 stories.	2 - 5 stories.	2 - 5 stories.	2 - 5 stories.
Planter Style	N/A	Planter Bed	Boulevard Sod	Boulevard Sod	N/A	Boulevard Sod
Tree Spacing (on center)	N/A	35 feet	35 feet	35 feet	35 feet	35 feet
Boulevard Width	N/A	6 feet	6 feet	6 feet	N/A	6 feet
Sidewalk Width	10 feet	10 feet	6 feet	10 feet	10 feet	10 feet

1. Residential density is based on the net area of the parcel in question for parcels. In the event that public open space that is not dedicated to the City is developed independently of any particular residential project, the land area of the open space shall be divided equally among those abutting projects for purposes of density calculations.
2. Build to line shall be measured from building front to edge of right-of-way, or edge of sidewalk easement as defined by the City and said sidewalk must be encumbered by a sidewalk easement recorded with the office of the Anoka County Recorder.
3. The City may approve up to a 60-foot setback if it finds that topography or other factors require that a building be set back further to achieve acceptable grades or buffer between the street, the site entrance and the building.
4. In order to address vision clearance standards on higher speed roadways, parcels that are located at an intersection with an arterial roadway are allowed a build-to line of 35 feet from both streets.

A. At least sixty (60%) percent of street frontage of any lot shall be occupied by building facades meeting this build-to-line. On lots with more than one (1) street frontage, the build to line shall apply on each side fronting a street. An enclosed open area plaza space or outdoor seating with a decorative wall with a minimum height of three feet (3') and a maximum of four and one-half feet (4 ½') can be used to meet the sixty (60%) percent street frontage requirement.

B. Screening Of Parking Areas: Wherever a surface parking area faces a street frontage, such frontage shall be screened with a decorative wall, railing, hedge, or a combination of these elements, to a minimum height of three feet (3') and a maximum height of four and one-half feet ($4^1/_2$') above the level of the parking lot, at the build-to line. This screening may be broken into sections along the street edge provided it meets the sixty (60%) percent required.

Sub-District Framework - COR2 Commercial

Public Realm / Streetscape

While the Commercial Sub-district encourages a mix of large and small floor plates accommodating auto-oriented uses, this suggests even greater attention be paid to public realm and streetscape improvements that not only accommodate vehicles, but also invite bicycle and pedestrian traffic. Surface parking lots provide convenient access to storefronts, but present an additional challenge to the overall visual character and aesthetic appeal of this area. While no large public parks are identified for this sub-district, small pocket parks, squares or other gathering spaces are encouraged. A consistent, attractive streetscape is also essential.

Site Development

Site Design Framework for this sub-district focus on a unique opportunity to recast typical commercial development patterns into a contemporary and innovative strategy that responds to overall objectives for The COR. Specifically, this suggests that the majority of buildings front on the primary through streets, with parking and service areas on the side or in the back, away from view. However, the market realities suggest that the types of auto-oriented users in this district will have the potential for larger parking fields and drive-throughs that will make a true urban model challenging. The City will hold all users to this design vision while modifying the COR2 standards slightly to accommodate these types of more typical suburban land uses. A mix of uses within individual blocks, including retail, restaurant and residential, further enhances this model, addresses design character/aesthetics and promotes activity throughout much of the day and evening hours.

Architecture

Buildings in the Commercial Sub-district make a significant contribution to first impressions of The COR. Buildings form gateways at the major entries into the site, architectural elements and choice of materials convey a certain character and the scale or massing of structures begins to define the feel or experience of this place. These are not just 'commodity' buildings, but instead should raise the bar in terms of overall design and specific details that make The COR unique, inviting and memorable. Architecture to be '4-sided' at all locations visible to public areas. Emphasis will be on great design along public street frontage.

Table 4

COR2 Development Standards	Arterial Street	Destination Street	Parkway	Connector Street	Downtown Street	Local Street
Minimum lot size	None	None	None	None	None	None
Minimum lot width	80 feet	80 feet	80 feet	80 feet	80 feet	80 feet
Minimum lot depth	100 feet	100 feet	100 feet	100 feet	100 feet	100 feet
Allowable residential density in dwelling units per acre [1]	>15 DU/AC	>15 DU/AC	>15 DU/AC	>15 DU/AC	>15 DU/AC	>15 DU/AC
Build to Line						
Front yard[4]	30 feet as measured from building front to right-of-way[2][3] (40% of front facade w/in max.)	15 feet as measured from building front to right-of-way[2] (40% of front facade w/in max.)	30 feet as measured from building front to right-of-way[2][3] (40% of front facade w/in max.)	15 feet as measured from building front to right-of-way[2] (40% of front facade w/in max.)	15 feet as measured from building front to right-of-way[2] (40% of front facade w/in max.)	15 feet as measured from building front to right-of-way[2] (40% of front facade w/in max.)
Side yard	no req.	no req.	no req.	no req.	no req.	no req.
Rear yard	no req.	no req.	no req.	no req.	no req.	no req.
Driveway length (minimum)	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units
Building height (min. - max.)	1-4 stories.	1-4 stories.	1-4 stories.	1-4 stories.	1-4 stories.	1-4 stories.
Planter Style	N/A	Boulevard Sod	Boulevard Sod	Boulevard Sod	N/A	Boulevard Sod
Tree Spacing (on center)	N/A	35 feet	35 feet	35 feet	35 feet	35 feet
Boulevard Width	N/A	6 feet	6 feet	6 feet	N/A	6 feet
Sidewalk Width	10 feet	6 feet	6 feet	10 feet	10 feet	10 feet

1. Residential density is based on the net area of the parcel in question for parcels. In the event that public open space that is not dedicated to the City is developed independently of any particular residential project, the land area of the open space shall be divided equally among those abutting projects for purposes of density calculations.
2. Build to line shall be measured from building front to edge of right-of-way, or edge of sidewalk easement as defined by the City and said sidewalk must be encumbered by a sidewalk easement recorded with the office of the Anoka County Recorder.
3. The City may approve up to a 60-foot setback if it finds that topography or other factors require that a building be set back further to achieve acceptable grades or buffer between the street, the site entrance and the building.
4. In order to address vision clearance standards on higher speed roadways, parcels that are located at an intersection with an arterial roadway are allowed a build-to line of 35 feet from both streets.

A. At least forty (40%) percent of street frontage of any lot shall be occupied by building facades meeting this build-to-line. On lots with more than one (1) street frontage, the build to line shall apply only to one (1) street frontage.
   1. An enclosed open area plaza space or outdoor seating with a decorative wall with a minimum height of three feet (3') and a maximum of four and one-half feet (4 ½') can be used to meet the forty (40%) percent street frontage requirement.
   2. The City may approve a variation from the required build to line if the applicant provides a street edge consisting of fencing, decorative wall and/or landscaping with a minimum height of three feet (3') and a maximum of four and one-half feet (4 ½') can be used to meet the forty (40%) percent street frontage requirement.

B. Screening Of Parking Areas: Wherever a surface parking area faces a street frontage, such frontage shall be screened with a decorative wall, railing, hedge, or a combination of these elements, to a minimum height of three feet (3') and a maximum height of four and one-half feet ($4^1/_2$') above the

level of the parking lot, at the build-to line. This screening may be broken into sections along the street edge provided it meets the forty (40%) percent required on all street frontages.

Sub-District Framework - COR3 Workplace

Public Realm/Streetscape

The Workplace Sub-district also encourages a mix of large and small floor plate buildings, but instead of commercial or entertainment, this area of The COR is dominated by office and institutional uses. With opportunities for corporate or medical campus development comes the attendant auto-related infrastructure – easy access, bigger streets and large surface parking lots. Once again, this suggests that equal attention be paid to public realm and streetscape improvements that not only accommodate vehicles, but also invite bicycle and pedestrian traffic. The Draw, an active, neighborhood scale, recreational play space has been included in this sub-district, but small pocket parks, squares or other gathering places are also encouraged. In addition, streetscape improvements provide an important public amenity and inviting pedestrian connection to adjacent sub-districts.

Site Development

The mix of medical, office, institutional and other uses in this sub-district suggest the potential for a campus-like arrangement of buildings on some blocks. These blocks would tend to be more internally oriented than in other districts, with driveways, parking lots, courtyards and walkway connections in the center, ringed by buildings around the outside. Buildings would still face adjacent streets, with both primary and secondary entries provided to animate these important façades, particularly along Ramsey Boulevard, Sunwood Drive and Rhinestone Street. While the Workplace sub-district also encourages mixed use, this desired development objective will likely occur mostly within blocks, not within individual buildings as seen in other districts.

Architecture

Buildings in the Workplace Sub-district also make a significant contribution to first impressions as people enter The COR via Highway 10, Ramsey Boulevard and Sunwood Drive. Buildings form gateways at the major entries into the site, architectural elements and choice of materials convey quality and permanence, and the scale or massing of structures begins to define the feel and character of this place. The proposed mix of uses within this sub-district suggest a variety of potential building types – blending medical campus with small office, storefront and some housing -- demands design creativity and innovation to highlight unique architecture, and knit the entire sub-district together as a coherent whole. Architecture to be ‘4-sided’ at all locations visible to public areas. Emphasis will be on great design along public street frontage.

Table 5

COR3 Development Standards	Arterial Street	Destination Street	Parkway	Connector Street	Downtown Street	Local Street
Minimum lot size	None	None	None	None	None	None
Minimum lot width	40 feet	40 feet	40 feet	40 feet	40 feet	40 feet
Minimum lot depth	80 feet	80 feet	80 feet	80 feet	80 feet	80 feet
Allowable residential density in dwelling units per acre [1]	none	none	none	none	none	none
Minimum floor area ratio (FAR) for nonresidential uses/vertically mixed buildings/sites	.25	.25	.25	.25	.25	.25
Build to Line						
Front yard[4]	30 feet as measured from building front to right-of-way[2][3] (60% of front facade w/in max.)	15 feet as measured from building front to right-of-way[2] (60% of front facade w/in max.)	15 feet as measured from building front to right-of-way[2] (60% of front facade w/in max.)	15 feet as measured from building front to right-of-way[2] (60% of front facade w/in max.)	15 feet as measured from building front to right-of-way[2] (60% of front facade w/in max.)	15 feet as measured from building front to right-of-way[2] (60% of front facade w/in max.)
Side yard	no req.	no req.	no req.	no req.	no req.	no req.
Rear yard	no req.	no req.	no req.	no req.	no req.	no req.
Driveway length (minimum)	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units
Building height (min. - max.)	2 - 4 stories.	2 - 4 stories.	2 - 4 stories.	2 - 4 stories.	2 - 4 stories.	2 - 4 stories.
Planter Style	N/A	Planter Bed	Boulevard Sod	Boulevard Sod	N/A	Boulevard Sod
Tree Spacing (on center)	N/A	35 feet	35 feet	35 feet	35 feet	35 feet
Boulevard Width	N/A	6 feet	6 feet	6 feet	N/A	6 feet
Sidewalk Width	10 feet	10 feet	6 feet	10 feet	10 feet	10 feet

1. Residential density is based on the net area of the parcel in question for parcels. In the event that public open space that is not dedicated to the City is developed independently of any particular residential project, the land area of the open space shall be divided equally among those abutting projects for purposes of density calculations.
2. Build to line shall be measured from building front to edge of right-of-way, or edge of sidewalk easement as defined by the City and said sidewalk must be encumbered by a sidewalk easement recorded with the office of the Anoka County Recorder.
3. The City may approve up to a 60-foot setback if it finds that topography or other factors require that a building be set back further to achieve acceptable grades or buffer between the street, the site entrance and the building.
4. In order to address vision clearance standards on higher speed roadways, parcels that are located at an intersection with an arterial roadway are allowed a build-to line of 35 feet from both streets.

A. At least sixty (60%) percent of street frontage of any lot shall be occupied by building facades meeting this build-to-line. On lots with more than one (1) street frontage, the build to line shall apply on each side fronting a street. An enclosed open area plaza space or outdoor seating with a decorative wall with a minimum height of three feet (3') and a maximum of four and one-half feet (4 ½') can be used to meet the sixty (60%) percent street frontage requirement.

B. Screening Of Parking Areas: Wherever a surface parking area faces a street frontage, such frontage shall be screened with a decorative wall, railing, hedge, or a combination of these elements, to a minimum height of three feet (3') and a maximum height of four and one-half feet ($4^1/_2$') above the level of the parking lot, at the build-to line. This screening may be broken into sections along the street edge provided it meets the sixty (60%) percent required.

Sub-District Framework - COR4 Neighborhood

Public Realm/Streetscape

Two prominent public parks supply much of the informal green space for The COR, and more specifically, provide the valuable park frontage and mix of amenities needed to support housing development within the Neighborhood Sub-district. North Commons surrounds an existing wetland and provides open space for year-round activities including a proposed sledding hill. The sub-district is adjacent to The Draw, which is characterized by wetlands, ponds and a meandering stream channel surrounded by gently sloping hills. Other park features include active and passive recreation areas, natural and manicured landscapes, education and interpretation opportunities, pedestrian and bicycle trails and many other amenities. Tree-lined streets connect these parks to surrounding residential neighborhoods and to nearby parks and amenities throughout The COR.

Site Development

The Neighborhood Sub-district emphasizes residential development. To support the proposed mix of housing, a framework of streets and blocks, based on the traditional grid system, encourages compact development patterns with increasing densities closer to the heart of The COR. Typical blocks either front onto signature parks or include some private green space within the site; many blocks have both. The arterial streets that frame this property, including Ramsey, Armstrong and Bunker Lake Boulevards, provide an important 'face' for this sub-district. Residential front doors will connect with public walks along each of these streets promoting the urban character of The COR.

Architecture

The largest in terms of overall acreage, the Neighborhood Sub-district will define the character and quality of the entire northern half of The COR property. With prominent street frontage along most of the major thoroughfares that serve this site, the variety of choices for building type, architectural style and design detailing are crucial decisions that together will promote a safe and attractive residential neighborhood. Integrating contemporary and traditional styles is also an important consideration, central to the notion that a unique and creative model for housing development will be a signature for The COR. Architecture to be '4-sided' at all locations visible to public areas. Emphasis will be on great design along public street frontage.

Table 6

COR4 Development Standards						
	Arterial Street	**Destination Street**	**Parkway**	**Connector Street**	**Downtown Street**	**Local Street**
Minimum lot size	None	None	None	None	None	None
Minimum lot width	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet
Minimum lot depth	80 feet	80 feet	80 feet	80 feet	80 feet	80 feet
Allowable residential density in dwelling units per acre [(1)]	4-15 DU/AC	4-15 DU/AC	4-15 DU/AC	4-15 DU/AC	4-15 DU/AC	4-15 DU/AC
Minimum floor area ratio (FAR) for nonresidential uses/vertically mixed buildings/sites	.25	.25	.25	.25	.25	.25
Build to Line						
Front yard[(4)]	30 feet as measured from building front to right-of-way[(2)(3)] (60% of front facade w/in max.)	20 feet as measured from building front to right-of-way[(2)] (60% of front facade w/in max.)	20 feet as measured from building front to right-of-way[(2)] (60% of front facade w/in max.)	20 feet as measured from building front to right-of-way[(2)] (60% of front facade w/in max.)	20 feet as measured from building front to right-of-way[(2)] (60% of front facade w/in max.)	20 feet as measured from building front to right-of-way[(2)] (60% of front facade w/in max.)
Side yard	no req.	no req.	no req.	no req.	no req.	no req.
Rear yard	no req.	no req.	no req.	no req.	no req.	no req.
Driveway length (minimum)	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units
Building height (min. - max.)	1-4 stories.	1-4 stories.	1-4 stories.	1-4 stories.	1-4 stories.	1-4 stories.
Planter Style	N/A	Planter Bed	Boulevard Sod	Boulevard Sod	N/A	Boulevard Sod
Tree Spacing (on center)	N/A	35 feet	35 feet	35 feet	35 feet	35 feet
Boulevard Width	N/A	6 feet	6 feet	6 feet	N/A	6 feet
Sidewalk Width	10 feet	10 feet	6 feet	10 feet	10 feet	10 feet

1. Residential density is based on the net area of the parcel in question for parcels. In the event that public open space that is not dedicated to the City is developed independently of any particular residential project, the land area of the open space shall be divided equally among those abutting projects for purposes of density calculations.
2. Build to line shall be measured from building front to edge of right-of-way, or edge of sidewalk easement as defined by the City and said sidewalk must be encumbered by a sidewalk easement recorded with the office of the Anoka County Recorder.
3. The City may approve up to a 60-foot setback if it finds that topography or other factors require that a building be set back further to achieve acceptable grades or buffer between the street, the site entrance and the building.
4. In order to address vision clearance standards on higher speed roadways, parcels that are located at an intersection with an arterial roadway are allowed a build-to line of 35 feet from both streets.

A. Screening Of Parking Areas: Wherever a surface parking area faces a street frontage, such frontage shall be screened with a decorative wall, railing, hedge, or a combination of these elements, to a minimum height of three feet (3') and a maximum height of four and one-half feet ($4^1/_2$') above the level of the parking lot, at the build-to line. This screening may be broken into sections along the street edge provided it meets the sixty (60%) percent required.

Sub-District Framework - COR5 Parks & Open Space

Public Realm/Streetscape

The overall structure of The COR is based on a system of linked parks, trails and open space. This includes existing and proposed parks and trails defined in city and regional parks plans, joined with new parks and trails within The COR. Of equal importance is the contribution from each block and each development project to this green structure, adding a variety of private, semi-private and perhaps some additional public space throughout each sub-district. Great strolling streets provide connections between commercial, workplace, entertainment and residential neighborhoods and encourage shared use for cars, pedestrians and bicycles.

Site Development

The COR Master Plan illustrates a strong framework of green space, including a mix of public parks, destination amenities, courtyards, commons and other features. As a key component of the overall plan, this integrated system of parks, trails and open space provides the framework around which all other land uses are organized. Placemaking and connectivity are important site development considerations, linking each block and each sub-district with major public spaces nearby and with many other amenities and attractions in The COR.

Architecture

There are numerous opportunities to include buildings and other structures as significant design features within the proposed parks, trails and open space system for The COR. These could range from simple picnic shelters and landscaped arbors to more complex park buildings that might contain meeting rooms, rest rooms, storage areas and other facilities. Design of these important buildings should respond to the specific setting and landscape features in each park, and complement the overall character and quality of buildings located within surrounding blocks. Additionally, limited retail is planned along the perimeter of the park.

