



City Council Meeting

February 13, 2023

7:00 PM

Fridley City Hall, 7071 University Avenue N.E.

Agenda

Call to Order

Pledge of Allegiance

Proclamations/Presentations

Approval of Proposed Consent Agenda

Approval/Receipt of Minutes

- [1.](#) Approve the Minutes from the City Council Meeting of January 23, 2023
- [2.](#) Receive the Minutes from the City Council Conference Meeting of January 23, 2023
- [3.](#) Receive the Minutes from the Housing and Redevelopment Authority Meetings of November 3, 2022, and January 5, 2023

New Business

- [4.](#) Resolution No. 2023-12, Approving a Joint Powers Agreement with the City of Mounds View for the Stinson Boulevard/Pleasant View Drive Street and Trail Improvements Project
- [5.](#) Resolution No. 2023-15, Approving Change Order No. 2 (Final) for 2021 Street Rehabilitation Project No. ST2021-01

Claims

- [6.](#) Resolution No. 2023-19, Approving Claims for the Period Ending February 8, 2023

Adoption of Regular Agenda

Open Forum/Visitors (Consideration of Items not on Agenda – 15 minutes)

Regular Agenda

New Business

- [7.](#) Public Hearing to Consider Authorizing Construction of and Preliminary Assessment for the 53rd Avenue Roundabout Safety Project No. ST2023-22

- [8.](#) Resolution No. 2023-16, Ordering Final Plans, Specifications and Calling for Bids for the 53rd Avenue Roundabout Safety Project No. ST2023-01
- [9.](#) Public Hearing to Consider Modifying the Redevelopment Plan for Redevelopment Project No. 1 and the Tax Increment Financing Plans for Tax Increment Financing Districts Nos. 6, 11-13 and 17-25 to Reflect Increased Project Costs and Increased Bonding Authority within Redevelopment Project No. 1, Creating Tax Increment Financing District No. 26, and Adopting a Tax Increment Financing Plan Relating Thereto
- [10.](#) Resolution No. 2023-17, Modifying the Redevelopment Plan for Redevelopment Project No. 1 and the Tax Increment Financing Plans for Tax Increment Financing Districts Nos. 6, 11-13 and 17-25 to Reflect Increased Project Costs and Increased Bonding Authority within Redevelopment Project No. 1, Creating Tax Increment Financing District No. 26, and Adopting a Tax Increment Financing Plan Relating Thereto
- [11.](#) Resolution No. 2023-18, Approving Ordering of Advertisement for Bids for Moore Lake Park Community Building Project

Informal Status Reports

Adjourn

Upon request, accommodation will be provided to allow individuals with disabilities to participate in any City of Fridley services, programs, or activities. Hearing impaired persons who need an interpreter or other persons who require auxiliary aids should contact the City at (763) 572-3450.



AGENDA REPORT

Meeting Date: February 13, 2023

Meeting Type: City Council

Submitted By: Roberta Collins, Assistant to the City Manager

Title

Approve the Minutes from the City Council Meeting of January 23, 2023

Background

Attached are the minutes from the City Council meeting of January 23, 2023.

Financial Impact

None.

Recommendation

Staff recommend the approval of the minutes from the City Council meeting of January 23, 2023.

Focus on Fridley Strategic Alignment

- | | |
|--|---|
| ☐ Vibrant Neighborhoods & Places | ☐ Community Identity & Relationship Building |
| ☐ Financial Stability & Commercial Prosperity | ☐ Public Safety & Environmental Stewardship |
| ☒ Organizational Excellence | |

Attachments and Other Resources

- Minutes from the City Council Meeting of January 23, 2023

Vision Statement

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



City Council Meeting

January 23, 2023

7:00 PM

Fridley City Hall, 7071 University Avenue NE

Minutes

Call to Order

Mayor Lund called the City Council Meeting of January 23, 2023, to order at 7:00 p.m.

Present

Mayor Scott Lund
 Councilmember Dave Ostwald
 Councilmember Tom Tillberry
 Councilmember Ryan Evanson
 Walter Wysopal, City Manager
 Brandon Brodhag, Assistant City Engineer
 Beth Kondrick, Deputy City Clerk
 Sarah Sonsalla, City Attorney

Absent

Councilmember Ann Bolkcom

Pledge Of Allegiance

Proclamations/Presentations

1. Presentation: Twin Cities North Chamber of Commerce

John Conway, Twin Cities North Chamber of Commerce, reviewed the current status of the organization and how they serve their communities through programs and events. He provided details on the new manufacturing cohort and other new initiatives. He also highlighted some opportunities. He explained that at this time, they are focusing on launching the manufacturing cohort and will then review opportunities to perhaps bring back an updated business council.

Approval of Proposed Consent Agenda

Motion made by Councilmember Tillberry to adopt the proposed Consent Agenda. Seconded by Councilmember Evanson.

Upon a voice vote, all voting aye, Mayor Lund declared the motion carried unanimously.

Approval/Receipt of Minutes

2. Approve the Minutes from the City Council Meeting of January 9, 2023.

3. Receive the Minutes from the City Council Conference Meeting of January 9, 2023.

Old Business

4. Ordinance No. 1405, Considering a Rezoning, ZOA #22-000001, by Roers Companies to Rezone the Property at 6257 University Avenue N.E. (Second Reading).

New Business

5. Resolution No. 2023-05, Approving City of Fridley Data Practices Policy.
6. Resolution No 2023-12, Approving Gifts, Donations and Sponsorships Received Between December 12, 2022 and January 17, 2023.
7. Resolution No. 2023-13, Approving a Service Contract with Steven Tallen, Tallen & Baertschi, for Prosecution Services for the Code Enforcement and Rental Inspection Divisions.

Claims

8. Resolution No. 2023-14 Approving Claims for the Period Ending January 18, 2023.

Adoption of Regular Agenda

Motion made by Councilmember Ostwald to adopt the regular agenda. Seconded by Councilmember Tillberry.

Upon a voice vote, all voting aye, Mayor Lund declared the motion carried unanimously.

Open Forum, Visitors: (Consideration of Items not on Agenda – 15 minutes.)

A resident presented a petition related to speed limits on Channel Road. He stated that he spoke at the last Council meeting and was told that a police officer would reach out to him but that did not occur. He provided the petition to the Council and reiterated the concerns of the neighborhood. A member of the Public Safety Department provided input on speed limit regulations and enforcement.

Sarah Sonsalla, City Attorney, provided details on a new law which does provide authority to cities to change the speed limit on City streets, noting that it would not apply to County or State roadways.

Motion made by Councilmember Tillberry to accept the petition into record. Seconded by Councilmember Ostwald.

Upon a voice vote, all voting aye, Mayor Lund declared the motion carried unanimously.

Regular Agenda**New Business**

9. Resolution No. 2023-09, Receiving Feasibility Report and Calling for Public Hearing on the 53rd Avenue Roundabout Safety Project ST2023-22.

Brandon Brodhag, Assistant City Engineer, provided background on the project including existing conditions, the need for the project, and proposed project elements and layout. A project open house was held on January 17, 2023, and he provided feedback on the input received. He identified the different partners the City is working with on this project and reviewed the tentative project schedule. He provided details on the project budget and proposed financing.

Motion made by Councilmember Tillberry to adopt Resolution No. 2023-09, Receiving Feasibility Report and Calling for a Public Hearing on the 53rd Avenue Roundabout Safety Project ST2023-22 on February 12, 2023. Seconded by Councilmember Evanson.

Upon a voice vote, all voting aye, Mayor Lund declared the motion carried unanimously.

10. Resolution No. 2023-10, Authorizing Execution of Grant Agreement with the Metropolitan Council for Inflow/Infiltration Reduction.

Mr. Brodhag provided background on this topic and reviewed different sources of inflow and infiltration. He provided more details on the grant program and proposed project schedule.

The Council acknowledged the aging infrastructure in the community and noted that this project will be another step in updating that infrastructure.

Motion made by Councilmember Evanson to adopt Resolution No. 2023-10, Authorizing Execution of Grant Agreement with the Metropolitan Council for Inflow/Infiltration Reduction. Seconded by Councilmember Ostwald.

Upon a voice vote, all voting aye, Mayor Lund declared the motion carried unanimously.

11. Resolution No. 2023-11, Approving and Authorizing the Signing of an Agreement with Paymentus for Payment Processing Services.

Beth Kondrick, Deputy City Clerk, provided background information on the Process Management Team which was formed in 2019 to enhance the ability of the City to resolve complex administrative and service delivery challenges by equipping staff with specialized training in process improvement, performance measurement and problem solving. She highlighted previous projects the group has worked on and also provided background information on the project related to payment processing. She stated that after review of proposals and technical specifications, Paymentus was selected as the payment processing vendor who best met all the evaluation criteria established by the group. She identified the next steps and explained how staff plans to implement the new system.

Staff provided additional details on how the system would be cost neutral. A member of the Public Safety Department explained how the fee for the system would be deducted from the administrative fine paid. He also explained how this process would be more efficient for officers and allow them to focus on higher priority items.

Council commented that this process, involving all departments will bring about a good product.

Motion made by Councilmember Ostwald to adopt Resolution No. 2023-11, Approving and Authorizing the Signing of an Agreement with Paymentus for Payment Processing Services. Seconded by Councilmember Tillberry.

Upon a voice vote, all voting aye, Mayor Lund declared the motion carried unanimously.

Informal Status Reports

The Council commented on the successful Winterfest event held at Springbrook.

Adjourn

Motion made by Councilmember Evanson to adjourn. Seconded by Councilmember Tillberry.

Upon a voice vote, all voting aye, Mayor Lund declared the motion carried unanimously and the meeting adjourned at 7:48 p.m.

Respectfully Submitted,

Melissa Moore
City Clerk

Scott J. Lund
Mayor



AGENDA REPORT

Meeting Date: February 13, 2023

Meeting Type: City Council

Submitted By: Roberta S. Collins, Assistant to the City Manager

Title

Receive the Minutes from the City Council Conference Meeting of January 23, 2023

Background

Attached are the minutes from the City Council conference meeting of January 23, 2023.

Financial Impact

Recommendation

Receive the minutes from the City Council conference meeting of January 23, 2023.

Focus on Fridley Strategic Alignment

- | | |
|--|---|
| ☐ Vibrant Neighborhoods & Places | ☐ Community Identity & Relationship Building |
| ☐ Financial Stability & Commercial Prosperity | ☐ Public Safety & Environmental Stewardship |
| ☒ Organizational Excellence | |

Attachments and Other Resources

- Minutes from the City Council Conference Meeting of January 23, 2023

Vision Statement

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



Council Conference Meeting

January 23, 2023

5:30 PM

Fridley City Hall, 7071 University Avenue NE

Minutes

Present

Mayor Scott Lund
Councilmember Dave Ostwald
Councilmember Tom Tillberry
Councilmember Ryan Evanson
Councilmember Ann Bolkcom (via Zoom)
Walter Wysopal, City Manager
Joe Starks, Finance Director
Melissa Moore, City Clerk
Beth Kondrick, Deputy City Clerk
Andy Todd, Sergeant

Items for Discussion

1. Financial Update – Preliminary 2022 Year-to-Date and 2024 Budget Calendar.

Joe Starks, Finance Director, provided Council with a preliminary 2022 year-to-date financial update and reviewed the 2024 budget calendar.

2. Recodification Update.

Melissa Moore, City Clerk, updated Council on the work being done on several chapters contained in Title 3 (Health, Safety, and Welfare) of the City Code and provided draft copies of the chapters to Council for their review.



AGENDA REPORT

Meeting Date: February 13, 2023

Meeting Type: City Council

Submitted By: Roberta Collins, Assistant to the City Manager

Title

Receive the Minutes from the Housing and Redevelopment Authority Meetings of November 3, 2022, and January 5, 2023

Background

Attached are the minutes from the Housing and Redevelopment Authority meetings of November 3, 2022, and January 5, 2023.

Financial Impact

None.

Recommendation

Staff recommend Council receive the minutes from the Housing and Redevelopment Authority meetings of November 3, 2022, and January 5, 2023.

Focus on Fridley Strategic Alignment

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

Attachments and Other Resources

- Minutes from the HRA Meeting of November 3, 2022
- Minutes from the HRA Meeting of January 5, 2023

Vision Statement

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



HOUSING AND REDEVELOPMENT AUTHORITY MEETING

November 3, 2022

7:00 PM

Fridley Civic Campus, 7071 University Avenue N.E.

MINUTES

CALL TO ORDER

Vice Chairperson Mulrooney called the Housing and Redevelopment Authority meeting to order at 7:00 p.m.

PRESENT

Gordon Backlund
Troy Brueggemeier
Rachel Schwankl
Kyle Mulrooney
Joe Starks, Finance Director
Nancy Abts, Associate Planner
Vickie Johnson, Development Consultant

ABSENT

Paul Bolin, HRA Assistant Executive Director
Elizabeth Showalter, Chair

ACTION ITEMS

1. Approval of Expenditures.

Motion by Commissioner Backlund to approve the expenditures from September and October 2022. Seconded by Commissioner Brueggemeier.

UPON A VOICE VOTE, ALL VOTING AYE, VICE CHAIR MULROONEY DECLARED THE MOTION CARRIED UNANIMOUSLY.

2. Approval September 1, 2022, Meeting Minutes.

Motion by Commissioner Brueggemeier to approve the meeting minutes of September 1, 2022 as presented. Seconded by Commissioner Backlund.

UPON A VOICE VOTE, ALL VOTING AYE, VICE CHAIR MULROONEY DECLARED THE MOTION CARRIED UNANIMOUSLY.

3. Approval of 2023 Budget for the Housing and Redevelopment Authority.

Joe Starks, Finance Director, reviewed the proposed budget process, general background information on the proposed budget, and details of the proposed 2023 budget. He highlighted significant modifications to the proposed budget revenues including an increase of \$34,000 to the property tax levy, \$100,000 increase in the sale of miscellaneous property, and \$120,000 decrease in miscellaneous revenues. He highlighted significant modifications to the proposed budget expenditures, including that the HRA Assistant Executive Director will be budgeted for within the City General Fund/Planning and charged back to the HRA, and a five percent increase in professional and contractual services due to inflation. He provided additional details on other changes incorporated into the proposed budget and noted that staff recommends approval of the budget as presented.

The Commission referenced the recommendations from staff and asked for details on approving those items. Mr. Starks replied that those changes have been incorporated into the proposed budget and therefore if the HRA approves of those changes, the budget could be approved. He confirmed that the larger items have been included in the budget as placeholders, but would still come back to the HRA for consideration and approval. He clarified that the items referenced by a member of the HRA are not his recommendations but is instead information from the TIF Plan that was approved by the HRA last November. The consensus of the Commission was to have an annual review of the TIF Plan at a future meeting.

MOTION by Commissioner Schwankl to approve the 2023 HRA Budget. Seconded by Commissioner Backlund.

UPON A VOICE VOTE, ALL VOTING AYE, VICE CHAIR MULROONEY DECLARED THE MOTION CARRIED UNANIMOUSLY.

4. Approval of 2023 Housing Grant Programs.

Nancy Abts provided an overview of the housing grant programs throughout 2022, noting that they are looking to make things fairly consistent for 2023. She reviewed proposed changes to the different grant programs and highlighted the different methods that would be used to promote the grant programs.

The Commission asked for clarification on the changes to the income allowance for the paint program and commented how great it is to see these programs implemented and the positive impact these projects have on the community. The Commission also agreed that applications with more complete information should be prioritized. Ms. Abts explained that the income guidelines are updated to reflect the most Up-to-date information on those guidelines.

MOTION by Commissioner Brueggemeier to approve the Housing Grant Programs for 2023. Seconded by Commissioner Backlund.

UPON A VOICE VOTE, ALL VOTING AYE, VICE CHAIR MULROONEY DECLARED THE MOTION CARRIED UNANIMOUSLY.

5. Insulation Rebate Pilot Program Extension

Ms. Abts stated that staff would recommend extension of the pilot program which began in 2022 as the program has been well received, and provided additional details.

MOTION by Commissioner Backlund to approve an extension to the pilot grant program through 2023. Seconded by Commissioner Schwankl.

UPON A VOICE VOTE, ALL VOTING AYE, VICE CHAIR MULROONEY DECLARED THE MOTION CARRIED UNANIMOUSLY.

6. Approval of 2023 Meeting Dates for the Housing and Redevelopment Authority

The Commission reviewed the proposed 2023 meeting dates.

MOTION by Commissioner Backlund to approve the 2023 meeting dates for the HRA. Seconded by Commissioner Brueggemeier.

UPON A VOICE VOTE, ALL VOTING AYE, VICE CHAIR MULROONEY DECLARED THE MOTION CARRIED UNANIMOUSLY.

INFORMATIONAL ITEMS

7. Update on Housing Programs

Ms. Abts provided an update on the monthly and year-to-date progress of the different housing programs offered by the HRA.

A member of the Commission asked for a comparison on the activity from the previous year. Ms. Abts stated that staff can follow up and provide that information.

ADJOURNMENT

MOTION by Commissioner Backlund to adjourn the meeting. Seconded by Commissioner Brueggemeier.

UPON A VOICE VOTE, ALL VOTING AYE, VICE CHAIR MULROONEY DECLARED THE MOTION CARRIED AND THE MEETING ADJOURNED AT 7:32 P.M.

Respectfully submitted,

Melissa Moore
City Clerk



Housing and Redevelopment Authority

January 5, 2023

7:00 PM

Fridley City Hall, 7071 University Avenue NE

Minutes

Call to Order

Chairperson Showalter called the Housing and Redevelopment Authority meeting to order at 7:00 p.m.

Present

Elizabeth Showalter

Gordon Backlund

Troy Brueggemeier

Rachel Schwankl

Kyle Mulrooney

Paul Bolin, HRA Assistant Executive Director

Stacy Stromberg, Planning Manager

Vickie Johnson, Development Consultant

Action Items

1. Approval of Expenditures from November and December 2022.

Motion by Commissioner Mulrooney to approve the expenditures. Seconded by Commissioner Backlund.

Upon a voice vote, all voting aye, Chair Showalter declared the motion carried unanimously.

2. Approval of the Minutes of from the November 3, 2022, HRA Meeting.

Motion by Commissioner Schwankl to approve the meeting minutes of November 3, 2022, as presented. Seconded by Commissioner Brueggemeier.

Upon a voice vote, all voting aye, Chair Showalter declared the motion carried unanimously.

3. Resolution No. 2023-01 Designating Official Depositories for the Year 2023.

Paul Bolin, HRA Assistant Executive Director, commented that the HRA is required to designate an official depository each year. He commented that Wells Fargo has been the official bank of the City and HRA for many years and it is recommended to continue as such.

Motion by Commissioner Backlund to approve HRA Resolution No. 2023-01 Designating Wells Fargo as the Official Depository for the Year 2023. Seconded by Commissioner Mulrooney.

Upon a voice vote, all voting aye, Chair Showalter declared the motion carried unanimously.

4. Designation of an Official Newspaper for 2023

Mr. Bolin stated that annually the City and HRA designate an official newspaper, used to make notice of public hearings and other legal publications. The *Minneapolis Star Tribune* has been the official newspaper for the past five years and it is recommended to continue as such.

Motion by Commissioner Backlund to approve HRA Resolution No. 2023-02 designating the Minneapolis Star Tribune as the official legal newspaper of the Fridley Housing and Redevelopment Authority for the year 2023. Seconded by Commissioner Mulrooney.

Upon a voice vote, all voting aye, Chair Showalter declared the motion carried unanimously.

5. Recommend Approval of S-2 Zoning, Master Plan – Moon Plaza Redevelopment.

Stacy Stromberg, Planning Manager, presented a rezoning request from Roers Companies. She stated that the applicant is requesting three land use items to allow for the redevelopment of the Moon Plaza; a Comprehensive Plan Amendment, Rezoning, and Plat. She stated that when a property is requested to be rezoned to S-2, Redevelopment District, the HRA must review the request. She provided background information on the Moon Plaza and the requested rezoning noting that the multi-family housing project will revitalize the property. She reviewed details of the proposed residential project that will provide 169 units of affordable housing with one-, two- and three-bedroom units. She also provided details on a housing study and traffic study completed by the applicant. She stated that the Planning Commission held a public hearing the previous night and unanimously recommended approval with the stipulations noted in the packet. This item will move forward to the City Council on January 9, 2023.

The HRA asked if there would be an impact to sewage flow from the change in use. There was also a question as to what would happen to the current commercial tenants. Ms. Stromberg commented that Engineering was comfortable with the proposal and proposed utilities. She replied that the property owner would manage the tenants.

Andy Bollig, Roers Companies, commented that they are working with the landlord to follow the stipulations of the leases. He noted that the landlord has alerted the tenants of his plans to sell over the past few years and they are either working to relocate tenants or terminate leases in accordance with the proper terms. Mr. Bolin commented that staff is also working to ensure that relocation assistance can be provided if desired.

The HRA asked and received confirmation that the entire project would be affordable housing. It was also noted that if the applicant is going to request TIF in the future, they should consider a portion of the units at a lower affordability. The HRA hoped that the businesses would attempt to

stay in Fridley and asked for details on the fire lane requested. Mr. Bollig provided details on the process that would be followed to verify income and noted that five percent of the units would be at 30 percent AMI. Ms. Stromberg provided details on the requested fire lane and the attempt of staff to make that more aesthetically pleasing and add more greenspace. She also provided details on the low occupancy rate at similar apartment buildings that were recently constructed.

Motion by Commissioner Brueggemeier, to recommend approval of the Rezoning for the Moon Plaza at 6257 University Avenue from C-3, General Shopping to S-2, Redevelopment District. Seconded by Commissioner Schwankl.

Upon a voice vote, all voting aye, Chair Showalter declared the motion carried unanimously.

Informational Items

6. Housing Program Update.

Mr. Bolin provided a summary of the HRA loans and other program activity during 2022.

Adjournment

Motion by Commissioner Brueggemeier to adjourn the meeting. Seconded by Commissioner Schwankl.

Upon a voice vote, all voting aye, Chairperson Showalter declared the motion carried unanimously and the meeting adjourned at 7:28 p.m.

Respectfully submitted,

Melissa Moore
City Clerk



AGENDA REPORT

Meeting Date: February 13, 2023

Meeting Type: City Council

Submitted By: James Kosluchar, Public Works Director
Brandon Brodhag, Assistant City Engineer

Title

Resolution No. 2023-12, Approving a Joint Powers Agreement with the City of Mounds View for the Stinson Boulevard/Pleasant View Drive Street and Trail Improvements Project

Background

The City of Fridley (City) has been cooperatively working with the City of Mounds View (Mounds View) to improve pedestrian/bicycle safety and street resurfacing improvements on Stinson Blvd/Pleasant View Drive between 73rd Avenue/County Road H2 to Osborne Road/County Road I. Staff of both cities hosted an event on November 15, 2022, for the project to receive feedback and input from the residents. This meeting supplemented the initial virtual presentation on the 2023 Street Rehabilitation Project in August and introduced residents along the corridor to the proposed addition of a bituminous trail along the east side of the corridor. Residents were able to give staff their feedback about the potential trail addition to the corridor.

In conjunction with the proposed street and utility improvements along the corridor, staff coordinated with Mounds View on the potential addition of a 10-foot-wide shared-use bituminous trail along the east side of the roadway. The Stinson Blvd/Pleasant View Dr corridor from 73rd Avenue to Osborne Road was identified by both Cities in their respective Active Transportation and Comprehensive Plan goals as a desired connection to inter-agency trail networks, as this connection of 73rd Avenue and Osborne Road would be, located one-half mile or more from a multimodal connection. Originally, Mounds View staff analyzed having the trail on the street segment east of Stinson Blvd/Pleasant View Drive (Spring Lake Road) between County Road H2 and County Road I. The existing conditions for Spring Lake Road present more challenges for constructing the trail, including tree impacts, roadway geometrics, and trail connections to existing facilities.

After the meeting, staff from the City and Mounds View met to discuss the feedback received and the next steps with City Council from each of the representative cities.

In December 2022, Mounds View City Council approved a Resolution to develop plans and specifications for the 2023 Street Rehabilitation Project – Pleasant View Drive/Stinson Boulevard and to continue with project planning. At the City of Fridley January 9, 2023, City Council meeting, Resolution No. 2023-04 was adopted by the Council ordering final plans, specifications and calling for bids for the 2023 Street Rehabilitation Project No. ST2023-01. The project is planned to be constructed in 2023.

Vision Statement

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

The attached agreement outlines future cooperation and collaboration between the two cities. This agreement sets for terms by which the project can be accomplished in the two cities with the available project funding. The City will lead and manage the project. Both cities will share equally in costs associated with the project and are allowed to incorporate utility and other work that is of exclusive benefit to each and paid for by each respective city.

Financial Impact

Funding for the street and trail improvements would be shared equally between the City and Mounds View. The City's funding for this project is derived from several sources including Municipal State Aid, special assessments, Street Reserves – Trail Funding, and Utility CIP.

Recommendation

Staff recommend the approval of Resolution No. 2023-12.

Focus on Fridley Strategic Alignment

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

Attachments and Other Resources

- Resolution No. 2023-12
- Joint Powers Agreement with the City of Mounds View

Vision Statement

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

Resolution No. 2023-12

Approving Joint Powers Agreement for the 2023 Street Rehabilitation Project – Stinson Boulevard/Pleasant View Drive Street and Trail Improvement Project in the Cities of Fridley and Mounds View

Whereas, the City of Fridley (City) and City of Mounds View (Mounds View) share a common boundary and desire to pursue an improvement project on Stinson Boulevard/Pleasant View Drive from 73rd Avenue/County Road H2 to Osborne Road/County Road I (Project); and

Whereas, the conceptual improvements in the City and Mounds View that are to be included in the Project are named and depicted in the attached Exhibit A to the Joint Powers Agreement; and

Whereas, the word "Improvements" as stated and used in the Joint Powers Agreement shall mean all Project improvements, including project development, preliminary and final engineering, permitting, administration, construction, inspection, testing, documentation, and all other cost and work items described herein; and

Whereas, Minnesota Statute § 471.59 provides for the joint exercise of common or similar powers by government units and also provides that any one governmental unit may perform on behalf of another government unit any service or function which that unit would be authorized to perform for itself; and

Whereas, the staff responsibilities and total costs funded by matching funds for the Improvements shall be shared by the City and Mounds View in accordance with the terms of the Joint Powers Agreement.

Now, therefore be it resolved, that the City Council of the City of Fridley hereby approves a Joint Powers Agreement for the 2023 Street Rehabilitation Project – Stinson Boulevard/Pleasant View Drive Street and Trail Improvement Project in the cities of Fridley and Mounds View.

Passed and adopted by the City Council of the City of Fridley this 13th day of February, 2023.

Scott J. Lund – Mayor

Attest:

Melissa Moore – City Clerk

JOINT POWERS AGREEMENT FOR THE 2023 STREET REHABILITATION PROJECT - STINSON BOULVEVARD/PLEASANT VIEW DRIVE STREET AND TRAIL IMPROVEMENT PROJECT IN THE CITIES OF MOUNDS VIEW AND FRIDLEY

This Agreement; made and entered into this _____ day of _____, 2023, by and between the City of Mounds View, Minnesota, a municipal corporation (hereinafter “Mounds View”), and the City of Fridley, Minnesota, a municipal corporation (hereinafter “Fridley”) referred to collectively as “the Parties”.

Whereas, the Parties share a common boundary and desire to pursue an improvement project on Stinson Blvd/Pleasant View Drive between 73rd Avenue/County Road H2 to Osborne Road/County Road I. (“the Project”); and

Whereas, the conceptual improvements in the cities of Mounds View and Fridley that are to be included in the Project are named and depicted in the attached Exhibit A to this Agreement; and

Whereas, the word “Improvements” as stated and used in this Agreement shall mean all Project improvements including project development, preliminary and final engineering, permitting, administration, construction, inspection, testing, documentation, and all other cost and work items described herein; and

Whereas, Minn. Stat. § 471.59 provides for the joint exercise of common or similar powers by government units and also provides that any one governmental unit may perform on behalf of another government unit any service or function which that unit would be authorized to perform for itself; and

Whereas; the total costs funded by matching funds for the Improvements shall be shared by the Parties in accordance with the terms of this Agreement.

Now, therefore, by virtue of the powers granted by law and in consideration of the mutual covenants and agreements of the parties hereto, it is agreed as follows:

**SECTION A
PROJECT SUMMARY**

1. The Improvements and financing include the Project as identified above which shall be provided and constructed in accordance with the terms of this Agreement, the requirements of Minnesota Statutes, Chapter 429, and the Parties’ respective codes, policies, and regulations.
2. The Parties agree to develop separate Feasibility Reports for the Improvements as may be needed and desired to conform to Minnesota Statutes, Chapter 429 or its local process.

3. Upon review and approval of Feasibility Reports, a completion of design (including the preparation of plans and specifications) shall be performed by Fridley. Surveys, data collection, and preparation of plans required for final design of the Project shall also be performed by Fridley. Bidding and contract documents shall be prepared in a form that allows the share of costs allocated to each Party to be determined.
4. Plans and specifications shall be approved by the Parties prior to releasing an advertisement for bids. Contract award to the lowest responsible bidder will be conducted by Fridley; Mounds View must approve award of the Project in writing.
5. Bidding, construction engineering, contract administration, permitting, agency submittals, staking, and contract management shall be performed by Fridley.
6. Construction observation for city-owned utility improvements will be the responsibility of the respective utility. Mounds View utility improvements will be observed by a Mounds View representative and constructed to its design standards. Fridley utility improvements will be observed by a Fridley representative and constructed to its design standards.
7. Construction observation, including street and trail improvements, will be performed by Fridley. Fridley will provide utility coordination as needed to complete the Project.
8. Monthly progress payments to the contractor for any Improvements shall be reviewed and agreed upon by project representatives, appointed by each Party, prior to release of payment. Change orders or supplemental agreements concerning work shall be agreed to by Mounds View's Public Works Director prior to execution by Fridley. Final contract payment shall occur only after final acceptance of the Improvements by the City Council of Mounds View and the City Council of Fridley.
9. Fridley will ensure that warranties and guarantees are established for the entire project, including improvements located in Mounds View, and will transfer said warranties and guarantees to Mounds View.
10. Fridley shall invoice Mounds View for reimbursement of Mounds View's portion of the costs of the Improvements in accordance with Section B of this Agreement. B.
11. All engineering, project management, and construction services shall comply with MnDOT requirements.

SECTION B

COST ALLOCATION

For the Project, the cost of engineering, construction, and expenses will be shared between the Parties as further identified in this section.

1) Design Costs

- a) Each Party will pay 50% of all design costs for the Improvements, including planning and preliminary design that may have occurred prior to this Agreement. In addition, each Party will pay independently for any design of City specific improvements such as City-owned utility upgrades. The final design costs of the Improvements shall include, but not be limited to, data collection, research and reports, preparation of drawings and exhibits, and preparation of plans and specifications.

2) Project Administration Costs

- a) Each Party will pay 50% of the project administration costs for the Improvements. In addition, each Party will pay independently for project administration for any City specific improvements such as City-owned utility upgrades. The project administration costs for the Improvements shall include, but not be limited to, bidding, contract coordination and management, project management, work directive and change order management, and contractor payment.

3) Construction Observation Costs

- a) Each Party will pay 50% of the construction observation of the Improvements. In addition, each Party will pay independently for construction observation for any City specific improvements such as City-owned utility upgrades. Construction observation costs for the Improvements will include, but not be limited to, field inspection, quantity measurement, materials inspection, and recordkeeping.

4) Survey Costs

- a) Each Party will pay 50% of all costs for survey of the Improvements. In addition, each Party will pay independently for surveying associated with City specific improvements such as City-owned utility upgrades. Survey costs for the Improvements will include, but not be limited to topographic survey, construction surveying, and closeout survey for record drawings.

5) Testing Costs

- a) Each Party will pay 50% of all costs of the material and field testing associated with the Improvements. In addition, each Party will pay independently for any testing associated with City specific improvements such as City-owned utility upgrades. Testing costs for the Improvements will include, but not be limited to, onsite and offsite materials testing, geotechnical borings and analysis, and preparation of associated reports.

6) Street Modification Costs

- a) Each Party will pay 50% of all costs of the street modifications associated with the Improvements, including modifications that may be necessary for private drives and access and any mandatory Americans with Disabilities Act (ADA) upgrades.

7) Trail Improvement Costs

- a) Each Party will pay 50% of all costs of the trail Improvements, including mandatory ADA upgrades. In addition, each Party will pay independently for construction of any City-specific trail improvements not required by the Project.

8) Storm Sewer Improvement Costs

- a) Each Party will pay 50% of all costs of stormwater modifications and water quality elements required to permit the Improvements. , Each Party will pay independently for City specific stormwater modifications or water quality improvements not otherwise required to permit the Project .

9) Permitting Costs

- a) Each Party will pay 50% of all costs of permitting necessary for the Improvements. Each Party will pay independently for permitting expenses for any City specific improvements that require permitting and are not required to permit the Project.

10) Private Utility Costs

- a) Each Party will pay 50% of all costs of private utility protection and relocation necessary for the Improvements. Each Party will pay independently for private utility protection and relocation, such as burying power lines.

11) City-Owned Utility Costs

- a) Each Party will pay 50% of all costs of City-owned utility protection and relocation necessary for the Improvements. Each Party will pay independently for any City-owned utility modifications not necessitated by the Project, such as upgrades to watermain, sanitary sewer, etc.

12) Right of Way Costs

- a) Each Party will pay 50% of all costs of right-of-way easements necessary for the Improvements and for any future improvements mutually agreed to by both parties. Each Party will pay independently for any right-of-way easement that are not necessitated by the Project.

