

**City of Ramsey**  
**Agenda**  
**Economic Development Authority (EDA)**  
**Thursday, August 14, 2025**  
**7:30 am**  
**Council Chambers, 7550 Sunwood Drive NW**

Remote Attendance available at [www.cityoframsey.com/meetings](http://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 EDA Meeting Minutes for July 10, 2025
  
4. **EDA Business**
  1. Consider Recommendation to Provide Business Assistance to Zero Zone
  2. Consider Recommendation for Approval of 2026 EDA Budget
  
5. **Member/Staff Input**
  
6. **Adjournment**

**Economic Development Authority (EDA)**

**Meeting Date:** 08/14/2025

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

**Title:**

Approve EDA Meeting Minutes for July 10, 2025

**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 10, 2025 EDA meeting minutes.

**Outcome/Action:**

Motion to approve July 10, 2025 EDA meeting minutes.

**Attachments**

EDA Meeting Minutes

**Form Review**

**Inbox**

Sean Sullivan

Brian Hagen

Form Started By: Wendy Schlueter

Final Approval Date: 08/07/2025

**Reviewed By**

Sean Sullivan

Brian Hagen

**Date**

08/07/2025 12:17 PM

08/07/2025 12:36 PM

Started On: 07/23/2025 04:24 PM

**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 10, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:     Member Rachal Johnson (remote attendee)  
                              Member Hannah Karpen  
                              Member William MacLennan  
                              Member Chris Riley  
                              Member Shanna Stewart

Members Absent:     Chairperson Scott Winyinger  
                              Member Brittany Lindahl

Also Present:         Sean Sullivan, Economic Development Manager

**1.     CALL TO ORDER**

Member Riley called the Economic Development Authority meeting to order at 7:30 a.m.

**2.     APPROVE AGENDA**

Motion by Member Karpen, seconded by Member Stewart, to approve the agenda.

A roll call vote was performed:

Member Johnson	aye
Member Stewart	aye
Member Riley	aye
Member MacLennan	aye
Member Karpen	aye

Motion carried.

**3.     CONSENT AGENDA**

**3.01:   Approve Meeting Minutes Dated May 8, 2025**

Motion by Member MacLennan, seconded by Member Stewart, to approve the May 8, 2025, minutes as presented.

A roll call vote was performed:

Member Johnson	aye
Member Karpen	aye
Member MacLennan	aye
Member Riley	aye
Member Stewart	aye

Motion carried.

#### **4. EDA BUSINESS**

##### **4.01: Receive 2025 Business Expo Summary and Select 2026 Venue and Date**

Economic Development Manager Sullivan presented the staff report.

Member Karpen asked the number of trucks involved in the food truck fest.

Economic Development Manager Sullivan reported that there were 30 trucks at the last event, which was too many, and they are thinking of pairing it down to around 15 trucks.

Member Karpen asked if the trucks could angle on the backside of Adrenaline to allow that venue to continue to be used.

Economic Development Manager Sullivan clarified that is actually considered the front side of the building and did not believe there would be room for 15 along the front. He stated that there would be room to have 15 trucks on the backside if it were truly onsite. He noted other buildings that are nearby in that area with large parking lots that could perhaps be used as a location for the food trucks.

Member Karpen stated that she does like the idea of combining the events.

Economic Development Manager Sullivan acknowledged the convenience of being able to pick up food at Central Park and sit at the park or at a picnic table to eat, noting that option would be eliminated if they were to hold the food truck fest in a parking lot.

Member MacLennan stated that it would be great to have the food trucks, but it also is not as convenient to have to drive between events. He stated that if it is going to be shared, they would need to be within walking distance of each other.

Member Riley agreed that having the events together would be great, but if they are not walkable, that would detract from both events. He stated that perhaps, rather than combining the events, they should try to have another food truck or two at the expo and continue to hold the expo at Adrenaline. He confirmed the consensus of the EDA.

Member Johnson stated that she has always liked Adrenaline as the venue. She stated that while she would be open to an alternative location, she was unsure of a good option.

Economic Development Manager Sullivan agreed that it would be difficult to find another location that would be large enough. He stated that while PACT seemed like a good location adjacent to Central Park, that has been removed as an option as the gym could not be used for that event.

Commissioner Stewart stated that consistency is great for events, both for vendors and attendees. She recognized the unpredictability of weather in April and, therefore, was unsure that it would be a good idea to pair the event with the food truck fest. She stated that she would be open to having another food truck or two at the event. She noted that having separate events also creates more visibility for the City and its events.

Member Riley confirmed support for the proposed date of April 25, 2026, and the proposed budget.

Motion by Member MacLennan, seconded by Member Karpen, to select Adrenaline Sports Center as the venue, reserve April 25, 2026, and approve a \$5,500 allocation from the EDA budget for the 2026 Business Expo.

A roll call vote was performed:

Member Johnson	aye
Member Karpen	aye
Member MacLennan	aye
Member Riley	aye
Member Stewart	aye

Motion carried.

#### **4.02: Right of Way Acquisition Loan Program (RALF) Property Sales/Process (Information Item)**

Economic Development Manager Sullivan presented the staff report, providing an update on the RALF property sales and process.

Member Riley thanked Economic Development Manager Sullivan for the information on the overall program and updates on the parcels.

Member Karpen noted a few car shops next to RM Golf Carts and asked why those properties were not discussed.

Economic Development Manager Sullivan stated that the purpose of the RALF program is to get ahead of the projects as they start to occur. He explained that the City purchased several properties, but in 2008/2009, the priority of the Council changed, and there was not the same focus on purchasing additional properties. He explained that none of the properties were purchased through condemnation and were all willing sellers. He stated that either those properties were not willing

sellers, or the City was not able to secure funds for that purchase. He noted a rezoning that occurred about 18 months ago that made car lots legal nonconforming uses. He stated that a car lot could sell to another party to continue to operate as that type of business, but if the operation ceases for one year, the use would no longer be allowed on the property.

**5. MEMBER / STAFF UPDATE**

Economic Development Manager Sullivan provided an update on the Ramsey town hall and other items of interest to the EDA.

**6. ADJOURNMENT**

Motion by Member MacLennan, seconded by Member Karpen, to adjourn the meeting.

A roll call vote was performed:

Member Johnson	aye
Member Karpen	aye
Member MacLennan	aye
Member Riley	aye
Member Stewart	aye

Motion carried.

The regular meeting of the Economic Development Authority adjourned at 8:38 a.m.

Respectfully submitted,

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Sean Sullivan  
Economic Development Manager

ATTEST:

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Wendy Schlueter  
Economic Development Administrative Assistant

Draft by Amanda Staple  
*TimeSaver Off Site Secretarial, Inc.*

**Economic Development Authority (EDA)****Meeting Date:** 08/14/2025**Primary Strategic Plan Initiative:** Promote economic growth and development.**Title:**

Consider Recommendation to Provide Business Assistance to Zero Zone

**Purpose/Background:**

The purpose of this case is to review the request by Zero Zone for financial assistance relating to their proposed 55,000 square foot expansion here in Ramsey. Zero Zone Refrigeration is a growing company. In 2021, Zero Zone expanded its manufacturing operations in Dyersville Iowa with critical support provided by the Iowa Economic Development team. Ramsey was looked at for this investment but difficult workforce conditions at that time and the incentive package offered by Iowa lead to the decision to invest in Iowa. Since 2021, Zero Zone, with the assistance of City Staff, has worked with the Workforce Center and Anoka Area Chamber and has solved its workforce deficit and is confident that Ramsey and the surrounding communities have enough workers to strongly consider an 11 Million dollar investment in Ramsey. Zero Zone is requesting \$360,000 in Pay-Go TIF Note with 6% Interest to assist with TIF-eligible site costs. Zero Zone is also requesting state incentives (MIF, JCF) that would be managed by the City to assist with the construction of the building, purchase of machinery and equipment and job creation. The State incentives would need to also be approved separately by the City Council

Zero Zone acquired Systematic Refrigeration in 2002 here in Ramsey. In February 2007, the company acquired an adjacent site from the City of Ramsey where the proposed expansion will occur for \$440,000. The proposed 55,000 square foot expansion on this site will result in the creation of 55-70 new jobs with starting wages exceeding \$21.00/hr. Based on analysis by the City and Anoka County the 55,000 SF expansion will add \$5,222,400 in taxable value which will result in \$150,320 new taxes annually. Approximately 54,000 of the new taxes generated will be captured as TIF under the current proposal and will be paid to Zero Zone in the form of a TIF note for a period of 9 years. For clarification purposes, Zero Zone will pay the full taxes and the TIF payments will be provided a year afterward as a reimbursement for eligible project costs. This project is exactly what economic development is all about; helping an existing business expand and flourish in Ramsey.

**Notification:**

None is required for this action. A Public Hearing will be required at a later date to consider a Business Subsidy Agreement if the assistance package moves forward.

**Time Frame/Observations/Alternatives:**

Staff has worked with Phil Anderson from Zero Zone to obtain a complete Business Assistance Application. Staff has reviewed and scored the application. Zero Zone has provided the \$5,000 Application Fee. The Application scored 32 out of 35 which is a very high score supporting the goals set forth by the City Council and EDA the support increased tax base, creation of new living wage jobs (55) and supporting the expansion of existing Ramsey businesses. Staff works with Ehlers to get a 3rd party review of the assistance request to determine if the assistance request is warranted and to fine tune the TIF projections. Jason Aarsvold from Ehler's will be in attendance to go over findings from the memo attached to this case and to answer questions. A summary of the Ehlers Memo, which supports providing assistance to this project is below:

*Based on the total development costs and assumed financing for this project, we estimate a business (like Zero Zone) would need to pay a blended lease rate of approximately \$10.15 per square foot without any assistance for a developer to achieve an average 7 percent YOC return for this project over 9 years (the anticipated term of tax increment 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 Zero Zone 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 receives \$360,000 in TIF assistance, Zero Zone would need to pay a lease rate of approximately \$9.20 per square foot for the developer to achieve an average 7 percent YOC return for this project within 9 years. This is within the higher end of the assumed market lease rate. Therefore, if the City chooses to provide \$360,000 in TIF assistance, we believe it will help facilitate the project and not unduly enrich the applicant.***

Staff is asking the EDA to review the request for Tax Increment Financing by Zero Zone. Below is a draft schedule outlining the meeting actions and dates required to provide the Tax Increment Financing:

- |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| August 14, 2025      | EDA meets at 7:30 a.m. to consider TIF request and makes recommendation to City Council                                                                                                                                                                                                                                                                                                                                                                                     |
| August 26, 2025      | City Council meets at 7:00 p.m. to consider TIF request and call for a public hearing establishing the TIF District                                                                                                                                                                                                                                                                                                                                                         |
| August 27, 2025      | Project information, property identification numbers, fiscal impacts and maps sent to Ehlers for drafting documentation.                                                                                                                                                                                                                                                                                                                                                    |
| By September 5, 2025 | Ehlers confirms whether building permits have been issued on the property to be included in the TIF District.                                                                                                                                                                                                                                                                                                                                                               |
|                      | Ehlers conducts internal review of Plans.                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                      | Fiscal/economic implications received by School Board Clerk and County Auditor (at least 30 days prior to public hearing) and County receives information for review of county road impacts. [Ehlers will distribute.]                                                                                                                                                                                                                                                      |
| September 12, 2025   | *The County Board, by law, has 45 days to review the TIF Plan to determine if any county roads will be impacted by the development. Because City staff believes that the proposed TIF district will not require unplanned county road improvements, the TIF Plan was not forwarded to the County Board 45 days prior to the public hearing. Please be aware the County Board could claim that tax increment should be used for county roads, even after the public hearing. |
| September 26, 2025   | Publication of hearing notice and map in the Anoka County Union Herald (at least 10 days but not more than 30 days prior to hearing). [Ehlers will submit notice, map and instructions. Publication deadline: September 23, 2025.]                                                                                                                                                                                                                                          |
| October 9, 2025      | EDA meets at 7:30 AM to consider recommending the Plans in connection with the TIF District. [Attorney provides resolution by October 1, 2025.]                                                                                                                                                                                                                                                                                                                             |
| October 14, 2025     | City Council holds public hearing at 7:00 PM on the modification to the Development Program for Development District No. 1 and the proposed Establishment of Tax Increment Financing District No. 19 (Zero Zone) and considers a resolution approving the Plans. [Ehlers and attorney provide packet information October 7, 2025.]                                                                                                                                          |
|                      | City Council considers approval of TIF agreement.                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                      | City considers an Interfund Loan resolution in connection with the TIF District.                                                                                                                                                                                                                                                                                                                                                                                            |
| October 15, 2025     | City may issue building permits.                                                                                                                                                                                                                                                                                                                                                                                                                                            |

Before June 30, 2026

Ehlers files the Plans with the MN Department of Revenue, Office of the State Auditor, and requests certification of the TIF District with the County.

If the City Council accepts an EDA recommendation at the August 26, 2025 meeting, Staff will work with Ehlers and TAFT Law to begin work on a TIF Agreement, TIF Plan and Public Notices as required by State Statute.

**Alternatives Include:**

- 1) EDA recommendation to the City Council to Approve a TIF Agreement and Business Subsidy in the Amount of \$360,000 for TIF Eligible Expenses
- 2) EDA recommendation to the City Council to Approve a TIF Agreement and Business Subsidy in the Amount of \$(INSERT NUMBER) for TIF Eligible Expenses
- 3) Something Else

**Funding Source:**

The \$5000 Application Fee will be used to pay for analysis and drafting of TIF Documents. The Financial Assistance of \$360,000 plus 6% interest will be funded through property taxes paid by Zero Zone that is captured by the newly created TIF District.

**Recommendation:**

EDA recommendation to the City Council to Approve a TIF Agreement and Business Subsidy in the Amount of \$360,000 for TIF Eligible Expenses (as presented)

**Outcome/Action:**

Motion to recommend the City Council Approve a TIF Agreement and Business Subsidy in the Amount of \$360,000 for TIF Eligible Expenses (as presented)

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**Attachments**

- Site Location Map
- Biz Assistance Application
- Ehlers TIF Analysis Memo
- TIF Estimate
- County Valuation Estimate
- DRAFT Schedule

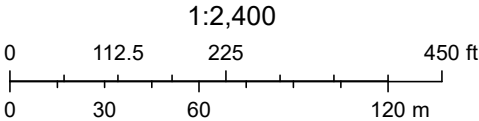
**Form Review**

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	08/07/2025 12:47 PM
Form Started By: Sean Sullivan		Started On: 08/04/2025 11:24 AM
Final Approval Date: 08/07/2025		

# Site Location Map - Zero Zone



8/6/2025, 8:38:12 AM



**EXHIBIT A**  
**BUSINESS ASSISTANCE APPLICATION**

**A. APPLICANT INFORMATION**

Name of Corporation/Partnership Zero Zone Refrigeration LLC  
 Address 6151 140th Ave NW Ramsey, MN 55303  
 Primary Contact Phil Peterson  
 Address 6151 140th Ave NW Ramsey, MN 55303  
 Phone (763) 398-1996 Fax \_\_\_\_\_ E-mail phil.peterson@zero-zone.com

Type of business assistance requested (select one):

Tax Abatement  Tax Increment Financing  Revolving Loan Fund  Other

Have you been, or are you currently, involved in any bankruptcy proceedings or lawsuits related to other development projects with which you have been involved? If yes, please provide an explanation.

