City Council Conference Meeting

April 28, 2025

5:30 PM

Fridley City Hall, 7071 University Avenue N.E.

Agenda

Agenda

1. Zoning Code Recodification Process Update

2. 2026 Budget – Outlook & Objectives

3. Finance Update – March 2025 Year-to-Date

Accessibility Notice:

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- Si necesita ayuda de interpretación o traducción gratis, comuníquese con el personal de la ciudad.
- Yog tias koj xav tau kev pab txhais lus los sis txhais ntaub ntawv dawb, ces thov tiv tauj rau Lub Nroog cov neeg ua hauj lwm.
- Haddii aad u baahan tahay tarjumaad bilaash ah ama kaalmo tarjumaad, fadlan la xiriir shaqaalaha Magaalada.

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AGENDA REPORT

Meeting Date: April 28, 2025 **Meeting Type:** City Council Conference Meeting

Submitted By: Scott Hickok, Community Development Director
Stacy Stromberg, Planning Manager
Nancy Abts, Associate Planner

Title

Zoning Code Recodification Process Update

Background

Planning staff along with the help of HKGi, a local planning consulting firm, started the recodification process for the zoning code with a kickoff meeting with the Council and the Planning Commission (Commission) in February 2024. We held workshops with the Planning Commission in April, June and September and then held a wrap up meeting with the City Council (Council) and Commission in November.

Since November, staff and the consultant worked on the final draft, reducing the 400-page document to 244. The draft has since been reviewed by the City Attorney and the City Clerk. A public hearing was held before the Planning Commission on April 16, 2025, with a unanimous recommendation of approval.

Prior to the May 12, 2025, public hearing before the Council, staff will review the document with the Council and answer any questions. The key changes and new content are outlined in the attached document.

The full copy of the Zoning Code that was approved by the Planning Commission can be viewed in their packet on the City's website at https://www.fridleymn.gov/Your-Government/City-Council-Commissions/Agenda-Center. The Council will receive a full copy of the document in their May 12th meeting packet.

Focus on Fridley Strategic Alignment

X	Vibrant Neighborhoods & Places	X	Community Identity & Relationship Building
X	Financial Stability & Commercial Prosperity	X	Public Safety & Environmental Stewardship
X	Organizational Excellence		

Attachments and Other Resources

- Outline with key changes and new content

Vision Statement
We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

Zoning and Subdivision Code Update Overview

Ch 600 General Provisions

This chapter establishes the authority for the zoning and subdivision code, when it applies, and who administers it. It provides instructions for using the code, including how to interpret graphics and address conflicting provisions. Updates to this chapter were primarily to consolidate and simplify zoning and subdivision purpose statements.

Ch 610 Zoning Districts

This chapter establishes the zoning districts. The districts are grouped into residential, non-residential, special, and overlay. The chapter includes general provisions that are applicable to all zoning districts, such as required yards and easements. It also includes provisions regarding nonconformities. Major changes to this chapter include:

- Renamed residential districts (e.g., R-1 was "One Family Dwelling District" and will be renamed "Traditional Single-Unit Residential")
- Changed names of commercial districts from "Commercial" to "Business" to make updates easy to recognize
- Combined the very similar C-1 "Local Business" and C-2 "General Business" districts; the consolidated district is now B-1 "Local Business"
- Eliminated C-R1 "General Office" and combined with "B-1" (affects 5 acres and 5 parcels)
- Eliminated M-4 "Manufacturing Only" and rezoned properties to M-1 "Light Industrial" (affects 12 acres and 3 parcels)
- Eliminated PUD "Planned Unit Development" zoning as it is largely unused. The City will continue to use S-2 "Redevelopment District" going forward
- Moved Hyde Park Neighborhood from special to residential districts
- Moved Onaway from special to non-residential districts

Ch 611 Residential Zoning Districts

This chapter establishes what is allowed within the residential districts. This includes the Residential Use Table, Lot Dimensions Table, and Site Dimensions Table. It also includes a few specific district standards that the City will retain. Changes to this chapter include:

- Consolidated and simplified zoning district section-specific sections (e.g., parking) to separate chapters to reduce redundancies
- Updated residential district names and incorporated S-1 "Hyde Park Neighborhood" as R-H
- Incorporated new purpose statements within district intents
- Created new Use, Lot and Site Dimensions Tables. Updated and modernized standards to address existing conditions, meet best practices, and provide more flexible development standards making the code easier to administer

- Consolidated two chapters that pertained to manufactured home parks to address requirements for creating a new manufactured home park with the district regulations for existing parks.

Ch 612 Non-Residential Zoning Districts

This chapter establishes what is allowed within the non-residential districts. This includes the Use Table, Lot Dimensions Table, and Site Dimensions Table. It also includes a few specific district standards that the City will retain. Changes to this chapter include:

- Consolidated and simplified zoning district section-specific sections (e.g., parking) to separate chapters to reduce redundancies
- Updated some non-residential district names from "commercial" to "business" and incorporated S-3 "Heavy Industrial, Onaway Addition District" as M-O.
- Incorporated new purpose statements within district intents
- Created new Use, Lot and Site Dimensions Tables. Updated and modernized standards to address existing conditions, meet best practices, and provide more flexible development standards making the code easier to administer

Ch 613 Special Zoning Districts

This chapter establishes the intent of special zoning districts. It includes a description of the existing S-2 Redevelopment District, what uses are allowed within the S-2 district, and the process for plan approval. Text largely stayed the same in this chapter; other major changes include:

- Consolidated special zoning district chapters into a single chapter
- Reclassified certain special zoning districts to residential or non-residential
- Enumerated all existing areas zoned S-2 with addresses or approximate locations and dates of creation

Ch 614 Overlay Zoning Districts

This chapter establishes overlay zoning districts for specific areas including floodplain management, critical areas, telecommunications, pre-1955 residential lots, shoreland, and transit-oriented development. Text largely stayed the same in this chapter; changes include:

- Consolidated overlay zoning district chapters into a single chapter
- Renumbered due to repeal of previous overlay districts
- Updated Telecommunications Towers and Facilities Overlay due to federal and state law changes
- Updated the Floodplain Overlay to match the updated model ordinance provided by the Minnesota Department of Natural Resources; shifted the Regulatory Flood Protection Elevation from one foot plus stage increase (0-0.5 feet) to a standard two feet to maintain eligibility for FHA loans

- Repealed Wetland Overlay; all information has been moved to Chapter 505 Erosion Control and Stormwater Management
- Removed reference to Norton Creek, Oak Glen Creek, and Stoneybrook Creek from the Shoreland Overlay since they don't meet the definition of Public Waters to which the Shoreland Overlay applies

