

City of Ramsey
Agenda
Economic Development Authority (EDA)
Thursday, August 10, 2023
7:30 am
Council Chambers, 7550 Sunwood Drive NW

Remote Attendance available at www.cityoframsey.com/meetings.
Those joining remotely and requesting to speak are asked to use a webcam when speaking.

1. **Call to Order**

2. **Approve Agenda**

3. **Approve Minutes**
 1. Approve Meeting Minutes for July 13, 2023

4. **EDA Business**
 1. Consider Approval of Purchase Agreement and Right of Re-Entry Agreement for Part of Outlot A, COR TWO: Norhart Architecture, LLC
 2. Consider Provision of Business Assistance for Soderholm and Associates
 3. Consider Recommendation for Approval of 2024 EDA Budget

5. **Member/Staff Input**

6. **Adjournment**

Economic Development Authority (EDA)

Meeting Date: 08/10/2023

Primary Strategic Plan Initiative: Enhance City’s communication through transparency and accountability.

Title:

Approve Meeting Minutes for July 13, 2023

Purpose/Background:

Purpose: The purpose is to approve the meeting minutes for the EDA meeting held the prior month.

Background: The meeting minutes are attached for review and approval.

Recommendation:

Approval of July 13, 2023 meeting minutes.

Outcome/Action:

Motion to approve July 13, 2023 EDA meeting minutes.

Attachments

EDA Minutes

Form Review

Inbox

Sean Sullivan

Brian Hagen

Form Started By: Wendy Schlueter

Final Approval Date: 08/03/2023

Reviewed By

Sean Sullivan

Brian Hagen

Date

07/31/2023 11:10 AM

08/03/2023 08:27 AM

Started On: 07/31/2023 11:04 AM

**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, July 13, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Scott Winyinger
 Member Chelsee Howell
 Member Rachal Johnson
 Member Brittany Lindahl
 Member William MacLennan
 Member Chris Riley
 Member Shanna Stewart

Members Absent: None

Also Present: Sean Sullivan, Economic Development Manager

1. CALL TO ORDER

Chairperson Winyinger called the Economic Development Authority meeting to order at 7:30 a.m.

2. APPROVE AGENDA

Motion by Member Johnson, seconded by Member Lindahl, to approve the agenda.

Motion carried. Voting Yes: Chairperson Winyinger, Members Johnson, Lindahl, Howell, MacLennan, Riley, and Stewart. Voting No: None. Absent: None.

3. CONSENT AGENDA

3.01: Approve Meeting Minutes Dated June 8, 2023

Motion by Member Riley, seconded by Member Johnson, to approve the June 8, 2023, minutes as presented.

Motion carried. Voting Yes: Chairperson Winyinger, Members Riley, Johnson, Howell, Lindahl, MacLennan, and Stewart. Voting No: None. Absent: None.

4. EDA BUSINESS

4.01: Consider Support of Financial Assistance for Presbyterian Homes Project; Haviland Fields

Economic Development Manager Sullivan presented the staff report.

John Fletcher, Senior Vice President of Presbyterian Homes and Services, thanked staff for their cooperation in this process and to Ehlers for their analysis. He stated that this project is a collaboration with Lord of Life Church and the development is named after the Haviland family. He commented that this development could bring intergenerational housing options to the community. He provided an image of the property with the newly proposed housing products that would include slab on grade park twin homes, a senior building, and two 20% affordable / 80% market rate apartment buildings. He provided details on Presbyterian Homes and Services, the development goals for the site and a summary of the proposed project. He provided some design samples. He reviewed some of the project considerations including project financials, property tax impact, positive City financial impact, significant public benefit, the “but for” test, and the financial request before the EDA. He also reviewed the financial impact with and without TIF, noting that the property is currently tax exempt and would continue to be so if this were not approved. He reviewed the breakdown of estimated City fees that would be paid through this development. He provided details on mixed income housing, noting that as proposed about 20 percent of the units would be priced as attainable for households earning 50 percent AMI. He noted that including the price restricted units, the projected average rents are \$926, or 57 percent higher, than the average median rent in Ramsey. He provided a summary of what the City would gain through this development and why financial support is needed.

Member Johnson recognized that public transportation is not readily available in this area and asked if that has been considered.

Mr. Fletcher replied that while access to public transportation is an asset, price sensitive housing is needed everywhere. He stated that regardless of whether there is access to public transit, the units are fully occupied almost immediately. He stated that for the senior units, Presbyterian Homes has a network of buses that they use to circulate between the campuses.

Member Stewart asked for information on the past developments that included affordable housing.

Mr. Fletcher replied that those developments look identical to the market rate community, noting that they build a market rate building and designate a portion of the units to have rents below that market rate. He stated that the product and units look no different, and just have a lower income requirement. He stated that this allows their residents to age in place as people transition in income after they retire.

Member Stewart asked if the income restrictions increase over time.

Mr. Fletcher replied that restriction remains in place as long as the TIF district is in place.

Member MacLennan referenced the different age restrictions mentioned, 55 plus and 62 plus and asked for clarification.

Mr. Fletcher replied that would depend upon the ultimate designation they use through HUD. He noted that whether they choose 55 or 62 plus, the average age is over 70.

Member MacLennan asked for clarification on the mixed age buildings mentioned.

Mr. Fletcher clarified that the housing development itself would be a mixture of ages, split between the different housing products on the site. He noted that the u-shaped building would be seniors 62 plus, the park homes would be for those 55 plus, and the y-shaped buildings would be market rate apartments that would not be restricted in age.

Chairperson Winyinger asked the occupancy rate of the company across their different development projects that they manage.

Mr. Fletcher replied that it would depend on the product type. He stated that across all their product types, the occupancy rate is about 92.5, while the senior housing is between 96 to 98 percent. He stated that as a nonprofit provider, they attempt to target the middle-income range. He stated that they work hard to control their expenditures in order to control rates.

Member MacLennan asked if a survey of the neighborhood has been done to gauge their opinion.

Mr. Fletcher replied that they have held two or three neighborhood meetings to date and the feedback has been positive. He commented that a few neighbors to the south had concerns with high density homes adjacent to their home and also did not want a park near their home. He commented that concern has been addressed by placing the park homes in that area. He commented that they have placed the high-density housing as far away as possible from the single-family homes.

Chairperson Winyinger commented that this would bring 460 new residential units and asked the estimated number of residents that would be added through this development.

Mr. Fletcher replied that senior housing has an average occupancy rate of about 1.2 people per unit while all age housing is closer to two or 2.5 people per unit. He estimated 600 to 700 people would live in the development.

Jason Aarsvold, Ehlers, described the role of Ehlers in this process. He commented that the property is currently exempt and explained how the base value and increment were calculated. He stated that they completed an analysis to determine the assistance that would be needed in order for this project to be viable and ensure that the assistance requested would not exceed the market rate return on investment. He stated that the level of return is significantly less than what a market rate developer would want to see and therefore the project does need assistance and meets the but for test. He reviewed the proposed phased TIF assistance recommended over 20 years rather than the 25 that was originally proposed. He stated that assistance would be provided through a "Pay as you go note" from the City and provided details on that method of TIF financial assistance. He noted that the developer has also agreed to a look back projection and provided details on that clause and how it would provide the City with additional protection.

Economic Development Manager Sullivan asked for details on the term sheet.

Mr. Aarsvold provided details on the preliminary term sheet which is a nonbinding document under which the City would consider entering into a TIF agreement with the developer. He stated that if support is indicated for the term sheet, it would provide support for the developer to continue going forward on the project and this would then come back at a later date for approval of a more formal TIF agreement. He stated that action today does not approve the project but provides support or lack of support for the proposed project and provided an overview of what is included in the term sheet.

Member Riley acknowledged the work that has gone into the process thus far. He asked what is driving the need for assistance.

Mr. Aarsvold replied that every apartment project is a little different and the cost to build the projects is then different. He stated that this is fairly representative of a class A apartment project. He stated that while the rents are projected above the Ramsey market, that is still not enough to offset the debt service costs of the loan and the construction costs. He commented that some of the units would be rent restricted which generates less income for the project. He stated that those are the primary drivers for financial assistance. He noted that the financial lookback would ensure that the assistance remains in line with actual project costs rather than the estimates to ensure the developer is not unduly enriched with public tax dollars.

Member Riley asked if the units were not income restricted whether there would still be a need for financial assistance.

Mr. Aarsvold replied that it could be possible that could be enough to offset the gap, but the developer did not feel that would be enough on its own to fill that gap. He commented that the only opportunity they have to use TIF as a tool is through a housing district and a housing district is only available to use as a tool if 20 percent of the units are designated at 50 percent AMI.

Member Stewart asked if the preliminary term sheet proposes \$9,200,000 in support.

Mr. Aarsvold confirmed that to be true between the two phases of assistance.

Member Howell asked if there is anything preventing an increase or decrease on the number of affordable units for the project

Mr. Aarsvold replied that there could not be a viable TIF district if the percentage of affordable units went below 20 percent.

Mr. Fletcher commented that there is a floor for the minimum number of affordable units but there is not necessarily a ceiling.

Economic Development Manager Sullivan commented that all parties have been working together to present this in a clear manner. He stated that the options this morning would be to support or

not support the project and proposed term sheet. He referenced the comments by Member Howell and noted that if desired, there could be a cap on the number of affordable units. He stated that from a tax perspective there would be benefit in placing this property onto the tax roll and would assist the City in coming into compliance with density as regulated by the Metropolitan Council. He stated that the majority of manufacturers speak of the challenge with workforce, and this could bring new workers to the area. He believed that the location is a good fit, with the density further away from the single-family homes in the area. He commented that staff believes that this is a quality project and developer and acknowledges that this is a large financial ask, noting that this is pay-go financing so the City would not be providing any financing up front. He commented that he has seen projects from this developer in other communities and they are great projects.

Member Stewart commented that she would like to see a cap on the percentage of affordable units at 20 percent. She commented that she also likes the lookback provision and 20-year length for the term of financial assistance.

Member Johnson asked if a cap could be placed on flexibility given market conditions in the future for the affordable units.

Economic Development Manager Sullivan replied that would be contrary to what the other members appear to be asking for.

Member MacLennan stated that he also likes the cap of 20 percent for the affordable units. He stated that he does have some concern with a length of 20 years but also acknowledged that the property is currently not generating property taxes. He asked for details on the lookback clause and its term.

Mr. Aarsvold provided details on the typical lookback period, which typically occurs when the project is 95 percent occupied, and explained the process.

Economic Development Manager Sullivan asked if the cost to complete the lookback is paid for by the developer.

Mr. Aarsvold confirmed that language can be included in the ultimate agreement.

Member Riley commented that the EDA has done a great job focusing on the dollars and the term sheet. He acknowledged that the term sheet is just the first step in this process and other groups within the City would focus on other project details such as traffic and zoning.

Economic Development Manager Sullivan confirmed that the EDA is a recommending body, and its recommendation would move forward to the City Council. He stated that if support is also provided by the Council, that would give the developer some confidence in moving forward in the site plan and planning process.

Member Howell asked for details on the competition this would create with a nonprofit receiving financial assistance from the City compared to developers that are providing market rate apartments without assistance from the City.

Economic Development Manager Sullivan replied that each project has its own merits. He noted that the City is working with another developer that proposes to create a product that would exceed these rental rates, which would fund that project. He stated that this applicant has a mission as a nonprofit to provide some affordable housing as part of their projects and is one of the reasons the subsidy is needed. He stated that the assistance would help to pay for the affordable units rather than the market rate units and therefore did not see an issue with competition.

Member MacLennan commented that this project would bring in workers and capital dollars to the community and that should be the focus for the EDA.

Member Johnson commented that putting a cap on the affordable units would not be something that she would want. She commented that the market can change and would want to see the developer have flexibility to provide affordable more units if that is something they desired.

Chairperson Winyinger commented that having rates available below market rate does not make financial sense beyond what is required, therefore he would be fine not having a cap.

Member Stewart commented that she believes the 20 percent cap would be wise with that many single-family homes near this project in order to keep the integrity of the project. She commented that in 20 or 30 years, she would not want to see 90 percent of the units deemed affordable as that could impact the adjacent home values.

Member Riley asked if the years and dollar move together on the term sheet, using the example of ten years versus 20 and asked if that would then reduce the financing by half as well.

Mr. Aarsvold confirmed that to be true. He commented that the dollars and term are based on what the increment is projected to be during that time. He commented that ten years would equate to a little over half of the total projected in the term sheet.

Motion by Member Stewart, seconded by Member MacLennan, to recommend to City Council to support the project with the term sheet and assistance levels as proposed with the addition of a cap of 20 percent on the number of affordable units.

Motion carried. Voting Yes: Chairperson Winyinger, Members Stewart, MacLennan, and Lindahl. Voting No: Members Howell, Johnson and Riley. Absent: None.

4.02: Consider Offers to Purchase and Develop a Portion of Outlot A, COR TWO

Economic Development Manager Sullivan presented the staff report.

Heather Lorch, Capstone Homes, commented that they have been following this parcel for almost one year and are grateful to present a proposed project this morning. She provided details on Capstone Homes and its mission. She reviewed the neighborhoods that Capstone has developed in Ramsey and other metro communities. She also provided details on Capstone's commitment to Homes for Hope, noting a dedication that will occur in Riverstone South later this morning. She

presented the concept for this property with 130 attached townhomes, noting that they feel that the attached product would be ideal for this site and within the COR. She also reviewed the proposed amenities within the development and proposed townhome design. She stated that the proposed price point would be \$300,000 to \$335,000 for three-bathroom, three-bedroom units. She commented that they would be happy to introduce this new product line in Ramsey, just as they did with their liberty home model. She commented that the neighborhood would be professionally managed by a townhome association. She provided details on the proposed schedule, noting that they would ideally break ground in March or April of next year and build in multiple phases.

Steve Bona, Capstone Homes, commented they are happy to be looking at another project in Ramsey. He commented that it is hard to find a location for attached townhomes in the metro area because of the need for close by conveniences. He stated that the COR would provide the accessibility and walkability that is needed for attached townhomes. He stated that they are focusing on price point as well, noting that they cannot hit this price point in Riverstone. He stated that the market is thirsty for this price point and believes there is a huge demand for this. He commented that they feel that the backyards and greenspace are important for buyers, as the target market is young professionals and young families. He stated that they want to have their landscaped entrance and greenspace for people to see when they drive into the development as that will increase marketability. He invited the members of the EDA to attend the Homes for Hope event at Riverstone South later this morning as well.

Economic Development Manager Sullivan commented that there are some differences between the proposals. He stated that the backyard units do not have a sidewalk which is not compliant with COR standards and therefore Capstone would request an R-2 zoning. He stated that in order to hit the affordability price point, Capstone is asking for a reduction in park dedication fees. He commented that Capstone would have an attached product while Centra will be presenting a detached product.

Mr. Bona commented that Capstone feels that the reduction in park dedication is necessary, noting that the Ramsey park dedication fees have significantly increased over the past few years. He stated that Ramsey has higher fees than the other communities that Capstone builds within. He noted that the price for park dedication would equate to \$6,000 per unit and while they can afford that within Riverstone, they could not provide the proposed price point for the townhomes with that level of park dedication.

David Pattberg, Centra Homes, stated he appreciated the work of staff throughout this process. He provided background information on Centra Homes, a local builder focused on the north metro. He displayed the proposed product for the Centra concept that would be a similar product to what they have already built in the COR. He stated that this would provide sidewalks and trails to continue the connectivity of the COR. He commented that the trails and connections within the COR are heavily used. He stated that for this product they have seen singles, young families, and empty nesters. He stated that the 16-acre concept would reserve the remainder of the site for commercial use and if that were not to come forward, they could continue the residential development onto that remainder. He provided some of the example floorplans and elevations. He commented that their existing neighborhood is fully built out within the COR and fully occupied. He stated that staff has done a great job providing a comparison of the projects within

the staff report. He stated that their intention was to provide a concept that meets the COR guidelines, pays the full fees, and associated offer price.

Chairperson Wyingner offered an opportunity to ask questions to either of the developers related to the structure and vision with financial questions reserved for closed session.

Economic Development Manager Sullivan commented that Centra includes an option to develop the three acres residentially. He noted that Capstone has also provided a concept for that as well, but each developer understood the desire for the City to retain that portion for commercial development. He noted that the Capstone proposal would assume permission to fill the wetland which would allow for additional units. He stated that staff did request a concept that also shows the wetland remaining, should that permission not be gained noting the difference in unit count from 115 units to 130 units.

Member Riley referenced the existing Centra development which is fully built in the COR and asked if this would essentially look the same.

Mr. Pattberg confirmed that the exterior would be the same but there may be some tweaks to the interior floorplans. He noted that existing neighborhood has 40 units.

Member Lindahl asked how the sell off was for that development and also asked for the feedback they received from the market.

Mr. Pattberg replied that when they started the sale for those units it was a little slow. He stated that they got the sense that the homes directly along Bunker and Ramsey boulevards were slightly less desirable, which is where they started building. He noted that once they got the first five or six sales, the remainder of sales picked up. He recognized that it was a different product, rear loaded and 20 feet wide, which is not a common suburban product. He stated that the product has been successful in the COR.

Chairperson Wyingner referenced the comments from Capstone focusing on walkability and noted the lack of sidewalks. He asked if Capstone would be willing to reconsider sidewalks.

Mr. Bona replied that they are open to sidewalks. He stated that they have the trail running through the community and have noted that perhaps that would be better served running along Bunker and then connecting. He stated that they are very open to sidewalk discussion.

Ms. Lorch commented that they feel that this design without sidewalks appeals to a larger number of buyers. She commented that they do not offer rear loaded homes and do not feel there is a strong market for that. She commented that sidewalks also reduce the impervious surface and feel that additional greenspace is more attractive in the market. She commented that they would be willing to revisit that consideration, but additional sidewalks would also increase HOA fees because of increased maintenance.

Mr. Bona clarified that he was speaking about sidewalks along the street.

Ms. Lorch commented that her comments were related to sidewalks behind the homes. She noted that her comments were related to the COR requirement.

Motion by Member Riley, seconded by Member Johnson, to enter closed session pursuant to Minn. Stat. 13D.05 Subd. 3(c) to discuss Outlot A, COR 2, PID 28-32-25-22-0058.

Motion carried. Voting Yes: Chairperson Wyingner, Members Riley, Johnson, Howell, Lindahl, MacLennan, and Stewart. Voting No: None. Absent: None.

The meeting returned to open session.

Economic Development Manager Sullivan stated that EDA met under closed session to discuss offers and potential counter offers, and the EDA had reviewed the offers and there was direction to have staff to work with Centra Homes to draft a purchase agreement with the terms identified in the EDA case for City Council consideration.

Motion by Member Stewart, seconded by Member Lindahl, to recommend to City Council to select Centra Homes and execute a Purchase Agreement with the terms included in the developer's proposal.

A roll call vote was performed:

Member Lindahl	aye
Member MacLennan	nay
Member Johnson	aye
Member Stewart	aye
Chairperson Wyingner	nay
Member Riley	aye
Member Howell	nay

Motion carried.

5. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan provided a brief summary of recent City Council actions at recent meetings related to cases previously recommended by the EDA. He also noted upcoming development activity and events.

6. ADJOURNMENT

Motion by Member Johnson, seconded by Member Stewart, to adjourn the meeting.

Motion carried. Voting Yes: Chairperson Wyingner, Members Johnson, Stewart, Howell, Lindahl, MacLennan, and Riley. Voting No: None. Absent: None.

The regular meeting of the Economic Development Authority adjourned at 9:07 a.m.

Respectfully submitted,

Sean Sullivan
Economic Development Manager

ATTEST:

Wendy Schlueter
Economic Development Administrative Assistant

Draft by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

DRAFT

Economic Development Authority (EDA)**Meeting Date:** 08/10/2023**Primary Strategic Plan Initiative:** {@!@ud_pd8@!@}**Title:**

Consider Approval of Purchase Agreement and Right of Re-Entry Agreement for Part of Outlot A, COR TWO: Norhart Architecture, LLC

Purpose/Background:

The purpose of this case is to consider a recommendation to the City Council to sell approximately 4 acres of Outlot A, COR TWO to Norhart Architecture, LLC (the "Developer) to construct a 200 unit market rate apartment project. Staff brought this proposed project to the City Council worksession to determine if there was general support for the sale of City property in the COR for a market rate apartment project. The project was generally well received by the Council and Staff has been working with the developer on the terms of a purchase agreement since that meeting.

Staff has worked diligently with Norhart, and legal counsel to draft a Purchase Agreement and Right of Re-Entry Agreement that all parties are comfortable with. The purchase agreement and right of re-entry agreement have provisions similar to the Affinity at Ramsey (174 unit 55+ senior project) that extend deadlines for performance and restricts the city ability to re-enter the property if a building permit is pulled, a foundation is constructed and evidence of construction financing has been provided to the city. Staff has discussed this at great length with the City Attorney and the requests by the developer are not uncommon based on the ability to obtain financing for a project of this magnitude. The City will still have the ability to impose a \$100,000 penalty if the project is not completed by 2027. The negotiated purchase price for the land is \$2.50 per square foot (\$435,600) which is within the City deal range for this parcel. Norhart has also committed to contribute \$256,000 toward the construction of West Ramsey Parkway NW. If the contribution of \$256,000 for West Ramsey Parkway is taken into account the total consideration is \$691,600, or \$3.97 per square foot which is over the asking price of \$3.50/SF. It should be noted that the Developer is not asking for any financial assistance or a reduction in development fees from the city.

Notification:

None required

Time Frame/Observations/Alternatives:

Staff believes that this project will be a great addition to the COR and will provide a visibly appealing project at the entrance of the COR. The 200 units of high-end market rate housing and its proximity to the retail area and future Waterfront park will provide great synergy and walkability. The property tax revenues for a project of this size help finance past, current and future infrastructure improvements in the COR.

Representatives from Norhart will be present to provide more detail relating to the proposed project and to answer questions the EDA may have.

Project Highlights

Project Description - 200 Units - Market-rate, 5,000 Retail Cap on West Side of Building (Mixed Use)

Project Costs - 45M

Amenities - On Site Staffing, Community Room, Game Room, Coffee Station, Fitness and Yoga Center, Dog Run, Pet Spa, Movie Room, Outdoor Lounge & Pool, Heated Underground Parking

Job Creation - 6

Tax Assessed Valuation (Estimate) - 40M
Annual Property Tax (Estimate) \$495,000
Annual Local (City,School, County Estimate) \$410,000
Annual Property Tax - City Portion (Estimate) \$164,000
Aids Unit Density Calculations in COR - 50 units/acre
Required a rezone to a COR 4b or 4c Subdistrict

Key Purchase Agreement Terms

Buyer - Norhart Architecture, LLC

Seller - City of Ramsey

Property Address - Northern corner of Sunwood Drive NW, Ramsey Parkway and Zeolite Street NW.

Proposed Units - Approximately 200

PID# - [283225220058](#)

Acres - Approximately 4 acres

Purchase Price - \$2.50/SF

Road Development - \$256,000 to be contributed to road extension costs of W Parkway (between Sunwood Drive NW roundabout and Zeolite Street)

Earnest Money - Earnest Money of \$25,000.00 will be held by Stewart Title upon full execution of Purchase Agreement. Said deposit would be refundable to Buyer in the event the escrow does not close, unless failure to close is the result of default by Buyer under the Purchase Agreement (in which event the deposit would be released to the Seller as liquidated damages). Additional Earnest Money events may occur upon discussion and agreement in Purchase Agreement.

Inspection Period - Buyer shall have two-hundred forty (240) days following Effective Date to investigate property.

Right of Re-entry - Within 24 months from the Closing Date Buyer shall have achieved completion of a ±200-unit Market Rate apartment building compliant with COR Zoning requirements to be further defined by an approved Site Plan. At Closing, a “Right of Re-Entry Agreement” shall be executed and recorded against the Property. The Seller agrees to waive the right to re-enter and take physical possession of the Property, providing that Buyer has submitted the building permit and associated fees, City development and platting fees, the building foundation has been set and evidence of sufficient financing for substantial completion of the project.

Closing - Closing shall take place 30 days after Buyer delivers Notice to Proceed to Seller. Two (2) additional one hundred fifty (150) day extensions will be granted with each extension requiring a \$15,000 earnest money deposit that is nonrefundable but applicable to the purchase price.

Alternatives include:

- 1) Recommendation to the City Council Approval of Purchase Agreement and Right of Re-Entry Agreement (as presented); subject to City Attorney review.
- 2) Recommendation to the City Council Approval of Purchase Agreement and Right of Re-Entry Agreement (with changes); subject to City Attorney review.
- 3) Something else.

Funding Source:

N/A. There is no assistance being provided.

Recommendation:

City Council Approval of Purchase Agreement and Right of Re-Entry Agreement (as presented); subject to City Attorney review.

Outcome/Action:

The EDA should consider the following actions.

- 1) Recommendation to the City Council Approval of Purchase Agreement and Right of Re-Entry Agreement (as presented); subject to City Attorney review. (Staff Recommendation)
 - 2) Recommendation to the City Council Approval of Purchase Agreement and Right of Re-Entry Agreement (with changes); subject to City Attorney review.
 - 3) Something else.
-

Attachments

Site Location Map

ACTION - Purchase Agreement - Norhart

ACTION - Form of Right of Re-Entry - Norhart

Term Sheet Items LOI Edits

Form Review

Inbox

Brian Hagen

Form Started By: Sean Sullivan

Final Approval Date: 08/04/2023

Reviewed By

Brian Hagen

Date

08/04/2023 02:32 PM

Started On: 06/22/2023 01:47 PM

Site Location Map



PURCHASE AGREEMENT

This Purchase Agreement (the “Agreement”) is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation (“Seller”), and **Norhart Architecture LLC**, a Minnesota limited liability company or its Assigns (“Buyer”).

In consideration of the Earnest Money, the mutual covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer agree as follows:

1. **EFFECTIVE DATE.** The effective date of this Agreement is August ____, 2023 (the “Effective Date”).
2. **SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller approximately 4 acres (174,240 SF) of vacant land, legally described on Exhibit A attached hereto the “Property”).
3. **PURCHASE PRICE.** The purchase price for the Property is \$2.50 / square foot or \$435,600 as described on attached Exhibit A and graphically depicted on attached Exhibit B; subject to square footage of Final Plat (the “Purchase Price”).
4. **EARNEST MONEY AND ADDITIONAL EARNEST MONEY.** Within five business days after the Effective Date, Buyer must deposit the sum of \$25,000.00 (the “Earnest Money”) with Stewart Title or other title company that is mutually agreed upon (“Escrow Agent”), via wire transfer or delivery of a certified check payable to Escrow Agent.
 - a. If Buyer does not deposit the Earnest Money as required above, then Seller may terminate this Agreement by written notice to Buyer; provided, however, if Buyer deposits the Earnest Money with Escrow Agent before Seller exercises Seller’s right to terminate, Seller’s right to terminate is extinguished.
 - b. Upon Seller’s receipt of a Notice to Proceed from Buyer in accordance with Section 9(b), all of the Earnest Money becomes non-refundable (except in accordance with Section 23 as a result of a default by Seller).
 - c. If Buyer does not provide a Notice to Proceed to Seller in accordance with Section 9(b), this Agreement automatically terminates, and Escrow Agent must disburse all Earnest Money Escrow Agent holds to Buyer.
 - d. At Closing, Escrow Agent shall disburse to Seller any Earnest Money not previously disbursed to Seller, and Buyer shall receive a credit against the

Purchase Price owing at Closing in an amount equal to the amount of the Earnest Money.

5. DUE DILIGENCE DOCUMENTS.

- a. Seller has provided the Buyer a 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items: 1, 2, 3, 4, 5, 7a, 8, 11, and 14 of Table A thereof for the underlying legal (the "Survey") from a duly licensed surveyor dated April 10, 2017. Buyer may arrange with the surveyor to include additional information on the Survey, or obtain a new survey, at Buyer's expense.
- b. Within fifteen (15) business days after the date of this Agreement, Seller shall provide to Buyer the following documents to the extent the same are in Seller's possession or are reasonably available to Seller:
 - i. Any environmental reports, studies or assessments (including soil tests or other geotechnical reports) that relate to the property and any disclosure letters and/or off site determinations from the Minnesota Pollution Control Agency in Seller's possession;
 - ii. Any and all appraisals relating to the Property;
 - iii. Documents or correspondence to or from the city of Ramsey, Anoka County or other governmental agencies regarding zoning of the property, compliance of the Property with applicable laws or other governmental approvals or consents;
 - iv. Any and all such other documents, agreements, correspondence or information relating to the Property which may be reasonably requested from time to time by Buyer.

6. TITLE COMMITMENT.

- a. Within thirty (30) business days after the Effective Date, Seller shall, at Seller's expense, obtain a commitment from Escrow Agent to issue an owner's policy of title insurance insuring Buyer's title to the Property (the "Title Commitment") and deliver the Title Commitment and copies of or internet access to copies of all recorded documents referenced in the Title Commitment to Buyer.
- b. Buyer shall have until thirty (30) days after the receipt of the Title Commitment and the Survey (collectively, "**Title/Survey**") to review Title/Survey and to give Seller written notice of (i) any defects in the marketability of Seller title to the Property or any encumbrances on Seller's title to the Property that are objectionable to Buyer, and (ii) the specific actions Buyer requests that Seller take

with respect to each such defect or encumbrance (a “**Title Objection Notice**”). Any defects in or encumbrances on Seller’s title that Buyer does not identify in a timely Title Objection Notice are each a “**Permitted Exception**.” Within ten (10) business days after Seller’s receipt of a Title Objection Notice from Buyer, Seller will notify Buyer, in writing, of the actions, if any, that Seller is willing to take with respect to each of the matters identified in the Title Objection Notice and the time frame in which Seller will take those actions (“**Seller’s Title Notice**”). If Seller’s Title Notice indicates that Seller unconditionally agrees to make Seller’s title to the Property marketable on or before the closing date established pursuant to Section 9, the parties shall proceed to closing pursuant to the terms of this Agreement. If Seller’s Title Notice indicates that Seller does not unconditionally agree to make Seller’s Title to the Property marketable on or before the closing date established in Section 10, Buyer may, at any time with ten (10) business days after Buyer’s receipt of Seller’s Title Notice, terminate this Agreement by written notice to Seller in which case this Agreement is terminated and Escrow Agent must disburse any Earnest Money to Buyer (“**Buyer’s Title Termination Notice**”). If Buyer does not deliver a Buyer’s Title Termination Notice to Seller within the ten (10) business days after Buyer’s receipt of Seller’s Title Notice, then (i) Seller must perform in accordance with Seller’s Title Notice, (ii) Buyer shall be deemed to have waived Buyer’s objections to the extent Seller has not agreed to address them in Seller’s Title Notice, (iii) the matters to which Buyer objected and Seller did not agree to resolve are deemed Permitted Exceptions, and (iv) the parties shall proceed to closing in accordance with the terms of this Agreement and the terms of Seller’s Title Notice.