Yes  No

On a separate sheet, please provide the following:

- Brief description of the corporation/partnership's business, including history, principal product or service, etc. **Attach as Part 1.**
- List names of officers and shareholders/partners with more than five percent (5%) interest in the corporation/partnership. **Attach as Part 2.**
- Brief description of the proposed project. **Attach as Part 3.**
- A *but for* analysis and narrative. **Attach as Part 4.**
- Completed Revolving Loan Fund Application. **Attach as Part 5 if required.**

Attorney Name Fox O'Neill and Shannon Attn: Michael Koutrils  
 Address 622 N Water St STE 500 Milwaukee, WI 53202  
 Phone (414) 223-3939 Fax \_\_\_\_\_ E-mail \_\_\_\_\_

Contractor Name Bauer Design Build  
 Address 14030 21st Ave N Plymouth, MN 55447  
 Phone (763) 999-7218 Fax \_\_\_\_\_ E-mail Brenton.sebaverdb.com

Engineer Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 Phone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_

Architect Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 Phone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_

**B. PROJECT INFORMATION**

The project will be: (Check all that apply)

- Industrial: (  New Construction     Redevelopment/Rehab     Expansion )
- Office/research facility: (  New Construction     Redevelopment/Rehab     Expansion )
- Commercial: (  New Construction     Redevelopment/Rehab     Expansion )
- Housing: (  New Construction     Redevelopment/Rehab     Expansion )
- Other \_\_\_\_\_

The project will be:     Owner Occupied     Leased Space

- If leased space, please attach a list of names and addresses of future tenants and indicate the status of commitments or lease agreements. **Attach as Part 5.**

*353225210012*

Project Address *Lot 1 Block 1 Business Park 95 2nd Addition*

- Include Legal Description and PID number(s). **Attach as Part 6.**

Site Plan Attached:     Yes     No

Current Real Estate Taxes on Project Site: \$ *226,041.12*

Estimated Real Estate Taxes Upon Completion:    Phase I \$ 363,202

Phase II	\$ _____
Phase III	\$ _____
Total	\$ <u>363,202</u>

Construction Start Date:    Spring 2026

Construction Completion Date:    Fall 2026

If Phased Project:    \_\_\_\_\_ % Completed in \_\_\_\_\_ years  
 \_\_\_\_\_ % Completed in \_\_\_\_\_ years  
 \_\_\_\_\_ % Completed in \_\_\_\_\_ years

**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	\$ <u>10,000,000</u>
Other Loans	\$ _____
Owner Equity	\$ _____
Fed Grant/Loan	\$ _____
State Grant/Loan	\$ <u>640,000</u>
Industrial Development Bonds	\$ _____
Tax Increment Financing	\$ <u>360,000</u>
Tax Abatement	\$ _____
Revolving Loan Fund	\$ _____
Other	\$ _____
<b>TOTAL</b>	\$ <u>11,000,000</u>

<u>USES</u>	<u>AMOUNT</u>
Land Acquisition	\$ _____
Site Development	\$ <u>853,000</u>
Construction	\$ <u>8,160,000</u>
Machinery & Equipment	\$ <u>2,400,000</u>
Architectural/Engineering Fees	\$ <u>1,567,000</u>
Debt Service Reserve	\$ _____
Contingencies	\$ _____
Other	\$ _____
<b>TOTAL</b>	\$ <u>11,000,000</u>

Total Amount of business assistance requested from either Revolving Loan Fund, Abatement, Tax Increment Financing or another source: \$ 1,000,000 (includes ~~500K~~ 640K from State)

**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 Zerb Zone Date 8-5-2025  
 By Bryan DeLouise  
 Its Vice President/General Manager

**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:**

\$ 10,000,000 Private Investment  
 \$ 1,000,000 Public Investment  
10:1 **Ratio Private : Public Financing**

**Points: 5**

5:1	<u>5</u>
4:1	<u>4</u>
3:1	<u>3</u>
2:1	<u>2</u>
Less than 2:1	<u>1</u>

**C. Job Creation:**

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

**Points: 5**

50+	<u>5</u>
20+	<u>4</u>
10+	<u>3</u>
5+	<u>2</u>
Less than 2	<u>1</u>

**D. Wage Level of jobs created:**

Average hourly wage  
 Of *new* jobs \$21.00 +

**Points: 5**

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

**E. Ratio Of Business Assistance To New Jobs Created:**

\$ 360,000 Business assistance requested  
55 Number of net *new* jobs created  
\$ 6,545 of business assist. per net *new* job created

**Points:** 4  
\$5,000 or less 5  
\$15,000 or less 4  
\$25,000 or less 3  
\$50,000 or less 2  
Over \$75,000 1

**F. Project size:**

The project will result in the construction  
of 55,000 square feet

**Points:** 4  
75,000+ 5  
50,000+ 4  
25,000+ 3  
10,000+ 2  
5,000 or less 1

**G. Type of Project:**

100% Owner Occupied  
 Mix Owner Occupied & Investment  
 Investment Property

**Points:** 5  
5  
3  
1

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

High  
 Moderate  
 Low

**Points:** 1  
5  
3  
1

I.

**Sub-Total Points** 29 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:** 3  
3  
3

**Total Points:** 32

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

# Zero Zone Business Description

## Description of the business

Despite its modest beginnings, Zero Zone quickly emerged as a pioneer in the retail refrigeration industry with the application of energy-efficient glass doors on refrigerated and frozen food display cases. This became the foundation for the innovations that would propel Zero Zone into being one of the leading manufacturers in the industry. Today, Zero Zone continues to transcend the challenges that the refrigeration industry faces by developing innovations that maximize product visibility, extend product shelf-life, reduce environmental impact, save energy, and deliver the best overall ROI to customers.

In 2002, Zero Zone acquired Systematic Refrigeration in Ramsey MN, a manufacturer of high-performance refrigeration systems for the perishable food market, ice arenas, and other commercial and industrial applications. The Zero Zone Refrigeration Systems Division, as it is now called, brings over 40 years of refrigeration systems expertise to the company, adding a whole new dimension of innovation, quality, and responsiveness to the Zero Zone brand.

In 2021, Zero Zone expanded its manufacturing operations in Dyersville Iowa with critical support provided by the Iowa Economic Development team. Ramsey was looked at for this investment but difficult workforce conditions at that time and the incentive package offered by Iowa led to the decision to invest in Iowa. Since 2021, Zero Zone has worked with the Workforce Center and Anoka Area Chamber and has solved its workforce deficit and is confident that Ramsey and the surrounding communities have enough workers to strongly consider investment in Ramsey.

## Zero Zone manufacturing aligning with plans to double its business in 5 years

### Our Vision Statement

Be the premier choice for reliable refrigeration solutions through enriching employee and customer experiences with a commitment to excellence and environmental responsibility.

### Core Values

- Respect: Recognizing and showing an appreciation of the value that every person has.
- Integrity: Doing the right thing even if no one's watching.
- Caring for our Family: People are important, support and empathy for all the people we work with is central to our culture.
- Humility: Putting the needs of others before self, seek to serve rather than to be served.

### Enabling Values

- Responsive to Needs: Understanding and recognizing the needs of our stakeholders and responding positively.
- Working Together: Collaborating and cooperating to achieve objectives. It is more important what 'we' did than what 'I' did.
- Continual Learning: Improvement does not come without learning. Continuous improvement is a result of continuous learning.
- Process Accountable: Processes produce results and people follow processes; people produce results when they follow processes.

### **Ownership/Management**

Zero Zone is owned by the Lubar & Co. Private Equity Firm based in Milwaukee, Wisconsin.

- We are a multi-generational, family-owned private investment company in Milwaukee. Lubar & Co. provides the capital and business support to help the Lubar companies grow and achieve sustainable success. We don't simply invest capital. We pro-actively collaborate with management to help companies reach their potential.
- We invest in people
  - At Lubar & Co., we support and empower promising and proven management teams. Our Professional Ownership® approach to building businesses helps each enterprise reach its potential, enrich lives and ensure its legacy thrives.
- Looking for management teams ready to grow
  - Lubar & Co. invests its own capital using a buy-and-build strategy, backed by decades of experience in a wide variety of industries and extensive financial and operations expertise. Each of our portfolio companies has ambitious goals for growth, led by management teams with deep knowledge and experience.

At Lubar & Co., we are committed to helping our portfolio companies achieve long-term growth through collaboration and strategic support: A successful approach for over 50 years.

### **Zero Zone Business Growth**

In response to significant business growth opportunities, Zero Zone is currently reviewing options to either expand its capabilities in Ramsey Minnesota or expand its operations in Iowa.

A Ramsey Minnesota expansion site plan is under consideration, which includes approx. 40,000 sq ft of additional production space and 18,000 sq ft of office and lab testing areas on real estate Zero Zone currently owns that was purchased from the City of Ramsey.

## Why is Zero Zone Refrigeration Seeking Funds?

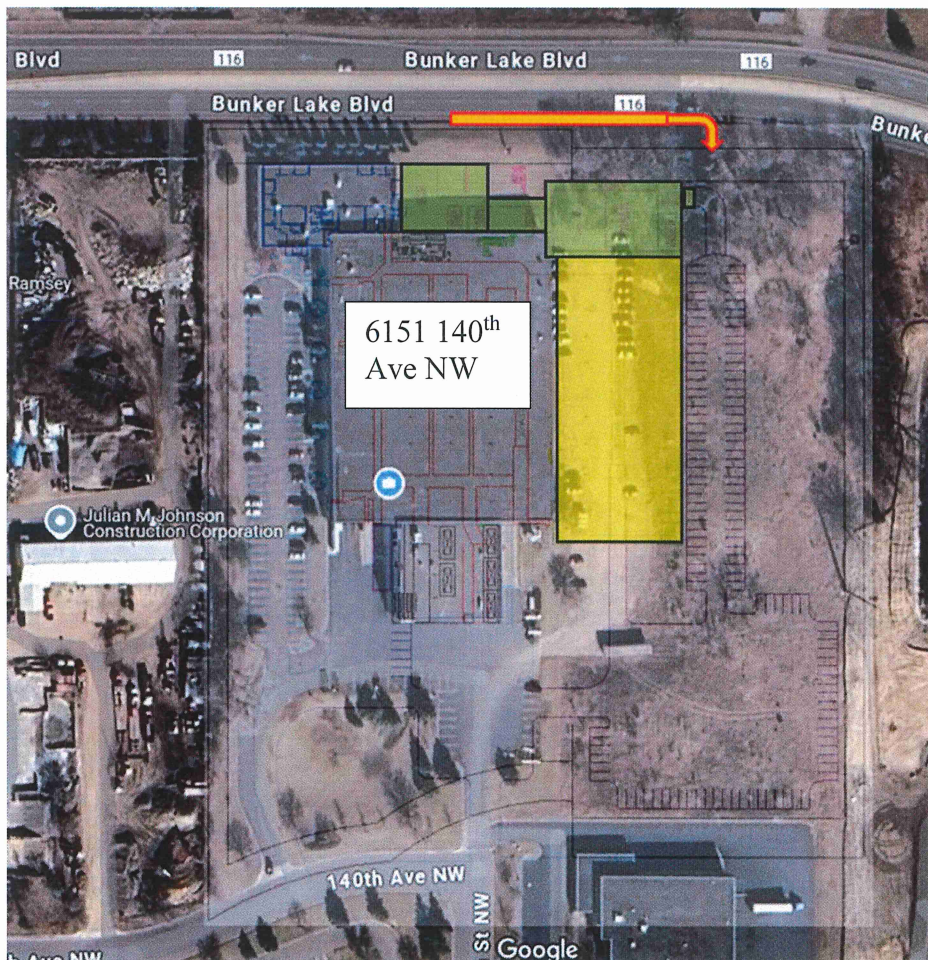
Zero Zone is currently approaching a level of business growth that has us maxing out our existing production and support function capacity. The board of directors has approved a building expansion project for the systems division to increase overall production capacity. Currently, we are in early schematic design and exploring all financial options.

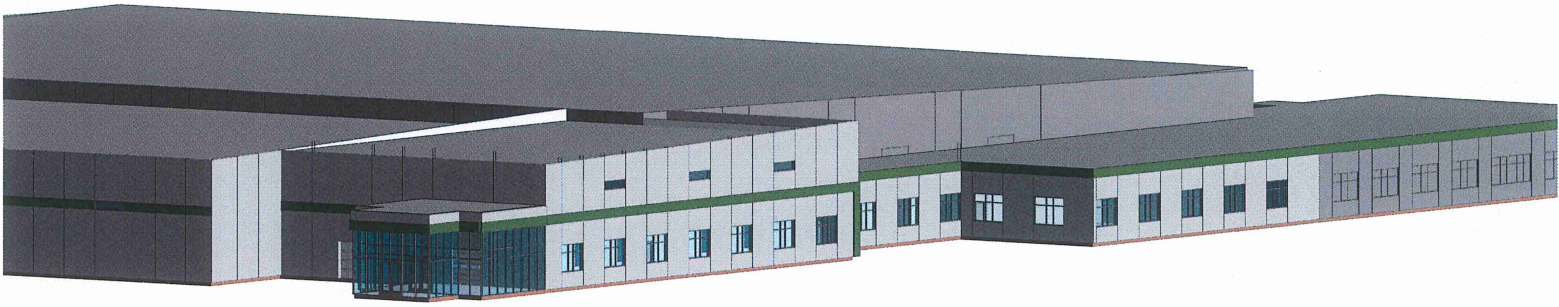
As a business, it is prudent for Zero Zone to explore all options while we evaluate our future expansion plans. Provided funds would assist us in growing a proven business model and would support many sustainable and well-paying jobs in Ramsey Minnesota.

Zero Zone also operates a sister plant in Dyersville Iowa. This plant has experienced recent growth and has proven its manufacturing capabilities. We are concurrently evaluating expanding the plant in Iowa, and the potential financial aid that could come with expanding there. Zero Zone is currently sub-leasing an existing connected building that potentially could be used for expansion at that site.

Given the expertise on site, longer operating history and core competencies, Zero Zone's preference is to expand the plant in Ramsey. The financial aid being proposed, and contingencies associated will be a factor in determining which site this investment will occur. Without assistance from the City of Ramsey and/or State of Minnesota there is a strong likelihood that the investment by Zero zone would be made in Iowa, rather than Ramsey.

### Potential Ramsey Minnesota Building Expansion









## MEMORANDUM

TO: Sean Sullivan, Economic Development Manager  
 FROM: Jason Aarsvold, Ehlers  
 DATE: August 5, 2025  
 SUBJECT: Zero Zone Refrigeration Financial Assistance Request

The City of Ramsey (the “City”) received a request for financial assistance from Zero Zone Refrigeration for expansion of its facility located at 6151 140<sup>th</sup> Ave. NW. Zero Zone proposes a 55,000 square foot expansion of its existing building. The project is expected to add 55 additional employees with average wages of \$21 per hour.

Zero Zone is requesting up to \$500,000 in City tax increment financing for the project. Based on current estimates, the project is only expected to generate \$360,000 in present value (assuming 6% interest) over the full 9-year life of an economic development district. For this analysis, we are assuming the project receives only the \$360,000 projected from a new TIF district.

The purpose of this memorandum is to evaluate whether Zero Zone's request is necessary for financial feasibility. Since this facility will be owned by the company, this analysis treats the Zero Zone 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 Zero Zone, the developer may be expected to provide 25 percent equity to obtain debt financing for the remaining 75 percent of project costs. A developer building a project like this for lease back to a tenant would anticipate receiving at least a 7 percent yield on cost (“YOC”) return. A YOC rate of return is simply the project’s net operating income divided by the total development costs. The table below compares the sources and uses for the project as proposed without any City assistance to a version that does include the anticipated assistance.

SOURCES	WITH ASSISTANCE		WITHOUT ASSISTANCE	
	Amount	Pct.	Amount	Pct.
Developer Financing - 1st Mortgage	6,472,342	75.00%	6,472,342	75.00%
Developer Financing - TIF	360,000	4.17%	0	0.00%
Developer Equity	1,797,447	20.83%	2,157,447	25.00%
<b>TOTAL SOURCES</b>	<b>8,629,790</b>	<b>100.00%</b>	<b>8,629,790</b>	<b>100.00%</b>

USES	WITH ASSISTANCE		WITHOUT ASSISTANCE	
	Amount	% of Cost	Amount	% of Cost
Acquisition Costs	0	0.00%	0	0.00%
Construction Costs / Site Work	8,036,574	93.13%	8,036,574	93.13%
Financing Costs Prof. Services	310,924	3.60%	310,924	3.60%
Site Improvements	196,875	2.28%	196,875	2.28%
City Fees	85,417	0.99%	85,417	0.99%
<b>TOTAL USES</b>	<b>8,629,790</b>	<b>100.00%</b>	<b>8,629,790</b>	<b>100.00%</b>

Based on the total development costs and assumed financing for this project, we estimate a business (like Zero Zone) would need to pay a blended lease rate of approximately \$10.15 per square foot without any assistance for a developer to achieve an average 7 percent YOC return for this project over 9 years (the anticipated term of tax increment 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 Zero Zone 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 receives \$360,000 in TIF assistance, Zero Zone would need to pay a lease rate of approximately \$9.20 per square foot for the developer to achieve an average 7 percent YOC return for this project within 9 years. This is within the higher end of the assumed market lease rate. Therefore, if the City chooses to provide \$360,000 in TIF 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.

## Zero Zone Refrigeration

City of Ramsey, MN

55,000 sq. ft. Expansion



### ASSUMPTIONS AND RATES

<b>District Type:</b>	Economic Development	
<b>District Name/Number:</b>		
<b>County District #:</b>		
<b>First Year Construction or Inflation on Value</b>	<b>2026</b>	
<b>Existing District - Specify No. Years Remaining</b>		
Inflation Rate - Every Year:	<b>0.00%</b>	
Interest Rate:	<b>6.00%</b>	
Present Value Date:	<b>1-Aug-27</b>	
First Period Ending	<b>1-Feb-28</b>	
Tax Year District was Certified:	<b>Pay 2026</b>	
Cashflow Assumes First Tax Increment For Development:	2028	
Years of Tax Increment	9	
Assumes Last Year of Tax Increment	2036	
Fiscal Disparities Election [Outside (A), Inside (B), or NA]	<b>Inside(B)</b>	
Incremental or Total Fiscal Disparities	<b>Incremental</b>	
Fiscal Disparities Contribution Ratio	38.3491%	Pay 2025
Fiscal Disparities Metro-Wide Tax Rate	123.8880%	Pay 2025
Maximum/Frozen Local Tax Rate:	93.647%	Pay 2025
Current Local Tax Rate: (Use lesser of Current or Max.)	93.647%	Pay 2025
State-wide Tax Rate (Comm./Ind. only used for total taxes)	28.8570%	Pay 2025
Market Value Tax Rate (Used for total taxes)	0.19635%	Pay 2025

Tax Rates		
Exempt Class Rate (Exempt)		0.00%
Commercial Industrial Preferred Class Rate (C/I Pref.)		
First \$150,000		1.50%
Over \$150,000		2.00%
Commercial Industrial Class Rate (C/I)		2.00%
Rental Housing Class Rate (Rental)		1.25%
Affordable Rental Housing Class Rate (Aff. Rental)		
First \$100,000		0.25%
Over \$100,000		0.25%
Non-Homestead Residential (Non-H Res. 1 Unit)		
First \$500,000		1.00%
Over \$500,000		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 ID	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
<b>1</b>	35-32-25-21-0031	Zero Zone	6151 140TH AVE NW	1,225,400	5,398,500	6,623,900	100%	6,623,900	Pay 2026	C/I Pref.	131,728	C/I Pref.	131,728	1
<b>2</b>	35-32-25-21-0032	Zero Zone	Unassigned	100	0	100	100%	100	Pay 2026	C/I Pref.	2	C/I	2	
<b>3</b>	35-32-25-21-0012	Zero Zone	Unassigned	843,300	0	843,300	100%	843,300	Pay 2026	C/I Pref.	16,116	C/I	16,866	
				<b>2,068,800</b>	<b>5,398,500</b>	<b>7,467,300</b>		<b>7,467,300</b>			<b>147,846</b>		<b>148,596</b>	

**Note:**

- 1. Base values are for pay 2025 based on review of County website on 7-9-25.**
- 2. Located in SD #11, WS - Lower Rum River (Tax District: 98 - 630111)**