SECTION C

COST REIMBURSEMENT

1. Upon execution of this Agreement and thereafter, Fridley shall invoice Mounds View for its percentage of eligible costs incurred for the Project as identified in the Cost Allocations above, and Mounds View will pay Fridley for invoiced amounts within thirty days of receipt.
2. Following the contract award by Fridley to the successful bidder on the Project, Fridley shall invoice Mounds View routinely for the Mounds View share of the Project after Fridley submits payment to the Contractor. Payments shall be made to Fridley by Mounds View for the full amount due stated on the invoices within thirty (30) days of the invoice date. Said estimated Mounds View share shall be based on actual contract unit prices applied to the estimated quantities shown in the plans.
3. In the event Fridley Engineer or Fridley's staff determines the need to amend the construction contract with a supplemental agreement or change order notice to Mounds View, which results in an increase in the contract amount for the Project, Fridley shall invoice Mounds View routinely for the estimated Mounds View share of the Project. Payments shall be made to Fridley by Mounds View for the full amount due stated on the invoices within thirty (30) days of the invoice date.
4. Upon substantial completion of the project, Mounds View will advise Fridley of any work that needs to be performed to achieve full completion of the project. These items will be included in the Contractor's punchlist upon review and acceptance by Fridley.
5. Upon final completion, but prior to final payment to the Project Contractor by Fridley, Mounds View will provide certification that the work is complete and accepted by Mounds View. This certification may be withheld by Mounds View until such time as all work is completed to the acceptance of Mounds View.

SECTION D

MAINTENANCE RESPONSIBILITIES

1. Maintenance and upkeep of the Improvements after completion shall be in accordance with existing policies and responsibilities of the Parties in place prior to construction of the Improvements.

SECTION E

MISCELLANEOUS PROVISIONS

1. Compliance with Laws. The Parties agree to comply with all laws, ordinances and regulations of Minnesota applicable to this Agreement and the construction of the Improvements. This Agreement shall be construed and enforced according to the laws of Minnesota.

2. Indemnification. Each Party will be responsible for claims and damages resulting from the acts, errors and omissions of its officers, employees and agents and will defend and indemnify the other Party for any such claims; provided, however, that nothing in this Agreement shall constitute a waiver or limitation of any immunity or limitation on liability to which either Party is entitled under Minnesota Statutes, Chapter 466, or otherwise.

3. Notices. Any notices or correspondence required to be given under this Agreement or any statute or ordinance shall be in writing and shall be deemed to be given if delivered personally or mailed postage-prepaid by certified mail, return receipt requested:

- | | | |
|----|--------------------|---|
| a. | As to Mounds View: | City of Mounds View
2401 County Rd 10
Mounds View, MN 55112
ATTN: City Administrator |
| b. | As to Fridley | City of Fridley
7071 University Ave. N.E.,
Fridley, MN 55432
ATTN: City Manager |

or at such other address as either Party may, from time to time, notify the other in writing in accordance with this paragraph.

4. Severability. In the event that any provision of this Agreement is held to be invalid, illegal or unenforceable by any court of competent jurisdiction, such holding shall pertain only to such section and shall not invalidate or render unenforceable any other provision of this Agreement.

5. Nonwaiver. If either Party waives any default or non-performance by the other Party in writing, such waiver shall be deemed to apply only to such event and shall not waive any other prior or subsequent default.

6. Preamble and Recitals. The preamble and recitals set forth on page one of this Agreement are incorporated into and made a part of this Agreement.

7. Paragraph and Section Headings. The paragraph and section headings used in this Agreement have no legal significance and are used solely for convenience of reference.

8. Entire Agreement. This Agreement and its Exhibits attached hereto evidence the entire agreement between the Parties relating to the subject matter addressed herein and supersedes all other prior agreements and understandings, written or oral, between the Parties.

9. Amendment. Any alterations, variations, modifications, or waivers of provisions of this Agreement shall only be valid when they have been reduced to writing as an amendment to this Agreement signed by the Parties hereto or their successors.

10. Contract Administration. To the degree permitted by state law, Mounds View designates Fridley as its representative authorized to act on Mounds View's behalf with respect to this Agreement.

To the degree permitted by state law, Fridley designates its City Manager, or his/her designee as authorized in writing, as its representative authorized to act on Fridley's behalf with respect to this Agreement.

11. Limitations. This Agreement is not intended to and shall not create rights of any character whatsoever in favor of any person, corporation, association or entity other than the parties to this Agreement and their successors and assigns, and the obligations herein assumed are solely for the use and benefit of the parties to this Agreement and their successors and assigns.

12. Non-Assignment. The Parties hereto agree that neither Party shall assign, sublet, transfer, or pledge this Agreement and/or the services to be performed hereunder, whether in whole or in part, without the prior written consent of the non-assigning Party.

13. Counterparts. For the convenience of the Parties, any number of counterparts hereof may be executed and each such executed counterpart shall be deemed an original, but all such counterparts together shall constitute one in the same Agreement.

14. Data Practices. Data provided to either Party or received from either Party under this Agreement shall be administered in accordance with the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13.

15. Termination. This Agreement shall terminate with the expiration of the project warranties, or two years after the agreement date, whichever is later.

[The remainder of this page is intentionally blank.]

In Testimony Whereof, the City of Mounds View has caused this Agreement to be executed the day and year first above written.

CITY OF MOUNDS VIEW

By: _____
Carol A. Mueller, Mayor

By: _____
Nyle Zikmund, City Administrator

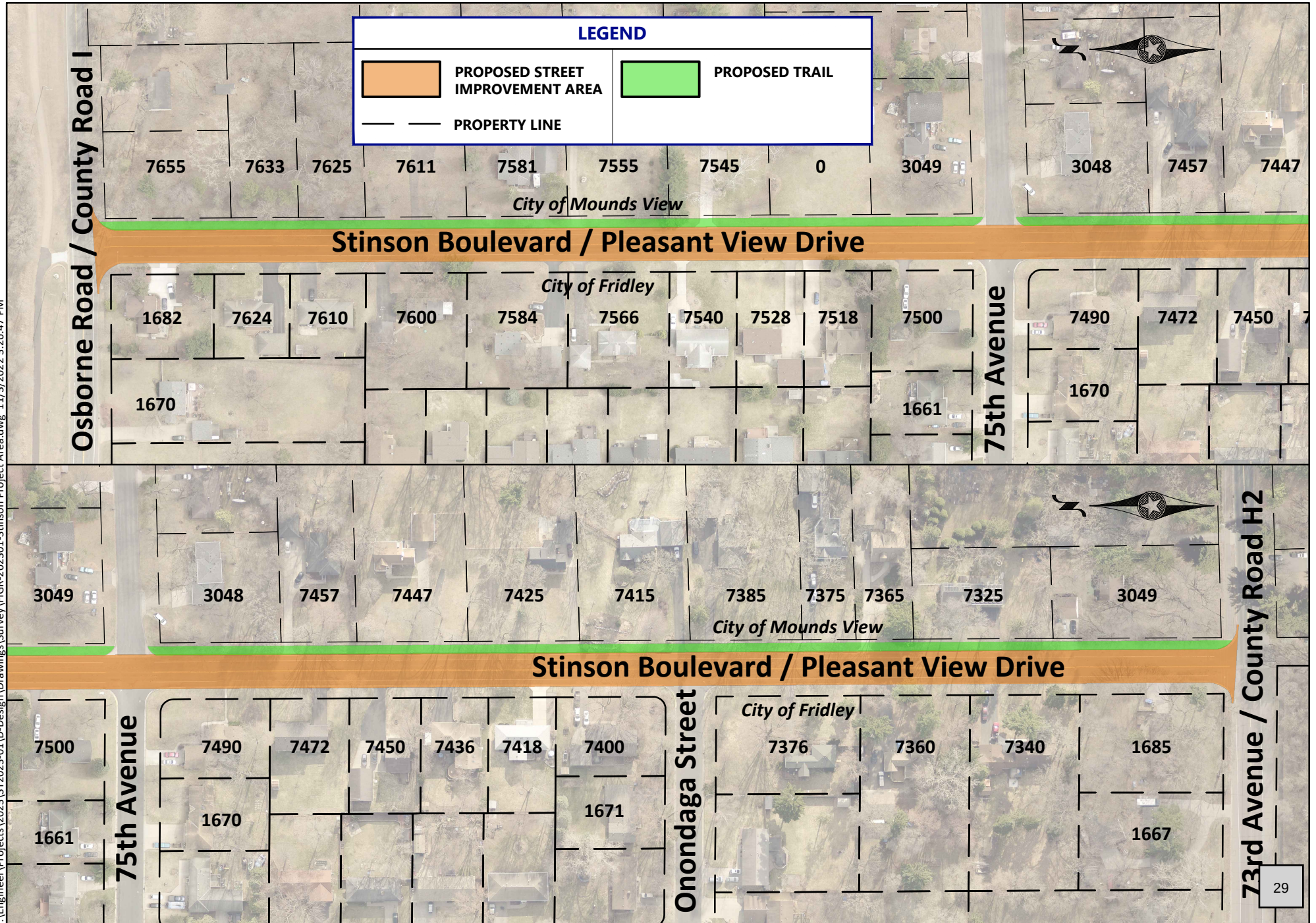
IN TESTIMONY WHEREOF, the City of Fridley has caused this Agreement to be executed the day and year first above written.

CITY OF FRIDLEY

By: _____
Scott Lund, Mayor

By: _____
Wally Wysopal, City Manager

EXHIBIT A
PROJECT LOCATION MAP





AGENDA REPORT

Meeting Date: February 13, 2023

Meeting Type: City Council

Submitted By: James Kosluchar, Public Works Director
 Brandon Brodhag, Assistant City Engineer
 Touyia Lee, Graduate Engineer

Title

Resolution No. 2023-15, Approving Change Order No. 2 (Final) for 2021 Street Rehabilitation Project No. ST2021-01

Background

Attached is Change Order No. 2 (Final) for the 2021 Street Rehabilitation Project No. ST2021-01. This project included resurfacing in the Lakeview neighborhood (Ward 1) and is part of the City of Fridley's regular street maintenance program. The work is being performed under a contract with North Valley Inc. of Nowthen, MN.

The amount of this change order is \$12,605.51. There is no change to the contract completion date for the project as a result of this change order. Total work included in Change Order No. 2 (Final) for this project would increase the original contract by 1.4%. The cumulative increase of the original contract is 5.8%. This Change Order is necessary to release the final payment, and complete project closeout, which will include release of project retainage to the Contractor at that time.

Additional work was required due to the following:

Sanitary Manhole Adjustment Change (CO2-01 & CO2-02)

An added quantity of four additional casting adjustments were needed during construction of the project. Per City Specifications, the contractor is responsible for replacing manhole rings to a depth of 18 inches from the top of casting while adjusting the casting height to the final pavement elevation. Compensation to the contractor for any manhole rings replaced at a depth greater than 18 inches from the top of the casting shall be considered "extra depth." Sixteen out of 24 of the sanitary sewer manholes in the project area required replacing manhole rings at a depth greater than 18 inches from the final street elevation. CO2-01 & CO2-02 accounted for \$8,268.84 of the change order and will be funded by the Sewer Utility CIP Fund.

Additional Concrete Curb & Gutter Replacement (CO2-03 & CO2-04)

An addition of removal and installation of 76 lineal feet more than the planned concrete curb & gutter quantity was needed to fix broken, settled or drainage issue spot curb locations throughout the project area. CO2-03 & CO2-04 resulted in a change order amount of \$2,688.88 to Storm Utility CIP Fund.

Vision Statement

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

Extra Street Sweeper Hours (CO2-05)

The contractor was required to maintain and keep clean the project area and adjacent streets during the project. Additional street sweeping hours were needed to keep the site maintained, more than what was planned during project design and bidding. CO2-05 accounted for \$1,647.79 of the change order and will be funded by the Storm Utility CIP Fund.

Note the project is complete and final payment will be released following healthy turf establishment.

Financial Impact

Funding for this project is derived from several sources including Municipal State Aid Street funding, special assessments, and Utility CIP funds (water, sanitary sewer, and storm sewer). The respective funds are sufficient to provide the additional cost.

Recommendation

Staff recommend the approval of Resolution No. 2023-15.

Focus on Fridley Strategic Alignment

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

Attachments and Other Resources

- Resolution No. 2023-15
- Change Order No. 2 (Final) for 2021 Street Rehabilitation Project No. ST2021-01

Vision Statement

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

Resolution No. 2023-015**Approving Change Order No. 2 (Final) for 2021 Street Rehabilitation Project
No. ST2021-01**

Whereas, the 2021 Street Rehabilitation Project (Project) included street rehabilitation in the Lakeview neighborhood as part of the City of Fridley's (City) regular street maintenance program under a contract with North Valley Inc. of Nowthen, MN (the Contractor); and

Whereas, the Project was funded by the City's Minnesota State Aid System funding, utility enterprise funds and special assessments; and

Whereas, additional work was desired by the City that modified the original contract from \$889,145.50 to \$901,175.01 (a 1.4% increase); and

Whereas, the Contractor performed work as directed by City staff and work is substantially completed and awaiting final payment.

Now, therefore be it resolved, that the City Council of the City of Fridley hereby approves Approval of Change Order No. 2 (Final) for the 2021 Street Rehabilitation Project ST2021-01 in the amount of \$12,605.51.

Passed and adopted by the City Council of the City of Fridley this 13th day of February 2023.

Scott J. Lund – Mayor

Attest:

Melissa Moore – City Clerk



Public Works Department

Streets • Parks • Water • Sewer • Stormwater • Fleet • Facilities • Engineering

3-Feb-23

North Valley Inc
20015 Iguana Street NW, Suite 100
Nowthen, MN 55330

SUBJECT : Change Order No. 2 2021 Street Rehabilitation Project No. ST2021-01

You are hereby ordered, authorized, and instructed to modify your contract for the above referenced project by including the following items:

ITEM NO.	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	COST
CO2-01	Sanitary Manhole Adjustment Change "Extra Depth"	EA	16.00	\$ 439.00	\$ 7,024.00
CO2-02	Adjust Frame & Ring Casting (Sanitary)	EA	4.00	\$ 311.21	\$ 1,244.84
CO2-03	Remove Concrete Curb & Gutter	EA	76.00	\$ 7.21	\$ 547.96
CO2-04	Concrete Curb & Gutter Design B618	EA	76.00	\$ 28.17	\$ 2,140.92
CO2-05	Street Sweeper (With Pickup Broom)	Hour	9.91	\$ 166.33	\$ 1,647.79
CHANGE ORDER NO. 2 TOTAL =					\$ 12,605.51

Original Contract Amount:	\$	852,441.23	
Prior Change Orders Approved:	\$	36,704.27	4.3% of Original Contract Amount
This Change Order:	\$	12,605.51	5.8% of Original Contract Amount
Proposed Contract Amount:	\$	901,751.01	

Submitted and approved by James Kosluchar, Director of Public Works, on the 13th Day of February, 2023

James P. Kosluchar, Director of Public Works

Approved and accepted this ____ th day of _____, 2023 by North Valley INC.

North Valley Inc. Representative

Approved and accepted this ____ th day of _____, 2023 by the City of Fridley

Scott Lund, Mayor

Walter T. Wysopal, City Manager



AGENDA REPORT

Meeting Date: February 13, 2023

Meeting Type: City Council

Submitted By: Roberta Collins, Assistant to the City Manager

Title

Resolution No. 2023-19, Approving Claims for the Period Ending February 8, 2023

Background

Attached is Resolution No. 2023-19 and the Claims Report for the period ending February 8, 2023.

Financial Impact

Included in the budget.

Recommendation

Staff recommend the approval of Resolution No. 2023-19.

Focus on Fridley Strategic Alignment

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

Attachments and Other Resources

- Resolution No. 2023-19
- City Council Claims Report

Vision Statement

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

Resolution No. 2023-19

Approving Claims for the Period Ending February 8, 2023

Whereas, Minnesota Statute § 412.271 generally requires the City Council to review and approve claims for goods and services prior to the release of payment; and

Whereas, a list of such claims for the period ending February 8, 2023, was reviewed by the City Council.

Now, therefore be it resolved, that the City Council of the City of Fridley hereby approves the payment of the claims as presented.

Passed and adopted by the City Council of the City of Fridley this 13th day of February, 2023.

Scott J. Lund – Mayor

Attest:

Melissa Moore – City Clerk



City of Fridley, MN

Item 6.

Council Claims Report

By Fund

Payment Dates 1/19/2023 - 2/8/2023

Payable Number	Payment Date	Payable Number	Description (Item)	Account Number	Account Name	Post Date	Amount
Fund: 101 - General Fund							
Vendor: 10195 - AUTONATION FORD WHITE BEAR LAKE							
291066	01/23/2023	291066	CAR PARTS- VEH 544	101-141040	Inventory - Auto Parts & Suppl...	01/23/2023	866.31
291067	01/23/2023	291067	CAR PARTS - VEH 715	101-141040	Inventory - Auto Parts & Suppl...	01/23/2023	325.00
292697	01/31/2023	292697	CAR PARTS - VEH 374	101-141040	Inventory - Auto Parts & Suppl...	01/31/2023	54.35
293585	01/31/2023	293585	CAR PARTS - VEH 373	101-141040	Inventory - Auto Parts & Suppl...	01/31/2023	135.91
CM291067	01/31/2023	CM291067	CREDIT - CAR PARTS	101-141040	Inventory - Auto Parts & Suppl...	01/31/2023	-47.68
Vendor 10195 - AUTONATION FORD WHITE BEAR LAKE Total:							1,333.89
Vendor: 10238 - BEISSWENGER'S HARDWARE							
682359	01/31/2023	682359	CAR PARTS - VEH 668	101-141040	Inventory - Auto Parts & Suppl...	01/31/2023	9.28
Vendor 10238 - BEISSWENGER'S HARDWARE Total:							9.28
Vendor: 13268 - BENEFIT RESOURCE LLC							
INV0027439	01/20/2023	INV0027439	CITY OF FRIDLEY HLTH REIMB ...	101-213150	Health Reimb HRA/Veba & HSA..	01/20/2023	850.00
INV0027478	02/03/2023	INV0027478	CITY OF FRIDLEY HLTH REIMB ...	101-213150	Health Reimb HRA/Veba & HSA..	02/03/2023	850.00
Vendor 13268 - BENEFIT RESOURCE LLC Total:							1,700.00
Vendor: 14178 - BLUE CROSS BLUE SHIELD OF MN							
INV0027462	01/20/2023	INV0027462	MONTHLY PREMIUM	101-213140	Health Insurance	01/20/2023	140,397.98
Vendor 14178 - BLUE CROSS BLUE SHIELD OF MN Total:							140,397.98
Vendor: 14490 - CENTRAL HYDRAULICS INC							
79556	01/23/2023	79556	CAR PARTS - VEH 668	101-141040	Inventory - Auto Parts & Suppl...	01/23/2023	110.88
Vendor 14490 - CENTRAL HYDRAULICS INC Total:							110.88
Vendor: Ppt ID: 307066 - CITY OF FRIDLEY ICMA-457							
INV0027423	01/20/2023	INV0027423	CITY OF FRIDLEY ICMA Ppt ID: ...	101-213260	Deferred Comp.-ICMA 457 plan	01/20/2023	18,956.52
INV0027424	01/20/2023	INV0027424	CITY OF FRIDLEY ICMA Ppt ID: ...	101-213260	Deferred Comp.-ICMA 457 plan	01/20/2023	5,372.95
INV0027456	02/03/2023	INV0027456	CITY OF FRIDLEY ICMA Ppt ID: ...	101-213260	Deferred Comp.-ICMA 457 plan	02/03/2023	18,864.21
INV0027457	02/03/2023	INV0027457	CITY OF FRIDLEY ICMA Ppt ID: ...	101-213260	Deferred Comp.-ICMA 457 plan	02/03/2023	5,088.71
Vendor Ppt ID: 307066 - CITY OF FRIDLEY ICMA-457 Total:							48,282.39
Vendor: 267997 - FFA DUES - CITY OF FRIDLEY ICMA-IAFF DUES/INTL ASSOC/FIRE FIGHTERS							
INV0027438	01/20/2023	INV0027438	FF DUES - LOCAL #1986	101-213230	Union Dues - FT Fire	01/20/2023	60.00
INV0027474	02/03/2023	INV0027474	FF DUES - LOCAL #1986	101-213230	Union Dues - FT Fire	02/03/2023	60.00
Vendor 267997 - FFA DUES - CITY OF FRIDLEY ICMA-IAFF DUES/INTL ASSOC/FIRE FIGHTERS Total:							120.00
Vendor: Ppt ID: 803502 - CITY OF FRIDLEY ICMA-RHS							
INV0027427	01/20/2023	INV0027427	CITY OF FRIDLEY ICMA Ppt ID: ...	101-213280	RHS Plan (ICMA)	01/20/2023	363.48
INV0027434	01/20/2023	INV0027434	CITY OF FRIDLEY ICMA Ppt ID: ...	101-213280	RHS Plan (ICMA)	01/20/2023	75.00
INV0027435	01/20/2023	INV0027435	CITY OF FRIDLEY ICMA Ppt ID ...	101-213280	RHS Plan (ICMA)	01/20/2023	2,475.00

Council Claims Report

Payment Dates: 1/19/20

Item 6.

Payable Number	Payment Date	Payable Number	Description (Item)	Account Number	Account Name	Post Date	Amount
INV0027436	01/20/2023	INV0027436	CITY OF FRIDLEY ICMA Ppt ID: ...	101-213280	RHS Plan (ICMA)	01/20/2023	700.00
INV0027460	02/03/2023	INV0027460	CITY OF FRIDLEY ICMA Ppt ID: ...	101-213280	RHS Plan (ICMA)	02/03/2023	363.48
INV0027470	02/03/2023	INV0027470	CITY OF FRIDLEY ICMA Ppt ID: ...	101-213280	RHS Plan (ICMA)	02/03/2023	75.00
INV0027471	02/03/2023	INV0027471	CITY OF FRIDLEY ICMA Ppt ID ...	101-213280	RHS Plan (ICMA)	02/03/2023	2,475.00
INV0027472	02/03/2023	INV0027472	CITY OF FRIDLEY ICMA Ppt ID: ...	101-213280	RHS Plan (ICMA)	02/03/2023	700.00
Vendor Ppt ID: 803502 - CITY OF FRIDLEY ICMA-RHS Total:							7,226.96
Vendor: Ppt ID: 705060 - CITY OF FRIDLEY ICMA-ROTH							
INV0027437	01/20/2023	INV0027437	CITY OF FRIDLEY ICMA Ppt ID: ...	101-213270	ICMA Roth IRA	01/20/2023	4,753.06
INV0027473	02/03/2023	INV0027473	CITY OF FRIDLEY ICMA Ppt ID: ...	101-213270	ICMA Roth IRA	02/03/2023	4,656.91
Vendor Ppt ID: 705060 - CITY OF FRIDLEY ICMA-ROTH Total:							9,409.97
Vendor: 10484 - COTTENS' INC							
340052	02/08/2023	340052	CAR PARTS - VEH 778	101-141040	Inventory - Auto Parts & Suppl...	02/08/2023	37.99
Vendor 10484 - COTTENS' INC Total:							37.99
Vendor: 10563 - DELTA DENTAL PLAN OF MINNESOTA							
INV0027458	02/03/2023	INV0027458	MONTHLY PREMIUM	101-213160	Dental Insurance Payable	02/03/2023	8,912.47
Vendor 10563 - DELTA DENTAL PLAN OF MINNESOTA Total:							8,912.47
Vendor: 13998 - EMPOWER RETIREMENT (for MN/MSRS)							
INV0027421	01/20/2023	INV0027421	CITY OF FRIDLEY MNDP Ppt ID..	101-213260	Deferred Comp.-ICMA 457 plan	01/20/2023	1,539.23
INV0027422	01/20/2023	INV0027422	CITY OF FRIDLEY MNDP Ppt ID..	101-213260	Deferred Comp.-ICMA 457 plan	01/20/2023	1,361.80
INV0027454	02/03/2023	INV0027454	CITY OF FRIDLEY MNDP Ppt ID..	101-213260	Deferred Comp.-ICMA 457 plan	02/03/2023	1,539.23
INV0027455	02/03/2023	INV0027455	CITY OF FRIDLEY MNDP Ppt ID..	101-213260	Deferred Comp.-ICMA 457 plan	02/03/2023	1,079.62
Vendor 13998 - EMPOWER RETIREMENT (for MN/MSRS) Total:							5,519.88
Vendor: 10717 - FLEET PRIDE TRUCK & TRAILER PARTS							
105163354	01/31/2023	105163354	CAR PARTS - VEH 772	101-141040	Inventory - Auto Parts & Suppl...	01/31/2023	608.24
105188533	01/31/2023	105188533	CAR PARTS - VEH 668	101-141040	Inventory - Auto Parts & Suppl...	01/31/2023	30.79
105190247	01/31/2023	105190247	CAR PARTS - VEH 772	101-141040	Inventory - Auto Parts & Suppl...	01/31/2023	59.82
105092927	02/08/2023	105092927	CAR PARTS - VEH 770	101-141040	Inventory - Auto Parts & Suppl...	02/08/2023	2,817.61
Vendor 10717 - FLEET PRIDE TRUCK & TRAILER PARTS Total:							3,516.46
Vendor: 13480 - FORCE AMERICA DISTRIBUTING / PRECISE MRM LLC							
001-1702063	02/06/2023	001-1702063	CAR PARTS - VEH 721	101-141040	Inventory - Auto Parts & Suppl...	02/06/2023	429.01
Vendor 13480 - FORCE AMERICA DISTRIBUTING / PRECISE MRM LLC Total:							429.01
Vendor: 10745 - FRIDLEY FIRE RELIEF ASSOC							
INV0027461	02/01/2023	INV0027461	BI-WEEKLY PAYROLL CONTRIB...	101-213290	Union Dues - POC/Vol Fire	02/03/2023	125.00
Vendor 10745 - FRIDLEY FIRE RELIEF ASSOC Total:							125.00
Vendor: 10748 - FRIDLEY POLICE ASSOCIATION							
INV0027459	02/01/2023	INV0027459	BI-WEEKLY PAYROLL CONTRIB...	101-213330	Fridley Police Association	02/03/2023	192.00
Vendor 10748 - FRIDLEY POLICE ASSOCIATION Total:							192.00
Vendor: 10751 - FRIENDLY CHEVROLET INC							
1015603P	01/23/2023	1015603P	CAR PARTS - VEH 668	101-141040	Inventory - Auto Parts & Suppl...	01/23/2023	4.50
Vendor 10751 - FRIENDLY CHEVROLET INC Total:							4.50

Council Claims Report

Payment Dates: 1/19/20

Item 6.

Payable Number	Payment Date	Payable Number	Description (Item)	Account Number	Account Name	Post Date	Amount
Vendor: 10771 - GARELICK STEEL CO							
369165	01/31/2023	369165	CAR PARTS - VEH 668	101-141040	Inventory - Auto Parts & Suppl...	01/31/2023	92.27
527613	02/08/2023	527613	CAR PARTS - VEH 668	101-141040	Inventory - Auto Parts & Suppl...	02/08/2023	92.27
Vendor 10771 - GARELICK STEEL CO Total:							184.54
Vendor: 10782 - GENUINE PARTS CO/NAPA							
4342-897984	01/23/2023	4342-897984	CAR PARTS - VEH 319	101-141040	Inventory - Auto Parts & Suppl...	01/23/2023	40.48
4342-897984D	01/23/2023	4342-897984D	DISCOUNT	101-141040	Inventory - Auto Parts & Suppl...	01/23/2023	-0.81
4342-899273	01/23/2023	4342-899273	CAR PARTS - VEH 909	101-141040	Inventory - Auto Parts & Suppl...	01/23/2023	83.55
4342-899273D	01/23/2023	4342-899273D	DISCOUNT	101-141040	Inventory - Auto Parts & Suppl...	01/23/2023	-1.67
4342-899591	01/23/2023	4342-899591	CAR PARTS - VEH 564	101-141040	Inventory - Auto Parts & Suppl...	01/23/2023	10.15
4342-899591D	01/23/2023	4342-899591D	DISCOUNT	101-141040	Inventory - Auto Parts & Suppl...	01/23/2023	-0.20
4342-899736	01/23/2023	4342-899736	CAR PARTS - VEH 374	101-141040	Inventory - Auto Parts & Suppl...	01/23/2023	40.17
4342-899736D	01/23/2023	4342-899736D	DISCOUNT	101-141040	Inventory - Auto Parts & Suppl...	01/23/2023	-0.80
4342-900307	01/31/2023	4342-900307	CAR PARTS - VEH 500	101-141040	Inventory - Auto Parts & Suppl...	01/31/2023	279.14
4342-900307D	01/31/2023	4342-900307D	DISCOUNT	101-141040	Inventory - Auto Parts & Suppl...	01/31/2023	-5.58
4342-900469	01/31/2023	4342-900469	CREDIT FOR CAR PARTS - VEH ...	101-141040	Inventory - Auto Parts & Suppl...	01/31/2023	-6.49
4342-900470	01/31/2023	4342-900470	CREDIT FOR CAR PARTS- VEH 3...	101-141040	Inventory - Auto Parts & Suppl...	01/31/2023	-40.17
CM4342-900467	01/31/2023	CM4342-900467	CAR PARTS CREDIT - VEH 501	101-141040	Inventory - Auto Parts & Suppl...	01/31/2023	-22.14
4342-901039	02/08/2023	4342-901039	CAR PARTS - VEH 770	101-141040	Inventory - Auto Parts & Suppl...	02/08/2023	59.88
4342-901039D	02/08/2023	4342-901039D	DISCOUNT	101-141040	Inventory - Auto Parts & Suppl...	02/08/2023	-1.20
4342-901050	02/08/2023	4342-901050	CAR PARTS - VEH 770	101-141040	Inventory - Auto Parts & Suppl...	02/08/2023	65.98
4342-901050D	02/08/2023	4342-901050D	DISCOUNT	101-141040	Inventory - Auto Parts & Suppl...	02/08/2023	-1.32
4342-901071	02/08/2023	4342-901071	CAR PART - VEH 770	101-141040	Inventory - Auto Parts & Suppl...	02/08/2023	64.95
4342-901071D	02/08/2023	4342-901071D	DISCOUNT	101-141040	Inventory - Auto Parts & Suppl...	02/08/2023	-1.30
4342-901245	02/08/2023	4342-901245	CAR PARTS - VEH 770	101-141040	Inventory - Auto Parts & Suppl...	02/08/2023	22.76
4342-901245D	02/08/2023	4342-901245D	DISCOUNT	101-141040	Inventory - Auto Parts & Suppl...	02/08/2023	-0.46
Vendor 10782 - GENUINE PARTS CO/NAPA Total:							584.92
Vendor: 10949 - HYDRAULIC SPECIALTY CO							
090004991777	01/23/2023	090004991777	CAR PARTS - VEH 668	101-141040	Inventory - Auto Parts & Suppl...	01/23/2023	643.03
090004991796	01/23/2023	090004991796	CAR PARTS - VEH 668	101-141040	Inventory - Auto Parts & Suppl...	01/23/2023	5.36
090004991808	01/23/2023	090004991808	CAR PARTS - VEH 745	101-141040	Inventory - Auto Parts & Suppl...	01/23/2023	130.74
090007991817	01/23/2023	090007991817	CAR PARTS - VEH 721	101-141040	Inventory - Auto Parts & Suppl...	01/23/2023	188.56
090004992090	02/08/2023	090004992090	CAR PARTS - VEH 612	101-141040	Inventory - Auto Parts & Suppl...	02/08/2023	81.65
Vendor 10949 - HYDRAULIC SPECIALTY CO Total:							1,049.34
Vendor: 12450 - INTERNAL REVENUE SERVICE - PAYROLL TAXES							
INV0027440	01/20/2023	INV0027440	BI-WEEKLY SOCIAL SECURITY ...	101-212120	FICA Payable	01/20/2023	40,647.32
INV0027441	01/20/2023	INV0027441	BI-WEEKLY MEDICARE WITHH...	101-212130	Medicare Payable	01/20/2023	17,189.86
INV0027443	01/20/2023	INV0027443	BI-WEEKLY FEDERAL TAX WIT...	101-212100	Federal Tax Withheld	01/20/2023	64,588.27
INV0027479	02/03/2023	INV0027479	BI-WEEKLY SOCIAL SECURITY ...	101-212120	FICA Payable	02/03/2023	39,107.02
INV0027480	02/03/2023	INV0027480	BI-WEEKLY MEDICARE WITHH...	101-212130	Medicare Payable	02/03/2023	15,103.56
INV0027482	02/03/2023	INV0027482	BI-WEEKLY FEDERAL TAX WIT...	101-212100	Federal Tax Withheld	02/03/2023	49,965.80
Vendor 12450 - INTERNAL REVENUE SERVICE - PAYROLL TAXES Total:							226,601.83

Council Claims Report

Payment Dates: 1/19/20

Item 6.