Table 7

COR5 Development Standards	Arterial Street	Destination Street	Parkway	Connector Street	Downtown Street	Local Street
Minimum lot size	0.5	N/A	0.5	0.5	0.5	0.5
Minimum lot width	N/A	N/A	N/A	N/A	N/A	N/A
Minimum lot depth	N/A	N/A	N/A	N/A	N/A	N/A
Allowable residential density in dwelling units per acre [(1)]	N/A	N/A	N/A	N/A	N/A	N/A
Minimum floor area ratio (FAR) for nonresidential uses/vertically mixed buildings/sites	N/A	N/A	N/A	N/A	N/A	N/A
Build to Line						
Front yard[(4)]	30 feet as measured from building front to right-of-way[(2)(3)] (60% of front facade w/in max.)	N/A	10 feet as measured from building front to right-of-way[(2)] (60% of front facade w/in max.)	10 feet as measured from building front to right-of-way[(2)] (60% of front facade w/in max.)	10 feet as measured from building front to right-of-way[(2)] (60% of front facade w/in max.)	10 feet as measured from building front to right-of-way[(2)] (60% of front facade w/in max.)
Side yard	no req.	N/A	no req.	no req.	no req.	no req.
Rear yard	no req.	N/A	no req.	no req.	no req.	no req.
Driveway length (minimum)	25 feet	N/A	25 feet	25 feet	25 feet	25 feet
Building height (min. - max.)	1-2 stories.	N/A	1-2 stories.	1-2 stories.	1-2 stories.	1-2 stories.
Planter Style	N/A	N/A	Boulevard Sod	Boulevard Sod	N/A	Boulevard Sod
Tree Spacing (on center)	N/A	N/A	35 feet	35 feet	35 feet	35 feet
Boulevard Width	N/A	N/A	6 feet	6 feet	N/A	6 feet
Sidewalk Width	10 feet	N/A	6 feet	10 feet	10 feet	10 feet

1. Residential density is based on the net area of the parcel in question for parcels. In the event that public open space that is not dedicated to the City is developed independently of any particular residential project, the land area of the open space shall be divided equally among those abutting projects for purposes of density calculations.
2. Build to line shall be measured from building front to edge of right-of-way, or edge of sidewalk easement as defined by the City and said sidewalk must be encumbered by a sidewalk easement recorded with the office of the Anoka County Recorder.
3. The City may approve up to a 60-foot setback if it finds that topography or other factors require that a building be set back further to achieve acceptable grades or buffer between the street, the site entrance and the building.
4. In order to address vision clearance standards on higher speed roadways, parcels that are located at an intersection with an arterial roadway are allowed a build-to line of 35 feet from both streets.

A. Where commercial buildings are planned, at least sixty (60%) percent of street frontage of any lot shall be occupied by building facades meeting this build-to-line. On lots with more than one (1) street frontage, the build to line shall apply on each side fronting a street. An enclosed open area plaza space or outdoor seating with a decorative wall with a minimum height of three feet (3') and a maximum of four and one-half feet (4 ½') can be used to meet the sixty (60%) percent street frontage requirement.

B. Screening Of Parking Areas: Wherever a surface parking area faces a street frontage, such frontage shall be screened with a decorative wall, railing, hedge, or a combination of these elements, to a minimum height of three feet (3') and a maximum height of four and one-half feet ($4^1/_2$') above the level of the parking lot, at the build-to line. This screening may be broken into sections along the street edge provided it meets the sixty (60%) percent required.

Implementation

Introduction

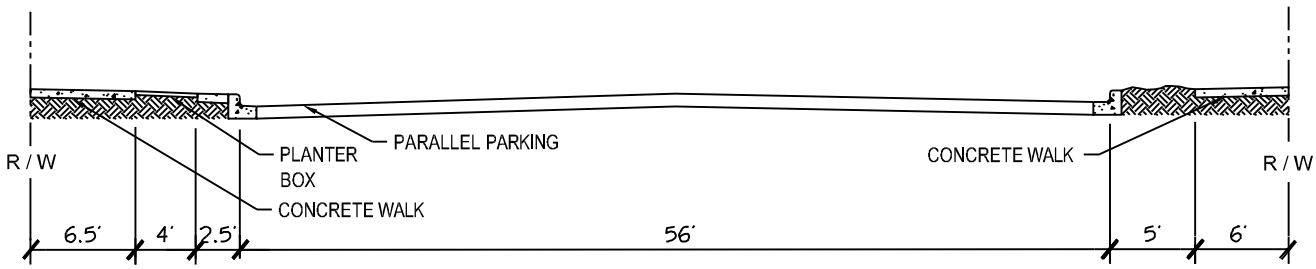
This framework provides distinct strategies for guiding The COR's form and appearance. This framework's vision for the COR will take several years to implement. Successful implementation will require consistent application of the Design Framework by City staff. Zoning enforcement and design framework standards will not succeed without the cooperation and commitment of landowners, development interests, and the rest of the community.

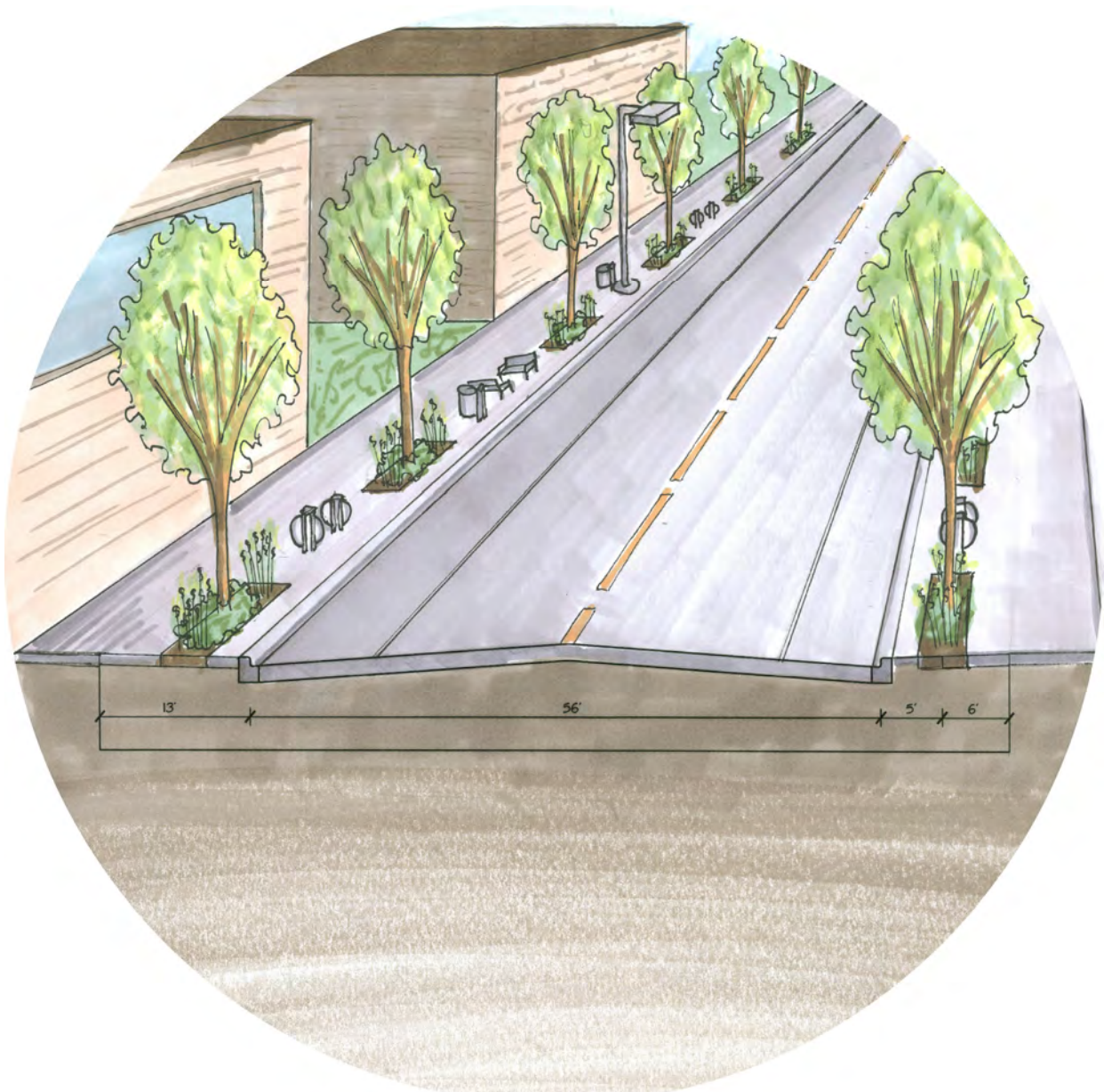
Design Review

The Design Framework will be administered by staff as part of the development review process. Staff will incorporate design review to ensure compliance with the Design Framework as a standard step in the development review process.

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APPENDIX A:
SPECIFICATIONS AND DETAILS



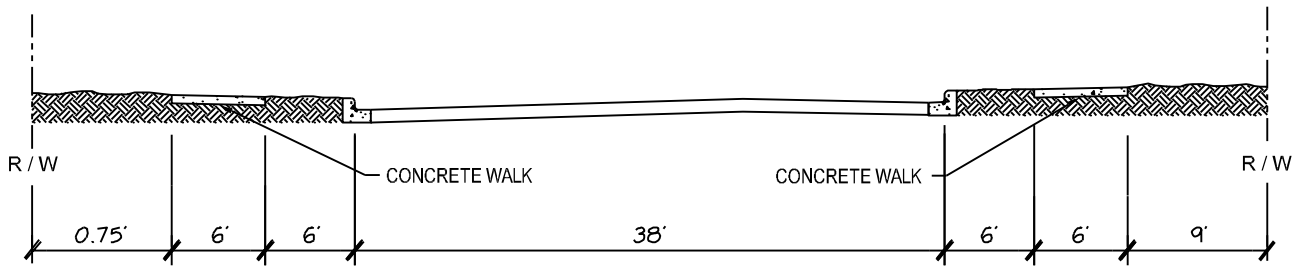


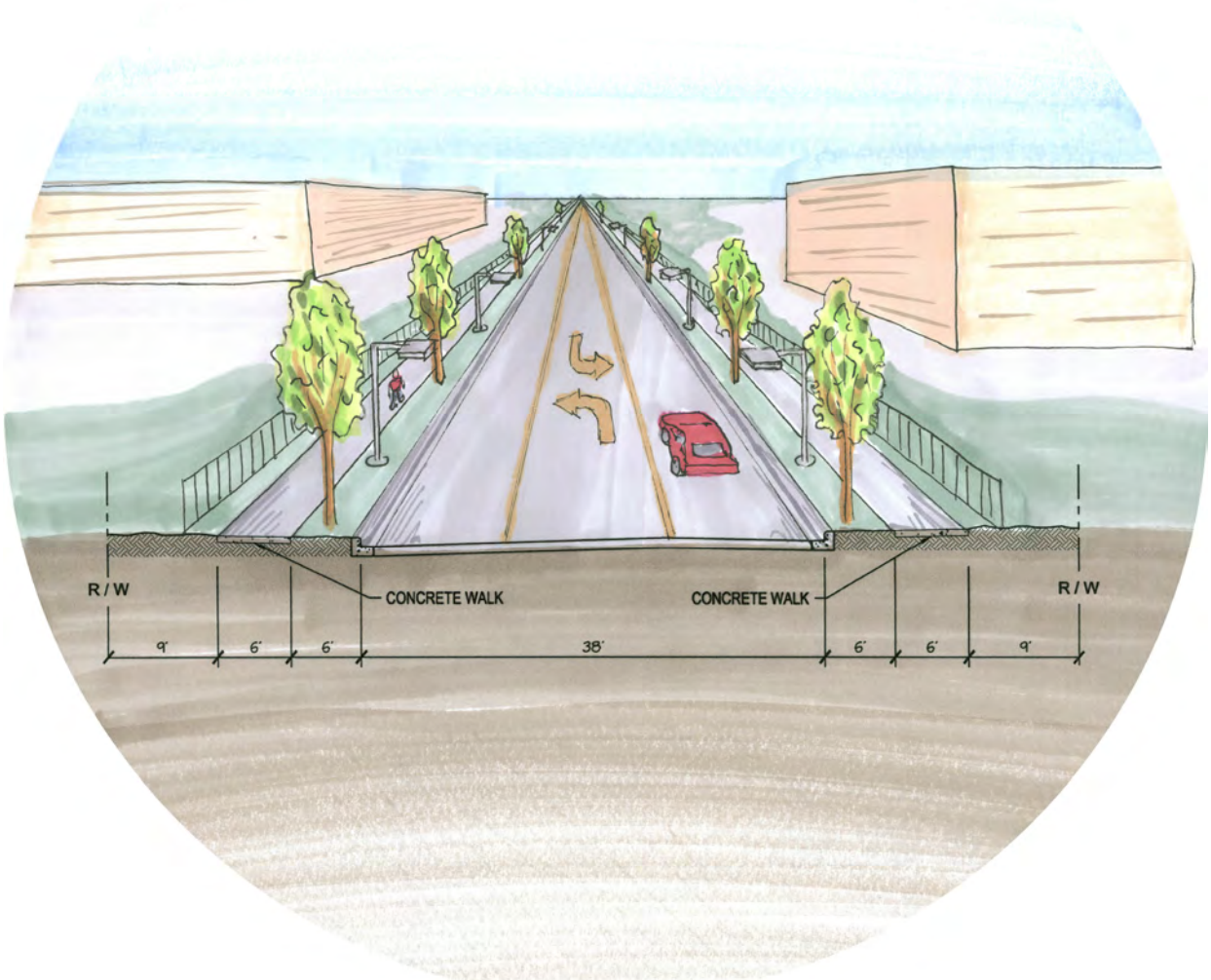
LANDFORM
From Site to Finish

DESIGN FRAMEWORK
The COR at Ramsey

PERSPECTIVE SECTION #1
Sunwood Dr. East of Zeolite St.

THE COR
RAMSEY, MINNESOTA



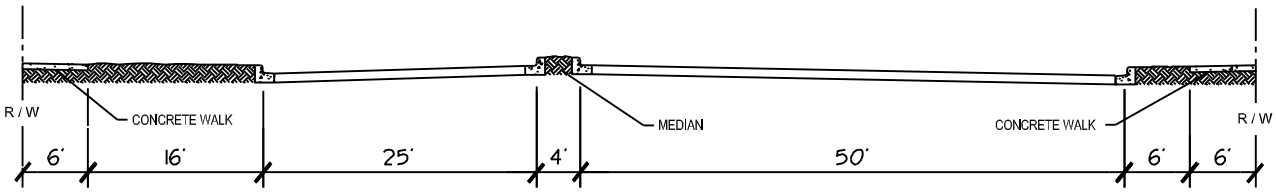


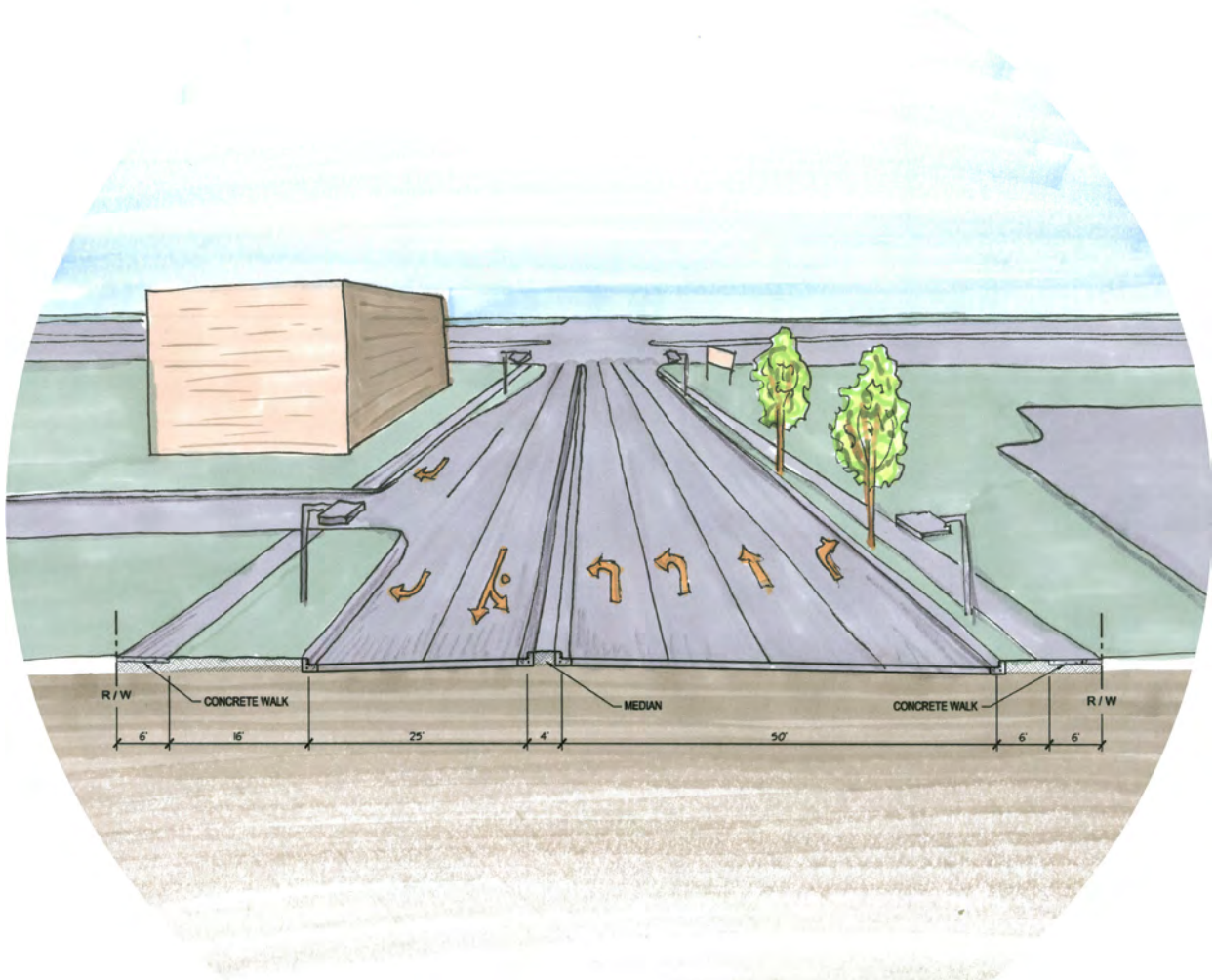
LANDFORM
From Site to Finish

DESIGN FRAMEWORK
The COR at Ramsey

PERSPECTIVE SECTION #2
Sunwood Dr. West of Zeolite St.