## Zero Zone Refrigeration

City of Ramsey, MN  
55,000 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	Total Sq. Ft./Units	Total Taxable Market Value	Property Tax Class	Project Tax Capacity	Project Tax Capacity/Unit	Percentage Completed 2026	Percentage Completed 2027	Percentage Completed 2028	Percentage Completed 2029	First Year Full Taxes Payable
Total Value	Industrial	12,689,700	12,689,700	1	12,689,700	C/I Pref.	253,044	253,044	100%	100%	100%	100%	2028
<b>TOTAL</b>					<b>12,689,700</b>		<b>253,044</b>						
Subtotal Residential				0	0		0						
Subtotal Commercial/Ind.				1	12,689,700		253,044						

**Note:**

1. Market values are based upon estimates from the County Assessor.

TAX CALCULATIONS									
New Use	Total Tax Capacity	Fiscal Disparities Tax Capacity	Local Tax Capacity	Local Property Taxes	Fiscal Disparities Taxes	State-wide Property Taxes	Market Value Taxes	Total Taxes	Taxes Per Sq. Ft./Unit
Industrial	253,044	97,040	156,004	146,093	120,221	72,372	24,916	363,602	363,601.86
<b>TOTAL</b>	253,044	97,040	156,004	146,093	120,221	72,372	24,916	363,602	

**Note:**

1. Taxes and tax increment 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 TIF?	
Total Property Taxes	363,602
less State-wide Taxes	(72,372)
less Fiscal Disp. Adj.	(120,221)
less Market Value Taxes	(24,916)
less Base Value Taxes	(85,791)
<b>Annual Gross TIF</b>	<b>60,302</b>



## Zero Zone Refrigeration

City of Ramsey, MN

55,000 sq. ft. Expansion

TAX INCREMENT CASH FLOW														
% of OTC	Project Tax Capacity	Original Tax Capacity	Fiscal Disparities Incremental	Captured Tax Capacity	Local Tax Rate	Annual Gross Tax Increment	Semi-Annual Gross Tax Increment	State Auditor 0.36%	Admin. at 10%	Semi-Annual Net Tax Increment	Semi-Annual Present Value	PERIOD ENDING Yrs.	Tax Year	Payment Date
100%	253,044	(148,596)	(40,055)	64,393	93.647%	60,302	30,151	(109)	(3,004)	27,038	25,486	0.5	2028	02/01/28
100%	253,044	(148,596)	(40,055)	64,393	93.647%	60,302	30,151	(109)	(3,004)	27,038	50,230	1	2028	02/01/29
100%	253,044	(148,596)	(40,055)	64,393	93.647%	60,302	30,151	(109)	(3,004)	27,038	97,577	2	2029	02/01/30
100%	253,044	(148,596)	(40,055)	64,393	93.647%	60,302	30,151	(109)	(3,004)	27,038	120,221	2.5	2030	08/01/30
100%	253,044	(148,596)	(40,055)	64,393	93.647%	60,302	30,151	(109)	(3,004)	27,038	142,206	3	2030	02/01/31
100%	253,044	(148,596)	(40,055)	64,393	93.647%	60,302	30,151	(109)	(3,004)	27,038	163,550	3.5	2031	08/01/31
100%	253,044	(148,596)	(40,055)	64,393	93.647%	60,302	30,151	(109)	(3,004)	27,038	184,272	4	2031	02/01/32
100%	253,044	(148,596)	(40,055)	64,393	93.647%	60,302	30,151	(109)	(3,004)	27,038	204,392	4.5	2032	08/01/32
100%	253,044	(148,596)	(40,055)	64,393	93.647%	60,302	30,151	(109)	(3,004)	27,038	223,925	5	2032	02/01/33
100%	253,044	(148,596)	(40,055)	64,393	93.647%	60,302	30,151	(109)	(3,004)	27,038	242,889	5.5	2033	08/01/33
100%	253,044	(148,596)	(40,055)	64,393	93.647%	60,302	30,151	(109)	(3,004)	27,038	261,300	6	2033	02/01/34
100%	253,044	(148,596)	(40,055)	64,393	93.647%	60,302	30,151	(109)	(3,004)	27,038	279,176	6.5	2034	08/01/34
100%	253,044	(148,596)	(40,055)	64,393	93.647%	60,302	30,151	(109)	(3,004)	27,038	296,531	7	2034	02/01/35
100%	253,044	(148,596)	(40,055)	64,393	93.647%	60,302	30,151	(109)	(3,004)	27,038	313,380	7.5	2035	08/01/35
100%	253,044	(148,596)	(40,055)	64,393	93.647%	60,302	30,151	(109)	(3,004)	27,038	329,739	8	2035	02/01/36
100%	253,044	(148,596)	(40,055)	64,393	93.647%	60,302	30,151	(109)	(3,004)	27,038	345,621	8.5	2036	08/01/36
							30,151	(109)	(3,004)	27,038	361,041	9	2036	02/01/37
<b>Total</b>							<b>542,720</b>	<b>(1,954)</b>	<b>(54,077)</b>	<b>486,690</b>				
				<b>Present Value From 08/01/2026</b>	<b>Present Value Rate</b>	<b>6.00%</b>	<b>402,606</b>	<b>(1,449)</b>	<b>(40,116)</b>	<b>361,041</b>				



**Anoka County**

**PROPERTY RECORDS & TAXATION DIVISION**

Respectful, Innovative, Fiscally Responsible

6/30/2025

# Zero Zone Refrigeration Project Estimate

Assessor's Office

ANOKA COUNTY

Government Center ▲ 2100 Third Avenue ▲ Anoka, MN 55303-2281  
Fax: 763-324-1140 ▲ [www.anokacounty.us/prop-records-tax](http://www.anokacounty.us/prop-records-tax)

**Affirmative Action / Equal Opportunity Employer**

June 30, 2025

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

RE: Zero Zone Refrigeration  
6151 – 140<sup>th</sup> Avenue NW  
Ramsey, MN  
PID(s) – 35.32.25.21.0031, 35.32.25.21.0012, 35.32.25.21.0032

Based on the preliminary information that you sent to our office, I am providing a 2025 estimated market value (EMV) of the existing property and the 2025 EMV of the property assuming 100% completion of the addition and site improvements. I have also provided the 2025 real estate tax amount on the existing property and the estimated 2025 tax amount assuming 100% completion of the addition and site improvements.

2025 EMV of Existing Property

Land \$2,068,800  
Building \$5,398,400  
Total \$7,467,300  
Estimated 2025 RE Taxes (rounded): \$213,282

2025 EMV with Addition and Site Improvements

Land \$2,068,800  
Building 10,620,900  
Total \$12,689,700  
Estimated 2025 RE Taxes (rounded): \$363,602

Please be advised that since final building plans and specifications are not available at this time, the above value is based on preliminary information only and consequently are only estimates. Because of this, several assumptions have been made which may differ from the actual in place construction. Also, since by law all real property is revalued annually on January 2, the value is subject to change from year to year.

When calculating the tax estimate, I used the current (2025) statutory tax rates, fiscal disparities ratio, and area wide tax rate and local tax rate. These are all subject to change every year. This estimate does not include any solid waste fees or special assessments levied by any unit of government.

If you should have any further questions, please feel free to contact me at 763-324-1128

Sincerely,



Ryan Kirby  
Deputy Assessor | Anoka County Assessor's Office | 2100 Third Avenue, Anoka MN 55303  
Phone: 763.324.1128 | Email: Ryan.Kirby@anokacountymn.gov

Aerial view of existing facility at 6151 140<sup>th</sup> Ave NW and surrounding streets

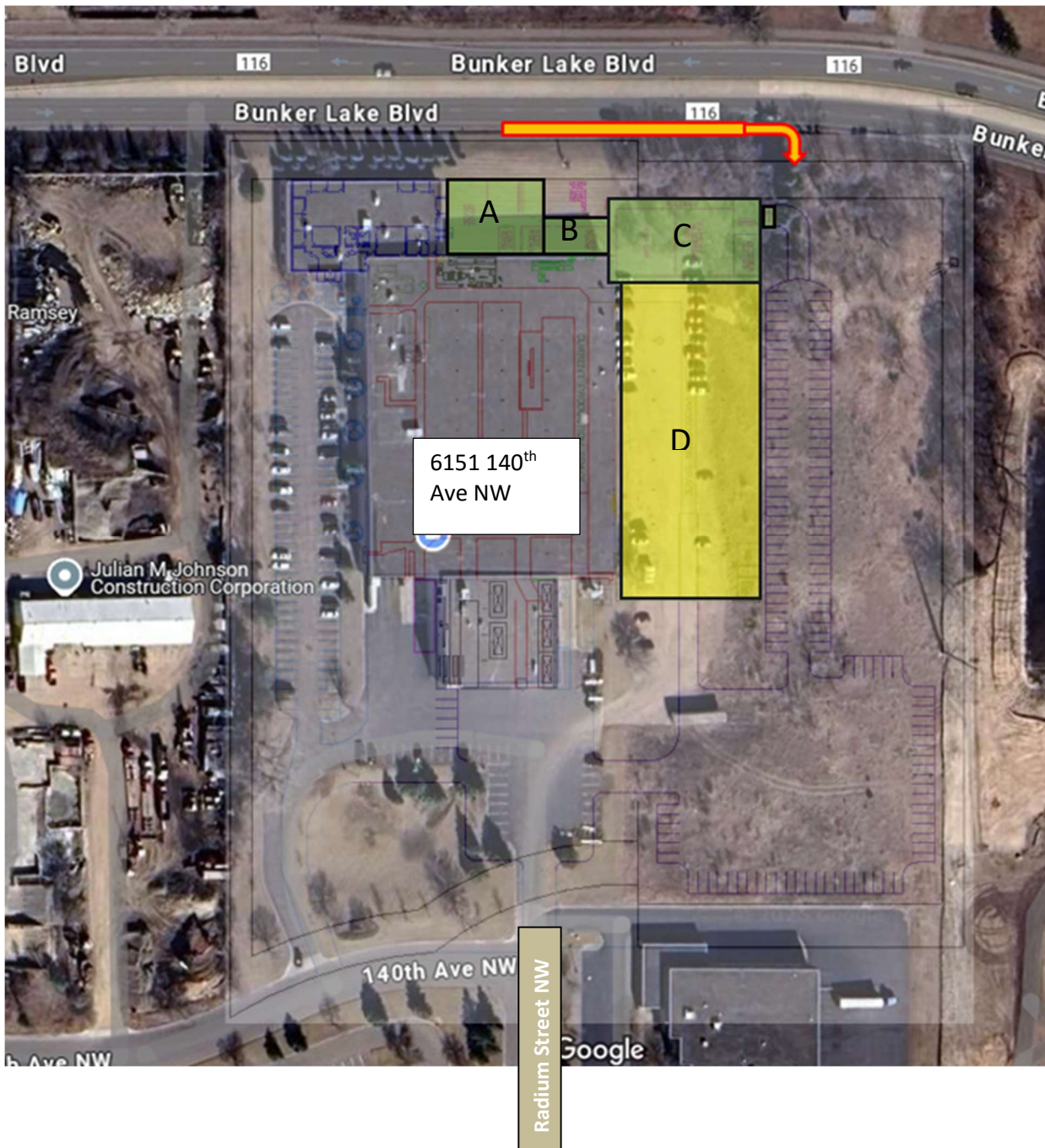
Requested Bunker Lake access estimation in orange

Expansion planning in green and yellow highlight

A: 5,950 sq ft – 16 ft height B: 2,450 sq ft – 16 ft height

C: 7,550 sq ft – 25 ft height D: 40,000 sq ft – 25 ft height

Estimation of parking is superimposed from layout drawing on east side of property



BUNKER LAKE BLVD NW

E BLVD NW



## Schedule of Events

### City of Ramsey Anoka County, Minnesota

For the proposed Modification to the Development Program  
for Development District No. 1 & the proposed establishment of Tax Increment Financing  
District No. 19 (Zero Zone)  
(an economic development district)

Draft as of July 9, 2025

August 14, 2025	EDA meets at 7:30 a.m. to consider TIF request and makes recommendation to City Council
August 26, 2025	City Council meets at 7:00 p.m. to consider TIF request and call for a public hearing establishing the TIF District
August 27, 2025	Project information, property identification numbers, fiscal impacts and maps sent to Ehlers for drafting documentation.  Ehlers confirms whether building permits have been issued on the property to be included in the TIF District.
By September 5, 2025	Ehlers conducts internal review of Plans.
September 12, 2025	Fiscal/economic implications received by School Board Clerk and County Auditor (at least 30 days prior to public hearing) and County receives information for review of county road impacts. [Ehlers will distribute.]  *The County Board, by law, has 45 days to review the TIF Plan to determine if any county roads will be impacted by the development. Because City staff believes that the proposed TIF district will not require unplanned county road improvements, the TIF Plan was not forwarded to the County Board 45 days prior to the public hearing. Please be aware the County Board could claim that tax increment should be used for county roads, even after the public hearing.
September 26, 2025	Publication of hearing notice and map in the Anoka County Union Herald (at least 10 days but not more than 30 days prior to hearing). [Ehlers will submit notice, map and instructions. Publication deadline: September 23, 2025.]
October 9, 2025	EDA meets at 7:30 AM to consider recommending the Plans in connection with the TIF District. [Attorney provides resolution by October 1, 2025.]
October 14, 2025	City Council holds public hearing at 7:00 PM on the modification to the Development Program for Development District No. 1 and the proposed Establishment of Tax

Increment Financing District No. 19 (Zero Zone) and considers a resolution approving the Plans. [Ehlers and attorney provide packet information October 7, 2025.]

City Council considers approval of TIF agreement.

City considers an Interfund Loan resolution in connection with the TIF District.

October 15, 2025

City may issue building permits.

Before June 30, 2026

Ehlers files the Plans with the MN Department of Revenue, Office of the State Auditor, and requests certification of the TIF District with the County.

An action under subdivision 1, paragraph (a), contesting the validity of a determination by an authority under section 469.175, subdivision 3, must be commenced within the later of:

- (1) 180 days after the municipality's approval under section 469.175, subdivision 3; or
- (2) 90 days after the request for certification of the district is filed with the county auditor under section 469.177, subdivision 1.

**Economic Development Authority (EDA)****Meeting Date:** 08/14/2025**Primary Strategic Plan Initiative:** Promote economic growth and development.**Title:**

Consider Recommendation for Approval of 2026 EDA Budget

**Purpose/Background:**

The purpose of this case is to formulate a recommendation to the City Council on the proposed 2026 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 / Networking Efforts (EDAM, Chambers of Commerce, Lasso/LOIS, Brochures, ICSC (If needed))
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 RALF Sales, Demolition, SAC /WAC Loans, Property Mgmt, Plats, Development Agreements, etc.)
5. Training (Initial EDFP Certification for CD Director Hanson and continuing education for Sullivan EDFP re-certification)
6. Potential Land Acquisition and/or Assistance (Redevelopment, Hwy 10 and Site Assembly) (likely from Unencumbered Fund Balance)

**Notification:**

The EDA Meeting has been properly noticed.

**Time Frame/Observations/Alternatives:**

The 2026 EDA Budget has been reduced (0.02%) from \$91,367 to \$91,167. There are no major changes from 2025 to 2026 aside from moving \$2000 dollars to Operating and reducing from Marketing. Community Development Director Hanson is in the process of obtaining her NDC (Grow Americal) EDFP Certification. She has completed one class and will be taking more in 2025-2026. This is a one-time expense over two plus years. Economic Development Manager Sullivan has completed the training and has his EDFP Certification but does utilize EDAM for continuing education to keep his EDFP certification current. Once Community Development Director Hanson's EDFP Training is complete, the training budget can likely be reduced or reallocated. The EDA has an unencumbered Fund Balance of 1.615M that can be used for larger projects, potential investment into the EDA Revolving Loan Fund, larger acquisitions and other special projects. \$79,923.50 in Revenue has been added to Unencumbered EDA Fund Balance 2025 due to the sale of 6591 141st Avenue NW (Blanery Auto Shop) in Gateway Industrial Park this year. These funds could be considered for future land acquisitions and potentially financial assistance for development projects.

**Review by City Council**

The City Council is reviewing the overall 2026 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 in September 2025.

**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 adoption of the budget as currently proposed.

**Outcome/Action:**

Motion to Recommend to City Council adoption of the proposed 2026 EDA Budget and Levy as presented / or as modified.