Payable Number	Payment Date	Payable Number	Description (Item)	Account Number	Account Name	Post Date	Amount
Vendor: 13143 - ISTATE TRUCK CENTER							
30186	02/08/2023	30186	CAR PARTS - VEH 286	101-141040	Inventory - Auto Parts & Suppl...	02/08/2023	72.61
Vendor 13143 - ISTATE TRUCK CENTER Total:							72.61
Vendor: 11198 - LAW ENFORCEMENT LABOR SERVICES							
INV0027475	02/01/2023	INV0027475	POLICE UNION 119 - BI-WEEKL...	101-213210	Union Dues - Police	02/03/2023	2,160.00
INV0027476	02/01/2023	INV0027476	SGT UNION 310 - MONTHLY D...	101-213210	Union Dues - Police	02/03/2023	472.50
INV0027477	02/01/2023	INV0027477	Support Union #514 - Bi-Week...	101-213210	Union Dues - Police	02/03/2023	295.80
Vendor 11198 - LAW ENFORCEMENT LABOR SERVICES Total:							2,928.30
Vendor: 13076 - LEGALSHIELD							
INV0027465	02/01/2023	INV0027465	MONTHLY PAYROLL DEDUCTI...	101-213320	Miscellaneous Withholdings	02/03/2023	455.55
Vendor 13076 - LEGALSHIELD Total:							455.55
Vendor: 11298 - MANSFIELD OIL COMPANY							
23953713	02/08/2023	23953713	DIESEL FUEL	101-141010	Inventory - Fuel	02/08/2023	9,140.41
Vendor 11298 - MANSFIELD OIL COMPANY Total:							9,140.41
Vendor: 11427 - MINN CHILD SUPPORT PAYMENT CENTER							
INV0027453	02/01/2023	INV0027453	BI-WEEKLY PAYROLL DEDUCTI...	101-213300	Child Support Withheld	02/03/2023	817.71
Vendor 11427 - MINN CHILD SUPPORT PAYMENT CENTER Total:							817.71
Vendor: 12451 - MINN DEPARTMENT OF REVENUE - PAYROLL TAXES							
INV0027442	01/20/2023	INV0027442	BI-WEEKLY STATE INCOME TAX...	101-212110	State Tax Withheld	01/20/2023	27,885.95
INV0027481	02/03/2023	INV0027481	BI-WEEKLY STATE INCOME TAX...	101-212110	State Tax Withheld	02/03/2023	22,709.77
Vendor 12451 - MINN DEPARTMENT OF REVENUE - PAYROLL TAXES Total:							50,595.72
Vendor: 11437 - MINN DEPT OF LABOR & INDUSTRY							
DECEMBER 2022	01/23/2023	DECEMBER 2022	STATE SURCHARGE- DEC 2022	101-203130	Surtax/Surcharge	01/23/2023	1,203.17
DECEMBER 2022D	01/23/2023	DECEMBER 2022D	DISCOUNT	101-203130	Surtax/Surcharge	01/23/2023	-25.00
Vendor 11437 - MINN DEPT OF LABOR & INDUSTRY Total:							1,178.17
Vendor: 11546 - NCPERS MINNESOTA-478000							
INV0027466	02/01/2023	INV0027466	BI-WEEKLY PAYROLL DEDUCTI...	101-213180	PERA Life Insurance	02/03/2023	624.00
Vendor 11546 - NCPERS MINNESOTA-478000 Total:							624.00
Vendor: 14463 - NORTH CENTRAL INTERNATIONAL							
X225004173-01	01/23/2023	X225004173-01	CAR PARTS - VEH 778	101-141040	Inventory - Auto Parts & Suppl...	01/23/2023	579.10
Vendor 14463 - NORTH CENTRAL INTERNATIONAL Total:							579.10
Vendor: 11640 - NUSS TRUCK AND EQUIPMENT							
4736764P	01/31/2023	4736764P	CAR PARTS - VEH 770	101-141040	Inventory - Auto Parts & Suppl...	01/31/2023	557.59
4736906P	01/31/2023	4736906P	CAR PARTS - VEH 770	101-141040	Inventory - Auto Parts & Suppl...	01/31/2023	404.89
4737237P	01/31/2023	4737237P	CAR PARTS - VEH 772	101-141040	Inventory - Auto Parts & Suppl...	01/31/2023	274.72
4737797P	02/08/2023	4737797P	CAR PARTS - VEH 770	101-141040	Inventory - Auto Parts & Suppl...	02/08/2023	57.23
4737804P	02/08/2023	4737804P	CAR PARTS - VEH 770	101-141040	Inventory - Auto Parts & Suppl...	02/08/2023	142.34
4737962P	02/08/2023	4737962P	CAR PARTS - VEH 770	101-141040	Inventory - Auto Parts & Suppl...	02/08/2023	83.76
Vendor 11640 - NUSS TRUCK AND EQUIPMENT Total:							1,520.53

Council Claims Report

Payment Dates: 1/19/20

Item 6.

Payable Number	Payment Date	Payable Number	Description (Item)	Account Number	Account Name	Post Date	Amount
Vendor: 12443 - OPTUM BANK (HSA)							
INV0027430	01/20/2023	INV0027430	HSA SAVINGS ACCT - EMPLOY...	101-213150	Health Reimb HRA/Veba & HSA..	01/20/2023	2,900.00
INV0027464	02/03/2023	INV0027464	HSA SAVINGS ACCT - EMPLOY...	101-213150	Health Reimb HRA/Veba & HSA..	02/03/2023	2,960.66
Vendor 12443 - OPTUM BANK (HSA) Total:							5,860.66
Vendor: 13581 - O'REILLY AUTO PARTS							
3298-114519	02/08/2023	3298-114519	CAR PARTS - VEH 770	101-141040	Inventory - Auto Parts & Suppl...	02/08/2023	29.90
3298-114792	02/08/2023	3298-114792	CAR PARTS - VEH 770	101-141040	Inventory - Auto Parts & Suppl...	02/08/2023	37.75
Vendor 13581 - O'REILLY AUTO PARTS Total:							67.65
Vendor: 11685 - PERA - PUBLIC EMPLOYEES							
INV0027431	01/20/2023	INV0027431	BI-WEEKLY DEDUCTION - COO...	101-213100	PERA	01/20/2023	44,534.17
INV0027432	01/20/2023	INV0027432	BI-WEEKLY PAYROLL DEDUCTI...	101-213100	PERA	01/20/2023	164.46
INV0027433	01/20/2023	INV0027433	BI-WEEKLY PAYROLL DEDUCTI...	101-213100	PERA	01/20/2023	59,986.50
INV0027467	02/03/2023	INV0027467	BI-WEEKLY DEDUCTION - COO...	101-213100	PERA	02/03/2023	43,683.64
INV0027468	02/03/2023	INV0027468	BI-WEEKLY PAYROLL DEDUCTI...	101-213100	PERA	02/03/2023	164.46
INV0027469	02/03/2023	INV0027469	BI-WEEKLY PAYROLL DEDUCTI...	101-213100	PERA	02/03/2023	59,411.18
Vendor 11685 - PERA - PUBLIC EMPLOYEES Total:							207,944.41
Vendor: 13775 - QUADIENT FINANCE USA INC							
4211 01/23	01/31/2023	4211 01/23	POSTAGE	101-132200	Due from HRA	01/31/2023	6.79
Vendor 13775 - QUADIENT FINANCE USA INC Total:							6.79
Vendor: 12005 - SHORT ELLIOTT HENDRICKSON INC							
440288	01/23/2023	440288	SPRINT DECOM @ HWY 65 WT	101-223124	Antenna Deposit-Sprint MS14...	01/23/2023	500.00
Vendor 12005 - SHORT ELLIOTT HENDRICKSON INC Total:							500.00
Vendor: 12122 - SUBURBAN TIRE WHOLESALE INC							
10192016	01/23/2023	10192016	INVENTORY TIRES	101-141040	Inventory - Auto Parts & Suppl...	01/23/2023	500.64
Vendor 12122 - SUBURBAN TIRE WHOLESALE INC Total:							500.64
Vendor: 12262 - US BANK (P-CARDS)							
INV0027490	01/25/2023	INV0027490	WIRELESS HRA/ATT* BILL PAY...	101-132200	Due from HRA	12/31/2022	38.23
Vendor 12262 - US BANK (P-CARDS) Total:							38.23
							738,579.77
Division: 111 - Legislative							
Vendor: 12262 - US BANK (P-CARDS)							
INV0027490	01/25/2023	INV0027490	WIRELESS CITY COUNCIL/ATT*...	101-1110-633120	City Council / Communication	12/31/2022	38.23
Vendor 12262 - US BANK (P-CARDS) Total:							38.23
Division 111 - Legislative Total:							38.23
Division: 121 - City Management							
Vendor: 13775 - QUADIENT FINANCE USA INC							
4211 01/23	01/31/2023	4211 01/23	POSTAGE	101-1210-633120	Gen Mgmt / Communication (...)	01/31/2023	59.12
Vendor 13775 - QUADIENT FINANCE USA INC Total:							59.12
Vendor: 12262 - US BANK (P-CARDS)							
INV0027490	01/25/2023	INV0027490	FRAMES/HOBBY-LOBBY #665	101-1210-621120	Gen Mgmt / Office Supplies	12/31/2022	17.98

Council Claims Report

Payment Dates: 1/19/2023

Item 6.

Payable Number	Payment Date	Payable Number	Description (Item)	Account Number	Account Name	Post Date	Amount
INV0027490	01/25/2023	INV0027490	OFFICE SUPPLIES/ODP BUS SOL...	101-1210-621120	Gen Mgmt / Office Supplies	12/31/2022	45.69
INV0027490	01/25/2023	INV0027490	OFFICE SUPPLIES/ODP BUS SOL...	101-1210-621120	Gen Mgmt / Office Supplies	12/31/2022	8.74
INV0027490	01/25/2023	INV0027490	WIRELESS CITY MANAGER/ATT...	101-1210-633120	Gen Mgmt / Communication (...)	12/31/2022	44.63
Vendor 12262 - US BANK (P-CARDS) Total:							117.04
Division 121 - City Management Total:							176.16
Division: 124 - Legal							
Vendor: 10477 - COON RAPIDS, CITY OF							
13879	01/23/2023	13879	PROSECUTION SERVICES - JAN ...	101-1240-631100	Legal / Services-Professional	01/23/2023	29,701.00
Vendor 10477 - COON RAPIDS, CITY OF Total:							29,701.00
Vendor: 12848 - KENNEDY & GRAVEN CHARTERED							
DEC 2022	02/06/2023	DEC 2022	DEC LEGAL SERVICES	101-1240-631100	Legal / Services-Professional	12/31/2022	9,551.61
Vendor 12848 - KENNEDY & GRAVEN CHARTERED Total:							9,551.61
Division 124 - Legal Total:							39,252.61
Division: 126 - Employee Resources							
Vendor: 11204 - LEAGUE OF MINNESOTA CITIES							
375399	02/06/2023	375399	DATA PRACTICE COURSE-RYAN...	101-1260-632120	ER-Empl Resources / Conferen...	02/06/2023	15.00
Vendor 11204 - LEAGUE OF MINNESOTA CITIES Total:							15.00
Vendor: 12262 - US BANK (P-CARDS)							
INV0027490	01/25/2023	INV0027490	Onboarding Swag/TAHO SPOR...	101-1260-621130	ER-Empl Resources / Operating..	12/31/2022	1,207.50
INV0027490	01/25/2023	INV0027490	Onboarding Swag/TAHO SPOR...	101-1260-621130	ER-Empl Resources / Operating..	12/31/2022	1,155.00
INV0027493	01/25/2023	INV0027493	Safety Training Membersh/MI...	101-1260-632100	ER-Empl Resources / Dues & S...	01/25/2023	635.00
Vendor 12262 - US BANK (P-CARDS) Total:							2,997.50
Division 126 - Employee Resources Total:							3,012.50
Division: 127 - Communications & Engagement							
Vendor: 12262 - US BANK (P-CARDS)							
INV0027490	01/25/2023	INV0027490	Social media scheduler/SPRO...	101-1270-632100	Comm & Engage / Dues & Sub...	12/31/2022	134.10
INV0027490	01/25/2023	INV0027490	Stock photo subscription/ADO...	101-1270-632100	Comm & Engage / Dues & Sub...	12/31/2022	29.99
INV0027490	01/25/2023	INV0027490	Email Automation Service/MAI...	101-1270-632100	Comm & Engage / Dues & Sub...	12/31/2022	90.00
INV0027490	01/25/2023	INV0027490	Interactive graphics/INFOGR...	101-1270-632100	Comm & Engage / Dues & Sub...	12/31/2022	79.00
INV0027493	01/25/2023	INV0027493	ANNUAL SUBSCRIPTION/THE S...	101-1270-632100	Comm & Engage / Dues & Sub...	01/25/2023	291.20
INV0027493	01/25/2023	INV0027493	TCG Grant Winterfest/FACEBK...	101-1270-633100	Comm & Engage / Advertising	01/25/2023	25.00
Vendor 12262 - US BANK (P-CARDS) Total:							649.29
Division 127 - Communications & Engagement Total:							649.29
Division: 128 - City Clerk							
Vendor: 10425 - CIVICPLUS							
252535	01/31/2023	252535	MUNICODE SELF PUBLISHING,...	101-1280-635130	City Clerk / Hardware & Softw...	01/31/2023	70.99
Vendor 10425 - CIVICPLUS Total:							70.99

Council Claims Report

Payment Dates: 1/19/2023 - 1/19/2023

Item 6.

Payable Number	Payment Date	Payable Number	Description (Item)	Account Number	Account Name	Post Date	Amount
Vendor: 11014 - INTL INST OF MUNICIPAL CLERKS-IIMC							
MOORE MEMBER FEE	02/06/2023	MOORE MEMBER FEE	2023 IIMC MEMBERSHIP-MO...	101-1280-632100	City Clerk / Dues & Subscriptio...	02/06/2023	225.00
Vendor 11014 - INTL INST OF MUNICIPAL CLERKS-IIMC Total:							225.00
Division 128 - City Clerk Total:							295.99
Division: 129 - Elections							
Vendor: 13775 - QUADIENT FINANCE USA INC							
4211 01/23	01/31/2023	4211 01/23	POSTAGE	101-1290-633120	Elections / Communication (p...	01/31/2023	13.80
Vendor 13775 - QUADIENT FINANCE USA INC Total:							13.80
Division 129 - Elections Total:							13.80
Division: 131 - Accounting							
Vendor: 13775 - QUADIENT FINANCE USA INC							
4211 01/23	01/31/2023	4211 01/23	POSTAGE	101-1310-633120	Accounting / Communication (...)	01/31/2023	56.53
Vendor 13775 - QUADIENT FINANCE USA INC Total:							56.53
Vendor: 13092 - STRATEGIC INSIGHTS INC							
23Plan-It-017	01/31/2023	23Plan-It-017	PLANIT LICENSE RENEWAL	101-1310-635100	Accounting / Services Contract...	01/31/2023	300.00
Vendor 13092 - STRATEGIC INSIGHTS INC Total:							300.00
Vendor: 12262 - US BANK (P-CARDS)							
INV0027490	01/25/2023	INV0027490	CC RECEIPT TAPE - JULIE/AMZN...	101-1310-621120	Accounting / Office Supplies	12/31/2022	46.50
INV0027490	01/25/2023	INV0027490	CALENDAR - CAROL/WALMART...	101-1310-621120	Accounting / Office Supplies	12/31/2022	20.80
Vendor 12262 - US BANK (P-CARDS) Total:							67.30
Division 131 - Accounting Total:							423.83
Division: 132 - Assessing							
Vendor: 14482 - COSTAR REALTY INFORMATION							
117239489-1	02/06/2023	117239489-1	FEB SALES DATA ACCESS-CO...	101-1320-632100	Assessing / Dues & Subscriptio...	02/06/2023	430.00
Vendor 14482 - COSTAR REALTY INFORMATION Total:							430.00
Vendor: 10911 - HENNEPIN COUNTY							
1000198428	01/31/2023	1000198428	2022 ASSESSOR'S COMMERCI...	101-1320-632100	Assessing / Dues & Subscriptio...	12/31/2022	700.00
Vendor 10911 - HENNEPIN COUNTY Total:							700.00
Vendor: 13775 - QUADIENT FINANCE USA INC							
4211 01/23	01/31/2023	4211 01/23	POSTAGE	101-1320-633120	Assessing / Communication (p...	01/31/2023	8.90
Vendor 13775 - QUADIENT FINANCE USA INC Total:							8.90
Vendor: 12262 - US BANK (P-CARDS)							
INV0027490	01/25/2023	INV0027490	JACKET - PAT/TAHO SPORTSW...	101-1320-621110	Assessing / Clothing & Laundry	12/31/2022	60.50
INV0027493	01/25/2023	INV0027493	QTRLY DUES - PAT/REALTOR A...	101-1320-632100	Assessing / Dues & Subscriptio...	01/25/2023	140.00
Vendor 12262 - US BANK (P-CARDS) Total:							200.50
Division 132 - Assessing Total:							1,339.40

Council Claims Report

Payment Dates: 1/19/20

Item 6.

Payable Number	Payment Date	Payable Number	Description (Item)	Account Number	Account Name	Post Date	Amount
Division: 133 - Information Technology							
Vendor: 14044 - BLUEBEAM INC							
1549896	02/06/2023	1549896	2023 BLUEBEAM PRIME RENE...	101-1330-635130	IT / Hardware & Software Sup...	02/06/2023	2,340.00
Vendor 14044 - BLUEBEAM INC Total:							2,340.00
Vendor: 10447 - COMCAST/XFINITY							
3074 01/23	01/23/2023	3074 01/23	CABLE FEES-8772 10 789 0003...	101-1330-633120	IT / Communication (phones, ...	01/23/2023	365.11
Vendor 10447 - COMCAST/XFINITY Total:							365.11
Vendor: 11238 - LOFFLER COMPANIES-131511							
4252225	01/31/2023	4252225	COPIER/PRINTER CHGS, 10/22...	101-1330-635100	IT / Services Contracted, Non-...	12/31/2022	2,986.71
Vendor 11238 - LOFFLER COMPANIES-131511 Total:							2,986.71
Vendor: 14487 - METRO-INET							
1065	02/06/2023	1065	FEB PHONE CHGS	101-1330-633120	IT / Communication (phones, ...	02/06/2023	4,563.00
Vendor 14487 - METRO-INET Total:							4,563.00
Vendor: 14159 - MINN OCCUPATIONAL HEALTH							
417471	02/08/2023	417471	PRE-EMPLOYMENT DRUG TEST...	101-1330-631100	IT / Services-Professional	02/08/2023	68.00
Vendor 14159 - MINN OCCUPATIONAL HEALTH Total:							68.00
Vendor: 12262 - US BANK (P-CARDS)							
INV0027490	01/25/2023	INV0027490	WIRELESS IT/ATT* BILL PAYM...	101-1330-633120	IT / Communication (phones, ...	12/31/2022	215.38
INV0027490	01/25/2023	INV0027490	Network Backup Software/UN...	101-1330-635130	IT / Hardware & Software Sup...	12/31/2022	147.50
INV0027490	01/25/2023	INV0027490	Log Storage Microsoft/MICRO...	101-1330-635130	IT / Hardware & Software Sup...	12/31/2022	0.29
Vendor 12262 - US BANK (P-CARDS) Total:							363.17
Division 133 - Information Technology Total:							10,685.99
Division: 141 - Non-departmental							
Vendor: 12573 - MINN IT							
W22120590	01/31/2023	W22120590	DEC LANGUAGE LINE	101-1410-633120	Non-Dept / Communication	12/31/2022	128.10
Vendor 12573 - MINN IT Total:							128.10
Division 141 - Non-departmental Total:							128.10
Division: 211 - Police							
Vendor: 13299 - AMERICAN SOLUTIONS FOR BUSINESS							
INV06516075	01/31/2023	INV06516075	BUSINESS CARDS 2 OFFICERS	101-2110-633110	Police / Printing & Binding	01/31/2023	41.87
INV06516075D	01/31/2023	INV06516075D	DISCOUNT	101-2110-633110	Police / Printing & Binding	01/31/2023	-0.84
Vendor 13299 - AMERICAN SOLUTIONS FOR BUSINESS Total:							41.03
Vendor: 13514 - ANIMAL HUMANE SOCIETY							
34744	01/23/2023	34744	Q4-ANIMAL CONTROL	101-2110-635100	Police / Services Contracted, N...	12/31/2022	2,480.00
Vendor 13514 - ANIMAL HUMANE SOCIETY Total:							2,480.00
Vendor: 10140 - ANOKA COUNTY CHIEFS OF POLICE ASSOC							
2022 EXPENSES	01/23/2023	2022 EXPENSES	2022 ANOKA CTY CHIEF/POL ...	101-2110-632120	Police / Conferences & School	12/31/2022	696.00
Vendor 10140 - ANOKA COUNTY CHIEFS OF POLICE ASSOC Total:							696.00

Council Claims Report

Payment Dates: 1/19/20

Item 6.

Payable Number	Payment Date	Payable Number	Description (Item)	Account Number	Account Name	Post Date	Amount
Vendor: 10150 - ANOKA COUNTY TREASURY OFFICE							
AR020584	01/23/2023	AR020584	LANGUAGE INTERPRETER LINE	101-2110-631100	Police / Services-Professional	12/31/2022	12.36
Vendor 10150 - ANOKA COUNTY TREASURY OFFICE Total:							12.36
Vendor: 10178 - ASPEN MILLS INC							
307457	01/31/2023	307457	UNIFORM JACKET-FISCHER	101-2110-621110	Police / Clothing & Laundry	01/31/2023	99.80
307457D	01/31/2023	307457D	DISCOUNT	101-2110-621110	Police / Clothing & Laundry	01/31/2023	-4.99
307721	01/31/2023	307721	UNIFORM-ZIPPER REPAIR	101-2110-621110	Police / Clothing & Laundry	01/31/2023	39.85
307721D	01/31/2023	307721D	DISCOUNT	101-2110-621110	Police / Clothing & Laundry	01/31/2023	-1.99
307852	01/31/2023	307852	UNIFORM PANTS	101-2110-621110	Police / Clothing & Laundry	01/31/2023	145.90
307852D	01/31/2023	307852D	DISCOUNT	101-2110-621110	Police / Clothing & Laundry	01/31/2023	-7.30
308068	01/31/2023	308068	UNIFORM ITEMS	101-2110-621110	Police / Clothing & Laundry	01/31/2023	311.04
308068D	01/31/2023	308068D	DISCOUNT	101-2110-621110	Police / Clothing & Laundry	01/31/2023	-15.55
Vendor 10178 - ASPEN MILLS INC Total:							566.76
Vendor: 10295 - BOUND TREE MEDICAL LLC							
84827388	01/31/2023	84827388	MEDICAL GLOVES	101-2110-621130	Police / Operating Supplies	01/31/2023	112.46
Vendor 10295 - BOUND TREE MEDICAL LLC Total:							112.46
Vendor: 14199 - FAUL PSYCHOLOGICAL PLLC							
1321	01/31/2023	1321	WELLNESS VISITS - POLICE - 7	101-2110-631100	Police / Services-Professional	12/31/2022	1,050.00
1321	01/31/2023	1321	PRE-EMPLOYMENT PSYCH TES...	101-2110-631100	Police / Services-Professional	12/31/2022	650.00
Vendor 14199 - FAUL PSYCHOLOGICAL PLLC Total:							1,700.00
Vendor: 10899 - HEALTH PARTNERS							
10369	02/06/2023	10369	PRE-EMPLOYMENT PHYSICAL	101-2110-631100	Police / Services-Professional	02/06/2023	3,116.00
Vendor 10899 - HEALTH PARTNERS Total:							3,116.00
Vendor: 11153 - HIRERIGHT LLC							
H0220353	02/06/2023	H0220353	JAN BACKGROUND SCREENING	101-2110-635100	Police / Services Contracted, N...	02/06/2023	20.70
Vendor 11153 - HIRERIGHT LLC Total:							20.70
Vendor: 12888 - JB PICTURE FRAMING STUDIO							
3267	02/06/2023	3267	SHADOWBOX-BOB STEVENS R...	101-2110-621130	Police / Operating Supplies	02/06/2023	302.00
Vendor 12888 - JB PICTURE FRAMING STUDIO Total:							302.00
Vendor: 11204 - LEAGUE OF MINNESOTA CITIES							
374855	01/31/2023	374855	PATROL ONLINE TRAINING	101-2110-632120	Police / Conferences & School	01/31/2023	4,140.00
Vendor 11204 - LEAGUE OF MINNESOTA CITIES Total:							4,140.00
Vendor: 11382 - MID-STATES ORGANIZED CRIME INFO CENTER - MOCIC							
2023378-IN	01/31/2023	2023378-IN	2023 MOCIC DUES-46 SWORN...	101-2110-632100	Police / Dues & Subscription, P...	01/31/2023	200.00
Vendor 11382 - MID-STATES ORGANIZED CRIME INFO CENTER - MOCIC Total:							200.00
Vendor: 11431 - MINN DEPT OF ADMINISTRATION							
00000731175	01/23/2023	00000731175	DATA PRACTICE TRAINING TIT...	101-2110-632120	Police / Conferences & School	01/23/2023	125.00
00000731176	01/23/2023	00000731176	DATA PRACTICE TRAINING SH...	101-2110-632120	Police / Conferences & School	01/23/2023	125.00
00000731177	01/23/2023	00000731177	DATA PRACTICE TRAINING SC...	101-2110-632120	Police / Conferences & School	01/23/2023	125.00
Vendor 11431 - MINN DEPT OF ADMINISTRATION Total:							375.00

Council Claims Report

Payment Dates: 1/19/20

Item 6.

Payable Number	Payment Date	Payable Number	Description (Item)	Account Number	Account Name	Post Date	Amount
Vendor: 13775 - QUADIENT FINANCE USA INC							
4211 01/23	01/31/2023	4211 01/23	POSTAGE	101-2110-633120	Police / Communication (phon...	01/31/2023	108.01
Vendor 13775 - QUADIENT FINANCE USA INC Total:							108.01
Vendor: 11856 - RAPIT PRINTING							
243539	01/31/2023	243539	PUBLIC SAFETY WINDOW ENV...	101-2110-633110	Police / Printing & Binding	01/31/2023	447.15
243539	01/31/2023	243539	PUBLIC SAFETY ENVELOPES	101-2110-633110	Police / Printing & Binding	01/31/2023	435.59
Vendor 11856 - RAPIT PRINTING Total:							882.74
Vendor: 12115 - STREICHER'S							
I1611764	01/31/2023	I1611764	223 CALIBER AMMUNITION	101-2110-621130	Police / Operating Supplies	01/31/2023	2,760.80
I1611776	01/31/2023	I1611776	.45 CALIBER AMMUNITION	101-2110-621130	Police / Operating Supplies	01/31/2023	445.98
I1612190	01/31/2023	I1612190	UNIFORM BOOTS WANGEN	101-2110-621110	Police / Clothing & Laundry	01/31/2023	140.00
Vendor 12115 - STREICHER'S Total:							3,346.78
Vendor: 12146 - T-MOBILE							
9522777781	01/31/2023	9522777781	GPS LOCATE	101-2110-633120	Police / Communication (phon...	12/31/2022	125.00
Vendor 12146 - T-MOBILE Total:							125.00
Vendor: 12262 - US BANK (P-CARDS)							
INV0027490	01/25/2023	INV0027490	OFFICE SUPPLIES/ODP BUS S...	101-2110-621120	Police / Office Supplies	12/31/2022	66.34
INV0027490	01/25/2023	INV0027490	OFFICE SUPPLIES/AMAZON.C...	101-2110-621120	Police / Office Supplies	12/31/2022	46.94
INV0027490	01/25/2023	INV0027490	OFFICE SUPPLIES/AMZN MKTP...	101-2110-621120	Police / Office Supplies	12/31/2022	40.00
INV0027490	01/25/2023	INV0027490	OFFICE SUPPLIES/AMAZON.C...	101-2110-621120	Police / Office Supplies	12/31/2022	60.78
INV0027490	01/25/2023	INV0027490	K-9 KENNEL/RIN TIN INN KEN...	101-2110-621130	Police / Operating Supplies	12/31/2022	64.00
INV0027490	01/25/2023	INV0027490	YEAR PLATE DEPT PHOTO/SQ ...	101-2110-621130	Police / Operating Supplies	12/31/2022	28.07
INV0027490	01/25/2023	INV0027490	EVIDENCE CD BINS/TARGET ...	101-2110-621130	Police / Operating Supplies	12/31/2022	27.96
INV0027490	01/25/2023	INV0027490	EVIDENCE CD BINS/TARGET ...	101-2110-621130	Police / Operating Supplies	12/31/2022	27.96
INV0027490	01/25/2023	INV0027490	DOG FOOD/CHEWY.COM	101-2110-621130	Police / Operating Supplies	12/31/2022	99.74
INV0027490	01/25/2023	INV0027490	TRAUMA SHEARS (GO-BAGS)/...	101-2110-621130	Police / Operating Supplies	12/31/2022	104.90
INV0027490	01/25/2023	INV0027490	KLEENEXES FOR PD/SAMSClub...	101-2110-621130	Police / Operating Supplies	12/31/2022	14.98
INV0027490	01/25/2023	INV0027490	2022 Acrylic Sheet/HOMEDEP...	101-2110-621130	Police / Operating Supplies	12/31/2022	146.49
INV0027490	01/25/2023	INV0027490	DEPARTMENT PHOTO FRAME...	101-2110-621130	Police / Operating Supplies	12/31/2022	157.99
INV0027490	01/25/2023	INV0027490	EVIDENCE LABELS/AMAZON.C...	101-2110-621130	Police / Operating Supplies	12/31/2022	69.92
INV0027490	01/25/2023	INV0027490	CHRISTMAS CARD FOR PD/SH...	101-2110-621130	Police / Operating Supplies	12/31/2022	158.27
INV0027490	01/25/2023	INV0027490	ADVIL/TYLENOL OFFICE/SAMS...	101-2110-621130	Police / Operating Supplies	12/31/2022	57.02
INV0027490	01/25/2023	INV0027490	BAND AIDS FOR PD OFFICE/S...	101-2110-621130	Police / Operating Supplies	12/31/2022	23.96
INV0027490	01/25/2023	INV0027490	BATTERIES FOR GUN RANGE/...	101-2110-621130	Police / Operating Supplies	12/31/2022	58.52
INV0027490	01/25/2023	INV0027490	POWER CONVERTERS/AMZN ...	101-2110-621150	Police / Tools & Minor Equipm...	12/31/2022	216.00
INV0027490	01/25/2023	INV0027490	PARKING FEE/MPLS	101-2110-632110	Police / Transportation	12/31/2022	4.00
INV0027490	01/25/2023	INV0027490	WIRELESS POLICE/ATT* BILL P...	101-2110-633120	Police / Communication (phon...	12/31/2022	998.25
INV0027490	01/25/2023	INV0027490	BEDBUG TREATMENT SQD 315...	101-2110-635100	Police / Services Contracted, N...	12/31/2022	199.00
INV0027493	01/25/2023	INV0027493	BADGE LANYARDS/AMZN MKT...	101-2110-621130	Police / Operating Supplies	01/25/2023	279.96
INV0027493	01/25/2023	INV0027493	FBI NAA DUES/FBI NATIONAL ...	101-2110-632100	Police / Dues & Subscription, P...	01/25/2023	115.00
INV0027493	01/25/2023	INV0027493	FBI NAA DUES/FBI NATIONAL ...	101-2110-632100	Police / Dues & Subscription, P...	01/25/2023	115.00
INV0027493	01/25/2023	INV0027493	K-9 ASSOCIATION RENEWAL/U...	101-2110-632100	Police / Dues & Subscription, P...	01/25/2023	50.00

Council Claims Report

Payment Dates: 1/19/20

Payable Number	Payment Date	Payable Number	Description (Item)	Account Number	Account Name	Post Date	Amount
INV0027493	01/25/2023	INV0027493	USPCA TRIAL FEE/PAYPAL *US...	101-2110-632120	Police / Conferences & School	01/25/2023	75.00
INV0027493	01/25/2023	INV0027493	POST TRAINING MURPHY/PAY...	101-2110-632120	Police / Conferences & School	01/25/2023	235.00
INV0027493	01/25/2023	INV0027493	K-9 NARCOTICS TRIALS/PAYPAL..	101-2110-632120	Police / Conferences & School	01/25/2023	75.00
INV0027493	01/25/2023	INV0027493	POST TRAINING VOLK/BLUE TO..	101-2110-632120	Police / Conferences & School	01/25/2023	450.00
INV0027493	01/25/2023	INV0027493	FORFEITURE CAMERAS CELL/R...	101-2110-633120	Police / Communication (phon...	01/25/2023	20.00
Vendor 12262 - US BANK (P-CARDS) Total:							4,086.05
Vendor: 13289 - VISUAL LABS INC							
23160	01/23/2023	23160	VISUAL LABS CONTRACT 2023	101-2110-635130	Police / Hardware & Software ...	01/23/2023	40,752.00
Vendor 13289 - VISUAL LABS INC Total:							40,752.00
Division 211 - Police Total:							63,062.89
Division: 215 - Emergency Management							
Vendor: 12402 - XCEL ENERGY							
812261923	01/23/2023	812261923	UTILITIES 51-5117620-2	101-2150-634100	Emergency Mgmt / Utility Serv...	01/23/2023	66.91
Vendor 12402 - XCEL ENERGY Total:							66.91
Division 215 - Emergency Management Total:							66.91
Division: 219 - Fire							
Vendor: 10144 - ANOKA COUNTY FIRE PROTECTION COUNCIL							
254	01/23/2023	254	ACFPC ANNUAL DUES	101-2190-632100	Fire / Dues & Subscription, Pe...	01/23/2023	700.00
Vendor 10144 - ANOKA COUNTY FIRE PROTECTION COUNCIL Total:							700.00
Vendor: 10178 - ASPEN MILLS INC							
307758	01/31/2023	307758	FF INITIAL ISSUE BABB	101-2190-621110	Fire / Clothing & Laundry	01/31/2023	29.70
Vendor 10178 - ASPEN MILLS INC Total:							29.70
Vendor: 10224 - BATTERIES PLUS							
P58955263	01/23/2023	P58955263	BATTERIES FOR BOX LIGHTS	101-2190-621130	Fire / Operating Supplies	01/23/2023	75.54
Vendor 10224 - BATTERIES PLUS Total:							75.54
Vendor: 14474 - BROADWAY AWARDS							
51905	01/31/2023	51905	FIREFIGHTER PLAQUES AND R...	101-2190-621130	Fire / Operating Supplies	12/31/2022	585.76
Vendor 14474 - BROADWAY AWARDS Total:							585.76
Vendor: 13374 - CARDINAL INVESTIGATIONS							
FPS2023-1	01/23/2023	FPS2023-1	PRE-EMPLOYMENT BACKGRO...	101-2190-631100	Fire / Services-Professional	01/23/2023	1,380.00
Vendor 13374 - CARDINAL INVESTIGATIONS Total:							1,380.00
Vendor: 10383 - CENTERPOINT ENERGY-MINNEGASCO							
4145-9 01/23	02/06/2023	4145-9 01/23	UTILITIES 8000014145-9	101-2190-634100	Fire / Utility Services	12/31/2022	890.43
Vendor 10383 - CENTERPOINT ENERGY-MINNEGASCO Total:							890.43
Vendor: 14489 - CITIZENPRIME LLC/FIREPENNY							
54373	01/23/2023	54373	FIRE HOSE NOZZLES	101-2190-621150	Fire / Tools & Minor Equipment	12/31/2022	913.00
Vendor 14489 - CITIZENPRIME LLC/FIREPENNY Total:							913.00
Vendor: 10637 - EMERGENCY APPARATUS MAINT							
126310	01/31/2023	126310	E3 REPAIR DOOR LIGHT	101-2190-635100	Fire / Services Contracted, Non..	01/31/2023	602.29

Council Claims Report

Payment Dates: 1/19/20

Item 6.