- 7. RIGHT OF ENTRY.** At all times after Buyer has deposited the Earnest Money with Seller and before the Closing, Buyer (and its employees, agents, and contractors) may enter the Property for the purpose of conducting soil tests, environmental tests and additional survey work, subject to the following conditions:
- a. Within fifteen (15) days after the termination of this Agreement, if either Seller or Buyer terminate this Agreement in accordance with the provisions hereof prior to Closing, Buyer must repair and or restore any damage Buyer or its employees, agents or contractors cause to the Property and remove any personal property, refuse or debris Buyer or its employees, agents or contractors brought onto or authorized third parties to bring onto the Property.
 - b. Buyer must defend and indemnify Seller from and against and hold Seller harmless Seller from all “Claims,” as defined in Section 10, arising out of, resulting from or relating to any loss of or damage to any property or business or out of any injury to or death of any person, if the loss, damage, injury, or death arises either directly or indirectly from: (a) any action or omission of Buyer or its employees, agents, or contractors, while on the Property pursuant to this Section; or (b) actions or omissions of Buyer or Buyer’s employees, agents, or contractors that cause or result in the release of any Hazardous Substance onto the Property or onto other property.

- c. Buyer must comply with and shall cause its employees, agents, and contractors to comply with all applicable laws, while on the Property.
- d. Other than a standard Phase 1 environmental assessment, Buyer may not commence any environmental testing on the Property until Buyer submits a work plan for such testing to Seller and Seller approves the work plan, in writing. Seller may not unreasonably withhold, condition or delay Seller's approval of a work plan.
- e. The cost of any test or additional survey work will be borne solely by Buyer.
- f. The payment and indemnification provisions of this Section 7 shall survive any termination or cancellation of this Agreement.

8. PROPERTY SOLD AS IS. Subject to Buyer's right to terminate this Agreement pursuant to Section 9, Buyer agrees to accept the Property in its current condition, including, without limitation, its current environmental and geological condition, and in an "AS-IS" and with "ALL FAULTS" condition. Buyer's payment of the Purchase Price at Closing constitutes Buyer's acknowledgment and agreement that:

- a. Seller has not made any written or oral representations or warranties of any kind with respect to the Property (including without limitation express or implied warranties of title, merchantability, or fitness for a particular purpose) except as follows:
 - i. Pending Improvements. There are no public improvements which have been commenced or completed and for which assessment has been or may be levied against the Property, and Seller has no knowledge of any planned improvements which may result in assessment against the Property except for Zeolite Street NW and West Ramsey Parkway NW. These public improvements are anticipated to be constructed prior to the completion of the 200 unit market rate apartment project by the Buyer. The Buyer agrees to contribute \$256,000 to the City for its share of the construction costs for West Ramsey Parkway NW.
 - ii. Pending Proceedings. There is no litigation, suit, arbitration, mediation, proceeding, claim or investigation, including without limitation any environmental, zoning or land use regulation proceeding, pending or threatened, against Seller or relating to any aspect of the Property which might create or result in a lien on, or otherwise have a material adverse impact on, the Property or any part thereof or interest therein and there is presently no real estate tax protest or similar tax abatement proceeding pending with respect to the Property.
 - iii. Authority. Seller has full power and authority to enter into this Purchase Agreement and incur and perform its obligations hereunder.

- iv. Non-Foreign Status. Seller is not a "foreign person" within the meaning of Paragraph 1445(f)(3) of the Internal Revenue Code of 1986, as amended.
- v. Other Documents. Neither the execution or delivery of this Purchase Agreement nor the consummation of the transactions contemplated hereby will result in any breach or violation of, or default under, any judgment, decree, order, mortgage, lease, agreement, indenture or other instrument or document of which Seller is a party or by which the Property is bound.
- vi. Condemnation. To the best of Seller's knowledge, there are no condemnation proceedings which are pending or threatened against all or any portion of the Property.
- vii. Wells. The Seller has no knowledge of wells located on the Property.
- viii. Options. Seller has not entered into any contract of sale, or granted any options or rights of first refusal to acquire any interest in the Real Property.
- ix. Unpaid Labor and Materials. Seller represents and warrants that Seller is not indebted for labor or material that might give rise to the filing of notice of mechanic's lien against the Property.
- x. Leases. There are no leases affecting the Property.

Each of the foregoing representations shall be deemed remade as of the Closing Date (with such changes thereto as Seller shall notify Buyer as of the closing) and, as so remade, shall survive the closing, delivery of the deed and other documents contemplated hereby, and any investigation by or on behalf of either party; provided that such representations shall lapse unless suit is brought with respect thereto within one (1) year after closing.

- b. Buyer has had an adequate opportunity to inspect the condition of the Property, including without limitation any environmental testing, and to inspect documents applicable thereto; and
- c. The condition of the Property is fit for Buyer's intended use.
- d. Buyer accepts all risk of Claims (including without limitation all Claims under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation) whether past, present or future, existing or contingent, known or unknown, arising out of, resulting from or relating to the condition of the Property, known or unknown, contemplated or un contemplated, suspected or unsuspected, including without limitation the

presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

9. INSPECTION PERIOD.

- a. Except as otherwise provided in Section 6, Buyer shall have two hundred forty (240) days following the Effective Date (the “**Inspection Period**”) to investigate the Property and determine, in Buyer’s sole judgment, whether (i) the condition of the Property is suitable to Buyer’s intended use; and (ii) Buyer will be able to obtain all governmental approvals (including, but not limited to, approvals necessary to subdivide and re-plat the Property) and utilities necessary for Buyer’s intended use of the Property. Buyer acknowledges and agrees that Seller has not made any covenants, representations or warranties regarding Buyer’s ability to obtain governmental approvals from the City of Ramsey or any other governmental entity. The City of Ramsey will review, consider and act on any applications Buyer submits to the City for governmental approvals in accordance with City Code.
- b. Buyer may, at any time on or before 5:00 p.m. on the last day of the Inspection Period, terminate the Agreement by written notice to Seller based on Buyer’s determination, in Buyer’s sole and absolute discretion, that the condition of the Property is not suitable for Buyer’s intended use or that Buyer may not be able to obtain all governmental approvals and utilities necessary for Buyer’s intended use of the Property. In addition, this Agreement automatically terminates at 5:00 p.m. on the last day of the Inspection Period unless, prior to that time Buyer delivers a written notice of Buyer’s intention to proceed (a “**Notice to Proceed**”) to Seller.
- c. If, pursuant to Section 9(b) either Buyer terminates this Agreement or this Agreement is automatically terminated, the Escrow Agent must disburse to Buyer any Earnest Money Escrow Agent holds.

10. DEFINITIONS. As used in this Agreement:

“**Claim**” or “**Claims**” means any and all liabilities, suits, claims, counterclaims, causes of action, demands, penalties, debts, obligations, promises, acts, fines, judgments, damages, consequential damages, losses, costs, and expenses of every kind (including without limitation any attorney’s fees, consultant’s fees, costs, remedial action costs, cleanup costs and expenses which may be related to any claims).

“**Environmental Law**” means the Comprehensive Environmental Response, Compensation and Liability Act (“CERCLA”), 42 U.S.C. § 9601 et seq., the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq., the Federal Water Pollution Control Act (the Clean Water Act), 33 U.S.C. § 1251 et seq. the Clean Air Act, 42 U.S.C. § 7401 et seq., and the Toxic Substances Control Act, 15 U.S.C. § 2601 et seq., all as amended from time to time, and any other federal, state, local or other governmental

statute, regulation, rule, law or ordinance dealing with the protection of human health, safety, natural resources or the environment now existing or hereafter enacted.

“**Hazardous Substance**” or “**Hazardous Substances**” means any pollutant, contaminant, hazardous substance or waste, solid waste, petroleum product, distillate, or fraction, radioactive material, chemical known to cause cancer or reproductive toxicity, polychlorinated biphenyl or any other chemical, substance or material listed or identified in or regulated by any Environmental Law.

- 11. RELEASE.** By accepting the deed to the Property, Buyer, for itself, its directors, officers, stockholders, divisions, agents, affiliates, subsidiaries, predecessors, successors, and assigns and anyone acting on its behalf or their behalf hereby fully releases and forever discharges Seller from any and all Claims (including without limitation all Claims arising under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation), past, present and future, known and unknown, existing and contingent, arising out of, resulting from, or relating to the condition of the Property, and Buyer hereby waives any and all causes of action (including without limitation any right of contribution) Buyer had, has or may have against Seller and anyone acting on its behalf with respect to the condition of the Property, whether arising at common law, in equity or under a federal, state or local statute, rule or regulation. The foregoing shall apply to any condition of the Property, known or unknown, contemplated or un contemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.
- 12. CONDEMNATION.** If, prior to closing, eminent domain proceedings are commenced against all or any part of the Property, Seller shall immediately give notice to Buyer of such fact. If, in Buyer’s reasonable discretion, the proposed taking interferes with Buyer’s intended use of the Property, Buyer shall have the right (to be exercised within thirty (30) days after Seller’s notice), to terminate this Agreement, in which event neither party will have further obligations under this Agreement and the Earnest Money, together with any accrued interest, shall be refunded to Buyer. If Buyer shall fail to give such notice then there shall be no reduction in the Purchase Price, and Seller shall assign to Buyer at closing all of Seller’s right, title and interest in and to any award made or to be made in the condemnation proceedings. Prior to closing, Seller shall not designate counsel, appear in, or otherwise act with respect to the condemnation proceedings without Buyer’s prior written consent
- 13. NOTICES.** Notices permitted or required by this Agreement must be in writing and shall be deemed given when delivered in legible form to the party to whom addressed. Notices may be sent by certified mail or e-mail. Notices are effective two business days after they are mailed via certified mail, return receipt requested or, if sent by email, upon email transmission (provided that any email transmission that occurs after 5:00 pm Central Time will be deemed provided on the following day). If delivered at the Closing,

a notice shall be deemed given when hand-delivered to the party's representative at the Closing. The business addresses of the parties are as follows:

Seller: City Administrator
City of Ramsey
7550 Sunwood Drive N.W.
Ramsey, MN 55303
Email: bhagen@cityoframsey.com

Buyer: Norhart Architecture LLC
Marybeth Wise, Real Estate Development Manager
1081 4th St SW
Suite #400
Forest Lake, MN 55025
Email: marybeth.wise@norhart.com

Notices not given in the manner or within the time limits set forth in this Agreement are of no effect and may be disregarded by the party to whom they are directed.

14. CLOSING. This transaction shall close within thirty (30) days after Buyer delivers a Notice to Proceed to Seller or on such earlier date as Seller and Buyer may establish by mutual, written agreement; provided, however, Buyer may extend the Closing a total of two (2) times, each time for a period of one hundred fifty (150) days, by depositing an additional Fifteen Thousand and 00/100 Dollars (\$15,000.00) earnest money with Escrow Agent for each extension. Each \$15,000 extension payment shall be non-refundable, but applicable to the Purchase Price. The Closing shall take place at the offices of the Escrow Agent, or at some other place as the parties may mutually agree prior to such date. At the option of either Party, the executed closing documents, Purchase Price and closing costs may be deposited with the Escrow Agent and disbursed by the Escrow Agent pursuant to avoid the necessity for a Closing at which the Parties are present.

- a. **Seller's Obligations at Closing.** At Closing, Seller must deliver to Escrow Agent, for delivery to Buyer:
 - i. A limited warranty deed, duly executed and acknowledged on behalf of the City and with the City's seal affixed, conveying title to the Property, subject to (A) the lien of real estate taxes, if any, not yet due and payable and any installments of special assessments certified for payment therewith; (B) Building, Subdivision and Zoning Ordinances; (C) Matters that would be disclosed by an accurate survey of the Property; and (D) matters that constitute Permitted Exceptions pursuant to Section 6;
 - ii. A certified copy of a duly adopted City Ordinance and Resolution authorizing Seller's sale of the Property to Buyer;
 - iii. The Right of Re-Entry Agreement provided for in Section 29 below;

- iv. Seller's affidavits, well disclosure certificate (if required), settlement statement approved by Seller and Buyer, and any other documents required by the Escrow Agent; and
- v. All other agreements, documents and instruments necessary or incident to consummation of the transactions contemplated hereby.

b. **Buyer's Obligations at Closing.** At Closing, Buyer must:

- i. Wire Transfer (or deliver a certified check in) an amount equal to the amount of the Purchase Price adjusted for to reflect Buyer's prior payment of the Earnest Money and to reflect amounts Buyer must pay or will receive pursuant to Section 14(c), to Escrow Agent for disbursement to Seller and others pursuant to this Agreement and the Settlement Statement;
- ii. Execute and deliver the Right of Re-Entry Agreement provided for in Section 28 below;
- iii. File or cause Escrow Agent to file an Electronic Certificate of Real Estate Value, if required and necessary; and
- iv. All other agreements, documents and instruments necessary or incident to consummation of the transactions contemplated hereby.

c. **Closing Costs.**

- i. At Closing, the following Seller closing costs and expenses must be paid from the Purchaser Price or, if the Purchase Price is not sufficient, paid by Seller:
 - 1. Seller shall pay all outstanding property taxes, including but not limited to, payable 2024 for the Property.
 - 2. Seller shall pay all special assessments levied or pending against the Property as of the Closing Date.
 - 3. Seller's own attorney's fees.
 - 4. One-half the cost of any closing fees.
 - 5. The cost of real estate broker commission fees as prescribed in Section 14.
 - 6. State Deed Tax.
 - 7. Cost of issuance of the Title Commitment.
- ii. At Closing Buyer must pay the Purchase Price to Seller and the following costs and expenses:

1. Buyer's portion of prorated property taxes.
2. Buyer's own attorney's fees.
3. One-half the cost of any closing fees.
4. Documentary and recording fees for the deed(s).
5. The cost of the owner's title insurance policy, if Buyer elects to purchase an Owner's title insurance policy.

d. **Possession**. Seller must deliver possession of the Property to Buyer at Closing.

15. REAL ESTATE BROKERS. Seller and Buyer represent and warrant to each other that they have dealt with no brokers, real estate agents, finders or the like in connection with this transaction, other than CBRE, Inc. ("Seller's Broker"). Seller shall pay Seller's Broker as required by their agreement 3% of final gross sale price. Seller and Buyer agree to indemnify each other and to hold each other harmless against all claims, damages, costs or expenses of or for any broker's fees or commissions resulting from their actions or agreements regarding the execution or performance of this Agreement, other than the fees payable to Seller's Broker, and will pay all costs of defending any action or lawsuit brought to recover any such fees or commissions incurred by the other party, including reasonable attorney's fees.

16. ASSIGNMENT. This Agreement may not be assigned without the written consent of the non-assigning Party. The Seller recognizes the Buyer intends to assign this Agreement to an affiliated special purpose entity that will be registered officially with the State of Minnesota. Consent will not be reasonable withheld, conditioned, or delayed.

17. THIRD PARTY BENEFICIARY. There are no third-party beneficiaries of this Agreement, intended or otherwise.

18. JOINT VENTURE. Seller and Buyer, by entering into this Agreement and completing the transactions described herein, shall not be considered joint ventures or partners.

19. CAPTIONS. The paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement, and are not to be considered in interpreting this Agreement.

20. ENTIRE AGREEMENT / MODIFICATION. This written Agreement constitutes the complete agreement between the parties and supersedes any prior oral or written agreements between the parties regarding the Property. There are no verbal agreements that change this Agreement and no waiver or modification of any of its terms will be effective unless in writing executed by the parties.

21. BINDING EFFECT. This Agreement binds and benefits the Parties and their successors and assigns.

22. CONTROLLING LAW. This Agreement is made under the laws of the State of Minnesota and such laws will control its interpretation.

23. REMEDIES.

- a. If Buyer fails to perform any of the terms or conditions of this Agreement within the specified time limits, Seller may declare this Agreement terminated pursuant to Minnesota Statutes section 559.21. Seller's sole remedy in the event of Buyer's default is retention of the Earnest Money, unless Buyer defaults under Section 7 or 11 of this Agreement, in which case Seller may retain the Earnest money or suspend the performance of its obligations under this Agreement and commence an action in Anoka County District Court to recover its actual damages arising from the default.
- b. If Seller fails to perform any of the terms or conditions of this Agreement within the specified time limits, Buyer may: (i) declare this Agreement terminated in which case Escrow Agent and, if applicable, Seller, shall refund the Earnest Money to Buyer, and Seller shall reimburse Buyer for all reasonable costs incurred by Buyer, prior to the Seller's breach, in its inspection of the Property and preparation for closing, including any costs incurred by Buyer in seeking governmental approvals or development plans, and all reasonable attorneys' fees, or (ii) Buyer may have this Agreement specifically enforced and recover any incidental damages.

24. WAIVER. Failure of Seller or Buyer to insist upon the performance of any of the covenants, agreements and/or conditions of this Agreement or to exercise any right or privilege herein shall not be deemed a waiver of any such covenant, condition or right.

25. SURVIVAL OF TERMS AND CONDITIONS. The terms and conditions of this Agreement shall survive and be in full force and effect after the delivery of the deed for a period of six (6) months.

26. SEVERABILITY. Each provision of this Agreement shall apply to the extent permitted by applicable law and is intended to be severable. If any provision is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the legality or validity of the remainder of the Agreement.

27. CONSTRUCTION. The Parties acknowledge that this Agreement was initially prepared by Seller solely as a convenience and that all Parties and their counsel hereto have read and full negotiated all the language used in this Agreement. The Parties acknowledge that because all Parties and their counsel participated in negotiating and drafting this Agreement, no rule of construction shall apply to this Agreement to construe ambiguous or unclear language in favor of or against any Party.

28. COUNTERPARTS; DIGITAL COPIES. This Agreement may be executed in any number of counterparts and the signature pages of the separate counterparts combined into a single copy of this Agreement which will then constitute a fully executed version

of this Agreement. A facsimile, .pdf file or digital copy of a signed counterpart or of an assemblage of counterparts of this Agreement shall be deemed to be an original thereof.

- 29. CONSTRUCTION DEADLINE.** Within 24 months from the Closing Date Buyer shall have achieved completion of a ±200-unit Market Rate apartment building compliant with COR Zoning requirements to be further defined by an approved Site Plan. At Closing, a “Right of Re-Entry Agreement” shall be executed and recorded against the Property. The Seller agrees to waive the right to re-enter and take physical possession of the Property, providing that, Buyer has submitted the building permit and associated fees, City development and platting fees, the building foundation has been set and evidence of sufficient financing for substantial completion of the project.
- 30. TIME PERIODS.** The time for performance of any obligation or taking any action under this Agreement shall be deemed to expire at 5:00 p.m. Central Time on the last day of the applicable time period provided for in this Agreement. If the time for the performance of any obligation or taking any action under this Agreement expires on a Saturday, Sunday or legal holiday, the time for performance or taking such action shall be extended to the next succeeding day which is not a Saturday, Sunday or legal holiday.
- 31. PLATTING & DEVELOPMENT AGREEMENT.** Buyer must be in the process of obtaining an approved final plat, development agreement, and building exterior visual renderings with the City of Ramsey for its intended project before Closing. The Development Agreement and Site Plan must comply with all local zoning ordinances and design standards, including The COR Design Standards.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

SELLER: The City of Ramsey, a Minnesota municipal corporation

By: _____
Mark E. Kuzma, Mayor

Dated: _____, 2023

By: _____
Brian Hagen, City Administrator

Dated: _____, 2023

BUYER: Norhart Architecture LLC

By: _____
Marybeth Wise
Real Estate Development Manager

Dated: _____, 2023

Exhibit A

Legal Description

Part of Outlot A, COR TWO, to be platted as:

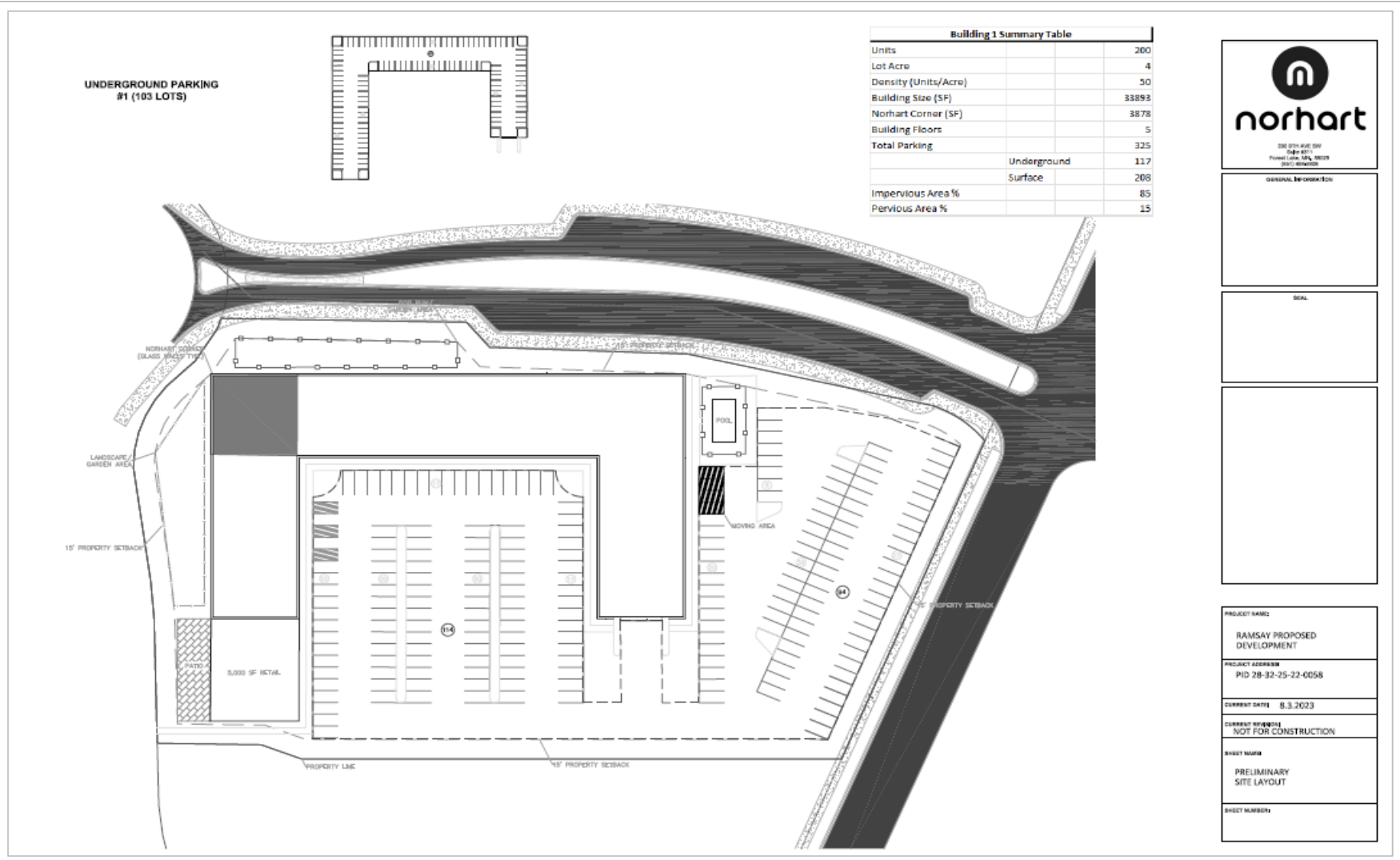
T.B.D. Anoka County, Minnesota

PID Number: Portion of 28-32-25-22-0058

approximately 4.0 acres (174,240 SF)

Exhibit C

Project Site Concept



[Reserved for Recording Data]

RIGHT OF RE-ENTRY AGREEMENT

This Right of Re-entry Agreement is entered into on _____, 2024, by and between the **City of Ramsey**, a Minnesota municipal corporation (“Seller”), and **Norhart Architecture LLC**, a Minnesota Limited Liability Company (“Buyer”).

Recitals

- A. On _____, 2024, Seller conveyed title of the following Property to Buyer:
- Part of Outlot A, COR TWO, to be platted as:
- T.B.D. Anoka County, Minnesota
- PID Number: Portion of 28-32-25-22-0058 (“Property”)
- B. Title to the Property was conveyed subject to Buyer fulfilling certain Conditions as set forth below.
- C. As indicated in the “Purchase Agreement” between the City of Ramsey and Norhart Architecture LLC, dated _____, Section 29, it is the intent of the parties to create and set forth a right to impose a penalty or a right of re-entry in favor of Seller in the event Buyer fails to satisfy the Conditions.

Agreement

1. The recitals are incorporated herein as if fully set forth.
2. Seller shall have the right, but not the obligation, to either impose a penalty against the Property pursuant to Paragraph 3, or to re-enter and take possession of the Property pursuant to Paragraph 4 excepting therefrom any delays caused by conditions outside of the reasonable control of Buyer as described below:
 - a.

Provided, however that if completion of the performance shall be delayed at any time by reason of acts of God, war, civil commotion, riots, strikes, picketing or other labor disputes unavailability of labor or materials, damage to work in progress by reason of fire or other casualty, or any cause beyond such Party's reasonable control, then the time for performance as herein specified shall be appropriately extended by the amount of the delay actually so caused.

3. Seller may impose a separate penalty of \$100,000.00 against the Property if the construction of the multifamily ±200 units building is not completed twenty four (24) months from the Closing Date. The penalty is due upon written notice to Buyer from Seller of the failure to satisfy a contingency. In the event the penalty is not paid within 60 days of receipt of the notice, Seller may, but is not required to, certify the penalty to Anoka County as an assessment against the Property.
4. As an alternative to imposition of a financial penalty and not in addition thereto, Seller may re-enter and take physical possession of the Property by making a payment to Buyer in the amount equal to the purchase price paid by Buyer pursuant to the Purchase Agreement. Title to the Property shall be restored in Seller, and Buyer shall execute whatever documents and undertake whatever steps are necessary to establish and confirm Seller's fee simple interest in the Property free of any claims or encumbrances, including mechanic's liens.

The Seller agrees to waive the right to re-enter and take physical possession of the Property if the following conditions are met:

- a. Building permit application and payment are issued.
- b. Building foundation is set.
- c. City Development and Platting Fees
- d. Evidence of sufficient financing for substantial completion of the project

(the "Stage I Improvements").

5. Upon satisfaction of the terms set forth in Section 4 above, the right of re-entry only set forth in Section 4 herein shall be released in a recordable writing executed by the Seller's Mayor and City Administrator.
6. This document constitutes the entire Right of Re-entry Agreement between the parties. Any modifications or amendments to this Agreement must be in writing and signed by both parties.

CITY OF RAMSEY

By: _____
Mark E. Kuzma, Mayor

By: _____
Brian Hagen, City Administrator

This instrument was acknowledged before me on _____, 2024, by Mark E. Kuzma as Mayor and Brian Hagen as City Administrator, of the City of Ramsey, a Minnesota Municipal Corporation on behalf of the Minnesota municipal corporation.

Notary Public

BUYER: Norhart Architecture LLC

By: _____
Marybeth Wise, Real Estate Development Manager

This instrument was acknowledged before me on _____, 2024, by Marybeth Wise the Real Estate Manager of Norhart Architecture LLC, a Minnesota Limited Liability Company on behalf of the Minnesota limited liability company.

Notary Public

This instrument drafted by:
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303
763-433-9868



August 3, 2023

Sean Sullivan
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

RE: Letter of Intent

Dear Sean,

This letter, when fully executed, will constitute a Letter of Intent under which the “Buyer” would purchase the below referenced property from the “Seller”. The Buyer and Seller acknowledge that this Letter of Intent is intended to outline initial terms for consideration only and will not obligate any party contractually, and no such obligation will arise unless and until a mutually satisfactory Purchase Agreement is fully executed by and delivered to all parties.

Buyer	Norhart Architecture, LLC
Seller	City of Ramsey
Property Address	Northern corner of Sunwood Drive NW, Ramsey Parkway and Zeolite Street NW.
Proposed Units	Approximately 200
PID#	283225220058
Acres	Approximately 4 acres
Purchase Price	\$2.352.50 /SF
Road Development	\$256,000 to be contributed to road extension costs of W Parkway (between Sunwood Drive NW roundabout and Zeolite Street)
Earnest Money	Earnest Money of \$25,000.00 will be held by an agreed upon Title Company <u>Stewart Title</u> upon full execution of Purchase Agreement. Said deposit would be refundable to Buyer in the event the escrow does not close, unless failure to close is the result of default by Buyer under the Purchase Agreement (in which event the deposit would be released to the Seller as liquidated damages). Additional Earnest Money events may occur upon discussion and agreement in Purchase Agreement.
Inspection Period	Buyer shall have one hundred eighty <u>two hundred forty</u> (240) days following Effective Date to investigate property.

Norhart HQ
1081 4th St SW #400
Forest Lake, MN
55025



Right of Re-entry

Within 24 months from the Closing Date Buyer shall have achieved completion of a ±200-unit Market Rate apartment building compliant with COR Zoning requirements to be further defined by an approved Site Plan. At Closing, a “Right of Re-Entry Agreement” shall be executed and recorded against the Property. The Seller agrees to waive the right to re-enter and take physical possession of the Property, providing that, Buyer has submitted the building permit and associated fees City development and platting fees, the building foundation has been set and evidence of sufficient financing for substantial completion of the project. ~~and the building foundation has been set.~~

Closing

Closing shall take place 30 days after Buyer delivers Notice to Proceed to Seller. Two (2) additional one hundred fifty (150) day extensions will be granted with each extension requiring a \$15,000 earnest money deposit that is nonrefundable but applicable to the purchase price.

Purchase Agreement

This proposal is subject to the execution of a Purchase Agreement within thirty (30) days of mutual acceptance of the Letter of Intent.

If the above terms are acceptable, we request that the seller execute this Letter of Intent where indicated below and return to marybeth.wise@norhart.com.

Sincerely,

Marybeth Wise
Norhart, LLC
1081 4th Steet SW #400
Forest Lake, MN 55025

AGREED TO AND ACCEPTED:

BUYER

SELLER

Norhart or assigns

By: _____

By: _____

Its: _____

It's: _____

Norhart HQ
1081 4th St SW #400
Forest Lake, MN
55025



Date: _____

Date: _____

Norhart HQ
1081 4th St SW #400
Forest Lake, MN
55025

Economic Development Authority (EDA)**Meeting Date:** 08/10/2023**Primary Strategic Plan Initiative:** Promote economic growth and development.**Title:**

Consider Provision of Business Assistance for Soderholm and Associates

Purpose/Background:

The purpose of this case is to consider provision of financial assistance for the construction of a 46,000 square foot expansion of manufacturing and warehouse space for Soderholm and Associates. Soderholm has completed a business assistance application (attached) and provided a \$5,000 administration fee to process it and related loan documents if the assistance is approved. Soderholm has provided all of the financial information needed to evaluate the project and underwrite a potential RLF Loan. The request is for \$100,000 in Tax Abatement and an \$150,000 low interest loan which has been negotiated with Staff. This expansion will triple the size of their business that was constructed in 1980 at its current location. The business currently is on well and septic and will be connecting to City sewer and water as part of the expansion. Soderholm is an Employee Owned (ESOP) that currently employs 60 workers, mostly from Ramsey and nearby communities with job wages ranging from \$60,000 - \$160,000 annually. The business is expected to hire 33 more employees as a result of this expansion between now and 2027. Development costs for the developer have been 1.5M more than they originally budgeted which is why the business is requesting assistance.