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**Attachments**

ACTION - 2026 Proposed EDA Budget  
2024 Itemized Revenue and Expenses  
2025 YTD Revenues and Expenses

**Form Review**

**Inbox**

Brian Hagen

Form Started By: Sean Sullivan

Final Approval Date: 07/17/2025

**Reviewed By**

Brian Hagen

**Date**

07/17/2025 02:42 PM

Started On: 07/07/2025 02:26 PM

BUDGET SUMMARY:								
Business Unit	Object Account	Description	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Adopted Budget	2026 Adopted Budget
9230	4011	CURRENT-AD VALOREM TAXES	63,927	66,843	72,192	78,150	86,367	86,367
9230	4012	DELINQUENT-AD VALOREM TAXES	1,060	348	(989)	(593)		
9230	4014	FISCAL DISPARITIES	11,146	9,838	9,407	8,998		
9230	4273	OTHER STATE GRANTS & AIDS						
9230	4609	OTHER MISCELLANEOUS REVENUES	10	198,638	275	30,000		
9230	4701	INTEREST ON INVESTMENTS	(3,673)	(11,202)	64,554	69,212	5,000	4,800
9230	4901	TRANSFER IN FROM OTHER FUNDS						
<b>Total Revenue</b>			<b>72,470</b>	<b>264,465</b>	<b>145,440</b>	<b>185,766</b>	<b>91,367</b>	<b>91,167</b>

Business Unit	Object Account	Description	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Adopted Budget	2026 Adopted Budget
9230	6102	F.T. REGULAR-WAGES & SALARIES						
9230	6105	TEMPORARY-WAGES & SALARIES	560	660	435	350	1,000	1,000
9230	6121	PERA CONTRIBUTIONS	-					
9230	6122	FICA/MEDICARE CONTRIBUTIONS	43	50	33	27	80	80
9230	6131	GROUP INSURANCE						
9230	6133	WORKERS COMP INSURANCE PREMIUM	2	4	2	5		
9230	6246	MARKETING	7,190	24,154	6,626	10,698	25,000	23,000
9230	6249	MISCELLANEOUS OPERATING SUPPLY	2,364	8,769	12,007	11,770	19,000	21,000
9230	6304	LEGAL FEES						
9230	6315	MISCELLANEOUS PROFESSIONAL SER	46,082	43,193	1,010	44,130	36,200	36,000
9230	6322	POSTAGE						
9230	6323	CELLULAR PHONES						
9230	6331	TRAVEL & LODGING	312	449	483	157	2,500	2,500
9230	6335	TRAINING	575	660	1,125	385	5,100	5,100
9230	6361	GENERAL LIABILITY/PROPERTY INS	3,242	624	313	268	287	287
9230	6371	ELECTRIC UTILITIES						
9230	6433	REFUNDS/REIMBURSEMENTS	250,000					
9230	6530	IMPROVEMENTS OTHER THAN BUILDINGS	15,151					
9230	6451	MEMBERSHIP DUES	1,121	1,798	1,593	2,366	2,200	2,200
9230	6452	SUBSCRIPTIONS	5	17	-			
9230	6530	IMPROVEMENTS OTHER THAN BUILDINGS	-	20,143	-			
9230	6580	OTHER EQUIPMENT				23,634		
<b>Total Expenditure</b>			<b>326,645</b>	<b>100,521</b>	<b>23,627</b>	<b>93,789</b>	<b>91,367</b>	<b>91,167</b>

**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 and EDA events
  - Increase number of jobs
  - Increase retail tax base
  - Reduce the amount of land owned by City for development
  - Facilitate development along Hwy 10 corridor

U Doc	Doc No	GL Date	Rec/Ck#	Account Number	Description	Debit Amount	Credit Amount	GL Explanation / Remark	Address	Name
<b>09230 ECONOMIC DEVELOPMENT AUTH</b>										
<hr/>										
<b>9230 ECONOMIC DEVELOPMENT AUTHORITY</b>										
JE	43376	2/29/2024		9230.1010	CASH IN BANK	495.00		General Clover Feb 2024		
JE	43416	2/29/2024		9230.1010	CASH IN BANK		30,538.20	CORR CASH-CHANTI SAC/WAC LOAN		
JE	43458	3/31/2024		9230.1010	CASH IN BANK	1,250.00		Clover Mar 2024		
JE	43480	4/30/2024		9230.1010	CASH IN BANK	925.00		Apr 2024 Clover		
JE	43566	6/30/2024		9230.1010	CASH IN BANK	5,040.00		EDA Golf Tournament		
JE	43585	7/29/2024		9230.1010	CASH IN BANK	44,335.19		Jul 2024 Property Tax		
JE	43599	7/31/2024		9230.1010	CASH IN BANK	1,920.00		July 2024 Clover CC		
JE	43644	8/31/2024		9230.1010	CASH IN BANK	810.00		Aug 2024 Clover		
JE	43645	8/31/2024		9230.1010	CASH IN BANK	360.00		Aug 2024 Civic Rec		
JE	43766	12/3/2024		9230.1010	CASH IN BANK	41,173.59		Dec 2024 Property Tax		
				9230.1010	Total	96,308.78	30,538.20	65,770.58	Net	
AE	49507	1/10/2024		9230.1010.IC	CASH - INTERCOMPANY		1,550.50	Post Due To Account 49507		
AE	49577	1/12/2024		9230.1010.IC	CASH - INTERCOMPANY		53.82	Post Due To Account 49577		
AE	49640	1/25/2024		9230.1010.IC	CASH - INTERCOMPANY	10,000.00		Post Due To Account 49640		
AE	49665	1/31/2024		9230.1010.IC	CASH - INTERCOMPANY		5.40	Post Due To Account 49665		
AE	49670	1/31/2024		9230.1010.IC	CASH - INTERCOMPANY		352.32	Post Due To Account 49670		
AE	49764	1/31/2024		9230.1010.IC	CASH - INTERCOMPANY		695.19	Post Due To Account 49764		
AE	49667	2/1/2024		9230.1010.IC	CASH - INTERCOMPANY		3,339.67	Post Due To Account 49667		
AE	49720	2/9/2024		9230.1010.IC	CASH - INTERCOMPANY		53.84	Post Due To Account 49720		
AE	49677	2/14/2024		9230.1010.IC	CASH - INTERCOMPANY		281.60	Post Due To Account 49677		
AE	49741	2/15/2024		9230.1010.IC	CASH - INTERCOMPANY		539.00	Post Due To Account 49741		
AE	49750	2/15/2024		9230.1010.IC	CASH - INTERCOMPANY	100.00		Post Due To Account 49750		
AE	49771	2/20/2024		9230.1010.IC	CASH - INTERCOMPANY	100.00		Post Due To Account 49771		
AE	49735	2/28/2024		9230.1010.IC	CASH - INTERCOMPANY		292.72	Post Due To Account 49735		
AE	49736	2/28/2024		9230.1010.IC	CASH - INTERCOMPANY		51.77	Post Due To Account 49736		
AE	49774	2/28/2024		9230.1010.IC	CASH - INTERCOMPANY		5.23	Post Due To Account 49774		
AE	49810	2/28/2024		9230.1010.IC	CASH - INTERCOMPANY	50.00		Post Due To Account 49810		
AE	49813	2/29/2024		9230.1010.IC	CASH - INTERCOMPANY		71.57	Post Due To Account 49813		
AE	49829	2/29/2024		9230.1010.IC	CASH - INTERCOMPANY	75.00		Post Due To Account 49829		
AE	49883	2/29/2024		9230.1010.IC	CASH - INTERCOMPANY		21.33	Post Due To Account 49883		
AE	49832	3/1/2024		9230.1010.IC	CASH - INTERCOMPANY	65.00		Post Due To Account 49832		
AE	49841	3/4/2024		9230.1010.IC	CASH - INTERCOMPANY	65.00		Post Due To Account 49841		
AE	49852	3/13/2024		9230.1010.IC	CASH - INTERCOMPANY		874.50	Post Due To Account 49852		
AE	49908	3/13/2024		9230.1010.IC	CASH - INTERCOMPANY	125.00		Post Due To Account 49908		
AE	49919	3/14/2024		9230.1010.IC	CASH - INTERCOMPANY	75.00		Post Due To Account 49919		

<u>U Doc</u>	<u>Doc No</u>	<u>GL Date</u>	<u>Rec/Ck#</u>	<u>Account Number</u>	<u>Description</u>	<u>Debit Amount</u>	<u>Credit Amount</u>	<u>GL Explanation / Remark</u>	<u>Address</u>	<u>Name</u>
Company 09230 Div Continued										
AE 49935	3/18/2024			9230.1010.IC	CASH - INTERCOMPANY	75.00		Post Due To Account 49935		
AE 49967	3/25/2024			9230.1010.IC	CASH - INTERCOMPANY	75.00		Post Due To Account 49967		
AE 49945	3/27/2024			9230.1010.IC	CASH - INTERCOMPANY		1,637.00	Post Due To Account 49945		
AE 49993	3/31/2024			9230.1010.IC	CASH - INTERCOMPANY		2.67	Post Due To Account 49993		
AE 50054	3/31/2024			9230.1010.IC	CASH - INTERCOMPANY		178.00	Post Due To Account 50054		
AE 50028	4/4/2024			9230.1010.IC	CASH - INTERCOMPANY		71.01	Post Due To Account 50028		
AE 49995	4/10/2024			9230.1010.IC	CASH - INTERCOMPANY		1,235.00	Post Due To Account 49995		
AE 50066	4/11/2024			9230.1010.IC	CASH - INTERCOMPANY		539.00	Post Due To Account 50066		
AE 50090	4/12/2024			9230.1010.IC	CASH - INTERCOMPANY	175.00		Post Due To Account 50090		
AE 50091	4/15/2024			9230.1010.IC	CASH - INTERCOMPANY	50.00		Post Due To Account 50091		
AE 50115	4/18/2024			9230.1010.IC	CASH - INTERCOMPANY	50.00		Post Due To Account 50115		
AE 50123	4/19/2024			9230.1010.IC	CASH - INTERCOMPANY		80.73	Post Due To Account 50123		
AE 50087	4/24/2024			9230.1010.IC	CASH - INTERCOMPANY		168.75	Post Due To Account 50087		
AE 50161	4/30/2024			9230.1010.IC	CASH - INTERCOMPANY		19.84	Post Due To Account 50161		
AE 50259	4/30/2024			9230.1010.IC	CASH - INTERCOMPANY		141.34	Post Due To Account 50259		
AE 50172	5/2/2024			9230.1010.IC	CASH - INTERCOMPANY		375.00	Post Due To Account 50172		
AE 50199	5/9/2024			9230.1010.IC	CASH - INTERCOMPANY		70.85	Post Due To Account 50199		
AE 50148	5/15/2024			9230.1010.IC	CASH - INTERCOMPANY		159.00	Post Due To Account 50148		
AE 50155	5/15/2024			9230.1010.IC	CASH - INTERCOMPANY		40.59	Post Due To Account 50155		
AE 50181	5/15/2024			9230.1010.IC	CASH - INTERCOMPANY		1,700.00	Post Due To Account 50181		
AE 50193	5/15/2024			9230.1010.IC	CASH - INTERCOMPANY		225.00	Post Due To Account 50193		
AE 50283	5/22/2024			9230.1010.IC	CASH - INTERCOMPANY	50.00		Post Due To Account 50283		
AE 50275	5/23/2024			9230.1010.IC	CASH - INTERCOMPANY		1,745.00	Post Due To Account 50275		
AE 50267	5/29/2024			9230.1010.IC	CASH - INTERCOMPANY		2,366.00	Post Due To Account 50267		
AE 50329	5/31/2024			9230.1010.IC	CASH - INTERCOMPANY		82.25	Post Due To Account 50329		
AE 50408	5/31/2024			9230.1010.IC	CASH - INTERCOMPANY		414.27	Post Due To Account 50408		
AE 50347	6/6/2024			9230.1010.IC	CASH - INTERCOMPANY		61.86	Post Due To Account 50347		
AE 50398	6/14/2024			9230.1010.IC	CASH - INTERCOMPANY		26.91	Post Due To Account 50398		
AE 50380	6/26/2024			9230.1010.IC	CASH - INTERCOMPANY		240.00	Post Due To Account 50380		
AE 50414	6/26/2024			9230.1010.IC	CASH - INTERCOMPANY		23,634.00	Post Due To Account 50414		
AE 50463	6/28/2024			9230.1010.IC	CASH - INTERCOMPANY	600.00		Post Due To Account 50463		
AE 50457	6/30/2024			9230.1010.IC	CASH - INTERCOMPANY		15.90	Post Due To Account 50457		
AE 50553	6/30/2024			9230.1010.IC	CASH - INTERCOMPANY		559.87	Post Due To Account 50553		
AE 50494	7/8/2024			9230.1010.IC	CASH - INTERCOMPANY	760.00		Post Due To Account 50494		
AE 50472	7/10/2024			9230.1010.IC	CASH - INTERCOMPANY		800.00	Post Due To Account 50472		
AE 50473	7/10/2024			9230.1010.IC	CASH - INTERCOMPANY		187.50	Post Due To Account 50473		
AE 50520	7/11/2024			9230.1010.IC	CASH - INTERCOMPANY		63.21	Post Due To Account 50520		
AE 50551	7/15/2024			9230.1010.IC	CASH - INTERCOMPANY	880.00		Post Due To Account 50551		

<u>U Doc</u>	<u>Doc No</u>	<u>GL Date</u>	<u>Rec/Ck#</u>	<u>Account Number</u>	<u>Description</u>	<u>Debit Amount</u>	<u>Credit Amount</u>	<u>GL Explanation / Remark</u>	<u>Address</u>	<u>Name</u>
Company 09230 Div Continued										
AE	50569	7/17/2024		9230.1010.IC	CASH - INTERCOMPANY	600.00		Post Due To Account 50569		
AE	50546	7/24/2024		9230.1010.IC	CASH - INTERCOMPANY		235.50	Post Due To Account 50546		
AE	50603	7/25/2024		9230.1010.IC	CASH - INTERCOMPANY		1,500.00	Post Due To Account 50603		
AE	50633	7/31/2024		9230.1010.IC	CASH - INTERCOMPANY	745.00		Post Due To Account 50633		
AE	50636	7/31/2024		9230.1010.IC	CASH - INTERCOMPANY		8.63	Post Due To Account 50636		
AE	50651	7/31/2024		9230.1010.IC	CASH - INTERCOMPANY	5,540.00		Post Due To Account 50651		
AE	50686	7/31/2024		9230.1010.IC	CASH - INTERCOMPANY		692.67	Post Due To Account 50686		
AE	50631	8/1/2024		9230.1010.IC	CASH - INTERCOMPANY		63.79	Post Due To Account 50631		
AE	50641	8/1/2024		9230.1010.IC	CASH - INTERCOMPANY	160.00		Post Due To Account 50641		
AE	50649	8/2/2024		9230.1010.IC	CASH - INTERCOMPANY	160.00		Post Due To Account 50649		
AE	50666	8/7/2024		9230.1010.IC	CASH - INTERCOMPANY	440.00		Post Due To Account 50666		
AE	50679	8/9/2024		9230.1010.IC	CASH - INTERCOMPANY	160.00		Post Due To Account 50679		
AE	50681	8/9/2024		9230.1010.IC	CASH - INTERCOMPANY		53.83	Post Due To Account 50681		
AE	50685	8/12/2024		9230.1010.IC	CASH - INTERCOMPANY	160.00		Post Due To Account 50685		
AE	50612	8/14/2024		9230.1010.IC	CASH - INTERCOMPANY		2,487.50	Post Due To Account 50612		
AE	50660	8/14/2024		9230.1010.IC	CASH - INTERCOMPANY		404.77	Post Due To Account 50660		
AE	50711	8/15/2024		9230.1010.IC	CASH - INTERCOMPANY		635.00	Post Due To Account 50711		
AE	50723	8/28/2024		9230.1010.IC	CASH - INTERCOMPANY		11.35	Post Due To Account 50723		
AE	50751	8/28/2024		9230.1010.IC	CASH - INTERCOMPANY		129.90	Post Due To Account 50751		
AE	50792	8/31/2024		9230.1010.IC	CASH - INTERCOMPANY		14.61	Post Due To Account 50792		
AE	50873	8/31/2024		9230.1010.IC	CASH - INTERCOMPANY		485.20	Post Due To Account 50873		
AE	50808	9/5/2024		9230.1010.IC	CASH - INTERCOMPANY		64.57	Post Due To Account 50808		
AE	50804	9/11/2024		9230.1010.IC	CASH - INTERCOMPANY		17,449.51	Post Due To Account 50804		
AE	50849	9/25/2024		9230.1010.IC	CASH - INTERCOMPANY		467.50	Post Due To Account 50849		
AE	50863	9/25/2024		9230.1010.IC	CASH - INTERCOMPANY		20.00	Post Due To Account 50863		
AE	50971	9/30/2024		9230.1010.IC	CASH - INTERCOMPANY		9.57	Post Due To Account 50971		
AE	51083	9/30/2024		9230.1010.IC	CASH - INTERCOMPANY		5.19	Post Due To Account 51083		
AE	50944	10/9/2024		9230.1010.IC	CASH - INTERCOMPANY		1,210.00	Post Due To Account 50944		
AE	51046	10/10/2024		9230.1010.IC	CASH - INTERCOMPANY		64.11	Post Due To Account 51046		
AE	51094	10/17/2024		9230.1010.IC	CASH - INTERCOMPANY		500.00	Post Due To Account 51094		
AE	51107	10/18/2024		9230.1010.IC	CASH - INTERCOMPANY		53.82	Post Due To Account 51107		
AE	51042	10/23/2024		9230.1010.IC	CASH - INTERCOMPANY		480.00	Post Due To Account 51042		
AE	51154	10/31/2024		9230.1010.IC	CASH - INTERCOMPANY		63.38	Post Due To Account 51154		
AE	51164	10/31/2024		9230.1010.IC	CASH - INTERCOMPANY		10.59	Post Due To Account 51164		
AE	51209	10/31/2024		9230.1010.IC	CASH - INTERCOMPANY		5.19	Post Due To Account 51209		
AE	51145	11/13/2024		9230.1010.IC	CASH - INTERCOMPANY		379.62	Post Due To Account 51145		
AE	51169	11/13/2024		9230.1010.IC	CASH - INTERCOMPANY		3,349.00	Post Due To Account 51169		
AE	51185	11/13/2024		9230.1010.IC	CASH - INTERCOMPANY		8,062.00	Post Due To Account 51185		