Payable Number	Payment Date	Payable Number	Description (Item)	Account Number	Account Name	Post Date	Amount
126455	01/31/2023	126455	E1 REPAIR LADDER BRACKET	101-2190-621140	Fire / Supplies for Repair & Ma...	01/31/2023	130.19
Vendor 10637 - EMERGENCY APPARATUS MAINT Total:							732.48
Vendor: 14199 - FAUL PSYCHOLOGICAL PLLC							
1321	01/31/2023	1321	PRE-EMPLOYMENT PSYCH TES...	101-2190-631100	Fire / Services-Professional	12/31/2022	650.00
1321	01/31/2023	1321	WELLNESS VISITS - FIRE - 5	101-2190-631100	Fire / Services-Professional	12/31/2022	750.00
Vendor 14199 - FAUL PSYCHOLOGICAL PLLC Total:							1,400.00
Vendor: 10899 - HEALTH PARTNERS							
10369	02/06/2023	10369	PRE-EMPLOYMENT PHYSICAL	101-2190-631100	Fire / Services-Professional	02/06/2023	2,960.00
Vendor 10899 - HEALTH PARTNERS Total:							2,960.00
Vendor: 14484 - HYDRA RAM UNLIMITED							
23-2881	01/23/2023	23-2881	HYDRARAM SERVICE AND REP...	101-2190-635100	Fire / Services Contracted, Non..	01/23/2023	279.31
Vendor 14484 - HYDRA RAM UNLIMITED Total:							279.31
Vendor: 11359 - METRO CHIEF FIRE OFFICERS ASSN							
LANGE DUES 2023	01/23/2023	LANGE DUES 2023	METRO CHIEF FIRE OFFICERS A...	101-2190-632100	Fire / Dues & Subscription, Pe...	01/23/2023	100.00
WEIERKE DUES 2023	01/23/2023	WEIERKE DUES 2023	CHIEF FIRE OFFICERS ASSO DU...	101-2190-632100	Fire / Dues & Subscription, Pe...	01/23/2023	100.00
ZIKMUND DUES 2023	01/23/2023	ZIKMUND DUES 2023	METRO CHIEF FIRE OFFICERS A...	101-2190-632100	Fire / Dues & Subscription, Pe...	01/23/2023	100.00
Vendor 11359 - METRO CHIEF FIRE OFFICERS ASSN Total:							300.00
Vendor: 13775 - QUADIENT FINANCE USA INC							
4211 01/23	01/31/2023	4211 01/23	POSTAGE	101-2190-633120	Fire / Communication (phones,...	01/31/2023	22.90
Vendor 13775 - QUADIENT FINANCE USA INC Total:							22.90
Vendor: 12262 - US BANK (P-CARDS)							
INV0027490	01/25/2023	INV0027490	OFFICE SUPPLIES CARDSTOC/...	101-2190-621120	Fire / Office Supplies	12/31/2022	45.59
INV0027490	01/25/2023	INV0027490	OFFICE SUPPLIES PHOTO/ODP ...	101-2190-621120	Fire / Office Supplies	12/31/2022	48.29
INV0027490	01/25/2023	INV0027490	OFFICE SUPPLIES BAGS/ODP B...	101-2190-621120	Fire / Office Supplies	12/31/2022	30.19
INV0027490	01/25/2023	INV0027490	BATTERIES AND GREASE/THE ...	101-2190-621130	Fire / Operating Supplies	12/31/2022	14.65
INV0027490	01/25/2023	INV0027490	PHOTO WALL PRINTS/WALGR...	101-2190-621130	Fire / Operating Supplies	12/31/2022	56.64
INV0027490	01/25/2023	INV0027490	TRUCK WASH TOWELS/AMZN...	101-2190-621140	Fire / Supplies for Repair & Ma...	12/31/2022	75.98
INV0027490	01/25/2023	INV0027490	2022 Vacuum Station 2/AMAZ...	101-2190-621140	Fire / Supplies for Repair & Ma...	12/31/2022	190.32
INV0027490	01/25/2023	INV0027490	CLEANING SUPPLIES/ODP BUS ...	101-2190-621140	Fire / Supplies for Repair & Ma...	12/31/2022	34.59
INV0027490	01/25/2023	INV0027490	WIRELESS FIRE/ATT* BILL PAY...	101-2190-633120	Fire / Communication (phones,...	12/31/2022	91.45
INV0027490	01/25/2023	INV0027490	SHIPPING ITEM FOR SERVIC/F...	101-2190-635100	Fire / Services Contracted, Non..	12/31/2022	39.20
INV0027493	01/25/2023	INV0027493	COFFEE/SAMSClub #6310	101-2190-621130	Fire / Operating Supplies	01/25/2023	242.52
INV0027493	01/25/2023	INV0027493	EMS BAGS E3/EMERGENCY M...	101-2190-621130	Fire / Operating Supplies	01/25/2023	372.98
INV0027493	01/25/2023	INV0027493	FDIC CONF AIRFARE BRAKIC/D...	101-2190-632110	Fire / Transportation	01/25/2023	357.80
INV0027493	01/25/2023	INV0027493	FDIC CONF AIRFARE KNOTT/D...	101-2190-632110	Fire / Transportation	01/25/2023	357.80
INV0027493	01/25/2023	INV0027493	FDIC CONF AIRFARE BELMOR/...	101-2190-632110	Fire / Transportation	01/25/2023	357.80
INV0027493	01/25/2023	INV0027493	AEMSA REGISTRATION BABE/...	101-2190-632120	Fire / Conferences & School	01/25/2023	360.00
INV0027493	01/25/2023	INV0027493	SCHUSTER MSTATE CLASS/MI...	101-2190-632120	Fire / Conferences & School	01/25/2023	709.83
INV0027493	01/25/2023	INV0027493	AHEMS CONF HOTEL STAY/PIE...	101-2190-632120	Fire / Conferences & School	01/25/2023	268.84
INV0027493	01/25/2023	INV0027493	AEMSA REGISTRATION SCHUS...	101-2190-632120	Fire / Conferences & School	01/25/2023	260.00

Council Claims Report

Payment Dates: 1/19/20

Item 6.

Payable Number	Payment Date	Payable Number	Description (Item)	Account Number	Account Name	Post Date	Amount
INV0027493	01/25/2023	INV0027493	SCHUSTER MSTATE CLASS/MI...	101-2190-632120	Fire / Conferences & School	01/25/2023	900.00
Vendor 12262 - US BANK (P-CARDS) Total:							4,814.47
Vendor: 12313 - VERIZON WIRELESS							
9925083522	01/31/2023	9925083522	WIRELESS FIRE, ACCT 8421278...	101-2190-633120	Fire / Communication (phones,..	12/31/2022	480.12
Vendor 12313 - VERIZON WIRELESS Total:							480.12
Vendor: 12402 - XCEL ENERGY							
812489441	01/23/2023	812489441	UTILITIES 51-4632660-1	101-2190-634100	Fire / Utility Services	12/31/2022	467.88
Vendor 12402 - XCEL ENERGY Total:							467.88
Division 219 - Fire Total:							16,031.59
Division: 311 - Campus Facilities							
Vendor: 10165 - ARAMARK UNIFORM SERVICES							
6290087680	01/31/2023	6290087680	FLOOR MATS - CH	101-3110-621110	Facilities / Clothing & Laundry	01/31/2023	18.90
6290087683	01/31/2023	6290087683	FLOOR MATS & SHOP TOWELS ..	101-3110-621110	Facilities / Clothing & Laundry	01/31/2023	83.42
6290087703	01/31/2023	6290087703	UNIFORMS - FACILITIES	101-3110-621110	Facilities / Clothing & Laundry	01/31/2023	25.99
6290090178	01/31/2023	6290090178	FLOOR MATS - CH	101-3110-621110	Facilities / Clothing & Laundry	01/31/2023	25.00
6290090180	01/31/2023	6290090180	FLOOR MATS & SHOP TOWELS ..	101-3110-621110	Facilities / Clothing & Laundry	01/31/2023	60.21
6290090193	01/31/2023	6290090193	UNIFORMS - FACILITIES	101-3110-621110	Facilities / Clothing & Laundry	01/31/2023	16.36
6290092606	02/06/2023	6290092606	FLOOR MATS - CH	101-3110-621110	Facilities / Clothing & Laundry	02/06/2023	25.00
6290092610	02/06/2023	6290092610	FLOOR MATS & SHOP TOWELS ..	101-3110-621110	Facilities / Clothing & Laundry	02/06/2023	26.24
6290092628	02/06/2023	6290092628	UNIFORMS - FACILITIES	101-3110-621110	Facilities / Clothing & Laundry	02/06/2023	21.62
6290095296	02/06/2023	6290095296	FLOOR MATS - CH	101-3110-621110	Facilities / Clothing & Laundry	02/06/2023	25.00
6290095301	02/06/2023	6290095301	FLOOR MATS & SHOP TOWELS ..	101-3110-621110	Facilities / Clothing & Laundry	02/06/2023	60.21
6290095315	02/06/2023	6290095315	UNIFORMS - FACILITIES	101-3110-621110	Facilities / Clothing & Laundry	02/06/2023	19.25
Vendor 10165 - ARAMARK UNIFORM SERVICES Total:							407.20
Vendor: 14181 - ASSOC OF MINNESOTA COUNTIES-MCCFMA							
14056	02/06/2023	14056	2023 MCCFMA DUES-JEFF JEN...	101-3110-632100	Facilities / Dues,Subscription,P...	02/06/2023	350.00
Vendor 14181 - ASSOC OF MINNESOTA COUNTIES-MCCFMA Total:							350.00
Vendor: 10245 - BENSON, JEANNIE							
BENSON MILEAGE 2022	02/06/2023	BENSON MILEAGE 2022	2022 MILEAGE REIMB	101-3110-632110	Facilities / Transportation	12/31/2022	569.48
Vendor 10245 - BENSON, JEANNIE Total:							569.48
Vendor: 10383 - CENTERPOINT ENERGY-MINNEGASCO							
1004-4 01/23-A	02/06/2023	1004-4 01/23-A	UTILITIES 10791004-4	101-3110-634100	Facilities / Utility Services	12/31/2022	135.85
1005-1 01/23-A	02/06/2023	1005-1 01/23-A	UTILITIES 10791005-1	101-3110-634100	Facilities / Utility Services	12/31/2022	109.17
Vendor 10383 - CENTERPOINT ENERGY-MINNEGASCO Total:							245.02
Vendor: 13121 - FLUID INTERIORS LLC							
83356	01/31/2023	83356	CHAIR HARD CASTER KITS	101-3110-621130	Facilities / Operating Supplies	01/31/2023	350.96
Vendor 13121 - FLUID INTERIORS LLC Total:							350.96
Vendor: 12882 - JASONS JANITORIAL SERVICES							
020123	02/06/2023	020123	JAN CLEANING SERVICES-PW	101-3110-635100	Facilities / Services Contracted,..	02/06/2023	1,350.00

Council Claims Report

Payment Dates: 1/19/20

Item 6.

Payable Number	Payment Date	Payable Number	Description (Item)	Account Number	Account Name	Post Date	Amount
020123	02/06/2023	020123	JAN CLEANING SERVICES-CH	101-3110-635100	Facilities / Services Contracted,..	02/06/2023	1,750.00
Vendor 12882 - JASONS JANITORIAL SERVICES Total:							3,100.00
Vendor: 12676 - LEPAGE & SONS							
198286	02/06/2023	198286	TRASH SERVICE - PW	101-3110-635100	Facilities / Services Contracted,..	02/06/2023	550.70
198390	02/06/2023	198390	TRASH SERVICE - CH	101-3110-635100	Facilities / Services Contracted,..	02/06/2023	200.16
Vendor 12676 - LEPAGE & SONS Total:							750.86
Vendor: 14458 - METRO GARAGE DOOR/WINTER INDUSTRIES LLC							
312843	01/31/2023	312843	GARAGE DOOR SPRINGS	101-3110-621140	Facilities / Supplies for Repair ...	01/31/2023	9,780.00
Vendor 14458 - METRO GARAGE DOOR/WINTER INDUSTRIES LLC Total:							9,780.00
Vendor: 12007 - SHRED RIGHT							
592202	02/06/2023	592202	JAN SHREDDING SERVICE	101-3110-635100	Facilities / Services Contracted,..	02/06/2023	65.62
Vendor 12007 - SHRED RIGHT Total:							65.62
Vendor: 12134 - SUPPLY SOLUTIONS LLC							
40134	02/06/2023	40134	BLACK TRASH CAN LINERS	101-3110-621130	Facilities / Operating Supplies	02/06/2023	321.84
Vendor 12134 - SUPPLY SOLUTIONS LLC Total:							321.84
Vendor: 13458 - TOTAL ENERGY SYSTEMS							
INV90301	02/06/2023	INV90301	GENERATOR MAINTENANCE-...	101-3110-635100	Facilities / Services Contracted,..	12/31/2022	1,245.00
INV90302	02/06/2023	INV90302	GENERATOR MAINTENANCE-C...	101-3110-635100	Facilities / Services Contracted,..	12/31/2022	1,781.33
Vendor 13458 - TOTAL ENERGY SYSTEMS Total:							3,026.33
Vendor: 12262 - US BANK (P-CARDS)							
INV0027490	01/25/2023	INV0027490	2022 Office Supplies/AMAZON...	101-3110-621120	Facilities / Office Supplies	12/31/2022	27.05
INV0027490	01/25/2023	INV0027490	2022Refund Boot Scrubber/A...	101-3110-621130	Facilities / Operating Supplies	12/31/2022	-101.90
INV0027490	01/25/2023	INV0027490	2022 Return Filters/KULLY SU...	101-3110-621130	Facilities / Operating Supplies	12/31/2022	-48.84
INV0027490	01/25/2023	INV0027490	2022 Boot Scrubbers/AMZN ...	101-3110-621130	Facilities / Operating Supplies	12/31/2022	109.72
INV0027490	01/25/2023	INV0027490	2022 Batteries/AMZN MKTP U...	101-3110-621130	Facilities / Operating Supplies	12/31/2022	8.95
INV0027490	01/25/2023	INV0027490	2022 Batteries/AMZN MKTP U...	101-3110-621130	Facilities / Operating Supplies	12/31/2022	10.78
INV0027490	01/25/2023	INV0027490	Batteries/THE HOME DEPOT 2...	101-3110-621140	Facilities / Supplies for Repair ...	12/31/2022	29.74
INV0027490	01/25/2023	INV0027490	2022 Refund Tax Conf & S/SKIL...	101-3110-632120	Facilities / Conferences & Sch...	12/31/2022	-2.28
INV0027490	01/25/2023	INV0027490	Postage return product/USPS....	101-3110-633120	Facilities / Communication	12/31/2022	9.00
INV0027490	01/25/2023	INV0027490	WIRELESS FACILITIES/ATT* BILL...	101-3110-633120	Facilities / Communication	12/31/2022	137.38
INV0027493	01/25/2023	INV0027493	2023 Office Supplies/THE HO...	101-3110-621120	Facilities / Office Supplies	01/25/2023	8.50
INV0027493	01/25/2023	INV0027493	2023 Clock Fireside Room/AM...	101-3110-621130	Facilities / Operating Supplies	01/25/2023	15.99
Vendor 12262 - US BANK (P-CARDS) Total:							204.09
Vendor: 12372 - WHEELER HARDWARE CO							
SPI137838	02/06/2023	SPI137838	KEYS AND CORE-POLICE DEPT	101-3110-621130	Facilities / Operating Supplies	02/06/2023	38.33
Vendor 12372 - WHEELER HARDWARE CO Total:							38.33
Vendor: 12402 - XCEL ENERGY							
812277398	01/23/2023	812277398	UTILITIES 51-5874321-4	101-3110-634100	Facilities / Utility Services	12/31/2022	2,277.96
812679112	02/06/2023	812679112	UTILITIES 51-4330624-7	101-3110-634100	Facilities / Utility Services	12/31/2022	6,881.56
812272281	01/23/2023	812272281	UTILITIES 51-4732196-0	101-3110-634100	Facilities / Utility Services	01/23/2023	23.38
Vendor 12402 - XCEL ENERGY Total:							9,182.90

Council Claims Report

Payment Dates: 1/19/20

Item 6.

Payable Number	Payment Date	Payable Number	Description (Item)	Account Number	Account Name	Post Date	Amount
Vendor: 12411 - YALE MECHANICAL INC							
240468	01/31/2023	240468	HVAC MAINTENANCE-CIVIC C...	101-3110-635100	Facilities / Services Contracted,...	12/31/2022	2,473.17
Vendor 12411 - YALE MECHANICAL INC Total:							2,473.17
Division 311 - Campus Facilities Total:							30,865.80
Division: 314 - Engineering							
Vendor: 11439 - MINN DEPT OF PUBLIC SAFETY-DVS RENEWALS							
00-015845008	01/23/2023	00-015845008	TABS FOR VEHICLE 803	101-3140-621130	Eng / Operating Supplies	01/23/2023	29.75
Vendor 11439 - MINN DEPT OF PUBLIC SAFETY-DVS RENEWALS Total:							29.75
Vendor: 11819 - QP MARKETING							
5929	01/31/2023	5929	WINTER CLOTHING	101-3140-621110	Eng / Clothing & Laundry	01/31/2023	328.50
Vendor 11819 - QP MARKETING Total:							328.50
Vendor: 13775 - QUADIENT FINANCE USA INC							
4211 01/23	01/31/2023	4211 01/23	POSTAGE	101-3140-633120	Eng / Communication (phones,...	01/31/2023	41.33
Vendor 13775 - QUADIENT FINANCE USA INC Total:							41.33
Vendor: 13092 - STRATEGIC INSIGHTS INC							
23Plan-It-017	01/31/2023	23Plan-It-017	PLANIT LICENSE RENEWAL	101-3140-635100	Eng / Services Contracted, Non...	01/31/2023	300.00
Vendor 13092 - STRATEGIC INSIGHTS INC Total:							300.00
Vendor: 12157 - TAHO SPORTSWEAR							
23TS0140	01/31/2023	23TS0140	IMPRINTING FOR SAFETY CLO...	101-3140-621110	Eng / Clothing & Laundry	01/31/2023	42.50
Vendor 12157 - TAHO SPORTSWEAR Total:							42.50
Vendor: 12262 - US BANK (P-CARDS)							
INV0027490	01/25/2023	INV0027490	Hi Vis Jackets/FULL SOURCE LLC	101-3140-621110	Eng / Clothing & Laundry	12/31/2022	442.92
INV0027490	01/25/2023	INV0027490	snow scrapers for cars/MENA...	101-3140-621130	Eng / Operating Supplies	12/31/2022	109.79
INV0027490	01/25/2023	INV0027490	Cell phone car mounts/AMZN...	101-3140-621130	Eng / Operating Supplies	12/31/2022	32.10
INV0027490	01/25/2023	INV0027490	WIRELESS ENGINEERING/ATT*...	101-3140-633120	Eng / Communication (phones,...	12/31/2022	531.53
INV0027493	01/25/2023	INV0027493	SWPPP Online Course/U OF M...	101-3140-632120	Eng / Conferences & School	01/25/2023	310.00
INV0027493	01/25/2023	INV0027493	CEAM Conference/FUSION LE...	101-3140-632120	Eng / Conferences & School	01/25/2023	485.00
INV0027493	01/25/2023	INV0027493	Forum empl. recruitment/MI...	101-3140-632120	Eng / Conferences & School	01/25/2023	30.00
Vendor 12262 - US BANK (P-CARDS) Total:							1,941.34
Division 314 - Engineering Total:							2,683.42
Division: 316 - Parks							
Vendor: 10165 - ARAMARK UNIFORM SERVICES							
6290087692	01/23/2023	6290087692	UNIFORMS - PARKS	101-3160-621110	Parks / Clothing & Laundry	01/23/2023	69.47
6290090185	01/23/2023	6290090185	UNIFORMS - PARKS	101-3160-621110	Parks / Clothing & Laundry	01/23/2023	69.47
6290092617	02/06/2023	6290092617	UNIFORMS - PARKS	101-3160-621110	Parks / Clothing & Laundry	02/06/2023	69.47
6290095308	02/06/2023	6290095308	UNIFORMS - PARKS	101-3160-621110	Parks / Clothing & Laundry	02/06/2023	69.47
Vendor 10165 - ARAMARK UNIFORM SERVICES Total:							277.88
Vendor: 10383 - CENTERPOINT ENERGY-MINNEGASCO							
4158-2 01/23	02/06/2023	4158-2 01/23	UTILITIES 8000014158-2	101-3160-634100	Parks / Utility Services	12/31/2022	1,251.50
Vendor 10383 - CENTERPOINT ENERGY-MINNEGASCO Total:							1,251.50

Council Claims Report

Payment Dates: 1/19/20

Item 6.

Payable Number	Payment Date	Payable Number	Description (Item)	Account Number	Account Name	Post Date	Amount
Vendor: 11346 - MENARDS - FRIDLEY							
82314	01/31/2023	82314	DRILL BIT SET	101-3160-621150	Parks / Tools & Minor Equipm...	01/31/2023	30.97
CM82314	01/31/2023	CM82314	MENARDS REBATE	101-3160-621150	Parks / Tools & Minor Equipm...	01/31/2023	-27.77
Vendor 11346 - MENARDS - FRIDLEY Total:							3.20
Vendor: 14159 - MINN OCCUPATIONAL HEALTH							
417471	02/08/2023	417471	RANDOM DRUG TESTING	101-3160-631100	Parks / Services-Professional	02/08/2023	68.00
Vendor 14159 - MINN OCCUPATIONAL HEALTH Total:							68.00
Vendor: 11485 - MINN UNEMPLOYMENT FUND							
QTR 4 2022	01/23/2023	QTR 4 2022	Q4-2022 UNEMPLOYMENT PA...	101-3160-631130	Parks / Insurance Policies	12/31/2022	1,109.70
Vendor 11485 - MINN UNEMPLOYMENT FUND Total:							1,109.70
Vendor: 11667 - ON SITE COMPANIES							
0001477000	01/31/2023	0001477000	TOILET RENTAL-COMMONS P...	101-3160-635110	Parks / Rentals	01/31/2023	79.00
0001477001	01/31/2023	0001477001	TOILET RENTAL-MADSEN PARK	101-3160-635110	Parks / Rentals	01/31/2023	161.00
0001477002	01/31/2023	0001477002	TOILET RENTAL-FLANERY PARK	101-3160-635110	Parks / Rentals	01/31/2023	161.00
0001477004	01/31/2023	0001477004	TOILET RENTAL-MOORE LAKE ...	101-3160-635110	Parks / Rentals	01/31/2023	161.00
0001477005	01/31/2023	0001477005	TOILET RENTAL-RUTH CIRCLE	101-3160-635110	Parks / Rentals	01/31/2023	161.00
Vendor 11667 - ON SITE COMPANIES Total:							723.00
Vendor: 11971 - SCHULTE, MARK							
BOOT REIMBURSE	01/23/2023	BOOT REIMBURSE	REIMBURSE MARK SCHULTE-S...	101-3160-621110	Parks / Clothing & Laundry	01/23/2023	199.75
Vendor 11971 - SCHULTE, MARK Total:							199.75
Vendor: 12262 - US BANK (P-CARDS)							
INV0027490	01/25/2023	INV0027490	WIRELESS PARKS/ATT* BILL PA...	101-3160-633120	Parks / Communication (phon...	12/31/2022	306.01
INV0027493	01/25/2023	INV0027493	Tree care registry/DEPT OF AG...	101-3160-632100	Parks / Dues & Subscription, P...	01/25/2023	25.56
Vendor 12262 - US BANK (P-CARDS) Total:							331.57
Vendor: 12402 - XCEL ENERGY							
812293880	01/23/2023	812293880	UTILITIES 51-5926811-8	101-3160-634100	Parks / Utility Services	12/31/2022	2,779.44
Vendor 12402 - XCEL ENERGY Total:							2,779.44
Division 316 - Parks Total:							6,744.04
Division: 317 - Lighting							
Vendor: 12402 - XCEL ENERGY							
812517913	01/23/2023	812517913	UTILITIES 51-6808586-5	101-3170-634100	Lighting / Utility Services	12/31/2022	16,371.69
Vendor 12402 - XCEL ENERGY Total:							16,371.69
Division 317 - Lighting Total:							16,371.69
Division: 318 - Streets							
Vendor: 10165 - ARAMARK UNIFORM SERVICES							
6290087688	01/23/2023	6290087688	UNIFORMS - STREETS	101-3180-621110	Streets / Clothing & Laundry	01/23/2023	64.30
6290090183	01/23/2023	6290090183	UNIFORMS - STREETS	101-3180-621110	Streets / Clothing & Laundry	01/23/2023	63.85
6290092613	02/06/2023	6290092613	UNIFORMS - STREETS	101-3180-621110	Streets / Clothing & Laundry	02/06/2023	63.85
6290095304	02/06/2023	6290095304	UNIFORMS - STREETS	101-3180-621110	Streets / Clothing & Laundry	02/06/2023	63.85
Vendor 10165 - ARAMARK UNIFORM SERVICES Total:							255.85

Council Claims Report

Payment Dates: 1/19/20

Item 6.

Payable Number	Payment Date	Payable Number	Description (Item)	Account Number	Account Name	Post Date	Amount
Vendor: 10267 - BLAINE BROTHERS							
010003356266	01/23/2023	010003356266	TOW VEHICLE 770	101-3180-635100	Streets / Services Contracted, ...	01/23/2023	567.50
Vendor 10267 - BLAINE BROTHERS Total:							567.50
Vendor: 10459 - COMPASS MINERALS							
1115038	02/06/2023	1115038	ROAD SALT	101-3180-621140	Streets / Supplies for Repair &...	02/06/2023	9,393.44
1115997	02/06/2023	1115997	ROAD SALT	101-3180-621140	Streets / Supplies for Repair &...	02/06/2023	16,368.78
Vendor 10459 - COMPASS MINERALS Total:							25,762.22
Vendor: 14214 - GRAPHIC SOLUTIONS GROUP INC							
8079635-1	02/06/2023	8079635-1	SIGN MAKING MATERIAL	101-3180-621140	Streets / Supplies for Repair &...	02/06/2023	1,019.45
Vendor 14214 - GRAPHIC SOLUTIONS GROUP INC Total:							1,019.45
Vendor: 11277 - MSSA - MN STR SUPERINTENDENT ASSN							
JENSEN REGISTRATION	02/06/2023	JENSEN REGISTRATION	2023 MSSA DUES-JEFF JENSEN	101-3180-632100	Streets / Dues & Subscription, ...	02/06/2023	100.00
ZURBEY REGISTRATION	02/06/2023	ZURBEY REGISTRATION	2023 MSSA DUES-WILLIAM ZU...	101-3180-632100	Streets / Dues & Subscription, ...	02/06/2023	25.00
Vendor 11277 - MSSA - MN STR SUPERINTENDENT ASSN Total:							125.00
Vendor: 13775 - QUADIENT FINANCE USA INC							
4211 01/23	01/31/2023	4211 01/23	POSTAGE	101-3180-633120	Streets / Communication (pho...	01/31/2023	39.16
Vendor 13775 - QUADIENT FINANCE USA INC Total:							39.16
Vendor: 12262 - US BANK (P-CARDS)							
INV0027490	01/25/2023	INV0027490	Defogger/WAL-MART #1952	101-3180-621140	Streets / Supplies for Repair &...	12/31/2022	6.40
INV0027490	01/25/2023	INV0027490	Corner braces-sign shop/THE ...	101-3180-621140	Streets / Supplies for Repair &...	12/31/2022	42.16
INV0027490	01/25/2023	INV0027490	2 cycle oil/AMZN MKTP US*RY...	101-3180-621140	Streets / Supplies for Repair &...	12/31/2022	102.44
INV0027490	01/25/2023	INV0027490	Batteries for barricades/THE ...	101-3180-621140	Streets / Supplies for Repair &...	12/31/2022	67.48
INV0027490	01/25/2023	INV0027490	Lumber for trailer/SHAW/STE...	101-3180-621140	Streets / Supplies for Repair &...	12/31/2022	600.00
INV0027490	01/25/2023	INV0027490	Blower kits/LOWES #02465*	101-3180-621150	Streets / Tools & Minor Equip...	12/31/2022	658.00
INV0027490	01/25/2023	INV0027490	WIRELESS STREETS/ATT* BILL ...	101-3180-633120	Streets / Communication (pho...	12/31/2022	821.38
INV0027493	01/25/2023	INV0027493	Hose for trucks/THE HOME DE...	101-3180-621140	Streets / Supplies for Repair &...	01/25/2023	39.52
INV0027493	01/25/2023	INV0027493	Training-Zack Harms/MINNES...	101-3180-632120	Streets / Conferences & School	01/25/2023	575.00
Vendor 12262 - US BANK (P-CARDS) Total:							2,912.38
Vendor: 12372 - WHEELER HARDWARE CO							
SPI137700	02/06/2023	SPI137700	PADLOCKS-STREETS DEPT	101-3180-621130	Streets / Operating Supplies	02/06/2023	169.54
Vendor 12372 - WHEELER HARDWARE CO Total:							169.54
Division 318 - Streets Total:							30,851.10
Division: 319 - Fleet Services: Garage/Shop							
Vendor: 10165 - ARAMARK UNIFORM SERVICES							
6290090192	01/23/2023	6290090192	UNIFORMS - FLEET	101-3190-621110	Fleet Services / Clothing & Lau...	01/23/2023	53.60
6290092625	02/06/2023	6290092625	UNIFORMS - FLEET	101-3190-621110	Fleet Services / Clothing & Lau...	02/06/2023	53.60
6290095314	02/06/2023	6290095314	UNIFORMS - FLEET	101-3190-621110	Fleet Services / Clothing & Lau...	02/06/2023	53.60
Vendor 10165 - ARAMARK UNIFORM SERVICES Total:							160.80
Vendor: 10457 - COMO LUBE & SUPPLIES INC							
692771	01/31/2023	692771	PARTS WASHER RENTAL	101-3190-635110	Fleet Services / Rentals	01/31/2023	132.50

Council Claims Report

Payment Dates: 1/19/20

Item 6.

Payable Number	Payment Date	Payable Number	Description (Item)	Account Number	Account Name	Post Date	Amount
693023	02/06/2023	693023	HAZARDOUS WASTE RECYCLI...	101-3190-635100	Fleet Services / Services Contr...	02/06/2023	623.95
Vendor 10457 - COMO LUBE & SUPPLIES INC Total:							756.45
Vendor: 10782 - GENUINE PARTS CO/NAPA							
4342-900472	01/31/2023	4342-900472	SHOP SUPPLIES	101-3190-621140	Fleet Services / Supplies for Re...	01/31/2023	47.96
4342-900472D	01/31/2023	4342-900472D	DISCOUNT	101-3190-621140	Fleet Services / Supplies for Re...	01/31/2023	-0.96
Vendor 10782 - GENUINE PARTS CO/NAPA Total:							47.00
Vendor: 12262 - US BANK (P-CARDS)							
INV0027490	01/25/2023	INV0027490	Work coat/CARHARTT RETAIL ...	101-3190-621110	Fleet Services / Clothing & Lau...	12/31/2022	314.48
INV0027490	01/25/2023	INV0027490	2022 Small Tools Fleet/AMZN...	101-3190-621150	Fleet Services / Tools & Minor ...	12/31/2022	55.38
INV0027490	01/25/2023	INV0027490	2022 Fleet Tools & Equip/AM...	101-3190-621150	Fleet Services / Tools & Minor ...	12/31/2022	673.80
INV0027490	01/25/2023	INV0027490	2022 Fleet Tools & Equip/AM...	101-3190-621150	Fleet Services / Tools & Minor ...	12/31/2022	978.76
INV0027490	01/25/2023	INV0027490	2022 Tools Fleet/AMZN MKTP...	101-3190-621150	Fleet Services / Tools & Minor ...	12/31/2022	32.97
INV0027490	01/25/2023	INV0027490	2022 Fleet Tools & Equip/AM...	101-3190-621150	Fleet Services / Tools & Minor ...	12/31/2022	19.99
INV0027490	01/25/2023	INV0027490	WIRELESS UTILITY BILLING/AT...	101-3190-633120	Fleet Services / Communication	12/31/2022	133.89
INV0027490	01/25/2023	INV0027490	WIRELESS FLEET/ATT* BILL PA...	101-3190-633120	Fleet Services / Communication	12/31/2022	133.89
INV0027490	01/25/2023	INV0027490	All Data software-scanner/ALL...	101-3190-635130	Fleet Services / Hardware & So...	12/31/2022	1,500.00
Vendor 12262 - US BANK (P-CARDS) Total:							3,843.16
Division 319 - Fleet Services: Garage/Shop Total:							4,807.41
Division: 410 - Recreation							
Vendor: 10749 - FRIDLEY COMMUNITY EDUCATION							
2122-1473 ROCKS	01/31/2023	2122-1473 ROCKS	SUMMER ROCKS 2022 CLASSR...	101-4100-638180	Rec / Pmts to Other Agencies	12/31/2022	16,200.00
Vendor 10749 - FRIDLEY COMMUNITY EDUCATION Total:							16,200.00
Vendor: 14169 - HAMMER SPORTS LLC							
3088	01/31/2023	3088	MEN'S BB REFEREE-1/19/23	101-4107-635100	Rec Sports / Services Contract...	01/31/2023	462.00
3117	02/08/2023	3117	MEN'S BB REF FEES-1/26/23	101-4107-635100	Rec Sports / Services Contract...	02/08/2023	528.00
3159	02/08/2023	3159	MEN'S BB REF FEES-2/2/23	101-4107-635100	Rec Sports / Services Contract...	02/08/2023	528.00
Vendor 14169 - HAMMER SPORTS LLC Total:							1,518.00
Vendor: 14444 - METRO VOLLEYBALL OFFICIALS ASSOCIATION							
1747	01/31/2023	1747	COREC & WOMENS VOLLEYBA...	101-4107-635100	Rec Sports / Services Contract...	01/31/2023	578.00
Vendor 14444 - METRO VOLLEYBALL OFFICIALS ASSOCIATION Total:							578.00
Vendor: 13775 - QUADIENT FINANCE USA INC							
4211 01/23	01/31/2023	4211 01/23	POSTAGE	101-4100-633120	Rec / Communication (phones,...	01/31/2023	41.82
Vendor 13775 - QUADIENT FINANCE USA INC Total:							41.82
Vendor: 12262 - US BANK (P-CARDS)							
INV0027490	01/25/2023	INV0027490	staff shirts/TAHO SPORT* CITY...	101-4100-621110	Rec / Clothing & Laundry	12/31/2022	1,043.00
INV0027490	01/25/2023	INV0027490	Staff Clothing/TAHO SPORTSW...	101-4100-621110	Rec / Clothing & Laundry	12/31/2022	644.17
INV0027490	01/25/2023	INV0027490	Fishing Equipment/AMZN MK...	101-4100-621130	Rec / Operating Supplies	12/31/2022	1,011.50
INV0027490	01/25/2023	INV0027490	mallet for stakes/NOR*NORTH...	101-4100-621130	Rec / Operating Supplies	12/31/2022	9.99
INV0027490	01/25/2023	INV0027490	Fishing Equipment/AMZN MK...	101-4100-621130	Rec / Operating Supplies	12/31/2022	193.41
INV0027490	01/25/2023	INV0027490	scheduling app/JOINHOMEB...	101-4100-632100	Rec / Dues & Subscription, Pe...	12/31/2022	24.95
INV0027490	01/25/2023	INV0027490	Winter Lights Ad/FACEBK Z5FL...	101-4100-633100	Rec / Advertising	12/31/2022	10.00

Council Claims Report

Payment Dates: 1/19/20

Item 6.