THE COR
RAMSEY, MINNESOTA



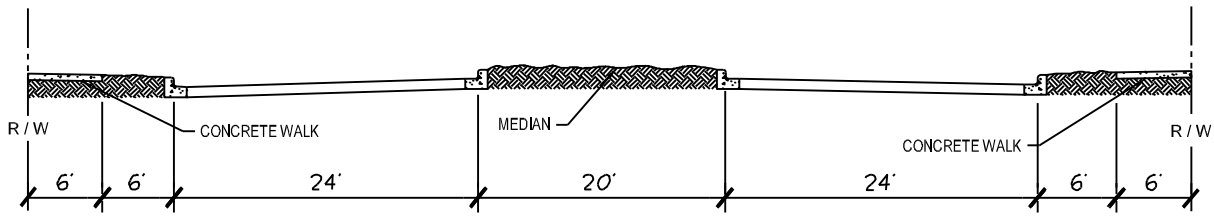


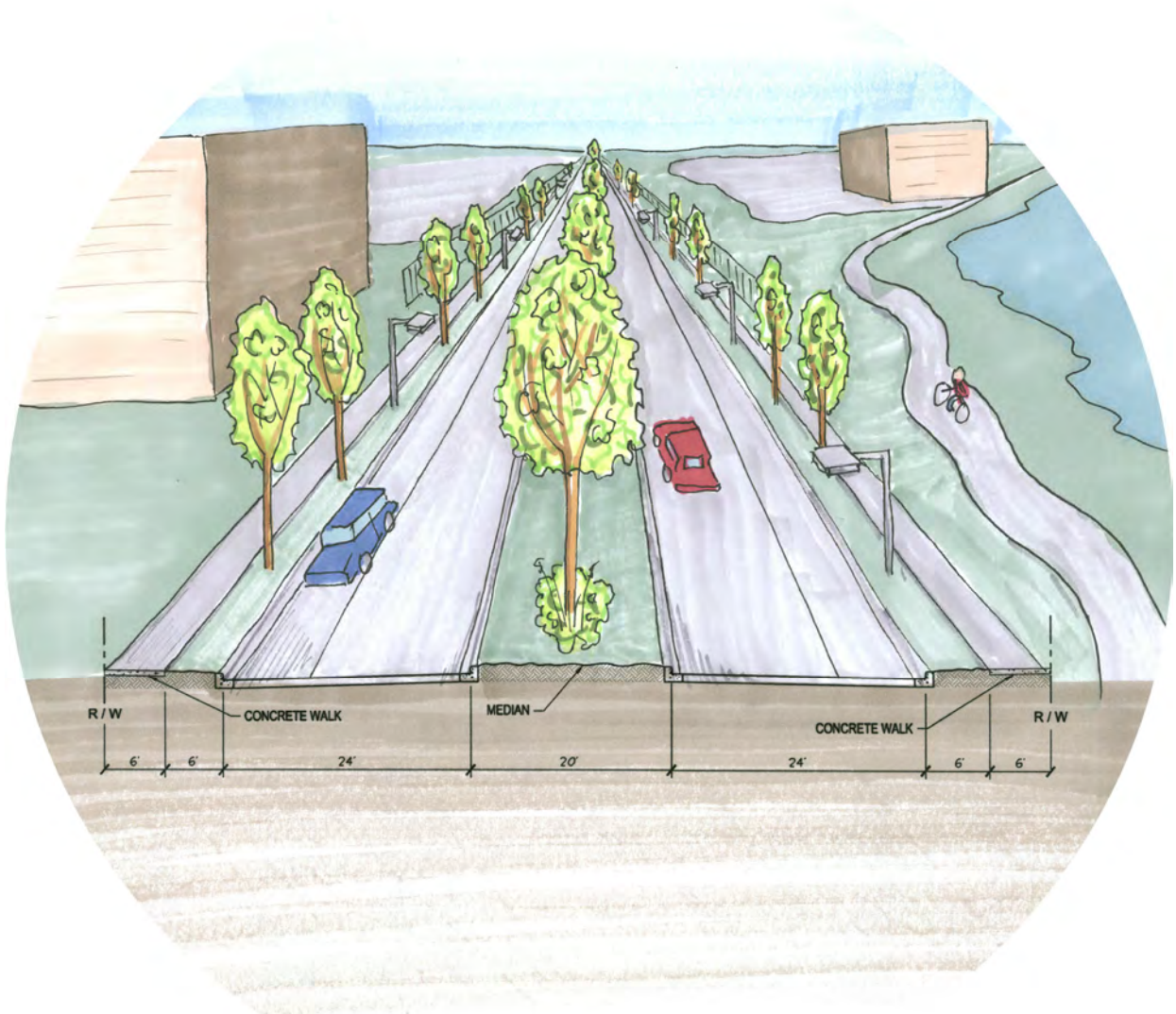
LANDFORM
From Site to Finish

DESIGN FRAMEWORK
The COR at Ramsey

PERSPECTIVE SECTION #3
Ramsey Pkwy. West of Roundabout

THE COR
RAMSEY, MINNESOTA



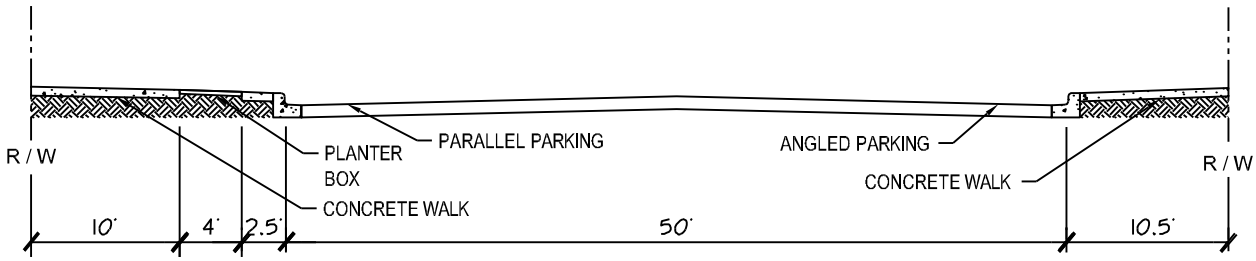


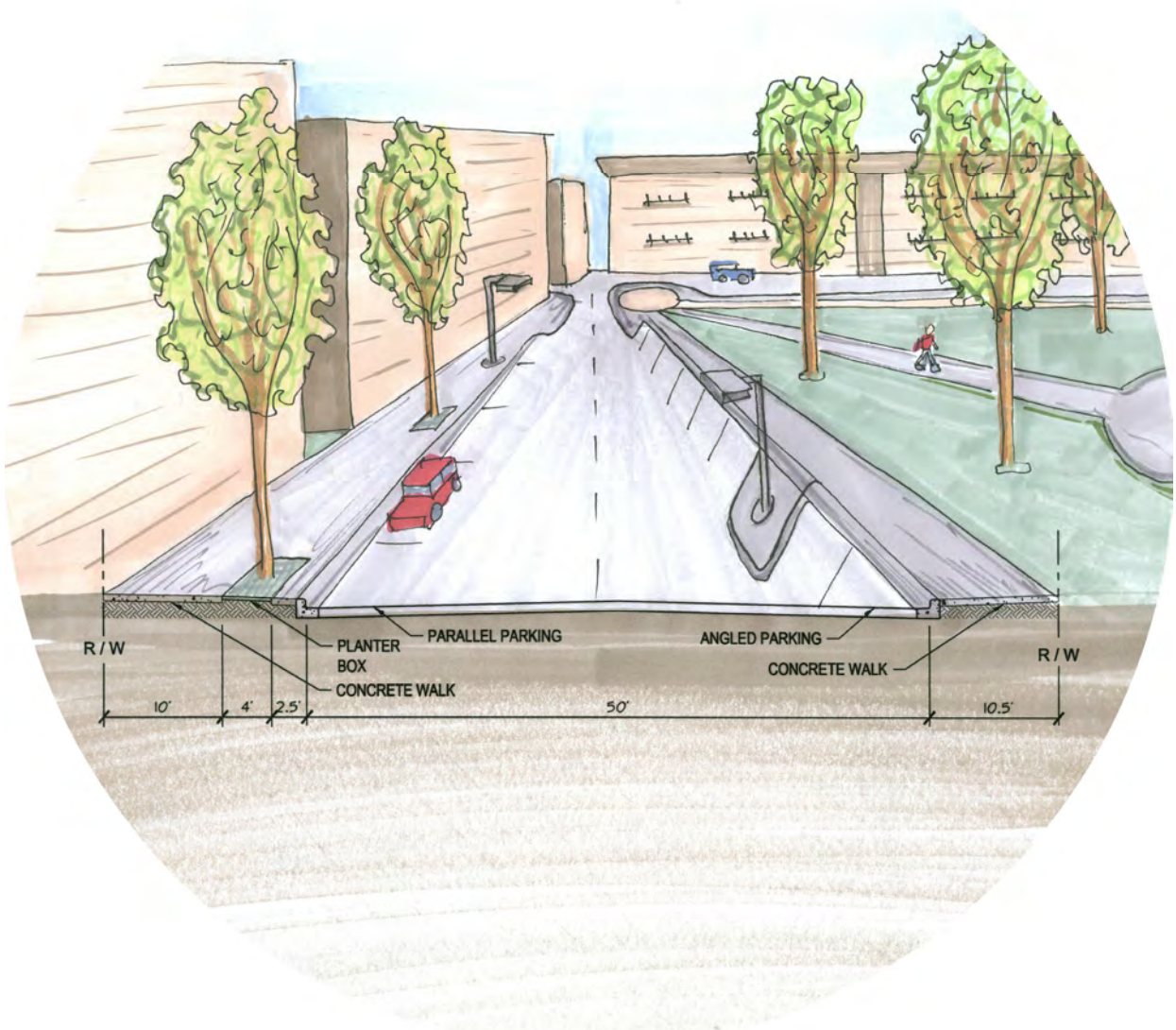
LANDFORM
From Site to Finish

DESIGN FRAMEWORK
The COR at Ramsey

PERSPECTIVE SECTION #4
Ramsey Pkwy. East of Zeolite St.