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	51252	11/18/2024		9230.1010.IC	CASH - INTERCOMPANY	10,000.00		Post Due To Account 51252		
AE	51301	11/30/2024		9230.1010.IC	CASH - INTERCOMPANY		31.48	Post Due To Account 51301		
AE	51349	11/30/2024		9230.1010.IC	CASH - INTERCOMPANY		1,283.52	Post Due To Account 51349		
AE	51371	11/30/2024		9230.1010.IC	CASH - INTERCOMPANY	10,000.00		Post Due To Account 51371		
AE	51325	12/5/2024		9230.1010.IC	CASH - INTERCOMPANY		63.80	Post Due To Account 51325		
AE	51385	12/13/2024		9230.1010.IC	CASH - INTERCOMPANY		53.83	Post Due To Account 51385		
AE	51426	12/30/2024		9230.1010.IC	CASH - INTERCOMPANY		64.05	Post Due To Account 51426		
AE	51447	12/31/2024		9230.1010.IC	CASH - INTERCOMPANY		77.05	Post Due To Account 51447		
AE	51464	12/31/2024		9230.1010.IC	CASH - INTERCOMPANY		27.30	Post Due To Account 51464		
AE	51546	12/31/2024		9230.1010.IC	CASH - INTERCOMPANY	27,400.00		Post Due To Account 51546		
AE	51550	12/31/2024		9230.1010.IC	CASH - INTERCOMPANY		298.17	Post Due To Account 51550		
AE	51623	12/31/2024		9230.1010.IC	CASH - INTERCOMPANY	66,811.54		Post Due To Account 51623		
AE	51751	12/31/2024		9230.1010.IC	CASH - INTERCOMPANY	298.17		Post Due To Account 51751		
AE	51840	12/31/2024		9230.1010.IC	CASH - INTERCOMPANY	352.32		Post Due To Account 51840		
				9230.1010.IC	Total	136,197.03	85,845.01	50,352.02 Net		
RC	64148	1/31/2024	55692	9230.1105	CURRENT-TAXES RECEIVABLE	352.32		January property tax payment		January property tax payment
JE	43852	12/31/2024		9230.1105	CURRENT-TAXES RECEIVABLE	1,045.88		DEC24/JAN25 Property Tax		
JE	43917	12/31/2024		9230.1105	CURRENT-TAXES RECEIVABLE		352.32	REVERSE ADJ FOR NEG REC 12/23		
				9230.1105	Total	1,398.20	352.32	1,045.88 Net		
JE	43421	1/1/2024		9230.1115	DELINQUENT-TAXES RECEIVABLE	109.07		2023 DELINQ TAXES PER COUNTY		
JE	43426	1/1/2024		9230.1115	DELINQUENT-TAXES RECEIVABLE		109.07	REVERSE & RESET 2023 DELINQ TA		
JE	43427	1/1/2024		9230.1115	DELINQUENT-TAXES RECEIVABLE		1,599.29	2023 DELINQUENT TAXES		
JE	43933	12/31/2024		9230.1115	DELINQUENT-TAXES RECEIVABLE	841.00		SET UP 24 DELINQ TAXES		
				9230.1115	Total	950.07	1,708.36	758.29- Net		
JE	43869	12/31/2024		9230.1310	DUE FROM OTHER FUNDS		25,000.00	PAY OFF TIF 18 LOAN		
				9230.1310	Total		25,000.00	25,000.00- Net		
JE	43825	12/31/2024		9230.1320	DUE FROM OTHER GOVERNMENTS		25,000.00	TIF 18 LOAN PAYOFF		
JE	43869	12/31/2024		9230.1320	DUE FROM OTHER GOVERNMENTS	25,000.00		CORRECT CODING		
				9230.1320	Total	25,000.00	25,000.00	Net		
JE	43321	1/1/2024		9230.1550	PREPAID EXPENSE		1,014.00	Reverse 2023 Prepays		
PV	127935	10/17/2024	119646	9230.1550	PREPAID EXPENSE	500.00		DOWN PMT LAFONTAINE	120605	PANGAEA HOSPITALITY GROUP LLC
PV	128817	11/30/2024	99121324	9230.1550	PREPAID EXPENSE	266.67		EDAM MEMBERSHIP - SULLIVAN	108768	COMDATA NETWORK INC
PV	128817	11/30/2024	99121324	9230.1550	PREPAID EXPENSE	266.66		EDAM MEMBERSHIP - HANSON	108768	COMDATA NETWORK INC
PV	129588	12/31/2024	97011525	9230.1550	PREPAID EXPENSE	10.99		AMAZON - BIZ NETWORK OPERATION	108768	COMDATA NETWORK INC
				9230.1550	Total	1,044.32	1,014.00	30.32 Net		

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	119958	12/30/2024		9230.2020	ACCOUNTS PAYABLE	64.05		Offset By Document PK 119958	100116	CONNEXUS ENERGY
AE	129109	12/30/2024		9230.2020	ACCOUNTS PAYABLE		64.05	Offset By Document PV 129109	100116	CONNEXUS ENERGY
				9230.2020	Total	64.05	64.05	Net		
JE	43788	12/31/2024		9230.2020.1	ACCOUNTS PAYABLE-MANUAL	77.05		A/P POST JAN '24 NOT REVERSED		
JE	43888	12/31/2024		9230.2020.1	ACCOUNTS PAYABLE-MANUAL		298.17	AP bucket allocation		
				9230.2020.1	Total	77.05	298.17	221.12- Net		
JE	43421	1/1/2024		9230.2220	DEFERRED REVENUE		109.07	2023 DELINQ TAXES PER COUNTY		
JE	43426	1/1/2024		9230.2220	DEFERRED REVENUE	109.07		REVERSE & RESET 2023 DELINQ TA		
JE	43427	1/1/2024		9230.2220	DEFERRED REVENUE	1,599.29		2023 DELINQUENT TAXES		
JE	43933	12/31/2024		9230.2220	DEFERRED REVENUE		841.00	SET UP 24 DELINQ TAXES		
				9230.2220	Total	1,708.36	950.07	758.29 Net		
JE	43585	7/29/2024		9230.4011	CURRENT-AD VALOREM TAXES		40,467.42	Jul 2024 Property Tax		
JE	43585	7/29/2024		9230.4011	CURRENT-AD VALOREM TAXES		33.24	Jul 2024 Property Tax		
JE	43766	12/3/2024		9230.4011	CURRENT-AD VALOREM TAXES		33.24	Dec 2024 Property Tax		
JE	43766	12/3/2024		9230.4011	CURRENT-AD VALOREM TAXES		36,697.52	Dec 2024 Property Tax		
JE	43852	12/31/2024		9230.4011	CURRENT-AD VALOREM TAXES		827.57	DEC24/JAN25 Property Tax		
				9230.4011	Total		78,058.99	78,058.99- Net		
JE	43585	7/29/2024		9230.4012	DELINQUENT-AD VALOREM TAXES	694.92		Jul 2024 Property Tax		
JE	43766	12/3/2024		9230.4012	DELINQUENT-AD VALOREM TAXES		97.16	Dec 2024 Property Tax		
JE	43852	12/31/2024		9230.4012	DELINQUENT-AD VALOREM TAXES		6.80	DEC24/JAN25 Property Tax		
				9230.4012	Total	694.92	103.96	590.96 Net		
JE	43585	7/29/2024		9230.4014	FISCAL DISPARITIES		4,534.04	Jul 2024 Property Tax		
JE	43585	7/29/2024		9230.4014	FISCAL DISPARITIES	9.46		Jul 2024 Property Tax		
JE	43585	7/29/2024		9230.4014	FISCAL DISPARITIES		.49	Jul 2024 Property Tax		
JE	43766	12/3/2024		9230.4014	FISCAL DISPARITIES		4,347.47	Dec 2024 Property Tax		
JE	43852	12/31/2024		9230.4014	FISCAL DISPARITIES		125.50	DEC24/JAN25 Property Tax		
				9230.4014	Total	9.46	9,007.50	8,998.04- Net		
JE	43585	7/29/2024		9230.4015	EXCESS TAX INCREMENTS		4.38	Jul 2024 Property Tax		
JE	43852	12/31/2024		9230.4015	EXCESS TAX INCREMENTS		86.64	DEC24/JAN25 Property Tax		
				9230.4015	Total		91.02	91.02- Net		
JE	43766	12/3/2024		9230.4018	PENALTY/INT-AD VALOREM TAXES	1.80		Dec 2024 Property Tax		
JE	43852	12/31/2024		9230.4018	PENALTY/INT-AD VALOREM TAXES	.63		DEC24/JAN25 Property Tax		
				9230.4018	Total	2.43		2.43 Net		
RC	64087	1/25/2024	55668	9230.4609	OTHER MISCELLANEOUS REVENUES		10,000.00	EARNEST MON RIVERSBEND PLAZA 2		EARNEST MON RIVERSBEND PLAZA 2

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	65640	11/18/2024	56897	9230.4609	OTHER MISCELLANEOUS REVENUES		10,000.00	ADD'L NON-REFUND EARNEST MONEY		LOT DEPOSIT - BLANNERY LLC
JE	43770	11/30/2024		9230.4609	OTHER MISCELLANEOUS REVENUES		10,000.00	EARNEST MONEY-BLANEY		
				9230.4609	Total		30,000.00	30,000.00- Net		
JE	43849	12/31/2024		9230.4701	INTEREST ON INVESTMENTS		66,811.54	2024 INTEREST EARNINGS		
				9230.4701	Total		66,811.54	66,811.54- Net		
JE	43825	12/31/2024		9230.4702	MISCELLANEOUS INTEREST		2,400.00	TIF 18 LOAN PAYOFF		
				9230.4702	Total		2,400.00	2,400.00- Net		
T2	3186	6/14/2024		9230.6104	PART TIME-WAGES & SALARIES	25.00		Payroll Labor Distribution		
JE	43579	6/30/2024		9230.6104	PART TIME-WAGES & SALARIES		25.00	CORR COMM PR CODING		
				9230.6104	Total	25.00	25.00	Net		
T2	3121	1/12/2024		9230.6105	TEMPORARY-WAGES & SALARIES	50.00		Payroll Labor Distribution		
T2	3135	2/9/2024		9230.6105	TEMPORARY-WAGES & SALARIES	50.00		Payroll Labor Distribution		
T2	3162	4/19/2024		9230.6105	TEMPORARY-WAGES & SALARIES	75.00		Payroll Labor Distribution		
JE	43579	6/30/2024		9230.6105	TEMPORARY-WAGES & SALARIES	25.00		CORR COMM PR CODING		
T2	3210	8/9/2024		9230.6105	TEMPORARY-WAGES & SALARIES	50.00		Payroll Labor Distribution		
T2	3237	10/18/2024		9230.6105	TEMPORARY-WAGES & SALARIES	50.00		Payroll Labor Distribution		
T2	3261	12/13/2024		9230.6105	TEMPORARY-WAGES & SALARIES	50.00		Payroll Labor Distribution		
				9230.6105	Total	350.00		350.00 Net		
T3	3122	1/12/2024		9230.6122	FICA/MEDICARE CONTRIBUTIONS	3.82		Actual Burden Journal Entries		
T3	3136	2/9/2024		9230.6122	FICA/MEDICARE CONTRIBUTIONS	3.84		Actual Burden Journal Entries		
T3	3163	4/19/2024		9230.6122	FICA/MEDICARE CONTRIBUTIONS	5.73		Actual Burden Journal Entries		
T3	3187	6/14/2024		9230.6122	FICA/MEDICARE CONTRIBUTIONS	1.91		Actual Burden Journal Entries		
T3	3211	8/9/2024		9230.6122	FICA/MEDICARE CONTRIBUTIONS	3.83		Actual Burden Journal Entries		
T3	3238	10/18/2024		9230.6122	FICA/MEDICARE CONTRIBUTIONS	3.82		Actual Burden Journal Entries		
T3	3262	12/13/2024		9230.6122	FICA/MEDICARE CONTRIBUTIONS	3.83		Actual Burden Journal Entries		
				9230.6122	Total	26.78		26.78 Net		
PV	123593	2/28/2024	118478	9230.6133	WORKERS COMP INSURANCE PREMIUM	4.75		2024 WORKERS COMP ALLOCATION	100259	LEAGUE OF MN CITIES INS TRUST
				9230.6133	Total	4.75		4.75 Net		
PV	123796	2/28/2024	1006182	9230.6208	MISCELLANEOUS OFFICE SUPPLIES	5.23		02/12/24 GOLD NAME TAG	100529	WENDELL'S INC
JE	43464	3/31/2024		9230.6208	MISCELLANEOUS OFFICE SUPPLIES		5.23	Correct posting error		
PV	124850	5/15/2024	1006446	9230.6208	MISCELLANEOUS OFFICE SUPPLIES	40.59		SUPPLIES	112475	INNOVATIVE OFFICE SOLUTIONS
JE	43579	6/30/2024		9230.6208	MISCELLANEOUS OFFICE SUPPLIES		40.59	CORR CODINGS INN OFF SOLN		
				9230.6208	Total	45.82	45.82	Net		
PV	123768	1/31/2024	99021424	9230.6246	MARKETING & PROMOTIONS	690.00		METRO NORTH CHAMBER GOLF	108768	COMDATA NETWORK INC

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Company 09230 Div Continued										
PV	124030	3/13/2024	118558	9230.6246	MARKETING & PROMOTIONS	640.00		4 BUS EXPO SIGNS	104205	EXPRESS SIGNS INC
PV	124273	3/27/2024	1006242	9230.6246	MARKETING & PROMOTIONS	1,637.00		ACRED COST SHARE	107587	ANOKA COUNTY TREASURY DEPARTM
PV	124515	3/31/2024	99041524	9230.6246	MARKETING & PROMOTIONS	1.66		FACEBK BIZ EXPO - MARKETING	108768	COMDATA NETWORK INC
PV	124515	3/31/2024	99041524	9230.6246	MARKETING & PROMOTIONS	43.19		FACEBK BIZ EXPO - MARKETING	108768	COMDATA NETWORK INC
PV	124448	4/10/2024	1006299	9230.6246	MARKETING & PROMOTIONS	1,235.00		TOTES FOR BUSINESS EXPO	100011	ACE SALES
PV	125235	4/30/2024	99051524	9230.6246	MARKETING & PROMOTIONS	50.00		FACEBK BIZ EXPO - MARKETING	108768	COMDATA NETWORK INC
PV	125235	4/30/2024	99051524	9230.6246	MARKETING & PROMOTIONS	3.26		FACEBK BIZ EXPO - MARKETING	108768	COMDATA NETWORK INC
PV	125235	4/30/2024	99051524	9230.6246	MARKETING & PROMOTIONS	1.67		FACEBK BIZ EXPO - MARKETING	108768	COMDATA NETWORK INC
PV	125235	4/30/2024	99051524	9230.6246	MARKETING & PROMOTIONS	50.00		FACEBK BIZ EXPO - MARKETING	108768	COMDATA NETWORK INC
PV	124801	5/15/2024	1006436	9230.6246	MARKETING & PROMOTIONS	159.00		ECM PUBLISHERS INC	100158	ECM PUBLISHERS INC
PV	125015	5/15/2024	1006436	9230.6246	MARKETING & PROMOTIONS	225.00		ECM PUBLISHERS INC	100158	ECM PUBLISHERS INC
PV	125281	5/29/2024	118908	9230.6246	MARKETING & PROMOTIONS	2,366.00		MONUMENT PLANTING @47 & 116	109910	GREAT NORTHERN LANDSCAPE INC
PV	125941	7/10/2024	1006679	9230.6246	MARKETING & PROMOTIONS	800.00		ANOKA AREA CHAMBER NETWORKING	100029	ANOKA AREA CHAMBER OF COMMERC
PV	126379	7/25/2024	119198	9230.6246	MARKETING & PROMOTIONS	1,500.00		SIGN / AWNING REIMBURSEMENT	121080	BOSSMAN INC
PV	126622	8/14/2024	1006828	9230.6246	MARKETING & PROMOTIONS	340.00		CHAMBER MAP AD	100158	ECM PUBLISHERS INC
PV	126865	8/28/2024	119338	9230.6246	MARKETING & PROMOTIONS	129.90		INKY ELF LLC	117451	INKY ELF LLC
PV	127082	9/11/2024	119457	9230.6246	MARKETING & PROMOTIONS	81.50		BIZ APPRECIATION DAY SHIRT	112760	TORNADO ALLEY SPORTSWEAR
PV	128817	11/30/2024	99121324	9230.6246	MARKETING & PROMOTIONS	745.00		METRO NORTH NETWORK EVENT	108768	COMDATA NETWORK INC
				9230.6246	Total	10,698.18		10,698.18		Net
JE	43321	1/1/2024		9230.6249	MISCELLANEOUS OPERATING SUPPLY	500.00		PangaeaBusiness Network Bfst d		
PV	122761	1/10/2024	118034	9230.6249	MISCELLANEOUS OPERATING SUPPLY	1,550.50		EXPO HALF DOWN PMT PIPE DRAPES	112722	CENAIKO EXPO INC
JE	43317	1/31/2024		9230.6249	MISCELLANEOUS OPERATING SUPPLY	5.40		POSTAGE ALLOCATION		
PV	123395	2/1/2024	118119	9230.6249	MISCELLANEOUS OPERATING SUPPLY	71.23		12/19-1/18/24 ELECTRIC USE	100116	CONNEXUS ENERGY
PV	123402	2/1/2024	118123	9230.6249	MISCELLANEOUS OPERATING SUPPLY	3,268.44		BIZ NETWORK MTG - EVENT CENTER	120605	PANGAEA HOSPITALITY GROUP LLC
PV	123686	2/15/2024	1006109	9230.6249	MISCELLANEOUS OPERATING SUPPLY	539.00		EXPO ENTERTAINMENT	101209	A TOUCH OF MAGIC ENTERTAINMENT
RC	64221	2/15/2024	55761	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	BUSINESS EXPO CHRAVE DAVIS LLC		BUSINESS EXPO CHRAVE DAVIS LLC
RC	64222	2/15/2024	55762	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	BUSINESS EXPO HOME GARAGE FLOO		BUSINESS EXPO HOME GARAGE FLOO
RC	64241	2/20/2024	55778	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	24 EXPO ALLISON'S PETITE PASTR		24 EXPO ALLISON'S PETITE PASTR
RC	64242	2/20/2024	55779	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	24 EDA EXPO SUMMER LKS BEVERAG		24 EDA EXPO SUMMER LKS BEVERAG
RC	64267	2/28/2024	55805	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	BUSINESS EXPO JAM HOPS		BUSINESS EXPO JAM HOPS
JE	43376	2/29/2024		9230.6249	MISCELLANEOUS OPERATING SUPPLY		495.00	Business Exp		
PV	123915	2/29/2024	118499	9230.6249	MISCELLANEOUS OPERATING SUPPLY	71.57		1/18-2/19/24 ELECTRIC USAGE	100116	CONNEXUS ENERGY
PV	124114	2/29/2024	99031524	9230.6249	MISCELLANEOUS OPERATING SUPPLY	16.14		AMZN- BUS EXPO BINGO STAMPS	108768	COMDATA NETWORK INC
RC	64272	2/29/2024	55811	9230.6249	MISCELLANEOUS OPERATING SUPPLY		75.00	EDA BUSINESS EXPO		EDA BUSINESS EXPO
RC	64287	3/1/2024	55812	9230.6249	MISCELLANEOUS OPERATING SUPPLY		65.00	BUSINESS EXPO SUMMIT BUILDERS		BUSINESS EXPO SUMMIT BUILDERS
RC	64298	3/4/2024	55830	9230.6249	MISCELLANEOUS OPERATING SUPPLY		65.00	BUSINESS EXPO		BUSINESS EXPO
RC	64332	3/13/2024	55865	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	BUSINESS EXPO INTEGRITY PLUS		BUSINESS EXPO INTEGRITY PLUS
RC	64333	3/13/2024	55866	9230.6249	MISCELLANEOUS OPERATING SUPPLY		75.00	BUSINESS EXPO HEALING HANDS		BUSINESS EXPO HEALING HANDS