Ch 620 Principal Use Specific Standards

This chapter establishes use-specific standards for those principal uses that are included in the updated use table. It covers Permitted, Conditional, and Interim Uses. Major changes to this chapter include:

- Use standards have been grouped together in a single chapter
- Standards added/updated for: dwellings, auto repair and sales uses, animal care, care facility, personal storage facility, place of assembly, and cannabis businesses (first adopted as part of the Cannabis and Hemp Businesses ordinance on 1/10/2025 and now included in the Zoning chapters)

Ch 621 Accessory Use Specific Standards

This chapter establishes use specific standards for those accessory uses listed in the accessory use table. It covers Permitted, Conditional, and Interim accessory uses. Major changes to this chapter include:

- Reduced redundant language
- Simplified accessory structure standards to be easier to administer and consistent across a variety of districts and circumstances
- A concurrent review of short-term vacation rental was undertaken, and new standards are recommended
- Updated standards regarding solar and wind energy systems for consistency with best practices

Ch 630 Performance Standards

This chapter establishes standards for environmental quality and nuisance activities, as well as stormwater and land alterations. Changes to this chapter include:

- Reorganized headings to group items related to each other
- Simplified the maintenance section for the residential districts

Ch 631 Off-Street Parking

This chapter establishes off-street parking standards and requirements, including parking minimums based on use and parking facility design requirements. Major changes to this chapter include:

- Reorganized and consolidated the parking sections and provisions
- Reduced redundancies

- Consolidated uses and updated parking ratios to reflect modern standards and best practices for minimum parking spaces required and organized standards into a table (following discussion with the Planning Commission)
- Added provisions regarding scenarios to address reduction of parking, proof of parking and shared parking arrangements
- Consolidated parking stall sizes into a table
- Updated driveway width for nonresidential and R-3 districts
- Incorporated new provisions for electric vehicle charging stations for residential uses (following discussion with the Planning Commission)
- Enhanced bicycle parking requirements to encourage alternative modes of transportation and safety (following discussion with the Planning Commission)
- Added requirements for pedestrian connections from streets or parking areas to the main entrance of a building

Ch 632 Landscaping

This chapter establishes landscaping standards and requirements. Major changes to this chapter include:

- Reorganized and reduced redundancies
- Separated single-unit and 2-unit requirements from multi-unit and non-residential requirements and added more detailed tree diversity requirements
- Clarified when landscaping plans are required and what should be shown in plans, including:
    - Snow storage
    - Show plants at installation and maturity
- Clarified standard landscaping requirements
    - Adjusted perimeter landscaping requirements – now based only on building footprint, require foundation plantings
    - Adjusted parking lot landscaping requirements – size of parking lot, ratio of trees to spaces, location of tree plantings, size of planting islands, space required per tree
- Eliminated credit for installing larger trees at the time of planting
- Clarified payment in lieu option

Ch 633 Architectural Standards

This chapter establishes architectural standards and architectural review procedures. Major changes to this chapter include:

- Added a new section that bolstered architectural standards in the city
- Increased provisions to address applicability of architectural standards for 3+ unit dwellings and non-residential structures:
    - Any new development or redevelopment;

    - Façade replacement of 50 percent or more; and
    - Building expansions greater than 50 percent of the floor area.
- Incorporated permitted exterior building material requirements to guide the parameters of architectural standards into classes (I, II, and III), based on material durability
- Included prohibited materials
- Addressed parameters of architectural design such as façade articulation, architectural detailing, and transparency requirements
- Outlined architectural review procedures

Ch 634 Fencing

This chapter establishes fencing standards and requirements. It also includes fencing-specific definitions. Major changes to this chapter include:

- Incorporated fencing into zoning chapter
- Reorganized fencing sections for easier navigation, access and administration
- Added fence height measurement procedures and clarified where the height applies in each yard type
- Incorporated graphics to convey vision triangle and fence height provisions

Ch 635 Screening

This chapter establishes screening standards and requirements. It also includes screening-specific definitions. Major changes to this chapter include:

- Consolidated and reorganized screening provisions for easier navigation, access and administration
- Provided clarification of where screening requirements apply
- Provided different options for flexibility of applying the screening requirements such as plantings, fences, walls or earth berms
- Consolidated screening provisions for garbage and recycling areas, off-street parking, external loading and service areas accessory to buildings
- Created graphics to convey the minimum screening materials requirements

Ch 636 Lighting

This chapter establishes lighting standards and requirements. It also includes lighting-specific definitions. Major changes to the chapter include:

- Added to the lighting standards to ensure lighting does not impact health, safety and welfare
- Clarified exceptions to lighting standards

Ch 640 Subdivision Design Standards

This chapter establishes the design standards for new subdivisions, including blocks and lot arrangement, streets, non-motorized connections, and easements. Major changes to this chapter include:

- Standards regarding the suitability of land for development were added
- Lot standards were amended to include limitations for irregular lots and to identify what should happen with any remnants after subdivision
- Regulations related to sidewalks and trails were clarified, consistent with Safe Routes to School grant eligibility criteria
- Simplified processes for lot splits, lot line adjustments, and minor subdivisions were established
- Park dedication was moved out and into its own chapter
- Graphics added for clarification

Ch 641 Required Subdivision Improvements

This chapter identifies the public improvements required of subdivisions, such as grading for streets, sidewalks and trails; utilities; and monuments. The chapter remains generally the same. There was a section added to require a development contract and to allow inspections of improvements completed.

Ch 642 Park Dedication

This chapter describes the procedures and requirements for land dedication during subdivisions. Major changes to the chapter include:

- Added justification for dedication
- Clarified what type of land should be dedicated
- Added cash in lieu regulations – what the fees are, when the city can require cash, and how an applicant can dispute
- Clarified the timing of dedication

Ch 650 Procedures

This chapter describes the steps and requirements for different zoning permits and procedures. Major changes to the chapter include:

- Combined subdivision procedures with zoning procedures
- Bulked up common procedures and subdivision procedures to clarify authority and processes
- Consolidated and reorganized sections for clarity
- Added site plan review, change of use, zoning permits, and land alteration provisions.
- Clarified review timelines and processes
- Removed the City requirement for a second public hearing for zoning code changes

Zoning Map

Proposed rezonings include:

- Consolidating C-1 "Local Business", C-2 "General Business" and CR-1 "General Office" districts into a single B-1 "Local Business" district
    - Properties affected
        - C-1/C-2: 159 parcels across 269 acres
        - CR-1: 5 parcels across 5 acres
- Rezoning C-3 "General Shopping Center District" to B-2 "Regional Business"
        - 85 parcels across 173 acres
- Rezoning M-4 "Manufacturing Only" to M-1 "Light Industrial"
        - 3 parcels across 12 acres
- Rezoning *Fridley Market* PUD to S-2 "Redevelopment District"
        - 4 parcels across 15 acres
- Rezoning *Springbrook Neighborhood* PUD to R-1 "Traditional Single-Unit Residential"
        - 24 parcels across 6 acres
- Rezoning pre-existing nonconforming multifamily buildings zoned R-1 and R-2 and C-1 to R-3, along 3rd Street and Main Street south of I-694 and Cheri Lane; South Fridley Apartments; and Timber Ridge Townhomes
        - 115 parcels across 20 acres

Staff held an open house for those properties affected by a rezoning on January 15, 2025.