THE COR
RAMSEY, MINNESOTA



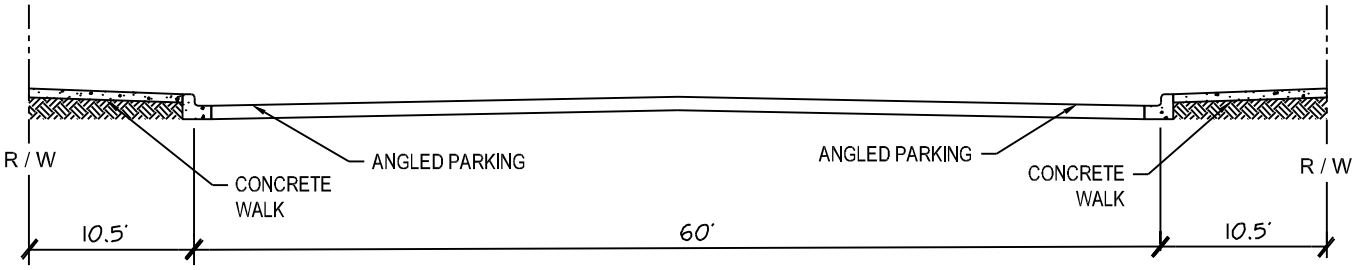


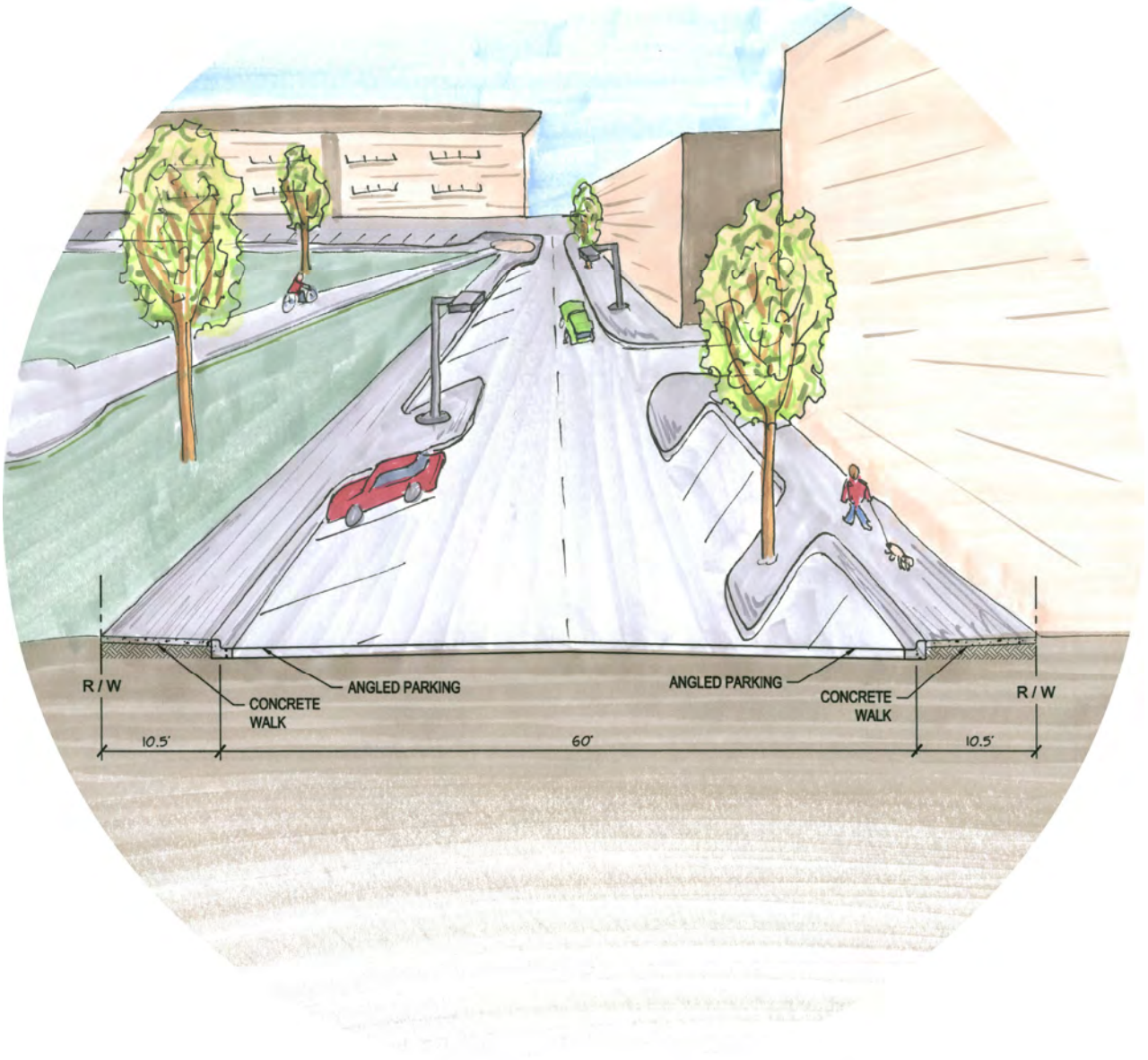
LANDFORM
From Site to Finish

DESIGN FRAMEWORK
The COR at Ramsey

PERSPECTIVE SECTION #5
West of Municipal Plaza

THE COR
RAMSEY, MINNESOTA



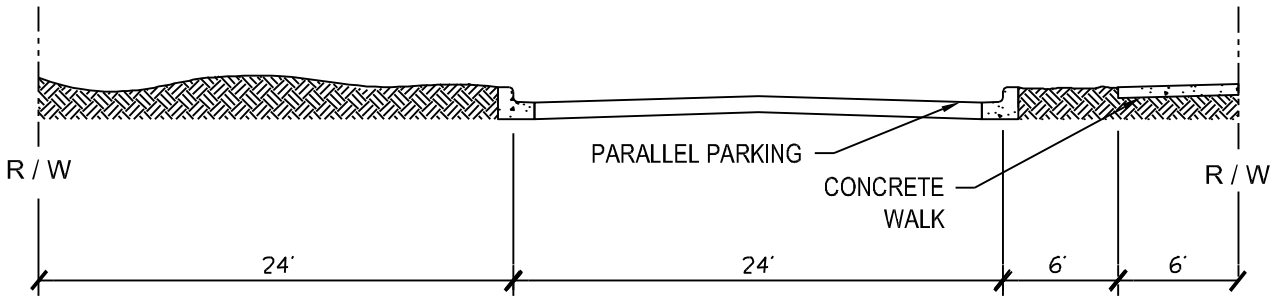


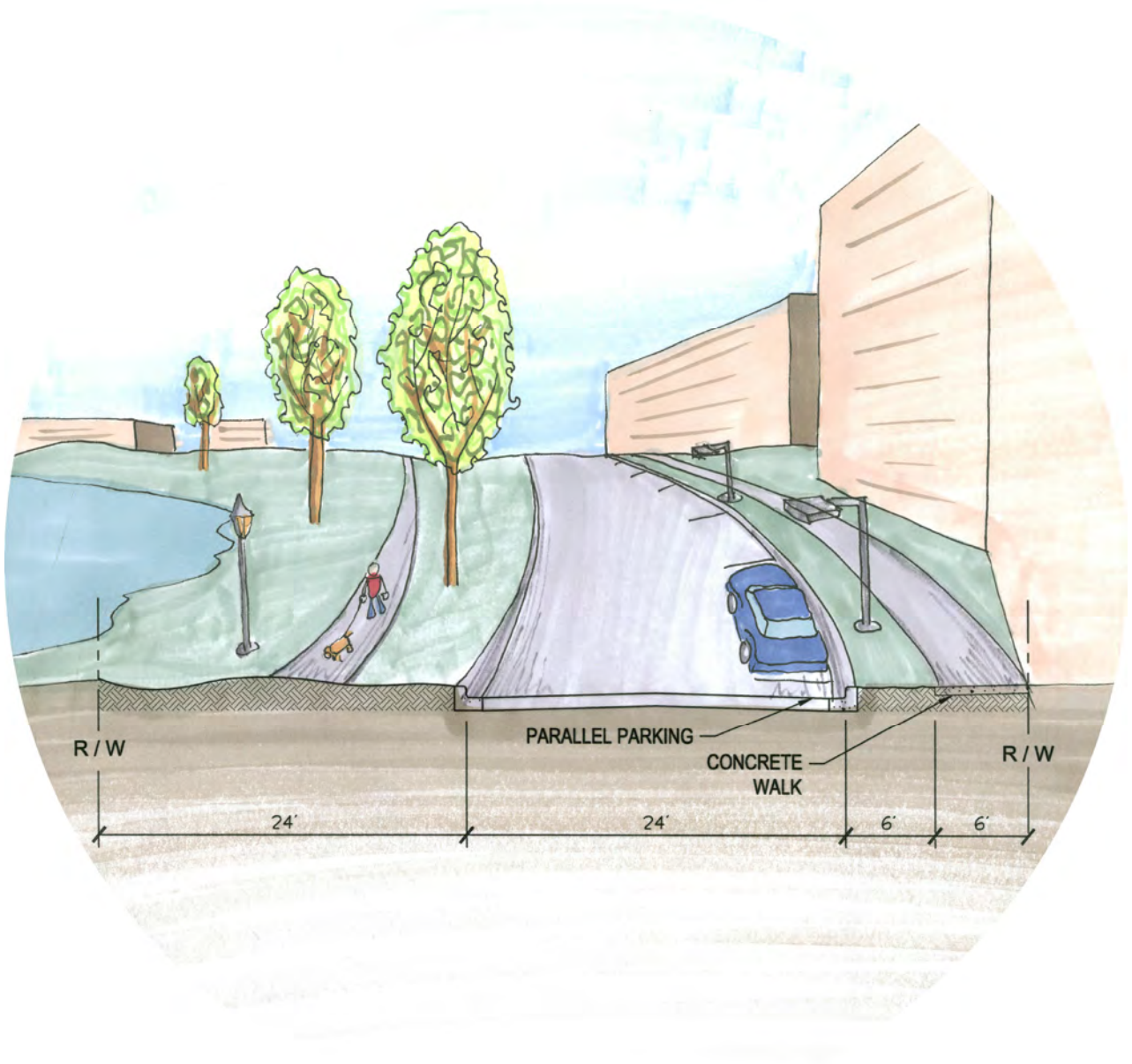
LANDFORM
From Site to Finish

DESIGN FRAMEWORK
The COR at Ramsey

PERSPECTIVE SECTION #6
Center St. East of Municipal Plaza

THE COR
RAMSEY, MINNESOTA





LANDFORM
From Site to Finish

DESIGN FRAMEWORK
The COR at Ramsey

PERSPECTIVE SECTION #7
Ramsey Pkwy. South of The Draw

THE COR
RAMSEY, MINNESOTA



THE COR
AT RAMSEY

- PYLON/COMMUNITY SIGNS
- COMMUNITY KIOSK
- PROJECT GATEWAY
- PARKING

*See 'Appendix B' for sign details

LANDFORM
From Site to Finish

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Signage Plan

09/06/2012



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EXHIBIT B.1

LANDFORM
From Site to Finish

DESIGN FRAMEWORK
The COR at Ramsey

PYLON/COMMUNITY SIGN 'A'
Armstrong Blvd. & Highway 10

THE COR
RAMSEY, MINNESOTA



Eastbound



Westbound

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EXHIBIT B.2

LANDFORM
From Site to Finish

DESIGN FRAMEWORK
The COR at Ramsey

PYLON/COMMUNITY SIGN 'B'
Commuter Rail & Highway 10

THE COR
RAMSEY, MINNESOTA



DRAFT

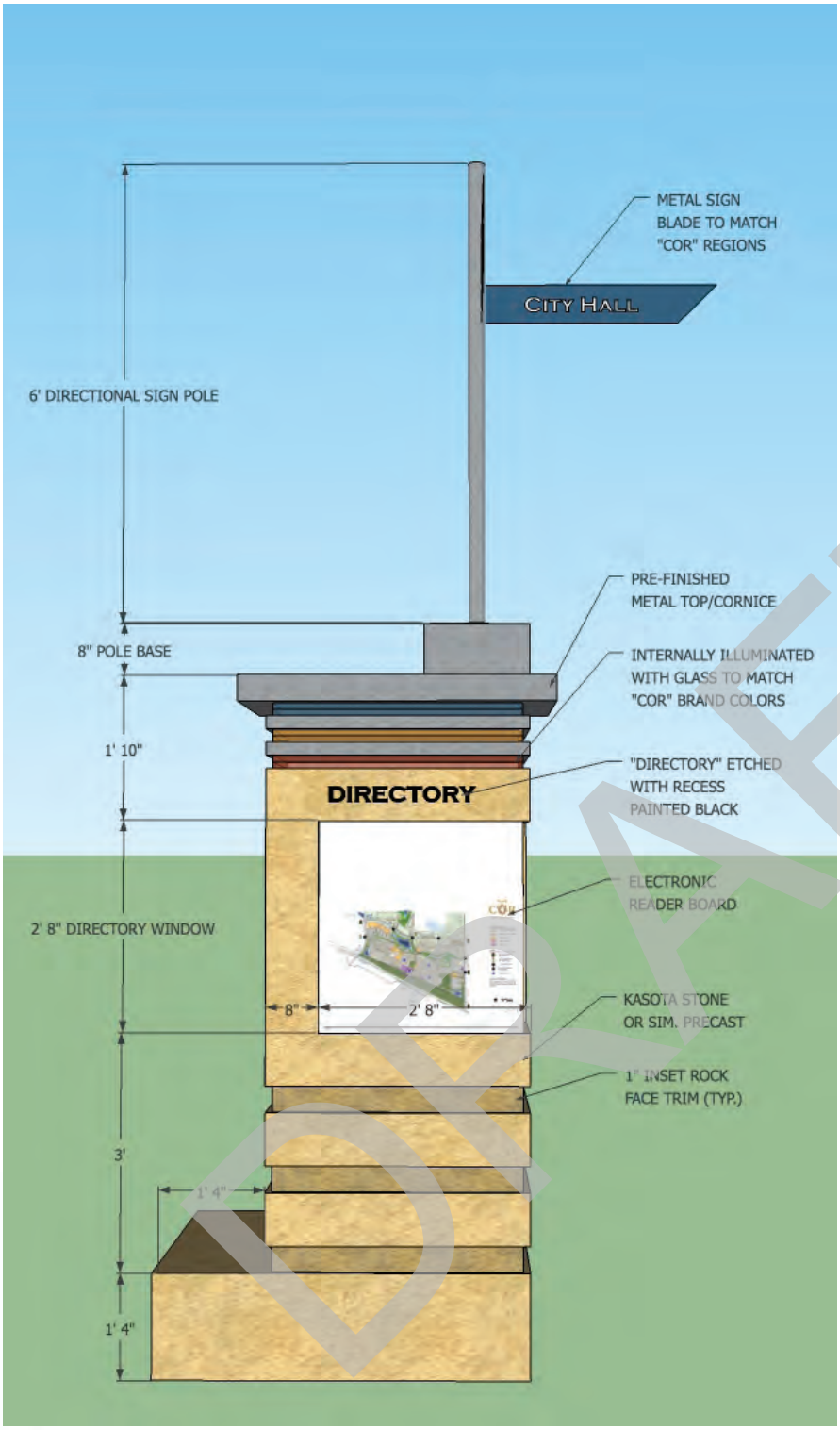
EXHIBIT B.3

LANDFORM
From Site to Finish

DESIGN FRAMEWORK
The COR at Ramsey

PYLON/COMMUNITY SIGN 'C'
Ramsey Blvd. & Highway 10

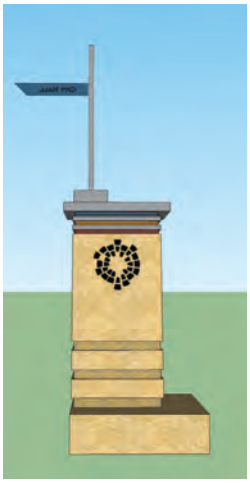
THE COR
RAMSEY, MINNESOTA



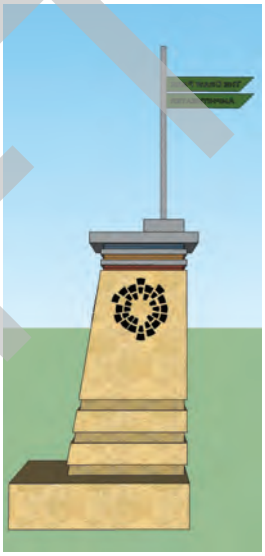
DIRECTORY PANEL VIEW



EVENTS PANEL VIEW



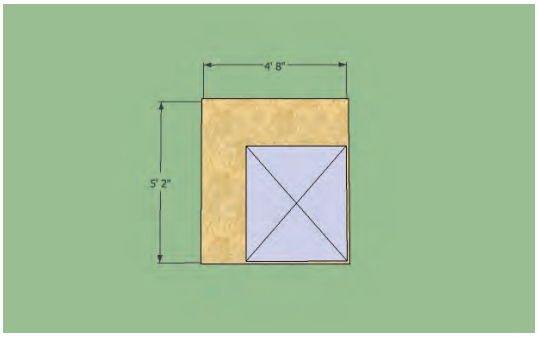
REAR VIEW



SIDE VIEW



PERSPECTIVE



PLAN VIEW

DRAFT

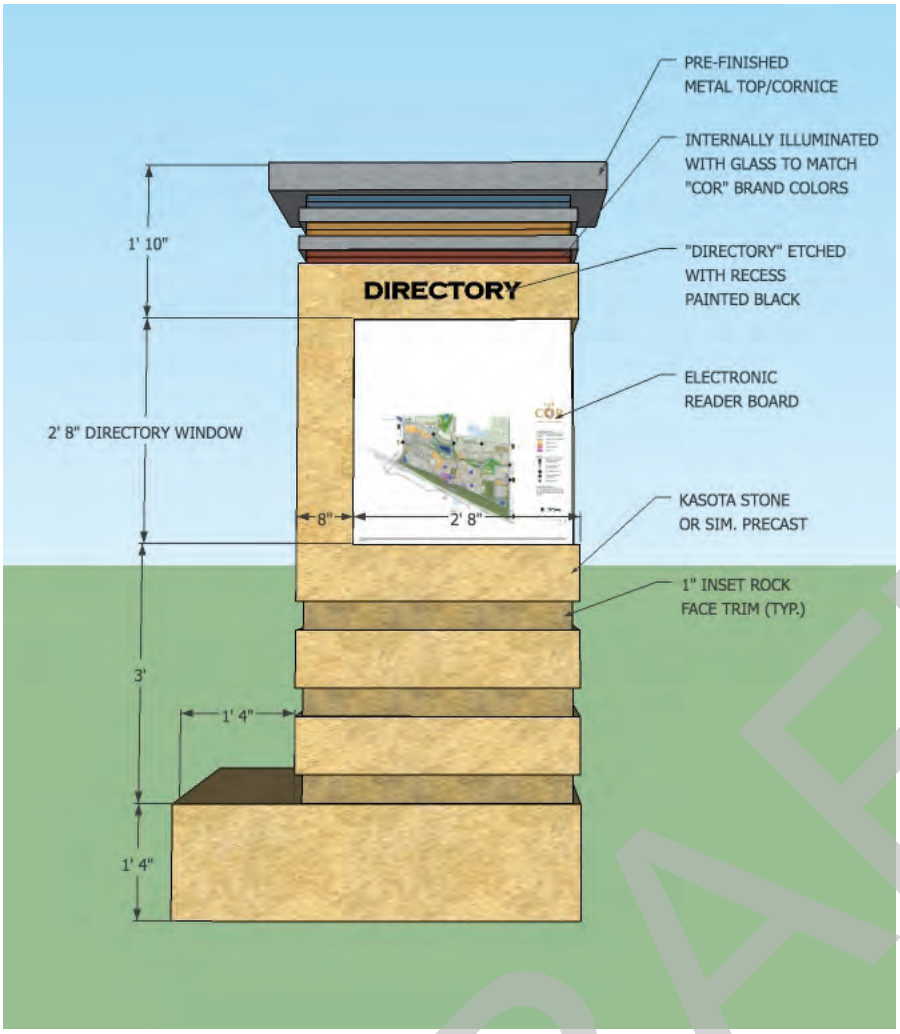
EXHIBIT B.4

LANDFORM
From Site to Finish

DESIGN FRAMEWORK
The COR at Ramsey

COMMUNITY KIOSK 'A'
Commuter Rail & Veterans Dr.

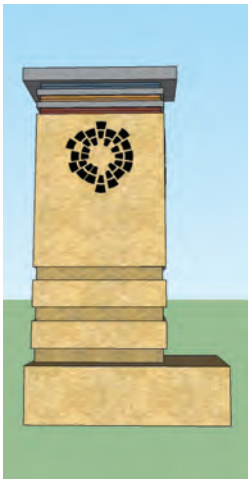
THE COR
RAMSEY, MINNESOTA



DIRECTORY PANEL VIEW



EVENTS PANEL VIEW



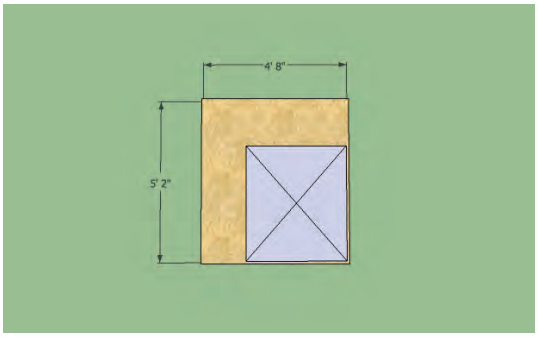
REAR VIEW



SIDE VIEW



PERSPECTIVE



PLAN VIEW

DRAFT

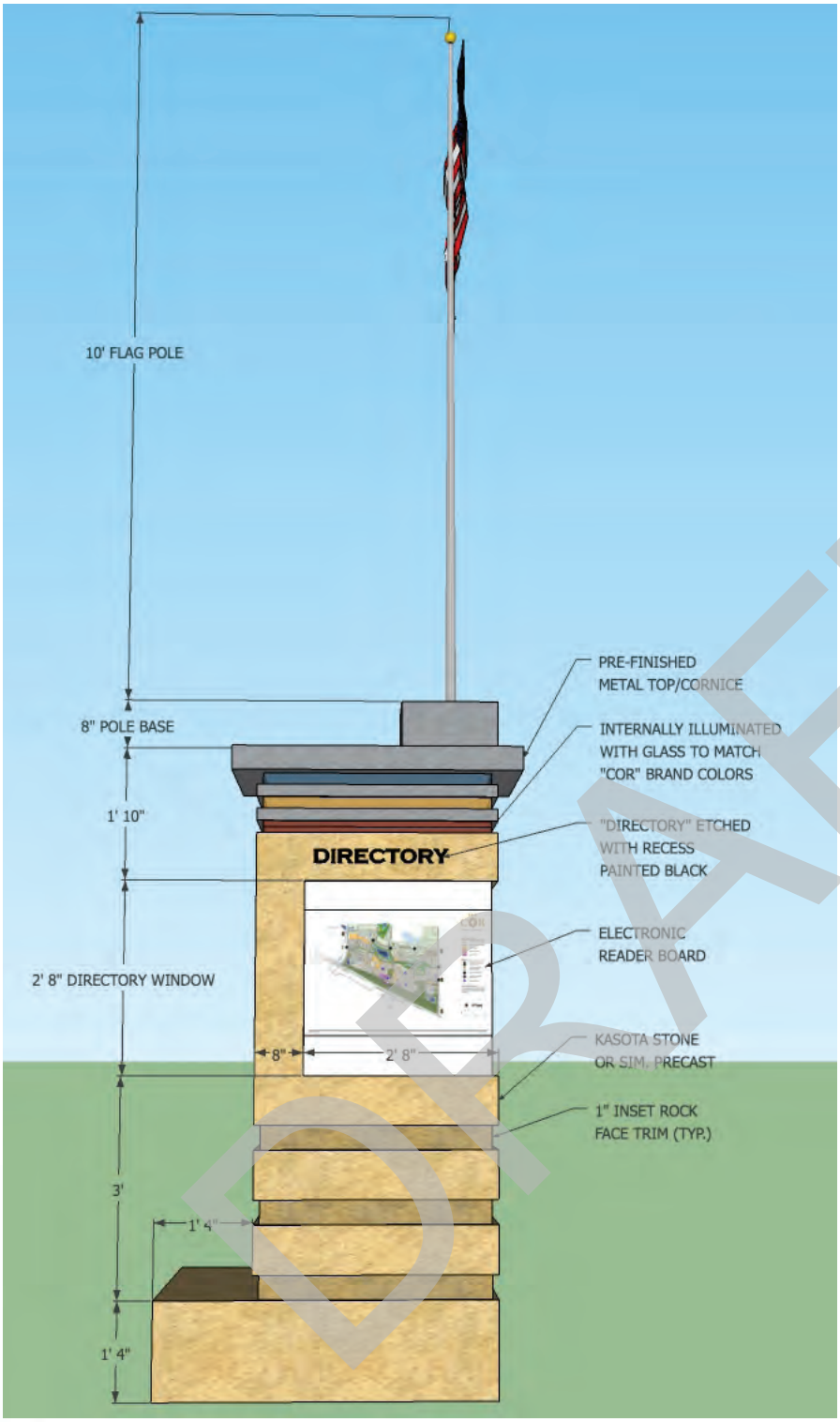
EXHIBIT B.5

LANDFORM
From Site to Finish

DESIGN FRAMEWORK
The COR at Ramsey

COMMUNITY KIOSK 'B'
Sunwood Dr. & Center St.