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Company 09230 Div Continued										
RC	64335	3/14/2024	55869	9230.6249	MISCELLANEOUS OPERATING SUPPLY		75.00	BUSINESS EXPO		BUSINESS EXPO
RC	64347	3/18/2024	55877	9230.6249	MISCELLANEOUS OPERATING SUPPLY		75.00	EDA BUSINESS EXPO		EDA BUSINESS EXPO
RC	64361	3/25/2024	55891	9230.6249	MISCELLANEOUS OPERATING SUPPLY		75.00	BUSINESS EXPO HEALTH SOURCE ER		BUSINESS EXPO HEALTH SOURCE ER
JE	43417	3/31/2024		9230.6249	MISCELLANEOUS OPERATING SUPPLY	2.67		POSTAGE ALLOCATION		
JE	43458	3/31/2024		9230.6249	MISCELLANEOUS OPERATING SUPPLY		1,250.00	Business Exp		
JE	43464	3/31/2024		9230.6249	MISCELLANEOUS OPERATING SUPPLY	5.23		Wendells/Gold name tag		
PV	124515	3/31/2024	99041524	9230.6249	MISCELLANEOUS OPERATING SUPPLY	24.99		AMAZON BIZ EXPO - BINGO	108768	COMDATA NETWORK INC
PV	124515	3/31/2024	99041524	9230.6249	MISCELLANEOUS OPERATING SUPPLY	27.99		AMAZON BIZ EXPO - BINGO	108768	COMDATA NETWORK INC
PV	124515	3/31/2024	99041524	9230.6249	MISCELLANEOUS OPERATING SUPPLY	34.99		AMAZON BIZ EXPO - BINGO	108768	COMDATA NETWORK INC
PV	124515	3/31/2024	99041524	9230.6249	MISCELLANEOUS OPERATING SUPPLY	39.99		AMZN BIZ EXPO - BINGO	108768	COMDATA NETWORK INC
PV	124494	4/4/2024	118671	9230.6249	MISCELLANEOUS OPERATING SUPPLY	71.01		2/19-3/19/24 ELECTRIC USE	100116	CONNEXUS ENERGY
PV	124555	4/11/2024	1006339	9230.6249	MISCELLANEOUS OPERATING SUPPLY	539.00		2ND HALF DUE FOR EXPO	101209	A TOUCH OF MAGIC ENTERTAINMENT
RC	64437	4/12/2024	55959	9230.6249	MISCELLANEOUS OPERATING SUPPLY		75.00	BUSINESS EXPO		BUSINESS EXPO
RC	64438	4/12/2024	55960	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	BUSINESS EXPO		BUSINESS EXPO
RC	64439	4/12/2024	55961	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	BUSINESS EXPO		BUSINESS EXPO
RC	64442	4/15/2024	55962	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	BUSINESS EXPO ANOKA-HENNEPIN		BUSINESS EXPO ANOKA-HENNEPIN
RC	64452	4/18/2024	55975	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	BUSINESS EXPO		BUSINESS EXPO
JE	43471	4/30/2024		9230.6249	MISCELLANEOUS OPERATING SUPPLY	19.84		POSTAGE ALLOCATION		
JE	43480	4/30/2024		9230.6249	MISCELLANEOUS OPERATING SUPPLY		925.00	Business Exp		
PV	125235	4/30/2024	99051524	9230.6249	MISCELLANEOUS OPERATING SUPPLY	12.36		AMZN BIZ EXPO - CANDY	108768	COMDATA NETWORK INC
PV	125235	4/30/2024	99051524	9230.6249	MISCELLANEOUS OPERATING SUPPLY	18.86		AMZN BIZ EXPO - CANDY	108768	COMDATA NETWORK INC
PV	124896	5/2/2024	118788	9230.6249	MISCELLANEOUS OPERATING SUPPLY	75.00		EXPO FEE REFUND/NOT ATTEND	120903	EDWARD JONES
PV	124897	5/2/2024	118793	9230.6249	MISCELLANEOUS OPERATING SUPPLY	75.00		EXPO FEE REFUND/NOT ATTEND	117570	HEALTHSOURCE CHIROPRACTIC
PV	124898	5/2/2024	118796	9230.6249	MISCELLANEOUS OPERATING SUPPLY	75.00		EXPO FEE REFUND/NOT ATTEND	119502	NEXGEN EXTERIORS INC
PV	124899	5/2/2024	118784	9230.6249	MISCELLANEOUS OPERATING SUPPLY	75.00		EXPO FEE REFUND/NOT ATTEND	120905	ANOKA HENNEPIN CREDIT UNION
PV	124900	5/2/2024	118789	9230.6249	MISCELLANEOUS OPERATING SUPPLY	75.00		EXPO FEE REFUND/NOT ATTEND	119358	FARMERS INSURANCE
PV	125079	5/9/2024	118803	9230.6249	MISCELLANEOUS OPERATING SUPPLY	70.85		3/19-4/18/24 ELECTRIC USE	100116	CONNEXUS ENERGY
PV	124939	5/15/2024	1006416	9230.6249	MISCELLANEOUS OPERATING SUPPLY	1,700.00		COURT RENTAL FOR EXPO	116603	ADRENALINE SPORTS CENTER INC
RC	64593	5/22/2024	56098	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	BUSINESS EXPO - COMFORT SUITES		BUSINESS EXPO - COMFORT SUITES
PV	125362	5/23/2024	118879	9230.6249	MISCELLANEOUS OPERATING SUPPLY	1,745.00		BUSINESS EXPO-FINAL PYMT	112722	CENAIKO EXPO INC
JE	43519	5/31/2024		9230.6249	MISCELLANEOUS OPERATING SUPPLY	82.25		POSTAGE ALLOCATION		
PV	125546	6/6/2024	118938	9230.6249	MISCELLANEOUS OPERATING SUPPLY	61.86		4/18-5/17/24 ELECTRIC USE	100116	CONNEXUS ENERGY
PV	125645	6/26/2024	119024	9230.6249	MISCELLANEOUS OPERATING SUPPLY	240.00		CITY MNDOT SIGNAGE RENEWAL	100112	COMMISSIONER OF TRANSPORTATION
RC	64712	6/28/2024	56213	9230.6249	MISCELLANEOUS OPERATING SUPPLY		160.00	EDA GOLF EVENT		EDA GOLF EVENT
RC	64713	6/28/2024	56214	9230.6249	MISCELLANEOUS OPERATING SUPPLY		440.00	EDA GOLF EVENT		EDA GOLF EVENT
JE	43547	6/30/2024		9230.6249	MISCELLANEOUS OPERATING SUPPLY	15.90		POSTAGE ALLOCATION		
JE	43566	6/30/2024		9230.6249	MISCELLANEOUS OPERATING SUPPLY		5,040.00	EDA Golf Tournament		
JE	43579	6/30/2024		9230.6249	MISCELLANEOUS OPERATING SUPPLY	40.59		CORR CODINGS INN OFF SOLN		

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Company 09230 Div Continued										
PV	126230	6/30/2024	98071524	9230.6249	MISCELLANEOUS OPERATING SUPPLY	134.00		800 - WALMART -BAD 2024 PRIZES	108768	COMDATA NETWORK INC
PV	126230	6/30/2024	98071524	9230.6249	MISCELLANEOUS OPERATING SUPPLY	124.00		800 - WALMART -BAD 2024 PRIZES	108768	COMDATA NETWORK INC
PV	126230	6/30/2024	98071524	9230.6249	MISCELLANEOUS OPERATING SUPPLY	60.14		AMZN -BAD 2024 PRIZES	108768	COMDATA NETWORK INC
PV	126230	6/30/2024	98071524	9230.6249	MISCELLANEOUS OPERATING SUPPLY	79.99		AMZN -BAD 2024 PRIZES	108768	COMDATA NETWORK INC
RC	64774	7/8/2024	56246	9230.6249	MISCELLANEOUS OPERATING SUPPLY		160.00	EDA GOLF		EDA GOLF
RC	64775	7/8/2024	56247	9230.6249	MISCELLANEOUS OPERATING SUPPLY		600.00	EDA GOLF		EDA GOLF
PV	126116	7/11/2024	119113	9230.6249	MISCELLANEOUS OPERATING SUPPLY	63.21		5/17-6/19/24 ELECTRIC USE	100116	CONNEXUS ENERGY
RC	64841	7/15/2024	56291	9230.6249	MISCELLANEOUS OPERATING SUPPLY		880.00	GOLF EVENT QBE CH#502391		GOLF EVENT QBE CH#502391
RC	64846	7/17/2024	56298	9230.6249	MISCELLANEOUS OPERATING SUPPLY		600.00	EDA GOLF EVENT CH#015320		EDA GOLF EVENT CH#015320
PV	126147	7/24/2024	1006736	9230.6249	MISCELLANEOUS OPERATING SUPPLY	178.00		BUS OF YR AWARDS 2024	100011	ACE SALES
PV	126148	7/24/2024	119170	9230.6249	MISCELLANEOUS OPERATING SUPPLY	57.50		EDA 2024 BUS OF YR BANNER	117451	INKY ELF LLC
JE	43592	7/31/2024		9230.6249	MISCELLANEOUS OPERATING SUPPLY	8.63		POSTAGE ALLOCATION		
JE	43599	7/31/2024		9230.6249	MISCELLANEOUS OPERATING SUPPLY		1,920.00	EDA Golf Tournament		
JE	43600	7/31/2024		9230.6249	MISCELLANEOUS OPERATING SUPPLY		5,540.00	EDA Golf Tournament		
PV	126687	7/31/2024	99081424	9230.6249	MISCELLANEOUS OPERATING SUPPLY	38.49		AMZN COOL BIZ APPRECIATION DA	108768	COMDATA NETWORK INC
PV	126687	7/31/2024	99081424	9230.6249	MISCELLANEOUS OPERATING SUPPLY	79.99		AMZN TV BIZ APPRECIATION DA	108768	COMDATA NETWORK INC
PV	126687	7/31/2024	99081424	9230.6249	MISCELLANEOUS OPERATING SUPPLY	527.65		AMZN MULIPLE ITEMS BIZ APP	108768	COMDATA NETWORK INC
PV	126687	7/31/2024	99081424	9230.6249	MISCELLANEOUS OPERATING SUPPLY	26.98		ETSY PLATE BIZ APPRECIATION DA	108768	COMDATA NETWORK INC
PV	126687	7/31/2024	99081424	9230.6249	MISCELLANEOUS OPERATING SUPPLY	14.37		SAMS CANDY BIZ APPRECIATION DA	108768	COMDATA NETWORK INC
RC	64904	7/31/2024	56344	9230.6249	MISCELLANEOUS OPERATING SUPPLY		745.00	24 EDAW/ SPONSORSHIP GOLF EVEN		24 EDAW/ SPONSORSHIP GOLF EVEN
PV	126517	8/1/2024	119211	9230.6249	MISCELLANEOUS OPERATING SUPPLY	63.79		6/19-7/18/24 ELECTRIC USE	100116	CONNEXUS ENERGY
RC	64907	8/1/2024	56350	9230.6249	MISCELLANEOUS OPERATING SUPPLY		160.00	24 EDA GOLF EVENT CH#10720		24 EDA GOLF EVENT CH#10720
RC	64909	8/2/2024	56362	9230.6249	MISCELLANEOUS OPERATING SUPPLY		160.00	EDA GOLF EVENT CH#2781		EDA GOLF EVENT CH#2781
RC	64931	8/7/2024	56380	9230.6249	MISCELLANEOUS OPERATING SUPPLY		440.00	EDA GOLF TOURN THE BANK OF E.R		EDA GOLF TOURN THE BANK OF E.R
RC	64940	8/9/2024	56390	9230.6249	MISCELLANEOUS OPERATING SUPPLY		160.00	GOLF EVENT		GOLF EVENT
RC	64951	8/12/2024	56395	9230.6249	MISCELLANEOUS OPERATING SUPPLY		160.00	24 GOLF EVENT SPONSOR		24 GOLF EVENT SPONSOR
PV	126418	8/14/2024	1006808	9230.6249	MISCELLANEOUS OPERATING SUPPLY	2,487.50		ACE SALES	100011	ACE SALES
PV	126817	8/15/2024	119310	9230.6249	MISCELLANEOUS OPERATING SUPPLY	635.00		GOLF CART RENTALS	119555	RM GOLF CARTS INC
PV	126821	8/28/2024	1006917	9230.6249	MISCELLANEOUS OPERATING SUPPLY	11.35		S SULLIVAN NOTARY STAMP	100529	WENDELL'S INC
JE	43636	8/31/2024		9230.6249	MISCELLANEOUS OPERATING SUPPLY	14.61		POSTAGE ALLOCATION		
JE	43644	8/31/2024		9230.6249	MISCELLANEOUS OPERATING SUPPLY		810.00	EDA Golf Tournament		
JE	43645	8/31/2024		9230.6249	MISCELLANEOUS OPERATING SUPPLY		360.00	EDA Golf Event		
PV	127372	8/31/2024	97091324	9230.6249	MISCELLANEOUS OPERATING SUPPLY	55.98		AMAZON AQUILA PRO BIZ APP DA	108768	COMDATA NETWORK INC
PV	127372	8/31/2024	97091324	9230.6249	MISCELLANEOUS OPERATING SUPPLY	290.07		AMAZON - PRIZES - BIZ APP DAY	108768	COMDATA NETWORK INC
PV	127372	8/31/2024	97091324	9230.6249	MISCELLANEOUS OPERATING SUPPLY	8.97		COBORNS - WATER BIZ APP DAY	108768	COMDATA NETWORK INC
PV	127372	8/31/2024	97091324	9230.6249	MISCELLANEOUS OPERATING SUPPLY	4.99		AMAZON PICNIC CLIP BIZ APP DA	108768	COMDATA NETWORK INC
PV	127125	9/5/2024	119384	9230.6249	MISCELLANEOUS OPERATING SUPPLY	64.57		7/18-8/19/24 ELECTRIC USE	100116	CONNEXUS ENERGY
PV	127085	9/11/2024	119445	9230.6249	MISCELLANEOUS OPERATING SUPPLY	6,742.68		BIZ APPRECIATION - DINNER	100265	LINKS AT NORTHFORK