Costs for the building expansion, real estate acquisition, parking lot, machinery and equipment and other costs are eligible costs for the City RLF and Tax Abatement programs. These programs are in place to help encourage and support the growth of tax base and the creation of quality jobs. This project meets that criteria. Although Solderholm is truly committed to moving forward with this project, Staff believes that the EDA should consider providing assistance due to ensure that the business is able to succeed and create the job opportunities here in Ramsey. In addition, the City typically provides assistance to new projects and historically has not provided as much assistance to existing business in need of assistance.

Ehlers has evaluated the project and the amount of assistance is appropriate for this type of industrial project. The City has never utilized Tax Abatement but the memo by Ehlers and the abatement runs do a good job outlining how it would look. For demonstrative purposes, Staff and Ehlers are showing what a 100% and 50% abatement scenarios would look like. In short, only the new city property taxes generated by the expansion would be used to fund the proposed \$100,000 in tax abatement. Staff is proposing a \$150,000 3-4% interest loan with a term of 5-7 years to mirror the timing of the tax abatement. A copy of the complete analysis is attached and some highlights are below. Jason Aarsvold from Ehlers will be present to walk the EDA through the analysis

The EDA should evaluate the amount and type of assistance and make a formal recommendation to the City Council. If utilization of the RLF is recommended, Staff will work with CMDC to put together the required loan documents and underwriting for City Council consideration.

Notification:

No notification is required at this time. However, if the business assistance package is over \$150,000K in total, a public hearing to award the business subsidy will be required at a future City Council meeting.

Time Frame/Observations/Alternatives:

The request for business assistance has been requested late in the development process by Soderholm and Associates. Soderholm is hoping to pull its building permit in August and commence construction on the 46,000 expansion. Staff does believe that this timing should not prohibit this growing Ramsey business from accessing these business tools to assist the project. A summary of some of the key points of the project is below:

Project Costs - \$7.45M

Owner Equity - \$1.4M

Bank Loan - 5.76M

Public Financing - 250K

Project - 46,000 SF expansion, real estate acquisition, machine and equipment purchase, and connection to City sewer and water

New Taxable Value - \$3.47M

New Annual Taxes - \$97,000

New City Portion - \$18,458

Job Creation - 33 new jobs averaging \$40.41/hr

The EDA has a number of options it could consider relating to the business assistance request. Alternatives include:

- 1) A combination of tax abatement and the RLF
- 2) Aax abatement only
- 3) RLF only
- 4) Or not providing any financial assistance at all.

Once an assistance structure is determined the EDA should also consider the levels of assistance for each assistance type. It should be noted that the available RLF fund balance is \$353,000. It should be noted that the seed money for the RLF was provided from past MIF Loans through the State of Minnesota for other projects (Panther Precision, Zero Zone refrigeration, etc.)

Staff is supportive of the request by Soderholm and Associates but understands that the City has never used tax abatement in the past and this is uncharted waters for the EDA and City Council.

Funding Source:

RLF, Tax Abatement

Recommendation:

Staff recommends the following assistance package:

\$100,000 in Tax Abatement on new taxes generated (100% from City of Ramsey)

\$150,000 Loan from the City RLF for a term of 5 years with an interest rate between 3-4% with a term of 5-7 years

Outcome/Action:

Motion to recommend to City Council (Choose one or amend amounts and terms for one option)

- 1) \$100,000 in Tax Abatement (100%) and \$150,000 from RLF (3.5%, 6 years)
- 2) \$100,000 in Tax Abatement (100%)
- 3) \$150,000 in RLF (3.5%, 6 years)
- 4) Not provide any financial assistance at all

If a RLF Option is selected, staff will work with CMDC to underwrite the loan and to create the loan documents for City Council consideration

Attachments

Site Location Map
Business Assistance Application
Ehlers Soderholm Analysis
Tax Abatement Run 100% New Value
Tax Abatement Run 50% New Value
Reference - Soderholm Narrative and History
City RLF Policy
Business Subsidy Policy (Tax Abatement)
Project Site Plan and Elevations

Form Review

Inbox

Brian Hagen

Form Started By: Sean Sullivan

Final Approval Date: 08/04/2023

Reviewed By

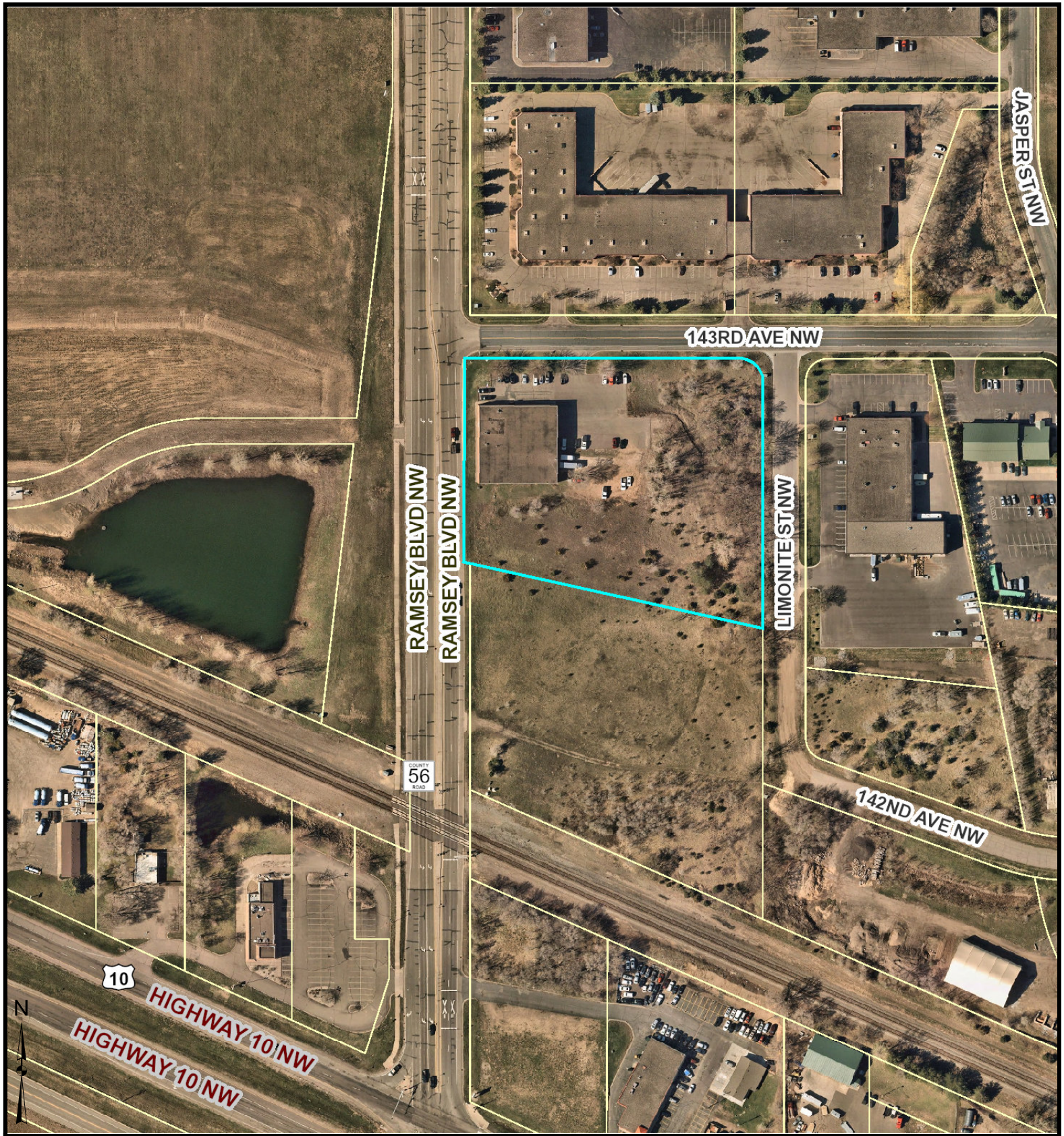
Brian Hagen

Date

08/04/2023 12:29 PM

Started On: 08/01/2023 08:11 AM

Soderholm and Associates Site Location Map



Parcel Information:

27-32-25-33-0004
 7150 143RD AVE NW
 RAMSEY
 MN 55303
 Plat:

Approx. Acres: 3.8594292
 Commissioner: MATT LOOK

Owner Information:

REPRESENTATIVE INVESTMENTS LLC
 7150 143RD AVE NW
 RAMSEY
 MN
 55303



Sean Sullivan

1:2,400

Date: 8/4/2023

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

C. PUBLIC PURPOSE OBJECTIVES

It is the policy of the City and EDA of Ramsey that the business assistance should result in a public benefit as identified in items 1-10 below. Please indicate how the proposed project will accomplish this by checking the appropriate boxes. **Attach additional narrative as Part 7.**

- 1. To encourage redevelopment.
- 2. To retain local jobs and/or increase the number and diversity of jobs that offer stable employment and/or attractive wages and benefits.
- 3. To enhance and/or diversify the City's economic base.
- 4. To encourage additional unsubsidized private (re)development.
- 5. To remove blight and/or encourage (re)development of commercial and industrial areas.
- 6. To create housing opportunities.
- 7. To provide a diversity of housing.
- 8. To provide a variety of family housing ownership alternatives and housing choices.
- 9. To promote neighborhood stabilization and revitalization by the removal of blight and the upgrading of existing housing stock in residential areas.
- 10. To accomplish other public policies which may be adopted such as the promotion of quality urban or architectural design, energy conservation, and decreasing capital and/or operating costs of local government.
 - Utilization of architectural and landscaping techniques that will enable the components of the project to blend with the natural environment.
 - Mitigation of project impact on the natural environment.

D. SOURCES & USES OF FUNDS

Attach additional information as Part 8

<u>SOURCES</u>	<u>AMOUNT</u>
Bank Loan	\$ _____
Other Loans	\$ _____
Owner Equity	\$ _____
Fed Grant/Loan	\$ _____
State Grant/Loan	\$ _____
Industrial Development Bonds	\$ _____
Tax Increment Financing	\$ _____
Tax Abatement	\$ _____
Revolving Loan Fund	\$ _____
Other	\$ _____
TOTAL	\$ _____

<u>USES</u>	<u>AMOUNT</u>
Land Acquisition	\$ _____
Site Development	\$ _____
Construction	\$ _____
Machinery & Equipment	\$ _____
Architectural/Engineering Fees	\$ _____
Debt Service Reserve	\$ _____
Contingencies	\$ _____
Other	\$ _____
TOTAL	\$ _____

Total Amount of business assistance requested from either Revolving Loan Fund, Abatement, Tax Increment Financing or another source: \$ _____

E. ADDITIONAL DOCUMENTATION AND CHECKLIST

Applicants will also be required to provide the following documentation. All personal financial information will be kept private and confidential.

- 1. Written business plan or a description of the business, ownership/ management, date established, products and services, and future plans.
- 2. Financial statements for past two years, including profit and loss statements and balance sheets.
- 3. Two year financial projections.
- 4. Personal financial statements of all major shareholders (principals) including the most recent 2 years of tax returns. (If requested.)
- 5. Letter of commitment from other sources of financing, stating terms and conditions of their participation in the project.
- 6. Administrative fee of up to \$5,000. In addition to defraying the cost of staff time, the fee will be used to pay costs associated with processing this request for financial assistance such as legal, engineering and financial analysis. The City reserves the right to stop the processing of the request until additional fees are paid should the original amount be insufficient to pay such costs. That portion which remains unspent, if any, will be returned only if the project is denied approval.
- 7. Attach the following documentation:
 - _____ Part 1 – Corporation/Partnership Description
 - _____ Part 2 – List of Shareholders/Partners
 - _____ Part 3 – Description of Project
 - _____ Part 4 – *But For* Analysis
 - _____ Part 5 – List of Prospective Lessees (If requested)
 - _____ Part 6 – Legal Description, Property Identification Numbers, maps of the project area, and project renderings
 - _____ Part 7 – Public Purpose Narrative
 - _____ Part 8 – Sources & Uses of Funds – Additional Information

The undersigned certifies that all information provided in this application is true and correct to the best of the undersigned’s knowledge. The undersigned authorizes the City and EDA of Ramsey to check credit references, verify financial and other information, and share this information with other political subdivisions as needed. The undersigned also agrees to provide any additional information as may be requested by the City after the filing of this application.

Applicant Name _____ Date _____

By _____

Its _____

EXHIBIT B
BUSINESS ASSISTANCE REVIEW WORKSHEET
FOR COMMERCIAL/INDUSTRIAL PROJECTS
TO BE COMPLETED BY APPLICANT AND CITY STAFF

A. The project meets which of the following objectives as set forth in Section C of the Business Assistance policy:

- 1. To encourage redevelopment.
- 2. To retain local jobs and/or increase the number and diversity of jobs that offer stable employment and/or attractive wages and benefits.
- 3. To enhance and/or diversify the City's economic base.
- 4. To encourage additional unsubsidized private (re)development.
- 5. To remove blight and/or encourage (re)development of commercial and industrial areas.
- 6. To accomplish other public policies which may be adopted such as the promotion of quality urban or architectural design, energy conservation, and decreasing capital and/or operating costs of local government.
 - Utilization of architectural and landscaping techniques that will enable the components of the project to blend with the natural environment.
 - Mitigation of project impact on the natural environment.

B. Ratio of Private to Public Investment in Project:

\$ _____	Private Investment	5:1	<u>5</u>
\$ _____	Public Investment	4:1	<u>4</u>
_____	Ratio Private : Public Financing	3:1	<u>3</u>
		2:1	<u>2</u>
		Less than 2:1	<u>1</u>

Points:

C. Job Creation:

_____	Net <i>new</i> jobs (minimum 40 hours per week) or fulltime equivalents	50+	<u>5</u>
		20+	<u>4</u>
		10+	<u>3</u>
		5+	<u>2</u>
		Less than 2	<u>1</u>

Points:

D. Wage Level of jobs created:

Average hourly wage		Over \$21/hour	<u>5</u>
Of <i>new</i> jobs	_____	\$18-21/hour	<u>4</u>
		\$14-17/hour	<u>3</u>
		\$10-13/hour	<u>2</u>
		Under \$10/hour	<u>1</u>

Points:

E. Ratio Of Business Assistance To New Jobs Created:

\$ _____ Business assistance requested
_____ Number of net *new* jobs created
\$ _____ of business assist. per net *new* job created

Points:	_____
\$5,000 or less	<u>5</u>
\$15,000 or less	<u>4</u>
\$25,000 or less	<u>3</u>
\$50,000 or less	<u>2</u>
Over \$75,000	<u>1</u>

F. Project size:

The project will result in the construction
of _____ square feet

Points:	_____
75,000+	<u>5</u>
50,000+	<u>4</u>
25,000+	<u>3</u>
10,000+	<u>2</u>
5,000 or less	<u>1</u>

G. Type of Project:

_____ 100% Owner Occupied
_____ Mix Owner Occupied & Investment
_____ Investment Property

Points:	_____
	<u>5</u>
	<u>3</u>
	<u>1</u>

H. Likelihood that the project will result in unsubsidized, spin-off development:

_____ High
_____ Moderate
_____ Low

Points:	_____
	<u>5</u>
	<u>3</u>
	<u>1</u>

I.

Sub-Total Points _____ of a possible 35 points.

Bonus Points

The project will be 100% *pay-as-you-go* financing.
The project is a redevelopment project.

Bonus Points:

_____	<u>3</u>
_____	<u>3</u>

Total Points: _____

Overall project analysis:	High	35 points
	Moderate	25 points
	Low	15 points
	Not Eligible	5 points

MEMORANDUM

TO: Sean Sullivan, Economic Development Manager
FROM: Jason Aarsvold, Ehlers
DATE: August 2, 2023
SUBJECT: Soderholm Expansion and Financial Assistance Request

The City of Ramsey (the “City”) received a request for financial assistance from SA Group for expansion of its facility located at 7150 143rd Ave NW. SA Group proposes a 46,214 square foot expansion of its existing building that will help triple its production capacity. The project is expected to add 33 additional employees by 2027 and will also include connection to the City water and sewer system.

Citing increasing material costs and higher than expected utility connections fees, SA Group is requesting up to \$100,000 in City tax abatement for the project. Based on current estimates, it would take an estimated 6.5 years to repay a \$100,000 tax abatement note at 0% interest. The number of years may change slightly pending final valuation assumptions from Anoka County. Tax abatement will help offset the costs of site improvements. In addition, SA group is requesting a loan from the EDA’s Revolving Loan Fund in the amount of \$150,000 for machinery and equipment.

The purpose of this memorandum is to evaluate whether SA Group’s request is necessary for financial feasibility. Since this facility will be owned by the company, this analysis treats the SA Group project as an independent income producing real estate venture that might be built by a third party (developer) and leased back to the business. In this scenario, we explored whether the project costs and end sources of funds (rent paid by the business) would meet typical market returns to attract private financing from a bank and developer equity.

If this project were to be delivered by a developer on a for-lease basis to SA Group, the developer may be expected to provide 20 percent equity to obtain debt financing for the remaining 80 percent of project costs. This is roughly the proposed financing structure by the business as well.

A developer building a project like this for lease back to a tenant would anticipate receiving a 10 percent Cash-on-Cash (“COC”) return. A COC rate of return is simply the annual net cashflow from the project (after expenses and debt service) divided by the initial equity investment. A 10 percent COC is standard for this type of project. The table on the following page compares the sources and uses for the project as proposed without any City assistance to a version that does include the requested assistance.

SOURCES	WITH ASSISTANCE		WITHOUT ASSISTANCE	
	Amount	Pct.	Amount	Pct.
Developer Financing - 1st Mortgage	5,760,000	77.32%	5,760,000	77.32%
Developer Financing - Tax Abatement	100,000	1.34%	0	0.00%
Revolving Loan - Ramsey	150,000	2.01%	0	0.00%
Developer Equity	1,440,000	19.33%	1,690,000	22.68%
TOTAL SOURCES	7,450,000	100.00%	7,450,000	100.00%

USES				
	Amount	% of Cost	Amount	% of Cost
Acquisition Costs	1,895,000	25.44%	1,895,000	25.44%
Construction Costs / Site Work	5,175,000	69.46%	5,175,000	69.46%
Financing Costs Prof. Services	130,000	1.74%	130,000	1.74%
Site Improvements	100,000	1.34%	100,000	1.34%
Machinery and Equipment	150,000	2.01%	150,000	2.01%
TOTAL USES	7,450,000	100.00%	7,450,000	100.00%

Based on the total development costs and proposed financing for this project, we estimate a business (like SA Group) would need to pay a blended lease rate of approximately \$13.55 per square foot without any assistance for a developer to achieve an average 10 percent COC return for this project over 6.5 years (the anticipated term of tax abatement payments). We estimate that a blended market lease rate for Ramsey is in the \$7.50 to \$9.50 per square foot range.

This analysis indicates SA Group would need to pay a lease rate that is higher than the market rate to occupy the property, demonstrating assistance for the project may be warranted. If we assume a developer received the requested \$250,000 in assistance, SA Group would need to pay a lease rate of approximately \$13.40 per square foot for the developer to achieve an average 10 percent COC return for this project within 6.5 years. This is still above the assumed market lease rate. Therefore, if the City chooses to provide the requested assistance, we believe it will help facilitate the project and not unduly enrich the applicant.

Please contact me at 651-697-8512 if you have any questions or require further information.



Soderholm Expansion - No Inflation

City of Ramsey

46,214 Sq. Ft. Expansion

ASSUMPTIONS AND RATES

District Type:	Abatement	Current Total Local Tax Rate:	82.090%	Pay 2023
First Year Construction or Inflation on Value	2023	Current City Tax Rate	40.4290%	Pay 2023
Inflation Rate - Every Year:	0.00%	Current County Tax Rate	24.4820%	Pay 2023
Interest Rate	0.00%	Current School District No. 11 Tax Rate	13.6710%	Pay 2023
Present Value Date:	1-Aug-24	Current Other Tax Rate	3.5080%	Pay 2023
First Period Ending	1-Feb-25	State-wide Tax Rate (Comm./Ind. only used for total taxes)	33.0030%	Pay 2023
Cashflow Assumes First Abatement	2025	Market Value Tax Rate (Used for total taxes)	0.21211%	Pay 2023
Assumes Last Year of Abatement	2039			
Fiscal Disparities Election [Inside, Outside or NA]	Inside			
Incremental or Total Fiscal Disparities	Incremental			
Fiscal Disparities Contribution Ratio	34.1362%	Pay 2023		
Fiscal Disparities Metro-Wide Tax Rate	133.6670%	Pay 2023		
Term of City Abatement	15			
Term of County Abatement	0			
Term of School District Abatement	0			
SD # 11				
Total Years of Abatement:	15			

PROPERTY TAX CLASSES AND CLASS 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)	0.75%	
Non-Homestead Residential (Non-H Res.)	1.25%	
Homestead Residential 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
	27-32-25-33-0004	Representative Investments LLC	7150 143rd Ave. NW	662,400	1,210,000	1,872,400	100%	1,872,400	Pay 2023	C/I Pref.	36,698	C/I Pref.	36,698	1
				662,400	1,210,000	1,872,400		1,872,400			36,698		36,698	

Note:

1. Base values are for pay 2024 based on review of County website on July 31, 2023.
2. Located in SD 11 - UTA 98-630111

Soderholm Expansion - No Inflation
 City of Ramsey
 46,214 Sq. Ft. Expansion



PROJECT INFORMATION (Project Tax Capacity)													
Area/Phase	New Use	Estimated Market Value Per Sq. Ft./Unit	Taxable Market Value Per Sq. Ft./Unit	Sq. Ft./Units	Market Value	Property Tax Class	Project Tax Capacity	Percentage Completed 2023	Percentage Completed 2024	Percentage Completed 2025	Percentage Completed 2026	First Year Full Taxes Payable	
1	Existing Building Expansion	98.7	98.7	18,980	1,872,400	C/I Pref.	36,698	50%	100%	100%	100%	2026	
TOTAL		75	75	46,214	3,466,050	C/I	69,321	50%	100%	100%	100%	2026	
Subtotal Residential				0	0		0						
Subtotal Commercial/Ind.				65,194	5,338,450		106,019						

Note:

1. Market values are based upon estimates.

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
Existing Building	36,698	12,527	24,171	19,842	16,745	11,616	3,972	52,175	2.75
Expansion	69,321	23,664	45,657	37,480	31,630	22,218	7,352	98,680	2.14
TOTAL	106,019	36,191	69,828	57,322	48,375	33,834	11,323	150,855	

Note:

1. Taxes and abatement will vary significantly from year to year depending upon values, rates, state law, fiscal disparities and other factors which cannot be predicted.

WHAT IS EXCLUDED FROM ABATEMENT?	
Total Property Taxes	150,855
less State-wide Taxes	(33,834)
less Fiscal Disp. Adj.	(48,375)
less Market Value Taxes	(11,323)
Less Small Taxing Jurisdiction Taxes	(2,450)
less Base Value Taxes	(18,994)
Annual Gross Maximum Tax Abatement	35,879



Soderholm Expansion - NO INTIATION

City of Ramsey
46,214 Sq. Ft. Expansion

Project Tax Capacity	Original Tax Capacity	Fiscal Disparities Incremental	Captured Tax Capacity	Combined City, County, & School Tax Rate	Maximum Annual Gross Tax Abatement	Semi Annual Gross Tax Abatement	100% City Abatement w/ Tax Rate 40.4290%	100% County Abatement w/ Tax Rate 24.4820%	100% School Abatement w/ Tax Rate 13.6710%	Semi Annual Net Tax Abatement	Semi-Annual Present Value	PERIOD ENDING Yrs.	Tax Year	Payment Date
						-	-	-	-	-	-			02/01/25
53,010	(36,698)	(5,568)	10,743	79%	8,442	4,221	2,172	-	-	2,172	2,172	0.5	2025	08/01/25
						4,221	2,172	-	-	2,172	4,343	1	2025	02/01/26
106,019	(36,698)	(23,664)	45,657	79%	35,879	17,939	9,229	-	-	9,229	13,573	1.5	2026	08/01/26
						17,939	9,229	-	-	9,229	22,802	2	2026	02/01/27
106,019	(36,698)	(23,664)	45,657	79%	35,879	17,939	9,229	-	-	9,229	32,032	2.5	2027	08/01/27
						17,939	9,229	-	-	9,229	41,261	3	2027	02/01/28
106,019	(36,698)	(23,664)	45,657	79%	35,879	17,939	9,229	-	-	9,229	50,491	3.5	2028	08/01/28
						17,939	9,229	-	-	9,229	59,720	4	2028	02/01/29
106,019	(36,698)	(23,664)	45,657	79%	35,879	17,939	9,229	-	-	9,229	68,949	4.5	2029	08/01/29
						17,939	9,229	-	-	9,229	78,179	5	2029	02/01/30
106,019	(36,698)	(23,664)	45,657	79%	35,879	17,939	9,229	-	-	9,229	87,408	5.5	2030	08/01/30
						17,939	9,229	-	-	9,229	96,638	6	2030	02/01/31
106,019	(36,698)	(23,664)	45,657	79%	35,879	17,939	9,229	-	-	9,229	105,867	6.5	2031	08/01/31
						17,939	9,229	-	-	9,229	115,097	7	2031	02/01/32
106,019	(36,698)	(23,664)	45,657	79%	35,879	17,939	9,229	-	-	9,229	124,326	7.5	2032	08/01/32
						17,939	9,229	-	-	9,229	133,555	8	2032	02/01/33
106,019	(36,698)	(23,664)	45,657	79%	35,879	17,939	9,229	-	-	9,229	142,785	8.5	2033	08/01/33
						17,939	9,229	-	-	9,229	152,014	9	2033	02/01/34
106,019	(36,698)	(23,664)	45,657	79%	35,879	17,939	9,229	-	-	9,229	161,244	9.5	2034	08/01/34
						17,939	9,229	-	-	9,229	170,473	10	2034	02/01/35
106,019	(36,698)	(23,664)	45,657	79%	35,879	17,939	9,229	-	-	9,229	179,702	10.5	2035	08/01/35
						17,939	9,229	-	-	9,229	188,932	11	2035	02/01/36
106,019	(36,698)	(23,664)	45,657	79%	35,879	17,939	9,229	-	-	9,229	198,161	11.5	2036	08/01/36
						17,939	9,229	-	-	9,229	207,391	12	2036	02/01/37
106,019	(36,698)	(23,664)	45,657	79%	35,879	17,939	9,229	-	-	9,229	216,620	12.5	2037	08/01/37
						17,939	9,229	-	-	9,229	225,850	13	2037	02/01/38
106,019	(36,698)	(23,664)	45,657	79%	35,879	17,939	9,229	-	-	9,229	235,079	13.5	2038	08/01/38
						17,939	9,229	-	-	9,229	244,308	14	2038	02/01/39
106,019	(36,698)	(23,664)	45,657	79%	35,879	17,939	9,229	-	-	9,229	253,538	14.5	2039	08/01/39
						17,939	9,229	-	-	9,229	262,767	15	2039	02/01/40
Total						510,742	262,767	-	-	262,767				
Present Value From 08/01/2024			Present Value Rate	0.00%		510,742	262,767	-	-	262,767				



Soderholm Expansion - No Inflation
 City of Ramsey
 46,214 Sq. Ft. Expansion

ASSUMPTIONS AND RATES

District Type:	Abatement	
First Year Construction or Inflation on Value	2023	
Inflation Rate - Every Year:	0.00%	
Interest Rate	0.00%	
Present Value Date:	1-Aug-24	
First Period Ending	1-Feb-25	
Cashflow Assumes First Abatement	2025	
Assumes Last Year of Abatement	2039	
Fiscal Disparities Election [Inside, Outside or NA]	Inside	
Incremental or Total Fiscal Disparities	Incremental	
Fiscal Disparities Contribution Ratio	34.1362%	Pay 2023
Fiscal Disparities Metro-Wide Tax Rate	133.6670%	Pay 2023
Term of City Abatement	15	
Term of County Abatement	0	
Term of School District Abatement	0	
SD # 11		
Total Years of Abatement:	15	

Current Total Local Tax Rate:	82.090%	Pay 2023
Current City Tax Rate	40.4290%	Pay 2023
Current County Tax Rate	24.4820%	Pay 2023
Current School District No. 11 Tax Rate	13.6710%	Pay 2023
Current Other Tax Rate	3.5080%	Pay 2023
State-wide Tax Rate (Comm./Ind. only used for total taxes)	33.0030%	Pay 2023
Market Value Tax Rate (Used for total taxes)	0.21211%	Pay 2023

PROPERTY TAX CLASSES AND CLASS 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)	0.75%
Non-Homestead Residential (Non-H Res.)	1.25%
Homestead Residential 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
	27-32-25-33-0004	Representative Investments LLC	7150 143rd Ave. NW	662,400	1,210,000	1,872,400	100%	1,872,400	Pay 2023	C/I Pref.	36,698	C/I Pref.	36,698	1
				662,400	1,210,000	1,872,400		1,872,400			36,698		36,698	

Note:

1. Base values are for pay 2024 based on review of County website on July 31, 2023.
2. Located in SD 11 - UTA 98-630111

Soderholm Expansion - No Inflation
 City of Ramsey
 46,214 Sq. Ft. Expansion



PROJECT INFORMATION (Project Tax Capacity)													
Area/Phase	New Use	Estimated Market Value Per Sq. Ft./Unit	Taxable Market Value Per Sq. Ft./Unit	Sq. Ft./Units	Market Value	Property Tax Class	Project Tax Capacity	Percentage Completed 2023	Percentage Completed 2024	Percentage Completed 2025	Percentage Completed 2026	First Year Full Taxes Payable	
1	Existing Building Expansion	98.7	98.7	18,980	1,872,400	C/I Pref.	36,698	50%	100%	100%	100%	2026	
TOTAL		75	75	46,214	3,466,050	C/I	69,321	50%	100%	100%	100%	2026	
Subtotal Residential				0	0		0						
Subtotal Commercial/Ind.				65,194	5,338,450		106,019						

Note:

1. Market values are based upon estimates.

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
Existing Building	36,698	12,527	24,171	19,842	16,745	11,616	3,972	52,175	2.75
Expansion	69,321	23,664	45,657	37,480	31,630	22,218	7,352	98,680	2.14
TOTAL	106,019	36,191	69,828	57,322	48,375	33,834	11,323	150,855	

Note:

1. Taxes and abatement will vary significantly from year to year depending upon values, rates, state law, fiscal disparities and other factors which cannot be predicted.