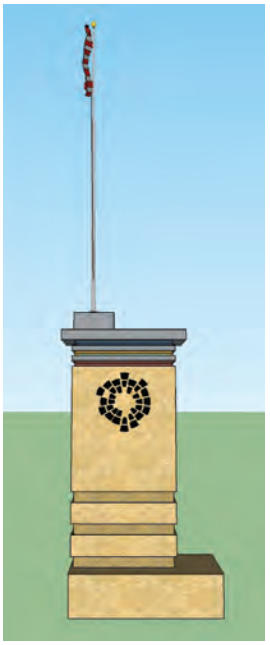
THE COR
RAMSEY, MINNESOTA



DIRECTORY PANEL VIEW



EVENTS PANEL VIEW



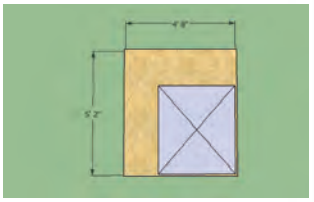
REAR VIEW



SIDE VIEW



PERSPECTIVE



PLAN VIEW

DRAFT

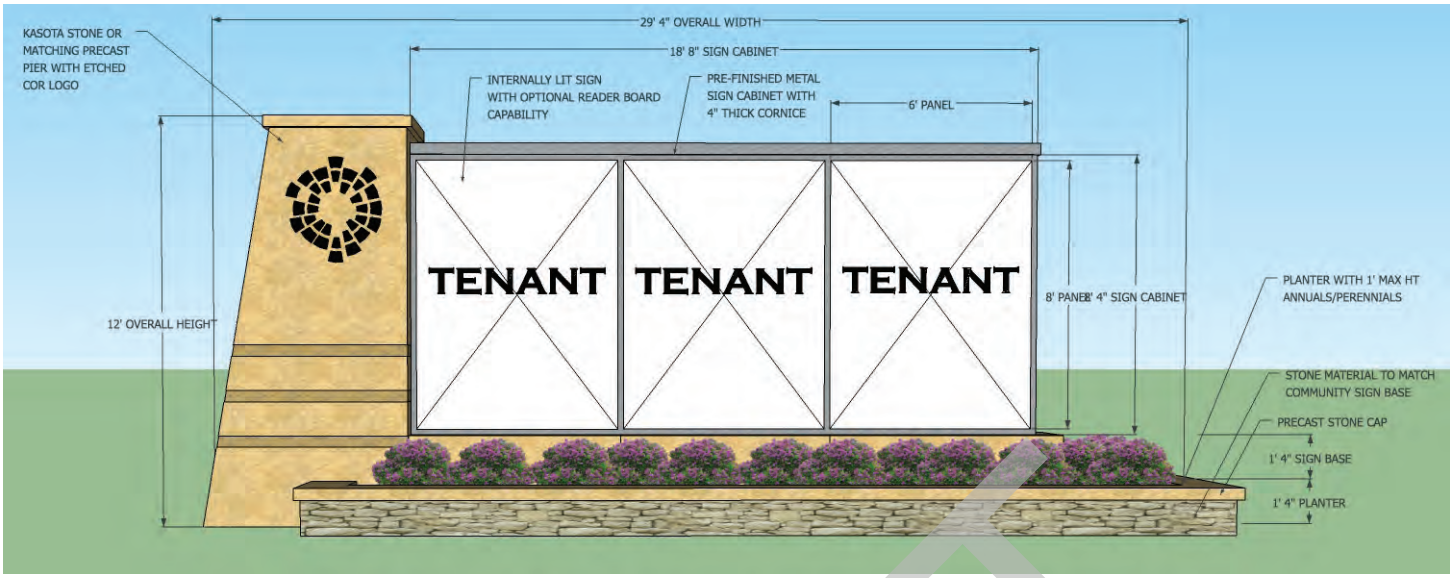
EXHIBIT B.6

LANDFORM
From Site to Finish

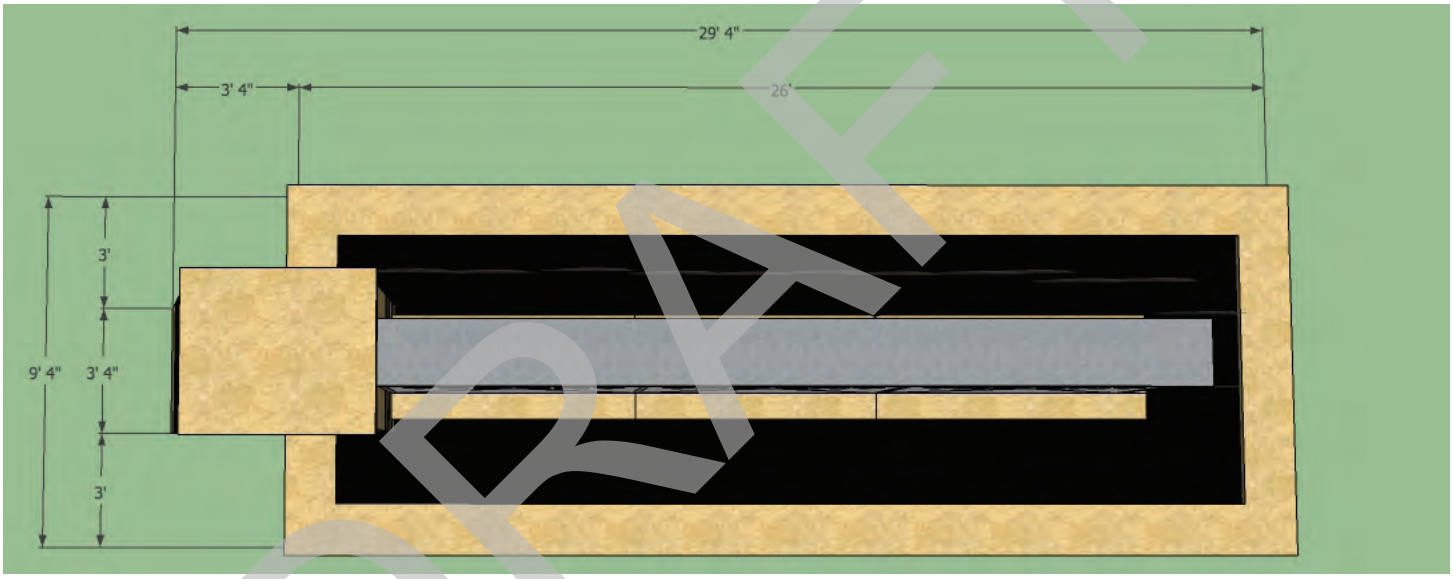
DESIGN FRAMEWORK
The COR at Ramsey

COMMUNITY KIOSK 'C'
Sunwood Dr. at Municipal Plaza

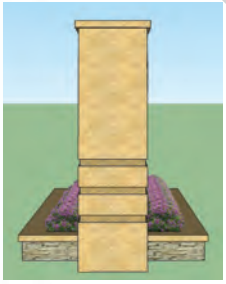
THE COR
RAMSEY, MINNESOTA



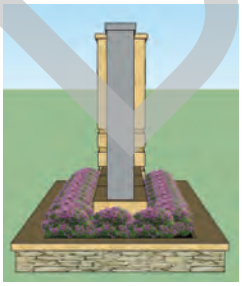
ELEVATION AT SUNWOOD



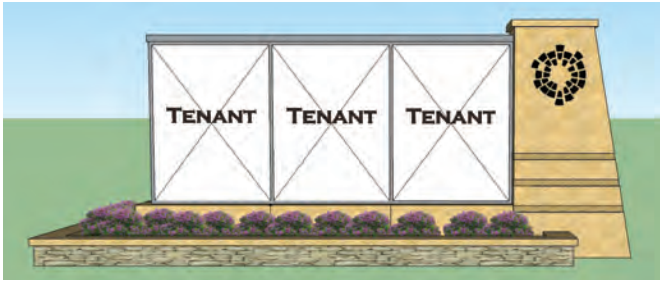
PLAN VIEW



PROFILE VIEW



PROFILE VIEW



ELEVATION

EXHIBIT B.7

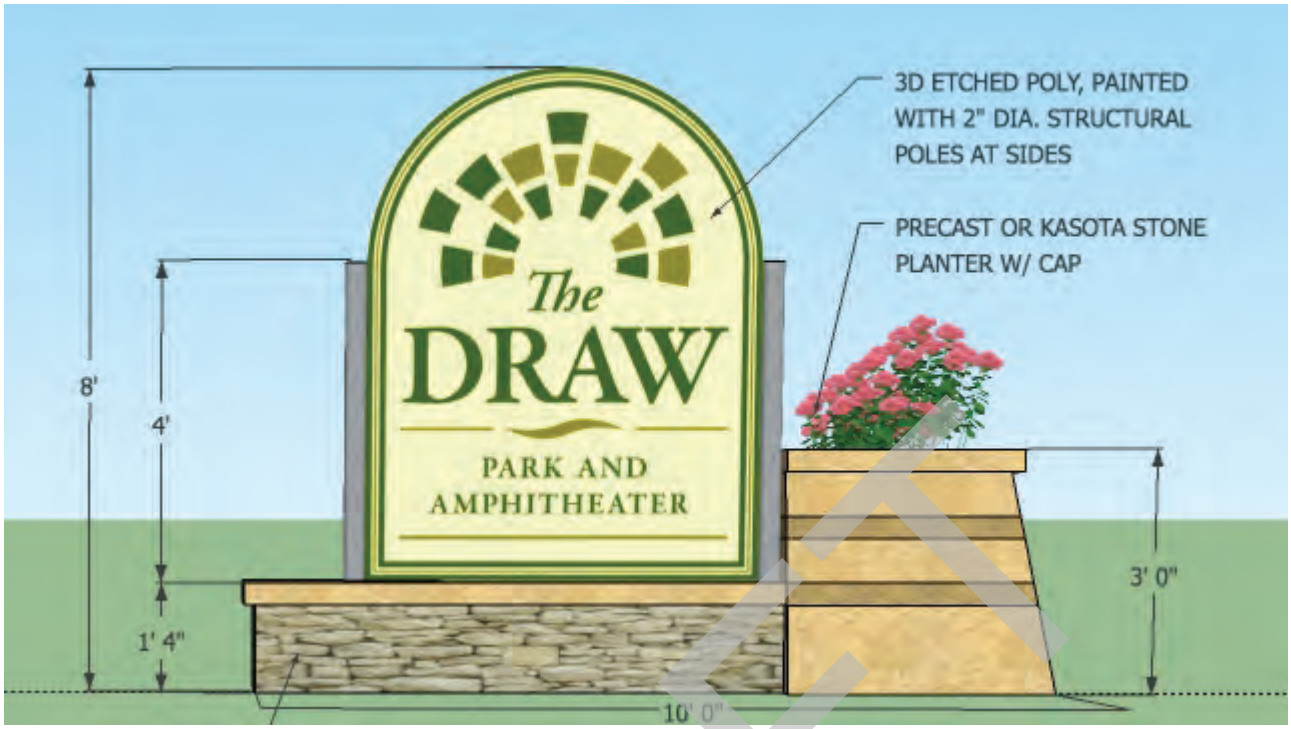
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LANDFORM
From Site to Finish

DESIGN FRAMEWORK
The COR at Ramsey

PROJECT GATEWAY SIGN 'A'
Sunwood Dr. & Armstrong Blvd.

THE COR
RAMSEY, MINNESOTA





DRAFT

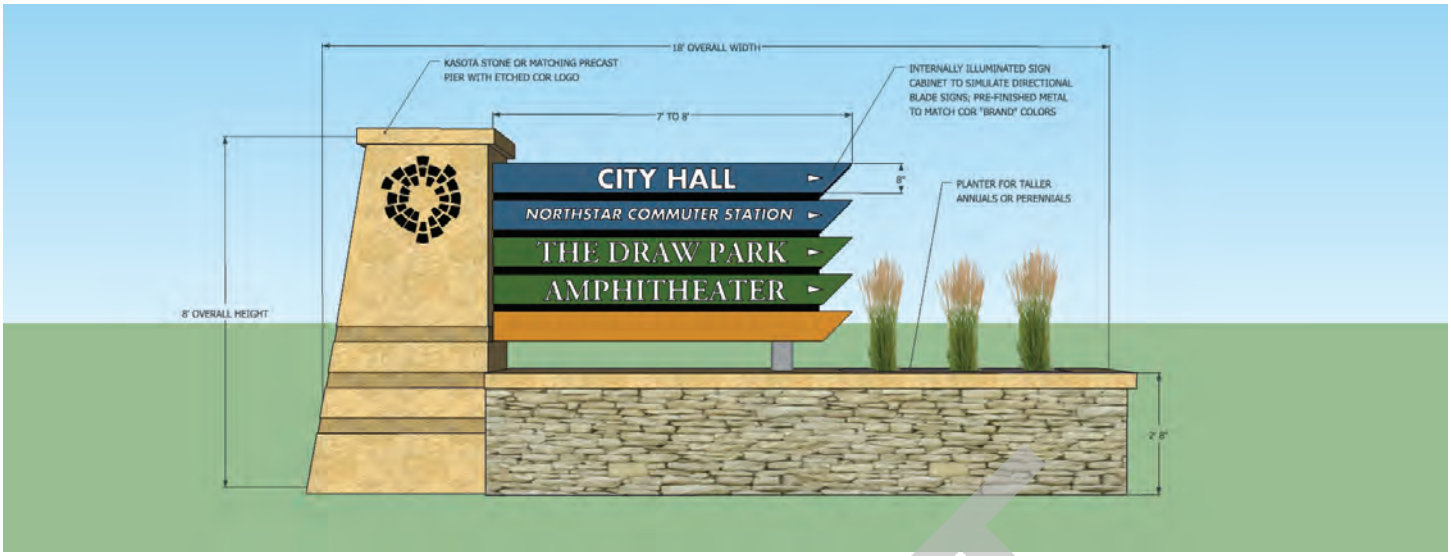
EXHIBIT B.8

LANDFORM
From Site to Finish

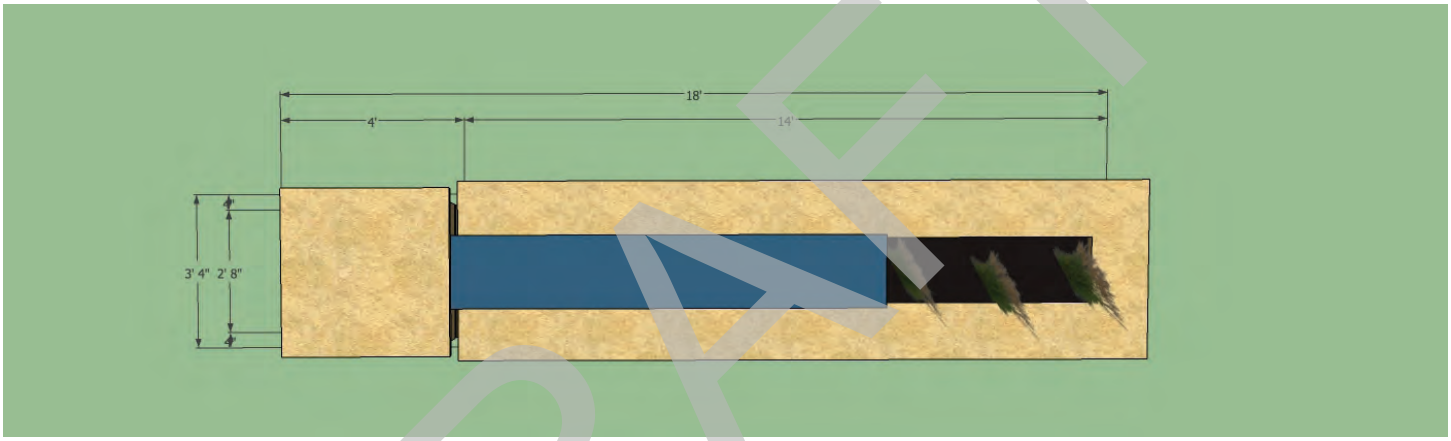
DESIGN FRAMEWORK
The COR at Ramsey

PUBLIC PARK SIGNS

THE COR
RAMSEY, MINNESOTA



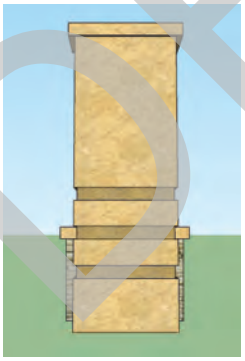
ELEVATION AT EASTBOUND BUNKER LAKE



PLAN VIEW



PROFILE VIEW



PROFILE VIEW



ELEVATION AT WESTBOUND BUNKER LAKE

DRAFT

EXHIBIT B.9

LANDFORM
From Site to Finish

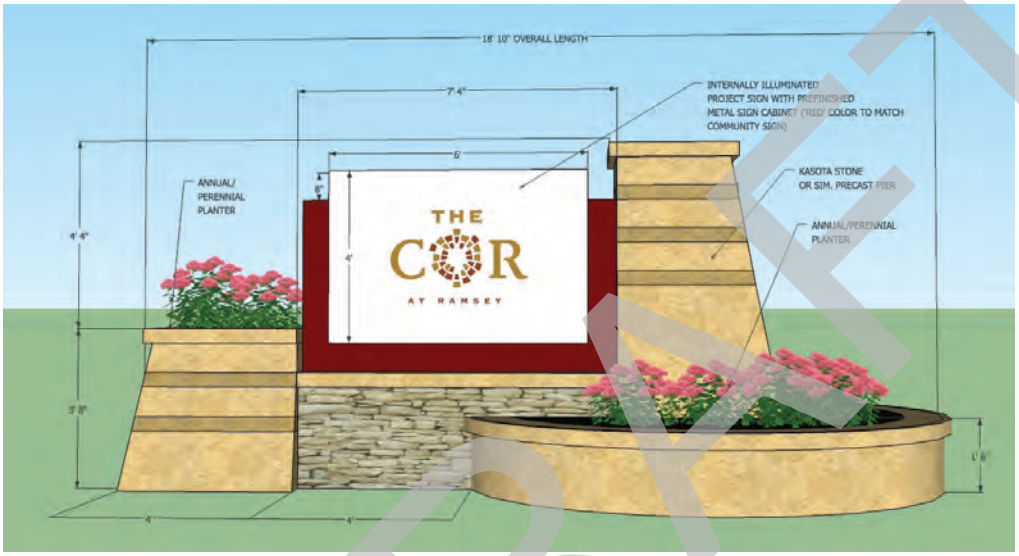
DESIGN FRAMEWORK
The COR at Ramsey

PROJECT GATEWAY SIGN 'C'
Bunker Lake Blvd. & Center St.

THE COR
RAMSEY, MINNESOTA



ELEVATION AT SOUTH BOUND RAMSEY



ELEVATION AT WESTBOUND BUNKER LAKE



PERSPECTIVE

DRAFT

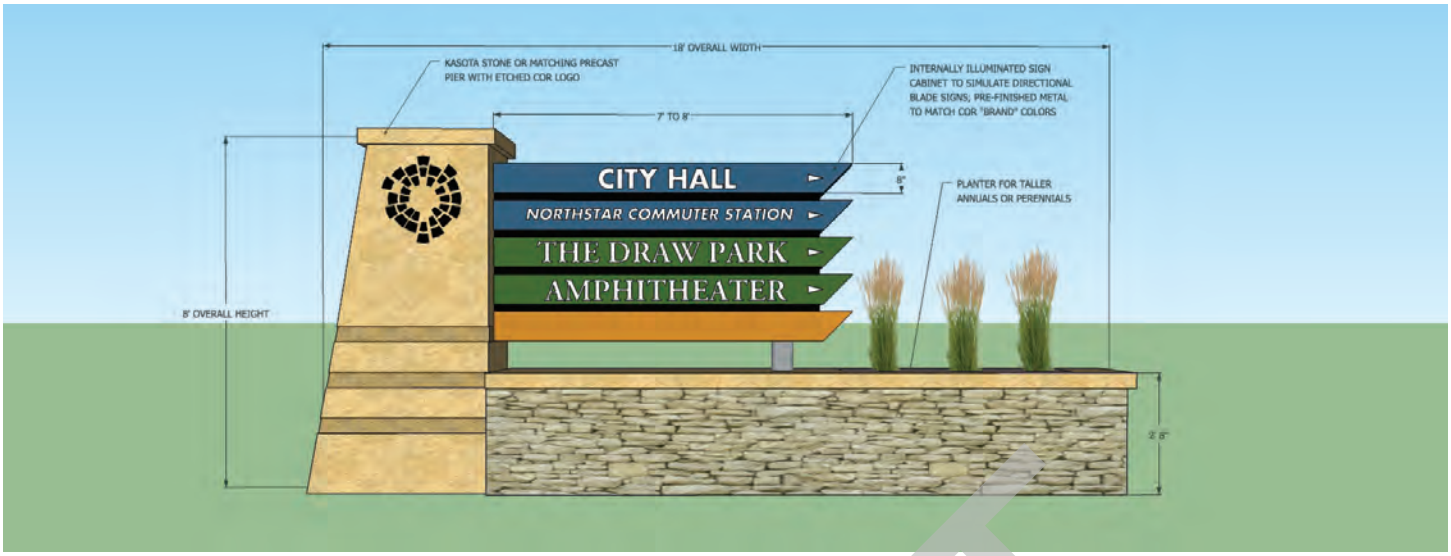
EXHIBIT B.10

LANDFORM
From Site to Finish

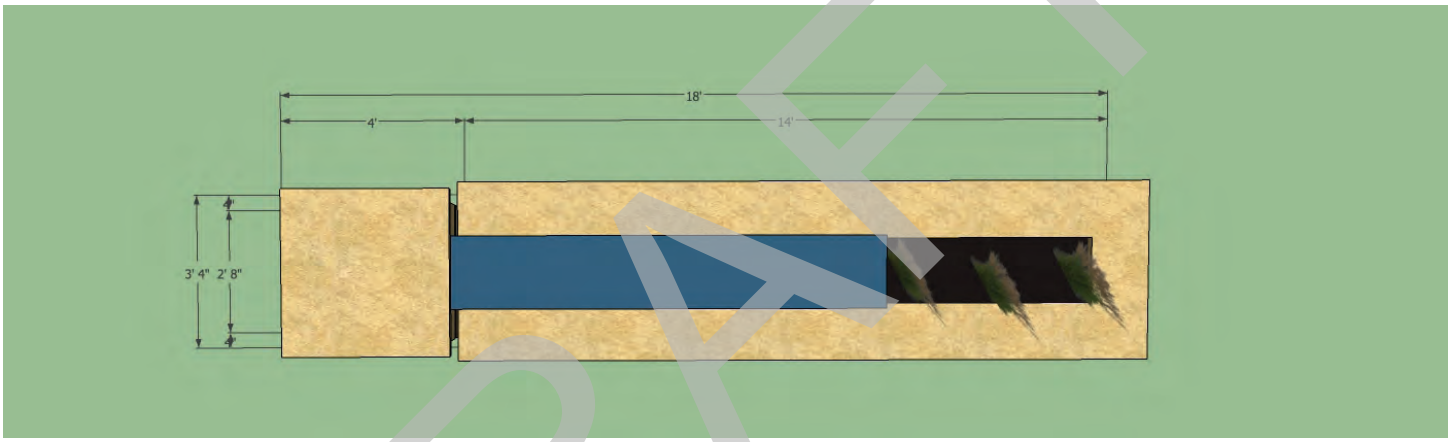
DESIGN FRAMEWORK
The COR at Ramsey

PROJECT GATEWAY SIGN 'D'
Bunker Lake Blvd. & Ramsey Blvd.