Related Updates

The city's Sign Code, Chapter 506, references zoning districts. These references will be updated alongside the recodification process.

AGENDA REPORT

Meeting Date: April 28, 2025 **Meeting Type:** City Council Conference Meeting

Submitted By: Joe Starks, Finance Director/City Treasurer

Title

2026 Budget – Outlook & Objectives

Background

Finance Staff and City Council (Council) will have their first discussion related to the 2026 Budget. Items to be discussed include the State and Federal outlook and projections, considerations and assumptions to be used for the 2026 Budget and any objectives and guidance the Council deems important as the budget is developed. Key dates in the 2026 Budget process will also be highlighted.

Focus on Fridley Strategic Alignment

____	Vibrant Neighborhoods & Places	____	Community Identity & Relationship Building
X	Financial Stability & Commercial Prosperity	____	Public Safety & Environmental Stewardship
X	Organizational Excellence		

Attachments and Other Resources

- Budget Presentation

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

OUTLOOK AND OBJECTIVES

2026 BUDGET

APRIL 28, 2025

OVERVIEW

- 2024 General Fund Budget Performance & 2025 Budget
- Budget Planning Projections for 2026 Budget
  - Long–Term Financial Plan
  - Economic Expectations
  - Impacts on 2026 Budget
  - Property Tax Levy – Trend & Potential Levy Impacts for 2026
- Next Steps and Other Considerations, Objectives, Guidance

GENERAL FUND

2024 BUDGET PERFORMANCE(UNAUDITED) & 2025 ADOPTED BUDGET

GENERAL FUND, REVENUES

General Fund Summary (Unaudited)

Revenues	2022 Actual	2023 Final Budget	2023 Actual	2024 Final Budget	2024 Actual	2025 Budget
41 - Taxes	13,666,862	13,883,600	13,710,273	15,002,400	14,786,583	$ 16,118,300
42 - Special Assessments	92,978	53,300	47,216	60,000	74,639	60,000
43 - Licenses and Permits	849,968	1,121,800	1,131,770	1,079,000	860,951	1,177,600
44 - Intergovernmental	2,188,509	2,321,200	4,071,836	3,054,700	3,281,953	2,784,500
45 - Charges for Services	2,422,053	2,782,800	2,685,894	2,832,800	3,077,414	3,069,900
46 - Fines and Forfeitures	120,612	136,200	154,274	132,500	150,309	152,000
47 - Miscellaneous	178,806	297,300	848,052	413,000	775,452	364,100
49 - Other Financing Sources	259,715	680,100	330,100	542,500	542,500	566,900
Total Revenues	***$ 19,779,503***	***$ 21,276,300***	***$ 22,979,415***	***$ 23,116,900***	***$ 23,549,802***	***$ 24,293,300***

- For Fiscal Year 2024, actual revenues were over budget by approximately $432,900
  - Largely due to investment earnings, intergovernmental aid and reimbursements

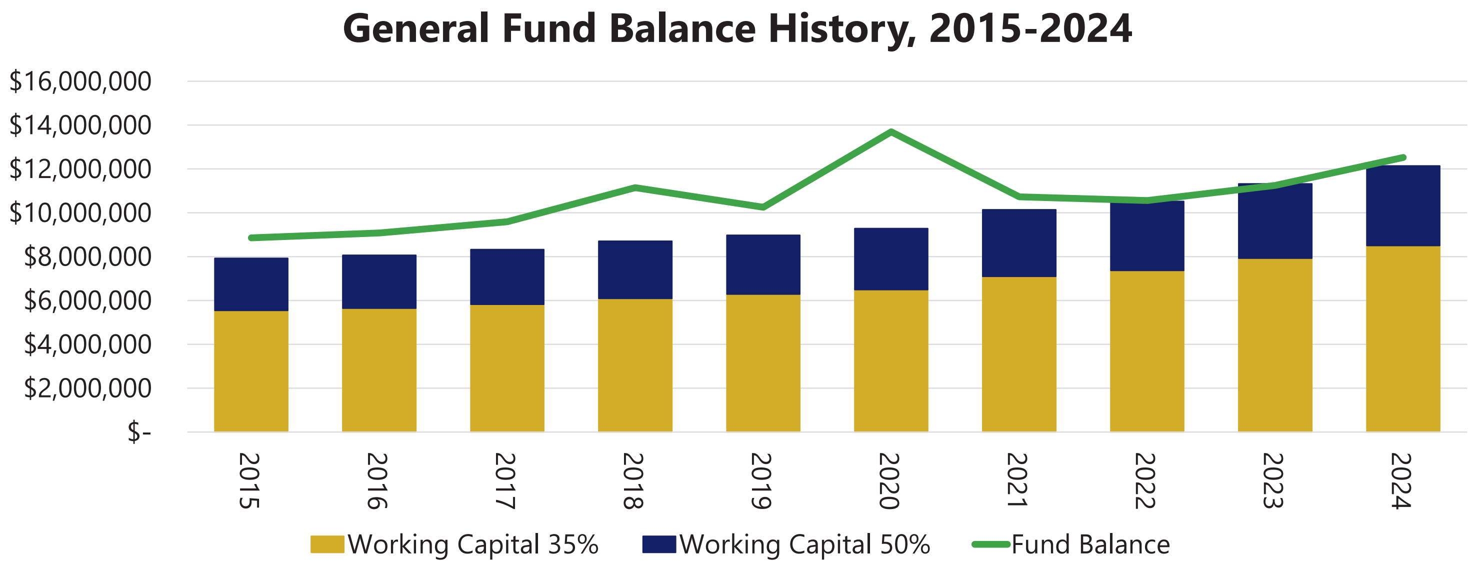
GENERAL FUND, EXPENDITURES

General Fund Summary (Unaudited)