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	127086	9/11/2024	119445	9230.6249	MISCELLANEOUS OPERATING SUPPLY	8,927.84		BIZ APPREICATION - GOLF COST	100265	LINKS AT NORTHFORK
PV	127114	9/11/2024	119428	9230.6249	MISCELLANEOUS OPERATING SUPPLY	798.49		ALLISON GRIFFITH/ALLISON'S PET	119568	ALLISON GRIFFITH/ALLISON'S PET
PV	127115	9/11/2024	1006952	9230.6249	MISCELLANEOUS OPERATING SUPPLY	899.00		PARKPLACE STUDIO	112824	PARKPLACE STUDIO
JE	43678	9/30/2024		9230.6249	MISCELLANEOUS OPERATING SUPPLY	9.57		POSTAGE ALLOCATION		
PV	127772	10/10/2024	119637	9230.6249	MISCELLANEOUS OPERATING SUPPLY	64.11		8/19-9/18/24 ELECTRIC USE	100116	CONNEXUS ENERGY
JE	43718	10/31/2024		9230.6249	MISCELLANEOUS OPERATING SUPPLY	10.59		POSTAGE ALLOCATION		
PV	128118	10/31/2024	119721	9230.6249	MISCELLANEOUS OPERATING SUPPLY	63.38		9/18-10/17/24 ELECTRIC USE	100116	CONNEXUS ENERGY
JE	43750	11/30/2024		9230.6249	MISCELLANEOUS OPERATING SUPPLY	31.48		POSTAGE ALLOCATION		
PV	128758	12/5/2024	119884	9230.6249	MISCELLANEOUS OPERATING SUPPLY	63.80		10/17-11/18/24 ELECTRIC USE	100116	CONNEXUS ENERGY
PV	129109	12/30/2024	119958	9230.6249	MISCELLANEOUS OPERATING SUPPLY	64.05		DEC 2024 11/18-12/18/24 ELECT	100116	CONNEXUS ENERGY
JE	43791	12/31/2024		9230.6249	MISCELLANEOUS OPERATING SUPPLY	27.30		POSTAGE ALLOCATION		
JE	43840	12/31/2024		9230.6249	MISCELLANEOUS OPERATING SUPPLY	21.99		non capital item		
				9230.6249	Total	33,904.72	22,135.00	11,769.72 Net		
PV	126011	7/10/2024	1006699	9230.6304	LEGAL FEES	187.50		JUNE LEGAL-	119037	HOLSTAD & KNAAK, PLC
JE	43625	7/31/2024		9230.6304	LEGAL FEES		187.50	Correct Posting Error		
				9230.6304	Total	187.50	187.50	Net		
JE	43416	2/29/2024		9230.6315	MISCELLANEOUS PROFESSIONAL SER	30,538.20		CORR CASH-CHANTI SAC/WAC LOAN		
PV	124020	3/13/2024	1006212	9230.6315	MISCELLANEOUS PROFESSIONAL SER	234.50		FEB LEGAL-MISC	119037	HOLSTAD & KNAAK, PLC
PV	124621	4/24/2024	1006366	9230.6315	MISCELLANEOUS PROFESSIONAL SER	168.75		MARCH LEGAL	119037	HOLSTAD & KNAAK, PLC
JE	43625	7/31/2024		9230.6315	MISCELLANEOUS PROFESSIONAL SER	187.50		June Legal		
PV	127518	10/9/2024	119624	9230.6315	MISCELLANEOUS PROFESSIONAL SER	315.00		TOWN HALL - REPAIRS / PESTS	118469	MN WILD ANIMAL MANAGEMENT
PV	127519	10/9/2024	119624	9230.6315	MISCELLANEOUS PROFESSIONAL SER	895.00		T HALL - PEST REMOVE INSPECT	118469	MN WILD ANIMAL MANAGEMENT
PV	128036	11/13/2024	119807	9230.6315	MISCELLANEOUS PROFESSIONAL SER	379.62		OLD TOWN HALL WINDOW REPAIR	121305	STAR QUALITY GLASS CORP
PV	128145	11/13/2024	119772	9230.6315	MISCELLANEOUS PROFESSIONAL SER	3,256.00		OLD TOWN HALL - PAINT WINDOWS	121319	DKN CONSTRUCTION LLC
PV	128146	11/13/2024	1007205	9230.6315	MISCELLANEOUS PROFESSIONAL SER	93.00		DRIVE TIME / TRADE AREA DATA	112515	WSB AND ASSOCIATES INC
PV	128223	11/13/2024	119772	9230.6315	MISCELLANEOUS PROFESSIONAL SER	8,062.00		TOWN HALL - DOOR SOFFITS	121319	DKN CONSTRUCTION LLC
				9230.6315	Total	44,129.57		44,129.57 Net		
PV	126230	6/30/2024	98071524	9230.6331	TRAVEL & LODGING	156.55		BEST WEST - EDAM LODGING	108768	COMDATA NETWORK INC
				9230.6331	Total	156.55		156.55 Net		
PV	123591	2/28/2024	1006157	9230.6335	TRAINING	20.00		2024 SAFETY /LOSS CONTROL WKSP	100258	LEAGUE OF MINNESOTA CITIES
PV	125763	5/31/2024	99061424	9230.6335	TRAINING	365.00		EDAM - SUMMER CONFERENCE	108768	COMDATA NETWORK INC
				9230.6335	Total	385.00		385.00 Net		
PV	123592	2/28/2024	118477	9230.6361	GENERAL LIABILITY/PROPERTY INS	267.97		2024 GENERAL LIAB ALLOCATION	100259	LEAGUE OF MN CITIES INS TRUST
				9230.6361	Total	267.97		267.97 Net		
JE	43321	1/1/2024		9230.6451	MEMBERSHIP DUES	514.00		2024 EDAM Dues Sullivan/Hanson		

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Company 09230 Div Continued										
PV	123768	1/31/2024	99021424	9230.6451	MEMBERSHIP DUES	5.19		ECM NEWSPAPER SUBSCRIPTIO	108768	COMDATA NETWORK INC
PV	123461	2/14/2024	1006081	9230.6451	MEMBERSHIP DUES	281.60		2024 SALESFORCE LICENSE	114104	GREATER MSP
PV	123650	2/28/2024	118495	9230.6451	MEMBERSHIP DUES	51.77		NEWSPAPER 2.14 - 3.15	100461	STAR TRIBUNE
PV	124114	2/29/2024	99031524	9230.6451	MEMBERSHIP DUES	5.19		ECM NEWSPAPER SUBSCRIPTIO	108768	COMDATA NETWORK INC
PV	124515	3/31/2024	99041524	9230.6451	MEMBERSHIP DUES	5.19		ECM NEWSPAPER SUBSCRIPTIO	108768	COMDATA NETWORK INC
PV	125235	4/30/2024	99051524	9230.6451	MEMBERSHIP DUES	5.19		ECM NEWSPAPER SUBSCRIPTIO	108768	COMDATA NETWORK INC
PV	125763	5/31/2024	99061424	9230.6451	MEMBERSHIP DUES	49.27		STAR TRIBUNE-SUBSCRPTION	108768	COMDATA NETWORK INC
PV	126230	6/30/2024	98071524	9230.6451	MEMBERSHIP DUES	5.19		ECM - APG UNION SUBSCRIPTION	108768	COMDATA NETWORK INC
PV	126687	7/31/2024	99081424	9230.6451	MEMBERSHIP DUES	5.19		ECM - APG UNION SUBSCRIPTION	108768	COMDATA NETWORK INC
PV	126623	8/14/2024	119295	9230.6451	MEMBERSHIP DUES	64.77		SUBSCRIPTION STAR TRIB ONLINE	100461	STAR TRIBUNE
PV	127372	8/31/2024	97091324	9230.6451	MEMBERSHIP DUES	120.00		SEC OF STATE - NOTARY RENEWAL	108768	COMDATA NETWORK INC
PV	127372	8/31/2024	97091324	9230.6451	MEMBERSHIP DUES	5.19		ECM - APG UNION SUBSCRIPTION	108768	COMDATA NETWORK INC
PV	127207	9/25/2024	119522	9230.6451	MEMBERSHIP DUES	467.50		METRO NORTH CHAMBER DUES	100288	METRONORTH CHAMBER OF COMMER
PV	127329	9/25/2024	1006973	9230.6451	MEMBERSHIP DUES	20.00		SULLIVAN NOTARY	100043	ANOKA COUNTY PROPERTY RECORDS
PV	127881	9/30/2024	98101524	9230.6451	MEMBERSHIP DUES	5.19		ECM - APG UNION SUBSCRIPTION	108768	COMDATA NETWORK INC
PV	127722	10/23/2024	1007096	9230.6451	MEMBERSHIP DUES	480.00		2024 DUES ANOKA CHAMBER	100029	ANOKA AREA CHAMBER OF COMMERC
PV	128316	10/31/2024	99111424	9230.6451	MEMBERSHIP DUES	5.19		ECM - APG UNION SUBSCRIPTION	108768	COMDATA NETWORK INC
PV	128817	11/30/2024	99121324	9230.6451	MEMBERSHIP DUES	5.19		ECM - APG UNION SUBSCRIPTION	108768	COMDATA NETWORK INC
PV	129588	12/31/2024	97011525	9230.6451	MEMBERSHIP DUES	5.19		ECM - APG UNION SUBSCRIPTION	108768	COMDATA NETWORK INC
PV	129588	12/31/2024	97011525	9230.6451	MEMBERSHIP DUES	260.00		STAR TRIBUNE- SUBSCRIPTION	108768	COMDATA NETWORK INC
			9230.6451	Total		2,366.00		2,366.00 Net		
PV	125791	6/26/2024	1006659	9230.6580	OTHER EQUIPMENT	23,634.00		ENTRY MONUMENT 47 & BUNKER LKE	111522	SIGNATION SIGN GROUP
JE	43840	12/31/2024		9230.6580	OTHER EQUIPMENT		21.99	non capital item		
PV	129588	12/31/2024	97011525	9230.6580	OTHER EQUIPMENT	21.99		AMAZON - WENDY HEADSET	108768	COMDATA NETWORK INC
			9230.6580	Total		23,655.99	21.99	23,634.00 Net		
			9230	ECONOMIC DEVELOPMENT AUTHORITY		379,658.50	379,658.50	Net		
						379,658.50	379,658.50	Net		
			09230	ECONOMIC DEVELOPMENT AUTH		379,658.50	379,658.50	Net		

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<b>09230 ECONOMIC DEVELOPMENT AUTH</b>										
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<b>9230 ECONOMIC DEVELOPMENT AUTHORITY</b>										
JE	43902	2/28/2025		9230.1010	CASH IN BANK	1,300.00		FEB 2025 CIVIC REC		
JE	43904	2/28/2025		9230.1010	CASH IN BANK	65.00		FEB 2025 CLOVER		
JE	43986	3/31/2025		9230.1010	CASH IN BANK	50.00		MARCH 2025 DEP CLOVER ITEMS		
JE	43991	3/31/2025		9230.1010	CASH IN BANK	830.00		MAR 2025 CIVIC REC		
JE	44018	4/30/2025		9230.1010	CASH IN BANK	480.00		APRIL 2025 CIVIC REC		
JE	44019	4/30/2025		9230.1010	CASH IN BANK	190.00		CLOVER APRIL 2025		
				9230.1010	Total	2,915.00		2,915.00 Net		
AE	51751	1/1/2025		9230.1010.IC	CASH - INTERCOMPANY		298.17	Post Due To Account 51751		
AE	51511	1/10/2025		9230.1010.IC	CASH - INTERCOMPANY		26.91	Post Due To Account 51511		
AE	51524	1/14/2025		9230.1010.IC	CASH - INTERCOMPANY	10,000.00		Post Due To Account 51524		
AE	51514	1/29/2025		9230.1010.IC	CASH - INTERCOMPANY		221.22	Post Due To Account 51514		
AE	51544	1/29/2025		9230.1010.IC	CASH - INTERCOMPANY		75.00	Post Due To Account 51544		
AE	51619	1/30/2025		9230.1010.IC	CASH - INTERCOMPANY		3,829.84	Post Due To Account 51619		
AE	51647	1/31/2025		9230.1010.IC	CASH - INTERCOMPANY	1,045.88		Post Due To Account 51647		
AE	51667	1/31/2025		9230.1010.IC	CASH - INTERCOMPANY		2.76	Post Due To Account 51667		
AE	51709	1/31/2025		9230.1010.IC	CASH - INTERCOMPANY		1,875.01	Post Due To Account 51709		
AE	51644	2/12/2025		9230.1010.IC	CASH - INTERCOMPANY		65.85	Post Due To Account 51644		
AE	51695	2/12/2025		9230.1010.IC	CASH - INTERCOMPANY	50.00		Post Due To Account 51695		
AE	51689	2/13/2025		9230.1010.IC	CASH - INTERCOMPANY		554.00	Post Due To Account 51689		
AE	51727	2/19/2025		9230.1010.IC	CASH - INTERCOMPANY	125.00		Post Due To Account 51727		
AE	51743	2/21/2025		9230.1010.IC	CASH - INTERCOMPANY		26.92	Post Due To Account 51743		
AE	51716	2/26/2025		9230.1010.IC	CASH - INTERCOMPANY		2.01	Post Due To Account 51716		
AE	51717	2/26/2025		9230.1010.IC	CASH - INTERCOMPANY		2,500.00	Post Due To Account 51717		
AE	51718	2/26/2025		9230.1010.IC	CASH - INTERCOMPANY		1,971.20	Post Due To Account 51718		
AE	51790	2/28/2025		9230.1010.IC	CASH - INTERCOMPANY		14.75	Post Due To Account 51790		
AE	51794	2/28/2025		9230.1010.IC	CASH - INTERCOMPANY	50.00		Post Due To Account 51794		
AE	51841	2/28/2025		9230.1010.IC	CASH - INTERCOMPANY		55.19	Post Due To Account 51841		
AE	51798	3/3/2025		9230.1010.IC	CASH - INTERCOMPANY	50.00		Post Due To Account 51798		
AE	51811	3/5/2025		9230.1010.IC	CASH - INTERCOMPANY	50.00		Post Due To Account 51811		
AE	51815	3/6/2025		9230.1010.IC	CASH - INTERCOMPANY		65.33	Post Due To Account 51815		
AE	51852	3/11/2025		9230.1010.IC	CASH - INTERCOMPANY	69,923.50		Post Due To Account 51852		
AE	51807	3/12/2025		9230.1010.IC	CASH - INTERCOMPANY		652.50	Post Due To Account 51807		
AE	51918	3/20/2025		9230.1010.IC	CASH - INTERCOMPANY	65.00		Post Due To Account 51918		
AE	51927	3/21/2025		9230.1010.IC	CASH - INTERCOMPANY		26.91	Post Due To Account 51927		
AE	51834	3/26/2025		9230.1010.IC	CASH - INTERCOMPANY		680.00	Post Due To Account 51834		

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Company 09230 Div Continued										
AE	51961	3/26/2025		9230.1010.IC	CASH - INTERCOMPANY	290.00		Post Due To Account 51961		
AE	51970	3/27/2025		9230.1010.IC	CASH - INTERCOMPANY	50.00		Post Due To Account 51970		
AE	51980	3/31/2025		9230.1010.IC	CASH - INTERCOMPANY		4.26	Post Due To Account 51980		
AE	52062	3/31/2025		9230.1010.IC	CASH - INTERCOMPANY		44.66	Post Due To Account 52062		
AE	51972	4/9/2025		9230.1010.IC	CASH - INTERCOMPANY		65.38	Post Due To Account 51972		
AE	52037	4/10/2025		9230.1010.IC	CASH - INTERCOMPANY		8,697.50	Post Due To Account 52037		
AE	52061	4/14/2025		9230.1010.IC	CASH - INTERCOMPANY	50.00		Post Due To Account 52061		
AE	52080	4/18/2025		9230.1010.IC	CASH - INTERCOMPANY		26.91	Post Due To Account 52080		
AE	52106	4/24/2025		9230.1010.IC	CASH - INTERCOMPANY		804.00	Post Due To Account 52106		
AE	52120	4/25/2025		9230.1010.IC	CASH - INTERCOMPANY	25.00		Post Due To Account 52120		
AE	52127	4/30/2025		9230.1010.IC	CASH - INTERCOMPANY		14.49	Post Due To Account 52127		
AE	52189	4/30/2025		9230.1010.IC	CASH - INTERCOMPANY		601.82	Post Due To Account 52189		
AE	52163	5/8/2025		9230.1010.IC	CASH - INTERCOMPANY		2,514.88	Post Due To Account 52163		
AE	52115	5/14/2025		9230.1010.IC	CASH - INTERCOMPANY		175.00	Post Due To Account 52115		
AE	52157	5/14/2025		9230.1010.IC	CASH - INTERCOMPANY		1,100.00	Post Due To Account 52157		
AE	52194	5/28/2025		9230.1010.IC	CASH - INTERCOMPANY		3,684.75	Post Due To Account 52194		
AE	52282	5/31/2025		9230.1010.IC	CASH - INTERCOMPANY		31.85	Post Due To Account 52282		
AE	52355	5/31/2025		9230.1010.IC	CASH - INTERCOMPANY		34.37	Post Due To Account 52355		
AE	52303	6/5/2025		9230.1010.IC	CASH - INTERCOMPANY		1,564.58	Post Due To Account 52303		
AE	52293	6/11/2025		9230.1010.IC	CASH - INTERCOMPANY		406.67	Post Due To Account 52293		
AE	52372	6/23/2025		9230.1010.IC	CASH - INTERCOMPANY		183.32	Post Due To Account 52372		
AE	52431	6/30/2025		9230.1010.IC	CASH - INTERCOMPANY		103.00	Post Due To Account 52431		
AE	52443	7/3/2025		9230.1010.IC	CASH - INTERCOMPANY		64.61	Post Due To Account 52443		
AE	52424	7/9/2025		9230.1010.IC	CASH - INTERCOMPANY		72.50	Post Due To Account 52424		
				9230.1010.IC	Total	81,774.38	33,138.12	48,636.26	Net	
RC	65911	1/31/2025	57120	9230.1105	CURRENT-TAXES RECEIVABLE		1,045.88	JANUARY PROPERTY TAX SETTLEMEN		JANUARY PROPERTY TAX SETTLEMEN
				9230.1105	Total		1,045.88	1,045.88-	Net	
JE	43933	1/1/2025		9230.1115	DELINQUENT-TAXES RECEIVABLE		841.00	SET UP 24 DELINQ TAXES		
				9230.1115	Total		841.00	841.00-	Net	
JE	43851	1/1/2025		9230.1550	PREPAID EXPENSE		1,044.32	Reverse 2024 Prepays		
				9230.1550	Total		1,044.32	1,044.32-	Net	
AE	132184	6/19/2025		9230.2020	ACCOUNTS PAYABLE		183.32	Offset By Document PV 132184	100914	SULLIVAN, SEAN
AE	1008149	6/23/2025		9230.2020	ACCOUNTS PAYABLE	183.32		Offset By Document PT 1008149	100914	SULLIVAN, SEAN
				9230.2020	Total	183.32	183.32	Net		
JE	43888	1/1/2025		9230.2020.1	ACCOUNTS PAYABLE-MANUAL	298.17		AP bucket allocation		
				9230.2020.1	Total	298.17		298.17	Net	