THE COR
RAMSEY, MINNESOTA



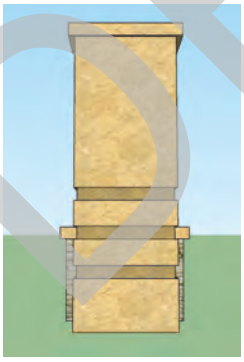
ELEVATION AT SOUTHBOUND RAMSEY



PLAN VIEW



PROFILE VIEW



PROFILE VIEW



ELEVATION AT NORTHBOUND RAMSEY

DRAFT

EXHIBIT B.11

LANDFORM
From Site to Finish

DESIGN FRAMEWORK
The COR at Ramsey

PROJECT GATEWAY SIGN 'E'
Sunwood Dr. & Ramsey Blvd.

THE COR
RAMSEY, MINNESOTA



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EXHIBIT B.12

LANDFORM
From Site to Finish

DESIGN FRAMEWORK
The COR at Ramsey

PUBLIC PARKING SIGNAGE
Standard Signage

THE COR
RAMSEY, MINNESOTA



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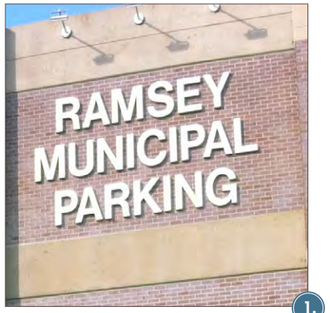
EXHIBIT B.13

LANDFORM
From Site to Finish

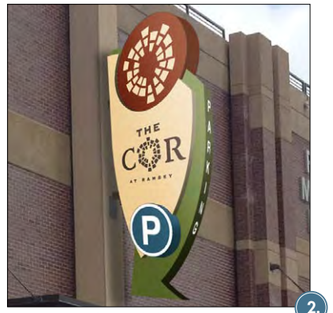
DESIGN FRAMEWORK
The COR at Ramsey

LIGHT POLE BANNER SIGNS
Standard Signage

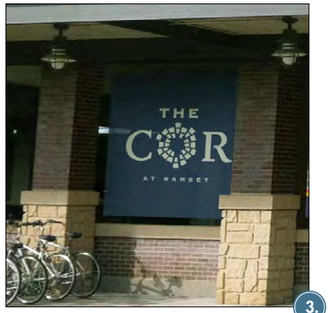
THE COR
RAMSEY, MINNESOTA



1. PERMANENT TENANT SIGN



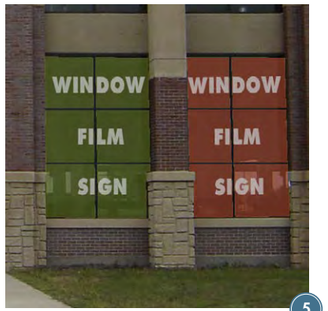
2. RAMP MARQUEE SIGN



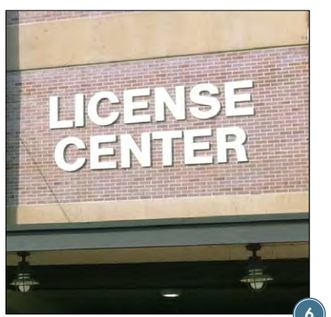
3. INFILL BANNERS



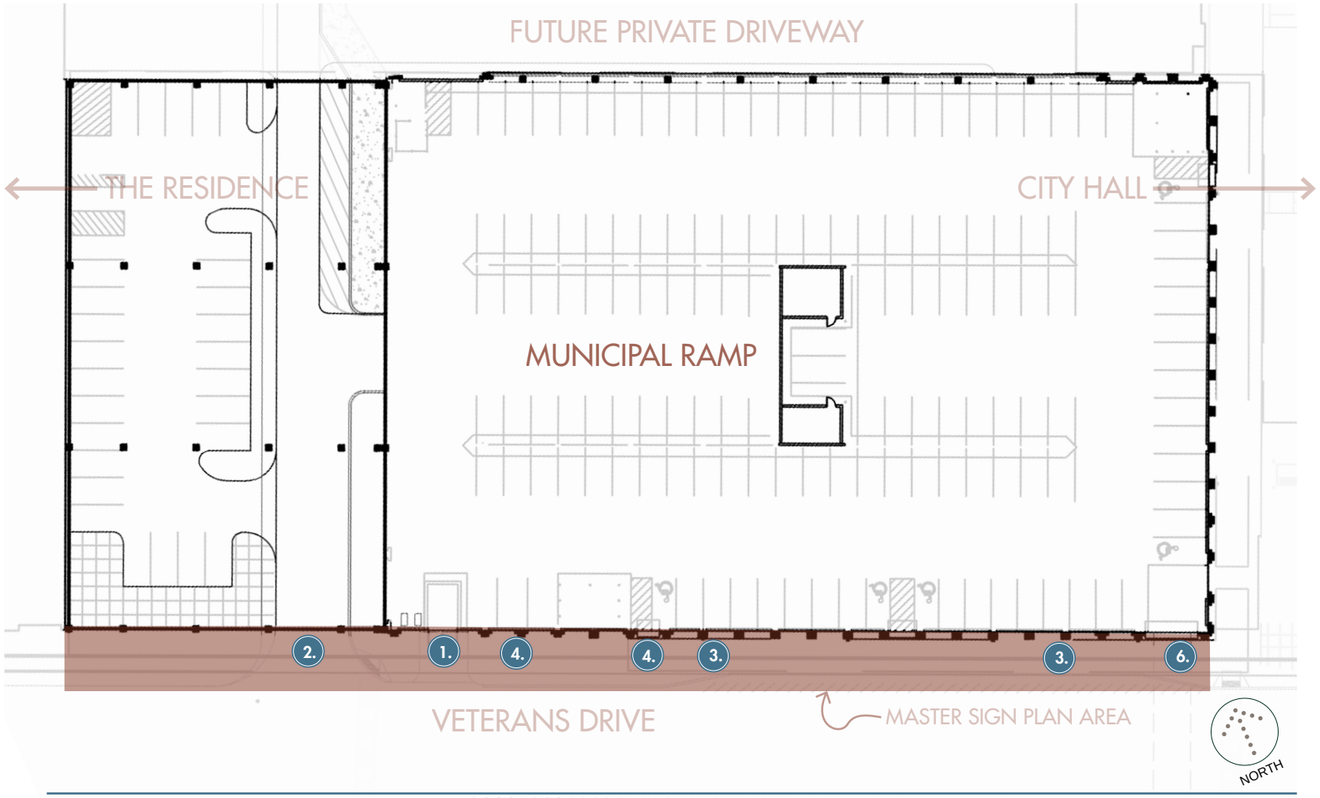
4. COLUMN BANNERS



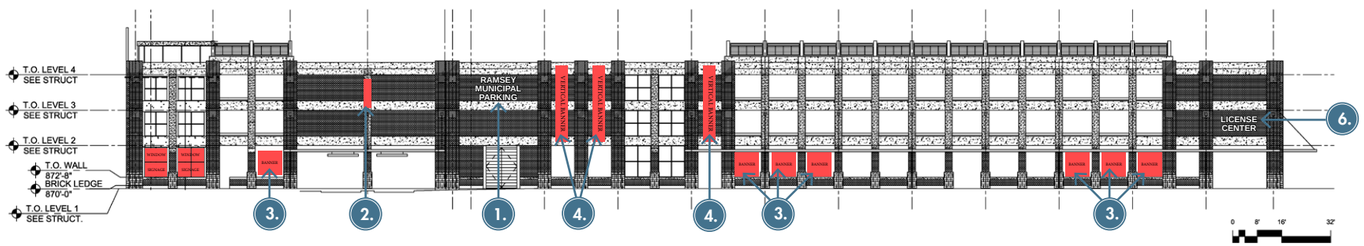
5. WINDOW FILM SIGN



6. PERMANENT TENANT SIGN



PLAN - N.T.S.



SOUTH ELEVATION - N.T.S.

Ramp Elevation & Sign Area Calculations:

South Elevation:

Total Elevation Area = ±15,589 S.F.
Total Allowable Sign Area (15% Elevation Area) = ±2,338 S.F.
Total Proposed Sign Area Used = 1250 S.F.

THE COR AT RAMSEY

Sign Descriptions:

1. 'RAMSEY MUNICIPAL PARKING' brushed aluminum letters, flood illuminated.
Typical Sign Area = ±66 S.F.
Qty. 1 Total South Elevation = 66 S.F.

2. Two-sided Internally illuminated marquee sign cabinet. Typical Sign Area = ±60 S.F.
Qty. 1 Total South Elevation = 60 S.F.

3. Typical banner 6'x 6' printed perforated canvas with finished seams; occurs at open bays.
Typical Sign Area = 36 S.F.
Qty. 6 Total South Elevation = 216 S.F.

4. Typical banner 4'x20' printed canvas x 3 sides.
Typical Sign Area = 240 S.F.
Qty. 3 Total South Elevation = 720 S.F.

5. Window film signs. Sizes vary.
Typical Sign Area = 64 S.F.
Qty. 2 Total South Elevation = 128 S.F.

6. "LICENSE CENTER" brushed aluminum letters
Typical Sign Area = 60 S.F.
Qty. 1 Total South Elevation = 60 S.F.

LANDFORM
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Parking Garage Master Sign Plan

10/15/2012

The COR Timeline of Significant Events—Updated June 12th 2012

THE COR AT RAMSEY

2003

- **PACT Charter School groundbreaking:** October, 2003
- **NAU County Insurance groundbreaking:** Fall, 2003
- **Coborn's Retail Plaza groundbreaking:** Fall, 2003
- **Ramsey Municipal Center & Parking Ramp groundbreaking:** July, 2005

2005

- **Ramsey Office Plaza groundbreaking:** Fall, 2005
- **Midwest Medical Examiners groundbreaking:** Fall, 2006

2006

- **Completion of Ramsey Boulevard improvements:** Fall, 2006
- **City creates a Ramsey Town Center Steering Committee:** June, 2006 (awarded $50,000 grant), **February, 2008** (Forums Begin), **February, 2008** (working group selected)

2008

- **City completes sidewalk & streetscape improvements along Sunwood using letter of credit proceeds:** September, 2008
- **City attends first ICSC conference in Las Vegas, NV, partners with Buxton on retail market study:** May, 2009
- **City completes purchase of the Ramsey Town Center for $6.75 million plus assessments:** June, 2009
- **City hires branding consultant to create new brand image for the Ramsey Town Center:** September, 2009
- **City conducts open house and revisions project land use, adopts new development concept:** September, 2009

2009

- **City submits proposal for VA Clinic and competing proposal selected:** August 19, 2009 (proposal submitted)
- **Steering Committee report and recommendations reviewed by Council:** August, 2008, September, 2009 (committee dissolved)
- **COR Development Plan, 1.0 approved:** Fall, 2009
- **Business subsidy agreements reached for Acapulco and Wells Catering/Falls Café:** January, 2010 (Acapulco), June, 2011 (Wells/Falls)
- **Anoka County License Center signs contract to lease space in the Ramsey Municipal Center:** February, 2010
- **The COR is selected and approved as the new development name and brand launched at 2010 ICSC Conference:** March, 2010
- **City conducts RFQ interview process for a development management firm and hires Landform:** November, 2009 **April, 2010**
- **Special City TIF District approved by the State of Minnesota:** May, 2010
- **City completes construction of The Draw Park and Amphitheatre:** June, 2010 (named The Draw), July/August, 2010 (completion)
- **Allina, Ramsey Clinic, groundbreaking:** August, 2010
- **City decides to forego improvements to Armstrong interchange /overpass on Highway 10:** October 2010
- **Major rezoning, West 30 acres of the master plan significantly changed Sunwood realignment:** Fall 2010
- **Veterans Affairs Ramsey Clinic groundbreaking:** Fall 2010

2010

- **Final alignment plan for Sunwood Drive approved:** Spring 2011
- **The Draw Event Series begins and the first full season of events take place:** August, 2010 (first events), **Summer, 2011** (first full season)
- **Completion of community sign/COR sign on highway 10:** August, 2011
- **Contract for 200 stall expansion of parking ramp awarded:** August, 2011
- **Funding package completed for the Ramsey Rail Station, first ride:** November 16, 2011
- **Armstrong & Bunker intersection is completed:** November, 2011
- **Mass grading and earthwork analysis completed:** November, 2011

2011

- **Ramsey Rail Station groundbreaking:** March, 2012
- **New development guidelines approved for the COR:** April, 2012
- **Residence at The COR apartment complex groundbreaking:** April, 2012
- **Agreement approved with PSD for settlement of Master Declaration:** May, 2012
- **Sunwood Realignment estimated completion:** November, 2012
- **COR Master Development Plan 6.0 & Sketch plans for COR re-platting approved:** June 2012

2012

CITY COUNCIL WORK SESSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a City Council Work Session on Tuesday, May 26, 2015, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Sarah Strommen
Councilmember Jill Johns
Councilmember Mark Kuzma
Councilmember John LeTourneau
Councilmember Chris Riley
Councilmember Melody Shryock (arrived at 6:05 p.m.)
Councilmember Kristine Williams

Members Absent: None

Planning Commission
Members Present: Chairperson Gary Levine
Commissioner Andrews Andrusko
Commissioner Randy Bauer (arrived at 6:07 p.m.)
Commissioner Ralph Brauer
Commissioner Cindy Nosan
Commissioner Gary VanScoy

Planning Commission
Members Absent: Commissioner Matthew Maul

Also Present: City Administrator Kurtis Ulrich
Parks and Assistant Public Works Superintendent Mark Riverblood
Community Development Director Timothy Gladhill
City Planner Chris Anderson
Asst. City Administrator/Economic Development Manager Patrick Brama
City Attorney Joe Langel

1. CALL TO ORDER

Mayor Strommen called the City Council Work Session to order at 5:45 p.m.

2. TOPICS FOR DISCUSSION

2.01: Review Development Plan and Design Framework for The COR

Community Development Director Gladhill reviewed the staff report and key discussion topics that he wanted the group to consider.

Commissioner VanScoy stated that he was a part of the group when the plan was originally developed and since that time, as the City has gone through process of approving projects, there is more varying from the original concept. He stated that it makes him uncomfortable for the City to consistently approve variances from the Ordinances, as that inhibits the ability to accomplish the original goal. He questioned if the original concept is still valid or whether he is holding onto old values that simply do not work. He stated that he measures applications against the Ordinances and whether or not the project fits within the desired intent of the City. He believed that the City should review the basics and if the vision has changed, make the necessary amendments. He stated that parking is still an issue, noting the desire for shared parking but the lack of a plan to reach that end result.

Mayor Strommen stated that multiple plans can still bring the City to the same vision. She questioned whether the Commissioner believes the vision is the same but the plan has changed or whether he believes the vision and plan have changed.

Commissioner VanScoy stated that he believed both the plan and vision have changed, noting that he does not oppose the change but simply believes that the vision and plan should be amended to fit the City's current path.

Commissioner Bauer stated that the idea had been that The COR should never look like Riverdale. He stated that there is a sense that perhaps the development is moving in more of a Riverdale direction. He questioned the Council's idea for the future development of The COR.

Commissioner Levine stated that things have changed just as life changes and that currently the City is not "playing by the rules". He stated that the City should review what is being done and what needs to be done and amend the rules to better fit the desired outcome as that has changed over time, rather than continuing to issue variances.

Mayor Strommen agreed that the Master Plan has changed several times throughout this course but believed that many elements of the vision remain the same. She stated that there may be degrees of implementation to reach the vision, noting that some elements of the original vision may still exist but in a different manner than originally thought.

Community Development Director Gladhill stated that one of the main issues is parking strategies, specifically surface parking, and believed that some of the language in the zoning code could be further clarified. He noted that mixed use is another large component and confirmed that there may also be better language to address that component.

Mayor Strommen agreed that clarification of the zoning code could be made but stated that perhaps there should also be a higher-level discussion regarding the elements of the original vision as some of those items may have changed over time.

Community Development Director Gladhill questioned whether that discussion should occur at the Planning Commission level, a joint Commission and Council meeting or whether public input should also be gathered.

Commissioner Levine stated that he liked the idea of a joint meeting to check back in and make sure the discussion the Commission is having is moving in the right direction but did not believe that a large public meeting would be necessary.

Commissioner Bauer stated that he wanted to make sure that the process is transparent as well because multiple residents have expressed that they felt the original discussions for The COR had been hushed and were not transparent.

Councilmember Shryock arrived.

Mayor Strommen stated that through this process there should be a review of the original vision to determine if that is the same or where changes need to be made to the elements or implementation items. She stated that perhaps those results are then shared with the public.

Councilmember Riley stated that another step of the process would be to determine the impediments to the desired vision.

Commissioner Randy Bauer arrived.

City Administrator Ulrich stated that there is a good amount of community interest in The COR and agreed that could be a good public involvement process.

Mayor Strommen agreed but believed that the review should be completed first in order for everyone to be on the same page.

Councilmember LeTourneau agreed that this would be a good exercise. He stated that there has been a good effort for the City to get out of the development business but believed that there would be a good benefit for the City to take a step back and review the best methods to reach the desired end result.

Mayor Strommen agreed that the City has been focused on being a landowner and getting out of the development business which has distracted the City from their overall role in the planning process.

Councilmember Kuzma stated that his platform had been for the City to get out of the development business and believed that the City has done a lot in the past ten years. He stated that there has been a large amount of development in The COR in the past ten years along with beginning the Armstrong interchange project. He stated that the City was dealing with these issues while bringing on a new economic development staff member and working with reality rather than what the Metropolitan Council had projected. He also believed that the City has been much more transparent than it had been in the past.