	2022 Actual	2023 Final Budget	2023 Actual	2024 Final Budget	2024 Actual	2025 Budget
Expenditures						
61 - Personnel Services	$ 15,110,566	$ 16,420,300	$ 16,235,294	$ 17,695,800	$ 17,437,406	$ 19,073,700
62 - Supplies	915,927	966,000	1,018,729	951,700	903,807	940,600
63 - Other Services & Charges	3,630,531	3,890,000	3,687,417	4,154,200	3,804,232	4,115,500
99 - Other Financing Uses	-	-	-	315,200	315,217	163,500
Total Expenditures	***$ 19,657,024***	***$ 21,276,300***	***$ 20,941,440***	***$ 23,116,900***	***$ 22,460,662***	***$ 24,293,300***

- For Fiscal Year 2023, actual expenditures were below budget by approximately $656,200.
  - Largely due to savings in contractual/professional services and unfilled/vacant positions

GENERAL FUND, BALANCE HISTORY



LONG–TERM FINANCIAL PLAN

2026 Budget

FRIDLEY'S FINANCIAL STRENGTH

- Aa2 credit rating
- Strong Financial Position (healthy fund balance and cash balance)
- Strong financial policies & practices
  - Conservative budgetary approach
  - Multi-year operating and capital budget forecasting
- Clean Financial Audit
- City Awards
  - Certificate of Achievement for Excellence in Financial Reporting
  - Popular Annual Financial Reporting Award
  - Distinguished Budget Presentation Award

LONG–TERM FINANCIAL PLAN

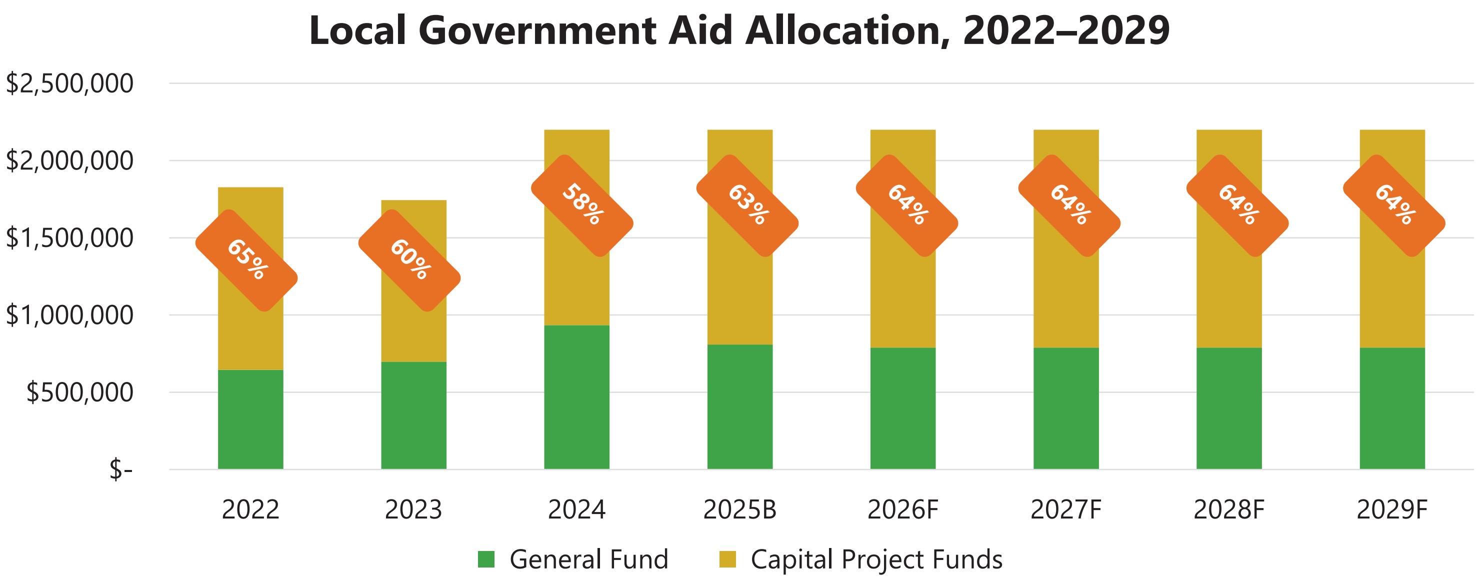
- Consistent with the Vision Statement and Organizational Values of the City, the Planning 2026 Budget seeks to provide excellent public services at a fiscally responsible cost
- Under this general goal, the City relies upon a series of guidelines to inform the development of the annual budget:
  - Stabilize ongoing revenues and expenditures, and minimize/eliminate unanticipated variances
  - Maintain structural balance and appropriate cash/fund balance levels
  - Make best use of existing City resources
  - Set the levy in conjunction with long-term plans to mitigate “peaks and valleys” and “pushing it down the road”
  - Provide accountability and trans
  - Conservative budgetary approach

City of Fridley

ECONOMIC EXPECTATIONS

- **State Forecast**
  - The State's projected budget surplus for FY 2026-27 is currently $456 million, down from $3.7 billion at this time last year and $17.5 billion the year before
    - Projected shortfall for FY 2028-29 just short of $6 billion
  - Local Government Aid
    - 2025 certified at $265 increase, after $327,209 increase in 2024
    - LGA is certified for 2026 around August 1, 2025
    - Start budget development with assumption of $0 change

LOCAL GOVERNMENT AID



ECONOMIC EXPECTATIONS

- **Federal Forecast**
  - Current federal funds rate at range of 4.25% to 4.50%
  - 5.25% to 5.50% at this time last year
    - Federal Open Market Committee (FOMC) will meet in May and have signaled it may be too early to cut interest rates in context of high economic uncertainty.
    - Waiting for great clarity and economic data (impact of tariffs)
    - Rate cut in June could be probable
  - Inflation
    - CPI rose at an annual rate of 2.4% in March
      - 3.5% at this time last year, down from 5.0% earlier in the year last year and down from 40-year high of 9.1% in June 2022