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Company 09230 Div Continued										
JE	43933	1/1/2025		9230.2220	DEFERRED REVENUE	841.00		SET UP 24 DELINQ TAXES		
				9230.2220	Total	841.00		841.00 Net		
RC	65886	1/14/2025	57069	9230.4609	OTHER MISCELLANEOUS REVENUES		10,000.00	BLANERY LLC ERNEST MONEY		BLANERY LLC ERNEST MONEY
RC	66078	3/11/2025	57229	9230.4609	OTHER MISCELLANEOUS REVENUES		69,923.50	FINAL SALE OF BLANERY		FINAL SALE OF BLANERY
				9230.4609	Total		79,923.50	79,923.50- Net		
T2	3274	1/10/2025		9230.6105	TEMPORARY-WAGES & SALARIES	25.00		Payroll Labor Distribution		
T2	3292	2/21/2025		9230.6105	TEMPORARY-WAGES & SALARIES	25.00		Payroll Labor Distribution		
T2	3304	3/21/2025		9230.6105	TEMPORARY-WAGES & SALARIES	25.00		Payroll Labor Distribution		
T2	3316	4/18/2025		9230.6105	TEMPORARY-WAGES & SALARIES	25.00		Payroll Labor Distribution		
				9230.6105	Total	100.00		100.00 Net		
T3	3276	1/10/2025		9230.6122	FICA/MEDICARE CONTRIBUTIONS	1.91		Actual Burden Journal Entries		
T3	3293	2/21/2025		9230.6122	FICA/MEDICARE CONTRIBUTIONS	1.92		Actual Burden Journal Entries		
T3	3305	3/21/2025		9230.6122	FICA/MEDICARE CONTRIBUTIONS	1.91		Actual Burden Journal Entries		
T3	3317	4/18/2025		9230.6122	FICA/MEDICARE CONTRIBUTIONS	1.91		Actual Burden Journal Entries		
				9230.6122	Total	7.65		7.65 Net		
PV	130071	2/26/2025	120475	9230.6133	WORKERS COMP INSURANCE PREMIUM	2.01		2025 WC ALLOCATION	100259	LEAGUE OF MN CITIES INS TRUST
				9230.6133	Total	2.01		2.01 Net		
PV	130469	2/28/2025	99031425	9230.6246	MARKETING & PROMOTIONS	50.00		FACEBOOK META - BIZ EXPO	108768	COMDATA NETWORK INC
PV	130352	3/12/2025	1007699	9230.6246	MARKETING & PROMOTIONS	652.50		ACE SALES	100011	ACE SALES
PV	130450	3/26/2025	120598	9230.6246	MARKETING & PROMOTIONS	680.00		EXPRESS SIGNS INC	104205	EXPRESS SIGNS INC
PV	130998	3/31/2025	97041525	9230.6246	MARKETING & PROMOTIONS	39.47		FACEBK BIZ EXPO MARKETING	108768	COMDATA NETWORK INC
PV	130953	4/10/2025	120688	9230.6246	MARKETING & PROMOTIONS	8,697.50		SAC AND WAC LOAN KING BAGUETTE	121815	KING BAGUETTE INC
PV	131464	4/30/2025	98051325	9230.6246	MARKETING & PROMOTIONS	15.00		FACEBOOK META - BIZ EXPO	108768	COMDATA NETWORK INC
PV	131464	4/30/2025	98051325	9230.6246	MARKETING & PROMOTIONS	13.00		FACEBOOK META - BIZ EXPO	108768	COMDATA NETWORK INC
PV	131464	4/30/2025	98051325	9230.6246	MARKETING & PROMOTIONS	11.00		FACEBOOK META - BIZ EXPO	108768	COMDATA NETWORK INC
PV	131464	4/30/2025	98051325	9230.6246	MARKETING & PROMOTIONS	10.47		FACEBOOK META - BIZ EXPO	108768	COMDATA NETWORK INC
PV	131195	5/14/2025	1007963	9230.6246	MARKETING & PROMOTIONS	175.00		ANOKA CO SHOPPER AD	100158	ECM PUBLISHERS INC
PV	131401	5/14/2025	1007945	9230.6246	MARKETING & PROMOTIONS	1,100.00		CHAMBER NETWORKING GOLF EVENT	100029	ANOKA AREA CHAMBER OF COMMERC
PV	132143	5/31/2025	99061325	9230.6246	MARKETING & PROMOTIONS	11.19		FACEBK BIZ EXPO MARKETING	108768	COMDATA NETWORK INC
PV	131995	6/5/2025	120926	9230.6246	MARKETING & PROMOTIONS	1,500.00		REIMBURSEMENT SIGN KING BAG	121815	KING BAGUETTE INC
PV	132330	7/9/2025		9230.6246	MARKETING & PROMOTIONS	72.50		BIZ OF YR BANNER	117451	INKY ELF LLC
				9230.6246	Total	13,027.63		13,027.63 Net		
JE	43851	1/1/2025		9230.6249	MISCELLANEOUS OPERATING SUPPLY	500.00		Pangea-Bus Netw Event dep		
JE	43851	1/1/2025		9230.6249	MISCELLANEOUS OPERATING SUPPLY	10.99		COMDATA Command strips		

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	129563	1/29/2025	120130	9230.6249	MISCELLANEOUS OPERATING SUPPLY	75.00		BUS CARD SULLIVAN	120063	SKYLINE GRAPHICS
PV	129793	1/30/2025	120142	9230.6249	MISCELLANEOUS OPERATING SUPPLY	3,829.84		PANGAEA HOSPITALITY GROUP LLC	120605	PANGAEA HOSPITALITY GROUP LLC
JE	43857	1/31/2025		9230.6249	MISCELLANEOUS OPERATING SUPPLY	2.76		POSTAGE ALLOCATION		
PV	130010	1/31/2025	95021425	9230.6249	MISCELLANEOUS OPERATING SUPPLY	25.01		AMAZON BIZ NETWORK - NAMETAGS	108768	COMDATA NETWORK INC
PV	129827	2/12/2025	120378	9230.6249	MISCELLANEOUS OPERATING SUPPLY	65.85		12/18/24-1/17/25 ELECTRIC USE	100116	CONNEXUS ENERGY
RC	65976	2/12/2025	57147	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	EDA BUSINESS EXPO		EDA BUSINESS EXPO
PV	129986	2/13/2025	1007614	9230.6249	MISCELLANEOUS OPERATING SUPPLY	554.00		DOWN PMT EXPO ENTMNT 5.3.25	101209	A TOUCH OF MAGIC ENTERTAINMENT
RC	65995	2/19/2025	57161	9230.6249	MISCELLANEOUS OPERATING SUPPLY		75.00	BUS EXPO		BUS EXPO
RC	65996	2/19/2025	57162	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	BUS EXPO		BUS EXPO
JE	43900	2/28/2025		9230.6249	MISCELLANEOUS OPERATING SUPPLY	14.75		POSTAGE ALLOCATION		
JE	43902	2/28/2025		9230.6249	MISCELLANEOUS OPERATING SUPPLY		1,300.00	Business Expo		
JE	43904	2/28/2025		9230.6249	MISCELLANEOUS OPERATING SUPPLY		65.00	Business Exp		
RC	66026	2/28/2025	57190	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	25 BUSINESS EXPO SUMMIT BLDRS		25 BUSINESS EXPO SUMMIT BLDRS
RC	66047	3/3/2025	57205	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	2025 EDA BUSINESS EXPO		2025 EDA BUSINESS EXPO
RC	66052	3/5/2025	57211	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	BUSINESS EXPO WINDOW CONCEPTS		BUSINESS EXPO WINDOW CONCEPTS
PV	130396	3/6/2025	120523	9230.6249	MISCELLANEOUS OPERATING SUPPLY	65.33		1/17-2/19/25 ELECTRIC	100116	CONNEXUS ENERGY
RC	66117	3/20/2025	57259	9230.6249	MISCELLANEOUS OPERATING SUPPLY		65.00	25 BUSS EXPO BIZTOBIZ CH3031		25 BUSS EXPO BIZTOBIZ CH3031
RC	66137	3/26/2025	57273	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	BUSINES EXPO SECURITY BANK		BUSINES EXPO SECURITY BANK
RC	66138	3/26/2025	57274	9230.6249	MISCELLANEOUS OPERATING SUPPLY		75.00	BUSINESS EXPO METRONORTH COC		BUSINESS EXPO METRONORTH COC
RC	66139	3/26/2025	57275	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	BUSINESS EXPO CREATIVE STARS		BUSINESS EXPO CREATIVE STARS
RC	66140	3/26/2025	57276	9230.6249	MISCELLANEOUS OPERATING SUPPLY		65.00	BUSINESS EXPO MIDWEST SEALCOAT		BUSINESS EXPO MIDWEST SEALCOAT
RC	66141	3/26/2025	57277	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	BUSINESS EXPO GRAPHIC LABEL		BUSINESS EXPO GRAPHIC LABEL
RC	66144	3/27/2025	57280	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	BUSINESS EXPO		BUSINESS EXPO
JE	43976	3/31/2025		9230.6249	MISCELLANEOUS OPERATING SUPPLY	4.26		POSTAGE ALLOCATION		
JE	43986	3/31/2025		9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	Business Expo Lifewave		
JE	43991	3/31/2025		9230.6249	MISCELLANEOUS OPERATING SUPPLY		830.00	Business Expo		
PV	130729	4/9/2025	120645	9230.6249	MISCELLANEOUS OPERATING SUPPLY	65.38		2/19-3/18/25 ELECTRIC USE	100116	CONNEXUS ENERGY
RC	66213	4/14/2025	57340	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	BUSINESS EXPO		BUSINESS EXPO
PV	131133	4/24/2025	1007914	9230.6249	MISCELLANEOUS OPERATING SUPPLY	554.00		EXPO ENTERTAINMENT	101209	A TOUCH OF MAGIC ENTERTAINMENT
PV	131134	4/24/2025	120755	9230.6249	MISCELLANEOUS OPERATING SUPPLY	250.00		DOWN PMT FOR EDA GOLF EVENT	100265	LINKS AT NORTHFORK
RC	66236	4/25/2025	57364	9230.6249	MISCELLANEOUS OPERATING SUPPLY		25.00	BUS EXPO-WINDOW CONCEPTS OF MN		BUS EXPO-WINDOW CONCEPTS OF MN
JE	44013	4/30/2025		9230.6249	MISCELLANEOUS OPERATING SUPPLY	14.49		POSTAGE ALLOCATION		
JE	44018	4/30/2025		9230.6249	MISCELLANEOUS OPERATING SUPPLY		480.00	Business Expo		
JE	44019	4/30/2025		9230.6249	MISCELLANEOUS OPERATING SUPPLY		190.00	Business Exp		
PV	131464	4/30/2025	98051325	9230.6249	MISCELLANEOUS OPERATING SUPPLY	13.95		AMAZON BIZ EXPO BINGO CANDY	108768	COMDATA NETWORK INC
PV	131464	4/30/2025	98051325	9230.6249	MISCELLANEOUS OPERATING SUPPLY	18.11		AMAZON BIZ EXPO BINGO CANDY	108768	COMDATA NETWORK INC
PV	131464	4/30/2025	98051325	9230.6249	MISCELLANEOUS OPERATING SUPPLY	12.99		AMAZON BIZ EXPO BINGO STAMPS	108768	COMDATA NETWORK INC
PV	131464	4/30/2025	98051325	9230.6249	MISCELLANEOUS OPERATING SUPPLY	29.95		AMAZON BIZ EXPO PRIZE	108768	COMDATA NETWORK INC

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Company 09230 Div Continued										
PV	131464	4/30/2025	98051325	9230.6249	MISCELLANEOUS OPERATING SUPPLY	29.99		AMAZON BIZ EXPO PRIZE	108768	COMDATA NETWORK INC
PV	131464	4/30/2025	98051325	9230.6249	MISCELLANEOUS OPERATING SUPPLY	26.99		AMAZON BIZ EXPO PRIZE	108768	COMDATA NETWORK INC
PV	131464	4/30/2025	98051325	9230.6249	MISCELLANEOUS OPERATING SUPPLY	24.99		AMAZON BIZ EXPO PRIZE	108768	COMDATA NETWORK INC
PV	131428	5/8/2025	120773	9230.6249	MISCELLANEOUS OPERATING SUPPLY	64.88		3/18-4/17/25 ELECTRIC USE	100116	CONNEXUS ENERGY
PV	131442	5/8/2025	1007932	9230.6249	MISCELLANEOUS OPERATING SUPPLY	2,000.00		ADRENALINE SPORTS CENTER INC	116603	ADRENALINE SPORTS CENTER INC
PV	131443	5/8/2025	120767	9230.6249	MISCELLANEOUS OPERATING SUPPLY	75.00		BUSINESS EXPO REFUND	121912	AMERICAN EAGLE HOME IMPROVEMEN
PV	131444	5/8/2025	120769	9230.6249	MISCELLANEOUS OPERATING SUPPLY	75.00		BUSINESS EXPO REFUND	121913	AURORA ASPHALT AND CONCRETE
PV	131445	5/8/2025	120771	9230.6249	MISCELLANEOUS OPERATING SUPPLY	75.00		BUSINESS EXPO REFUND	121914	BULLSEYE PROPERTY MANAGEMENT
PV	131446	5/8/2025	120772	9230.6249	MISCELLANEOUS OPERATING SUPPLY	75.00		BUSINESS EXPO REFUND	121915	CONN HUMAN PERFORMANCE LLC
PV	131447	5/8/2025	120777	9230.6249	MISCELLANEOUS OPERATING SUPPLY	75.00		BUSINESS EXPO REFUND	121916	FARMERS INSURANCE/DALE BRUMBAU
PV	131448	5/8/2025	120789	9230.6249	MISCELLANEOUS OPERATING SUPPLY	75.00		BUSINESS EXPO REFUND	121917	R & T HOME IMPROVEMENTS
PV	131488	5/28/2025	120860	9230.6249	MISCELLANEOUS OPERATING SUPPLY	3,459.75		BUSINESS EXPO BOOTH	112722	CENAIKO EXPO INC
PV	131489	5/28/2025	1008045	9230.6249	MISCELLANEOUS OPERATING SUPPLY	225.00		ANOKA CO SHOPPER BUS EXPO AD	100158	ECM PUBLISHERS INC
JE	44045	5/31/2025		9230.6249	MISCELLANEOUS OPERATING SUPPLY	31.85		POSTAGE ALLOCATION		
PV	132143	5/31/2025	99061325	9230.6249	MISCELLANEOUS OPERATING SUPPLY	17.99		AMAZON BIZ EXPO OPERATIONS	108768	COMDATA NETWORK INC
PV	131976	6/5/2025	120914	9230.6249	MISCELLANEOUS OPERATING SUPPLY	64.58		4/17-5/19/25 ELECTRIC USE-	100116	CONNEXUS ENERGY
PV	131916	6/11/2025	120944	9230.6249	MISCELLANEOUS OPERATING SUPPLY	240.00		MNDOT HWY 10 ADVERTISING SIGNS	100112	COMMISSIONER OF TRANSPORTATION
JE	44077	6/30/2025		9230.6249	MISCELLANEOUS OPERATING SUPPLY	103.00		POSTAGE ALLOCATION		
PV	132453	7/3/2025	121029	9230.6249	MISCELLANEOUS OPERATING SUPPLY	64.61		5/14-6/13/25 ELECTRIC USE	100116	CONNEXUS ENERGY
			9230.6249	Total		12,910.29	3,720.00	9,190.29 Net		
PV	130083	2/26/2025	120493	9230.6315	MISCELLANEOUS PROFESSIONAL SER	2,500.00		SURRENDER THE GAME BEN UTECHT	121662	SURRENDER THE GAME BEN UTECHT
PV	131915	6/11/2025	1008103	9230.6315	MISCELLANEOUS PROFESSIONAL SER	166.67		NEAR MAP AERIALS 2025	100031	ANOKA COUNTY
			9230.6315	Total		2,666.67		2,666.67 Net		
PV	132184	6/19/2025	1008149	9230.6331	TRAVEL & LODGING	173.32		6.11 -6.13.25 EDAM CONF MILEAG	100914	SULLIVAN, SEAN
PV	132184	6/19/2025	1008149	9230.6331	TRAVEL & LODGING	10.00		6.13.25 EDAM CONF PARKING	100914	SULLIVAN, SEAN
			9230.6331	Total		183.32		183.32 Net		
PV	130015	1/31/2025	95021425	9230.6335	TRAINING	1,850.00		RVT NATIONAL-EDFP CERT COURSE	108768	COMDATA NETWORK INC
PV	131464	4/30/2025	98051325	9230.6335	TRAINING	385.00		EDAM CONFERENCE REGIS	108768	COMDATA NETWORK INC
			9230.6335	Total		2,235.00		2,235.00 Net		
PV	129359	1/29/2025	120116	9230.6361	GENERAL LIABILITY/PROPERTY INS	221.22		2025 GENERAL LIAB DISTRIBUTION	100259	LEAGUE OF MN CITIES INS TRUST
			9230.6361	Total		221.22		221.22 Net		
JE	43851	1/1/2025		9230.6451	MEMBERSHIP DUES	533.33		COMDATA EDAM membSean/Steph		
PV	130139	2/26/2025	1007648	9230.6451	MEMBERSHIP DUES	1,971.20		2025 SALESFORCE MEMBERSHIP	114104	GREATER MSP
PV	130469	2/28/2025	99031425	9230.6451	MEMBERSHIP DUES	5.19		ECM - APG UNION SUBSCRIPTION	108768	COMDATA NETWORK INC
PV	130998	3/31/2025	97041525	9230.6451	MEMBERSHIP DUES	5.19		ECM - APG UNION SUBSCRIPTION	108768	COMDATA NETWORK INC
PV	131464	4/30/2025	98051325	9230.6451	MEMBERSHIP DUES	10.38		ECM - APG UNION SUB (2 MO.)	108768	COMDATA NETWORK INC

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Company 09230 Div Continued										
	PV 132143	5/31/2025	99061325	9230.6451	MEMBERSHIP DUES	5.19		ECM - APG UNION SUBSCRIPTION	108768	COMDATA NETWORK INC
				9230.6451	Total	2,530.48		2,530.48 Net		
				9230	ECONOMIC DEVELOPMENT AUTHORITY	119,896.14	119,896.14			Net
						119,896.14	119,896.14			Net
				09230	ECONOMIC DEVELOPMENT AUTH	119,896.14	119,896.14			Net