Payable Number	Payment Date	Payable Number	Description (Item)	Account Number	Account Name	Post Date	Amount
INV0027490	01/25/2023	INV0027490	WIRELESS REC/ATT* BILL PAY...	101-4100-633120	Rec / Communication (phones,...	12/31/2022	210.35
INV0027490	01/25/2023	INV0027490	art supplies/AMZN MKTP US*...	101-4102-621130	Rec After School / Operating S...	12/31/2022	39.48
INV0027490	01/25/2023	INV0027490	class supplies/HOBBY-LOBBY #...	101-4102-621130	Rec After School / Operating S...	12/31/2022	56.83
INV0027490	01/25/2023	INV0027490	Kicksleds for spec event/SP BR...	101-4105-621130	Rec Special Events / Operating...	12/31/2022	720.00
INV0027490	01/25/2023	INV0027490	Winter sleds for sp even/WW...	101-4105-621130	Rec Special Events / Operating...	12/31/2022	71.47
INV0027490	01/25/2023	INV0027490	Kicksleds for spec event/SP BR...	101-4105-621130	Rec Special Events / Operating...	12/31/2022	680.00
INV0027490	01/25/2023	INV0027490	MINI CANDY CANES/AMZN M...	101-4105-621130	Rec Special Events / Operating...	12/31/2022	12.97
INV0027490	01/25/2023	INV0027490	winter gear drive boxes/AMZN...	101-4105-621130	Rec Special Events / Operating...	12/31/2022	98.00
INV0027490	01/25/2023	INV0027490	FIELD TRIP ADMISSION/SHOR...	101-4113-621130	Rec-Youth Trips / Operating S...	12/31/2022	194.25
INV0027493	01/25/2023	INV0027493	BMI music license/BROADCAST..	101-4100-632100	Rec / Dues & Subscription, Pe...	01/25/2023	391.00
INV0027493	01/25/2023	INV0027493	MRPA membership/MN RECR...	101-4100-632100	Rec / Dues & Subscription, Pe...	01/25/2023	170.00
INV0027493	01/25/2023	INV0027493	MRPA membership/MN RECR...	101-4100-632100	Rec / Dues & Subscription, Pe...	01/25/2023	170.00
INV0027493	01/25/2023	INV0027493	MRPA membership/MN RECR...	101-4100-632100	Rec / Dues & Subscription, Pe...	01/25/2023	499.00
INV0027493	01/25/2023	INV0027493	MRPA membership/MN RECR...	101-4100-632100	Rec / Dues & Subscription, Pe...	01/25/2023	170.00
INV0027493	01/25/2023	INV0027493	/ASCAP LICENSE FEE	101-4100-632100	Rec / Dues & Subscription, Pe...	01/25/2023	420.00
INV0027493	01/25/2023	INV0027493	MRPA membership/MN RECR...	101-4100-632100	Rec / Dues & Subscription, Pe...	01/25/2023	170.00
INV0027493	01/25/2023	INV0027493	MRPA membership/MN RECR...	101-4100-632100	Rec / Dues & Subscription, Pe...	01/25/2023	170.00
INV0027493	01/25/2023	INV0027493	CLAY/AMZN MKTP US*Y55XK3...	101-4102-621130	Rec After School / Operating S...	01/25/2023	24.95
INV0027493	01/25/2023	INV0027493	CLAY/AMZN MKTP US*HA3ML...	101-4102-621130	Rec After School / Operating S...	01/25/2023	35.98
INV0027493	01/25/2023	INV0027493	CANDY CANES/AMAZON.COM...	101-4105-621130	Rec Special Events / Operating...	01/25/2023	30.98
INV0027493	01/25/2023	INV0027493	backpacks/AMZN MKTP US*3...	101-4106-621130	Rec ROCKS / Operating Supplies	01/25/2023	45.98
INV0027493	01/25/2023	INV0027493	BACKPACK/AMZN MKTP US*G...	101-4106-621130	Rec ROCKS / Operating Supplies	01/25/2023	22.99
INV0027493	01/25/2023	INV0027493	Apr field trip/FSP*CONQUER N...	101-4113-635100	Rec-Youth Trips / Services Con...	01/25/2023	100.00
Vendor 12262 - US BANK (P-CARDS) Total:							7,441.25
Vendor: 14494 - WARGO NATURE CENTER							
468	02/06/2023	468	WINTERFEST FAT TIRE BIKES/K...	101-4105-635100	Rec Special Events / Services C...	02/06/2023	300.00
Vendor 14494 - WARGO NATURE CENTER Total:							300.00
Division 410 - Recreation Total:							26,079.07
Division: 511 - Building Inspection							
Vendor: 10431 - CLAUSON, ROBERT INC							
DEC 2022	01/23/2023	DEC 2022	DEC 2022 ELECTRICAL INSPECT...	101-5110-635100	Bldg Inspection / Services Cont...	12/31/2022	18,322.32
JAN 2023	02/06/2023	JAN 2023	JAN ELECTRICAL INSPECTIONS	101-5110-635100	Bldg Inspection / Services Cont...	02/06/2023	7,212.00
Vendor 10431 - CLAUSON, ROBERT INC Total:							25,534.32
Vendor: 14492 - NYKANEN, ANDREW							
JAN 2023	02/08/2023	JAN 2023	JAN ELECTRIC INSPECTIONS	101-5110-635100	Bldg Inspection / Services Cont...	02/08/2023	3,542.40
Vendor 14492 - NYKANEN, ANDREW Total:							3,542.40
Vendor: 13775 - QUADIENT FINANCE USA INC							
4211 01/23	01/31/2023	4211 01/23	POSTAGE	101-5110-633120	Bldg Inspection / Comm. (pho...	01/31/2023	22.41
Vendor 13775 - QUADIENT FINANCE USA INC Total:							22.41
Vendor: 12262 - US BANK (P-CARDS)							
INV0027490	01/25/2023	INV0027490	Jensen registration/DEPARTM...	101-5110-632120	Bldg Inspection / Conferences...	12/31/2022	45.00
INV0027490	01/25/2023	INV0027490	WIRELESS INSPECTIONS/ATT* ...	101-5110-633120	Bldg Inspection / Comm. (pho...	12/31/2022	175.78

Council Claims Report

Payment Dates: 1/19/20

Item 6.

Payable Number	Payment Date	Payable Number	Description (Item)	Account Number	Account Name	Post Date	Amount
INV0027493	01/25/2023	INV0027493	JENSEN/U OF M CONTLEARNI...	101-5110-632120	Bldg Inspection / Conferences...	01/25/2023	300.00
Vendor 12262 - US BANK (P-CARDS) Total:							520.78
Division 511 - Building Inspection Total:							29,619.91
Division: 512 - Planning-Code Enforcement							
Vendor: 10050 - ADVANCE COMPANIES INC							
1738-1	01/23/2023	1738-1	YARD ABATEMENT-LONGFELL...	101-5120-635100	Planning / Services Contracted,...	12/31/2022	308.40
Vendor 10050 - ADVANCE COMPANIES INC Total:							308.40
Vendor: 10147 - ANOKA COUNTY PROP RECORDS/TAXATION							
23-3623	02/06/2023	23-3623	ANOKA CO FILING-ACCT 529	101-5120-635100	Planning / Services Contracted,...	02/06/2023	46.00
Vendor 10147 - ANOKA COUNTY PROP RECORDS/TAXATION Total:							46.00
Vendor: 13775 - QUADIENT FINANCE USA INC							
4211 01/23	01/31/2023	4211 01/23	POSTAGE	101-5120-633120	Planning / Communication (ph...	01/31/2023	72.85
Vendor 13775 - QUADIENT FINANCE USA INC Total:							72.85
Vendor: 12262 - US BANK (P-CARDS)							
INV0027490	01/25/2023	INV0027490	office supplies/ODP BUS SOL L...	101-5120-621120	Planning / Office Supplies	12/31/2022	30.14
INV0027490	01/25/2023	INV0027490	WIRELESS PLANNING/ATT* BIL...	101-5120-633120	Planning / Communication (ph...	12/31/2022	159.32
Vendor 12262 - US BANK (P-CARDS) Total:							189.46
Division 512 - Planning-Code Enforcement Total:							616.71
Division: 514 - Rental Inspections							
Vendor: 13775 - QUADIENT FINANCE USA INC							
4211 01/23	01/31/2023	4211 01/23	POSTAGE	101-5140-633120	Rental Inspection / Comm (ph...	01/31/2023	32.50
Vendor 13775 - QUADIENT FINANCE USA INC Total:							32.50
Vendor: 12262 - US BANK (P-CARDS)							
INV0027490	01/25/2023	INV0027490	operating supply/THE HOME ...	101-5140-621130	Rental Inspection / Operating ...	12/31/2022	31.03
INV0027490	01/25/2023	INV0027490	IPHONE CHARGER/AMZN MKT...	101-5140-621130	Rental Inspection / Operating ...	12/31/2022	9.34
INV0027490	01/25/2023	INV0027490	WIRELESS RENTAL/ATT* BILL ...	101-5140-633120	Rental Inspection / Comm (ph...	12/31/2022	56.72
INV0027493	01/25/2023	INV0027493	DOOHER CLASSES/INT'L CODE ...	101-5140-632120	Rental Inspection / Conference..	01/25/2023	330.00
INV0027493	01/25/2023	INV0027493	ZASADA CLASSES/INT'L CODE ...	101-5140-632120	Rental Inspection / Conference..	01/25/2023	495.00
Vendor 12262 - US BANK (P-CARDS) Total:							922.09
Division 514 - Rental Inspections Total:							954.59
Fund 101 - General Fund Total:							1,023,350.80
Fund: 225 - Cable TV Fund							
Division: 127 - Communications & Engagement							
Vendor: 13775 - QUADIENT FINANCE USA INC							
4211 01/23	01/31/2023	4211 01/23	POSTAGE	225-1270-633120	Comm & Engage / Communicat..	01/31/2023	70.75
Vendor 13775 - QUADIENT FINANCE USA INC Total:							70.75

Council Claims Report

Payable Number	Payment Date	Payable Number	Description (Item)	Account Number	Account Name	Post Date	Amount
Vendor: 12262 - US BANK (P-CARDS)							
INV0027490	01/25/2023	INV0027490	GoPro purchase/AMZN MKTP ...	225-1270-621150	Comm & Engage / Tools & Mi...	12/31/2022	514.95
Vendor 12262 - US BANK (P-CARDS) Total:							514.95
Division 127 - Communications & Engagement Total:							585.70
Fund 225 - Cable TV Fund Total:							585.70
Fund: 237 - Solid Waste Abatement							
Division: 518 - Recycling							
Vendor: 13775 - QUADIENT FINANCE USA INC							
4211 01/23	01/31/2023	4211 01/23	POSTAGE	237-5180-633120	Recycling / Communication (p...	01/31/2023	3.50
Vendor 13775 - QUADIENT FINANCE USA INC Total:							3.50
Division 518 - Recycling Total:							3.50
Fund 237 - Solid Waste Abatement Total:							3.50
Fund: 241 - Forfeitures/State/DWI							
Vendor: 10477 - COON RAPIDS, CITY OF							
19306378	01/31/2023	19306378	DWI FORFEITURE-CASE #19-30...	241-251172	Deferred Rev - DWI Forfeitures	01/31/2023	1,007.65
20251374	01/31/2023	20251374	DWI FORFEITURE DISTRIBUTI...	241-251172	Deferred Rev - DWI Forfeitures	01/31/2023	34.20
21-194692	01/31/2023	21-194692	DWI FORFEITURE-DISTRIBUTI...	241-251172	Deferred Rev - DWI Forfeitures	01/31/2023	390.96
Vendor 10477 - COON RAPIDS, CITY OF Total:							1,432.81
							1,432.81
Division: 217 - Forfeiture Funds - State							
Vendor: 10127 - ANCOM COMMUNICATIONS INC							
112807	01/31/2023	112807	AMPLIFIER FOR CELL PHONE R...	241-2172-621150	StateFor-DWI / Tools & Minor...	01/31/2023	12,419.00
Vendor 10127 - ANCOM COMMUNICATIONS INC Total:							12,419.00
Vendor: 12262 - US BANK (P-CARDS)							
INV0027490	01/25/2023	INV0027490	DWI FOREFEIT TITLE X8/ANOK...	241-2172-621130	StateFor-DWI / Operating Su...	12/31/2022	216.00
INV0027490	01/25/2023	INV0027490	DWI FORFEITURE TITLE FEE/M...	241-2172-621130	StateFor-DWI / Operating Su...	12/31/2022	5.38
Vendor 12262 - US BANK (P-CARDS) Total:							221.38
Division 217 - Forfeiture Funds - State Total:							12,640.38
Fund 241 - Forfeitures/State/DWI Total:							14,073.19
Fund: 260 - Police Activity Fund							
Division: 211 - Police							
Vendor: 10140 - ANOKA COUNTY CHIEFS OF POLICE ASSOC							
2022 EXPENSES	01/23/2023	2022 EXPENSES	2022 ANOKA CTY CHIEF/POL ...	260-2114-632120	Police PSDS / Conferences & S...	12/31/2022	132.00
Vendor 10140 - ANOKA COUNTY CHIEFS OF POLICE ASSOC Total:							132.00
Vendor: 12262 - US BANK (P-CARDS)							
INV0027490	01/25/2023	INV0027490	PSDS TRAINING MEALS 18/JER...	260-2114-621130	Police PSDS / Operating Suppli...	12/31/2022	172.96
INV0027490	01/25/2023	INV0027490	PSDS TRAINING LUNCH/SAM...	260-2114-621130	Police PSDS / Operating Suppli...	12/31/2022	120.00
INV0027490	01/25/2023	INV0027490	PSDS TRAINING SNACKS/WAL...	260-2114-621130	Police PSDS / Operating Suppli...	12/31/2022	18.46
INV0027490	01/25/2023	INV0027490	PSDS DEMO LUNCH/JERSEY M...	260-2114-621130	Police PSDS / Operating Suppli...	12/31/2022	132.73

Payment Dates: 1/19/20

Council Claims Report

Payable Number	Payment Date	Payable Number	Description (Item)	Account Number	Account Name	Post Date	Amount
INV0027490	01/25/2023	INV0027490	PSDS TRAINING SNACKS/WM ...	260-2114-621130	Police PSDS / Operating Suppli...	12/31/2022	22.15
INV0027490	01/25/2023	INV0027490	PSDS EQUIPMENT/AMZN MKT...	260-2114-621150	Police PSDS / Tools & Minor E...	12/31/2022	24.95
INV0027490	01/25/2023	INV0027490	PSDS EQUIPMENT/AMZN MKT...	260-2114-621150	Police PSDS / Tools & Minor E...	12/31/2022	184.61
INV0027490	01/25/2023	INV0027490	PARKING FEE/KEEFE CO PARKI...	260-2114-632110	Police PSDS / Transportation	12/31/2022	9.50
INV0027490	01/25/2023	INV0027490	WIRELESS PSDS/ATT* BILL PA...	260-2114-633120	Police PSDS / Communication	12/31/2022	170.75
INV0027490	01/25/2023	INV0027490	AUTO THEFT LAPTOP REPAIR/...	260-2114-635100	Police PSDS / Services Contrac...	12/31/2022	249.99
INV0027493	01/25/2023	INV0027493	PSDS SNACKS FOR TRAINING/...	260-2114-621130	Police PSDS / Operating Suppli...	01/25/2023	121.12
Vendor 12262 - US BANK (P-CARDS) Total:							1,227.22
Division 211 - Police Total:							1,359.22
Fund 260 - Police Activity Fund Total:							1,359.22
Fund: 270 - Springbrook NC Fund							
Division: 419 - Spring Brook Nature Center							
Vendor: 10165 - ARAMARK UNIFORM SERVICES							
6290088177	01/31/2023	6290088177	FLOOR MATS & MOPS - SNC	270-4190-621110	SNC / Clothing & Laundry	01/31/2023	31.92
Vendor 10165 - ARAMARK UNIFORM SERVICES Total:							31.92
Vendor: 10284 - BOB'S PRODUCE RANCH							
48384	02/06/2023	48384	BEEF SUET	270-4190-621130	SNC / Operating Supplies	12/31/2022	20.42
Vendor 10284 - BOB'S PRODUCE RANCH Total:							20.42
Vendor: 10383 - CENTERPOINT ENERGY-MINNEGASCO							
0290-5 01/23-A	02/06/2023	0290-5 01/23-A	UTILITIES 5530290-5	270-4190-634100	SNC / Utility Services	12/31/2022	1.83
5540-8 01/23	01/31/2023	5540-8 01/23	UTILITIES 11145540-8	270-4190-634100	SNC / Utility Services	01/31/2023	212.49
Vendor 10383 - CENTERPOINT ENERGY-MINNEGASCO Total:							214.32
Vendor: 10395 - CENTURY LINK							
8676 605 01/23	01/23/2023	8676 605 01/23	PHONE SERVICE 763 571-8676...	270-4190-633120	SNC / Communication (phones,..	01/23/2023	67.84
Vendor 10395 - CENTURY LINK Total:							67.84
Vendor: 12676 - LEPAGE & SONS							
198288	02/06/2023	198288	FEB TRASH SERVICE - SNC	270-4190-635100	SNC / Services Contracted, No...	02/06/2023	147.92
Vendor 12676 - LEPAGE & SONS Total:							147.92
Vendor: 11667 - ON SITE COMPANIES							
0001477003	01/31/2023	0001477003	TOILET RENTAL-SNC	270-4190-635110	SNC / Rentals	01/31/2023	276.00
Vendor 11667 - ON SITE COMPANIES Total:							276.00
Vendor: 13775 - QUADIENT FINANCE USA INC							
4211 01/23	01/31/2023	4211 01/23	POSTAGE	270-4190-633120	SNC / Communication (phones,..	01/31/2023	17.02
Vendor 13775 - QUADIENT FINANCE USA INC Total:							17.02
Vendor: 12134 - SUPPLY SOLUTIONS LLC							
40133	01/31/2023	40133	OPERATING SUPPLIES	270-4190-621130	SNC / Operating Supplies	01/31/2023	226.02
40168	02/06/2023	40168	M FOLD TOWELS	270-4190-621130	SNC / Operating Supplies	02/06/2023	98.19
Vendor 12134 - SUPPLY SOLUTIONS LLC Total:							324.21

Council Claims Report

Payment Dates: 1/19/20

Item 6.

Payable Number	Payment Date	Payable Number	Description (Item)	Account Number	Account Name	Post Date	Amount
Vendor: 14495 - UNITED SURFACE PREPARATION INC							
5290639	02/06/2023	5290639	FLOOR CLEANER SUPPLIES	270-4190-621140	SNC / Supplies for Repair & Ma..	02/06/2023	107.50
Vendor 14495 - UNITED SURFACE PREPARATION INC Total:							107.50
Vendor: 12262 - US BANK (P-CARDS)							
INV0027490	01/25/2023	INV0027490	Volunteer invites/DRI*PRINT...	270-4190-621130	SNC / Operating Supplies	12/31/2022	51.45
INV0027490	01/25/2023	INV0027490	lantern light/AMZN MKTP US*...	270-4190-621130	SNC / Operating Supplies	12/31/2022	198.94
INV0027490	01/25/2023	INV0027490	tornado exhibit touch sc/AMA...	270-4190-621130	SNC / Operating Supplies	12/31/2022	286.68
INV0027490	01/25/2023	INV0027490	Bike fleet numbers/AMZN MK...	270-4190-621130	SNC / Operating Supplies	12/31/2022	63.17
INV0027490	01/25/2023	INV0027490	lantern light/AMZN MKTP US*...	270-4190-621130	SNC / Operating Supplies	12/31/2022	347.16
INV0027490	01/25/2023	INV0027490	bird seed/FLEET FARM 2400	270-4190-621130	SNC / Operating Supplies	12/31/2022	157.44
INV0027490	01/25/2023	INV0027490	Prairie Exhibit/AMZN MKTP U...	270-4190-621130	SNC / Operating Supplies	12/31/2022	15.99
INV0027490	01/25/2023	INV0027490	Prairie Exhibit/PADDLE.NET* V...	270-4190-621130	SNC / Operating Supplies	12/31/2022	30.00
INV0027490	01/25/2023	INV0027490	Animal Care Supplies/AMZN ...	270-4190-621130	SNC / Operating Supplies	12/31/2022	23.99
INV0027490	01/25/2023	INV0027490	PAC stain/WORLDPAINTSUPPL...	270-4190-621140	SNC / Supplies for Repair & Ma..	12/31/2022	19.39
INV0027490	01/25/2023	INV0027490	snow shovel/AMZN MKTP US*...	270-4190-621140	SNC / Supplies for Repair & Ma..	12/31/2022	87.99
INV0027490	01/25/2023	INV0027490	Small Tools / equipt/THE HOM...	270-4190-621150	SNC / Tools & Minor Equipment	12/31/2022	10.98
INV0027490	01/25/2023	INV0027490	Small Tools / equipt/AMAZON...	270-4190-621150	SNC / Tools & Minor Equipment	12/31/2022	11.84
INV0027490	01/25/2023	INV0027490	Small Tools / equipt/AMZN M...	270-4190-621150	SNC / Tools & Minor Equipment	12/31/2022	24.84
INV0027490	01/25/2023	INV0027490	WIRELESS SNC/ATT* BILL PAY...	270-4190-633120	SNC / Communication (phones,..	12/31/2022	18.05
INV0027493	01/25/2023	INV0027493	bird watcher exhibit/AMZN M...	270-4190-621130	SNC / Operating Supplies	01/25/2023	56.92
INV0027493	01/25/2023	INV0027493	Prairie Exhibit/DREAMSTIME....	270-4190-621130	SNC / Operating Supplies	01/25/2023	1.00
INV0027493	01/25/2023	INV0027493	Prairie Exhibit/DREAMSTIME....	270-4190-621130	SNC / Operating Supplies	01/25/2023	48.99
INV0027493	01/25/2023	INV0027493	touch table toys/AMZN MKTP ...	270-4190-621130	SNC / Operating Supplies	01/25/2023	54.17
INV0027493	01/25/2023	INV0027493	bird watcher exhibit/AMZN M...	270-4190-621130	SNC / Operating Supplies	01/25/2023	34.47
INV0027493	01/25/2023	INV0027493	sand paper/AMZN MKTP US*J...	270-4190-621140	SNC / Supplies for Repair & Ma..	01/25/2023	32.78
INV0027493	01/25/2023	INV0027493	volgistics renewal 12 mo/W...	270-4190-632100	SNC / Dues & Subscrip, Permit ...	01/25/2023	576.00
INV0027493	01/25/2023	INV0027493	canva subscription/CANVA* IO...	270-4190-632100	SNC / Dues & Subscrip, Permit ...	01/25/2023	119.40
Vendor 12262 - US BANK (P-CARDS) Total:							2,271.64
Vendor: 12300 - VADOS BAIT/FISHER-STOKES							
672	02/06/2023	672	MINNOWS AND WORMS FOR ...	270-4190-621130	SNC / Operating Supplies	12/31/2022	103.10
Vendor 12300 - VADOS BAIT/FISHER-STOKES Total:							103.10
Vendor: 12402 - XCEL ENERGY							
812264321	01/23/2023	812264321	UTILITIES 51-4614189-1	270-4190-634100	SNC / Utility Services	12/31/2022	2,302.99
Vendor 12402 - XCEL ENERGY Total:							2,302.99
Division 419 - Spring Brook Nature Center Total:							5,884.88
Fund 270 - Springbrook NC Fund Total:							5,884.88

Payment Dates: 1/19/20

Council Claims Report

Payable Number	Payment Date	Payable Number	Description (Item)	Account Number	Account Name	Post Date	Amount
Fund: 340 - TIF 20 Bond - 2019A (\$9,510,000)							
Division: 814 - Tax Increment							
Vendor: 12483 - BOND TRUST SERVICES (BOND WIRE)							
75475	01/30/2023	75475	JAN 2023 BOND PAYMENT	340-8140-800200	TIF 20 Bond - 2019A / Interest ...	01/30/2023	124,393.75
Vendor 12483 - BOND TRUST SERVICES (BOND WIRE) Total:							124,393.75
Division 814 - Tax Increment Total:							124,393.75
Fund 340 - TIF 20 Bond - 2019A (\$9,510,000) Total:							124,393.75
Fund: 341 - TIF 20 Bond - 2020A (\$4,540,000)							
Division: 814 - Tax Increment							
Vendor: 12483 - BOND TRUST SERVICES (BOND WIRE)							
75476	01/30/2023	75476	JAN 2023 BOND PAYMENT	341-8141-800100	TIF 20 Bond - 2020A / Principal...	01/30/2023	745,000.00
75476	01/30/2023	75476	JAN 2023 BOND PAYMENT	341-8141-800200	TIF 20 Bond - 2020A / Interest ...	01/30/2023	80,125.00
Vendor 12483 - BOND TRUST SERVICES (BOND WIRE) Total:							825,125.00
Division 814 - Tax Increment Total:							825,125.00
Fund 341 - TIF 20 Bond - 2020A (\$4,540,000) Total:							825,125.00
Fund: 351 - REVOLVING FUND..							
Division: 816 - Revolving Loans							
Vendor: 10848 - GROTH SEWER & WATER LLC							
6772	01/23/2023	6772	REPAIR-TO BE ASSESSED, 5955...	351-8160-635100	Revolving Loans / Services Con...	01/23/2023	8,000.00
6755	01/31/2023	6755	REPAIR-TO BE ASSESSED, 5770 ..	351-8160-635100	Revolving Loans / Services Con...	01/31/2023	6,500.00
Vendor 10848 - GROTH SEWER & WATER LLC Total:							14,500.00
Division 816 - Revolving Loans Total:							14,500.00
Fund 351 - REVOLVING FUND.. Total:							14,500.00
Fund: 391 - G.O. CIP Bonds of 2017							
Division: 812 - Improvement Bonds							
Vendor: 12483 - BOND TRUST SERVICES (BOND WIRE)							
75474	01/30/2023	75474	JAN 2023 BOND PAYMENT	391-8126-800100	GO CIP Bonds of 2017 / Princi...	01/30/2023	1,465,000.00
75474	01/30/2023	75474	JAN 2023 BOND PAYMENT	391-8126-800200	GO CIP Bonds of 2017 / Interes..	01/30/2023	781,431.25
Vendor 12483 - BOND TRUST SERVICES (BOND WIRE) Total:							2,246,431.25
Division 812 - Improvement Bonds Total:							2,246,431.25
Fund 391 - G.O. CIP Bonds of 2017 Total:							2,246,431.25
Fund: 405 - Capital Improvements-BLDG							
Division: 311 - Campus Facilities							
Vendor: 13121 - FLUID INTERIORS LLC							
83408	02/06/2023	83408	RECONFIGURE CUBICLES-HR & ..	405-3115-635100	CIP Bldg Facilities / Services, N...	02/06/2023	3,230.50
Vendor 13121 - FLUID INTERIORS LLC Total:							3,230.50
Vendor: 13288 - HI-TECH REFRIGERATION							
11304	02/06/2023	11304	INSTALL FOLLET ICE MACHINE	405-3115-635100	CIP Bldg Facilities / Services, N...	02/06/2023	6,192.00
Vendor 13288 - HI-TECH REFRIGERATION Total:							6,192.00

Council Claims Report

Payable Number	Payment Date	Payable Number	Description (Item)	Account Number	Account Name	Post Date	Amount
Vendor: 12262 - US BANK (P-CARDS)							
INV0027490	01/25/2023	INV0027490	plaza umbrellas/PADDY O FUR... 405-3115-635100		CIP Bldg Facilities / Services, N...	12/31/2022	3,000.00
INV0027490	01/25/2023	INV0027490	plaza umbrellas/PADDY O FUR... 405-3115-635100		CIP Bldg Facilities / Services, N...	12/31/2022	3,680.00
INV0027490	01/25/2023	INV0027490	2022 Council Name Plates/A-1... 405-3115-635100		CIP Bldg Facilities / Services, N...	12/31/2022	585.00
INV0027490	01/25/2023	INV0027490	Fridge-Council Chambers/ME... 405-3115-635100		CIP Bldg Facilities / Services, N...	12/31/2022	179.00
Vendor 12262 - US BANK (P-CARDS) Total:							7,444.00
Division 311 - Campus Facilities Total:							16,866.50
Fund 405 - Capital Improvements-BLDG Total:							16,866.50
Fund: 406 - Capital Improvements-STR							
Division: 318 - Streets							
Vendor: 10289 - BOLTON & MENK INC							
0305575	01/31/2023	0305575	STINSON/PLEASANT VIEW SU... 406-3180-705100		CIP Streets / Infrastructure	01/31/2023	13,365.00
Vendor 10289 - BOLTON & MENK INC Total:							13,365.00
Division 318 - Streets Total:							13,365.00
Fund 406 - Capital Improvements-STR Total:							13,365.00
Fund: 407 - Capital Improvements-PKS							
Division: 316 - Parks							
Vendor: 10104 - AMERICAN ENGINEERING TESTING							
INV-113889	01/31/2023	INV-113889	MOORE LAKE PARK BUILDING-... 407-3160-701100		CIP Parks / Building & Bldg Imp...	01/31/2023	4,035.00
Vendor 10104 - AMERICAN ENGINEERING TESTING Total:							4,035.00
Vendor: 12343 - WSB & ASSOCIATES INC							
R-020685-000-7	01/23/2023	R-020685-000-7	DEC MOORE LAKE DESIGN SER... 407-3160-702100		CIP Parks / Land Improvements	12/31/2022	8,681.75
Vendor 12343 - WSB & ASSOCIATES INC Total:							8,681.75
Division 316 - Parks Total:							12,716.75
Fund 407 - Capital Improvements-PKS Total:							12,716.75
Fund: 410 - Capital Equipment Fund							
Division: 316 - Parks							
Vendor: 14473 - MINNESOTA AG POWER INC/MIDWEST MACHINERY							
09210544	01/23/2023	09210544	JOHN DEERE MOWERS # 516 &... 410-3160-703100		CapEq. Parks / Machinery & E...	12/31/2022	14,521.88
Vendor 14473 - MINNESOTA AG POWER INC/MIDWEST MACHINERY Total:							14,521.88
Division 316 - Parks Total:							14,521.88
Fund 410 - Capital Equipment Fund Total:							14,521.88
Fund: 601 - Water Fund							
Vendor: 12483 - BOND TRUST SERVICES (BOND WIRE)							
75473	01/30/2023	75473	JAN 2023 BOND PAYMENT	601-234100	Current Bonds Payable	01/30/2023	575,000.00
75473	01/30/2023	75473	JAN 2023 BOND PAYMENT	601-235100	Accrued Interest Payable	01/30/2023	25,463.54
Vendor 12483 - BOND TRUST SERVICES (BOND WIRE) Total:							600,463.54
							600,463.54

Council Claims Report

Payment Dates: 1/19/20

Item 6.

Payable Number	Payment Date	Payable Number	Description (Item)	Account Number	Account Name	Post Date	Amount
Division: 601 - Water							
Vendor: 10033 - ABLE HOSE & RUBBER							
229796-001	01/31/2023	229796-001	WATER BREAK HOSE MENDER	601-6012-621140	Water Ops / Supplies for Repai...	01/31/2023	35.20
Vendor 10033 - ABLE HOSE & RUBBER Total:							35.20
Vendor: 10165 - ARAMARK UNIFORM SERVICES							
6290090187	01/23/2023	6290090187	UNIFORMS - WATER	601-6012-621110	Water Ops / Clothing & Laundry	01/23/2023	38.91
6290092619	01/31/2023	6290092619	UNIFORMS - WATER	601-6012-621110	Water Ops / Clothing & Laundry	01/31/2023	38.91
6290095309	02/06/2023	6290095309	UNIFORMS - WATER	601-6012-621110	Water Ops / Clothing & Laundry	02/06/2023	38.91
Vendor 10165 - ARAMARK UNIFORM SERVICES Total:							116.73
Vendor: 10222 - BARTON SAND & GRAVEL CO							
230131	02/06/2023	230131	WASHED SANDJAN	601-6012-621140	Water Ops / Supplies for Repai...	02/06/2023	2,110.86
230131	02/06/2023	230131	CLASS 5 RECYCLE-JAN	601-6012-621140	Water Ops / Supplies for Repai...	02/06/2023	386.78
Vendor 10222 - BARTON SAND & GRAVEL CO Total:							2,497.64
Vendor: 10383 - CENTERPOINT ENERGY-MINNEGASCO							
2843-3 01/23-1	01/31/2023	2843-3 01/23-1	UTILITIES 10942843-3	601-6012-634100	Water Ops / Utility Services	12/31/2022	33.01
3440-7 01/23-A	02/06/2023	3440-7 01/23-A	UTILITIES 5513440-7	601-6012-634100	Water Ops / Utility Services	12/31/2022	5.61
4162-4 01/23	01/31/2023	4162-4 01/23	UTILITIES 8000014162-4	601-6012-634100	Water Ops / Utility Services	12/31/2022	4,525.85
4162-4 01/23-A	02/08/2023	4162-4 01/23-A	UTILITIES 8000014162-4	601-6012-634100	Water Ops / Utility Services	12/31/2022	114.25
Vendor 10383 - CENTERPOINT ENERGY-MINNEGASCO Total:							4,678.72
Vendor: 10447 - COMCAST/XFINITY							
3074 01/23	01/23/2023	3074 01/23	CABLE FEES-8772 10 789 0003...	601-6012-633120	Water Ops / Communication (...	01/23/2023	125.59
Vendor 10447 - COMCAST/XFINITY Total:							125.59
Vendor: 13095 - CORE & MAIN LP							
INV0000490	01/23/2023	INV0000490	WATER TESTING SUPPLIES	601-6012-621140	Water Ops / Supplies for Repai...	01/23/2023	315.64
Q984201	01/31/2023	Q984201	HYDRANT SHOE REPAIR KIT	601-6012-621140	Water Ops / Supplies for Repai...	01/31/2023	2,011.60
S191133	01/31/2023	S191133	FIRE HYDRANT FLAGS	601-6012-621140	Water Ops / Supplies for Repai...	01/31/2023	1,745.15
S204174	01/31/2023	S204174	WATER BREAK REPAIR CLAMP	601-6012-621140	Water Ops / Supplies for Repai...	01/31/2023	198.32
Vendor 13095 - CORE & MAIN LP Total:							4,270.71
Vendor: 10509 - CULLIGAN							
100X07576700	02/06/2023	100X07576700	SOLAR SALT	601-6012-621130	Water Ops / Operating Supplies	02/06/2023	142.20
100X07576700	02/06/2023	100X07576700	FEB-WATER SOFTENER RENTAL	601-6012-635110	Water Ops / Rentals	02/06/2023	126.45
Vendor 10509 - CULLIGAN Total:							268.65
Vendor: 10811 - GOPHER STATE ONE-CALL INC							
3000408	01/23/2023	3000408	2023 FACILITY OPERATOR FEE	601-6012-632100	Water Ops / Dues & Subscripti...	01/23/2023	25.00
3010408	02/06/2023	3010408	JAN BILLABLE LOCATES	601-6012-635100	Water Ops / Services Contract...	02/06/2023	54.00
Vendor 10811 - GOPHER STATE ONE-CALL INC Total:							79.00
Vendor: 10848 - GROTH SEWER & WATER LLC							
6779	01/31/2023	6779	WATER REPAIR - 5755 2 1/2 ST	601-6012-635100	Water Ops / Services Contract...	01/31/2023	3,500.00
Vendor 10848 - GROTH SEWER & WATER LLC Total:							3,500.00
Vendor: 10894 - HAWKINS INC							
6379250	01/31/2023	6379250	WATER TREATMENT SUPPLIES	601-6012-621130	Water Ops / Operating Supplies	01/31/2023	90.00

Council Claims Report

Payment Dates: 1/19/20

Item 6.