Councilmember Williams stated that the Economic Development Authority (EDA) has recently been brought into discussions, which she thought was a great idea and also provides another level of transparency.

Commissioner Levine stated that this process has been underway for about 15 years and acknowledged that things change. He stated that the City is trying to be transparent and believed an open forum would be a great part of this process where the changes and vision can be discussed. He also believed that it is important for the Council and Commission to meet jointly in order to facilitate discussion of this nature.

Commissioner Bauer stated that from a systemic perspective the interest in The COR has grown because this Council has been more open and residents feel that they are being listened to and are more a part of the discussion. He stated that they also need to remember that some people had expressed the opinion that the original plans were not attainable and therefore could have never been reached.

Councilmember Johns stated that this would be a great opportunity to refresh on what is possible, noting the timing of the Armstrong interchange project actually moving forward.

The consensus of the Council and Commission was to conduct an inventory on the elements of the original plan compared to the current status and the vision for The COR today, which will be reviewed with the Planning Commission, other relative Advisory Boards, and City Council.

Councilmember Riley stated that the market must also be considered, noting that it may not be economically feasible for development to fund a multi-million dollar parking ramp. He stated in that case the City would need to fund the element or amend the development plans.

Mayor Strommen agreed that the plan should be reviewed to determine if some of the original elements are feasible.

Community Development Director Gladhill stated that along with this process he would like to see the plan made more user friendly as it can be very confusing to follow in the current format.

Commissioner Andrusko questioned what the Commission would do in the time being.

Community Development Director Gladhill stated that the Commission would continue to enforce the regulations as they exist today.

Commissioner VanScoy stated he is having difficulty supporting the land uses proposed by applicants as there is conflict with the existing regulations. He stated that the Commission will still look at the land use and Ordinances to determine if they fit and make a recommendation to the City Council based on that, noting that the Council may have different priorities than the Commission.

Mayor Strommen appreciated the Commission bringing this discussion forward as she believed it would be a benefit to have this refresher in order to better match the implementation items with the intent. She stated that policy decisions will need to be made as the projects come. She stated that the opinion and recommendation of the Planning Commission matters, whether or not the recommendation is followed. She agreed that the City Council does have different priorities

regarding the policies and acknowledged the difficult position the Commission is placed in during this review period.

Commissioner Bauer stated that there are companies that gather consumer information that may be useful to the City during this process.

2.02: Discuss Approach for Comprehensive Plan Update

Community Development Director Gladhill reviewed the staff report and the role of the different Advisory Boards and Commissions during this process.

Councilmember Kuzma stated that he has attended a number of the focus meetings hosted by Community Development Director Gladhill and believes he does a great job of facilitating and gathering public opinion.

Mayor Strommen encouraged everyone to think carefully about the questions, such as those in the work planning document, to ensure that the questions are able to be answered by all residents. She provided the example of using questions that everyone can answer rather than higher level planning questions that could be intimidating.

2.03: Discussion on Potential Improvements to Other Planning Commission Topics

Community Development Director Gladhill presented the staff report.

Commissioner Bauer stated that perhaps it would be a good idea to do a review of all the planning Ordinances as there are so many variances being issued, in order to better fit the intent of the City within the Code.

Mayor Strommen suggested that staff use a prioritization level, beginning with those issues that are constantly receiving variances and delaying review on Ordinances that may not need to be amended.

Commissioner VanScoy stated that at one time there was a small architectural review board that considered projects proposed for The COR and believed that perhaps there should be a discussion on whether that group be re-established.

Community Development Director Gladhill stated that board was removed during the revisioning process as the City was very involved, to the point of hiring an architect to sit on that board. He stated that staff agrees that there could be benefit to re-establishing some format of that group to review applications within The COR.

Councilmember LeTourneau stated that it may be beneficial to define a process where the community could be divided up into sections, noting that while some development regulations fit within certain areas of the City, those regulations do not fit well with other areas of the City.

Mayor Strommen questioned if that process would be outside of the Comprehensive Planning process.

Councilmember LeTourneau stated that he was unsure as currently the City makes choices on a community level over the entire City and perhaps decisions would be more appropriately made over smaller development areas.

Commissioner Andrusko stated that perhaps the idea of neighborhood boards could be used in order to gain input from different areas of the City during the Comprehensive Plan process.

Community Development Director Gladhill stated that the City has been doing that to some degree and agreed that would be a great idea to continue that aspect, noting that additional ideas could be built into the Work Plan.

City Administrator Ulrich stated that idea reminds him of the Northfork Home Owners Association meeting that Mayor Strommen and Councilmember LeTourneau attended. He explained that residents often feel more comfortable sharing ideas about their geographic level when the group comes to them on "their turf".

Mayor Strommen agreed that could be done by Ward, visiting one Ward each quarter.

Community Development Director Gladhill questioned if the Commission and Council feel that enough information is being brought forward through staff reports and with contingent conditions, which sometimes allow an application to move a bit faster.

Commissioner Levine commended staff, noting that staff is doing an excellent job of supplying the necessary information to facilitate a review while still allowing applications to move forward.

Commissioner Bauer agreed that the City has a great staff team in place.

Councilmember Riley stated that he would not like to see conditions made contingent upon agreements that have not yet been discussed.

Mayor Strommen agreed that this process and the input from staff has been a vast improvement from where the City has been in the past and appreciated the upfront planning of staff. She believed that staff was doing an excellent job of using their judgement to determine when there is sufficient information for an application to move forward or whether additional information is necessary before review can occur. She thanked the Commission for their time and input during the discussion tonight.

3. TOPICS FOR FUTURE DISCUSSION

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

None.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 6:55 p.m.

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Jo Ann M. Thieling
City Clerk

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a special work session on Thursday, July 9, 2015, in the Lake Itasca Room at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Gary Levine
Commissioner Randy Bauer
Commissioner Matthew Maul
Commissioner Cindy Nosan
Commissioner Gary VanScoy

Members Absent: Commissioner Andrew Andrusko
Commissioner Ralph Brauer

Also Present: Community Development Director Tim Gladhill
City Planner Chris Anderson
Assistant City Administrator/Economic Development Manager Patrick Brama
Community Development Intern Geoff Solomonson

1. CALL TO ORDER

Chairperson Levine called the regular meeting to order at 7:03 p.m.

2. APPROVAL OF AGENDA

Motion carried by Commissioner Bauer, seconded by Commissioner VanScoy, to approve the agenda as presented.

Motion Carried.

3. MINUTES

Community Development Director Gladhill explained the purpose of the special work session was to develop a comparison document of the COR Development Plan and the Original Ramsey Town Center Master Plan.

He explained how at the May 26, 2015 Joint Meeting with the City Council, Staff was directed to prepare a comparison document and made the decision to touch base with the commission. The COR vision is very different from the past ideas, but headed in the right direction. He asked if there were to be changes to the vision and ask "what needs to change?"

Community Development Director Gladhill described the history of the COR which originated from the 2020 Comprehensive Plan (1998-2001). In the plan was described how the area was an agricultural use and due to growth forecasts, Ramsey decided to protect its rural areas and concentrate this new growth into a more centralized area.

The question arose of what is a mixed-use development. In the 2001 general election, an advisory question for the ballot was developed, essentially a survey question for residents. The question was "Do you want a Town Center with restaurants, shopping, and other amenities along the Highway 10 Corridor?" This was around the same time as the Northstar Commuter Rail transitway planning.

Between 2009-2010, the City began a process to provide a new vision for the development to better match current market conditions at the time, the revision of the plan to the COR plan today.

Community Development Director Gladhill then asked the commissioners to choose their top 3 components of the original master plan for Ramsey Town Center.

ORIGINAL MASTER PLAN (PREVIOUS)

Commissioner Nosan asked what the "West 30" referred to in the original plan.

Community Development Director Gladhill described the area to the North and West of the roundabout at Sunwood Drive guided for retail.

Commissioner VanScoy asked about redevelopment and the current zoning of the West 30.

Community Development Director Gladhill explained the vision as a more traditional suburban retail center, while still maintaining a higher degree of architectural standards.

Discussion ensued about parking standards for traditional suburban retail.

Commissioner Bauer explained how he wrote down shared parking, such as the ramp next to the Municipal Center [and apartment complex] and how it is critical not to lose the idea of shared parking.

Commissioner VanScoy explained how density requires parking.

Commissioner Nosan responded how the church [Northgate Church] is a great example of successful shared parking.

Mixed-Use was the next topic. Community Development Director Gladhill asked if it meant vertical mixed use within a single building or different types of single-use buildings within a single block.

Chairperson Levine commented it did not mean different uses within a single block.

Commissioner Nosan expressed concern about too much mixed-use in the area. She explained currently it seems to be only the residents actually living in the COR who use the area.

Commissioner Bauer described the apartment complex connected to the Municipal Parking Ramp and how the City Council originally wanted retail on the first floor of the complex. The developer did not want retail on the first floor. Commissioner Bauer then explained without a large store/attraction there is no market for mixed-use commercial in this area.

Commissioner Nosan remarked how the residents of Ramsey are always going to have cars and is what the culture of the town is used to. She explained how Ramsey will never be Uptown [Minneapolis].

Community Development Director Gladhill then clarified the consensus on the meaning of mixed-use for the original plan was vertical mixed use. Gladhill then explained that the City would continue to discuss the current definition in the next step, and perhaps continue to discuss this as a policy question moving forward.

Commissioner Maul explained how mixed-use development works very well in Minneapolis and Uptown because there is limited space, whereas there is still plenty of land in Ramsey.

Community Development Director Gladhill then went through the remaining components of architectural standards, which was split into the architecture of the building itself as well as the architectural review, density; strong blue system, of which The Draw is itself a utility and amenity; and the Master Park Plan.

Commissioner Bauer explained he had written the strong blue system and wanted to see it developed further. He then said water re-use is important and water is unique to Ramsey because of the two rivers. He said he would like to see developments with ideas like fountains using rainwater.

City Planner Anderson explained The Draw uses storm water and is recycled through the park surrounding it.

Chairperson Levine then remarked about how the West 30 idea has changed from the medium-density residential idea to now [retail].

Community Development Director Gladhill then asked the commissioners if there was any components of the Original Master Plan they would like to strike from or add to the list.

Commissioner Maul stated he would like to see the strict sign standards removed.

Chairperson Levine agreed and said he would like to see more relaxed sign standards.

Chairperson Levine spoke of how there was an educational component to the Original Master Plan in buildings being a multi-use, multi-educational facility for shared resources and how he would like to see that brought back in.

Commissioner VanScoy remarked how the residential density was a top priority in the old plan, but not in the new (COR plan). He explained how the old plan was to drive people into the center with a transit-oriented development and build a population of enough people to support retail and subsequently encourage those living in the outer areas to drive in to use the amenities as well.

Commissioner Bauer remarked how he had second thoughts on the retail area in the southwest are of the COR. He explained how the type of retail should be changed to a unique destination type, similar to Stillwater [MN] with craft and antique stores.

Chairperson Levine agreed stating Stillwater is a much better example for Ramsey to follow than Arbor Lakes [Maple Grove].

THE COR DEVELOPMENT PLAN (CURRENT)

Community Development Director Gladhill then asked the commissioners to repeat the process with their top 3 components of the current COR development plan. He explained the similarities of the plans, but some changes occurred when they tried to apply it, such as the West 30 [retail vs residential], eliminating the architectural review, and reducing the floor to area ratio (FAR).

The first topic was the definition of mixed-use. Community Development Director Gladhill explained the change from vertical mixed-use to many single uses within a block.

Commissioner VanScoy agreed the definition had changed, but asked what is considered a block.

Community Development Director Gladhill explained a block is an area surrounded by public or private streets, but could use a better definition [for this plan].

Chairperson Levine made the comment how less is happening in the COR now.

Community Development Director Gladhill explained how less vertical mixed-use is happening, but there is still activity and interest. Gladhill noted that mixed-use is still a goal of the community, however the community has experienced more residential growth compared to retail.

Chairperson Levine remarked how less four (4) story structures and more one (1) story structures equals less activity, or density. He then said less activity equals less rooftops (residents).

Commissioner VanScoy remarked how mixed-use in the COR now seems to be all residential, something different which wants to be built seems like it needs a variance. He then asked how you plan to get the mixed use [in the future] which we want.

Commissioner Maul agreed adding scale should be asked in addition to Commissioner VanScoy's question. He then remarked if we want vertical, we need to plan for it now.

Community Development Director Gladhill then explained more of the components as architectural standards & relaxed sign standards and parking.

Chairperson Levine made the comment how shared parking does not always work.

Commissioner Maul agreed adding and asking again, to what scale.

Commissioner VanScoy remarked how there was no strategy to implementing the shared parking [in the original plan].

Chairperson Levine asked how we pay for parking.

Community Development Director Gladhill explained that the City has had a strategy to implement shared parking, but does require an up front investment and has required some form of public assistance in the past in Ramsey's examples, namely through grant awards. Gladhill reviewed the history of the Ramsey Municipal Ramp and the feedback the City originally received in the early stages of the development before uses such as Residence at The COR was completed.

Commissioner VanScoy remarked how there needs to be a new strategy to shared parking because parking supports density and retail.

Commissioner Bauer explained how the original plan had plans for a second parking ramp. He then explained how it should be pursued in a development which has the developer paying half and the City paying half.

Commissioner VanScoy asked how we define parking counts and how there are conflicting methods for parking counts/requirements.

Community Development Director Gladhill then went through the rest of the components on the board which were the West 30; transit; storm water; density; and streetscape. He then remarked how the streetscape portion has been redesigned different than the original plan, especially Ramsey Parkway. He explained how in the original plan the Parkway continued west with landscape. He then asked what components should be in the streetscape.

Chairperson Levine remarked how Ramsey Parkway was an attraction on the original plan.

Community Development Director Gladhill asked the commissioners if there were anything in the COR plan that they would like to strike out or add to the list.

No commissioners had anything to strike from or add to the list.

Chairperson Levine asked what the 'strong downtown feel in center' meant.

Chairperson Levine expressed concern about the West 30.

FUTURE POLICY QUESTIONS

Community Development Director Gladhill asked if there were additional questions to add to the list of policy questions from city staff [handout].

Chairperson Levine asked about McDonalds, remarking on the question of whether Ramsey wants to continue to allow uses with a drive-thru and gas station. He said McDonalds certainly has a drive-thru and where they go, other restaurants [and retail] will follow.

Commissioner Bauer responded with the reconstruction of Armstrong [Boulevard], it will have the effect of getting people off Highway 10, for example weekends when gas, groceries, and meals are needed on the way [in and out of the city and metropolitan area].

Community Development Director Gladhill responded that drive-thru and gas station type business should be acceptable in portions because Ramsey needs and wants those types of businesses.

Commissioner VanScoy remarked how the plan for the places of employment (southeast quadrant of the COR) needs to be reevaluated.

Community Development Director Gladhill responded, adding with the question, what are appropriate uses within the business park.

Commissioner Bauer responded with the fiber-optic in place, it is not marketed towards retail, but should be marked towards others as job opportunities.

Chairperson Levine asked for clarification on the second and third policy questions. [2. Are there uses we are not allowing that we do not want to allow? 3. Are there uses we are allowing that we do not want to allow?]

Commissioner Nosan asked how we are not allowing uses we do not want when we do not know what those uses are.

Chairperson Levine remarked [question 3.] was saying basically what does [the City] not want here.

Commissioner Nosan responded saying she does not want the COR to turn into a solid line of bars like Jackson Street in Anoka.

Chairperson Levine responded noting that there may be uses we do not want to allow within the development, and that the City should review uses that are currently allowed as part of this process.

Community Development Director Gladhill remarked the definition might be too broad.

Commissioner VanScoy asked to look at the sub-districts [of the COR], what is their intent, and what do they mean.

Chairperson Levine added to Commissioner VanScoy's question with what the sub-district was and what it should be.

Commissioner Nosan asked Assistant City Administrator/Economic Development Manager Brama about the possibility of Target in Ramsey. She spoke of her displeasure of driving to Elk River or Coon Rapids just to visit the store.

Assistant City Administrator/Economic Development Manager Brama explained how Target in Ramsey comes down to logistics and access. He then went to say there is interest from business based on the Armstrong [Blvd] interchange, but they are waiting for 'more rooftops' in the community. He said it comes down to the economy and how Ramsey is surrounded by communities that have a Target, for example.

Community Development Director Gladhill explained that lack access across the Mississippi River to Dayton and across the Rum River reduces the market area or drive-time for retail users.

Assistant City Administrator/Economic Development Manager Brama added when speaking to a broker, they discussed how Ramsey is an island within the area, in terms of access [the lack of current highway 10 freeway] and connections [across the Mississippi] to other communities. He

also went to say there is a possibility retail is too saturated with the amount available due to the restricted access and connections.

Community Development Director Gladhill explained how it would be helpful to see existing examples, local examples, or other retail areas. He suggested a tour with stops including Silver Lake Village in St. Anthony, Arbor Lake in Maple Grove, and Riverdale Village in Coon Rapids. These stops would give the commission and idea of what they do and do not want in the COR.

Commissioner Nosan asked Assistant City Administrator/Economic Development Manager Brama asking if retail has a hard time coming here.

Assistant City Administrator/Economic Development Manager Brama responded saying the Armstrong [Blvd] interchange could help and could also possibly be the domino that falls [propelling growth].

Commissioner VanScoy asked where the City and County stand in regards to the Dayton Bridge [Mississippi River crossing].

Community Development Director Gladhill responded saying [Ramsey's] comprehensive plan and [the City of] Dayton's comprehensive plans both have it listed and both plans match, even to the degree of prioritizing a corridor from Highway 10 to Interstate 94.

Commissioner VanScoy asked if Hennepin County and Anoka County were doing anything in regards towards completing this matter.

Community Development Director Gladhill explained how Anoka County has purchased land in anticipation of the connection, and the connection lines up in both the City of Ramsey and the City of Dayton, but the timeline for this project is undetermined as it is not on the State [of Minnesota] funding plans or MNDOT's plans.

Community Development Director Gladhill told the commission how staff would refine the document based on the responses that evening plus other future meetings, eventually to bring back to the Planning Commission and the City Council.

Commissioner Bauer asked where the planning staff stood with the upcoming comprehensive plan.

Community Development Director Gladhill responded saying the plan is being approached in smaller sections and the information in the meeting that evening would be incorporated into the future document. He then went on to explain that as the smaller section become developed, citizen engagement opportunities and feedback would be initiated closer to fall.

4. ADJOURNMENT

Motion to adjourn the meeting.

Motion Carried.

The special work session of the Planning Commission adjourned at 8:20 p.m.

Respectfully submitted,

_____

Tim Gladhill

Community Development Director

ATTEST:

_____

JoAnn Shaw

Community Development Assistant

Drafted by Geoff Solomonson

DRAFT

7.04: Review Comparison Document of The COR Development Plan and Original Ramsey Town Center Master Plan Prepared by the Planning Commission

Community Development Director Gladhill reviewed the staff report noting that the purpose for tonight is to ensure that the format, general content and layout match that desired through the Council and expressed at the last joint meeting. He advised that the Planning Commission will be reviewing this at depth during their August meeting and noted that the other Boards and Commissions would also be reviewing the information to provide input.