WHAT IS EXCLUDED FROM ABATEMENT?	
Total Property Taxes	150,855
less State-wide Taxes	(33,834)
less Fiscal Disp. Adj.	(48,375)
less Market Value Taxes	(11,323)
Less Small Taxing Jurisdiction Taxes	(2,450)
less Base Value Taxes	(18,994)
Annual Gross Maximum Tax Abatement	35,879



Soderholm Expansion - NO INTIATION

City of Ramsey
46,214 Sq. Ft. Expansion

Project Tax Capacity	Original Tax Capacity	Fiscal Disparities Incremental	Captured Tax Capacity	Combined City, County, & School Tax Rate	Maximum Annual Gross Tax Abatement	Semi Annual Gross Tax Abatement	50% City Abatement w/ Tax Rate 40.4290%	100% County Abatement w/ Tax Rate 24.4820%	100% School Abatement w/ Tax Rate 13.6710%	Semi Annual Net Tax Abatement	Semi-Annual Present Value	PERIOD ENDING Yrs.	Tax Year	Payment Date	
															02/01/25
53,010	(36,698)	(5,568)	10,743	79%	8,442	4,221	1,086	-	-	1,086	1,086	0.5	2025	08/01/25	
						4,221	1,086	-	-	1,086	2,172	1	2025	02/01/26	
106,019	(36,698)	(23,664)	45,657	79%	35,879	17,939	4,615	-	-	4,615	6,786	1.5	2026	08/01/26	
						17,939	4,615	-	-	4,615	11,401	2	2026	02/01/27	
106,019	(36,698)	(23,664)	45,657	79%	35,879	17,939	4,615	-	-	4,615	16,016	2.5	2027	08/01/27	
						17,939	4,615	-	-	4,615	20,631	3	2027	02/01/28	
106,019	(36,698)	(23,664)	45,657	79%	35,879	17,939	4,615	-	-	4,615	25,245	3.5	2028	08/01/28	
						17,939	4,615	-	-	4,615	29,860	4	2028	02/01/29	
106,019	(36,698)	(23,664)	45,657	79%	35,879	17,939	4,615	-	-	4,615	34,475	4.5	2029	08/01/29	
						17,939	4,615	-	-	4,615	39,089	5	2029	02/01/30	
106,019	(36,698)	(23,664)	45,657	79%	35,879	17,939	4,615	-	-	4,615	43,704	5.5	2030	08/01/30	
						17,939	4,615	-	-	4,615	48,319	6	2030	02/01/31	
106,019	(36,698)	(23,664)	45,657	79%	35,879	17,939	4,615	-	-	4,615	52,934	6.5	2031	08/01/31	
						17,939	4,615	-	-	4,615	57,548	7	2031	02/01/32	
106,019	(36,698)	(23,664)	45,657	79%	35,879	17,939	4,615	-	-	4,615	62,163	7.5	2032	08/01/32	
						17,939	4,615	-	-	4,615	66,778	8	2032	02/01/33	
106,019	(36,698)	(23,664)	45,657	79%	35,879	17,939	4,615	-	-	4,615	71,392	8.5	2033	08/01/33	
						17,939	4,615	-	-	4,615	76,007	9	2033	02/01/34	
106,019	(36,698)	(23,664)	45,657	79%	35,879	17,939	4,615	-	-	4,615	80,622	9.5	2034	08/01/34	
						17,939	4,615	-	-	4,615	85,237	10	2034	02/01/35	
106,019	(36,698)	(23,664)	45,657	79%	35,879	17,939	4,615	-	-	4,615	89,851	10.5	2035	08/01/35	
						17,939	4,615	-	-	4,615	94,466	11	2035	02/01/36	
106,019	(36,698)	(23,664)	45,657	79%	35,879	17,939	4,615	-	-	4,615	99,081	11.5	2036	08/01/36	
						17,939	4,615	-	-	4,615	103,695	12	2036	02/01/37	
106,019	(36,698)	(23,664)	45,657	79%	35,879	17,939	4,615	-	-	4,615	108,310	12.5	2037	08/01/37	
						17,939	4,615	-	-	4,615	112,925	13	2037	02/01/38	
106,019	(36,698)	(23,664)	45,657	79%	35,879	17,939	4,615	-	-	4,615	117,540	13.5	2038	08/01/38	
						17,939	4,615	-	-	4,615	122,154	14	2038	02/01/39	
106,019	(36,698)	(23,664)	45,657	79%	35,879	17,939	4,615	-	-	4,615	126,769	14.5	2039	08/01/39	
						17,939	4,615	-	-	4,615	131,384	15	2039	02/01/40	
Total						510,742	131,384	-	-	131,384					
	Present Value From 08/01/2024		Present Value Rate	0.00%		510,742	131,384	-	-	131,384					

Description of the business and growth plan

Chuck Soderholm Sr and a good business friend founded Soderholm & Associates in 1959. The company, a Manufacturers' Representative (Rep) agency specialized in the sales of leading brands of water heaters and water softeners. Over time, this line card grew to incorporate a larger number of plumbing and HVAC manufacturers from around USA and Canada. In 1971, Chuck Sr decided to invest in manufacturing his own brand of water softeners, and thus WCC (Water Control Corporation) was born.

In the late 1970's, Chuck purchased land across the street from the local airport in Ramsey, MN; and in 1980, construction began on the facility that the companies continue to call home. The project GC was Sharp Construction, with Chuck Senior and Denny Sharp becoming good friends in the process. But a great deal has changed over nearly 45 years. What started as a 2 person business expanded to a larger, family enterprise with 10+ employees. By the year 2000, more than 15 individuals depended on the business for their livelihoods. Soderholm & Associates had developed a solid reputation nationally as a model Rep agency. WCC had a nice book of water softening customers (residential and commercial plumbers) in the Upper Midwest.

Starting in 2003, the company began investing a great deal more in its WCC division. New products for water recycling, high-purity water, and the removal of difficult contaminants were added to the product mix. Fabricators were hired to build pre-packaged water treatment systems, with all plumbing and electrical connections completed prior to shipment/installation. Sales revenues increased from around \$1.5 million annually to nearly \$15 million annually. Opportunities around the USA, Canada, and Caribbean began to increase exponentially. The company brought on more fabricators, engineers, service technicians, salespeople, and customer service.

Today, the company employs nearly 60 individuals, most from Ramsey and nearby communities. Most of the jobs pay \$60,000 - \$160,000 annually. In 2015, the company owners, Chris and Brian Soderholm, sold their shares and formed a 100% Employee Owned (ESOP) company. They continue to offer a complete 401K and profit sharing plan. But these ESOP shares, which every employee qualifies for after 12 months of service, offer a true wealth building opportunity for EVERYONE in the company: a chance to retire with a large nest egg. This program has created a culture of true ownership, care, and growth. Most employees stay for many many years, if not for their entire careers.

Over the last 4 years, success and growth has led to serious space constraints in the current facility. Employees are now scattered over several buildings, with production split between 2 facilities and warehousing over 3. This has become quite inefficient and also does not make it easy to showcase the company to potential clients, many who make the trip from around USA and Canada, to Ramsey, to come for product training. For this reason, the company, now called The SA Group (the umbrella company for Soderholm & Associates, WCC, and our new/growing service company called Equip) has decided to embark on a 46,000 square foot building expansion. The project will once again be carried out by Sharp Construction and will include a complete fire sprinkling + remodel of the existing facility, hook up into city water and sewer, expanded parking lot with landscaping/ponding, and new road access via Limonite Street.

The 46,000 extra square feet will allow WCC to triple its production capacity. 33 additional employees are anticipated to be needed between now and 2027. This will be for positions in customer service, production, purchasing, engineering, sales, and field service. These will be good paying jobs, with lots of

upward mobility potential – and with true wealth building opportunities for everyone, via the ESOP program.

The entire project, which includes a buyout of the current facility by the investment firm that owns it, plus the addition and remodel will run about \$7million. Additionally there will be around \$5,000 - \$500,000 worth of capital equipment, furniture, etc. needed to fit out the new spaces. The original estimate for the project was about \$1.5 million lower, but materials price increases, as well as higher-than-anticipated sewer and water connection fees have driven up costs. While the company can survive this, it will require a significant amount of financing and good cash flow management. Current property taxes paid are around \$30,000 annually. This is anticipated to nearly quadruple with the new expansion.

The SA Group values our partnership with our colleagues at the City of Ramsey. We've been here for many years, are growing rapidly, and have every intention of doing that growing right here where it all started. We are interested in exploring any options for help in offsetting these very high growth/development costs that the city might have to offer: in particular any options for temporary tax abatement and/ or low interest loans. We are grateful to the city for your guidance and help. We believe that, in coming years, our little company is going to become a national leader in the water treatment world. That will mean many more job and development opportunities; and Ramsey is where we would like to be. Thank you from everyone at the SA Group.

City of Ramsey

Economic Development Revolving Loan Fund Guidelines

As Amended February 2005

City of Ramsey
Community Development Division
7550 Sunwood Drive NW
Ramsey, Minnesota 55303

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Economic Development Revolving Loan Guidelines

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Economic Development Revolving Loan Guidelines

I. Purpose.

The purpose of these guidelines is to establish policies and procedures to regulate, coordinate, and facilitate the workflow for underwriting new financing requests, servicing revolving loans, and ensuring borrower compliance with loan terms and conditions.

II. Authorization and Funding Sources.

Chapter 469 of the Minnesota State Statutes, as amended, authorizes the City of Ramsey to make loans to prospective private businesses. The revolving loan fund was capitalized through funds made available by the City of Ramsey and the Minnesota Department of Employment and Economic Development.

III. Mission.

The mission of the revolving loan fund is to increase the City's tax base, create and retain permanent private sector jobs and improve economic opportunity and living standards for the citizens of Ramsey by promoting local business development and expansion, by attracting out-of-state business expansion, leveraging private sector funds, and assisting with the development of new technologies.

IV. Program Objective.

The objective of the revolving loan fund is to fill the financing gap between project costs and private debt financing and private equity by making direct low-interest rate loans for certain approved activities to businesses within the Ramsey city limits.

V. Eligible Activities.

- A. Loan funds may be used to assist small businesses primarily by providing financial assistance for the following types of activities, including but not limited to: growth and expansion, rehabilitation, code compliance, employee recruitment and retention through housing initiatives, and facade enhancement.

B. Eligible costs. Eligible costs may include the following:

1. Land improvements. Improvements to the land which are a portion of the project cost including but not limited to: grading, new streets or street improvements, parking lots, utilities, and landscaping.
2. Purchase or renovation of building. Purchase and, if necessary, renovation of an existing industrial or commercial facility is permitted.
3. Purchase machinery or equipment. Purchase of major items of machinery and equipment independent of land and buildings. These items must be defined to have a useful life of at least 5 years.
4. Building construction. Construction of a new building and/or a major addition to an existing building.
5. Leasehold improvements. Revolving loan funds may be used for certain leasehold improvements provided the lease is equal to or greater than the term of the loan and the City secures a lien on the land or building, and improvements.

VI. Ineligible Activities. Certain applicants, projects, activities, and costs are ineligible for revolving loan funds.

- A. Ineligible activities. Funds may not be used for nonprofit institutions, retail businesses, gambling organizations, lending or investment organizations, land speculation, or any activity deemed illegal by federal, state, or local law or ordinance.
- B. Ineligible costs. Ineligible costs include but are not limited to: management fees, financing costs, franchise fees, debt repayment or consolidation, moving costs, refinancing, and operating costs or working capital.

VII. Loan Terms and Conditions

The City shall make available to eligible applicants direct low-interest loans for the purpose of encouraging economic development, job creation and job retention to meet business needs, and preservation of business districts in the City of

Ramsey.

- A. Loan amount. There are maximum and minimum loan amounts for eligible projects.
 - 1. Maximum loan amount. The maximum loan available from the revolving loan fund for each eligible project is limited to \$300,000.00 or 40% of total project cost, whichever is less.
 - 2. Minimum loan amount. The minimum loan amount available from the revolving loan fund for each eligible project is \$25,000.00.

- B. Interest rate. The interest rate shall be a fixed-rate and will be equal to the 10-year Treasury bond rate at the date of funding but shall not be less than 3.0%.

- C. Term. The term of the loan will be tied to the useful life of the assets being financed. The following general terms apply:
 - 1. Machinery/equipment. The term of the loan for machinery/equipment shall not exceed 7 years.
 - 2. Land/building acquisition. The term of the loan for land/building shall not exceed 15 years.
 - 3. New construction/renovation. The term of the loan for new construction/renovation shall not exceed 15 years.
 - 4. Balance due. All balances will be due and payable if and when the loan recipient sells or otherwise transfers any or part or his/her interest in the property or fails to meet any of the guidelines established within this document before the maturity date of the loan or relocates any part or all of the business outside the City of Ramsey.

- D. Wage and job goals.
 - 1. Wage and Job goals shall be established for all loans in excess of \$75,000. The wage and job goals will be identified in the Loan Agreement between the City of Ramsey and the borrower. The loan

agreement, must include: (1) the number of jobs created, which may include separate goals for the number of part-time or full-time jobs, or, in cases where job loss is specific and demonstrable, goals for the number of jobs retained; (2) wage goals for any jobs created or retained; and (3) wage goals for any jobs to be enhanced through increased wages. If the creation or retention of jobs is determined not to be a goal after a public hearing, the wage and job goals may be set at zero.

2. A business that receives revolving loan funds must agree to list any vacant or new position with the Minnesota Department of Employment and Economic Development.

- E. Equity participation. There shall be a minimum 10% owner equity investment of total project costs required of all applicants.
- F. Collateral requirements. All loan agreements will be secured by one or more of the following; promissory note, mortgage, or security agreement as required by the City; and
 1. The revolving fund may take a subordinate position to the primary lender on the assets financed; and
 2. Surety deposits shall be required for certain construction contracts as set forth in Minnesota Statutes 290.9705.
- G. Letters of Commitment. Letters of commitment from all funding sources must be submitted for the application to be deemed complete.
- H. Personal guaranty. Personal guarantees of persons with ownership interest of 20% or greater are required. Personal guarantees of persons with ownership interest between 5% to 19% may be required by the City but are discretionary.
- I. Loan repayments. Loan payments must begin within one month of receipt of the Revolving Loan. The City of Ramsey may make exceptions to this rule on a case-by-case basis.
- J. Loan prepayment. Prepayments are permitted where the Borrower makes the EDA whole for any losses or costs associated with the prepayment.

- K. Notice of award or denial. Applicants will be notified in writing not more than fourteen (14) days after final action has been taken on their revolving loan fund application by the City.
- L. Loan closing documents. The City will close the loan within sixty (60) days of final City approval of the loan application. At that time, the City will deliver to the Borrower all closing documents and a final debt service schedule. In exchange, the Borrower will deliver to the City its loan obligation which is defined as a bond, note, or other evidence of obligation issued by the Borrower to evidence its indebtedness under the loan agreement.
- M. Post closing amendments and modifications. Requests for amendments and modifications following award, closing or disbursement of funds to the underwriting of the original request require City approval and shall be presented at the next scheduled meeting of the EDA.
- N. Loan declination. The City will not make a loan if it determines the loan amount would place an undue burden on the financial resources of the Borrower or the Borrower cannot demonstrate adequate financial capacity to repay the loan or the City determines that making the loan is not in the best interest of the City.
- O. Appeal. There will be a complaint and appeal procedure for aggrieved applicants:
 - 1. Written notice. Applicants will receive written notice of denial of the loan and the reasons(s) for the determination within fourteen (14) days of the determination.
 - 2. Petition. The aggrieved applicant may petition the EDA in writing for reconsideration within fourteen (14) days from date of the written notice of denial. Any request to appear before the EDA must be in writing and must be submitted at least seven (7) days prior to the EDA's scheduled meeting. Upon receipt of the written petition for reconsideration, the EDA shall consider the petition at its next scheduled meeting and advise the petitioner in writing of its decision within fourteen (14) days of that meeting. The EDA's decision will be final.
 - 3. Re-application. Applicants aggrieved by the EDA's final decision may re-apply for revolving loan funds after ninety (90) days if the concerns in the

preceding application are adequately and appropriately addressed.

VIII. Administration.

- A. Loan review committee. The Ramsey EDA will serve as the loan review committee. The final determination on all revolving loan applications rests with the City Council.
- B. Conflict of Interest. All city officials and employees shall comply with the applicable conflict of interest regulations set forth in the City Code.
- C. Staff responsibility. Community development staff shall have the general responsibility for coordinating the application process, reviewing loan application, preparing applications and recommendations for review by the EDA, and coordinating the loan approval and service process as set forth in Subsections D -- G of this section.
- D. Pre-application process. All parties seeking revolving loan funds must file a pre-application. Pre-application forms may be obtained from the Community Development Department.
 - 1. There will be a pre-application form that must be completed and submitted to the Community Development Department for review and approval.
 - 2. The pre-application form will request information regarding the applicant, project scope, and project costs.
 - 3. Upon Community Development Department approval, the applicant will be forwarded a revolving loan fund application.
 - 4. Pre-application forms may be submitted on an open basis throughout the year.
- E. Application process. All parties seeking revolving loan funds must file an application. Application forms may be obtained from the Community Development Department.
 - 1. Components of application. Only completed applications will be reviewed for consideration by community development staff. A completed application is one that satisfies the checklist provided below:

- a. Business plan describing the scope of the project, including site plans, building plans, renderings, or blueprints;
 - b. Project budget;
 - c. Private financing commitment;
 - d. Equity investment commitment;
 - e. Proposed security;
 - f. Company financial statements (3 years);
 - g. Personal financial statements (2 years);
 - h. Credit check release;
 - i. Mortgage or lease of property to be improved;
 - j. Proof of insurance of property to be improved;
 - k. Number of jobs to be created or retained;
 - l. Wage information;
 - m. Amount of loan request; and
 - n. Other documentation as requested.
2. Incomplete applications. Community development staff, in its sole discretion, will determine if the application is complete and actionable. Incomplete applications will be assigned *pending* status and the applicant will be informed in writing of the missing documentation.
 3. Transmittal. Applications transmitted by oral, telegraphic, facsimile, or e-mail will not be accepted.
 4. Determination of eligibility. Applicant eligibility will be determined by community development staff using criteria enumerated in subsection D (1) of this section.
 5. Site inspection. As part of the eligibility determination process, the city will inspect the property or building designated for improvements for compliance with the city administrative ordinances and zoning codes.
 6. Credit check. A credit check for the company and each of its principal owners shall be conducted by community development staff.
- F. Loan approval process. Community development staff will prepare loan applications and make recommendations to the EDA.
1. EDA agenda. Upon determining the eligibility of the completed application

and reviewing for credit worthiness and soundness of plan, community development staff will place loan application the on the agenda for the EDA's next scheduled meeting.

2. Criteria. The EDA will base their decision on the economic benefit to the City of Ramsey, credit underwriting typical to the lending community including the borrower's ability to repay the loan and the collateral offered to secure the loan, the number of jobs to be created or retained, wage rates of jobs created or retained, and increase in the local tax base.
 3. EDA action. Upon placement on the agenda, the EDA shall approve, deny, or postpone for consideration at a future meeting the loan application request.
 4. Notification of EDA action. The applicant shall be notified in writing within fourteen (14) days of the EDA's decision in accordance with the requirements set forth in Section VII, Subsection M of these guidelines.
 5. Approval. If approved, the applicant will be sent a written commitment letter that will outline the terms and conditions of the loan approval. A copy of the commitment letter will be signed by the Borrowers and Guarantors signifying acceptance of the terms and conditions of the loan proposal and the conditions for funding. Upon the return of the executed commitment letter, community development staff will begin the loan closing process with the City Attorney.
 6. Closing. The City Attorney will prepare documentation and coordinate the closing with the Borrower or the Borrower's counsel.
- G. Loan servicing. Community development staff will coordinate loan servicing activities.
1. Monitoring. Community development staff will monitor loans for compliance with the accepted terms and conditions including job creation statistics and wage and benefit levels.
 2. Reports. Community development staff and finance staff are responsible for ensuring that all required reports are filed in a timely manner.
 3. Records. Computer files and conventional paper files will be maintained for the purpose of documenting, tracking, and monitoring program and project

activities. Program records will be maintained by the Community Development staff and financial records will be maintained primarily by the Finance Division. Where applicable, the following records will be maintained:

- a. Program records. The following program information will be maintained in the program project file, including but not limited to:
 - i. Environmental report;
 - ii. Eligibility determination records as set forth in Section VIII, Subsection E (1) (a-n);
 - iii. Property inspection report;
 - iv. Progress reports;
 - v. EDA Resolutions;
 - vi. Correspondence;
 - vii. Loan documents; and
 - viii. Executed loan agreement.

 - b. Financial records. The following financial information will be maintained in the financial project file, including but not limited to:
 - i. Copy of the executed loan agreement;
 - ii. Disbursement data;
 - iii. Progress reports;
 - iv. Repayment data; and
 - v. Amortization tables.
4. Record retention. All program and financial records, supporting documents, statistical records, environmental review records and other records pertinent to the revolving loan program shall be maintained for a period of at least three (3) years from the final project report and project closeout date.

IX. Delinquency. There shall be a notification procedure for delinquent loans.

- A. The finance officer is responsible for the timely posting and of all loan repayments.

- B. Thirty day notice. Upon thirty (30) days delinquency, the finance officer will notify the Finance Director (FD) of the delinquency and the Director shall send the borrower a delinquency notice requesting payment within fifteen

(15) days. A copy of the letter shall be forwarded to the City Administrator (CA).

C. Forty-five day notice. If payment has not been received by the 45th day a second delinquency notice will be sent to the Borrower by the FD requesting payment within fifteen (15) days. A copy of the letter shall be forwarded to the CA.

D. Sixty day notice. If payment has not been received by the 60th day, the FD will attempt to contact the Borrower by telephone to the delinquency. The FD shall also send a notice of default to borrower via certified mail requesting immediate payment and advising the borrower the delinquency will be placed on the EDA agenda for discussion at the next scheduled meeting.

E. Ninety day notice. If no repayment plan is submitted by the Borrower, or if there is no attempt by the Borrower to negotiate the amount due, the FD will contact the CA and the City Attorney to sending a 90 day letter calling due the loan in full.

F. Negotiation. Throughout this process, every attempt will be made to preserve the company, the jobs, and the loan funds.

X. Default. If the EDA determines a loan to be in default it will pass a resolution declaring the entity in default and convey the matter to the City Attorney for disposition.

XI. Recaptured funds. The Ramsey Economic Development Revolving Loan Fund will serve as the repository for all loan repayments. These recaptured funds are available to other applicants for utilization as gap financing for certain approved economic development projects. The revolving loan fund shall be administered by a financial management system in compliance with all state and federal requirements.

XII. Funding acknowledgement. For projects financially supported by revolving loan funds the Borrower shall:

A. Acknowledge revolving loan fund support in certain written materials

including company brochures, reports, newsletters, and press releases; and

- B. On the building or expansion construction site post a sign acknowledging financial support from the State of Minnesota and the City of Ramsey.

XIII. Guidelines for the regulation of State Economic Development Revolving Loan Funds.

- A. General. The following rules, regulations, policies, and procedures govern state economic development revolving loan funds.
- B. Incorporation by Reference. The dissemination, use, and regulation of state economic development revolving loan funds shall be generally governed by guidelines including:
 - 1. The Minnesota Investment Fund (MS.116J.8731).

The Economic Development Authority and City of Ramsey, Minnesota

**Business Subsidy Policy
Tax Abatement Policy
Tax Increment Policy**

Dated January 13, 2009

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1. City and EDA of Ramsey Business Subsidy Policy

The following business subsidy criteria are intended to satisfy the requirements of Minnesota Statutes, §§116J.993 through 116J.995 (the "Act"). The term "City" means the City of Ramsey. The term "project" means the property with respect to which the business subsidy is provided.

A. MANDATORY CRITERIA

All projects must comply with the following criteria:

1. But For Test. There is a substantial likelihood that the project would not go forward without the business subsidy.
2. Wage Policy. If the project results in the creation of any jobs, the wage for each part-time and full-time job created must be, within two years of the date assistance is received (as defined in the Act), at least equal to 70% of the most recent median wage figure for the Twin City 7 County Metro County as published by the Minnesota Department of Employment and Economic Development or such greater amount as the City may require for a specific project.
3. Economic Feasibility. The recipient must demonstrate to the satisfaction of the City that it has adequate financing for the project and that the project will be completed in a timely fashion.
4. Compliance with Act. The business subsidy from the City must satisfy all requirements of the Act.
5. Minimum Subsidy Amount: Financial assistance in the form of a business subsidy of \$25,000 or more; and business loans and guarantees of \$75,000, must be reported to the Department of Employment and Economic Development. A public hearing is only required if the business subsidy is greater than \$150,000.

B. POLICY

1. The City recognizes that the creation of good paying jobs is a desirable goal which benefits the community. Nevertheless, not all projects assisted with subsidies derive their public purposes and importance solely by virtue of job creation. In addition, the imposition of high job creation requirements and high wage level requirements may be unrealistic and counter-productive in the face of larger economic forces of influence and the financial and competitive circumstances of an individual business. In determining the requirements for a project under consideration for a business subsidy, the determination of the number of jobs to be created and the wage levels therefore will be guided by the following principles and criteria:

- a. The evaluation of projects will take into consideration the project's importance in and benefit to the community from all perspectives, including created or retained jobs.
 - b. If a particular project does not involve the creation of jobs, but is nonetheless found to be worthy of support and subsidy, assistance may be approved without any specific job or wage goals if permitted by applicable law.
 - c. In cases where the objective is the retention of existing jobs, the recipient of the subsidy will be required to provide evidence which demonstrates that the loss of those jobs is specific and demonstrable.
 - d. The setting of wage and job goals will be informed by (i) prevailing wage rates, (ii) local economic conditions, (iii) external economic forces over which neither the City nor the recipient of the subsidy has control, (iv) the financial resources of the recipient and (v) the competitive environment in which the recipient's business exists.
2. Because it is not possible to anticipate all the needs and requirements of every type of project and the ever-changing needs of the community and in order to retain the flexibility necessary to respond to all proposed projects, the City retains the right to approve projects and business subsidies which may vary from the principles and criteria set forth herein.

C. PROJECT EVALUATION CRITERIA

The project review and evaluation criteria are the following:

1. Jobs and Wages
 - a. New Jobs. The minimum net number of direct full time equivalent jobs to be created or retained by the proposed project for a period of at least two years from the estimated benefit date.
 - b. Payroll. The minimum annual net payroll (including employer contributions for health benefits) to be generated at the end of the second anniversary date of the estimated benefit date.
2. Tax Base
 - a. Increase in Tax Base. The net increase in property taxes estimated to be generated by the project in the second full year of operation.

3. Land Use
 - a. Compliance with Comprehensive or Other Plans. Whether, apart from any needed services to the community described in section 5 below, the project is compatible with the comprehensive plan and permitted uses for the property.
 - b. Marginal Property. Whether the project is located on property which needs but is not likely to be developed or redeveloped because of blight or other adverse conditions of the property. For example property may be so blighted that the cost of making land ready for redevelopment exceeds the property's fair market value.
 - c. Design and/or Other Amenities. Whether, as a result of the business subsidy, the project will include design and/or amenity features not otherwise required by law. For example, the project may, at the request of the City, include landscaping, open space, public trails, employee work out facilities or day care facilities which serve a public purpose but are not required by law.
4. Impact on Existing and Future Public Investment
 - a. Utilization of Existing Infrastructure Investment. Whether and to what extent (a) the project will utilize existing public infrastructure capacity and (b) the project will require additional publicly funded infrastructure investments.
 - b. Direct Monetary Return on Public Investment. Arrangements made or to be made for the City to receive a direct monetary return on its investment in the project. For example, the business subsidy may be in the form of an interest bearing loan or may involve a project sharing arrangement.
5. Economic Development
 - a. Leveraged Funds. For every dollar of business subsidy to be provided for the project, the minimum amount of private funds which will be applied towards the capital cost of the project.
 - b. Spin Off Development. The dollar amount of non-subsidized development the project is expected to generate in the surrounding area and the need for and likelihood of such spin off development.

- c. *Growth Potential*. Based on recipient's market studies and plans for expansion, whether and to what extent the project is expected within five years of its completion, be expanded to produce a net increase of full time equivalent jobs and of payroll, over and above the minimum net increase in jobs and payroll described in section 1 above.
6. Quality of Life
 - a. *Community Services*. Whether the project will provide services in the community and the need for such services. For example, the project may provide health services, retail convenience services such as a nearby grocery store, or social services needed in the community.
 - b. *Natural Environment*. Whether the project will add to, or detract from, the environment. It is a reflection of what is important to the community - clean air and water, beautiful scenery, recreational opportunities, and a strong desire to pass along these attributes to future generations.
 7. Other
 - a. *Other Factors*. Depending on the nature of the project, such other factors as the City may deem relevant in evaluating the project and the business subsidy proposed for it.

D. ADDITIONAL CONSIDERATIONS

The City will give consideration to one or more of the issues listed below in determining whether to provide financial or other assistance to a project as a business subsidy:

1. The City may consider the requirements of any other business subsidy received, or to be received, from a grantor other than the City.
2. If the business subsidy is a guaranty, the amount of the business subsidy may be valued at the principal amount of the guaranteed payment obligation.
3. If the business subsidy is real or personal property, the amount of the subsidy will be the fair market value of the property as determined by the City.

4. If the business subsidy is received over time, the City may value the subsidy at its present value using a discount rate equal to an interest rate which the City determines is fair and reasonable under the circumstances.

As used herein "benefit date" means the date the business subsidy is received. If the business subsidy involves the purchase, lease, or donation of physical equipment, then the benefit date occurs when the recipient puts the equipment into service. If the business subsidy is for improvements to property, then the benefit date refers to the earliest date of either: when the improvements are finished for the entire project, or when a business occupies the property.

E. FINANCIAL ASSISTANCE NOT CONSIDERED A BUSINESS SUBSIDY

The following forms of financial assistance are not a business subsidy as per Minnesota Statutes, §§116J.993, Subd.3 and therefore do not require a public hearing:

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 section [116J.552](#), subdivision 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 percent 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 section [469.174](#), subdivision 23;
9. Assistance for energy conservation;
10. Tax reductions resulting from conformity with federal tax law;

11. Workers' compensation and unemployment insurance;
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 section [469.174](#), subdivision 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; and
22. Federal loan funds provided through the United States Department of Commerce, Economic Development Administration; and
23. Property tax abatements granted under section 469.1813 to property that is subject to valuation under Minnesota Rules, chapter 8100.

Adopted by: Ramsey EDA / City Council

Date of Adoption: 11-13-08/1-13-09

Date of Public Hearing: 1-13-09

2. City and EDA of Ramsey Tax Abatement and Tax Increment Financing Policy

A. PURPOSE

The purpose of this policy is to establish the City's position relative to the use of Tax Abatement (§§469.1812 through §§469.1815) and Tax Increment Financing (§§469.174 through §§469.1799) (TIF), also referred to in this document as the *business assistance programs*, or *business assistance*. This policy shall be used as a guide in the processing and review of applications requesting the use of Tax Abatement and Tax Increment Financing. It is the expressed intent of the City to minimize the risk and amount of business assistance to a project and to leverage its public dollars to maximize private sector funding.