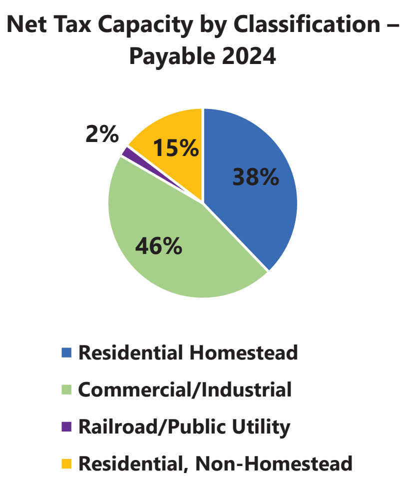
IMPACTS ON 2026 BUDGET

- Personnel Services
  - Planned progression through the City’s compensation plan and market adjustments/reclassifications
  - Impact of Public Safety labor agreements
- Health Insurance
  - 2025 included a negotiated increase (as part of 0% increase for 2024)
  - 2026 increase was not negotiated and is TBD
- MN Paid Family Leave
  - 0.44% to 0.88% of wages
- 2 Elections (0 in 2025)
- Utility Funds – no ARPA funds to fund capital projects going forward
  - Metropolitan Council Environmental Services (MCES) Fee – Sanitary Sewer
  - Locke Water Treatment Plant Upgrade – Water, potential $3 mil. grant and $3.6 mil. low-interest loan from PFA
  - Drinking Water Regulations – Lead/Copper Rule, PFAS and other contaminant standard changes
- Liquor Store – impact of cannabis on liquor sales
- Cable Franchise Fees – decline in cable/increase in streaming

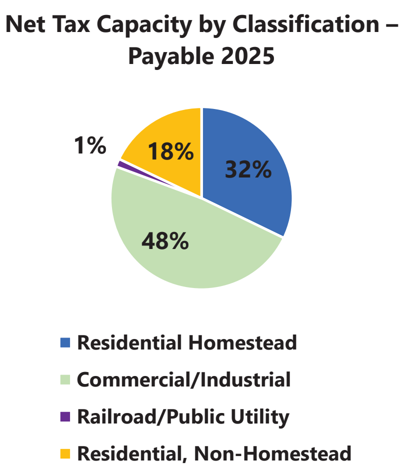
IMPACTS ON 2026 BUDGET

- 57th Avenue Bridge Funding (City cost share) – 2026 and beyond
  - TBD based on remainder of funding after “thawing” of federal grant and other sources sought.
- Streets Funding (City cost share) – 2026 and beyond
  - 44th Avenue
  - Trunk Highway 65 south of I-694
  - Trunk Highway 47 (University Avenue) corridor
  - Mississippi Street
  - Central Avenue
  - I-694 corridor
- Impact of Tariffs on Capital Expenditures/Projects – much uncertainty could be a cost to the City

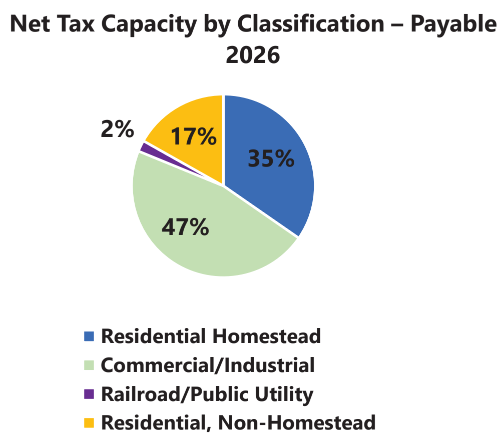
NET TAX CAPACITY BY PROPERTY CLASS



Property Taxes Payable for 2024
Median Value Homestead: $284,700



Property Taxes Payable for 2025
Median Value Homestead: $288,900



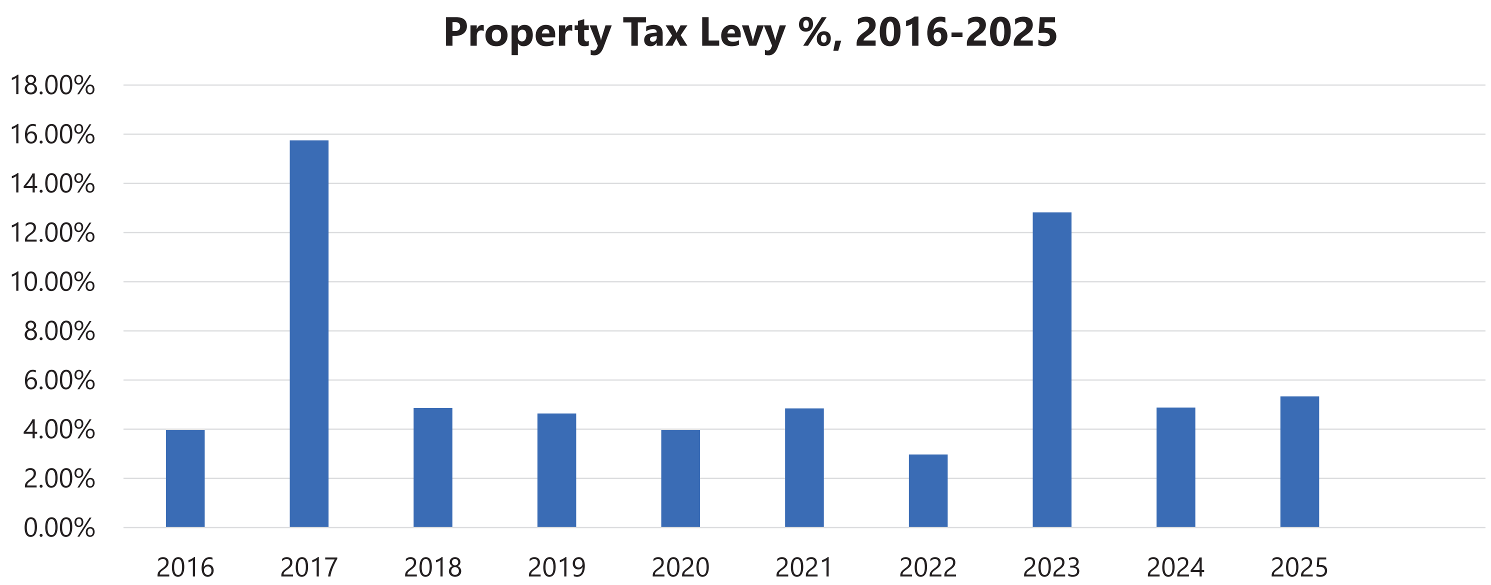
Property Taxes Payable for 2026
Median Value Homestead: $296,700

Tax base/burden shift from C/I and Residential, Non-Homestead to Residential Homestead

PROPERTY TAX LEVY

2026 BUDGET

PROPERTY TAX LEVY TREND



POTENTIAL TAX LEVY IMPACTS FOR 2026

- 0% General Fund Tax Levy Increase
  - $40 approximate annual property tax increase for median value homeowner
    - Tax base/burden shift from Commercial/Industrial and Multi-family/Apartments to Residential Homestead
- 3% General Fund Tax Levy Increase
  - $483,000 additional revenue
  - $75 approximate annual property tax increase for median value homeowner
- 5% General Fund Tax Levy Increase
  - $804,900 additional revenue
  - $95 approximate annual property tax increase for median value homeowner
- 8% General Fund Tax Levy Increase
  - $1,287,800 additional revenue
  - $125 approximate annual property tax increase for median value homeowner