Councilmember Riley stated that he is less interested in where the City has been and more interested in the direction the City would like to go.

Councilmember Kuzma commended the Planning Commission and the amount of work they have done and continue to do on this matter.

Councilmember Williams also appreciated seeing where the City has been and being able to see that scope. She appreciated the efforts of the Planning Commission as they are being asked to review requests under standards of the original town center plans rather than the current plans for The COR.

Councilmember Shryock also agreed that it was helpful to see the path the City has taken. She also agreed with Councilmember Riley and stated that the City should focus on the desire for the future and the current market. She noted that although there are certain resident desires for The COR, the market may not drive that type of development in those locations. She referenced the sign regulations and believed that the City is in a good position in that regard and did not know that additional amendment would be necessary in that area.

Community Development Director Gladhill explained that they would not be reducing the sign design but instead amending the process for approval.

Councilmember Williams stated that she would like to see input from those within The COR as well as Coborn's, specific to the parcel adjacent to their property.

Acting Mayor LeTourneau stated that the original plan was flexible in order to be responsive to the conditions in the market, which he believed would continue to be important. He stated that perhaps the previous Councils were not open with amendments to the plan and thought it was great to see the public involvement in this open process.

Councilmember Shryock agreed that the communication has been an important focus throughout this process, making this process open and communicating updates to the residents. She welcomed any additional input from residents or businesses.

Community Development Director Gladhill confirmed the direction that he heard tonight which will include additions to the document such as highlighting the next steps and highlighting continuing work with property owners within The COR.

August 6 Planning Commission

5.03: Review Comparison Document of The COR Development Plan and Original Ramsey Town Center Master Plan Prepared by the Planning Commission

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case is to review a comparison document between the original Ramsey Town Center Master Plan and the current The COR Development Plan as requested by the City Council and Planning Commission on May 26, 2015. Minutes from this discussion are attached to this case as background of the purpose of this exercise.

Community Development Director Gladhill reported at the May 26, 2015 Joint Meeting with the City Council, Staff was directed to prepare a comparison document outlining the differences between the current COR Development Plan and the original Ramsey Town Center Master Plan. Direction was to simply prepare a document outlining the changes and check back with the City Council and its advisory boards for future direction. It is anticipated that the output of this exercise may lead to some changes to the Design Framework for The COR to either better clarify the vision, eliminate any conflicting language, simplify the document, or potential changes to the official vision.

Community Development Director Gladhill indicated this step is focused on the inventory of the previous plan and the current plan. The intent of this topic report is not to begin developing a new vision for The COR. The Planning Commission met on July 9 and prepared the first draft of this document. The City Council reviewed the first draft of the document at their July 28, 2015 meeting and minutes from said meeting are attached to this case. Revisions based on the City Council's discussion include a clearer emphasis the additional steps will be coming after this first step that will discuss market realities and future revisions to the vision. This first step is simply inventory the current plan elements to ensure all policy makers are on the same page, and then subsequently decide if any changes need to be made to the elements or implementation items. He asked for comments or questions from the Commission.

Commission Business

Commissioner Brauer reviewed the table he provided to staff and the Commission regarding the Comparison Document. He encouraged the Commission to consider what the goals were for The COR and to consider what metric would be followed to track these goals.

Vice Chairperson Bauer liked the idea of creating a destination space within The COR.

Commissioner Brauer recommended that the City's internet access be advertised to new developers.

Commissioner Andrusko was also in favor of creating a specialized cluster development that would draw people to Ramsey.

Commissioner Brauer was interested in the City creating a small business incubator facility. He believed this could benefit local residents in starting or growing their own business.

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Commissioner VanScoy believed the revisioning was trying to meet the new market demands. However, this model has not been terribly successful either. He appreciated the comments provided by the Commission this evening.

Vice Chairperson Bauer commented that based on comments provided this evening, the Commission may be considering moving in a new direction for The COR than the two previous documents.

Commissioner Brauer noted one change to his chart requesting the entry regarding opposition be omitted. In addition, the auto reference should read "more auto centered".

Community Development Director Gladhill noted that the Commission could either recommend approval of the Comparison Document this evening or delay action until further comments could be gathered from the City's other commissions/committees.

Commissioner VanScoy was in favor of delaying action until further comments could be gathered from the City's commissions/committees.

Motion by Commissioner VanScoy, seconded by Commissioner Brauer, to postpone action on the Comparison Document for The COR until further comments could be gathered from the City's other commissions/committees.

Motion Carried. Voting Yes: Vice Chairperson Bauer, Commissioners VanScoy, Brauer, and Andrusko. Voting No: None. Absent: Chairperson Levine, Commissioners Maul and Nosan.

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4.06: Review Comparison Document of The COR Development Plan and Original Ramsey Town Center Master Plan Prepared by the Planning Commission.

Community Development Director Gladhill stated the purpose of this case is to review a comparison document between the original Ramsey Town Center Mast Plan and the current The COR Development Plan as requested by the City Council and Planning Commission on May 26, 2015. Mr. Gladhill reviewed the staff report with the Board.

Chairperson Steffen asked what some of the big differences were between the original and the current development plan.

Community Development Director Gladhill explained some of the differences; key piece is the idea of shared parking.

Econ. Dev. Mgr/Assistant City Administrator Brama thought one nice component of the process is they have developed an inventory of policy questions that different boards want to see addressed in the future.

Chairperson Steffen asked if they feel like the City has not followed the original master plan.

Community Development Director Gladhill stated things have changed to the vision. There are areas that have developed or plan on being developed in a much different manner than what was originally proposed.

Staff reviewed with the EDA Board differences in the development plan and the original Master Plan.

Mr. Pankratz, CBRE, stated the amount of retail land available and where Dominium was going has to do with the proximity to the rail. He stated people want to go with housing by retail and where high density can be placed in proximity to the light rail.

Community Development Director Gladhill stated based on discussion he thought some of the questions brought up that need to be addressed are: How does the market bare the original or current vision. What key components have changed over time and what is the appropriate amount and locations for retail.

Motion by Member Steffen, seconded by Member Skaff, to recommend to City Council adoption of the Comparison Document for The COR.

Further discussion: Member Riley stated he would like to hear more discussion from the EDA. Steffen asked if this could be done at an upcoming meeting.

Motion carried. Voting Yes: Chairperson Steffen, Members Skaff, Burandt, Hardin, Riley, and Williams. Voting No: None. Absent: Member Brunt.

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5.02: Review Comparison Document of The COR Development Plan and Original Ramsey Town Center Master Plan Prepared by the Planning Commission

Community Development Director Gladhill reviewed the purpose of this case is to review a comparison document between the original Ramsey Town Center Master Plan and the current The COR Development Plan as requested by the City Council and Planning Commission on May 26, 2015. Minutes from this discussion are attached to this case as background of the purpose of this exercise.

At the May 26, 2015 Joint Meeting with the City Council, Staff was directed to prepare a comparison document outlining the differences between the current COR Development Plan and the original Ramsey Town Center Master Plan. Direction was to simply prepare a document outlining the changes and check back with the City Council and its advisory boards for future direction. It is anticipated that the output of this exercise may lead to some changes to the Design Framework for The COR to either better clarify the vision, eliminate any conflicting language, simplify the document, or potential changes to the official vision.

This step is focused on the inventory of the previous plan and the current plan. The intent of this topic report is not to begin developing a new vision for The COR. The Planning Commission met on July 9 and prepared the first draft of this document. The City Council reviewed the first draft of the document at their July 28, 2015 meeting and minutes from said meeting are attached for Commission review. Revisions based on the City Council's discussion include a clearer emphasis the additional steps will be coming after this first step that will discuss market realities and future revisions to the vision. The first step is simply to inventory the current plan elements to ensure all policy makers are on the same page, and then subsequently decide if any changes need to be made to the elements or implementation items.

The documents from the original Ramsey Town Center Master Plan and Development Guidelines (the original vision) as well as the COR Development Plan and Design Framework (current vision). Additionally, the Planning Commission has several policy questions that could be used in future joint meeting or surveys of the City Council, its advisory boards and commissions, or the general public.

Finally, Staff has included a generalized timeline of the COR key milestones. This is a working document that will need to be refined over time. Staff would like to populate the initial planning stages that led to the creation of The COR, starting with the 2020 Comprehensive Plan Update (completed in 1998), City ballot advisory question, and design charette process. Staff will utilize the introduction to this case to review the overall history of The COR and its original formation.

Based on direction of the City Council, Staff recommends adoption of the attached Comparison Document for The COR. A reminder that this is a review of current elements and processes. Adopting this document does not create any policy implications.

Mr. Gladhill showed a side-by-side comparison drawing of the current and future plan. There is some conflicting language in the land use plan. It is the goal to have the property developed as soon as possible. The components of the original and current plan were provided for Commission

review. There are several policy questions that need to be asked. The stakeholders will also be contacted for comments. The City Council will adopt the final plan in September.

Mr. Gladhill reviewed the broad goals of the original vision. He is looking for some feedback from the Park and Recreation Commission.

Commissioner Trappen asked Mr. Gladhill to indicate some of the changes in the plan. One feature was density and parking. There will be more isolated public parking lots. The NW corner of the development at Bunker Lake Blvd and Armstrong Blvd will have more retail vs housing as originally planned. There would be an anchor retail with smaller retail boutique type shops. A lot of the COR park planning includes Lake Ramsey. There will be less green open area. Mr. Riverblood stated this is an opportunity to call attention to successes by holding the vision. This includes the park and trail piece. Parks are a key part of that success.

Commissioner Barr asked about the area near the lake and Mr. Gladhill reviewed the parties that own the undeveloped land.

Mr. Riverblood reminded the Commission to share with residents about the success of parks. An apartment building is being constructed and the parks are important to that project. This also reflects the diversity of the recreation opportunities within the City.

Mr. Gladhill stated there can still be some changes made to the plan and the effect of the Armstrong Interchange to the plan.

Chair Bennett stated the park element has continually driven people back to Ramsey with the trails and trail connections. He stated to stay true to the vision as it relates to the parks and the municipal plaza is important.

Mr. Gladhill showed the comparison of Ramsey Town Center Master Plan to the COR Development Plan and the Policy Questions for future Discussion and/or Survey (City Council, Advisory Boards and Commissions, Residents). He asked if a community center is an important part of the COR. Chair Bennett stated that needs more discussion.

Commissioner Trappen asked if the amphitheater was part of the original plan and Mr. Riverblood stated it was. Commissioner Trappen stated that is a wonderful amenity that needs to be continued in the new plan.

Chair Bennett stated he would like to see the consistency of green space throughout the COR. The design of it all being part of the same area is necessary. Mr. Riverblood clarified when speaking of green space that includes benches, trees, sidewalks, picnic tables, trails, etc.

Commissioner Trappen stated he would like to continue that green space theme throughout the COR.

Commissioner Barr stated it is very inviting for residents and visitors to have the green space areas.

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Chair Bennett asked if parking calculations should be looked at even though it is outside the Park Commission's normal duties, we want to have the right amount of parking but it needs to be balanced with the space and the real need.

Commissioner Mobry suggested there be parking near the trails for trail access. Mr. Riverblood stated they are looking at techniques for shared parking.

Motion by Commissioner Mobry, seconded by Commissioner Fyten to recommend City Council adopt the Comparison Document for The COR as presented.

Motion carried. Voting Yes: Chair Bennett, Commissioners Mobry, Fyten, Barr, and Trappen. Voting No: None. Absent: Commissioners Chubb and Troy.

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5.05: Review Comparison Document of The COR Development Plan and Original Ramsey Town Center Master Plan Prepared by the Planning Commission

Community Development Director Gladhill presented the staff report. He gave an overview of the most current version of The COR Development Plan. He reviewed the original Ramsey Town Center Master Plan. This discussion will focus on the changes between the two in an effort to ensure all policy makers are on the same page. A broader discussion will be held in September and he wanted to capture and changes to be made ahead of that meeting.

Board Member Bentz stated he would like to look at what has been built, and what is not there. He asked if there are provisions for affordable housing.

Chairperson Stodola responded there has been a plan for lower income apartment housing.

Community Development Director Gladhill noted there are housing goals. The City cannot dictate exactly what types of housing it prefers, but it can work toward goals. Ultimately, it would be best to mix levels of income, and that will start to play out in decision making along the way. He stated sometimes density brings the affordable housing.

Board Member Lewis questioned what kind of opportunities there will be to review this.

Community Development Director Gladhill replied the plan is to get through all the Boards and Committees in August. It has not been determined how the final document will be fabricated. It will become a survey of all these groups, the public and other surveys. It could mean a collaboration meeting of interested parties for more discussion.

Councilmember LeTourneau asked if he was looking for input relative to this particular body or input relative to how this fits in the community.

Community Development Director Gladhill responded both. He said the natural resources plan of the Comprehensive Plan is what is more related to this Body.

Board Member Lewis stated he has not seen anything on this document that deviates from the original plan from an environmental standpoint.

Community Development Director Gladhill stated from a natural resources standpoint, one of the features that is different is The Draw and the amphitheater. The amphitheater made a fairly significant change to the natural resources. He pointed out the original plan had a strong parks program, and the current plan has a strong master parks and trail plan. He also noted the drainage system has changed. The area west of Lake Ramsey is lower than it was going to be.

Councilmember LeTourneau mentioned some of the wetland drainage area in the western part of the city is being taken away. He questioned what will be done to mitigate that.

Community Development Director Gladhill replied there have been Wetland Credits purchased, and there are enhancements in other areas. That will need to continue.

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Board Member Lewis said he thought there was a discussion about the big box anchor mall on the west side of Armstrong Boulevard.

Community Development Director Gladhill responded the City did publicize this and there was an effort to look at eminent domain. He explained that statute has now changed. However, the zoning is still there for a retail setting. It still could occur.

Councilmember LeTourneau commented he continually hears that people want restaurants. He said some people want the food to be locally produced. Others want chains to come in. He said his thought process is that it will evolve when there is enough density to support it. So that becomes a marketing issue. He said here is not enough density here for chains like Chipotle. He pointed out the City now has something like 2000 housing units. He questioned what the density needs to be. Once that density is reached, maybe then it would be feasible to revisit the west side of Armstrong Boulevard for the big box retail mall. He asked how the City can play a role in facilitating that.

Board Member Valentine mentioned there are a lot of small malls around the Cities that are empty. He warned the Board to be careful of this. He suggested in the scope of this Board, we should consider the sites as if they are individual sites. There should be some stormwater management before deciding what could go in there. If housing is considered, how does the density affect the impervious area, compared to single homes.

Board Member Lewis pointed out the City would be sacrificing trails and shoulders with the big box potential mall development. The pedestrian orientation from the area west of Zeolite Street became less important and more auto centric. He stated some of the new housing south of Bunker Lake Boulevard may not be interested in looking at a large Kmart type building where the anchor retails was planned.

Community Development Director Gladhill said in discussions with all the Boards, something may come up to make that area more palatable. We can take the best of some neighboring communities and try to come up with something more attractive.

Board Member Lewis commented it would be difficult to get a developer to do an upscale shopping area without the housing to support it.

Board Member Bentz said he was disappointed in the notes in regards to blue stream. He questioned if any of that would be coming forward from the open space discussion.

Community Development Director Gladhill responded staff is working on how to best present that information. Staff is getting feedback in regard to Lake Ramsey Commons being a shared property between the surrounding parcels.

Board Member Bentz suggested planning more with Lake Ramsey and consider whether it could be made a usable lake. He suggested looking at putting in storm draining before it hits the river. He further advised to create a list of all the things we do not want to happen again.

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Community Development Director Gladhill stated this could be a good addition to the questions for the other Boards. It would be helpful to solicit input as to what they think the issues have been and ask if this is the right direction aesthetically.

Councilmember LeTourneau went back to the point of the view shed for those homeowners that are now looking at retail buildings. He asked if the original aesthetics are in place, or if they should be revisited. He noted the diameter of the trees was changed, and other designs were left out due to cost. He questioned if design standards have changed.

Board Member Lewis posed the question of which is faster – bringing in big box retailing, or housing.

Community Development Director Gladhill stated this all originated from a joint meeting. One of the questions from that meeting was what is the goal for that development. Sometimes it feels like there are multiple goals. He asked if the development should happen quickly so it can get on the tax role, or if it is consensus to wait for the long term vision to come.

Board Member Bentz commented the issue is with the interchange. People do not like using frontage roads because they are difficult to use. The interchange does not seem welcoming right now. Ramsey has resources to market. If Ramsey wants to attract businesses, we need to look at parking issues when there are events, maybe looking at a water park or other features geared toward families. He said he doesn't see a big box store doing much of anything.

Community Development Director Gladhill explained the Planning Commission is not suggesting the original plan be followed. The Commission acknowledged that was aggressive for the market that is Ramsey. The Commission would like to put together a plan that matches the goals. He said he has hopefully captured some of the additional topics needed for that survey. Each Board has come up with more questions along the way. He said Staff recommends the City Council adopt this document, with the understanding that it will be revised as it goes through the different Boards and Agencies.

Motion by Board Member Lewis and seconded by Board Member Valentine to recommend that the City Council adopt the attached Comparison Document for The COR, including the revisions and questions suggested at this meeting.

Motion carried. Voting Yes: Chairperson Stodola, Board Member Lewis, Valentine, Bentz, and Covart. Voting No: None. Absent: Board Members Bernard, and Hiatt.

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September 10 Planning Commission

5.03: Consider Recommending Approval of The COR Development Plan Comparison Document

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this item was to review a comparison document between the original Ramsey Town Center Master Plan and the current COR Development Plan as requested by the City Council and Planning Commission on May 26, 2015. Staff reviewed the previous discussions and proposed revisions offered by the Planning Commission. He discussed several adjustments that Commissioner Brauer offered as amendments to the document.

Commission Business

Commissioner Brauer explained that he believed the Commission and Council should move forward to a new vision away from the original concept.

Chairperson Levine agreed with this assessment and understood it was a big change.

Commissioner Bauer asked what the intent was of the current document.

Community Development Director Gladhill reported that he intent of the document was to take a look at the major components of the original plan when compared to the new plan.

Commissioner VanScoy understood that the core of The COR originally was to be commercial and retail. He believed that this goal was no longer in place as the focus has shifted to residential.

Community Development Director Gladhill stated the value of this document would be to speak with planning groups and economic specialists along with advisory boards to find common trends in order to develop the goals for this area.

Commissioner Bauer understood that the big box retailers were not interested in coming to this area. For this reason, the City would have to look at creating other reasons to make Ramsey a destination.

Community Development Director Gladhill reported that input from the public will be gained to see what the public's vision is for this space.

Chairperson Levine appreciated the questions presented by Commissioner Brauer and believed these questions would gain valuable feedback.

Motion by Commissioner VanScoy, seconded by Commissioner Maul, to recommend that City Council adopt the Comparison Document for The COR with Commissioner Brauer's amendments.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners VanScoy, Maul, Andrusko, Bauer, and Brauer. Voting No: None. Absent: Commissioner Nosan.

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