Payable Number	Payment Date	Payable Number	Description (Item)	Account Number	Account Name	Post Date	Amount
6379559	01/31/2023	6379559	WATER TREATMENT SUPPLIES	601-6012-621130	Water Ops / Operating Supplies	01/31/2023	90.00
6386467	01/31/2023	6386467	WATER TREATMENT SUPPLIES	601-6012-621130	Water Ops / Operating Supplies	01/31/2023	2,767.54
Vendor 10894 - HAWKINS INC Total:							2,947.54
Vendor: 10976 - INDELCO PLASTICS CORPORATION							
INV373504	01/23/2023	INV373504	BALL VALVES-COMMONS WTP	601-6012-621140	Water Ops / Supplies for Repai...	01/23/2023	458.54
SO0385719	01/23/2023	SO0385719	PARTS FOR CHEMICAL FEED-C...	601-6012-621140	Water Ops / Supplies for Repai...	01/23/2023	561.24
Vendor 10976 - INDELCO PLASTICS CORPORATION Total:							1,019.78
Vendor: 10996 - INSTRUMENTAL RESEARCH INC							
3592	02/03/2023	3592	AUGUST WATER TESTING	601-6012-635100	Water Ops / Services Contract...	09/30/2021	405.00
Vendor 10996 - INSTRUMENTAL RESEARCH INC Total:							405.00
Vendor: 11322 - MC TOOL & SAFETY							
014910A	02/06/2023	014910A	GLOVES	601-6012-621110	Water Ops / Clothing & Laundry	02/06/2023	16.50
014910AD	02/06/2023	014910AD	DISCOUNT	601-6012-621110	Water Ops / Clothing & Laundry	02/06/2023	-0.17
Vendor 11322 - MC TOOL & SAFETY Total:							16.33
Vendor: 14488 - MEG CORP							
10434-1	01/23/2023	10434-1	FUEL LAB TESTING-WATER DE...	601-6012-635100	Water Ops / Services Contract...	01/23/2023	950.00
Vendor 14488 - MEG CORP Total:							950.00
Vendor: 11346 - MENARDS - FRIDLEY							
82748	01/31/2023	82748	MOUSE TRAPS, ANT BAIT	601-6012-621140	Water Ops / Supplies for Repai...	01/31/2023	14.14
Vendor 11346 - MENARDS - FRIDLEY Total:							14.14
Vendor: 14159 - MINN OCCUPATIONAL HEALTH							
417471	02/08/2023	417471	RANDOM DRUG TESTING	601-6012-631100	Water Ops / Services-Professi...	02/08/2023	68.00
Vendor 14159 - MINN OCCUPATIONAL HEALTH Total:							68.00
Vendor: 11586 - NEW BRIGHTON, CITY OF							
23-0002654	02/06/2023	23-0002654	WATER TREATMENT SUPPLIES-...	601-6012-621130	Water Ops / Operating Supplies	02/06/2023	1,650.41
Vendor 11586 - NEW BRIGHTON, CITY OF Total:							1,650.41
Vendor: 13775 - QUADIENT FINANCE USA INC							
4211 01/23	01/31/2023	4211 01/23	POSTAGE	601-6010-633120	Water Admin / Communication..	01/31/2023	61.92
Vendor 13775 - QUADIENT FINANCE USA INC Total:							61.92
Vendor: 13092 - STRATEGIC INSIGHTS INC							
23Plan-It-017	01/31/2023	23Plan-It-017	PLANIT LICENSE RENEWAL	601-6010-635100	Water Admin / Services Contra...	01/31/2023	300.00
Vendor 13092 - STRATEGIC INSIGHTS INC Total:							300.00
Vendor: 12262 - US BANK (P-CARDS)							
INV0027490	01/25/2023	INV0027490	2022 Water Calendar/AMZN ...	601-6012-621120	Water Ops / Office Supplies	12/31/2022	17.48
INV0027490	01/25/2023	INV0027490	ROW Permit Anoka county/A...	601-6012-632100	Water Ops / Dues & Subscripti...	12/31/2022	150.00
INV0027490	01/25/2023	INV0027490	ROW Permit Anoka county/A...	601-6012-632100	Water Ops / Dues & Subscripti...	12/31/2022	150.00
INV0027490	01/25/2023	INV0027490	WIRELESS WATER/ATT* BILL P...	601-6012-633120	Water Ops / Communication (...)	12/31/2022	613.80
INV0027493	01/25/2023	INV0027493	2023 Water Snow Belts/EREPL...	601-6012-621140	Water Ops / Supplies for Repai...	01/25/2023	53.13
INV0027493	01/25/2023	INV0027493	Scraper tool/AMZN MKTP US*...	601-6012-621150	Water Ops / Tools & Minor Equ...	01/25/2023	129.98
Vendor 12262 - US BANK (P-CARDS) Total:							1,114.39

Payment Dates: 1/19/20

Council Claims Report

Payable Number	Payment Date	Payable Number	Description (Item)	Account Number	Account Name	Post Date	Amount
Vendor: 12269 - USA BLUEBOOK							
250355	02/08/2023	250355	MEASURING WHEEL	601-6012-621150	Water Ops / Tools & Minor Equ..	02/08/2023	186.74
251824	02/08/2023	251824	WINTER CLOTHING	601-6012-621110	Water Ops / Clothing & Laundry	02/08/2023	148.60
Vendor 12269 - USA BLUEBOOK Total:							335.34
Vendor: 12304 - VALLEY-RICH CO INC							
31645	01/23/2023	31645	WATER MAIN BREAK REPAIR- ...	601-6012-635100	Water Ops / Services Contract...	12/31/2022	5,648.25
Vendor 12304 - VALLEY-RICH CO INC Total:							5,648.25
Vendor: 12360 - WATER CONSERVATION SERVICE INC							
12930	01/31/2023	12930	WATER LEAK LOCATES	601-6012-635100	Water Ops / Services Contract...	01/31/2023	1,237.95
Vendor 12360 - WATER CONSERVATION SERVICE INC Total:							1,237.95
Vendor: 12402 - XCEL ENERGY							
812299124	01/23/2023	812299124	UTILITIES 51-5981171-9	601-6012-634100	Water Ops / Utility Services	12/31/2022	16,514.08
Vendor 12402 - XCEL ENERGY Total:							16,514.08
Vendor: 12411 - YALE MECHANICAL INC							
242236	01/31/2023	242236	REPAIR HEATER FOR PUMP ST...	601-6012-635100	Water Ops / Services Contract...	01/31/2023	1,520.99
Vendor 12411 - YALE MECHANICAL INC Total:							1,520.99
Division 601 - Water Total:							49,376.36
Division: 651 - Debt Service							
Vendor: 12483 - BOND TRUST SERVICES (BOND WIRE)							
75473	01/30/2023	75473	JAN 2023 BOND PAYMENT	601-6518-800200	Debt Serv-16A Bond (4,315,00...	01/30/2023	5,092.71
Vendor 12483 - BOND TRUST SERVICES (BOND WIRE) Total:							5,092.71
Division 651 - Debt Service Total:							5,092.71
Fund 601 - Water Fund Total:							654,932.61
Fund: 602 - Sewer Fund							
Vendor: 11369 - METROPOLITAN COUNCIL (SAC CHARGES)							
DEC 2022	01/23/2023	DEC 2022	DEC SAC CHARGES	602-232310	Due to-Govts/Sewer (SAC)	01/23/2023	4,970.00
DEC 2022D	01/23/2023	DEC 2022D	DISCOUNT	602-232310	Due to-Govts/Sewer (SAC)	01/23/2023	-49.70
Vendor 11369 - METROPOLITAN COUNCIL (SAC CHARGES) Total:							4,920.30
Division: 602 - Sewer							
Vendor: 10165 - ARAMARK UNIFORM SERVICES							
6290090190	01/23/2023	6290090190	UNIFORMS - SEWER	602-6022-621110	Sewer Ops / Clothing & Laundry	01/23/2023	52.80
6290092623	01/31/2023	6290092623	UNIFORMS - SEWER	602-6022-621110	Sewer Ops / Clothing & Laundry	01/31/2023	47.50
6290095311	02/06/2023	6290095311	UNIFORMS - SEWER	602-6022-621110	Sewer Ops / Clothing & Laundry	02/06/2023	46.90
Vendor 10165 - ARAMARK UNIFORM SERVICES Total:							147.20
Vendor: 10383 - CENTERPOINT ENERGY-MINNEGASCO							
0265-6 01/23-A	02/06/2023	0265-6 01/23-A	UTILITIES 11430265-6	602-6022-634100	Sewer Ops / Utility Services	12/31/2022	1.97
3414-1 01/23-A	01/31/2023	3414-1 01/23-A	UTILITIES 11603414-1	602-6022-634100	Sewer Ops / Utility Services	12/31/2022	1.93
Vendor 10383 - CENTERPOINT ENERGY-MINNEGASCO Total:							3.90

Council Claims Report

Payable Number	Payment Date	Payable Number	Description (Item)	Account Number	Account Name	Post Date	Amount
Vendor: 10395 - CENTURY LINK							
1683 087 01/23	01/31/2023	1683 087 01/23	PHONE SERVICE 763 571-1683...	602-6022-633120	Sewer Ops / Communication (... 01/31/2023		60.05
Vendor 10395 - CENTURY LINK Total:							60.05
Vendor: 10811 - GOPHER STATE ONE-CALL INC							
3000408	01/23/2023	3000408	ANNUAL FACILITY OPERATOR ...	602-6022-632100	Sewer Ops / Dues & Subscripti...	01/23/2023	25.00
3010408	02/06/2023	3010408	JAN BILLABLE LOCATES	602-6022-635100	Sewer Ops / Services Contract...	02/06/2023	54.00
Vendor 10811 - GOPHER STATE ONE-CALL INC Total:							79.00
Vendor: 11346 - MENARDS - FRIDLEY							
82248	01/31/2023	82248	SHOVELS	602-6022-621150	Sewer Ops / Tools & Minor Equ..	01/31/2023	52.96
82672	01/31/2023	82672	CRATES AND BUNGEE CORDS	602-6022-621140	Sewer Ops / Supplies for Repai...	01/31/2023	23.96
82720	01/31/2023	82720	U BOLT, PVC PIPE, BATTERIES	602-6022-621140	Sewer Ops / Supplies for Repai...	01/31/2023	107.44
83223	02/06/2023	83223	ITEMS FOR JETTER TOOLBOX	602-6022-621150	Sewer Ops / Tools & Minor Equ..	02/06/2023	40.91
83490	02/08/2023	83490	BATTERIES	602-6022-621140	Sewer Ops / Supplies for Repai...	02/08/2023	55.48
Vendor 11346 - MENARDS - FRIDLEY Total:							280.75
Vendor: 11368 - METROPOLITAN COUNCIL							
0001123403	02/06/2023	0001123403	DISCHARGE PERMIT	602-6022-632100	Sewer Ops / Dues & Subscripti...	02/06/2023	475.00
Vendor 11368 - METROPOLITAN COUNCIL Total:							475.00
Vendor: 11464 - MINN POLLUTION CONTROL AGENCY-MPCA							
SWINNEY EXAM FEE	02/06/2023	SWINNEY EXAM FEE	WW COLLECTION EXAM - AD...	602-6022-632120	Sewer Ops / Conferences & Sc...	02/06/2023	55.00
SWINNEY TRAINING	02/06/2023	SWINNEY TRAINING	COLLECTION EXAM TRAINING -...	602-6022-632120	Sewer Ops / Conferences & Sc...	02/06/2023	260.00
Vendor 11464 - MINN POLLUTION CONTROL AGENCY-MPCA Total:							315.00
Vendor: 11620 - NORTHERN TOOL & EQUIPMENT							
4042264463	01/31/2023	4042264463	TORCH KIT	602-6022-621150	Sewer Ops / Tools & Minor Equ..	01/31/2023	55.24
Vendor 11620 - NORTHERN TOOL & EQUIPMENT Total:							55.24
Vendor: 13092 - STRATEGIC INSIGHTS INC							
23Plan-It-017	01/31/2023	23Plan-It-017	PLANIT LICENSE RENEWAL	602-6020-635100	Sewer Admin / Services Contra...	01/31/2023	300.00
Vendor 13092 - STRATEGIC INSIGHTS INC Total:							300.00
Vendor: 12262 - US BANK (P-CARDS)							
INV0027490	01/25/2023	INV0027490	WIRELESS SEWER/ATT* BILL P...	602-6022-633120	Sewer Ops / Communication (...	12/31/2022	513.00
Vendor 12262 - US BANK (P-CARDS) Total:							513.00
Vendor: 12402 - XCEL ENERGY							
812505109	01/23/2023	812505109	UTILITIES 51-5750949-0	602-6022-634100	Sewer Ops / Utility Services	12/31/2022	2,082.16
Vendor 12402 - XCEL ENERGY Total:							2,082.16
Division 602 - Sewer Total:							4,311.30
Fund 602 - Sewer Fund Total:							9,231.60
Fund: 603 - Storm Water Fund							
Division: 603 - Storm							
Vendor: 13120 - BARR ENGINEERING							
23021201.00-4	01/23/2023	23021201.00-4	DEC AWAI PLAN-73RD AVE CO...	603-6039-635100	Storm CIP / Services Contracte...	12/31/2022	8,641.50
Vendor 13120 - BARR ENGINEERING Total:							8,641.50

Council Claims Report

Payment Dates: 1/19/2023

Item 6.

Payable Number	Payment Date	Payable Number	Description (Item)	Account Number	Account Name	Post Date	Amount
Vendor: 11438 - MINN DEPT OF NATURAL RESOURCES-OMB							
2022 WATER USE	01/23/2023	2022 WATER USE	2022 WATER USE PERMIT FEE...	603-6032-632100	Storm Ops / Dues & Subscripti...	12/31/2022	140.00
2022-2936	01/23/2023	2022-2936	STORM WATER PERMIT - MO...	603-6032-632100	Storm Ops / Dues & Subscripti...	12/31/2022	150.00
Vendor 11438 - MINN DEPT OF NATURAL RESOURCES-OMB Total:							290.00
Vendor: 12262 - US BANK (P-CARDS)							
INV0027490	01/25/2023	INV0027490	Tools - Storm Water/THE HO...	603-6032-621150	Storm Ops / Tools & Minor Equ..	12/31/2022	276.05
Vendor 12262 - US BANK (P-CARDS) Total:							276.05
Vendor: 12402 - XCEL ENERGY							
812482836	01/23/2023	812482836	UTILITIES 51-4991810-3	603-6032-634100	Storm Ops / Utility Services	12/31/2022	413.60
Vendor 12402 - XCEL ENERGY Total:							413.60
Division 603 - Storm Total:							9,621.15
Fund 603 - Storm Water Fund Total:							9,621.15
Fund: 609 - Municipal Liquor							
Vendor: 13054 - 56 BREWING LLC							
5621251	02/02/2023	5621251	JAN BEER	609-145030	Inventory-Store 2 / Beer	02/02/2023	67.00
5621302	02/02/2023	5621302	JAN BEER	609-144030	Inventory-Store 1 / Beer	02/02/2023	156.00
5621446	02/02/2023	5621446	JAN BEER	609-144030	Inventory-Store 1 / Beer	02/02/2023	212.00
5621574	02/02/2023	5621574	JAN BEER	609-145030	Inventory-Store 2 / Beer	02/02/2023	53.00
Vendor 13054 - 56 BREWING LLC Total:							488.00
Vendor: 10102 - AMERICAN BOTTLING COMPANY							
3562835026	02/02/2023	3562835026	JAN MISC	609-144040	Inventory-Store 1 / Misc	02/02/2023	774.40
Vendor 10102 - AMERICAN BOTTLING COMPANY Total:							774.40
Vendor: 10175 - ARTISAN BEER COMPANY							
JAN 2023	02/02/2023	JAN 2023	JAN BEER	609-144030	Inventory-Store 1 / Beer	02/02/2023	5,700.00
JAN 2023	02/02/2023	JAN 2023	JAN MISC	609-144040	Inventory-Store 1 / Misc	02/02/2023	182.10
JAN 2023	02/02/2023	JAN 2023	JAN BEER	609-145030	Inventory-Store 2 / Beer	02/02/2023	770.43
Vendor 10175 - ARTISAN BEER COMPANY Total:							6,652.53
Vendor: 10240 - BELLBOY CORPORATION							
JAN 2023	02/02/2023	JAN 2023	JAN LIQUOR	609-144010	Inventory-Store 1 / Liquor	02/02/2023	3,760.53
JAN 2023	02/02/2023	JAN 2023	JAN MISC	609-144040	Inventory-Store 1 / Misc	02/02/2023	778.18
Vendor 10240 - BELLBOY CORPORATION Total:							4,538.71
Vendor: 14315 - BLUE CLOUD DISTRIBUTION OF MN							
100941413	02/02/2023	100941413	JAN BEER	609-144030	Inventory-Store 1 / Beer	02/02/2023	263.50
Vendor 14315 - BLUE CLOUD DISTRIBUTION OF MN Total:							263.50
Vendor: 12811 - BOURGET IMPORTS							
193384	02/02/2023	193384	JAN WINE	609-144020	Inventory-Store 1 / Wine	02/02/2023	792.00
Vendor 12811 - BOURGET IMPORTS Total:							792.00
Vendor: 12388 - BREAKTHRU BEVERAGE BEER LLC							
JAN 2023	02/02/2023	JAN 2023	JAN BEER	609-144030	Inventory-Store 1 / Beer	02/02/2023	91,248.45
JAN 2023	02/02/2023	JAN 2023	JAN MISC	609-144040	Inventory-Store 1 / Misc	02/02/2023	1,561.65

Council Claims Report

Payment Dates: 1/19/20

Item 6.

Payable Number	Payment Date	Payable Number	Description (Item)	Account Number	Account Name	Post Date	Amount
JAN 2023	02/02/2023	JAN 2023	JAN BEER	609-145030	Inventory-Store 2 / Beer	02/02/2023	17,417.80
JAN 2023	02/02/2023	JAN 2023	JAN MISC	609-145040	Inventory-Store 2 / Misc	02/02/2023	100.00
Vendor 12388 - BREAKTHRU BEVERAGE BEER LLC Total:							110,327.90
Vendor: 12389 - BREAKTHRU BEVERAGE WINE & SPIRITS							
JAN 2023	02/02/2023	JAN 2023	JAN LIQUOR	609-144010	Inventory-Store 1 / Liquor	02/02/2023	29,824.47
JAN 2023	02/02/2023	JAN 2023	JAN WINE	609-144020	Inventory-Store 1 / Wine	02/02/2023	3,002.40
JAN 2023	02/02/2023	JAN 2023	JAN MISC	609-144040	Inventory-Store 1 / Misc	02/02/2023	518.70
JAN 2023	02/02/2023	JAN 2023	JAN LIQUOR	609-145010	Inventory-Store 2 / Liquor	02/02/2023	2,101.62
JAN 2023	02/02/2023	JAN 2023	JAN WINE	609-145020	Inventory-Store 2 / Wine	02/02/2023	500.00
Vendor 12389 - BREAKTHRU BEVERAGE WINE & SPIRITS Total:							35,947.19
Vendor: 13097 - BROKEN CLOCK BREWING COOPERATIVE							
7227	02/02/2023	7227	JAN BEER	609-144030	Inventory-Store 1 / Beer	02/02/2023	112.00
7261	02/02/2023	7261	JAN BEER	609-144030	Inventory-Store 1 / Beer	02/02/2023	284.00
Vendor 13097 - BROKEN CLOCK BREWING COOPERATIVE Total:							396.00
Vendor: 10369 - CAPITOL BEVERAGE SALES							
JAN 2023	02/02/2023	JAN 2023	JAN BEER	609-144030	Inventory-Store 1 / Beer	02/02/2023	28,000.00
JAN 2023	02/02/2023	JAN 2023	JAN MISC	609-144040	Inventory-Store 1 / Misc	02/02/2023	727.76
JAN 2023	02/02/2023	JAN 2023	JAN BEER	609-145030	Inventory-Store 2 / Beer	02/02/2023	9,300.00
JAN 2023	02/02/2023	JAN 2023	JAN MISC	609-145040	Inventory-Store 2 / Misc	02/02/2023	58.62
Vendor 10369 - CAPITOL BEVERAGE SALES Total:							38,086.38
Vendor: 10434 - CLEAR RIVER BEVERAGE							
669228	02/02/2023	669228	JAN BEER	609-144030	Inventory-Store 1 / Beer	02/02/2023	940.65
Vendor 10434 - CLEAR RIVER BEVERAGE Total:							940.65
Vendor: 10439 - COCA-COLA DISTRIBUTION							
3600217039	02/02/2023	3600217039	JAN MISC	609-144040	Inventory-Store 1 / Misc	02/02/2023	1,605.56
Vendor 10439 - COCA-COLA DISTRIBUTION Total:							1,605.56
Vendor: 13432 - DREKKER BREWING COMPANY							
15286	02/02/2023	15286	JAN BEER	609-144030	Inventory-Store 1 / Beer	02/02/2023	443.25
15338	02/02/2023	15338	JAN BEER	609-144030	Inventory-Store 1 / Beer	02/02/2023	461.25
Vendor 13432 - DREKKER BREWING COMPANY Total:							904.50
Vendor: 10826 - GRAPE BEGINNINGS / WINEBOW							
MN00124621	02/02/2023	MN00124621	JAN LIQ	609-144010	Inventory-Store 1 / Liquor	02/02/2023	214.52
MN00124621	02/02/2023	MN00124621	JAN WINE	609-144020	Inventory-Store 1 / Wine	02/02/2023	839.48
Vendor 10826 - GRAPE BEGINNINGS / WINEBOW Total:							1,054.00
Vendor: 10931 - HOHENSTEINS INC							
JAN 2023	02/02/2023	JAN 2023	JAN BEER	609-144030	Inventory-Store 1 / Beer	02/02/2023	5,700.00
JAN 2023	02/02/2023	JAN 2023	JAN MISC	609-144040	Inventory-Store 1 / Misc	02/02/2023	96.70
JAN 2023	02/02/2023	JAN 2023	JAN BEER	609-145030	Inventory-Store 2 / Beer	02/02/2023	1,000.00
JAN 2023	02/02/2023	JAN 2023	JAN MISC	609-145040	Inventory-Store 2 / Misc	02/02/2023	32.00
Vendor 10931 - HOHENSTEINS INC Total:							6,828.70

Council Claims Report

Payment Dates: 1/19/20

Item 6.

Payable Number	Payment Date	Payable Number	Description (Item)	Account Number	Account Name	Post Date	Amount
Vendor: 13309 - INBOUND BREWCO							
15266	02/02/2023	15266	JAN BEER	609-144030	Inventory-Store 1 / Beer	02/02/2023	213.50
Vendor 13309 - INBOUND BREWCO Total:							213.50
Vendor: 13431 - INVICTUS BREWING							
6574	02/02/2023	6574	JAN BEER	609-144030	Inventory-Store 1 / Beer	02/02/2023	140.00
Vendor 13431 - INVICTUS BREWING Total:							140.00
Vendor: 11064 - JOHNSON BROTHERS LIQUOR							
JAN 2023	02/02/2023	JAN 2023	JAN LIQUOR	609-144010	Inventory-Store 1 / Liquor	02/02/2023	87,981.28
JAN 2023	02/02/2023	JAN 2023	JAN WINE	609-144020	Inventory-Store 1 / Wine	02/02/2023	49,714.09
JAN 2023	02/02/2023	JAN 2023	JAN MISC	609-144040	Inventory-Store 1 / Misc	02/02/2023	648.12
JAN 2023	02/02/2023	JAN 2023	JAN LIQUOR	609-145010	Inventory-Store 2 / Liquor	02/02/2023	21,849.45
JAN 2023	02/02/2023	JAN 2023	JAN WINE	609-145020	Inventory-Store 2 / Wine	02/02/2023	6,747.00
JAN 2023	02/02/2023	JAN 2023	JAN MISC	609-145040	Inventory-Store 2 / Misc	02/02/2023	81.72
Vendor 11064 - JOHNSON BROTHERS LIQUOR Total:							167,021.66
Vendor: 12747 - MATTSON ICE							
20764	02/02/2023	20764	JAN MISC	609-144040	Inventory-Store 1 / Misc	02/02/2023	121.95
20780	02/02/2023	20780	JAN MISC	609-145040	Inventory-Store 2 / Misc	02/02/2023	139.80
20803	02/02/2023	20803	JAN MISC	609-144040	Inventory-Store 1 / Misc	02/02/2023	144.40
Vendor 12747 - MATTSON ICE Total:							406.15
Vendor: 13915 - MEGA BEER LLC							
20878	02/02/2023	20878	JAN BEER	609-145030	Inventory-Store 2 / Beer	02/02/2023	248.00
20879	02/02/2023	20879	JAN BEER	609-144030	Inventory-Store 1 / Beer	02/02/2023	683.30
Vendor 13915 - MEGA BEER LLC Total:							931.30
Vendor: 13457 - MILK AND HONEY CIDERS							
11453	02/02/2023	11453	JAN BEER	609-144030	Inventory-Store 1 / Beer	02/02/2023	428.00
Vendor 13457 - MILK AND HONEY CIDERS Total:							428.00
Vendor: 13098 - MODIST BREWING CO LLC							
E-38334	02/02/2023	E-38334	JAN BEER	609-144030	Inventory-Store 1 / Beer	02/02/2023	228.00
Vendor 13098 - MODIST BREWING CO LLC Total:							228.00
Vendor: 11717 - PAUSTIS WINE COMPANY							
JAN 2023	02/02/2023	JAN 2023	JAN WINE	609-144020	Inventory-Store 1 / Wine	02/02/2023	2,197.00
JAN 2023	02/02/2023	JAN 2023	JAN WINE	609-145020	Inventory-Store 2 / Wine	02/02/2023	459.00
Vendor 11717 - PAUSTIS WINE COMPANY Total:							2,656.00
Vendor: 11728 - PEPSI COLA BOTTLING CO							
49309705	02/02/2023	49309705	JAN MISC	609-144040	Inventory-Store 1 / Misc	02/02/2023	389.50
Vendor 11728 - PEPSI COLA BOTTLING CO Total:							389.50
Vendor: 11747 - PHILLIPS WINE & SPIRITS							
JAN 2023	02/02/2023	JAN 2023	JAN LIQUOR	609-144010	Inventory-Store 1 / Liquor	02/02/2023	19,235.10
JAN 2023	02/02/2023	JAN 2023	JAN WINE	609-144020	Inventory-Store 1 / Wine	02/02/2023	7,296.70
JAN 2023	02/02/2023	JAN 2023	JAN LIQUOR	609-145010	Inventory-Store 2 / Liquor	02/02/2023	3,340.68

Council Claims Report

Payment Dates: 1/19/20

Item 6.

Payable Number	Payment Date	Payable Number	Description (Item)	Account Number	Account Name	Post Date	Amount
JAN 2023	02/02/2023	JAN 2023	JAN WINE	609-145020	Inventory-Store 2 / Wine	02/02/2023	1,503.25
Vendor 11747 - PHILLIPS WINE & SPIRITS Total:							31,375.73
Vendor: 14491 - PORTAGE BREWING COMPANY							
0031333	02/02/2023	0031333	JAN BEER	609-144030	Inventory-Store 1 / Beer	02/02/2023	646.50
0031374	02/02/2023	0031374	JAN BEER	609-144030	Inventory-Store 1 / Beer	02/02/2023	216.00
Vendor 14491 - PORTAGE BREWING COMPANY Total:							862.50
Vendor: 13391 - PRYES BREWING							
W-48572	02/02/2023	W-48572	JAN BEER	609-144030	Inventory-Store 1 / Beer	02/02/2023	489.00
Vendor 13391 - PRYES BREWING Total:							489.00
Vendor: 12746 - RED BULL DISTRIBUTION							
2006654486	02/02/2023	2006654486	JAN MISC	609-144040	Inventory-Store 1 / Misc	02/02/2023	1,103.75
Vendor 12746 - RED BULL DISTRIBUTION Total:							1,103.75
Vendor: 12031 - SMALL LOT MN							
MN60925	02/02/2023	MN60925	JAN WINE	609-144020	Inventory-Store 1 / Wine	02/02/2023	360.03
MN60967	02/02/2023	MN60967	JAN WINE	609-144020	Inventory-Store 1 / Wine	02/02/2023	83.97
Vendor 12031 - SMALL LOT MN Total:							444.00
Vendor: 12045 - SOUTHERN WINE / SOUTHERN GLAZERS							
JAN 2023	02/02/2023	JAN 2023	JAN LIQUOR	609-144010	Inventory-Store 1 / Liquor	02/02/2023	34,500.00
JAN 2023	02/02/2023	JAN 2023	JAN WINE	609-144020	Inventory-Store 1 / Wine	02/02/2023	4,050.74
JAN 2023	02/02/2023	JAN 2023	JAN MISC	609-144040	Inventory-Store 1 / Misc	02/02/2023	345.28
JAN 2023	02/02/2023	JAN 2023	JAN LIQUOR	609-145010	Inventory-Store 2 / Liquor	02/02/2023	11,527.17
JAN 2023	02/02/2023	JAN 2023	JAN WINE	609-145020	Inventory-Store 2 / Wine	02/02/2023	884.00
Vendor 12045 - SOUTHERN WINE / SOUTHERN GLAZERS Total:							51,307.19
Vendor: 13914 - SP3 LLC - PEQUOD DISTRIBUTING							
W-174125	02/02/2023	W-174125	JAN BEER	609-144030	Inventory-Store 1 / Beer	02/02/2023	683.00
W-175613	02/02/2023	W-175613	JAN BEER	609-144030	Inventory-Store 1 / Beer	02/02/2023	928.50
Vendor 13914 - SP3 LLC - PEQUOD DISTRIBUTING Total:							1,611.50
Vendor: 12997 - URBAN GROWLER BREWING COMPANY LLC							
E-32067	02/02/2023	E-32067	JAN BEER	609-144030	Inventory-Store 1 / Beer	02/02/2023	230.99
Vendor 12997 - URBAN GROWLER BREWING COMPANY LLC Total:							230.99
Vendor: 12326 - VINOCOPIA INC							
0321301-IN	02/02/2023	0321301-IN	JAN LIQ	609-144010	Inventory-Store 1 / Liquor	02/02/2023	1,016.75
0321301-IN	02/02/2023	0321301-IN	JAN WINE	609-144020	Inventory-Store 1 / Wine	02/02/2023	1,018.21
0321302-IN	02/02/2023	0321302-IN	JAN WINE	609-145020	Inventory-Store 2 / Wine	02/02/2023	664.00
Vendor 12326 - VINOCOPIA INC Total:							2,698.96
Vendor: 12384 - WINE COMPANY							
224900	02/02/2023	224900	JAN LIQ	609-144010	Inventory-Store 1 / Liquor	02/02/2023	70.50
224900	02/02/2023	224900	JAN WINE	609-144020	Inventory-Store 1 / Wine	02/02/2023	611.47
226019	02/02/2023	226019	JAN LIQ	609-144010	Inventory-Store 1 / Liquor	02/02/2023	796.00

Council Claims Report

Payment Dates: 1/19/20

Item 6.