The City is granted the power to utilize the business assistance programs by Minnesota Statutes 2008 as cited. The fundamental purpose of the business assistance programs is to encourage desirable private development or redevelopment within the City that would not occur *but for* the assistance provided. Further information related to the States business assistance programs and links to State Statutes can be found at www.state.mn.us.

The City will approve or reject requests for business assistance on a case by case basis taking into consideration established policies, project criteria, and the project's demonstrated public purpose. Meeting all policy criteria does not guarantee approval of the requested business assistance. The City maintains its ability to approve or deny the request at its discretion.

B. PUBLIC PURPOSE OBJECTIVES

The City will consider the use of business assistance programs which demonstrate the achievement of one or more of the following public purpose objectives:

1. To encourage redevelopment of priority sites within the City as determined by the City Council and EDA.
2. To retain local jobs and/or increase the number and diversity of jobs that offer stable employment and/or attractive wages and benefits.
3. To enhance and/or diversify the City's economic base.
4. To encourage additional unsubsidized private (re)development.
5. To remove blight and/or encourage (re)development of commercial and industrial areas.

6. To assist in creating environmental sustainability.
7. To provide a diversity of family housing and alternative housing choices.
8. To promote neighborhood stabilization and revitalization by the removal of blight and the upgrading of existing housing stock in residential areas.
9. To accomplish other public policies which may be adopted such as the promotion of quality urban or architectural design, energy conservation, and decreasing capital and/or operating costs of local government, or any of the following:
 - Utilization of architectural and landscaping techniques that will enable the components of the project to blend with the natural environment.
 - Mitigation of project impact on the natural environment.

C. POLICY POSITIONS

1. Business assistance shall be provided in a form that minimizes the risk of public participation.
2. Business assistance requests for up-front project financing through the sale of bonds or other internal sources may require personal guarantees of the developer. These requests shall be addressed on a case by case basis.
3. Business assistance shall not be provided for projects requiring land and/or building purchases at prices in excess of fair market value.
4. Business assistance shall not be provided to developers/projects that cannot adequately demonstrate an ability to complete the proposed project on time and on budget.
5. Assistance will be provided based on \$25,000 per qualified job created as referenced in Section 1.A.2 in the Business Subsidy Policy unless a waiver is provided by the City Council.

D. PROJECT REQUIREMENTS

All projects requesting business assistance must demonstrate the following:

1. That the project is not financially feasible but-for the use of Revolving Loan Fund, Tax Abatement or Tax Increment Financing.
2. That the project will comply with all provisions set forth in Minnesota Statute chapters 116j.993 through 116j.995, as amended (Business Subsidies).

3. That the business assistance request complies with all provisions set forth in Minnesota Statutes 2008 chapters 469.1812 through 469.1815 as amended (Tax Abatement), and chapters 469.174 through 469.1799 as amended (Tax Increment Financing).
4. That the project is consistent with the City's comprehensive plan, land use plan, and zoning ordinances.

E. APPLICATION PROCESS

1. Applicant submits a Business Assistance Application (Exhibit A) to the EDA and/or City.
2. Staff reviews the application and completes the Application Review Worksheet (Exhibit B).
3. Staff uses results of the Worksheet to inform the EDA/City.
4. EDA reviews proposal, provides comments, and makes an advisory recommendation to the City Council on denial or approval of the request within 30 days.
5. If advisory approval is granted, staff prepares all necessary notices, resolutions and certificates.
6. City Council holds public hearing(s) on the proposed project to consider the advisory recommendation(s).
7. The City Council grants final approval or denies the request.

C. PUBLIC PURPOSE OBJECTIVES

It is the policy of the City and EDA of Ramsey that the business assistance should result in a public benefit as identified in items 1-10 below. Please indicate how the proposed project will accomplish this by checking the appropriate boxes. **Attach additional narrative as Part 7.**

- 1. To encourage redevelopment.
- 2. To retain local jobs and/or increase the number and diversity of jobs that offer stable employment and/or attractive wages and benefits.
- 3. To enhance and/or diversify the City's economic base.
- 4. To encourage additional unsubsidized private (re)development.
- 5. To remove blight and/or encourage (re)development of commercial and industrial areas.
- 6. To create housing opportunities.
- 7. To provide a diversity of housing.
- 8. To provide a variety of family housing ownership alternatives and housing choices.
- 9. To promote neighborhood stabilization and revitalization by the removal of blight and the upgrading of existing housing stock in residential areas.
- 10. To accomplish other public policies which may be adopted such as the promotion of quality urban or architectural design, energy conservation, and decreasing capital and/or operating costs of local government.
 - Utilization of architectural and landscaping techniques that will enable the components of the project to blend with the natural environment.
 - Mitigation of project impact on the natural environment.

D. SOURCES & USES OF FUNDS

Attach additional information as Part 8

<u>SOURCES</u>	<u>AMOUNT</u>
Bank Loan	\$ _____
Other Loans	\$ _____
Owner Equity	\$ _____
Fed Grant/Loan	\$ _____
State Grant/Loan	\$ _____
Industrial Development Bonds	\$ _____
Tax Increment Financing	\$ _____
Tax Abatement	\$ _____
Revolving Loan Fund	\$ _____
Other	\$ _____
TOTAL	\$ _____

<u>USES</u>	<u>AMOUNT</u>
Land Acquisition	\$ _____
Site Development	\$ _____
Construction	\$ _____
Machinery & Equipment	\$ _____
Architectural/Engineering Fees	\$ _____
Debt Service Reserve	\$ _____
Contingencies	\$ _____
Other	\$ _____
TOTAL	\$ _____

Total Amount of business assistance requested from either Revolving Loan Fund, Abatement, Tax Increment Financing or another source: \$ _____

E. ADDITIONAL DOCUMENTATION AND CHECKLIST

Applicants will also be required to provide the following documentation.
All personal financial information will be kept private and confidential.

- 1. Written business plan or a description of the business, ownership/ management, date established, products and services, and future plans.
- 2. Financial statements for past two years, including profit and loss statements and balance sheets.
- 3. Two year financial projections.
- 4. Personal financial statements of all major shareholders (principals) including the most recent 2 years of tax returns. (If requested.)
- 5. Letter of commitment from other sources of financing, stating terms and conditions of their participation in the project.
- 6. Administrative fee of up to \$5,000. In addition to defraying the cost of staff time, the fee will be used to pay costs associated with processing this request for financial assistance such as legal, engineering and financial analysis. The City reserves the right to stop the processing of the request until additional fees are paid should the original amount be insufficient to pay such costs. That portion which remains unspent, if any, will be returned only if the project is denied approval.
- 7. Attach the following documentation:
 - _____ Part 1 – Corporation/Partnership Description
 - _____ Part 2 – List of Shareholders/Partners
 - _____ Part 3 – Description of Project
 - _____ Part 4 – *But For* Analysis
 - _____ Part 5 – List of Prospective Lessees (If requested)
 - _____ Part 6 – Legal Description, Property Identification Numbers, maps of the project area, and project renderings
 - _____ Part 7 – Public Purpose Narrative
 - _____ Part 8 – Sources & Uses of Funds – Additional Information

The undersigned certifies that all information provided in this application is true and correct to the best of the undersigned’s knowledge. The undersigned authorizes the City and EDA of Ramsey to check credit references, verify financial and other information, and share this information with other political subdivisions as needed. The undersigned also agrees to provide any additional information as may be requested by the City after the filing of this application.

Applicant Name _____ Date _____

By _____

Its _____

EXHIBIT B
BUSINESS ASSISTANCE REVIEW WORKSHEET
FOR COMMERCIAL/INDUSTRIAL PROJECTS
TO BE COMPLETED BY APPLICANT AND CITY STAFF

A. The project meets which of the following objectives as set forth in Section C of the Business Assistance policy:

- 1. To encourage redevelopment.
- 2. To retain local jobs and/or increase the number and diversity of jobs that offer stable employment and/or attractive wages and benefits.
- 3. To enhance and/or diversify the City's economic base.
- 4. To encourage additional unsubsidized private (re)development.
- 5. To remove blight and/or encourage (re)development of commercial and industrial areas.
- 6. To accomplish other public policies which may be adopted such as the promotion of quality urban or architectural design, energy conservation, and decreasing capital and/or operating costs of local government.
 - Utilization of architectural and landscaping techniques that will enable the components of the project to blend with the natural environment.
 - Mitigation of project impact on the natural environment.

B. Ratio of Private to Public Investment in Project:

\$ _____ Private Investment

\$ _____ Public Investment

_____ **Ratio Private : Public Financing**

Points:

5:1	5
4:1	4
3:1	3
2:1	2
Less than 2:1	1

C. Job Creation:

_____ Net *new* jobs (minimum 40 hours per week) or
 _____ fulltime equivalents

Points:

50+	5
20+	4
10+	3
5+	2
Less than 2	1

D. Wage Level of jobs created:

Average hourly wage _____
 Of *new* jobs _____

Points:

Over \$21/hour	5
\$18-21/hour	4
\$14-17/hour	3
\$10-13/hour	2
Under \$10/hour	1

E. Ratio Of Business Assistance To New Jobs Created:	Points:
\$ _____ Business assistance requested	\$5,000 or less <u>5</u>
_____ Number of net <i>new</i> jobs created	\$15,000 or less <u>4</u>
\$ _____ of business assist. per net <i>new</i> job created	\$25,000 or less <u>3</u>
	\$50,000 or less <u>2</u>
	Over \$75,000 <u>1</u>

F. Project size:	Points:
The project will result in the construction of _____ square feet	75,000+ <u>5</u>
	50,000+ <u>4</u>
	25,000+ <u>3</u>
	10,000+ <u>2</u>
	5,000 or less <u>1</u>

G. Type of Project:	Points:
_____ 100% Owner Occupied	<u>5</u>
_____ Mix Owner Occupied & Investment	<u>3</u>
_____ Investment Property	<u>1</u>

H. Likelihood that the project will result in unsubsidized, spin-off development:	Points:
_____ High	<u>5</u>
_____ Moderate	<u>3</u>
_____ Low	<u>1</u>

I. _____

Sub-Total Points _____ of a possible 35 points.

Bonus Points	Bonus Points:
The project will be 100% <i>pay-as-you-go</i> financing.	<u>3</u>
The project is a redevelopment project.	<u>3</u>

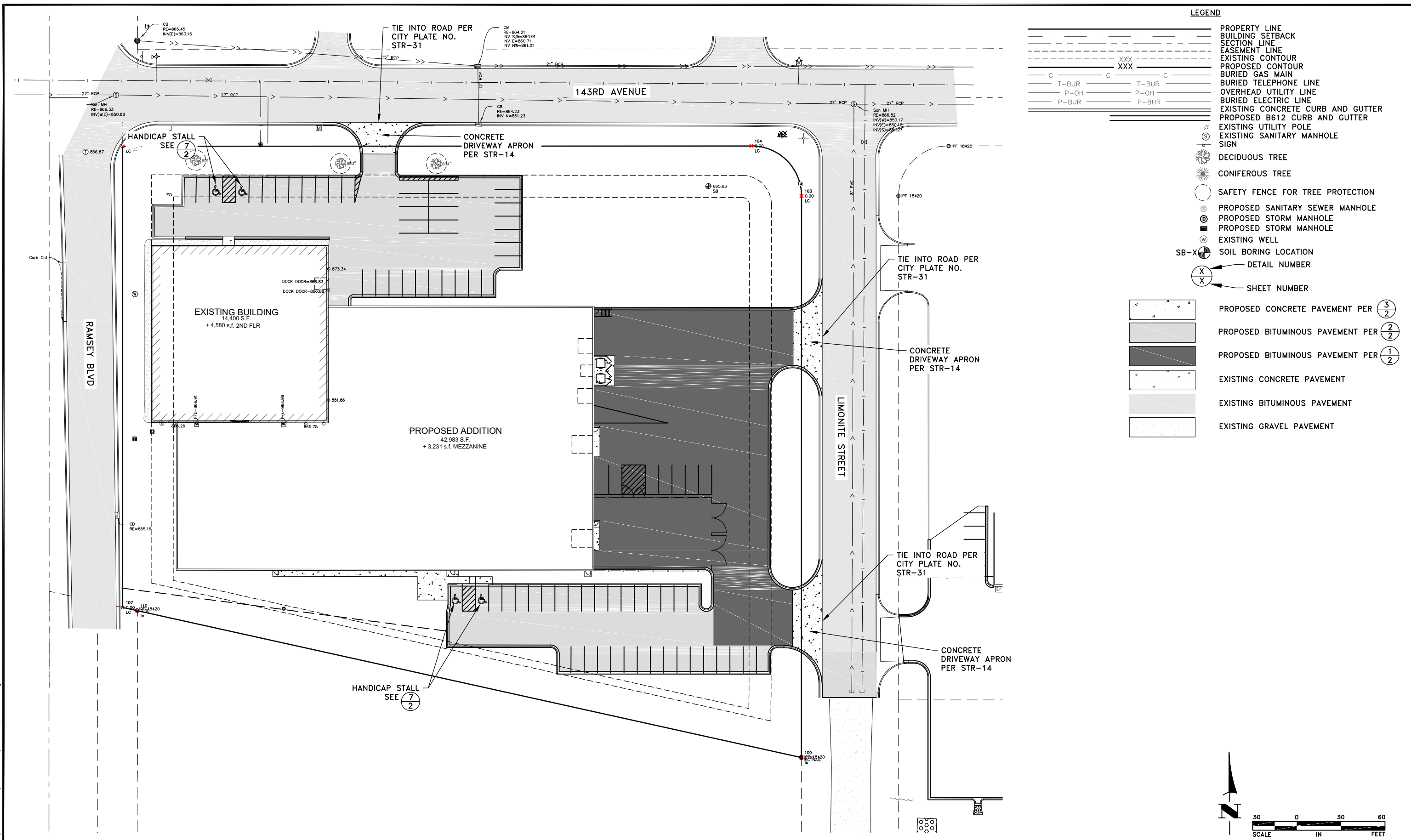
Total Points: _____

Overall project analysis:	High	35 points
	Moderate	25 points
	Low	15 points
	Not Eligible	5 points

APPENDIX I
Business Subsidy Statute 2008

APPENDIX II
Sample Business Subsidy Agreement

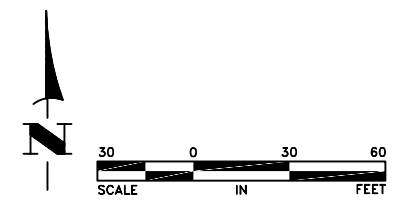
APPENDIX III
Business Subsidy Reporting Form



LEGEND

	PROPERTY LINE
	BUILDING SETBACK
	SECTION LINE
	EASEMENT LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	BURIED GAS MAIN
	BURIED TELEPHONE LINE
	OVERHEAD UTILITY LINE
	BURIED ELECTRIC LINE
	EXISTING CONCRETE CURB AND GUTTER
	PROPOSED B612 CURB AND GUTTER
	EXISTING UTILITY POLE
	EXISTING SANITARY MANHOLE
	SIGN
	DECIDUOUS TREE
	CONIFEROUS TREE
	SAFETY FENCE FOR TREE PROTECTION
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM MANHOLE
	PROPOSED STORM MANHOLE
	EXISTING WELL
	SOIL BORING LOCATION
	DETAIL NUMBER
	SHEET NUMBER

	PROPOSED CONCRETE PAVEMENT PER $\frac{3}{2}$
	PROPOSED BITUMINOUS PAVEMENT PER $\frac{2}{2}$
	PROPOSED BITUMINOUS PAVEMENT PER $\frac{1}{2}$
	EXISTING CONCRETE PAVEMENT
	EXISTING BITUMINOUS PAVEMENT
	EXISTING GRAVEL PAVEMENT



Apr 21, 2023 - 10:46am K:\PRIVATE\3244.16\ENGINEERING\PLAN DWG\3244.16_PAVING.dwg

DATE	REVISION
4/5/23	CITY COMMENTS
4/18/23	CITY COMMENTS

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Shane Nelson
 SHANE M. NELSON, P.E.
 Date 3/8/23 Lic. No. 43381

DESIGNED BY: SMN
DRAWN BY: SGJ
CHECKED BY: TAE



Hakanson Anderson
 Civil Engineers and Land Surveyors
 3601 Thurston Ave., Anoka, Minnesota 55303
 763-427-5860 FAX 763-427-0520
 www.hakanson-anderson.com

**SODERHOLM AND ASSOCIATES BUILDING
 ADDITION SITE PLAN**

PAVING PLAN
 CITY OF RAMSEY, MINNESOTA

SHEET
 11
 OF
 13
 SHEETS

Economic Development Authority (EDA)**Meeting Date:** 08/10/2023**Primary Strategic Plan Initiative:** Promote economic growth and development.**Title:**

Consider Recommendation for Approval of 2024 EDA Budget

Purpose/Background:

The purpose of this case is to formulate a recommendation to the City Council on the proposed 2024 EDA Budget.

The EDA Budget and Levy are utilized for a variety of business retention and expansion efforts that promote the growth of employment and tax base in the City of Ramsey. Key investments in the EDA Budget include, but are not necessarily limited to:

1. Community and Economic Development Marketing Efforts
2. EDA Sponsored Events (Biz Network, Biz Expo, Biz Appreciation)
3. Business Retention, Expansion and Recruitment
4. Professional Services to supplement Staff on development projects (TIF Analysis, Legal, Environmental, Land Acquisition, Hwy 10, COR Infrastructure, W. Armstrong Infrastructure, etc.)
5. Training (Initial EDFP Certification for CD Director Hanson and containing education for EDFP certification)

Notification:

The EDA Meeting has been properly noticed.

Time Frame/Observations/Alternatives:

The 2024 EDA Budget has been increased (5.45%) from \$87,610 to \$92,390. The increase is due to the requested training for the NDC Economic Development Finance Professional (EDFP) training for Community Development Director Stephanie Hanson. This is a one-time expense. Economic Development Manager Sullivan has completed the training and has his EDFP Certification.

Review by City Council

The City Council reviewed the overall 2024 Budget and Levy at Work Sessions and will continue to refine the budget. It is possible that these, and future discussions, could impact the final EDA Budget. The City Council is scheduled to adopt the preliminary budget on September 26, 2023.

Funding Source:

The EDA Budget is supported by the EDA Levy. The EDA Levy is collected as part of the City's property tax and counts towards the City's overall Tax Levy.

Recommendation:

Staff recommends the budget as currently proposed.

Outcome/Action:

Motion to adopt the proposed 2024 EDA Budget and Levy as presented / as modified.

Attachments

ACTION - Proposed 2024 EDA Budget
REFERENCE - 2022 Expenses FINAL
REFERENCE - 2023 YTD Expenses

Form Review

Inbox

Brian Hagen

Form Started By: Sean Sullivan

Final Approval Date: 08/03/2023

Reviewed By

Brian Hagen

Date

08/03/2023 08:27 AM

Started On: 07/31/2023 08:29 AM

BUDGET SUMMARY:								
Business Unit	Object Account	Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Adopted Budget	2024 Requested Budget
9230	4011	CURRENT-AD VALOREM TAXES	85,062	76,787	63,927	66,843	82,610	87,390
9230	4012	DELINQUENT-AD VALOREM TAXES	434	410	1,060	348		
9230	4014	FISCAL DISPARITIES	14,360	13,753	11,146	9,838		
9230	4273	OTHER STATE GRANTS & AIDS	-					
9230	4609	OTHER MISCELLANEOUS REVENUES	46,972		10	198,638		
9230	4701	INTEREST ON INVESTMENTS	35,028	40,633	(3,673)	(11,202)	5,000	5,000
9230	4901	TRANSFER IN FROM OTHER FUNDS	-					
Total Revenue			181,856	131,583	72,470	264,465	87,610	92,390

Business Unit	Object Account	Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Adopted Budget	2024 Requested Budget
9230	6102	F.T. REGULAR-WAGES & SALARIES	-					
9230	6105	TEMPORARY-WAGES & SALARIES	840	755	560	660	1,500	1,000
9230	6121	PERA CONTRIBUTIONS	-		-			
9230	6122	FICA/MEDICARE CONTRIBUTIONS	64	58	43	50	100	80
9230	6131	GROUP INSURANCE	-					
9230	6133	WORKERS COMP INSURANCE PREMIUM	4	4	2	4	10	10
9230	6246	MARKETING	22,027	2,430	7,190	24,154	25,000	25,000
9230	6249	MISCELLANEOUS OPERATING SUPPLY	10,771	9,562	2,364	8,769	19,000	18,000
9230	6304	LEGAL FEES	-					
9230	6315	MISCELLANEOUS PROFESSIONAL SER	20,999	70,426	46,082	43,193	35,000	36,200
9230	6322	POSTAGE	-					
9230	6323	CELLULAR PHONES	-					
9230	6331	TRAVEL & LODGING	850	-	312	449	2,300	2,300
9230	6335	TRAINING	2,048	483	575	660	1,500	6,600
9230	6361	GENERAL LIABILITY/PROPERTY INS	590	877	3,242	624	1,000	1,000
9230	6371	ELECTRIC UTILITIES	-					
9230	6433	REFUNDS/REIMBURSEMENTS	-	-	250,000			
9230	6530	IMPROVEMENTS OTHER THAN BUILDINGS	-		15,151			
9230	6451	MEMBERSHIP DUES	1,437	940	1,121	1,798	2,200	2,200
9230	6452	SUBSCRIPTIONS	-	-	5	17	-	
9230	6530	IMPROVEMENTS OTHER THAN BUILDINGS	-	-	-	20,143	-	
Total Expenditure			59,630	85,534	326,645	100,521	87,610	92,390

DESCRIPTION OF SERVICES:
The primary objective of the Economic Development Authority is to aid, assist and promote the growth and expansion of commercial, retail and industrial development in the City of Ramsey.

GOALS OF CURRENT YEAR BUDGET:
Enhance Business Retention and Expansion Program
Increase number of jobs
Increase retail base
Reduce the amount of land owned by City for development

U Doc	Doc No	GL Date	Rec/Clk#	Account Number	Description	Debit Amount	Credit Amount	GL Explanation / Remark	Address Name
09230 ECONOMIC DEVELOPMENT AUTH									
	9230	ECONOMIC DEVELOPMENT AUTHORITY							
JE	42328	2/28/2022		9230.1010	CASH IN BANK	705.00		Feb Clover CC items	
JE	42412	3/31/2022		9230.1010	CASH IN BANK	660.00		March Gen CC items	
JE	42444	4/30/2022		9230.1010	CASH IN BANK	1,565.00		April Clover CC items	
JE	42544	6/30/2022		9230.1010	CASH IN BANK	4,240.00		Golf Event	
JE	42531	7/31/2022		9230.1010	CASH IN BANK	39,461.55		JULY PROPERTY TAX SETTLEMENT	
JE	42570	7/31/2022		9230.1010	CASH IN BANK	5,635.00		July Clover items	
JE	42601	8/31/2022		9230.1010	CASH IN BANK	680.00		Aug 2022 Clover items	
JE	42732	12/21/2022		9230.1010	CASH IN BANK	36,177.94		Dec Property Tax Settlement	
					Total	89,124.49		89,124.49 Net	
AE	46169	1/1/2022		9230.1010.IC	CASH - INTERCOMPANY		2,176.93	Post Due To Account 46169	
AE	45946	1/14/2022		9230.1010.IC	CASH - INTERCOMPANY		59.21	Post Due To Account 45946	
AE	45951	1/26/2022		9230.1010.IC	CASH - INTERCOMPANY		100.00	Post Due To Account 45951	
AE	45985	1/27/2022		9230.1010.IC	CASH - INTERCOMPANY		582.00	Post Due To Account 45985	
AE	45987	1/27/2022		9230.1010.IC	CASH - INTERCOMPANY		4,255.01	Post Due To Account 45987	
AE	45995	1/28/2022		9230.1010.IC	CASH - INTERCOMPANY			Post Due To Account 45995	
AE	46009	1/31/2022		9230.1010.IC	CASH - INTERCOMPANY		2.65	Post Due To Account 46009	
AE	46093	1/31/2022		9230.1010.IC	CASH - INTERCOMPANY		636.94	Post Due To Account 46093	
AE	46030	2/3/2022		9230.1010.IC	CASH - INTERCOMPANY		73.66	Post Due To Account 46030	
AE	46018	2/9/2022		9230.1010.IC	CASH - INTERCOMPANY		365.00	Post Due To Account 46018	
AE	46090	2/11/2022		9230.1010.IC	CASH - INTERCOMPANY		59.21	Post Due To Account 46090	
AE	46117	2/17/2022		9230.1010.IC	CASH - INTERCOMPANY			Post Due To Account 46117	
AE	46081	2/23/2022		9230.1010.IC	CASH - INTERCOMPANY		1,150.50	Post Due To Account 46081	
AE	46102	2/23/2022		9230.1010.IC	CASH - INTERCOMPANY		725.00	Post Due To Account 46102	
AE	46149	2/28/2022		9230.1010.IC	CASH - INTERCOMPANY		2.12	Post Due To Account 46149	
AE	46242	2/28/2022		9230.1010.IC	CASH - INTERCOMPANY		50.19	Post Due To Account 46242	
AE	46168	3/3/2022		9230.1010.IC	CASH - INTERCOMPANY		71.04	Post Due To Account 46168	
AE	46188	3/4/2022		9230.1010.IC	CASH - INTERCOMPANY			Post Due To Account 46188	
AE	46147	3/9/2022		9230.1010.IC	CASH - INTERCOMPANY		6,260.00	Post Due To Account 46147	
AE	46160	3/9/2022		9230.1010.IC	CASH - INTERCOMPANY		245.23	Post Due To Account 46160	
AE	46237	3/11/2022		9230.1010.IC	CASH - INTERCOMPANY		59.21	Post Due To Account 46237	
AE	46240	3/14/2022		9230.1010.IC	CASH - INTERCOMPANY			Post Due To Account 46240	
AE	46257	3/16/2022		9230.1010.IC	CASH - INTERCOMPANY		65.00	Post Due To Account 46257	
AE	46293	3/23/2022		9230.1010.IC	CASH - INTERCOMPANY		100.00	Post Due To Account 46293	
AE	46305	3/25/2022		9230.1010.IC	CASH - INTERCOMPANY		50.00	Post Due To Account 46305	
AE	46333	3/30/2022		9230.1010.IC	CASH - INTERCOMPANY		115.00	Post Due To Account 46333	

U Doc	Doc No	GL Date	Rec/Clk#	Account Number	Description	Debit Amount	Credit Amount	GL Explanation / Remark	Address Name
Company 09230 Div Continued									
AE	46335	3/31/2022		9230.1010.IC	CASH - INTERCOMPANY		71.26	Post Due To Account 46335	
AE	46343	3/31/2022		9230.1010.IC	CASH - INTERCOMPANY		5.83	Post Due To Account 46343	
AE	46439	3/31/2022		9230.1010.IC	CASH - INTERCOMPANY		374.19	Post Due To Account 46439	
AE	46381	4/6/2022		9230.1010.IC	CASH - INTERCOMPANY	140.00		Post Due To Account 46381	
AE	46396	4/8/2022		9230.1010.IC	CASH - INTERCOMPANY	125.00		Post Due To Account 46396	
AE	46302	4/13/2022		9230.1010.IC	CASH - INTERCOMPANY		175.00	Post Due To Account 46302	
AE	46376	4/13/2022		9230.1010.IC	CASH - INTERCOMPANY		23.35	Post Due To Account 46376	
AE	46413	4/13/2022		9230.1010.IC	CASH - INTERCOMPANY		975.00	Post Due To Account 46413	
AE	46417	4/13/2022		9230.1010.IC	CASH - INTERCOMPANY	50.00		Post Due To Account 46417	
AE	46444	4/19/2022		9230.1010.IC	CASH - INTERCOMPANY	50.00		Post Due To Account 46444	
AE	46456	4/21/2022		9230.1010.IC	CASH - INTERCOMPANY	50.00		Post Due To Account 46456	
AE	46469	4/25/2022		9230.1010.IC	CASH - INTERCOMPANY	75.00		Post Due To Account 46469	
AE	46428	4/27/2022		9230.1010.IC	CASH - INTERCOMPANY		687.50	Post Due To Account 46428	
AE	46446	4/27/2022		9230.1010.IC	CASH - INTERCOMPANY		1,742.86	Post Due To Account 46446	
AE	46479	4/28/2022		9230.1010.IC	CASH - INTERCOMPANY		654.05	Post Due To Account 46479	
AE	46494	4/30/2022		9230.1010.IC	CASH - INTERCOMPANY		9.54	Post Due To Account 46494	
AE	46573	4/30/2022		9230.1010.IC	CASH - INTERCOMPANY		200.02	Post Due To Account 46573	
AE	46552	5/5/2022		9230.1010.IC	CASH - INTERCOMPANY		705.00	Post Due To Account 46552	
AE	46467	5/11/2022		9230.1010.IC	CASH - INTERCOMPANY		3,772.50	Post Due To Account 46467	
AE	46474	5/11/2022		9230.1010.IC	CASH - INTERCOMPANY		1,562.50	Post Due To Account 46474	
AE	46552	5/11/2022		9230.1010.IC	CASH - INTERCOMPANY		266.50	Post Due To Account 46552	
AE	46557	5/11/2022		9230.1010.IC	CASH - INTERCOMPANY		100.00	Post Due To Account 46557	
AE	46605	5/20/2022		9230.1010.IC	CASH - INTERCOMPANY		118.42	Post Due To Account 46605	
AE	46557	5/25/2022		9230.1010.IC	CASH - INTERCOMPANY		1,698.10	Post Due To Account 46557	
AE	46582	5/25/2022		9230.1010.IC	CASH - INTERCOMPANY		2,397.00	Post Due To Account 46582	
AE	46629	5/31/2022		9230.1010.IC	CASH - INTERCOMPANY		7.86	Post Due To Account 46629	
AE	46731	5/31/2022		9230.1010.IC	CASH - INTERCOMPANY		639.89	Post Due To Account 46731	
AE	46844	6/2/2022		9230.1010.IC	CASH - INTERCOMPANY		1,648.90	Post Due To Account 46844	
AE	46712	6/9/2022		9230.1010.IC	CASH - INTERCOMPANY		240.00	Post Due To Account 46712	
AE	46699	6/13/2022		9230.1010.IC	CASH - INTERCOMPANY	960.00		Post Due To Account 46699	
AE	46625	6/15/2022		9230.1010.IC	CASH - INTERCOMPANY		700.00	Post Due To Account 46625	
AE	46651	6/15/2022		9230.1010.IC	CASH - INTERCOMPANY		5,372.50	Post Due To Account 46651	
AE	46732	6/17/2022		9230.1010.IC	CASH - INTERCOMPANY		59.20	Post Due To Account 46732	
AE	46736	6/29/2022		9230.1010.IC	CASH - INTERCOMPANY		137.50	Post Due To Account 46736	
AE	46764	6/29/2022		9230.1010.IC	CASH - INTERCOMPANY			Post Due To Account 46764	
AE	46777	6/30/2022		9230.1010.IC	CASH - INTERCOMPANY		15.02	Post Due To Account 46777	
AE	46770	7/1/2022		9230.1010.IC	CASH - INTERCOMPANY	400.00		Post Due To Account 46770	
AE	46801	7/11/2022		9230.1010.IC	CASH - INTERCOMPANY	260.00		Post Due To Account 46801	