*** ***These numbers are very preliminary and approximate*** and based on very preliminary EMV valuation data. 1st PRISM data from Department of Revenue released August/September. Tax Capacity is based on gross tax capacity, tax increment and fiscal disparities data, which are not available yet and/or finalized yet ***

NEXT STEPS AND OTHER CONSIDERATIONS

2026 Budget

PROPOSED 2026 BUDGET CALENDAR

April 28	Discuss outlooks and objectives with the City Council
July 14	Discuss Proposed 2026–2030 CIP with City Council
August 11	Discuss CIP and Property Tax Levy with City Council
August 26	Discuss Property Tax Levy with City Council
September 8	Discuss Proposed 2026 Budget and Property Tax Levy with City Council
September 22	Adopt the Proposed 2026 Budget and Property Tax Levy
	Discuss Proposed 2026 Budget and Utility Rates with Council
September 22	Adopt Final Housing and Redevelopment Authority Property Tax Levy

CITY COUNCIL CONSIDERATIONS

- Based on the current economic conditions and the needs of the organization, what changes, if any, should the City consider in budget development process?
- Are there any other budget questions or priorities the City Council would like to consider?

THANK YOU! QUESTIONS?

AGENDA REPORT

Meeting Date: April 28, 2025 **Meeting Type:** City Council Conference Meeting

Submitted By: Joe Starks, Finance Director/City Treasurer

Title

Finance Update – March 2025 Year-to-Date

Background

A year-to-date financial update will be provided by the Finance Department.

Focus on Fridley Strategic Alignment

____	Vibrant Neighborhoods & Places	____	Community Identity & Relationship Building
X	Financial Stability & Commercial Prosperity	____	Public Safety & Environmental Stewardship
X	Organizational Excellence		

Attachments and Other Resources

- March 2025 YTD Financial Update
- March 2025 YTD Liquor Store Income Statement
- March 2025 Investment Summary

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

For the fiscal period ending 3/31/2025
% of Year Remaining: 75%

Revenues	2025 Current Budget	2025 YTD Actual	2025 Balance	% Remaining	Note	2024 YTD Actual	25 vs. 24 YTD
General Fund	$ 24,293,300	$ 1,400,904	$ 22,892,396	94%	A	$ 1,247,661	$ 153,243
Cable TV Fund	$ 260,000	$ (9,482)	$ 269,482	104%	B	$ 2,625	$ (12,107)
Solid Waste Abatement	$ 578,500	$ 112,491	$ 466,009	81%	C	$ 104,030	$ 8,461
Police Activity Fund	$ 226,000	$ 13,003	$ 212,997	94%		$ 6,580	$ 6,423
SNC Fund	$ 810,500	$ 122,142	$ 688,358	85%	A	$ 128,125	$ (5,983)
Water Utility Fund	$ 8,211,200	$ 36,558	$ 8,174,642	100%	C	$ 320,820	$ (284,262)
Sewer Utility Fund	$ 7,941,500	$ 611,625	$ 7,329,875	92%	C	$ 654,135	$ (42,510)
Storm Water Utility Fund	$ 3,940,400	$ (183,096)	$ 4,123,496	105%	C	$ 120,734	$ (303,830)
Liquor Fund	$ 6,422,400	$ 1,275,050	$ 5,147,350	80%		$ 1,365,873	$ (90,823)
TOTAL REVENUES	$ 52,683,800	$ 3,379,195	$ 49,304,605	94%		$ 3,950,583	$ (571,388)

Expenditures	2025 Current Budget	2025 YTD Actual	2025 Balance	% Remaining	Note	2024 YTD Actual	25 vs. 24 YTD
General Fund	$ 24,293,300	$ 5,151,000	$ 19,142,300	79%		$ 4,761,825	$ 389,175
Cable TV Fund	$ 442,900	$ 63,930	$ 378,970	86%		$ 116,706	$ (52,776)
Solid Waste Abatement	$ 566,200	$ 88,640	$ 477,560	84%		$ 70,212	$ 18,428
Police Activity Fund	$ 228,200	$ 44,901	$ 183,299	80%		$ 41,626	$ 3,275
SNC Fund	$ 794,100	$ 158,144	$ 635,956	80%		$ 147,105	$ 11,039
Water Utility Fund	$ 10,694,000	$ 867,586	$ 9,826,414	92%		$ 895,368	$ (27,782)
Sewer Utility Fund	$ 9,071,800	$ 2,277,095	$ 6,794,705	75%		$ 2,355,876	$ (78,781)
Storm Water Utility Fund	$ 4,629,600	$ 334,869	$ 4,294,731	93%		$ 309,618	$ 25,251
Liquor Fund	$ 6,496,000	$ 1,322,249	$ 5,173,751	80%		$ 1,402,260	$ (80,011)
TOTAL EXPENDITURES	$ 57,216,100	$ 10,308,414	$ 46,907,686	82%		$ 10,100,596	$ 207,818

GENERAL FUND

GF Revenue Types	2025 Current Budget	2025 YTD Actual	2025 Balance	% Remaining	Note	2024 YTD Actual	25 vs. 24 YTD
Taxes	$ 16,118,300	$ -	$ 16,118,300	100%	A	$ -	$ -
Special Assessments	$ 60,000	$ -	$ 60,000	100%	A	$ -	$ -
Licenses and Permits	$ 1,177,600	$ 239,569	$ 938,031	80%	D	$ 126,711	$ 112,858
Intergovernmental	$ 2,784,500	$ 384,062	$ 2,400,438	86%	E	$ 263,741	$ 120,321
Charges for Services	$ 3,069,900	$ 686,395	$ 2,383,505	78%		$ 655,118	$ 31,277
Fines and Forfeitures	$ 152,000	$ 42,235	$ 109,765	72%		$ 29,275	$ 12,960
Miscellaneous	$ 364,100	$ (86,982)	$ 451,082	124%	F	$ 37,191	$ (124,173)
Other Financing Sources	$ 566,900	$ 135,625	$ 431,275	76%		$ 135,625	$ -
TOTAL GF REVENUES	$ 24,293,300	$ 1,400,904	$ 22,892,396	94%		$ 1,247,661	$ 153,243