Payable Number	Payment Date	Payable Number	Description (Item)	Account Number	Account Name	Post Date	Amount
226019	02/02/2023	226019	JAN WINE	609-144020	Inventory-Store 1 / Wine	02/02/2023	704.00
Vendor 12384 - WINE COMPANY Total:							2,181.97
Vendor: 12385 - WINE MERCHANTS							
7411075	02/02/2023	7411075	JAN WINE	609-144020	Inventory-Store 1 / Wine	02/02/2023	72.00
7411754	02/02/2023	7411754	JAN WINE	609-144020	Inventory-Store 1 / Wine	02/02/2023	848.00
7412541	02/02/2023	7412541	JAN WINE	609-145020	Inventory-Store 2 / Wine	02/02/2023	64.00
Vendor 12385 - WINE MERCHANTS Total:							984.00
Vendor: 12416 - Z WINES USA							
26059	02/02/2023	26059	JAN WINE	609-144020	Inventory-Store 1 / Wine	02/02/2023	264.00
Vendor 12416 - Z WINES USA Total:							264.00
							475,567.72
Division: 691 - Store 1 - Cub location							
Vendor: 10240 - BELLBOY CORPORATION							
JAN 2023	02/02/2023	JAN 2023	JAN FREIGHT	609-6910-500101	Liq Store 1 / COGS-Freight	02/02/2023	24.00
JAN 2023	02/02/2023	JAN 2023	JAN BAGS	609-6910-621130	Liq Store 1 / Operating Supplies	02/02/2023	1,343.80
Vendor 10240 - BELLBOY CORPORATION Total:							1,367.80
Vendor: 12811 - BOURGET IMPORTS							
193384	02/02/2023	193384	JAN FREIGHT	609-6910-500101	Liq Store 1 / COGS-Freight	02/02/2023	14.00
Vendor 12811 - BOURGET IMPORTS Total:							14.00
Vendor: 12389 - BREAKTHRU BEVERAGE WINE & SPIRITS							
JAN 2023	02/02/2023	JAN 2023	JAN FREIGHT	609-6910-500101	Liq Store 1 / COGS-Freight	02/02/2023	584.36
Vendor 12389 - BREAKTHRU BEVERAGE WINE & SPIRITS Total:							584.36
Vendor: 10383 - CENTERPOINT ENERGY-MINNEGASCO							
1717-3 01/23-A	02/06/2023	1717-3 01/23-A	UTILITIES 9791717-3	609-6910-634100	Liq Store 1 / Utility Services	12/31/2022	22.13
Vendor 10383 - CENTERPOINT ENERGY-MINNEGASCO Total:							22.13
Vendor: 10447 - COMCAST/XFINITY							
3074 01/23	01/23/2023	3074 01/23	CABLE FEES-8772 10 789 0003...	609-6910-633120	Liq Store 1 / Communication	01/23/2023	508.17
Vendor 10447 - COMCAST/XFINITY Total:							508.17
Vendor: 10534 - DAILEY DATA & ASSOCIATES							
106140	02/02/2023	106140	JAN POS SUPPORT	609-6910-635130	Liq Store 1 / Hardware & Soft...	02/02/2023	135.00
Vendor 10534 - DAILEY DATA & ASSOCIATES Total:							135.00
Vendor: 10826 - GRAPE BEGINNINGS / WINEBOW							
MN00124621	02/02/2023	MN00124621	JAN FREIGHT	609-6910-500101	Liq Store 1 / COGS-Freight	02/02/2023	12.00
Vendor 10826 - GRAPE BEGINNINGS / WINEBOW Total:							12.00
Vendor: 11064 - JOHNSON BROTHERS LIQUOR							
JAN 2023	02/02/2023	JAN 2023	JAN FREIGHT	609-6910-500101	Liq Store 1 / COGS-Freight	02/02/2023	2,129.54
Vendor 11064 - JOHNSON BROTHERS LIQUOR Total:							2,129.54

Council Claims Report

Payment Dates: 1/19/20

Item 6.

Payable Number	Payment Date	Payable Number	Description (Item)	Account Number	Account Name	Post Date	Amount
Vendor: 12676 - LEPAGE & SONS							
198287	02/06/2023	198287	FEB TRASH SERVICE - LIQ 1	609-6910-635100	Liq Store 1 / Services Contract...	02/06/2023	70.86
Vendor 12676 - LEPAGE & SONS Total:							70.86
Vendor: 11717 - PAUSTIS WINE COMPANY							
JAN 2023	02/02/2023	JAN 2023	JAN FREIGHT	609-6910-500101	Liq Store 1 / COGS-Freight	02/02/2023	22.50
Vendor 11717 - PAUSTIS WINE COMPANY Total:							22.50
Vendor: 11747 - PHILLIPS WINE & SPIRITS							
JAN 2023	02/02/2023	JAN 2023	JAN FREIGHT	609-6910-500101	Liq Store 1 / COGS-Freight	02/02/2023	499.92
Vendor 11747 - PHILLIPS WINE & SPIRITS Total:							499.92
Vendor: 13775 - QUADIENT FINANCE USA INC							
4211 01/23	01/31/2023	4211 01/23	POSTAGE	609-6910-633120	Liq Store 1 / Communication	01/31/2023	21.14
Vendor 13775 - QUADIENT FINANCE USA INC Total:							21.14
Vendor: 12031 - SMALL LOT MN							
MN60925	02/02/2023	MN60925	JAN FREIGHT	609-6910-500101	Liq Store 1 / COGS-Freight	02/02/2023	5.00
Vendor 12031 - SMALL LOT MN Total:							5.00
Vendor: 12045 - SOUTHERN WINE / SOUTHERN GLAZERS							
JAN 2023	02/02/2023	JAN 2023	JAN FREIGHT	609-6910-500101	Liq Store 1 / COGS-Freight	02/02/2023	423.14
Vendor 12045 - SOUTHERN WINE / SOUTHERN GLAZERS Total:							423.14
Vendor: 12856 - SVAP II FRIDLEY MARKET LLC							
FEB 2023	02/01/2023	FEB 2023	FEB FRIDLEY MARKET LEASE P...	609-6910-635110	Liq Store 1 / Rentals	02/01/2023	19,364.29
Vendor 12856 - SVAP II FRIDLEY MARKET LLC Total:							19,364.29
Vendor: 12262 - US BANK (P-CARDS)							
INV0027490	01/25/2023	INV0027490	Mail Chimp E-Mail Charge/MA...	609-6910-633100	Liq Store 1 / Advertising	12/31/2022	59.49
INV0027490	01/25/2023	INV0027490	credit card fees store 1/NCR C...	609-6910-635100	Liq Store 1 / Services Contract...	12/31/2022	595.85
INV0027493	01/25/2023	INV0027493	Counterpoint subscriptio/NCR ...	609-6910-635130	Liq Store 1 / Hardware & Soft...	01/25/2023	844.80
Vendor 12262 - US BANK (P-CARDS) Total:							1,500.14
Vendor: 12326 - VINOCOPIA INC							
0321301-IN	02/02/2023	0321301-IN	JAN FREIGHT	609-6910-500101	Liq Store 1 / COGS-Freight	02/02/2023	25.50
Vendor 12326 - VINOCOPIA INC Total:							25.50
Vendor: 12384 - WINE COMPANY							
224900	02/02/2023	224900	JAN FREIGHT	609-6910-500101	Liq Store 1 / COGS-Freight	02/02/2023	16.55
226019	02/02/2023	226019	JAN FREIGHT	609-6910-500101	Liq Store 1 / COGS-Freight	02/02/2023	24.10
Vendor 12384 - WINE COMPANY Total:							40.65
Vendor: 12385 - WINE MERCHANTS							
7411075	02/02/2023	7411075	JAN FREIGHT	609-6910-500101	Liq Store 1 / COGS-Freight	02/02/2023	1.35
7411754	02/02/2023	7411754	JAN FREIGHT	609-6910-500101	Liq Store 1 / COGS-Freight	02/02/2023	6.75
Vendor 12385 - WINE MERCHANTS Total:							8.10

Council Claims Report

Payment Dates: 1/19/2023

Item 6.

Payable Number	Payment Date	Payable Number	Description (Item)	Account Number	Account Name	Post Date	Amount
Vendor: 12416 - Z WINES USA							
26059	02/02/2023	26059	JAN FREIGHT	609-6910-500101	Liq Store 1 / COGS-Freight	02/02/2023	5.00
Vendor 12416 - Z WINES USA Total:							5.00
Division 691 - Store 1 - Cub location Total:							26,759.24
Division: 692 - Store 2 - Hwy 65 location							
Vendor: 12389 - BREAKTHRU BEVERAGE WINE & SPIRITS							
JAN 2023	02/02/2023	JAN 2023	JAN FREIGHT	609-6920-500101	Liq Store 2 / COGS-Freight	02/02/2023	34.50
Vendor 12389 - BREAKTHRU BEVERAGE WINE & SPIRITS Total:							34.50
Vendor: 10383 - CENTERPOINT ENERGY-MINNEGASCO							
2808-1 01/23-A	01/31/2023	2808-1 01/23-A	UTILITIES 5582808-1	609-6920-634100	Liq Store 2 / Utility Services	12/31/2022	16.57
Vendor 10383 - CENTERPOINT ENERGY-MINNEGASCO Total:							16.57
Vendor: 10447 - COMCAST/XFINITY							
3074 01/23	01/23/2023	3074 01/23	CABLE FEES-8772 10 789 0003...	609-6920-633120	Liq Store 2 / Communication (...)	01/23/2023	421.79
Vendor 10447 - COMCAST/XFINITY Total:							421.79
Vendor: 11064 - JOHNSON BROTHERS LIQUOR							
JAN 2023	02/02/2023	JAN 2023	JAN FREIGHT	609-6920-500101	Liq Store 2 / COGS-Freight	02/02/2023	368.92
Vendor 11064 - JOHNSON BROTHERS LIQUOR Total:							368.92
Vendor: 12676 - LEPAGE & SONS							
198252	02/06/2023	198252	FEB TRASH SERVICE - LIQ 2	609-6920-635100	Liq Store 2 / Services Contract...	02/06/2023	44.66
Vendor 12676 - LEPAGE & SONS Total:							44.66
Vendor: 11717 - PAUSTIS WINE COMPANY							
JAN 2023	02/02/2023	JAN 2023	JAN FREIGHT	609-6920-500101	Liq Store 2 / COGS-Freight	02/02/2023	6.00
Vendor 11717 - PAUSTIS WINE COMPANY Total:							6.00
Vendor: 11747 - PHILLIPS WINE & SPIRITS							
JAN 2023	02/02/2023	JAN 2023	JAN FREIGHT	609-6920-500101	Liq Store 2 / COGS-Freight	02/02/2023	81.02
Vendor 11747 - PHILLIPS WINE & SPIRITS Total:							81.02
Vendor: 11823 - QUALITY REFRIGERATION SERVICE							
1112517	02/02/2023	1112517	FEB HVAC SERVICE	609-6920-635100	Liq Store 2 / Services Contract...	02/02/2023	332.09
Vendor 11823 - QUALITY REFRIGERATION SERVICE Total:							332.09
Vendor: 12045 - SOUTHERN WINE / SOUTHERN GLAZERS							
JAN 2023	02/02/2023	JAN 2023	JAN FREIGHT	609-6920-500101	Liq Store 2 / COGS-Freight	02/02/2023	112.00
Vendor 12045 - SOUTHERN WINE / SOUTHERN GLAZERS Total:							112.00
Vendor: 12262 - US BANK (P-CARDS)							
INV0027490	01/25/2023	INV0027490	credit card fees store 2/NCR C...	609-6920-635100	Liq Store 2 / Services Contract...	12/31/2022	132.45
Vendor 12262 - US BANK (P-CARDS) Total:							132.45
Vendor: 12326 - VINOCOPIA INC							
0321302-IN	02/02/2023	0321302-IN	JAN FREIGHT	609-6920-500101	Liq Store 2 / COGS-Freight	02/02/2023	10.50
Vendor 12326 - VINOCOPIA INC Total:							10.50

Payment Dates: 1/19/2023

Council Claims Report

Payable Number	Payment Date	Payable Number	Description (Item)	Account Number	Account Name	Post Date	Amount
Vendor: 12385 - WINE MERCHANTS							
7412541	02/02/2023	7412541	JAN FREIGHT	609-6920-500101	Liq Store 2 / COGS-Freight	02/02/2023	1.35
Vendor 12385 - WINE MERCHANTS Total:							1.35
Division 692 - Store 2 - Hwy 65 location Total:							1,561.85
Fund 609 - Municipal Liquor Total:							503,888.81
Fund: 703 - Employee Benefits							
Vendor: 12443 - OPTUM BANK (HSA)							
INV0027429	01/20/2023	INV0027429	HSA SAVINGS ACCT - EMPLOY...	703-213340	Health Care Spending	01/20/2023	3,867.34
INV0027463	02/03/2023	INV0027463	HSA SAVINGS ACCT - EMPLOY...	703-213340	Health Care Spending	02/03/2023	3,817.34
Vendor 12443 - OPTUM BANK (HSA) Total:							7,684.68
							7,684.68
Fund 703 - Employee Benefits Total:							7,684.68
Fund: 704 - Self Insurance Fund							
Division: 713 - Self Insurance							
Vendor: 13268 - BENEFIT RESOURCE LLC							
936188	02/08/2023	936188	JAN FSA, HRA/VEBA, COBRA	704-7130-631100	Self Ins / Services-Professional	02/08/2023	981.50
Vendor 13268 - BENEFIT RESOURCE LLC Total:							981.50
Vendor: 10831 - GREAT AMERICAN INSURANCE COMPANIES							
2023 LIQUOR LIABILITY	01/23/2023	2023 LIQUOR LIABILITY	2023 LIQUOR LIABILITY INS PO...	704-7130-631130	Self Ins / Insurance Policies	01/23/2023	11,621.00
Vendor 10831 - GREAT AMERICAN INSURANCE COMPANIES Total:							11,621.00
Vendor: 11205 - LEAGUE OF MN CITIES INS TRUST							
20135/20101	02/08/2023	20135/20101	WORK COMP CLAIM - POLICE	704-7130-631100	Self Ins / Services-Professional	02/08/2023	1,515.94
Vendor 11205 - LEAGUE OF MN CITIES INS TRUST Total:							1,515.94
Vendor: 14151 - NFP INSURANCE SERVICES INC							
IN796	02/06/2023	IN796	JAN BENEFITS ADMIN	704-7130-631100	Self Ins / Services-Professional	02/06/2023	678.75
Vendor 14151 - NFP INSURANCE SERVICES INC Total:							678.75
Division 713 - Self Insurance Total:							14,797.19
Fund 704 - Self Insurance Fund Total:							14,797.19
Fund: 806 - HOTEL / MOTEL TAX							
Division: 127 - Communications & Engagement							
Vendor: 11501 - MINNESOTA METRO NORTH TOURISM BUREAU							
DECEMBER 2022	02/06/2023	DECEMBER 2022	DEC HOTEL TAX	806-1270-638180	Comm & Engage / Pmts to Oth...	12/31/2022	8,200.85
Vendor 11501 - MINNESOTA METRO NORTH TOURISM BUREAU Total:							8,200.85
Division 127 - Communications & Engagement Total:							8,200.85
Fund 806 - HOTEL / MOTEL TAX Total:							8,200.85
Grand Total:							5,521,534.31

Report Summary

Fund Summary

Fund	Payment Amount
101 - General Fund	1,023,350.80
225 - Cable TV Fund	585.70
237 - Solid Waste Abatement	3.50
241 - Forfeitures/State/DWI	14,073.19
260 - Police Activity Fund	1,359.22
270 - Springbrook NC Fund	5,884.88
340 - TIF 20 Bond - 2019A (\$9,510,000)	124,393.75
341 - TIF 20 Bond - 2020A (\$4,540,000)	825,125.00
351 - REVOLVING FUND..	14,500.00
391 - G.O. CIP Bonds of 2017	2,246,431.25
405 - Capital Improvements-BLDG	16,866.50
406 - Capital Improvements-STR	13,365.00
407 - Capital Improvements-PKS	12,716.75
410 - Capital Equipment Fund	14,521.88
601 - Water Fund	654,932.61
602 - Sewer Fund	9,231.60
603 - Storm Water Fund	9,621.15
609 - Municipal Liquor	503,888.81
703 - Employee Benefits	7,684.68
704 - Self Insurance Fund	14,797.19
806 - HOTEL / MOTEL TAX	8,200.85
Grand Total:	5,521,534.31

Account Summary

Account Number	Account Name	Payment Amount
101-1110-633120	City Council / Communicat..	38.23
101-1210-621120	Gen Mgmt / Office Suppli...	72.41
101-1210-633120	Gen Mgmt / Communicat...	103.75
101-1240-631100	Legal / Services-Professio...	39,252.61
101-1260-621130	ER-Empl Resources / Ope...	2,362.50
101-1260-632100	ER-Empl Resources / Dues...	635.00
101-1260-632120	ER-Empl Resources / Conf...	15.00
101-1270-632100	Comm & Engage / Dues &...	624.29
101-1270-633100	Comm & Engage / Adverti...	25.00
101-1280-632100	City Clerk / Dues & Subscr...	225.00
101-1280-635130	City Clerk / Hardware & S...	70.99
101-1290-633120	Elections / Communicatio...	13.80
101-1310-621120	Accounting / Office Suppli...	67.30
101-1310-633120	Accounting / Communicat...	56.53
101-1310-635100	Accounting / Services Con...	300.00

Account Summary

Account Number	Account Name	Payment Amount
101-1320-621110	Assessing / Clothing & La...	60.50
101-1320-632100	Assessing / Dues & Subscr...	1,270.00
101-1320-633120	Assessing / Communicati...	8.90
101-132200	Due from HRA	45.02
101-1330-631100	IT / Services-Professional	68.00
101-1330-633120	IT / Communication (pho...	5,143.49
101-1330-635100	IT / Services Contracted, ...	2,986.71
101-1330-635130	IT / Hardware & Software ...	2,487.79
101-141010	Inventory - Fuel	9,140.41
101-141040	Inventory - Auto Parts & S...	10,001.34
101-1410-633120	Non-Dept / Communicati...	128.10
101-203130	Surtax/Surcharge	1,178.17
101-2110-621110	Police / Clothing & Laundry	706.76
101-2110-621120	Police / Office Supplies	214.06
101-2110-621130	Police / Operating Supplies	4,940.98
101-2110-621150	Police / Tools & Minor Equ..	216.00
101-2110-631100	Police / Services-Professi...	4,828.36
101-2110-632100	Police / Dues & Subscripti...	480.00
101-2110-632110	Police / Transportation	4.00
101-2110-632120	Police / Conferences & Sc...	6,046.00
101-2110-633110	Police / Printing & Binding	923.77
101-2110-633120	Police / Communication (...)	1,251.26
101-2110-635100	Police / Services Contract...	2,699.70
101-2110-635130	Police / Hardware & Soft...	40,752.00
101-212100	Federal Tax Withheld	114,554.07
101-212110	State Tax Withheld	50,595.72
101-212120	FICA Payable	79,754.34
101-212130	Medicare Payable	32,293.42
101-213100	PERA	207,944.41
101-213140	Health Insurance	140,397.98
101-213150	Health Reimb HRA/Veba &..	7,560.66
101-213160	Dental Insurance Payable	8,912.47
101-213180	PERA Life Insurance	624.00
101-213210	Union Dues - Police	2,928.30
101-213230	Union Dues - FT Fire	120.00
101-213260	Deferred Comp.-ICMA 457..	53,802.27
101-213270	ICMA Roth IRA	9,409.97
101-213280	RHS Plan (ICMA)	7,226.96
101-213290	Union Dues - POC/Vol Fire	125.00
101-213300	Child Support Withheld	817.71
101-213320	Miscellaneous Withholdin...	455.55
101-213330	Fridley Police Association	192.00

Account Summary

Account Number	Account Name	Payment Amount
101-2150-634100	Emergency Mgmt / Utility...	66.91
101-2190-621110	Fire / Clothing & Laundry	29.70
101-2190-621120	Fire / Office Supplies	124.07
101-2190-621130	Fire / Operating Supplies	1,348.09
101-2190-621140	Fire / Supplies for Repair ...	431.08
101-2190-621150	Fire / Tools & Minor Equi...	913.00
101-2190-631100	Fire / Services-Professional	5,740.00
101-2190-632100	Fire / Dues & Subscription,...	1,000.00
101-2190-632110	Fire / Transportation	1,073.40
101-2190-632120	Fire / Conferences & Scho...	2,498.67
101-2190-633120	Fire / Communication (ph...	594.47
101-2190-634100	Fire / Utility Services	1,358.31
101-2190-635100	Fire / Services Contracted,...	920.80
101-223124	Antenna Deposit-Sprint M...	500.00
101-3110-621110	Facilities / Clothing & Lau...	407.20
101-3110-621120	Facilities / Office Supplies	35.55
101-3110-621130	Facilities / Operating Supp...	705.83
101-3110-621140	Facilities / Supplies for Re...	9,809.74
101-3110-632100	Facilities / Dues,Subscript...	350.00
101-3110-632110	Facilities / Transportation	569.48
101-3110-632120	Facilities / Conferences & ...	-2.28
101-3110-633120	Facilities / Communication	146.38
101-3110-634100	Facilities / Utility Services	9,427.92
101-3110-635100	Facilities / Services Contra...	9,415.98
101-3140-621110	Eng / Clothing & Laundry	813.92
101-3140-621130	Eng / Operating Supplies	171.64
101-3140-632120	Eng / Conferences & Scho...	825.00
101-3140-633120	Eng / Communication (ph...	572.86
101-3140-635100	Eng / Services Contracted,...	300.00
101-3160-621110	Parks / Clothing & Laundry	477.63
101-3160-621150	Parks / Tools & Minor Equ...	3.20
101-3160-631100	Parks / Services-Professio...	68.00
101-3160-631130	Parks / Insurance Policies	1,109.70
101-3160-632100	Parks / Dues & Subscripti...	25.56
101-3160-633120	Parks / Communication (p...	306.01
101-3160-634100	Parks / Utility Services	4,030.94
101-3160-635110	Parks / Rentals	723.00
101-3170-634100	Lighting / Utility Services	16,371.69
101-3180-621110	Streets / Clothing & Laund...	255.85
101-3180-621130	Streets / Operating Suppli...	169.54
101-3180-621140	Streets / Supplies for Repa...	27,639.67
101-3180-621150	Streets / Tools & Minor E...	658.00

Account Summary

Account Number	Account Name	Payment Amount
101-3180-632100	Streets / Dues & Subscript...	125.00
101-3180-632120	Streets / Conferences & S...	575.00
101-3180-633120	Streets / Communication ...	860.54
101-3180-635100	Streets / Services Contrac...	567.50
101-3190-621110	Fleet Services / Clothing &...	475.28
101-3190-621140	Fleet Services / Supplies f...	47.00
101-3190-621150	Fleet Services / Tools & M...	1,760.90
101-3190-633120	Fleet Services / Communi...	267.78
101-3190-635100	Fleet Services / Services C...	623.95
101-3190-635110	Fleet Services / Rentals	132.50
101-3190-635130	Fleet Services / Hardware...	1,500.00
101-4100-621110	Rec / Clothing & Laundry	1,687.17
101-4100-621130	Rec / Operating Supplies	1,214.90
101-4100-632100	Rec / Dues & Subscription,...	2,184.95
101-4100-633100	Rec / Advertising	10.00
101-4100-633120	Rec / Communication (ph...	252.17
101-4100-638180	Rec / Pmts to Other Agenc...	16,200.00
101-4102-621130	Rec After School / Operat...	157.24
101-4105-621130	Rec Special Events / Oper...	1,613.42
101-4105-635100	Rec Special Events / Servi...	300.00
101-4106-621130	Rec ROCKS / Operating Su...	68.97
101-4107-635100	Rec Sports / Services Cont...	2,096.00
101-4113-621130	Rec-Youth Trips / Operati...	194.25
101-4113-635100	Rec-Youth Trips / Services...	100.00
101-5110-632120	Bldg Inspection / Confere...	345.00
101-5110-633120	Bldg Inspection / Comm. (...)	198.19
101-5110-635100	Bldg Inspection / Services...	29,076.72
101-5120-621120	Planning / Office Supplies	30.14
101-5120-633120	Planning / Communication...	232.17
101-5120-635100	Planning / Services Contra...	354.40
101-5140-621130	Rental Inspection / Operat...	40.37
101-5140-632120	Rental Inspection / Confe...	825.00
101-5140-633120	Rental Inspection / Comm...	89.22
225-1270-621150	Comm & Engage / Tools &...	514.95
225-1270-633120	Comm & Engage / Comm...	70.75
237-5180-633120	Recycling / Communicatio...	3.50
241-2172-621130	StateForf-DWI / Operating...	221.38
241-2172-621150	StateForf-DWI / Tools & M...	12,419.00
241-251172	Deferred Rev - DWI Forfei...	1,432.81
260-2114-621130	Police PSDS / Operating S...	587.42
260-2114-621150	Police PSDS / Tools & Min...	209.56
260-2114-632110	Police PSDS / Transportati...	9.50

Account Summary

Account Number	Account Name	Payment Amount
260-2114-632120	Police PSDS / Conferences...	132.00
260-2114-633120	Police PSDS / Communicat...	170.75
260-2114-635100	Police PSDS / Services Con...	249.99
270-4190-621110	SNC / Clothing & Laundry	31.92
270-4190-621130	SNC / Operating Supplies	1,818.10
270-4190-621140	SNC / Supplies for Repair ...	247.66
270-4190-621150	SNC / Tools & Minor Equi...	47.66
270-4190-632100	SNC / Dues & Subscrip, Pe...	695.40
270-4190-633120	SNC / Communication (ph...	102.91
270-4190-634100	SNC / Utility Services	2,517.31
270-4190-635100	SNC / Services Contracted,...	147.92
270-4190-635110	SNC / Rentals	276.00
340-8140-800200	TIF 20 Bond - 2019A / Inte...	124,393.75
341-8141-800100	TIF 20 Bond - 2020A / Prin...	745,000.00
341-8141-800200	TIF 20 Bond - 2020A / Inte...	80,125.00
351-8160-635100	Revolving Loans / Services...	14,500.00
391-8126-800100	GO CIP Bonds of 2017 / Pr...	1,465,000.00
391-8126-800200	GO CIP Bonds of 2017 / In...	781,431.25
405-3115-635100	CIP Bldg Facilities / Servic...	16,866.50
406-3180-705100	CIP Streets / Infrastructure	13,365.00
407-3160-701100	CIP Parks / Building & Bldg..	4,035.00
407-3160-702100	CIP Parks / Land Improve...	8,681.75
410-3160-703100	CapEq. Parks / Machinery...	14,521.88
601-234100	Current Bonds Payable	575,000.00
601-235100	Accrued Interest Payable	25,463.54
601-6010-633120	Water Admin / Communi...	61.92
601-6010-635100	Water Admin / Services C...	300.00
601-6012-621110	Water Ops / Clothing & L...	281.66
601-6012-621120	Water Ops / Office Suppli...	17.48
601-6012-621130	Water Ops / Operating Su...	4,740.15
601-6012-621140	Water Ops / Supplies for ...	7,890.60
601-6012-621150	Water Ops / Tools & Mino...	316.72
601-6012-631100	Water Ops / Services-Prof...	68.00
601-6012-632100	Water Ops / Dues & Subsc...	325.00
601-6012-633120	Water Ops / Communicat...	739.39
601-6012-634100	Water Ops / Utility Servic...	21,192.80
601-6012-635100	Water Ops / Services Cont...	13,316.19
601-6012-635110	Water Ops / Rentals	126.45
601-6518-800200	Debt Serv-16A Bond (4,31...	5,092.71
602-232310	Due to-Govts/Sewer (SAC)	4,920.30
602-6020-635100	Sewer Admin / Services C...	300.00
602-6022-621110	Sewer Ops / Clothing & L...	147.20

Account Summary

Account Number	Account Name	Payment Amount
602-6022-621140	Sewer Ops / Supplies for ...	186.88
602-6022-621150	Sewer Ops / Tools & Mino...	149.11
602-6022-632100	Sewer Ops / Dues & Subsc...	500.00
602-6022-632120	Sewer Ops / Conferences...	315.00
602-6022-633120	Sewer Ops / Communicat...	573.05
602-6022-634100	Sewer Ops / Utility Servic...	2,086.06
602-6022-635100	Sewer Ops / Services Cont...	54.00
603-6032-621150	Storm Ops / Tools & Mino...	276.05
603-6032-632100	Storm Ops / Dues & Subsc...	290.00
603-6032-634100	Storm Ops / Utility Services	413.60
603-6039-635100	Storm CIP / Services Cont...	8,641.50
609-144010	Inventory-Store 1 / Liquor	177,399.15
609-144020	Inventory-Store 1 / Wine	71,854.09
609-144030	Inventory-Store 1 / Beer	138,407.89
609-144040	Inventory-Store 1 / Misc	8,998.05
609-145010	Inventory-Store 2 / Liquor	38,818.92
609-145020	Inventory-Store 2 / Wine	10,821.25
609-145030	Inventory-Store 2 / Beer	28,856.23
609-145040	Inventory-Store 2 / Misc	412.14
609-6910-500101	Liq Store 1 / COGS-Freight	3,793.71
609-6910-621130	Liq Store 1 / Operating Su...	1,343.80
609-6910-633100	Liq Store 1 / Advertising	59.49
609-6910-633120	Liq Store 1 / Communicati...	529.31
609-6910-634100	Liq Store 1 / Utility Servic...	22.13
609-6910-635100	Liq Store 1 / Services Cont...	666.71
609-6910-635110	Liq Store 1 / Rentals	19,364.29
609-6910-635130	Liq Store 1 / Hardware & ...	979.80
609-6920-500101	Liq Store 2 / COGS-Freight	614.29
609-6920-633120	Liq Store 2 / Communicati...	421.79
609-6920-634100	Liq Store 2 / Utility Servic...	16.57
609-6920-635100	Liq Store 2 / Services Cont...	509.20
703-213340	Health Care Spending	7,684.68
704-7130-631100	Self Ins / Services-Professi...	3,176.19
704-7130-631130	Self Ins / Insurance Policies	11,621.00
806-1270-638180	Comm & Engage / Pmts to...	8,200.85
Grand Total:		5,521,534.31

Project Account Summary

Project Account Key	Payment Amount
None	5,448,342.18
211003	4,950.00

Project Account Summary

Project Account Key	Payment Amount
211006	104.90
211031	363.74
211201	259.49
211401	587.42
22501	514.95
4053121151	585.00
4053123151	16,281.50
4063123001	13,365.00
4073122700	8,681.75
4073122700B	4,035.00
4103122603	14,521.88
410501	300.00
6036022102	8,641.50
Grand Total:	5,521,534.31



AGENDA REPORT

Meeting Date: February 13, 2023

Meeting Type: City Council

Submitted By: James Kosluchar, Public Works Director
Brandon Brodhag, Assistant City Engineer

Title

Public Hearing to Consider Authorizing Construction of and Preliminary Assessment for the 53rd Avenue Roundabout Safety Project No. ST2023-22

Background

Following discussion and direction from the Fridley City Council (Council), a feasibility report has been prepared by the City of Fridley (City) Public Works Department with reference to the 53rd Avenue Roundabout Safety Project No. ST2023-22. On January 23, 2023, this report was presented to Council and a public hearing was set for February 13, 2023, by Resolution No. 2023-09. The public hearing on improvements was advertised in accordance with statutory requirements, with publication on January 26, 2023, and February 2, 2023, in the City's Official Publication. Affected property owners subject to assessment were mailed notice of the public hearing on January 24, 2023 (sample attached). The mailing to each property included a preliminary estimated amount of assessment and a project update.

The project includes street and safety improvements on 53rd Avenue from Central Avenue (Trunk Highway 65) to 1,200 feet to the west. The City and the City of Columbia Heights (Columbia Heights) were successful in applying for funding under the Minnesota Department of Transportation's (MnDOT) Highway Safety Improvement Program (HSIP), which will fund up to 90% of estimated construction to a maximum of \$730,800, and the cities would share equally in the matching funding for construction along with any cost overages and design/administration/property acquisition. There are six properties that are adjacent to the street improvement and safety project. These properties are subject to a special assessment in conformance with the City's Roadway Major Maintenance Financing Policy.

On January 17, 2023, the City and Columbia Heights hosted an open house for the project for the adjacent commercial businesses. A presentation highlighted the project overview, construction impacts, anticipated schedule, and draft budget for the proposed project. Notifications were mailed out to the property owners informing them of the open house, a brief description of the project, a link to the project website and contact information. The open house had a virtual option for property owners that were unable to make the meeting in person.

Following this Public Hearing, the Council will be asked to address Resolution No. 2023-16 to consider ordering final plans, specifications and calling for bids for the project. If the Council chooses to move

Vision Statement

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

forward with this project by approving the associated resolution, staff will finalize the design and construction would be completed between June and October 2023.

Financial Impact

Funding for this project is derived from several sources including HSIP grant funding, Municipal State Aid Street funding, special assessments, and Utility CIP funds (water, sanitary sewer, and storm sewer). The project is budgeted in the adopted Capital Investment Plan for 2023-2027.

Recommendation

Staff recommend the Council open the preliminary assessment hearing for 53rd Avenue Roundabout Safety Project No. ST2023-22, hear all those who wish to address the Council, and close the hearing.