CITY OF RAMSEY
General Ledger Activity
1/1/2022 - 12/31/2022

R55GLACT LOG23000VO Activity by Co, Div (pb), BU,
Company 09230 Ledger AA

U Doc	Doc No	GL Date	Rec/Ck#	Account Number	Description	Debit Amount	Credit Amount	GL Explanation / Remark	Address Name
Company 09230 Div Continued									
AE	46763	7/13/2022		9230.1010.IC	CASH - INTERCOMPANY		2,917.00	Post Due To Account 46763	
AE	46782	7/13/2022		9230.1010.IC	CASH - INTERCOMPANY		4,205.50	Post Due To Account 46782	
AE	46783	7/13/2022		9230.1010.IC	CASH - INTERCOMPANY		2,520.00	Post Due To Account 46783	
AE	46807	7/13/2022		9230.1010.IC	CASH - INTERCOMPANY	560.00		Post Due To Account 46807	
AE	46809	7/14/2022		9230.1010.IC	CASH - INTERCOMPANY		74.69	Post Due To Account 46809	
AE	46826	7/15/2022		9230.1010.IC	CASH - INTERCOMPANY		59.21	Post Due To Account 46826	
AE	46836	7/19/2022		9230.1010.IC	CASH - INTERCOMPANY	560.00		Post Due To Account 46836	
AE	46866	7/26/2022		9230.1010.IC	CASH - INTERCOMPANY	400.00		Post Due To Account 46866	
AE	46868	7/26/2022		9230.1010.IC	CASH - INTERCOMPANY	205.00		Post Due To Account 46868	
AE	46825	7/27/2022		9230.1010.IC	CASH - INTERCOMPANY		625.30	Post Due To Account 46825	
AE	46841	7/27/2022		9230.1010.IC	CASH - INTERCOMPANY		332.08	Post Due To Account 46841	
AE	46870	7/27/2022		9230.1010.IC	CASH - INTERCOMPANY		477.00	Post Due To Account 46870	
AE	46896	7/31/2022		9230.1010.IC	CASH - INTERCOMPANY		1.71	Post Due To Account 46896	
AE	46982	7/31/2022		9230.1010.IC	CASH - INTERCOMPANY		581.83	Post Due To Account 46982	
AE	46891	8/1/2022		9230.1010.IC	CASH - INTERCOMPANY	400.00		Post Due To Account 46891	
AE	46901	8/4/2022		9230.1010.IC	CASH - INTERCOMPANY		72.96	Post Due To Account 46901	
AE	46904	8/4/2022		9230.1010.IC	CASH - INTERCOMPANY	1,910.00		Post Due To Account 46904	
AE	46888	8/10/2022		9230.1010.IC	CASH - INTERCOMPANY		581.70	Post Due To Account 46888	
AE	46899	8/10/2022		9230.1010.IC	CASH - INTERCOMPANY		1,215.00	Post Due To Account 46899	
AE	46945	8/12/2022		9230.1010.IC	CASH - INTERCOMPANY		59.20	Post Due To Account 46945	
AE	46994	8/18/2022		9230.1010.IC	CASH - INTERCOMPANY		1,500.00	Post Due To Account 46994	
AE	46934	8/24/2022		9230.1010.IC	CASH - INTERCOMPANY		29.00	Post Due To Account 46934	
AE	46942	8/24/2022		9230.1010.IC	CASH - INTERCOMPANY		318.00	Post Due To Account 46942	
AE	46953	8/24/2022		9230.1010.IC	CASH - INTERCOMPANY		400.00	Post Due To Account 46953	
AE	46994	8/25/2022		9230.1010.IC	CASH - INTERCOMPANY		72.50	Post Due To Account 46994	
AE	46953	8/30/2022		9230.1010.IC	CASH - INTERCOMPANY	400.00		Post Due To Account 46953	
AE	47015	8/30/2022		9230.1010.IC	CASH - INTERCOMPANY	400.00		Post Due To Account 47015	
AE	47052	8/31/2022		9230.1010.IC	CASH - INTERCOMPANY		9.58	Post Due To Account 47052	
AE	47099	8/31/2022		9230.1010.IC	CASH - INTERCOMPANY		886.05	Post Due To Account 47099	
AE	47023	9/1/2022		9230.1010.IC	CASH - INTERCOMPANY		75.67	Post Due To Account 47023	
AE	47077	9/9/2022		9230.1010.IC	CASH - INTERCOMPANY		59.22	Post Due To Account 47077	
AE	47003	9/14/2022		9230.1010.IC	CASH - INTERCOMPANY		4,966.00	Post Due To Account 47003	
AE	47008	9/14/2022		9230.1010.IC	CASH - INTERCOMPANY		1,035.00	Post Due To Account 47008	
AE	47029	9/14/2022		9230.1010.IC	CASH - INTERCOMPANY		4,544.00	Post Due To Account 47029	
AE	47035	9/14/2022		9230.1010.IC	CASH - INTERCOMPANY		75.00	Post Due To Account 47035	
AE	47036	9/14/2022		9230.1010.IC	CASH - INTERCOMPANY		16,289.29	Post Due To Account 47036	
AE	47092	9/28/2022		9230.1010.IC	CASH - INTERCOMPANY		1,595.75	Post Due To Account 47092	
AE	47162	9/29/2022		9230.1010.IC	CASH - INTERCOMPANY	198,638.00		Post Due To Account 47162	

CITY OF RAMSEY
General Ledger Activity
1/1/2022 - 12/31/2022

R55GLACT LOG23000VO Activity by Co, Div (pb), BU,
Company 09230 Ledger AA

U Doc	Doc No	GL Date	Rec/Ck#	Account Number	Description	Debit Amount	Credit Amount	GL Explanation / Remark	Address Name
Company 09230 Div Continued									
AE	47187	9/30/2022		9230.1010.IC	CASH - INTERCOMPANY		3.99	Post Due To Account 47187	
AE	47236	9/30/2022		9230.1010.IC	CASH - INTERCOMPANY		5.19	Post Due To Account 47236	
AE	47264	9/30/2022		9230.1010.IC	CASH - INTERCOMPANY		5,508.00	Post Due To Account 47264	
AE	47196	10/6/2022		9230.1010.IC	CASH - INTERCOMPANY		76.56	Post Due To Account 47196	
AE	47149	10/12/2022		9230.1010.IC	CASH - INTERCOMPANY		4,918.80	Post Due To Account 47149	
AE	47219	10/14/2022		9230.1010.IC	CASH - INTERCOMPANY		1,500.00	Post Due To Account 47219	
AE	47269	10/21/2022		9230.1010.IC	CASH - INTERCOMPANY		59.20	Post Due To Account 47269	
AE	47211	10/26/2022		9230.1010.IC	CASH - INTERCOMPANY		480.00	Post Due To Account 47211	
AE	47224	10/26/2022		9230.1010.IC	CASH - INTERCOMPANY		333.50	Post Due To Account 47224	
AE	47304	10/31/2022		9230.1010.IC	CASH - INTERCOMPANY		1.14	Post Due To Account 47304	
AE	47362	10/31/2022		9230.1010.IC	CASH - INTERCOMPANY		5.19	Post Due To Account 47362	
AE	47349	11/10/2022		9230.1010.IC	CASH - INTERCOMPANY		76.70	Post Due To Account 47349	
AE	47395	11/18/2022		9230.1010.IC	CASH - INTERCOMPANY		59.21	Post Due To Account 47395	
AE	47372	11/23/2022		9230.1010.IC	CASH - INTERCOMPANY		1,000.00	Post Due To Account 47372	
AE	47431	11/30/2022		9230.1010.IC	CASH - INTERCOMPANY		20.52	Post Due To Account 47431	
AE	47476	11/30/2022		9230.1010.IC	CASH - INTERCOMPANY		5.19	Post Due To Account 47476	
AE	47430	12/1/2022		9230.1010.IC	CASH - INTERCOMPANY		75.68	Post Due To Account 47430	
AE	47425	12/14/2022		9230.1010.IC	CASH - INTERCOMPANY		509.50	Post Due To Account 47425	
AE	47512	12/16/2022		9230.1010.IC	CASH - INTERCOMPANY		59.20	Post Due To Account 47512	
AE	47581	12/31/2022		9230.1010.IC	CASH - INTERCOMPANY		73.99	Post Due To Account 47581	
AE	47608	12/31/2022		9230.1010.IC	CASH - INTERCOMPANY		16.96	Post Due To Account 47608	
AE	47623	12/31/2022		9230.1010.IC	CASH - INTERCOMPANY		450.00	Post Due To Account 47623	
AE	47632	12/31/2022		9230.1010.IC	CASH - INTERCOMPANY		261.86	Post Due To Account 47632	
AE	47637	12/31/2022		9230.1010.IC	CASH - INTERCOMPANY		1,554.75	Post Due To Account 47637	
AE	47711	12/31/2022		9230.1010.IC	CASH - INTERCOMPANY	2,262.96		Post Due To Account 47711	
AE	47753	12/31/2022		9230.1010.IC	CASH - INTERCOMPANY		623.74	Post Due To Account 47753	
AE	47754	12/31/2022		9230.1010.IC	CASH - INTERCOMPANY		3.51	Post Due To Account 47754	
AE	47789	12/31/2022		9230.1010.IC	CASH - INTERCOMPANY		11,951.59	Post Due To Account 47789	
AE	47903	12/31/2022		9230.1010.IC	CASH - INTERCOMPANY	2,357.56		Post Due To Account 47903	
AE	47965	12/31/2022		9230.1010.IC	CASH - INTERCOMPANY		25,264.42	Post Due To Account 47965	
AE	47982	12/31/2022		9230.1010.IC	CASH - INTERCOMPANY	5,121.10		Post Due To Account 47982	
				Total	9230.1010.IC	217,543.79	141,710.02	75,833.77 Net	
RC	60977	1/28/2022	53208	9230.1105	CURRENT-TAXES RECEIVABLE		914.17	Dec/Jan Tax Stimt Revenue	Dec/Jan Tax Stimt Revenue
JE	42802	12/31/2022		9230.1105	CURRENT-TAXES RECEIVABLE	1,389.38		DEC22/JAN23 Property Tax	
				Total	9230.1105	1,389.38	914.17	475.21 Net	
JE	42386	1/1/2022		9230.1115	DELINQUENT-TAXES RECEIVABLE		843.80	2021 Dltg Taxes	
JE	42396	1/1/2022		9230.1115	DELINQUENT-TAXES RECEIVABLE	136.45		2021 Dltg Taxes Addtl	

CITY OF RAMSEY
General Ledger Activity
1/1/2022 - 12/31/2022

R55GLACT LOG23000VO Activity by Co, Div (pb), BU,
Company 09230 Ledger AA

U Doc	Doc No	GL Date	Rec/Ck#	Account Number	Description	Debit Amount	Credit Amount	GL Explanation / Remark	Address	Name
		Company 09230 Div Continued								
JE	42893	12/31/2022		9230.1115	DELINQUENT-TAXES RECEIVABLE	566.87		2022 DELINQUENT PER COUNTY		
					9230.1115 Total	703.32	843.80	140.48- Net		
JE	42796	12/31/2022		9230.1310	DUE FROM OTHER FUNDS		6,513.76	PRIN PAYMENT-TIF 17 LOAN		
JE	42796	12/31/2022		9230.1310	DUE FROM OTHER FUNDS	5,000.00		TIF 18 INTERFUND LOAN INCREASE		
					9230.1310 Total	5,000.00	6,513.76	1,513.76- Net		
JE	42217	1/1/2022		9230.1550	PREPAID EXPENSE		52.00	Reverse 2021 Prepays		
PV	117084	12/31/2022	99011323	9230.1550	PREPAID EXPENSE	256.67		EDAM SULLIVAN DUES		108768 COMDATA NETWORK INC
					9230.1550 Total	256.67	52.00	204.67 Net		
JE	42325	1/1/2022		9230.2020.1	ACCOUNTS PAYABLE-MANUAL			AP bucket allocations YE		
JE	42861	12/31/2022		9230.2020.1	ACCOUNTS PAYABLE-MANUAL	2,176.93	2,357.56	AP bucket allocation		
					9230.2020.1 Total	2,176.93	2,357.56	180.63- Net		
JE	42386	1/1/2022		9230.2220	DEFERRED REVENUE		843.80	2021 Dltg Taxes		
JE	42396	1/1/2022		9230.2220	DEFERRED REVENUE		136.45	2021 Dltg Taxes Addtl		
JE	42893	12/31/2022		9230.2220	DEFERRED REVENUE		566.87	2022 DELINQUENT PER COUNTY		
					9230.2220 Total	843.80	703.32	140.48 Net		
JE	42531	7/31/2022		9230.4011	CURRENT-AD VALOREM TAXES		34,030.71	JULY PROPERTY TAX SETTLEMENT		
JE	42732	12/21/2022		9230.4011	CURRENT-AD VALOREM TAXES		31,578.86	Dec Property Tax Settlement		
JE	42802	12/31/2022		9230.4011	CURRENT-AD VALOREM TAXES		1,049.78	DEC22/JAN23 Property Tax		
JE	42875	12/31/2022		9230.4011	CURRENT-AD VALOREM TAXES	1,552.52		correct excess increment postl		
					9230.4011 Total	1,552.52	66,659.35	65,106.83- Net		
JE	42531	7/31/2022		9230.4012	DELINQUENT-AD VALOREM TAXES		288.52	JULY PROPERTY TAX SETTLEMENT		
JE	42732	12/21/2022		9230.4012	DELINQUENT-AD VALOREM TAXES		39.45	Dec Property Tax Settlement		
JE	42802	12/31/2022		9230.4012	DELINQUENT-AD VALOREM TAXES		20.11	DEC22/JAN23 Property Tax		
					9230.4012 Total		348.08	348.08- Net		
JE	42531	7/31/2022		9230.4014	FISCAL DISPARITIES		5,142.32	JULY PROPERTY TAX SETTLEMENT		
JE	42732	12/21/2022		9230.4014	FISCAL DISPARITIES		4,559.91	Dec Property Tax Settlement		
JE	42802	12/31/2022		9230.4014	FISCAL DISPARITIES		135.64	DEC22/JAN23 Property Tax		
					9230.4014 Total		9,837.87	9,837.87- Net		
JE	42802	12/31/2022		9230.4015	EXCESS TAX INCREMENTS		183.85	DEC22/JAN23 Property Tax		
JE	42875	12/31/2022		9230.4015	EXCESS TAX INCREMENTS	1,552.52		correct excess increment postl		
					9230.4015 Total		1,736.37	1,736.37- Net		
JE	42732	12/21/2022		9230.4018	PENALTY/INT-AD VALOREM TAXES	.28		Dec Property Tax Settlement		
					9230.4018 Total	.28	.28	.28 Net		

UDoc	Doc No	GL Date	Rec/Ck#	Account Number	Description	Debit Amount	Credit Amount	GL Explanation / Remark	Address Name
Company 09230 Div Continued									
RC	62112	9/29/2022	54065	9230.4609	OTHER MISCELLANEOUS REVENUES		198,638.00	OLD BOOK STORE PURCHASE	OLD BOOK STORE PURCHASE
					9230.4609 Total		198,638.00	198,638.00- Net	
JE	42819	12/31/2022		9230.4701	INTEREST ON INVESTMENTS	10,483.17		2022 INT EARNINGS DISTRIBUTED	
JE	42819	12/31/2022		9230.4701	INTEREST ON INVESTMENTS	1,468.42		2022 INT EARNINGS DISTRIBUTED	
					9230.4701 Total	11,951.59		11,951.59 Net	
JE	42796	12/31/2022		9230.4702	MISCELLANEOUS INTEREST		749.20	INTERFUND LOAN INT-TIF 17	
					9230.4702 Total		749.20	749.20- Net	
T2	2821	1/14/2022		9230.6105	TEMPORARY-WAGES & SALARIES	55.00		Payroll Labor Distribution	
T2	2833	2/11/2022		9230.6105	TEMPORARY-WAGES & SALARIES	55.00		Payroll Labor Distribution	
T2	2845	3/11/2022		9230.6105	TEMPORARY-WAGES & SALARIES	55.00		Payroll Labor Distribution	
T2	2872	5/20/2022		9230.6105	TEMPORARY-WAGES & SALARIES	110.00		Payroll Labor Distribution	
T2	2884	6/17/2022		9230.6105	TEMPORARY-WAGES & SALARIES	55.00		Payroll Labor Distribution	
T2	2896	7/15/2022		9230.6105	TEMPORARY-WAGES & SALARIES	55.00		Payroll Labor Distribution	
T2	2908	8/12/2022		9230.6105	TEMPORARY-WAGES & SALARIES	55.00		Payroll Labor Distribution	
T2	2920	9/9/2022		9230.6105	TEMPORARY-WAGES & SALARIES	55.00		Payroll Labor Distribution	
T2	2935	10/21/2022		9230.6105	TEMPORARY-WAGES & SALARIES	55.00		Payroll Labor Distribution	
T2	2947	11/18/2022		9230.6105	TEMPORARY-WAGES & SALARIES	55.00		Payroll Labor Distribution	
T2	2959	12/16/2022		9230.6105	TEMPORARY-WAGES & SALARIES	55.00		Payroll Labor Distribution	
					9230.6105 Total	660.00		660.00 Net	
T3	2822	1/14/2022		9230.6122	FICA/MEDICARE CONTRIBUTIONS	4.21		Actual Burden Journal Entries	
T3	2834	2/11/2022		9230.6122	FICA/MEDICARE CONTRIBUTIONS	4.21		Actual Burden Journal Entries	
T3	2846	3/11/2022		9230.6122	FICA/MEDICARE CONTRIBUTIONS	4.21		Actual Burden Journal Entries	
T3	2873	5/20/2022		9230.6122	FICA/MEDICARE CONTRIBUTIONS	8.42		Actual Burden Journal Entries	
T3	2885	6/17/2022		9230.6122	FICA/MEDICARE CONTRIBUTIONS	4.20		Actual Burden Journal Entries	
T3	2897	7/15/2022		9230.6122	FICA/MEDICARE CONTRIBUTIONS	4.21		Actual Burden Journal Entries	
T3	2909	8/12/2022		9230.6122	FICA/MEDICARE CONTRIBUTIONS	4.20		Actual Burden Journal Entries	
T3	2921	9/9/2022		9230.6122	FICA/MEDICARE CONTRIBUTIONS	4.22		Actual Burden Journal Entries	
T3	2936	10/21/2022		9230.6122	FICA/MEDICARE CONTRIBUTIONS	4.20		Actual Burden Journal Entries	
T3	2948	11/18/2022		9230.6122	FICA/MEDICARE CONTRIBUTIONS	4.21		Actual Burden Journal Entries	
T3	2960	12/16/2022		9230.6122	FICA/MEDICARE CONTRIBUTIONS	4.20		Actual Burden Journal Entries	
					9230.6122 Total	50.49		50.49 Net	
JE	42809	12/31/2022		9230.6133	WORKERS COMP INSURANCE PREMIUM	3.51		2022 Workers Comp Allocation	
					9230.6133 Total	3.51		3.51 Net	
PV	112571	4/13/2022	114804	9230.6208	MISCELLANEOUS OFFICE SUPPLIES	23.35		NAME PLATE & TAG EDA MEMBERS	100529 WENDELL'S INC
JE	42606	8/31/2022		9230.6208	MISCELLANEOUS OFFICE SUPPLIES		23.35	CORRECT BUDGET POSTINGS	

U Doc	Doc No	GL Date	Rec/Ck#	Account Number	Description	Debit Amount	Credit Amount	GL Explanation / Remark	Address	Name
Company 09230 Div Continued						23.35	23.35	Net		
				9230.6208	Total	23.35	23.35			
PV	111088	1/26/2022	114178	9230.6246	MARKETING & PROMOTIONS	100.00		EVENT SIGNS	117451	INKY ELF LLC
PV	111336	2/9/2022	114309	9230.6246	MARKETING & PROMOTIONS	365.00		METRO NORTH CHAMBER GOLF TOUR	100288	METRO NORTH CHAMBER OF COM
PV	111661	2/23/2022	114555	9230.6246	MARKETING & PROMOTIONS	725.00		SIGN AD BIZ EXPO	104205	EXPRESS SIGNS INC
PV	112203	2/28/2022	99031522	9230.6246	MARKETING & PROMOTIONS	45.00		EVNT - ADVERTISING FOR BIZ EX	108768	COMDATA NETWORK INC
PV	111985	3/9/2022	114627	9230.6246	MARKETING & PROMOTIONS	65.00		BIZ EXPO SANDWICH BOARD SIGNS	117451	INKY ELF LLC
PV	112756	3/31/2022	99041922	9230.6246	MARKETING & PROMOTIONS	7.00		FACEBK - BIZ EXPO MARKETING	108768	COMDATA NETWORK INC
PV	112756	3/31/2022	99041922	9230.6246	MARKETING & PROMOTIONS	2.00		FACEBK - BIZ EXPO MARKETING	108768	COMDATA NETWORK INC
PV	112756	3/31/2022	99041922	9230.6246	MARKETING & PROMOTIONS	2.00		FACEBK - BIZ EXPO MARKETING	108768	COMDATA NETWORK INC
PV	112756	3/31/2022	99041922	9230.6246	MARKETING & PROMOTIONS	2.00		FACEBK - BIZ EXPO MARKETING	108768	COMDATA NETWORK INC
PV	112756	3/31/2022	99041922	9230.6246	MARKETING & PROMOTIONS	3.00		FACEBK - BIZ EXPO MARKETING	108768	COMDATA NETWORK INC
PV	112756	3/31/2022	99041922	9230.6246	MARKETING & PROMOTIONS	3.00		FACEBK - BIZ EXPO MARKETING	108768	COMDATA NETWORK INC
PV	112756	3/31/2022	99041922	9230.6246	MARKETING & PROMOTIONS	5.00		FACEBK - BIZ EXPO MARKETING	108768	COMDATA NETWORK INC
PV	112802	4/27/2022	114857	9230.6246	MARKETING & PROMOTIONS	877.86		CANVAS TOTES W CITY LOGO	107059	TJ ASSOCIATES PRINTING INC
PV	113183	4/30/2022	99051522	9230.6246	MARKETING & PROMOTIONS	154.82		FACEBOOK - MARKETING	108768	COMDATA NETWORK INC
PV	113127	5/11/2022	1003796	9230.6246	MARKETING & PROMOTIONS	266.50		EXPO JACKETS	100011	ACE SALES
PV	113162	5/11/2022	1003818	9230.6246	MARKETING & PROMOTIONS	100.00		EXPO AD	100158	ECM PUBLISHERS INC
PV	113160	5/25/2022	1003818	9230.6246	MARKETING & PROMOTIONS	198.10		EXPO	100158	ECM PUBLISHERS INC
PV	113776	5/31/2022	99061522	9230.6246	MARKETING & PROMOTIONS	186.18		META - FACEBOOK EXPO ADS	108768	COMDATA NETWORK INC
PV	113405	6/2/2022	115021	9230.6246	MARKETING & PROMOTIONS	1,576.00		ACRED RENEWAL - MARKETING	119065	ANOKA COUNTY (PAPER CHECK)
PV	113377	6/15/2022	1003873	9230.6246	MARKETING & PROMOTIONS	700.00		ANOKA CHAMBER NETWORKING	100029	ANOKA AREA CHAMBER OF COMME
PV	113891	7/13/2022	1003974	9230.6246	MARKETING & PROMOTIONS	2,917.00		MINI SPEAKERS	100011	ACE SALES
PV	114150	7/27/2022	1004027	9230.6246	MARKETING & PROMOTIONS	330.00		ANOKA CHAMBER MAP	100158	ECM PUBLISHERS INC
PV	114329	7/27/2022	1004103	9230.6246	MARKETING & PROMOTIONS	477.00		INTERACTIVE EDA DOC UPDATE	112515	WSB AND ASSOCIATES INC
PV	114821	8/18/2022	115510	9230.6246	MARKETING & PROMOTIONS	1,500.00		REST SIGN PROGRAM REIMBURSE	119568	ALLISON GRIFFITH/ALLISON'S PET
PV	114617	8/24/2022	1004160	9230.6246	MARKETING & PROMOTIONS	318.00		INTERACTIVE EDA DOC UPDATE	112515	WSB AND ASSOCIATES INC
PV	114820	8/25/2022	115518	9230.6246	MARKETING & PROMOTIONS	72.50		HOLE SPONSOR BANNER	117451	INKY ELF LLC
PV	114848	9/14/2022	1004176	9230.6246	MARKETING & PROMOTIONS	3,616.00		COR TRAFFIC COUNTS	100847	BOLTON AND MENK INC
PV	114946	9/14/2022	115626	9230.6246	MARKETING & PROMOTIONS	144.00		GOLF SIGNS	107059	TJ ASSOCIATES PRINTING INC
PV	115167	9/28/2022	1004273	9230.6246	MARKETING & PROMOTIONS	295.75		INTERACTIVE EDA DOC UPDATE	112515	WSB AND ASSOCIATES INC
PV	115357	10/12/2022	1004288	9230.6246	MARKETING & PROMOTIONS	4,637.20		COR TRAFFIC COUNTS	100847	BOLTON AND MENK INC
PV	115585	10/14/2022	115753	9230.6246	MARKETING & PROMOTIONS	1,500.00		RESTAURANT SIGN REIMB.	119654	MISS IZ ICE CREAM, LLC
PV	115612	10/26/2022	1004370	9230.6246	MARKETING & PROMOTIONS	333.50		EDA INTERACTIVE DOC UPDATE	112515	WSB AND ASSOCIATES INC
PV	116095	11/23/2022	115967	9230.6246	MARKETING & PROMOTIONS	1,000.00		MPCA LAND DEVELOPMENT CONCEPTS	19733	MUNICIPAL GROUP, LLC
PV	116318	12/14/2022	116026	9230.6246	MARKETING & PROMOTIONS	75.00		INKY ELF LLC	117451	INKY ELF LLC
PV	117143	12/31/2022	1004664	9230.6246	MARKETING & PROMOTIONS	1,554.75		ECON DEV INTERACTIVE DOCUMENT	112515	WSB AND ASSOCIATES INC
Total						24,154.16		24,154.16		

CITY OF RAMSEY
General Ledger Activity
1/1/2022 - 12/31/2022

R55GLACT LOG23000VO Activity by Co, Div (pb), BU,
Company 09230 Ledger AA

U Doc	Doc No	GL Date	Rec/Ck#	Account Number	Description	Debit Amount	Credit Amount	GL Explanation / Remark	Address	Name
Company 09230 Div Continued										
JE	42217	1/1/2022		9230.6249	MISCELLANEOUS OPERATING SUPPLY	52.00		Star Trib Subscription		
PV	111216	1/27/2022	114231	9230.6249	MISCELLANEOUS OPERATING SUPPLY	582.00		BIZ EXPO - TOUCH OF MAGIC	101209	A TOUCH OF MAGIC INC
PV	111222	1/27/2022	114237	9230.6249	MISCELLANEOUS OPERATING SUPPLY	4,255.01		BIZ NETWORK MTG - FOOD POSTAGE ALLOCATION	116573	KITCHEN TABLE LLC
JE	42271	1/31/2022		9230.6249	MISCELLANEOUS OPERATING SUPPLY	2.65				
PV	111582	1/31/2022	99021522	9230.6249	MISCELLANEOUS OPERATING SUPPLY	21.75		WALMART - BIZ NETWORK HOOKS	108768	COMDATA NETWORK INC
PV	111350	2/3/2022	114252	9230.6249	MISCELLANEOUS OPERATING SUPPLY	73.66		12/17/21-1/19/22 ELECTRIC USE	100116	CONNEXUS ENERGY
RC	61079	2/17/2022	53305	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	BUSINESS EXPO JAM HOP GYM		BUSINESS EXPO JAM HOP GYM
RC	61080	2/17/2022	53306	9230.6249	MISCELLANEOUS OPERATING SUPPLY		65.00	BUSINESS EXPO LM FAITH LLC		BUSINESS EXPO LM FAITH LLC
JE	42313	2/28/2022		9230.6249	MISCELLANEOUS OPERATING SUPPLY	2.12		POSTAGE ALLOCATION		
JE	42328	2/28/2022		9230.6249	MISCELLANEOUS OPERATING SUPPLY		705.00	Bus Expo registrations		
PV	112068	3/3/2022	114596	9230.6249	MISCELLANEOUS OPERATING SUPPLY	71.04		1/19/22-2/17/22 ELECTRIC	100116	CONNEXUS ENERGY
RC	61228	3/4/2022	53369	9230.6249	MISCELLANEOUS OPERATING SUPPLY		75.00	22 BUSINESS EXPO MARY KAY		22 BUSINESS EXPO MARY KAY
RC	61229	3/4/2022	53370	9230.6249	MISCELLANEOUS OPERATING SUPPLY		75.00	22 BUSINESS EXPO FACE TO FACE		22 BUSINESS EXPO FACE TO FACE
RC	61230	3/4/2022	53371	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	22 BUSINESS EXPO ACAPULCO		22 BUSINESS EXPO ACAPULCO
PV	111964	3/9/2022	114641	9230.6249	MISCELLANEOUS OPERATING SUPPLY	5.23		EDA NAME TAG R JOHNSON	100529	WENDELL'S INC
RC	61256	3/14/2022	53398	9230.6249	MISCELLANEOUS OPERATING SUPPLY		25.00	BUSINESS EXPO JAM HOPS		BUSINESS EXPO JAM HOPS
RC	61257	3/14/2022	53399	9230.6249	MISCELLANEOUS OPERATING SUPPLY		75.00	BUSINESS EXPO CHAMBER COMMERC		BUSINESS EXPO CHAMBER COMM
RC	61262	3/16/2022	53404	9230.6249	MISCELLANEOUS OPERATING SUPPLY		65.00	BUSINESS EXPO SUPERIOR BLDRS		BUSINESS EXPO SUPERIOR BLDRS
RC	61277	3/23/2022	53420	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	BUSINESS EXPO M THIEL REALTY		BUSINESS EXPO M THIEL REALTY
RC	61278	3/23/2022	53421	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	BUSINESS EXPO AIR COMFORT		BUSINESS EXPO AIR COMFORT
RC	61291	3/25/2022	53435	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	BUSINESS EXPO RAMSEY STORAGE		BUSINESS EXPO RAMSEY STORAGE
RC	61325	3/30/2022	53457	9230.6249	MISCELLANEOUS OPERATING SUPPLY		90.00	BUSINESS EXPO LEAFFILTER NORTH		BUSINESS EXPO LEAFFILTER NORTH
RC	61326	3/30/2022	53458	9230.6249	MISCELLANEOUS OPERATING SUPPLY		25.00	BUSINESS EXPO AIR COMFORT HEAT		BUSINESS EXPO AIR COMFORT HEAT
JE	42404	3/31/2022		9230.6249	MISCELLANEOUS OPERATING SUPPLY	5.83		POSTAGE ALLOCATION		
JE	42412	3/31/2022		9230.6249	MISCELLANEOUS OPERATING SUPPLY		660.00	Business Expo		
PV	112488	3/31/2022	114724	9230.6249	MISCELLANEOUS OPERATING SUPPLY	71.26		2/17-3/17/22 ELECTRIC USAGE	100116	CONNEXUS ENERGY
RC	61374	4/6/2022	53486	9230.6249	MISCELLANEOUS OPERATING SUPPLY		65.00	BUSINESS EXPO AMERICAN PACIFIC		BUSINESS EXPO AMERICAN PACIFI
RC	61375	4/6/2022	53487	9230.6249	MISCELLANEOUS OPERATING SUPPLY		75.00	BUSINESS EXPO CANVAS HEALTH		BUSINESS EXPO CANVAS HEALTH
RC	61385	4/8/2022	53501	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	MIDWEST SEALCOATING BUS EXPO		MIDWEST SEALCOATING BUS EXPC
RC	61386	4/8/2022	53502	9230.6249	MISCELLANEOUS OPERATING SUPPLY		75.00	DIRECTCARE CHIRO BUS EXPO		DIRECTCARE CHIRO BUS EXPO
RC	61399	4/13/2022	53509	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	BUSIN EXPO SUITE LIVING SENIOR		BUSIN EXPO SUITE LIVING SENIOR
RC	61420	4/19/2022	53529	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	BUSINESS EXPO STORIES FOUNDAT		BUSINESS EXPO STORIES FOUND
RC	61423	4/21/2022	53532	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	IND BAPTIST BUS EXPO		IND BAPTIST BUS EXPO
RC	61441	4/25/2022	53541	9230.6249	MISCELLANEOUS OPERATING SUPPLY		75.00	BUSIN EXPO ANOKA CNTY HIST SO		BUSIN EXPO ANOKA CNTY HIST SO
PV	112915	4/28/2022	114863	9230.6249	MISCELLANEOUS OPERATING SUPPLY	72.05		3/17-4/19/22 ELECTRIC	100116	CONNEXUS ENERGY
PV	112917	4/28/2022	114859	9230.6249	MISCELLANEOUS OPERATING SUPPLY	582.00		RAMSEY EXPO 4/30/22	101209	A TOUCH OF MAGIC INC
JE	42440	4/30/2022		9230.6249	MISCELLANEOUS OPERATING SUPPLY	9.54		POSTAGE ALLOCATION		
JE	42444	4/30/2022		9230.6249	MISCELLANEOUS OPERATING SUPPLY		1,565.00	Business Expo		