GF Dept. Expenditures	2025 Current Budget	2025 YTD Actual	2025 Balance	% Remaining	Note	2024 YTD Actual	25 vs. 24 YTD
Legislative	$ 208,400	$ 77,551	$ 130,849	63%		$ 37,107	$ 40,444
City Management	$ 2,140,300	$ 422,095	$ 1,718,205	80%		$ 443,757	$ (21,662)
Finance	$ 2,030,100	$ 444,151	$ 1,585,949	78%		$ 388,421	$ 55,730
Public Safety	$ 11,961,400	$ 2,627,835	$ 9,333,565	78%		$ 2,435,487	$ 192,348
Public Works	$ 5,138,500	$ 1,033,742	$ 4,104,758	80%		$ 923,054	$ 110,688
Parks & Recreation	$ 1,009,000	$ 180,283	$ 828,717	82%		$ 180,745	$ (462)
Community Development	$ 1,805,600	$ 365,343	$ 1,440,257	80%		$ 353,254	$ 12,089
TOTAL GF EXPENDITURES	$ 24,293,300	$ 5,151,000	$ 19,142,300	79%		$ 4,761,825	$ 389,175

Notes:
A - 1st half property tax settlement will be received in June, 2nd half in December and short settlement in January.
B - Cable franchise fee payments are received quarterly.
C - Timing of quarterly utility bills and receipt of corresponding payments.
D - See building permit trend below.
E - 1st installment of State Aid and Local Government Aid received in July, 2nd in December. Police aid and fire aid (pass through) received in October.
F - Investment income allocated at year-end, based on average cash balances, as part of year-end process.
Negative amount is reversal of year-end ***unrealized*** gain/market value book entry.

Building Permit Activity

Year	# of Permits	Valuation
2023 YTD	562	$ 6,226,445
2024 YTD	504	$ 4,599,558
2025 YTD	538	$ 13,321,936

Liquor Store #1 - Fridley Market	March 2025 YTD		
Category	**2023**	**2024**	**2025**
Sales	1,150,866	1,130,818	1,066,474
Cost of Sales	816,727	803,932	749,928
Gross Profit ($)	**334,139**	**326,886**	**316,546**
Gross Profit (%)	**29.03%**	**28.91%**	**29.68%**
Operating Expenses	265,807	275,274	278,214
Income/Loss	**68,332**	**51,612**	**38,333**
Nonoperating Revenues	49,485	3,018	(12,028)
Nonoperating Expenses	-	-	-
Net Profit/Loss	**117,817**	**54,630**	**26,305**
Transfer	**69,625**	**82,125**	**82,125**

Liquor Store #2 - Hwy. 65	March 2025 YTD		
Category	**2023**	**2024**	**2025**
Sales	238,573	232,037	220,630
Cost of Sales	180,893	177,945	162,869
Gross Profit ($)	**57,680**	**54,092**	**57,761**
Gross Profit (%)	**24.18%**	**23.31%**	**26.18%**
Operating Expenses	42,853	43,487	44,114
Income/Loss	**14,827**	**10,605**	**13,647**
Nonoperating Revenues	-	-	-
Nonoperating Expenses	-	-	-
Net Profit/Loss	**14,827**	**10,605**	**13,647**
Transfer	**15,000**	**15,000**	**15,000**

Liquor Stores - Combined	March 2025 YTD		
Category	**2023**	**2024**	**2025**
Sales	1,389,439	1,362,855	1,287,104
Cost of Sales	997,620	981,877	912,796
Gross Profit ($)	**391,819**	**380,978**	**374,307**
Gross Profit (%)	**28.20%**	**27.95%**	**29.08%**
Operating Expenses	308,660	318,761	322,327
Income/Loss	**83,159**	**62,217**	**51,980**
Nonoperating Revenues	49,485	3,018	(12,028)
Nonoperating Expenses	-	-	-
Net Profit/Loss	**132,644**	**65,235**	**39,952**
Transfer	**84,625**	**97,125**	**97,125**

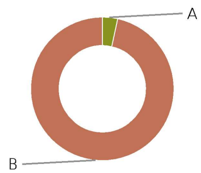
Executive Summary

as of March 31, 2025

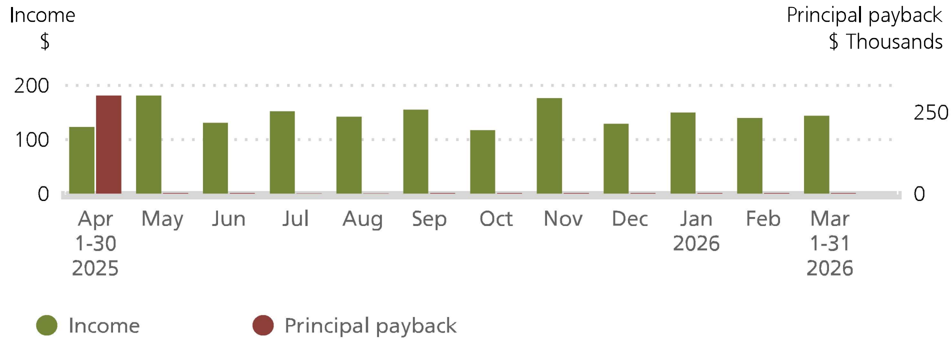
Asset Allocation Review

		Value on 03/31/2025 ($)	% of Portfolio
A	**Cash**	**1,825,941.71**	**3.45**
	Cash	1,825,941.71	3.45
B	**Fixed Income**	**51,138,770.16**	**96.55**
	US	51,138,770.16	96.55
C	**Equity**	**0.00**	**0.00**
D	**Commodities**	**0.00**	**0.00**
E	**Non-Traditional**	**0.00**	**0.00**
F	**Other**	**0.00**	**0.00**
Total Portfolio		**$52,964,711.87**	**100%**

Balanced mutual funds and Insurance & Annuity products are allocated in the 'Other' category



Expected Cash Flow



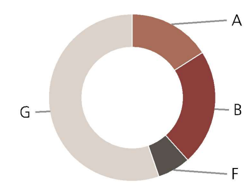
Total taxable income: $1,733,842.22
Total expected cash flow: $1,733,842.22
Total principal payback: $7,971,288.09
Cash flows displayed account for known events such as maturities and mandatory puts.

Equity Sector Analysis

Portfolio does not contain applicable holdings - exhibit intentionally left blank.

Credit Quality of Bond Holdings

	Effective credit rating	Issues	Value on 03/31/2025 ($)	% of port.
A	Aaa/AAA/AAA	24	8,135,940.38	15.89
B	Aa/AA/AA	25	11,518,266.67	22.50
C	A/A/A	0	0.00	0.00
D	Baa/BBB/BBB	0	0.00	0.00
E	Non-investment grade	0	0.00	0.00
F	Certificate of deposit	13	3,244,984.79	6.34
G	Not rated	24	28,239,578.32	55.26
Total		**86**	**$51,138,770.16**	**100%**



Accrued interest, if any, has been included in the total market value.