CITY OF RAMSEY

General Ledger Activity

1/1/2022 - 12/31/2022

R55GLACT LOG23000VO Activity by Co, Div (pb), BU,

Company 09230 Ledger AA

U Doc	Doc No	GL Date	Rec/Ck#	Account Number	Description	Debit Amount	Credit Amount	GL Explanation / Remark	Address	Name
Company 09230 Div Continued										
PV	113183	4/30/2022	99051522	9230.6249	MISCELLANEOUS OPERATING SUPPLY	35.99		AMAZON CANDY	108768	COMDATA NETWORK INC
PV	113183	4/30/2022	99051522	9230.6249	MISCELLANEOUS OPERATING SUPPLY	4.02		MENARDS CRAYONS	108768	COMDATA NETWORK INC
PV	113118	5/5/2022	114930	9230.6249	MISCELLANEOUS OPERATING SUPPLY	75.00		REFUND RAMSEY BUSINESS EXPO	119246	BCBS OF MN
PV	113119	5/5/2022	114935	9230.6249	MISCELLANEOUS OPERATING SUPPLY	90.00		REFUND RAMSEY BUSINESS EXPO	119356	EA SWEEN COMPANY
PV	113120	5/5/2022	114937	9230.6249	MISCELLANEOUS OPERATING SUPPLY	75.00		REFUND RAMSEY BUSINESS EXPO	119358	FARMERS INSURANCE
PV	113121	5/5/2022	114938	9230.6249	MISCELLANEOUS OPERATING SUPPLY	75.00		REFUND RAMSEY BUSINESS EXPO	119359	GRAENNLAB
PV	113122	5/5/2022	114943	9230.6249	MISCELLANEOUS OPERATING SUPPLY	75.00		REFUND RAMSEY BUSINESS EXPO	117585	ZION PRE-K
PV	113123	5/5/2022	114931	9230.6249	MISCELLANEOUS OPERATING SUPPLY	75.00		REFUND RAMSEY BUSINESS EXPO	119355	BEACON SPECIALIZED LIVING
PV	113124	5/5/2022	114939	9230.6249	MISCELLANEOUS OPERATING SUPPLY	75.00		REFUND RAMSEY BUSINESS EXPO	117567	JAM HOPS
PV	113125	5/5/2022	114936	9230.6249	MISCELLANEOUS OPERATING SUPPLY	75.00		REFUND RAMSEY BUSINESS EXPO	119357	EQUITABLE ADVISORS
PV	113126	5/5/2022	114942	9230.6249	MISCELLANEOUS OPERATING SUPPLY	90.00		REFUND RAMSEY BUSINESS EXPO	119360	SAVVY PROPERTIES LLC
PV	113151	5/25/2022	1003803	9230.6249	MISCELLANEOUS OPERATING SUPPLY	1,500.00		EXPO COURT RENTAL&ELEC	116603	ADRENALINE SPORTS CENTER INC
PV	113209	5/25/2022	114960	9230.6249	MISCELLANEOUS OPERATING SUPPLY	2,397.00		EXPO BOOTHS	112722	CENAIKO EXPO INC
JE	42476	5/31/2022		9230.6249	MISCELLANEOUS OPERATING SUPPLY	7.86		POSTAGE ALLOCATION		
PV	113401	6/2/2022	115028	9230.6249	MISCELLANEOUS OPERATING SUPPLY	72.90		4/19-5/18/22 ELECTRIC USE	100116	CONNEXUS ENERGY
PV	113679	6/9/2022	115146	9230.6249	MISCELLANEOUS OPERATING SUPPLY	240.00		MNDOT PERMITS NORTHFORK, CH	100112	COMMISSIONER OF TRANSPORTAT
RC	61635	6/13/2022	53712	9230.6249	MISCELLANEOUS OPERATING SUPPLY		400.00	EDA GOLF TOURN JCF AUTO INC		EDA GOLF TOURN JCF AUTO INC
RC	61636	6/13/2022	53713	9230.6249	MISCELLANEOUS OPERATING SUPPLY		560.00	EDA GOLF TOURN CONNEXUS ENERGY		EDA GOLF TOURN CONNEXUS ENE
RC	61669	6/29/2022	53745	9230.6249	MISCELLANEOUS OPERATING SUPPLY		560.00	EDA GOLF TOURN S&A PARTNERS		EDA GOLF TOURN S&A PARTNERS
JE	42514	6/30/2022		9230.6249	MISCELLANEOUS OPERATING SUPPLY	15.02		POSTAGE ALLOCATION		
JE	42544	6/30/2022		9230.6249	MISCELLANEOUS OPERATING SUPPLY		4,240.00	Golf Event		
RC	61703	7/1/2022	53746	9230.6249	MISCELLANEOUS OPERATING SUPPLY		400.00	EDA GOLF EVENT FLAGSHIPBANK		EDA GOLF EVENT FLAGSHIPBANK
RC	61731	7/11/2022	53787	9230.6249	MISCELLANEOUS OPERATING SUPPLY		260.00	EDA GOLF METRONORTH CHAMBER		EDA GOLF METRONORTH CHAMBE
RC	61739	7/13/2022	53797	9230.6249	MISCELLANEOUS OPERATING SUPPLY		560.00	EDA GOLF TOURN INTECH INDUSTRI		EDA GOLF TOURN INTECH INDUSTI
RC	61751	7/19/2022	53811	9230.6249	MISCELLANEOUS OPERATING SUPPLY		560.00	GOLF EVENT LINKS AT NORTHFORK		GOLF EVENT LINKS AT NORTHFOR
RC	61760	7/26/2022	53820	9230.6249	MISCELLANEOUS OPERATING SUPPLY		400.00	GOLF/BIZ APP ANOKA CO JOE MACP		GOLF/BIZ APP ANOKA CO JOE MACI
RC	61763	7/26/2022	53824	9230.6249	MISCELLANEOUS OPERATING SUPPLY		205.00	GOLF/BIZ APP ANOKA AREA CHAMBE		GOLF/BIZ APP ANOKA AREA CHAMBE
PV	114158	7/27/2022	115319	9230.6249	MISCELLANEOUS OPERATING SUPPLY	182.80		INKY ELF LLC	117451	INKY ELF LLC
PV	114202	7/27/2022	1004014	9230.6249	MISCELLANEOUS OPERATING SUPPLY	125.83		ACE SALES	100011	ACE SALES
JE	42543	7/31/2022		9230.6249	MISCELLANEOUS OPERATING SUPPLY	1.71		POSTAGE ALLOCATION		
JE	42570	7/31/2022		9230.6249	MISCELLANEOUS OPERATING SUPPLY		5,635.00	Golf Event		
PV	114785	7/31/2022	99081522	9230.6249	MISCELLANEOUS OPERATING SUPPLY	99.98		AMAZON - BIZ APP DOOR PRIZE	108768	COMDATA NETWORK INC
PV	114785	7/31/2022	99081522	9230.6249	MISCELLANEOUS OPERATING SUPPLY	100.00		COBORNS - BIZ APP DOOR PRIZE	108768	COMDATA NETWORK INC
PV	114785	7/31/2022	99081522	9230.6249	MISCELLANEOUS OPERATING SUPPLY	49.96		WALMART - BIZ APP DOOR PRIZE	108768	COMDATA NETWORK INC
PV	114785	7/31/2022	99081522	9230.6249	MISCELLANEOUS OPERATING SUPPLY	52.99		WALMART - BIZ APP DOOR PRIZE	108768	COMDATA NETWORK INC
PV	114785	7/31/2022	99081522	9230.6249	MISCELLANEOUS OPERATING SUPPLY	273.71		WALMART - BIZ APP DOOR PRIZE	108768	COMDATA NETWORK INC
RC	61798	8/1/2022	53856	9230.6249	MISCELLANEOUS OPERATING SUPPLY		400.00	EDA GOLF TOURN		H.D'S & EDA GOLF VILLAGE BANK
PV	114496	8/4/2022	115444	9230.6249	MISCELLANEOUS OPERATING SUPPLY	72.96		6/17-7/19/22 ELECTRIC	100116	CONNEXUS ENERGY

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R55GLACT LOG23000VO Activity by Co, Div (pb), BU,
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U Doc	Doc No	GL Date	Rec/Ck#	Account Number	Description	Debit Amount	Credit Amount	GL Explanation / Remark	Address	Name
Company 09230 Div Continued										
RC	61816	8/4/2022	53886	9230.6249	MISCELLANEOUS OPERATING SUPPLY		400.00	EDA GOLF EVENT ALLISON'S PETIT	EDA GOLF EVENT ALLISON'S PETIT	
RC	61817	8/4/2022	53887	9230.6249	MISCELLANEOUS OPERATING SUPPLY		560.00	EDA GOLF EVENT ACAPULCO OF RAM	EDA GOLF EVENT ACAPULCO OF R	
RC	61818	8/4/2022	53888	9230.6249	MISCELLANEOUS OPERATING SUPPLY		400.00	EDA GOLF EVENT BERTOLAS&PEKUL	EDA GOLF EVENT BERTOLAS&PEK	
RC	61819	8/4/2022	53889	9230.6249	MISCELLANEOUS OPERATING SUPPLY		300.00	EDA GOLF EVENT HAKANSON ANDERS	EDA GOLF EVENT HAKANSON ANDI	
RC	61820	8/4/2022	53890	9230.6249	MISCELLANEOUS OPERATING SUPPLY		250.00	EDA GOLF EVENT DELTA INDUSTRI	EDA GOLF EVENT DELTA INDUSTRI	
PV	114604	8/24/2022	1004123	9230.6249	MISCELLANEOUS OPERATING SUPPLY	29.00		LBROZAK 08/01/22 BUS CARDS	103975 BROZAK, LUANN	
PV	114701	8/24/2022	115501	9230.6249	MISCELLANEOUS OPERATING SUPPLY	400.00		GOLF CART RENTAL	119555 RM GOLF CARTS INC	
PV	114701	8/30/2022	115501	9230.6249	MISCELLANEOUS OPERATING SUPPLY		400.00	GOLF CART RENTAL	119555 RM GOLF CARTS INC	
RC	61871	8/30/2022	53952	9230.6249	MISCELLANEOUS OPERATING SUPPLY		400.00	GOLF EVENT BANK OF ELK RIVER	GOLF EVENT BANK OF ELK RIVER	
JE	42581	8/31/2022		9230.6249	MISCELLANEOUS OPERATING SUPPLY	9.58		POSTAGE ALLOCATION		
JE	42601	8/31/2022		9230.6249	MISCELLANEOUS OPERATING SUPPLY		680.00	Golf Event		
JE	42606	8/31/2022		9230.6249	MISCELLANEOUS OPERATING SUPPLY	23.35		CORRECT BUDGET POSTINGS		
JE	42606	8/31/2022		9230.6249	MISCELLANEOUS OPERATING SUPPLY	74.69		CORRECT BUDGET POSTINGS		
PV	115210	8/31/2022	99091522	9230.6249	MISCELLANEOUS OPERATING SUPPLY	15.96		COBORNS-WATER BIZ APP	108768 COMDATA NETWORK INC	
PV	115210	8/31/2022	99091522	9230.6249	MISCELLANEOUS OPERATING SUPPLY	16.15		AMAZON- DOOR PRIZE - BIZ	108768 COMDATA NETWORK INC	
PV	115210	8/31/2022	99091522	9230.6249	MISCELLANEOUS OPERATING SUPPLY	98.75		CASEYS - GIFT CARDS BIZ APP	108768 COMDATA NETWORK INC	
PV	115210	8/31/2022	99091522	9230.6249	MISCELLANEOUS OPERATING SUPPLY	100.00		HOLIDAY - GIFT CARDS BIZ APP	108768 COMDATA NETWORK INC	
PV	115210	8/31/2022	99091522	9230.6249	MISCELLANEOUS OPERATING SUPPLY	400.00		RM GOLF - CARTS BIZ APP DAY	108768 COMDATA NETWORK INC	
PV	114937	9/1/2022	115529	9230.6249	MISCELLANEOUS OPERATING SUPPLY	75.67		7/19-8/18/22 ELECTRIC USAGE	100116 CONNEXUS ENERGY	
PV	114844	9/14/2022	1004203	9230.6249	MISCELLANEOUS OPERATING SUPPLY	899.00		THANK YOU CARD/PHOTOGRAPHY	112824 PARKPLACE STUDIO	
PV	115037	9/14/2022	115606	9230.6249	MISCELLANEOUS OPERATING SUPPLY	7,449.19		2022 BIZ APP DAY FOOD	100265 LINKS AT NORTHFORK	
PV	115038	9/14/2022	115606	9230.6249	MISCELLANEOUS OPERATING SUPPLY	8,640.10		2022 BIZ APP DAY GOLF REG	100265 LINKS AT NORTHFORK	
PV	115039	9/14/2022	115606	9230.6249	MISCELLANEOUS OPERATING SUPPLY	200.00		2022 BIZ APP DOOR PRIZES	100265 LINKS AT NORTHFORK	
JE	42624	9/30/2022		9230.6249	MISCELLANEOUS OPERATING SUPPLY	3.99		POSTAGE ALLOCATION		
PV	115519	10/6/2022	115709	9230.6249	MISCELLANEOUS OPERATING SUPPLY	76.56		8/18-9/19/22 ELECTRIC	100116 CONNEXUS ENERGY	
JE	42663	10/31/2022		9230.6249	MISCELLANEOUS OPERATING SUPPLY	1.14		POSTAGE ALLOCATION		
PV	116035	11/10/2022	115920	9230.6249	MISCELLANEOUS OPERATING SUPPLY	76.70		9/19-10/19 ELECTRIC USE	100116 CONNEXUS ENERGY	
JE	42695	11/30/2022		9230.6249	MISCELLANEOUS OPERATING SUPPLY	20.52		POSTAGE ALLOCATION		
PV	116326	12/1/2022	115993	9230.6249	MISCELLANEOUS OPERATING SUPPLY	75.68		10/19-11/17-22 ELECTRIC USE	100116 CONNEXUS ENERGY	
PV	116773	12/31/2022	116141	9230.6249	MISCELLANEOUS OPERATING SUPPLY	73.99		11/17-12/19/22 ELECTRIC USAGE	100116 CONNEXUS ENERGY	
						30,503.89	21,735.00	8,768.89 Net		
						9230.6249	Total			
PV	111461	2/23/2022	1003483	9230.6315	MISCELLANEOUS PROFESSIONAL SER	1,150.50		RNAD -ALLOY RECOVERY, B & A	100619 BRAUN INTERTEC CORPORATION	
PV	111935	3/9/2022	1003543	9230.6315	MISCELLANEOUS PROFESSIONAL SER	6,260.00		TOPO SURVEY W ARMSTRONG REDEV	100647 BOLTON AND MENK INC	
PV	111984	3/9/2022	1003543	9230.6315	MISCELLANEOUS PROFESSIONAL SER	175.00		DOLOMITE ST VACATION	100647 BOLTON AND MENK INC	
PV	112663	4/13/2022	1003746	9230.6315	MISCELLANEOUS PROFESSIONAL SER	975.00		ALLOY RECOVERY RNAD	111618 MN POLLUTION CONTROL AGENCY	
PV	112726	4/27/2022	114634	9230.6315	MISCELLANEOUS PROFESSIONAL SER	687.50		TUNGSTEN TIF ANALYSIS	106624 EHLERS AND ASSOCIATES, INC	
PV	112796	4/27/2022	1003724	9230.6315	MISCELLANEOUS PROFESSIONAL SER	865.00		TOPO SURVEY W ARMSTRONG REDEV	100647 BOLTON AND MENK INC	
PV	112668	5/11/2022	1003767	9230.6315	MISCELLANEOUS PROFESSIONAL SER	3,772.50		PROF SRVCS W ARMSTRONG REDEV	100647 BOLTON AND MENK INC	

CITY OF RAMSEY
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R55GLACT LOG23000VO Activity by Co, Div (pb), BU,
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U Doc	Doc No	GL Date	Rec/Ck#	Account Number	Description	Debit Amount	Credit Amount	GL Explanation / Remark	Address	Name
Company 09230 Div Continued										
PV	112878	5/11/2022	1003767	9230.6315	MISCELLANEOUS PROFESSIONAL SER	1,562.50		DOLomite ST VACATION PLAT	100647	BOLTON AND MENK INC
PV	113482	6/15/2022	1003877	9230.6315	MISCELLANEOUS PROFESSIONAL SER	5,372.50		W ARMSTRONG REDEV PROF SERVICE	100647	BOLTON AND MENK INC
PV	113803	6/29/2022	115168	9230.6315	MISCELLANEOUS PROFESSIONAL SER	137.50		TIF SUBSTANDARD BLDG FINDINGS	106624	EHLERS AND ASSOCIATES, INC
PV	114008	7/13/2022	115267	9230.6315	MISCELLANEOUS PROFESSIONAL SER	4,205.50		JAC AUTO TIF REPORT	103165	LHB, INC
PV	114059	7/13/2022	1003982	9230.6315	MISCELLANEOUS PROFESSIONAL SER	2,520.00		W ARMSTRNG REDVLP AREA DESIGN	100647	BOLTON AND MENK INC
PV	114134	7/27/2022	1004036	9230.6315	MISCELLANEOUS PROFESSIONAL SER	112.50		JUNE LEGAL	119037	HOLSTAD & KNAAK, PLC
PV	114216	7/27/2022	115314	9230.6315	MISCELLANEOUS PROFESSIONAL SER	206.25		TUNGSTEN TIF REDEVELOPMENT	106624	EHLERS AND ASSOCIATES, INC
PV	114417	8/10/2022	1004073	9230.6315	MISCELLANEOUS PROFESSIONAL SER	581.70		DOLomite VACATION PLAT	100647	BOLTON AND MENK INC
PV	114465	8/10/2022	1004073	9230.6315	MISCELLANEOUS PROFESSIONAL SER	1,215.00		W ARMSTRONG REDEV PROF SERVICE	100647	BOLTON AND MENK INC
JE	42606	8/31/2022		9230.6315	MISCELLANEOUS PROFESSIONAL SER	175.00		CORRECT BUDGET POSTINGS		
PV	114849	9/14/2022	1004176	9230.6315	MISCELLANEOUS PROFESSIONAL SER	451.00		DOLomite ST VACATION PLAT	100647	BOLTON AND MENK INC
PV	114885	9/14/2022	1004176	9230.6315	MISCELLANEOUS PROFESSIONAL SER	1,035.00		DESIGN, PLANS AND SPECS	100647	BOLTON AND MENK INC
PV	114947	9/14/2022	1004211	9230.6315	MISCELLANEOUS PROFESSIONAL SER	4,400.00		JAC AUTO SUBSTANDARD FINDINGS	117483	TAFT STETTINIUS AND HOLLISTER
PV	114986	9/14/2022	1004192	9230.6315	MISCELLANEOUS PROFESSIONAL SER	75.00		AUGUST CIVIL	119037	HOLSTAD & KNAAK, PLC
PV	115168	9/28/2022	115667	9230.6315	MISCELLANEOUS PROFESSIONAL SER	1,300.00		OAK TERR APPRAISAL RALF	115222	BRYANT AND FIELD REAL ESTATE A
JE	42654	9/30/2022		9230.6315	MISCELLANEOUS PROFESSIONAL SER	5,508.00		GAME FAIR 1/2 SHARE-CC 9-13-22		
PV	116942	12/31/2022	116200	9230.6315	MISCELLANEOUS PROFESSIONAL SER	450.00		ATTEND EDA MEETING	106624	EHLERS AND ASSOCIATES, INC
					9230.6315 Total	43,192.95		43,192.95 Net		
PV	113776	5/31/2022	99061522	9230.6331	TRAVEL & LODGING	448.52		GRANDVIEW LODGE -EDAM SUMMER	108768	COMDATA NETWORK INC
					9230.6331 Total	448.52		448.52 Net		
PV	11582	1/31/2022	99021522	9230.6335	TRAINING	315.00		EDAM - WINTER CONFERENCE	108768	COMDATA NETWORK INC
PV	112756	3/31/2022	99041922	9230.6335	TRAINING	345.00		ECONOMIC DEV - EDAM CONFERENCE	108768	COMDATA NETWORK INC
					9230.6335 Total	660.00		660.00 Net		
JE	42808	12/31/2022		9230.6361	GENERAL LIABILITY/PROPERTY INS	623.74		2022 General Liab Allocation0		
					9230.6361 Total	623.74		623.74 Net		
PV	114110	7/14/2022	115285	9230.6371	ELECTRIC UTILITIES	74.69		5/18-6/17/22 ELECTRIC USE	100116	CONNEXUS ENERGY
JE	42606	8/31/2022		9230.6371	ELECTRIC UTILITIES	74.69		CORRECT BUDGET POSTINGS		
					9230.6371 Total	74.69		74.69 Net		
PV	111582	1/31/2022	99021522	9230.6451	MEMBERSHIP DUES	295.00		EDAM - MEMBERSHIP DUES	108768	COMDATA NETWORK INC
PV	112203	2/28/2022	99031522	9230.6451	MEMBERSHIP DUES	5.19		ECM-RECUR MONTH HERALD SUBSCR	108768	COMDATA NETWORK INC
JE	42427	3/31/2022		9230.6451	MEMBERSHIP DUES	5.19		ECM Union subscription		
PV	112756	3/31/2022	99041922	9230.6451	MEMBERSHIP DUES	5.19		ECM SUBSCRIPTION - HERALD	108768	COMDATA NETWORK INC
PV	113183	4/30/2022	99051522	9230.6451	MEMBERSHIP DUES	5.19		ECM SUBSCRIPTION - HERALD	108768	COMDATA NETWORK INC
PV	113776	5/31/2022	99061522	9230.6451	MEMBERSHIP DUES	5.19		ECM - ANOKA HERALD SUBSCRIPTIO	108768	COMDATA NETWORK INC
PV	114785	7/31/2022	99081522	9230.6451	MEMBERSHIP DUES	5.19		ECM - SUBSCRIPTION - HEARLD	108768	COMDATA NETWORK INC
PV	115210	8/31/2022	99091522	9230.6451	MEMBERSHIP DUES	250.00		ICSC SUBSCRIPTION	108768	COMDATA NETWORK INC

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Company 09230 Div Continued										
PV	115210	8/31/2022	99091522	9230.6451	MEMBERSHIP DUES	5.19		ECM - ANOKA HERALD SUBSCRIPTIO	108768	COMDATA NETWORK INC
PV	115623	9/30/2022	99101522	9230.6451	MEMBERSHIP DUES	5.19		ECM ANOKA HERALD ONLINE	108768	COMDATA NETWORK INC
PV	115358	10/12/2022	1004305	9230.6451	MEMBERSHIP DUES	281.60		SALESFORCE MEMBERSHIP BRE	114104	MINNEAPOLIS ST. PAUL REG ECO/C
PV	115547	10/26/2022	1004331	9230.6451	MEMBERSHIP DUES	480.00		ANNUAL MEMBERSHIP DUES	100029	ANOKA AREA CHAMBER OF COMME
PV	116083	10/31/2022	99111522	9230.6451	MEMBERSHIP DUES	5.19		ECM ANOKA HERALD ONLINE	108768	COMDATA NETWORK INC
PV	116504	11/30/2022	99121522	9230.6451	MEMBERSHIP DUES	5.19		ECM ANOKA HERALD ONLINE	108768	COMDATA NETWORK INC
PV	116271	12/14/2022	116034	9230.6451	MEMBERSHIP DUES	434.50		METRO NORTH CHAMBER MEMBERSHIP	100288	METRO NORTH CHAMBER OF COM
PV	117084	12/31/2022	99011323	9230.6451	MEMBERSHIP DUES	5.19		ECM - ANOKA HERALD SUBSCRIPTIO	108768	COMDATA NETWORK INC
					Total	1,798.19		1,798.19 Net		
PV	111582	1/31/2022	99021522	9230.6452	SUBSCRIPTIONS	5.19		ECM - APG - ANOKA UNION	108768	COMDATA NETWORK INC
JE	42427	3/31/2022		9230.6452	SUBSCRIPTIONS		5.19	ECM Union subscription		
PV	116837	12/31/2022	116222	9230.6452	SUBSCRIPTIONS	16.96		STAR TRIBUNE SUBSCRIPTION	100461	STAR TRIBUNE
					Total	22.15		16.96 Net		
PV	112431	4/13/2022	1003650	9230.6530	IMPROVEMENTS OTHER THAN BLD	175.00		21-07 DOLOMITE ST VACATION	100647	BOLTON AND MENK INC
JE	42606	8/31/2022		9230.6530	IMPROVEMENTS OTHER THAN BLD		175.00	CORRECT BUDGET POSTINGS		
JE	42886	12/31/2022		9230.6530	IMPROVEMENTS OTHER THAN BLD	25,264.42		202107 EDA share of Dolomite		
JE	42891	12/31/2022		9230.6530	IMPROVEMENTS OTHER THAN BLD		25,264.42	Correct GL coding PW		
JE	42891	12/31/2022		9230.6530	IMPROVEMENTS OTHER THAN BLD	20,143.32		2021-07 EDA Share of Dolomite		
					Total	45,582.74		20,143.32 Net		
9230					ECONOMIC DEVELOPMENT AUTHORITY	478,341.15		Net		
							478,341.15	Net		
09230					ECONOMIC DEVELOPMENT AUTH	478,341.15		Net		
							478,341.15	Net		

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09230 ECONOMIC DEVELOPMENT AUTH									
9230 ECONOMIC DEVELOPMENT AUTHORITY									
JE	42860	2/28/2023		9230.1010	CASH IN BANK	945.00		Feb Clover CC	
JE	42939	3/31/2023		9230.1010	CASH IN BANK	745.00		Mar 2023 Clover	
JE	42965	4/30/2023		9230.1010	CASH IN BANK	510.00		Clover Apr 2023	
JE	43047	6/30/2023		9230.1010	CASH IN BANK	1,780.00		Clover June 2023	
JE	43048	6/30/2023		9230.1010	CASH IN BANK	3,600.00		EDA Golf Tournament	
JE	43065	7/14/2023		9230.1010	CASH IN BANK	45,207.14		JULY PROPERTY TAX SETTLEMENT	
Total						52,787.14		52,787.14 Net	
AE	47903	1/1/2023		9230.1010.IC	CASH - INTERCOMPANY		2,357.56	Post Due To Account 47903	
AE	47608	1/12/2023		9230.1010.IC	CASH - INTERCOMPANY		1,257.50	Post Due To Account 47608	
AE	47635	1/13/2023		9230.1010.IC	CASH - INTERCOMPANY		26.91	Post Due To Account 47635	
AE	47640	1/19/2023		9230.1010.IC	CASH - INTERCOMPANY		605.50	Post Due To Account 47640	
AE	47608	1/25/2023		9230.1010.IC	CASH - INTERCOMPANY		281.60	Post Due To Account 47608	
AE	47738	1/31/2023		9230.1010.IC	CASH - INTERCOMPANY	1,389.38		Post Due To Account 47738	
AE	47777	1/31/2023		9230.1010.IC	CASH - INTERCOMPANY		16.18	Post Due To Account 47777	
AE	47722	2/2/2023		9230.1010.IC	CASH - INTERCOMPANY		2,954.88	Post Due To Account 47722	
AE	47734	2/2/2023		9230.1010.IC	CASH - INTERCOMPANY	50.00		Post Due To Account 47734	
AE	47742	2/6/2023		9230.1010.IC	CASH - INTERCOMPANY	65.00		Post Due To Account 47742	
AE	47769	2/9/2023		9230.1010.IC	CASH - INTERCOMPANY	90.00		Post Due To Account 47769	
AE	47773	2/10/2023		9230.1010.IC	CASH - INTERCOMPANY	90.00		Post Due To Account 47773	
AE	47782	2/10/2023		9230.1010.IC	CASH - INTERCOMPANY		26.92	Post Due To Account 47782	
AE	47839	2/22/2023		9230.1010.IC	CASH - INTERCOMPANY	255.00		Post Due To Account 47839	
AE	47845	2/28/2023		9230.1010.IC	CASH - INTERCOMPANY		1.80	Post Due To Account 47845	
AE	47917	2/28/2023		9230.1010.IC	CASH - INTERCOMPANY		65.00	Post Due To Account 47917	
AE	47785	3/1/2023		9230.1010.IC	CASH - INTERCOMPANY		312.89	Post Due To Account 47785	
AE	47853	3/2/2023		9230.1010.IC	CASH - INTERCOMPANY		77.94	Post Due To Account 47853	
AE	47876	3/6/2023		9230.1010.IC	CASH - INTERCOMPANY	75.00		Post Due To Account 47876	
AE	47892	3/8/2023		9230.1010.IC	CASH - INTERCOMPANY	140.00		Post Due To Account 47892	
AE	47911	3/10/2023		9230.1010.IC	CASH - INTERCOMPANY	150.00		Post Due To Account 47911	
AE	47920	3/10/2023		9230.1010.IC	CASH - INTERCOMPANY		26.91	Post Due To Account 47920	
AE	47870	3/15/2023		9230.1010.IC	CASH - INTERCOMPANY		1,064.00	Post Due To Account 47870	
AE	47956	3/20/2023		9230.1010.IC	CASH - INTERCOMPANY	125.00		Post Due To Account 47956	
AE	47970	3/22/2023		9230.1010.IC	CASH - INTERCOMPANY	65.00		Post Due To Account 47970	
AE	47977	3/23/2023		9230.1010.IC	CASH - INTERCOMPANY	75.00		Post Due To Account 47977	
AE	47979	3/24/2023		9230.1010.IC	CASH - INTERCOMPANY	50.00		Post Due To Account 47979	
AE	47962	3/29/2023		9230.1010.IC	CASH - INTERCOMPANY		1,626.00	Post Due To Account 47962	