UBS

Bond Summary

as of March 31, 2025

Bond Overview

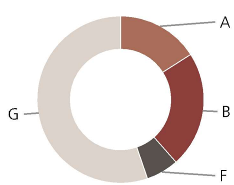
Total quantity	52,780,000
Total market value	$50,926,553.30
Total accrued interest	$212,216.86
Total market value plus accrued interest	$51,138,770.16
Total estimated annual bond interest	$1,705,752.25
Average coupon	3.29%
Average current yield	3.35%
Average yield to maturity	4.25%
Average yield to worst	4.25%
Average modified duration	1.99
Average effective maturity	3.38

Investment Type Allocation

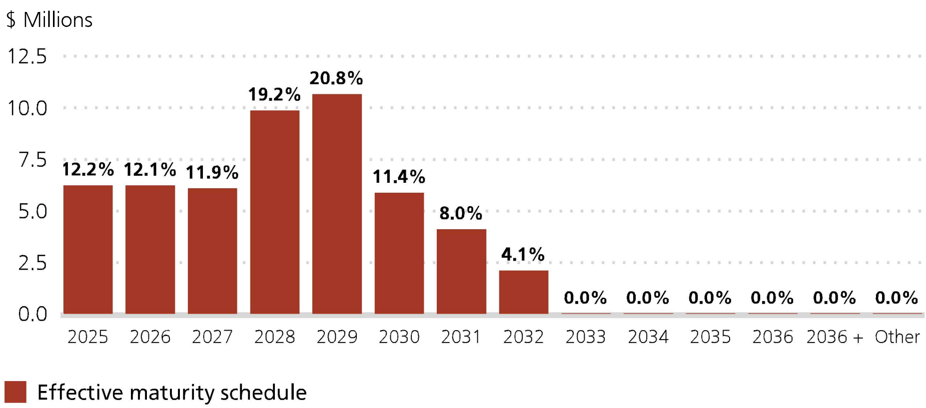
Investment type	Taxable ($)	Tax-exempt / deferred ($)	Total ($)	% of bond port.
Asset/Mortgage	29,312,286.57	0.00	29,312,286.57	57.32
Certificates of deposit	3,244,984.79	0.00	3,244,984.79	6.35
Municipals	11,513,125.32	0.00	11,513,125.32	22.51
U.S. federal agencies	5,109,035.89	0.00	5,109,035.89	9.99
U.S. treasuries	1,959,337.59	0.00	1,959,337.59	3.83
Total	**$51,138,770.16**	**$0.00**	**$51,138,770.16**	**100%**

Credit Quality of Bond Holdings

	Effective credit rating	Issues	Value on 03/31/2025 ($)	% of port.
A	Aaa/AAA/AAA	24	8,135,940.38	15.89
B	Aa/AA/AA	25	11,518,266.67	22.50
C	A/A/A	0	0.00	0.00
D	Baa/BBB/BBB	0	0.00	0.00
E	Non-investment grade	0	0.00	0.00
F	Certificate of deposit	13	3,244,984.79	6.34
G	Not rated	24	28,239,578.32	55.26
Total		**86**	**$51,138,770.16**	**100%**



Bond Maturity Schedule



Cash, mutual funds and some preferred securities are not included.

Includes all fixed income securities in the selected portfolio. Average yields and durations exclude Structured Product, Pass-Through, Perpetual Preferred, and Foreign securities.
Accrued interest, if any, has been included in the total market value.

Bond Holdings

as of March 31, 2025

Summary of Bond Holdings

Maturity Year	Issues	Quantity	Est. annual income ($)	Current yield (%)	Yield to maturity (%)	Yield to worst (%)	Modified duration	Adjusted cost basis ($)	Unrealized gain/loss ($)	Mkt. value ($)	% of bond portfolio maturing
2025	15	6,471,000	88,876.48	1.43%	4.17%	4.17%	0.44	6,147,842.32	72,544.80	6,232,925.54	12.21%
2026	21	6,753,000	126,493.52	2.04%	4.18%	4.18%	1.14	5,856,545.33	345,753.73	6,224,704.18	12.18%
2027	17	6,272,000	158,474.05	2.61%	4.10%	4.10%	2.07	5,852,729.03	213,712.48	6,086,617.60	11.91%
2028	17	9,839,000	421,166.75	4.30%	4.37%	4.37%	3.03	9,647,276.65	146,472.09	9,860,597.52	19.23%
2029	7	10,945,000	411,081.50	3.87%	N/A	N/A	N/A	10,366,911.88	246,484.97	10,647,653.64	20.84%
2030	3	5,900,000	261,030.00	4.46%	N/A	N/A	N/A	5,815,186.25	36,645.75	5,873,584.50	11.49%
2031	4	4,400,000	146,670.00	3.60%	4.61%	4.61%	5.93	4,031,049.38	45,981.62	4,103,606.83	8.01%
2032	2	2,200,000	91,959.95	4.38%	N/A	N/A	N/A	2,119,284.81	-17,867.79	2,109,080.35	4.13%
2033	0	0			N/A	N/A	N/A				
2034	0	0			N/A	N/A	N/A				
2035	0	0			N/A	N/A	N/A				
2036	0	0			N/A	N/A	N/A				
2037	0	0			N/A	N/A	N/A				
2038	0	0			N/A	N/A	N/A				
2039	0	0			N/A	N/A	N/A				
2040	0	0			N/A	N/A	N/A				
2041	0	0			N/A	N/A	N/A				
2042	0	0			N/A	N/A	N/A				
2043	0	0			N/A	N/A	N/A				
2044	0	0			N/A	N/A	N/A				
2045	0	0			N/A	N/A	N/A				
2046	0	0			N/A	N/A	N/A				
2047	0	0			N/A	N/A	N/A				
2048	0	0			N/A	N/A	N/A				
2049	0	0			N/A	N/A	N/A				
2050	0	0			N/A	N/A	N/A				
2050 +	0	0			N/A	N/A	N/A				
Other	0	0			N/A	N/A	N/A				
Total	**86**	**52,780,000**	**$1,705,752.25**	**3.35%**	**4.25%**	**4.25%**	**1.99**	**$49,836,825.65**	**$1,089,727.65**	**$51,138,770.16**	

Includes all fixed-rate securities in the selected portfolio. Average yields and durations exclude Structured Product, Pass-Through, Perpetual Preferred, and Foreign securities.
Accrued interest, if any, has been included in the total market value.