U Doc	Doc No	GL Date	Rec/Ck#	Account Number	Description	Debit Amount	Credit Amount	GL Explanation / Remark	Address Name
Company 09230 Div Continued									
AE	47995	3/30/2023		9230.1010.IC	CASH - INTERCOMPANY		76.27	Post Due To Account 47995	
AE	48015	3/31/2023		9230.1010.IC	CASH - INTERCOMPANY		30.55	Post Due To Account 48015	
AE	48112	3/31/2023		9230.1010.IC	CASH - INTERCOMPANY		60.33	Post Due To Account 48112	
AE	48056	4/6/2023		9230.1010.IC	CASH - INTERCOMPANY	50.00		Post Due To Account 48056	
AE	48069	4/10/2023		9230.1010.IC	CASH - INTERCOMPANY	50.00		Post Due To Account 48069	
AE	47978	4/12/2023		9230.1010.IC	CASH - INTERCOMPANY	50.00	640.00	Post Due To Account 47978	
AE	48106	4/14/2023		9230.1010.IC	CASH - INTERCOMPANY	50.00		Post Due To Account 48106	
AE	48113	4/17/2023		9230.1010.IC	CASH - INTERCOMPANY	100.00		Post Due To Account 48113	
AE	48144	4/21/2023		9230.1010.IC	CASH - INTERCOMPANY		53.82	Post Due To Account 48144	
AE	48054	4/26/2023		9230.1010.IC	CASH - INTERCOMPANY		112.50	Post Due To Account 48054	
AE	48067	4/26/2023		9230.1010.IC	CASH - INTERCOMPANY		598.50	Post Due To Account 48067	
AE	48072	4/26/2023		9230.1010.IC	CASH - INTERCOMPANY		11.35	Post Due To Account 48072	
AE	48134	4/27/2023		9230.1010.IC	CASH - INTERCOMPANY		605.50	Post Due To Account 48134	
AE	48181	4/30/2023		9230.1010.IC	CASH - INTERCOMPANY		11.40	Post Due To Account 48181	
AE	48283	4/30/2023		9230.1010.IC	CASH - INTERCOMPANY		72.30	Post Due To Account 48283	
AE	48210	5/4/2023		9230.1010.IC	CASH - INTERCOMPANY		2,223.54	Post Due To Account 48210	
AE	48184	5/10/2023		9230.1010.IC	CASH - INTERCOMPANY		139.00	Post Due To Account 48184	
AE	48261	5/12/2023		9230.1010.IC	CASH - INTERCOMPANY	75.00	49.17	Post Due To Account 48261	
AE	48210	5/18/2023		9230.1010.IC	CASH - INTERCOMPANY			Post Due To Account 48210	
AE	48311	5/19/2023		9230.1010.IC	CASH - INTERCOMPANY		53.83	Post Due To Account 48311	
AE	48216	5/24/2023		9230.1010.IC	CASH - INTERCOMPANY		1,457.50	Post Due To Account 48216	
AE	48333	5/25/2023		9230.1010.IC	CASH - INTERCOMPANY		75.00	Post Due To Account 48333	
AE	48337	5/25/2023		9230.1010.IC	CASH - INTERCOMPANY	47.00		Post Due To Account 48337	
AE	48352	5/31/2023		9230.1010.IC	CASH - INTERCOMPANY		6.60	Post Due To Account 48352	
AE	48404	5/31/2023		9230.1010.IC	CASH - INTERCOMPANY		417.39	Post Due To Account 48404	
AE	48388	6/7/2023		9230.1010.IC	CASH - INTERCOMPANY	1,098.00		Post Due To Account 48388	
AE	48389	6/8/2023		9230.1010.IC	CASH - INTERCOMPANY		171.33	Post Due To Account 48389	
AE	48413	6/13/2023		9230.1010.IC	CASH - INTERCOMPANY	275.42		Post Due To Account 48413	
AE	48357	6/14/2023		9230.1010.IC	CASH - INTERCOMPANY		800.00	Post Due To Account 48357	
AE	48371	6/14/2023		9230.1010.IC	CASH - INTERCOMPANY	1,120.00	740.00	Post Due To Account 48371	
AE	48424	6/14/2023		9230.1010.IC	CASH - INTERCOMPANY			Post Due To Account 48424	
AE	48427	6/15/2023		9230.1010.IC	CASH - INTERCOMPANY	696.00		Post Due To Account 48427	
AE	48444	6/16/2023		9230.1010.IC	CASH - INTERCOMPANY	560.00	32.30	Post Due To Account 48444	
AE	48462	6/21/2023		9230.1010.IC	CASH - INTERCOMPANY		125.00	Post Due To Account 48462	
AE	48452	6/28/2023		9230.1010.IC	CASH - INTERCOMPANY		13.02	Post Due To Account 48452	
AE	48520	6/30/2023		9230.1010.IC	CASH - INTERCOMPANY		1,528.83	Post Due To Account 48520	
AE	48608	6/30/2023		9230.1010.IC	CASH - INTERCOMPANY			Post Due To Account 48608	
AE	48504	7/12/2023		9230.1010.IC	CASH - INTERCOMPANY		57.50	Post Due To Account 48504	

UJDoc	Doc No	GL Date	Rec/Ck#	Account Number	Description	Debit Amount	Credit Amount	GL Explanation / Remark	Address	Name
Company 09230 Div Continued										
AE	48522	7/12/2023		9230.1010.IC	CASH - INTERCOMPANY		129.50	Post Due To Account 48522		
AE	48564	7/13/2023		9230.1010.IC	CASH - INTERCOMPANY		71.60	Post Due To Account 48564		
AE	48593	7/14/2023		9230.1010.IC	CASH - INTERCOMPANY		53.82	Post Due To Account 48593		
AE	48554	7/26/2023		9230.1010.IC	CASH - INTERCOMPANY		3,122.00	Post Due To Account 48554		
AE	48620	7/26/2023		9230.1010.IC	CASH - INTERCOMPANY	6,740.80	24,766.04	Post Due To Account 48620		
				9230.1010.IC	Total			18,025.24- Net		
RC	62529	1/31/2023	54397	9230.1105	CURRENT-TAXES RECEIVABLE		1,389.38	DEC/JAN PROPERTY TAX SETTLEMEN		DEC/JAN PROPERTY TAX SETTLEM
				9230.1105	Total		1,389.38	1,389.38- Net		
JE	42893	1/1/2023		9230.1115	DELINQUENT-TAXES RECEIVABLE		566.87	2022 DELINQUENT PER COUNTY		
				9230.1115	Total		566.87	566.87- Net		
JE	42780	1/1/2023		9230.1550	PREPAID EXPENSE		256.67	Reverse 2023 Prepaids		
				9230.1550	Total		256.67	256.67- Net		
AE	118834	5/11/2023		9230.2020	ACCOUNTS PAYABLE		49.17	Offset By Document PV 118834	120052	SCHLUETER, WENDY
AE	1005061	5/12/2023		9230.2020	ACCOUNTS PAYABLE	49.17		Offset By Document PT 1005061	120052	SCHLUETER, WENDY
AE	116984	5/25/2023		9230.2020	ACCOUNTS PAYABLE	75.00		Offset By Document PK 116984	120045	SMART MOMS TRAVEL/SARA NICCL
AE	119074	5/25/2023		9230.2020	ACCOUNTS PAYABLE		75.00	Offset By Document PV 119074	120045	SMART MOMS TRAVEL/SARA NICCL
				9230.2020	Total	124.17	124.17	Net		
JE	42861	1/1/2023		9230.2020.1	ACCOUNTS PAYABLE-MANUAL	2,357.56		AP bucket allocation		
				9230.2020.1	Total	2,357.56		2,357.56 Net		
JE	42893	1/1/2023		9230.2220	DEFERRED REVENUE	566.87		2022 DELINQUENT PER COUNTY		
				9230.2220	Total	566.87		566.87 Net		
JE	43065	7/14/2023		9230.4011	CURRENT-AD VALOREM TAXES		38,082.98	JULY PROPERTY TAX SETTLEMENT		
				9230.4011	Total		38,082.98	38,082.98- Net		
JE	43065	7/14/2023		9230.4012	DELINQUENT-AD VALOREM TAXES		1,826.42	JULY PROPERTY TAX SETTLEMENT		
				9230.4012	Total		1,826.42	1,826.42- Net		
JE	43065	7/14/2023		9230.4014	FISCAL DISPARITIES		5,303.03	JULY PROPERTY TAX SETTLEMENT		
				9230.4014	Total		5,303.03	5,303.03- Net		
JE	43065	7/14/2023		9230.4018	PENALTY/INT-AD VALOREM TAXES	5.29		JULY PROPERTY TAX SETTLEMENT		
				9230.4018	Total	5.29		5.29 Net		
RC	63020	6/13/2023	54851	9230.4609	OTHER MISCELLANEOUS REVENUES		275.42	CLASS ACTION US BANK		CLASS ACTION US BANK
				9230.4609	Total		275.42	275.42- Net		
T2	2971	1/13/2023		9230.6105	TEMPORARY-WAGES & SALARIES	25.00		Payroll Labor Distribution		

UDoc	Doc No	GL Date	Rec/Ck#	Account Number	Description	Debit Amount	Credit Amount	GL Explanation / Remark	Address	Name
Company	09230	Div	Continued							
T2	2983	2/10/2023		9230.6105	TEMPORARY-WAGES & SALARIES	25.00		Payroll Labor Distribution		
T2	2995	3/10/2023		9230.6105	TEMPORARY-WAGES & SALARIES	25.00		Payroll Labor Distribution		
T2	3010	4/21/2023		9230.6105	TEMPORARY-WAGES & SALARIES	50.00		Payroll Labor Distribution		
T2	3022	5/19/2023		9230.6105	TEMPORARY-WAGES & SALARIES	50.00		Payroll Labor Distribution		
T2	3034	6/16/2023		9230.6105	TEMPORARY-WAGES & SALARIES	30.00		Payroll Labor Distribution		
T2	3046	7/14/2023		9230.6105	TEMPORARY-WAGES & SALARIES	50.00		Payroll Labor Distribution		
				9230.6105	Total	255.00		255.00 Net		
T3	2972	1/13/2023		9230.6122	FICAMEDICARE CONTRIBUTIONS	1.91		Actual Burden Journal Entries		
T3	2984	2/10/2023		9230.6122	FICAMEDICARE CONTRIBUTIONS	1.92		Actual Burden Journal Entries		
T3	2996	3/10/2023		9230.6122	FICAMEDICARE CONTRIBUTIONS	1.91		Actual Burden Journal Entries		
T3	3011	4/21/2023		9230.6122	FICAMEDICARE CONTRIBUTIONS	3.82		Actual Burden Journal Entries		
T3	3023	5/19/2023		9230.6122	FICAMEDICARE CONTRIBUTIONS	3.83		Actual Burden Journal Entries		
T3	3035	6/16/2023		9230.6122	FICAMEDICARE CONTRIBUTIONS	2.30		Actual Burden Journal Entries		
T3	3047	7/14/2023		9230.6122	FICAMEDICARE CONTRIBUTIONS	3.82		Actual Burden Journal Entries		
				9230.6122	Total	19.51		19.51 Net		
PV	118378	4/26/2023	1005007	9230.6208	MISCELLANEOUS OFFICE SUPPLIES	11.35		WENDELLS 4/06/23 NAME TAG/PLA	100529	WENDELL'S INC
				9230.6208	Total	11.35		11.35 Net		
PV	117865	3/15/2023	1004793	9230.6246	MARKETING & PROMOTIONS	1,064.00		TOTE BAGS	100011	ACE SALES
PV	118075	3/29/2023	1004847	9230.6246	MARKETING & PROMOTIONS	1,626.00		ACRED RENEWAL - MARKETING	107587	ANOKA COUNTY TREASURY DEPAR
PV	118466	3/31/2023	4152023	9230.6246	MARKETING & PROMOTIONS	25.69		FACEBK - BIZ EXPO MARKETING	108768	COMDATA NETWORK INC
PV	118166	4/12/2023	116737	9230.6246	MARKETING & PROMOTIONS	640.00		BUSINESS EXPO SIGNS	104205	EXPRESS SIGNS INC
PV	118353	4/26/2023	1004952	9230.6246	MARKETING & PROMOTIONS	598.50		STYLUS PENS	100011	ACE SALES
PV	118941	4/30/2023	99051523	9230.6246	MARKETING & PROMOTIONS	47.11		FACEBOOK - EXPO ADVERTISING	108768	COMDATA NETWORK INC
PV	118603	5/10/2023	1005034	9230.6246	MARKETING & PROMOTIONS	139.00		ECM PUBLISHERS INC	100158	ECM PUBLISHERS INC
PV	118753	5/24/2023	1005085	9230.6246	MARKETING & PROMOTIONS	200.00		BUSINESS EXPO	100158	ECM PUBLISHERS INC
PV	119356	5/31/2023	99061523	9230.6246	MARKETING & PROMOTIONS	57.20		FACEBK - BIZ EXPO AD	108768	COMDATA NETWORK INC
PV	119190	6/14/2023	1005139	9230.6246	MARKETING & PROMOTIONS	800.00		ANOKA AREA CHAMBER NETWORKING 100029	100029	ANOKA AREA CHAMBER OF COMME
				9230.6246	Total	5,197.50		5,197.50 Net		
PV	116833	1/12/2023	116190	9230.6249	MISCELLANEOUS OPERATING SUPPLY	1,257.50		2023 BUSINESS EXPO	112722	CENAICO EXPO INC
PV	117158	1/19/2023	116181	9230.6249	MISCELLANEOUS OPERATING SUPPLY	605.50		DOWN PMT FOR EXPO ENTERTAINMEN101209	A TOUCH OF MAGIC INC	
PV	117574	1/31/2023	99021523	9230.6249	MISCELLANEOUS OPERATING SUPPLY	10.99		AMAZON - BIZ NETWORK STRIPS	108768	COMDATA NETWORK INC
PV	117356	2/2/2023	116249	9230.6249	MISCELLANEOUS OPERATING SUPPLY	78.08		12/19-1/18/23 ELECTRIC	100116	CONNEXUS ENERGY
PV	117371	2/2/2023	116257	9230.6249	MISCELLANEOUS OPERATING SUPPLY	2,876.80		WELLS CATERING SERVICE	105628	WELLS CATERING SERVICE
RC	62495	2/2/2023	54384	9230.6249	MISCELLANEOUS OPERATING SUPPLY	50.00		EXPO - RAMSEY STORAGE CENTER		EXPO - RAMSEY STORAGE CENTEF
RC	62503	2/6/2023	54405	9230.6249	MISCELLANEOUS OPERATING SUPPLY	65.00		BUSINESS EXPO 2023		BUSINESS EXPO 2023
RC	62512	2/9/2023	54417	9230.6249	MISCELLANEOUS OPERATING SUPPLY	90.00		EXPO - KOTTKES BUS SERVICE		EXPO - KOTTKES BUS SERVICE

U Doc	Doc No	GL Date	Rec/Ck#	Account Number	Description	Debit Amount	Credit Amount	GL Explanation / Remark	Address	Name
Company 09230 Div Continued										
RC	62553	2/10/2023	54419	9230.6249	MISCELLANEOUS OPERATING SUPPLY		90.00	EDA BUSINESS EXPO BOOTH		EDA BUSINESS EXPO BOOTH
RC	62563	2/22/2023	54449	9230.6249	MISCELLANEOUS OPERATING SUPPLY		75.00	EXPO - MN BUSINESS CONNECTION		EXPO - MN BUSINESS CONNECTION
RC	62564	2/22/2023	54450	9230.6249	MISCELLANEOUS OPERATING SUPPLY		65.00	RAMSEY EXPO - INTEGRITY PLUS		RAMSEY EXPO - INTEGRITY PLUS
RC	62565	2/22/2023	54451	9230.6249	MISCELLANEOUS OPERATING SUPPLY		65.00	BUSINESS EXPO - BARNETT FAMILY		BUSINESS EXPO - BARNETT FAMILY
RC	62566	2/22/2023	54452	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	BUSINESS EXPO - HOME GARAGE FL		BUSINESS EXPO - HOME GARAGE FL
JE	42837	2/28/2023		9230.6249	MISCELLANEOUS OPERATING SUPPLY	1.80		POSTAGE ALLOCATION		
JE	42860	2/28/2023		9230.6249	MISCELLANEOUS OPERATING SUPPLY		945.00	Business Exp		
PV	117809	3/2/2023	116599	9230.6249	MISCELLANEOUS OPERATING SUPPLY	77.94		1/18-2/17-23 ELECTRIC USE	100116	CONNEXUS ENERGY
RC	62597	3/6/2023	54482	9230.6249	MISCELLANEOUS OPERATING SUPPLY		75.00	EDA BUSINESS EXPO		EDA BUSINESS EXPO
RC	62609	3/8/2023	54499	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	EXPO - ACAPULCO OF RAMSEY		EXPO - ACAPULCO OF RAMSEY
RC	62610	3/8/2023	54500	9230.6249	MISCELLANEOUS OPERATING SUPPLY		90.00	EDA BUSINESS EXPO LEAF HOME WA		EDA BUSINESS EXPO LEAF HOME WA
RC	62616	3/10/2023	54511	9230.6249	MISCELLANEOUS OPERATING SUPPLY		75.00	BUSINESS EXPO - MARY KAY		BUSINESS EXPO - MARY KAY
RC	62617	3/10/2023	54512	9230.6249	MISCELLANEOUS OPERATING SUPPLY		75.00	2023 BUSINESS EXPO - METRONORT		2023 BUSINESS EXPO - METRONORT
RC	62662	3/20/2023	54529	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	HOME EXPO - AIR COMFORT HEAT		HOME EXPO - AIR COMFORT HEAT
RC	62663	3/20/2023	54530	9230.6249	MISCELLANEOUS OPERATING SUPPLY		75.00	BUSINESS EXPO - IMPACT SERVICES		BUSINESS EXPO - IMPACT SERVICES
RC	62673	3/22/2023	54540	9230.6249	MISCELLANEOUS OPERATING SUPPLY		75.00	EXPO -SUITE LIVING SENIOR CARE		EXPO -SUITE LIVING SENIOR CARE
RC	62676	3/23/2023	54544	9230.6249	MISCELLANEOUS OPERATING SUPPLY		65.00	ANOKA CO. HISTORICAL SOCIETY		ANOKA CO. HISTORICAL SOCIETY
RC	62678	3/24/2023	54547	9230.6249	MISCELLANEOUS OPERATING SUPPLY		75.00	BUSINESS EXPO - REALTY GROUP		BUSINESS EXPO - REALTY GROUP
JE	42907	3/31/2023		9230.6249	MISCELLANEOUS OPERATING SUPPLY	30.55		POSTAGE ALLOCATION		
JE	42939	3/31/2023		9230.6249	MISCELLANEOUS OPERATING SUPPLY		745.00	Business Exp		
PV	118466	3/31/2023	4152023	9230.6249	MISCELLANEOUS OPERATING SUPPLY	11.99		AMZN - CANDY BIZ EXPO	108768	COMDATA NETWORK INC
PV	118466	3/31/2023	4152023	9230.6249	MISCELLANEOUS OPERATING SUPPLY	6.47		AMZN - CANDY BIZ EXPO	108768	COMDATA NETWORK INC
PV	118466	3/31/2023	4152023	9230.6249	MISCELLANEOUS OPERATING SUPPLY	10.99		AMZN - CANDY BIZ EXPO	108768	COMDATA NETWORK INC
RC	62728	4/6/2023	54592	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	EXPO INDEPENDENT BAPTIST CHURC		EXPO INDEPENDENT BAPTIST CHU
RC	62730	4/10/2023	54595	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	EXPO - VILLAGE BANK		EXPO - VILLAGE BANK
RC	62751	4/14/2023	54621	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	EXPO-PHYSICAL THERAPY CONSULT.		EXPO-PHYSICAL THERAPY CONSUJ
RC	62768	4/17/2023	54628	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	EXPO - STORIES FOUNDATION		EXPO - STORIES FOUNDATION
RC	62769	4/17/2023	54629	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	EXPO-RIVERS BEND FAMILY DENTAL		EXPO-RIVERS BEND FAMILY DENTA
PV	118543	4/27/2023	116819	9230.6249	MISCELLANEOUS OPERATING SUPPLY	605.50		2ND HALF PMT FOR EXPO	101209	A TOUCH OF MAGIC INC
JE	42954	4/30/2023		9230.6249	MISCELLANEOUS OPERATING SUPPLY	11.40		POSTAGE ALLOCATION		
JE	42965	4/30/2023		9230.6249	MISCELLANEOUS OPERATING SUPPLY		510.00	Business Exp		
PV	118710	5/4/2023	116824	9230.6249	MISCELLANEOUS OPERATING SUPPLY	73.54		3/17-4/19/23 ELECTRIC USE	100116	CONNEXUS ENERGY
PV	118722	5/4/2023	116834	9230.6249	MISCELLANEOUS OPERATING SUPPLY	75.00		EXPO REFUND	120045	SMART MOMS TRAVELUSARA NICCL
PV	118723	5/4/2023	1005017	9230.6249	MISCELLANEOUS OPERATING SUPPLY	1,700.00		ADRENALINE SPORTS CENTER INC	116603	ADRENALINE SPORTS CENTER INC
PV	118724	5/4/2023	116826	9230.6249	MISCELLANEOUS OPERATING SUPPLY	75.00		RAMSEY BUS EXPO REFUND-FEDEX	120046	FEDEX GROUND
PV	118725	5/4/2023	116827	9230.6249	MISCELLANEOUS OPERATING SUPPLY	75.00		RAMSEY BUS EXPO REFUND-FARMERSI19358		FARMERS INSURANCE
PV	118726	5/4/2023	116829	9230.6249	MISCELLANEOUS OPERATING SUPPLY	75.00		RAMSEY BUS EXPO REFUND-GREEN H120047		GREEN HOME SOLUTIONS
PV	118727	5/4/2023	116836	9230.6249	MISCELLANEOUS OPERATING SUPPLY	75.00		RAMSEY BUS EXPO REFUND-THRIVEN 120048		THRIVENT FEDERAL CREDIT UNION

U Doc	Doc No	GL Date	Rec/Ck#	Account Number	Description	Debit Amount	Credit Amount	GL Explanation / Remark	Address	Name	
Company 09230 Div Continued											
PV	118728	5/4/2023	116838	9230.6249	MISCELLANEOUS OPERATING SUPPLY	75.00		RAMSEY BUS EXPO REFUND-WJC	120049	WJC REMODELING LLC	
PV	118722	5/18/2023	116834	9230.6249	MISCELLANEOUS OPERATING SUPPLY		75.00	EXPO REFUND	120045	SMART MOMS TRAVEL/SARA NICCL	
PV	118752	5/24/2023	116919	9230.6249	MISCELLANEOUS OPERATING SUPPLY	1,257.50		BUSINESS EXPO	112722	CENAICO EXPO INC	
PV	119074	5/25/2023	116984	9230.6249	MISCELLANEOUS OPERATING SUPPLY	75.00		EXPO REFUND-REISS CHK 116834	120045	SMART MOMS TRAVEL/SARA NICCL	
RC	62944	5/25/2023	54794	9230.6249	MISCELLANEOUS OPERATING SUPPLY		47.00	TOUCH OF MAGIC OVRPYMT HM SHOW		TOUCH OF MAGIC OVRPYMT HM SH	
JE	42993	5/31/2023		9230.6249	MISCELLANEOUS OPERATING SUPPLY	6.60		POSTAGE ALLOCATION			
RC	62981	6/7/2023	54831	9230.6249	MISCELLANEOUS OPERATING SUPPLY		1,098.00	EDA GOLF EVENT FASTENER SUPPL		EDA GOLF EVENT FASTENER SUPP	
PV	119268	6/8/2023	117003	9230.6249	MISCELLANEOUS OPERATING SUPPLY	71.33		4/19-5/18/22 ELECTRIC USE	100116	CONNEXUS ENERGY	
PV	119300	6/8/2023	117001	9230.6249	MISCELLANEOUS OPERATING SUPPLY	100.00		OVERCHARGED	120140	BOLTON & MENK	
PV	119230	6/14/2023	117014	9230.6249	MISCELLANEOUS OPERATING SUPPLY	240.00		MINDOT ADVERTISING PERMITS	100112	COMMISSIONER OF TRANSPORTAT	
PV	119234	6/14/2023	117028	9230.6249	MISCELLANEOUS OPERATING SUPPLY	500.00		RM GOLF CARTS INC	119555	RM GOLF CARTS INC	
RC	63024	6/14/2023	54857	9230.6249	MISCELLANEOUS OPERATING SUPPLY		560.00	GOLF EVENT-LINKS AT NORTHFORK		GOLF EVENT-LINKS AT NORTHFOR	
RC	63025	6/14/2023	54858	9230.6249	MISCELLANEOUS OPERATING SUPPLY		160.00	GOLF EVENT-METRONORTH CHAMBER		GOLF EVENT-METRONORTH CHAM	
RC	63026	6/14/2023	54859	9230.6249	MISCELLANEOUS OPERATING SUPPLY		400.00	GOLF EVENT-VILLAGE BANK		GOLF EVENT-VILLAGE BANK	
RC	63030	6/15/2023	54863	9230.6249	MISCELLANEOUS OPERATING SUPPLY		686.00	GOLF EVENT PSD CH#11586		GOLF EVENT PSD CH#11586	
RC	63050	6/21/2023	54892	9230.6249	MISCELLANEOUS OPERATING SUPPLY		560.00	GOLF EVENT-INTECH INDUSTRIES		GOLF EVENT-INTECH INDUSTRIES	
PV	119542	6/28/2023	117102	9230.6249	MISCELLANEOUS OPERATING SUPPLY	125.00		RM GOLF CARTS INC	119555	RM GOLF CARTS INC	
JE	43032	6/30/2023		9230.6249	MISCELLANEOUS OPERATING SUPPLY	13.02		POSTAGE ALLOCATION			
JE	43047	6/30/2023		9230.6249	MISCELLANEOUS OPERATING SUPPLY		1,780.00	EDA Golf Event			
JE	43048	6/30/2023		9230.6249	MISCELLANEOUS OPERATING SUPPLY		3,600.00	EDA Golf Tournament			
PV	119969	6/30/2023	99071423	9230.6249	MISCELLANEOUS OPERATING SUPPLY	37.52		AMAZ - BIZ APPRECIATION DOOR P	108768	COMDATA NETWORK INC	
PV	119969	6/30/2023	99071423	9230.6249	MISCELLANEOUS OPERATING SUPPLY	31.99		AMAZ - BIZ APPRECIATION DOOR P	108768	COMDATA NETWORK INC	
PV	119969	6/30/2023	99071423	9230.6249	MISCELLANEOUS OPERATING SUPPLY	34.99		AMAZ - BIZ APPRECIATION DOOR P	108768	COMDATA NETWORK INC	
PV	119969	6/30/2023	99071423	9230.6249	MISCELLANEOUS OPERATING SUPPLY	46.78		AMAZ - BIZ APPRECIATION DOOR P	108768	COMDATA NETWORK INC	
PV	119969	6/30/2023	99071423	9230.6249	MISCELLANEOUS OPERATING SUPPLY	39.99		AMAZ - BIZ APPRECIATION DOOR P	108768	COMDATA NETWORK INC	
PV	119969	6/30/2023	99071423	9230.6249	MISCELLANEOUS OPERATING SUPPLY	18.87		AMAZ - BIZ APPRECIATION DOOR P	108768	COMDATA NETWORK INC	
PV	119969	6/30/2023	99071423	9230.6249	MISCELLANEOUS OPERATING SUPPLY	420.96		WAL - BIZ APPRECIATION DOOR P	108768	COMDATA NETWORK INC	
PV	119969	6/30/2023	99071423	9230.6249	MISCELLANEOUS OPERATING SUPPLY	39.99		AMAZ - BIZ APPRECIATION DOOR P	108768	COMDATA NETWORK INC	
PV	119969	6/30/2023	99071423	9230.6249	MISCELLANEOUS OPERATING SUPPLY	69.99		AMAZ - BIZ APPRECIATION DOOR P	108768	COMDATA NETWORK INC	
PV	119969	6/30/2023	99071423	9230.6249	MISCELLANEOUS OPERATING SUPPLY	32.56		AMAZ - BIZ APPRECIATION DOOR P	108768	COMDATA NETWORK INC	
PV	119626	7/12/2023	117173	9230.6249	MISCELLANEOUS OPERATING SUPPLY	57.50		EDA 2023 BANNER	117451	INKY ELF LLC	
PV	119752	7/12/2023	1005243	9230.6249	MISCELLANEOUS OPERATING SUPPLY	129.50		ACE SALES	100011	ACE SALES	
PV	119879	7/13/2023	117193	9230.6249	MISCELLANEOUS OPERATING SUPPLY	71.60		5/18-6/19-2023 ELECTRIC	100116	CONNEXUS ENERGY	
PV	119870	7/26/2023	1005285	9230.6249	MISCELLANEOUS OPERATING SUPPLY	3,122.00		ACE SALES	100011	ACE SALES	
						9230.6249	Total	14,351.74		1,695.74	Net
PV	118313	4/26/2023	1004978	9230.6315	MISCELLANEOUS PROFESSIONAL SER	112.50		LEGAL BLUE LINE COLLISION	119037	HOLSTAD & KNAAK, PLC	
PV	119990	7/26/2023	117216	9230.6315	MISCELLANEOUS PROFESSIONAL SER	525.00		SR HOUSING ANALYSIS	106624	EHLERS AND ASSOCIATES, INC	
						9230.6315	Total	637.50		637.50	Net