Focus on Fridley Strategic Alignment

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

Attachments and Other Resources

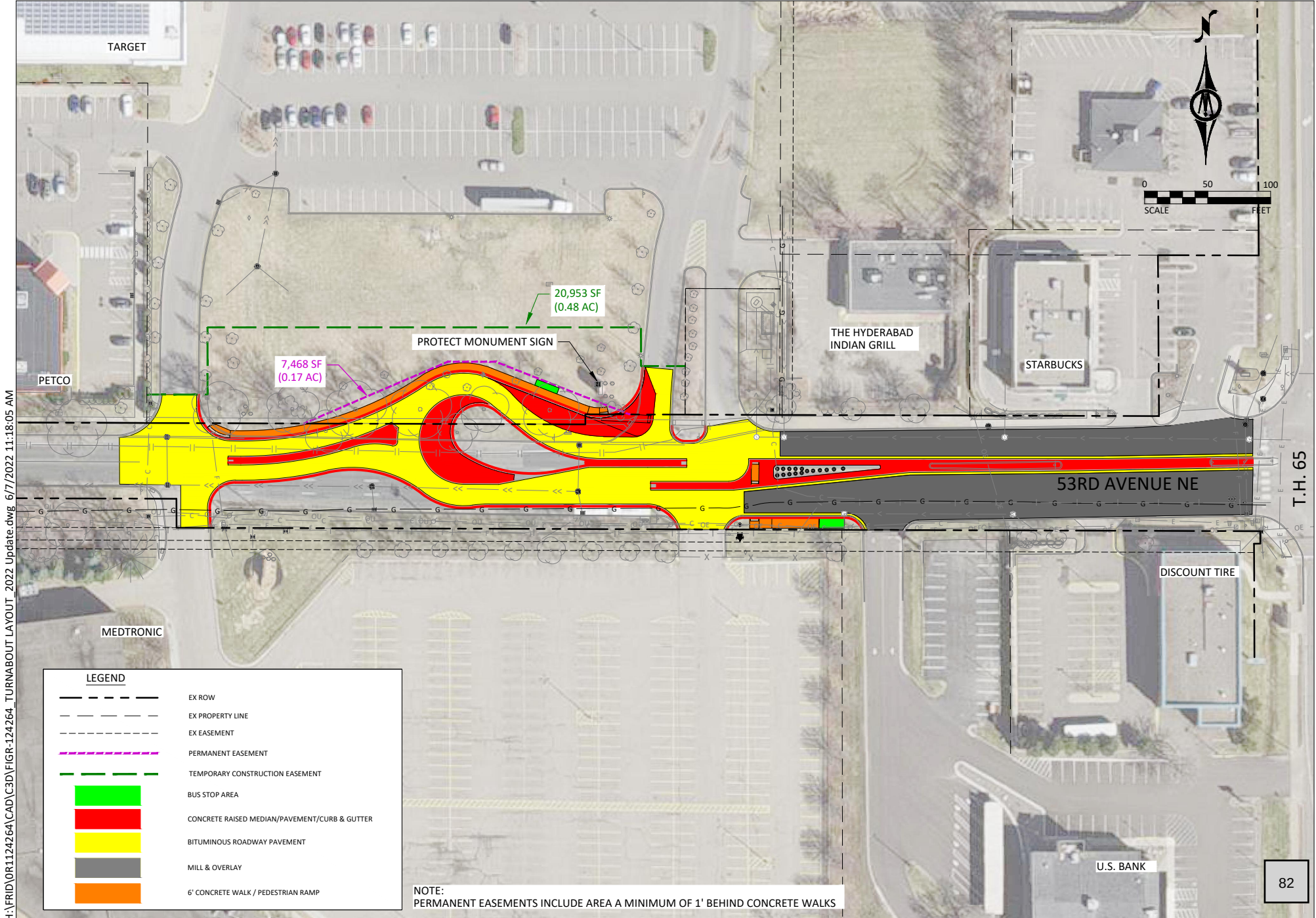
- Map of 53rd Avenue Roundabout Safety Project Area
- Public Hearing Advertisement in the Official Publication
- Mailed Public Assessment Hearing Notice (sample)

Vision Statement

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

EXHIBIT A
53RD AVENUE TURNABOUT - HIGHWAY SAFETY IMPROVEMENT PROGRAM

CITY OF FRIDLEY & CITY OF COLUMBIA HEIGHTS
JUNE 2022



H:\FRID\0R1124264\CAD\C3D\FGR-124264 TURNABOUT LAYOUT_ 2022 Update.dwg 6/7/2022 11:18:05 AM

City of Fridley
Notice of Hearing on
53rd Avenue Roundabout Safety Project

Project No. ST 2023-22

Whereas, the City Council of the City of Fridley, Anoka County, Minnesota has deemed it expedient to receive evidence pertaining to the improvements hereinafter described.

Now, therefore, notice is hereby given that on the 13th day of February 2023, at 7:00 p.m. the City Council will meet at the Fridley Civic Campus Council Chambers, 7071 University Avenue, N.E., Fridley, MN and will at said time and place hear all parties interested in said improvements in whole or in part.

The general nature of the improvements is the construction (in the lands and streets noted below) of the following improvements, to-wit:

Street and utility improvements, bituminous asphalt overlay, concrete median, concrete curb and gutter, and utility repairs including the street segments as follows:

53rd AVENUE from CENTRAL AVENUE (T.H. 65) to 1,200 FEET WEST

All of said land and parcels abutting the list of street segments above are to be assessed proportionately according to the benefits received by such improvement.

The City Engineer has estimated the project cost to be \$1,221,360. A tabulation of costs is available at the City's Engineering Office. A reasonable estimate of the impact of the assessment for each property will be available at the hearing. The City Engineer will be present to describe the physical and financial impact of the proposed project as described in the project feasibility report and proposed plans and specifications.

Hearing impaired persons planning to attend the public hearing who need an interpreter or other persons with disabilities who require auxiliary aids should contact Roberta Collins at 763-572-3500 no later than the 10th day of February 2023.

Published: Star Tribune
 January 26, 2023
 February 2, 2023



Fridley Civic Campus

7071 University Ave N.E. Fridley, MN 55432
763-571-3450 | FAX: 763-571-1287 | FridleyMN.gov

January 24, 2023

PW23-009

Subject: Public Hearing for 53rd Avenue Roundabout Safety Project No. ST2023-22

Dear Property Owner:

The Fridley City Council will conduct a public hearing to consider authorizing construction of the 53rd Avenue Roundabout Safety Project No. ST2023-22. A presentation will be given before Council that will provide information on estimated costs, funding, special assessments, and construction.

When: Monday, February 13, 2023; 7:00 p.m.

Where: Fridley Civic Campus, Council Chambers
7071 University Avenue NE, Fridley, MN

You are subject to a special assessment and your preliminary estimated assessment is \$XX,XXX.XX. This is in accordance with the City of Fridley special assessment policy and is based on best available information of estimated project costs and assumes similar application of special assessments as in previous projects to the property identified below. Assessment payment options will be presented at the hearing.

PROPERTY IDENTIFICATION NUMBER:	XXXXXXXXXXXX
SUBJECT PROPERTY ADDRESS:	XXX 53RD AVENUE NE FRIDLEY, MN 55421

We look forward to seeing you at the public hearing. If you have questions, please call the Engineering Division at 763-572-3554.

Sincerely,

James P. Kosluchar, P.E.
Director of Public Works

Publication and Project Area Map (Back of Page)

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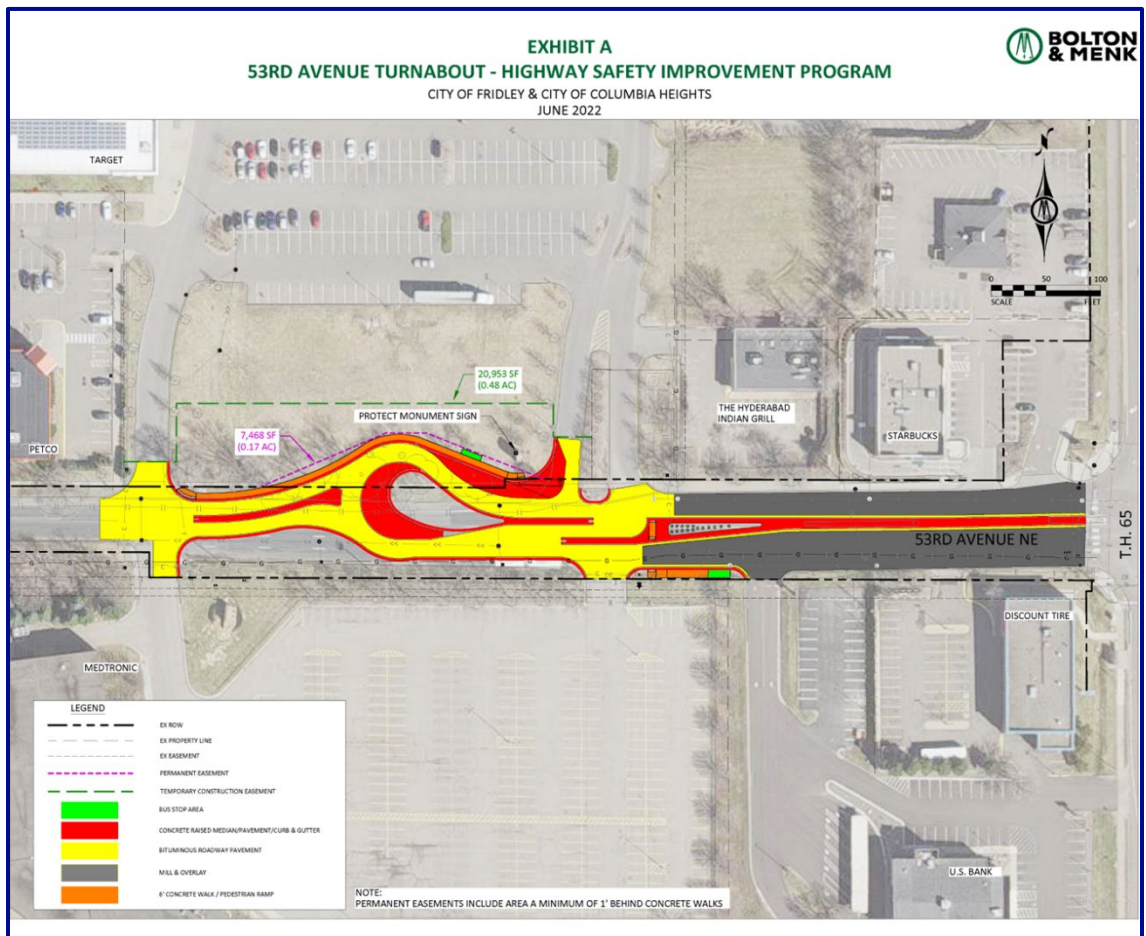
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The City Engineer has estimated the project cost to be \$1,221,360. A tabulation of costs is available at the City's Engineering Office. A reasonable estimate of the impact of the assessment for

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Published: Star Tribune
January 26, 2023
February 2, 2023





AGENDA REPORT

Meeting Date: February 13, 2023

Meeting Type: City Council

Submitted By: James Kosluchar, Public Works Director
Brandon Brodhag, Assistant City Engineer

Title

Resolution No. 2023-16, Ordering Final Plans, Specifications and Calling for Bids for the 53rd Avenue Roundabout Safety Project No. ST2023-01

Background

The attached resolution directs preparation of final plans and specifications and authorizes the advertisement for bids for the 53rd Avenue Roundabout Safety Project No. ST2023-22. The City of Fridley's (City) Capital Investment Plan (CIP) includes street rehabilitation and safety improvements on 53rd Avenue from Central Avenue (Trunk Highway 65) to 1,200 feet to the west. The total project length is approximately a quarter mile. On 53rd Avenue, for this portion of the roadway, it is shared between the cities of Fridley and Columbia Heights. The streets and underground utilities throughout the project areas were originally constructed in the 1960s and the street was last seal coated in 2007.

Proposed street rehabilitation will include asphalt milling and asphalt removal, asphalt paving, and concrete curb and gutter spot replacement. The existing pavement east of the proposed roundabout will receive a two-inch mill and asphalt overlay. Spot replacement of concrete curb and gutter will only occur along segments that are severely damaged, settled, or restrict the conveyance of storm water.

In addition to the pavement improvements proposed along 53rd Avenue, the project also includes safety improvements including a continuous concrete safety barrier median to eliminate left turning conflicts and will provide access to and from adjacent businesses through a roundabout. The existing pavement in this section would be removed and new travel lanes would be constructed through the roundabout.

There are no planned water main improvements with this project. Sanitary sewer and storm sewer improvements will include minor work for manhole and inlet adjustments as well as casting replacement, if necessary, in conjunction with roadway paving operations. The existing system structures are generally in good condition and are expected to exceed the service life of the proposed pavement rehabilitation. New storm catch basins and manhole structures will be required as part of the concrete curb and gutter relocation for the construction of the roundabout.

Costs for the project will be paid using a combination of Highway Safety Improvement Program (HSIP) grants, Minnesota State Aid System funding, special assessments for the street rehabilitation, as well as utility CIP funds for water, sanitary sewer, and storm sewer. A Public Hearing on special assessments for

Vision Statement

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

this project is scheduled to be held at the February 13, 2023, City Council meeting. Comments received at the public hearing will be considered and used in the preparation of the final plans for the project.

Staff requests consideration including input and information received at the Hearing on Improvements. If the City Council chooses to move forward with this project by approving the attached resolution, staff will finalize design in March 2023, and construction would be completed between June and October 2023.

Financial Impact

Funding for this project is derived from several sources including HSIP grant funding, Municipal State Aid Street funding, special assessments, and Utility CIP funds (water, sanitary sewer, and storm sewer). The project is budgeted in the adopted Capital Investment Plan for 2023-2027.

Recommendation

Staff recommend the approval of Resolution No. 2023-16.

Focus on Fridley Strategic Alignment

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

Attachments and Other Resources

- Resolution No. 2023-16

Vision Statement

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

Resolution No. 2023-16**Ordering Final Plans, Specifications and Calling for Bids for the 53rd Avenue Roundabout Safety Project No. ST2023-22**

Whereas, the construction of certain improvements identified as the 53rd Avenue Roundabout Safety Project No. ST2023-22 (Improvements) is deemed to be in the interest of the City of Fridley (City) and the property owners affected thereby; and

Whereas, the City has prepared a Capital Investment Program to systematically reconstruct streets in the City regularly to maintain roadway quality and performance; and

Whereas, the City has received a Highway Safety Improvement Program grant of \$730,800 for the improvements; and

Whereas, the City has entered into a Joint Powers Agreement with the City of Columbia Heights to collaborate to meet mutual goals of the respective communities and fund the Improvements; and

Whereas, the City's Engineering Division has completed preparation of a feasibility report and estimates of costs thereof for the Improvements; and

Whereas, it is the intent of the City to fund a portion of the project costs through special assessments to benefiting property owners in accordance with its Roadway Major Maintenance Policy; and

Whereas, pursuant to direction of the Fridley City Council, a report has been prepared by the City's Public Works Department with reference to the Improvements; and

Whereas, Resolution No. 2023-09 adopted January 23, 2023, received the feasibility report and called for a public hearing on the matter of the construction of the Improvements listed therein; and

Whereas, a public hearing regarding said Improvements was set for February 13, 2023; and

Whereas, pursuant to Minnesota Statute, proper notification of said public hearing was given; and

Whereas, at said Hearing on Improvements, the City Council heard all those persons that desired to address the Council.

Now, therefore be it resolved, that the City Council of the City of Fridley hereby finds and orders:

1. Such Improvements are necessary, cost-effective, and feasible, as detailed in the feasibility report.
2. The Improvements proposed in the feasibility report are hereby ordered to be effected and completed as soon as reasonably possible, to-wit:

Street, median, roundabout and utility improvements, including mill and overlay, bituminous asphalt paving, concrete median and roundabout construction, concrete curb replacement, utility repairs including the street segments as follows:

53rd Avenue from Central Avenue (T.H. 65) to 1,200 feet west

3. That the Improvements be incorporated in the 53rd Avenue Roundabout Safety Project No. ST2023-22 (Project).
4. That the work effecting the Improvements be performed under this project may be performed under one or more contracts as may be deemed advisable upon receipt of bids.
5. That the Director of Public Works, James P. Kosluchar, P.E. is hereby designated as the engineer for the Improvements and shall oversee the preparation of plans, specifications and estimates of costs thereof for making of the Improvements.
6. That final plans, specifications, and estimates are prepared by the Public Works Engineering Division and provided to the City Council as they are completed.
7. That the Engineering Division call for bids in order that Project award(s) and construction can be considered.

Passed and adopted by the City Council of the City of Fridley this 13th day of February, 2023.

Scott J. Lund – Mayor

Attest:

Melissa Moore – City Clerk



AGENDA REPORT

Meeting Date: February 13, 2023

Meeting Type: City Council

Submitted By: Paul Bolin, Assistant Executive Director of the Housing and Redevelopment Authority

Title

Public Hearing to Consider Modifying the Redevelopment Plan for Redevelopment Project No. 1 and the Tax Increment Financing Plans for Tax Increment Financing Districts Nos. 6, 11-13 and 17-25 to Reflect Increased Project Costs and Increased Bonding Authority within Redevelopment Project No. 1, Creating Tax Increment Financing District No. 26, and Adopting a Tax Increment Financing Plan Relating Thereto

Background

See Attached Project Report & Memorandum from Northland Public Finance. A Notice of Public Hearing before the City Council was published in the February 3, 2023 edition of the City's Official Publication.

Financial Impact

None. Assistance is provided through future excess taxes generated by the new development.

Recommendation

Staff recommend the Council open the Public Hearing to consider the creation of TIF District No. 26, take public comment, and close the Public Hearing.

Focus on Fridley Strategic Alignment

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

Attachments and Other Resources

- Moon Plaza Project Report
- Memorandum from Northland Public Finance
- TIF Plan for TIF District No. 26
- Resolution No. 2023-17

Vision Statement

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



Project Summary

The Request

Roers Companies is requesting Tax Increment Financing (TIF) assistance for the redevelopment of the Moon Plaza property, located at 6257 University Avenue N.E. The redevelopment will allow for the construction of a 169-unit affordable multi-family rental housing development. There are a number of extraordinary costs associated with the redevelopment that would prevent the project from moving forward without the assistance.

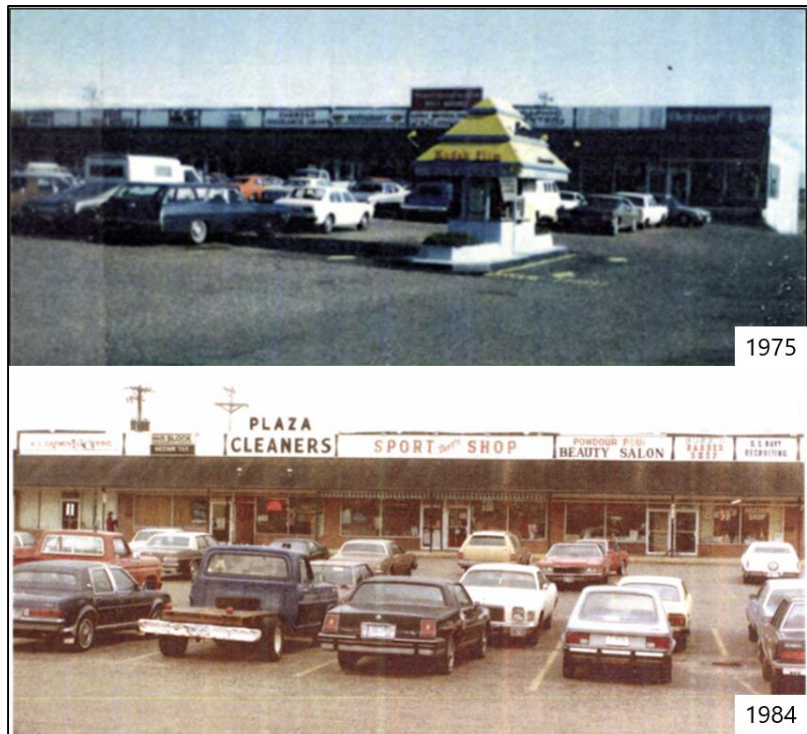
Site Description and History

The Moon Plaza Shopping Center was constructed between 1963-1965. Over the years it has been home to wide variety of retail and office users including a dry cleaner, a beauty salon and barber shop, small grocery stores, military recruiting offices, a café, and many others. A photo from 1975 shows there once was a small a small photo mat building in the parking lot.

The property sits on the University Avenue Service Drive, north of 61st Avenue. It is bordered by St. Williams Church to the south, small commercial users to the north, and Norwood Square, an affordable senior independent living community to the east.

The property has been a source of criticism for many years, even dating back to 1985. At that time, the City Manager asked the

Planning Coordinator to evaluate the vitality of the outdated, run-down strip center. The memo notes that the building's lack of architectural character, sufficient tenant floor space, landscaping, attractive lighting, and other contemporary amenities commercial tenants are looking for hindered its ability to attract quality tenants. Over the last two Comprehensive Planning processes, staff has heard from many people in the community, who want to see something done with the outdated Center. Concerns raised were like that of the Holly Center: the poor condition of the structure and its façade, an overabundance of parking, and lack of landscaping. As a result of community concerns and the overall condition of the property, it has been placed in a redevelopment district in the City's Comprehensive Plan for over 20 years.



The property has been under the same ownership since the early 1990s. The owner has generally been responsive and willing to work with the City as issues have come up; however, with no major reinvestment in the building and property over the last 40 years, it has become very tired, and is in desperate need of redevelopment.

Roers Companies started discussions with the property owner in early 2022 to potentially purchase the property. Roers has a letter of intent to purchase the property contingent upon these land use items being approved.

Proposed Project

The petitioner is proposing to redevelop the Moon Plaza property by constructing a new 169-unit affordable multi-family housing development. There will be a mix of 1 bedroom, 2 bedroom and 3-



bedroom units, with rents affordable to households earning 60 percent of area median income (AMI). Eight of the units will be set aside for households making 30% or less of the AMI. There will be 265 parking stalls on site, with 167 of those underground. The building will be 5-stories along the east side, and the north and south sides of the building will step down to 4-stories. Common area amenities will include a community room, outdoor patio, resident storage areas, a dog wash station, a game room, a playground, a dog run, and a seating and gazebo area.

As described by the petitioner, "the Moon Plaza Multifamily Redevelopment is a transformation of an existing aged retail strip center into a new affordable housing development. The project will create a high-quality development that enables

lower than market rents making housing more accessible. It will target an underserved population of renters without sacrificing finish levels and amenities. The rent levels will be set to serve families and individuals who earn 60% of the area median income (AMI), which is an annual income of \$56,320 for a family of 2, and \$70,380 for a family of 4. Sixty percent AMI translates to monthly rents for this project being approximately \$1,242 for a one-bedroom, \$1,489 for a two-bedroom, and \$1,717 for a 3-bedroom. Applicants will need to submit income eligibility that is verified by a 3rd party before they can qualify to live in this development." Eight of the units will be set aside for households making 30% of the area median income.

The chart below shows the 2022 income limits for the Minneapolis-St. Paul Metropolitan Area, at 60% to 100% of AMI, based on household (HH) size, put together by the US Department of Housing and Urban Development (HUD). The text in red, "65%" is Fridley's median income for 2022.

Income Limit	1 Person HH	2 Person HH	3 Person HH	4 Person HH
100%	\$82,740	\$94,560	\$106,390	\$118,200
80%	\$62,600	\$71,550	\$80,500	\$89,400
65%	\$53,536	\$61,184	\$68,832	\$76,480
60%	\$49,280	\$56,320	\$63,360	\$70,380
30%	\$24,650	\$28,200	\$31,700	\$35,200

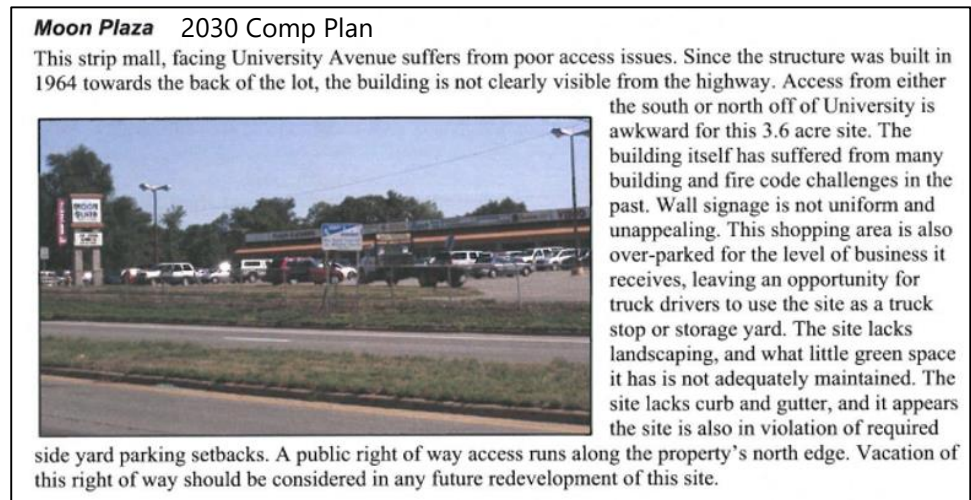
Comprehensive Plan Analysis

The 2040 Comprehensive Plan's Future Land Use Map designates the site as "Commercial." Commercial Land Use is defined as, "Lots or parcels containing retail services, offices, restaurants, and uses that are generally privately owned and operated for profit." The petitioner requests the site be designated "Multi-Family Residential," which applies to "Lots or parcels containing multiple dwelling units, such as...apartment complexes, from 9-40 units/acre..." The site is located within an identified Redevelopment Area, and the Comprehensive Plan notes, "Some specific redevelopment areas have higher density..." With 169 proposed housing units across a 3.66-acre site, the proposed density is 46 units per acre.

The site is near the proposed "F Line" Bus Rapid Transit (BRT) stops at 61st Avenue, and Mississippi Street, where higher density development may be warranted. Density at other recently constructed Multi-

Family project locations are approximately: 35 units per acre at The Cielo Apartments, 32 units per acre at Fridley Station Village (Altair, Aura, & Ursa Apartments), and 36 units per acre at Axle Apartments.

During the 2030 and 2040 Comprehensive Planning process, City staff continued to hear from Fridley citizens that they'd like to see something done with the Moon Plaza property. The concerns raised were related to the condition of the structure, the façade, the abundance of parking, and lack of landscaping. The 2030 Comprehensive Plan (adopted in 2009) and the 2040 Comprehensive Plan (adopted in 2021) put the subject property in one of the City's identified redevelopment districts.



13. Moon Plaza and Commercial Lots to the North 2040 Comp Plan

The Moon Plaza strip mall was constructed in the 1960s and was guided for commercial redevelopment in the last Comprehensive Plan update. The strip mall building is outdated and could use a face lift. The property is over-parked for the type of retail businesses that occupy the building. It also struggles with poor access issues, making it difficult for retail businesses to survive. Also included in this redevelopment area are three parcels to the north. One is occupied by the Alano Society, and the other is a small single story office building. The lot to the east is primarily vacant with a ¼ of the lot used for utility purposes. Office/commercial uses should be considered in the redevelopment of this area.



Additionally, the Metropolitan Council has allocated needed affordable housing units to Fridley. This allocation is addressed in the Housing Chapter. By 2030, the Met Council anticipates Fridley will need at least 122 housing units which are affordable to residents earning 51 to 80 percent of AMI. The petitioner proposes to build 169 units at this affordability level. In their housing study, the petitioner establishes significant demand for housing affordable to households earning 60 percent of AMI or less, more than the 122 units anticipated in the forecast.

Moreover, the petitioner's housing study addresses providing housing to existing area residents, while the Met Council's allocation of need is calculated based on anticipated regional population growth. Therefore, proposing to create 161 units of housing affordable at 60 percent AMI and 8 units at 30 percent AMI is consistent with the Comprehensive Plan.

Site Plan Analysis

The proposed project is a 169-unit affordable housing building that will have a mix of 1 bedroom, 2 bedrooms, and 3 bedrooms. Each unit will include a washer and dryer, stainless steel appliances, quartz counter tops, and 9 ft. ceilings. Common area amenities include a community room, a game room,



resident storages areas, an outdoor patio with a dog run, and tot lot, and sidewalk and connections to existing sidewalk and train systems.

Parking – The R-3, Multi-Family

zoning code requires 339 parking stalls for this project, based on the breakdown of types of units, which is 1.57 stalls per unit. The petitioner is proposing 265 stalls, 167 of those will be underground and 98 will be surface stalls, which is deficient to the code requirements by 74 stalls. Though the parking doesn't meet the R-3, Multi-Family code regulations, it is consistent with the parking per unit ratios the City has approved for other recently constructed multi-family housing projects. The Axle Apartments and the Train Station Village Apartments have a parking ratio at 1.57 stalls per unit and have been operating without any on-street parking complaints.

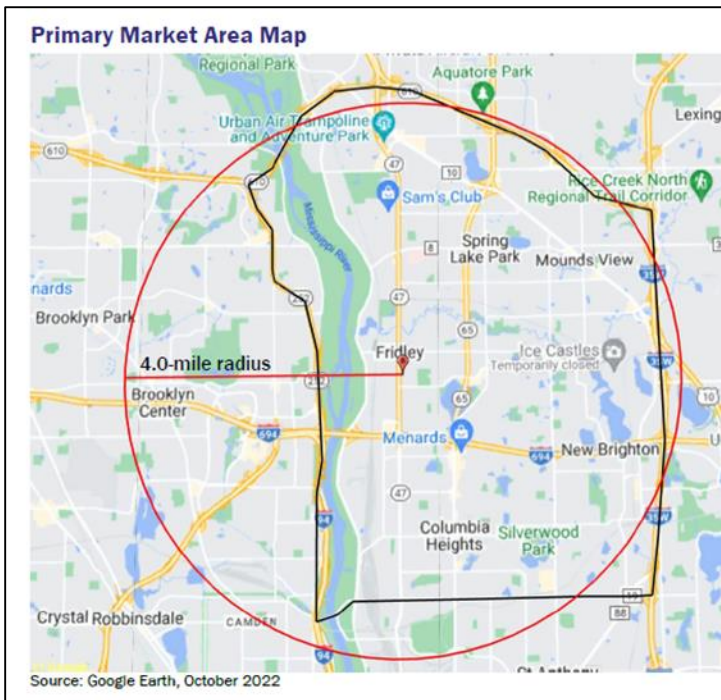
Housing Study Analysis

The applicant provided a housing market study prepared by Novogradac, a real estate consulting firm from Dallas, Texas. The report's effective date is from October 2022.

The report defined a Market Area for analysis and utilized socio-economic and demographic characteristics to estimate demand for this new multi-family housing development. Overall, the report established a market need for at least 175 apartments affordable to households earning 60 percent of AMI. (Due to changes to the project from the time the report was commissioned, this is more than the number of units currently being proposed.) Due to the number of cost-burdened households within the Primary Market Area who pay more than 35 percent of their income for housing, the report predicts demand for and rapid uptake of the new apartments.

The report notes as weaknesses the relatively smaller size of the units, compared to competitor properties. The proposed units are found to be 9.5 to 14 percent smaller than other average units; however, the report finds they are within the range of acceptable sizes. Additionally, the report finds that higher quality construction and building components will be an asset to offset any size-related drawbacks.

Comparable properties have vacancy rates from zero to 6 percent, and on average this figure is



quite low and indicates housing demand in the market. Additionally, several comparable properties—including the recently-completed Low Income Housing Tax Credit (LIHTC) property "Ursa" in Fridley—maintain waiting lists for their units. Employment characteristics in the Primary Market Area—including concentrations in healthcare and manufacturing—should allow residents' income to remain relatively stable in the face of an economic downturn.

Beyond local demand, at least 15 percent of residents are estimated to come from outside the Primary Market Area. The

report notes that Fridley experiences a significant in-migration of workers who travel to Fridley to work but live outside the community.



MEMORANDUM

To: Paul Bolin, Fridley HRA Assistant Executive Director

From: Tammy Omdal, Managing Director
Jessica Green, Managing Director

Date: January 18, 2023

Re: Tax Increment Financing (TIF) Assistance for Housing Project in Fridley (Moon Plaza)

The Fridley Housing Redevelopment Authority (the “HRA”) requested that Northland review the revised Application from Roers Acquisitions LLC (the “Developer”) for tax increment financing assistance. In preparing this review, Northland relied on information included in the Application and subsequent follow-up information from the Developer.

The Developer is requesting \$6,126,000 from the HRA, in the form of tax increment financing, for the purpose of providing gap financing outside of Tax-Exempt Bonds and Federal Tax Credits the developer is seeking from other governmental entities.

The financial assistance is proposed to be on a “pay-go” basis and payable over a term not to exceed 26 years. The project consists of the demolishing of the existing Moon Plaza retail strip center and constructing an approximate 168-unit residential apartment building plus underground and surface parking and associated amenity areas, both indoor and outdoor (the “Project”). The Project is located on University Avenue between 61st Ave NE and 63rd Ave NE in Fridley (the “Property”).

All apartment units will be affordable with income and rent restrictions at or below 60% of the area median income (AMI). The 2022 AMI for Anoka County as calculated by the U.S. Department of Housing and Urban Development is \$118,200.

The request is for the HRA to establish a redevelopment TIF district to capture the increase in property taxes from the Project to assist with the financing of the redevelopment of the site and development of the affordable housing project.

Northland reviewed the information submitted by the Developer related to land acquisition and construction costs, developer fees, operating expenses, and rental rates, among other items. We find the information provided to be within general industry standards. Exhibit A provides a preliminary source and use of funds for the approximate \$49.5 million Project. The Developer anticipates the cost of the Project will likely increase as other project costs, including relocation costs, are taken into full account.

Observations

It is Northland's observation that the Project, as proposed, is feasible only through assistance, in part from TIF combined with other public assistance. This observation may change if information about the Project changes. Financing redevelopment and construction of affordable housing takes multiple sources to achieve rents at affordable levels.

Based on the Application, the Developer proposes to maximize public finance tools to include 4% Low-income Housing Tax Credits (LIHTC), Tax-Exempt Bonding, and TIF to assist with financing the Project. Tax-exempt bonding (first mortgage) is anticipated to finance approximately 49.8% of the costs of the Project.

The Developer will defer a portion of the developer fee and rely on a letter of credit for the balance of funds. The deferred developer fee is not guaranteed. It will be paid from future net cash flow from the Project. Subject to the estimated terms of assistance, we find that the Project, as proposed, would not be reasonably expected to occur solely through private investment within the reasonably near future.

Based on the pro forma developed by Northland, using information from the Developer and information independently prepared by Northland, we find the requested amount and duration for the assistance, subject to final terms of the first mortgage, to be reasonable and necessary.

We estimate the Project is feasible with TIF assistance to the Developer in an amount no greater than \$6,126,000, with a maximum term of 26 years and 5.0% rate. This is based on the HRA providing 90% of the TIF collected to payment on a note issued to the Developer, with assistance provided on a "pay-go" basis payable solely from TIF. The HRA would retain tax increments not payable to the Developer to pay administrative costs of the district (up to 10% of TIF).

Exhibit B provides estimated tax increment (TIF) cash flow, increased property taxes from the Project, that will be captured to assist the Project. For purposes of the TIF Plan, the property classification for estimating property taxes is assumed at the "4a" classification (Rental Housing 4 or more units). Due to the LIHTC and limitations on rents, the Project may qualify for Class 4d (Qualifying Low Income Rental Property). If the Project is in fact classified as 4d for tax purposes, the estimated real estate taxes payable and therefore the tax increment will be less than is

estimated in Exhibit B and in the TIF Plan. The 4a class is used for purposes of the TIF Plan because the future property classification for purpose of property taxes is uncertain and depending on final facts the Project may or may not qualify.

Without assistance the Project will not achieve a return on cost, net operating income divided by total development cost, greater than 6.0% until after year 18 of the TIF District (see Exhibit C). TIF is estimated to be necessary to achieve debt service coverage (greater than 1.2X). Developer compensation on these types of projects is typically the developer fee. It is common for a developer to defer a large portion of the developer fee to make the project work, as is proposed for the Project. The developer fee is paid out of cash flow, so the dollars are “at-risk” for the developer. For an affordable housing project, that does not involve extraordinary costs related to redevelopment of property, such as for this Project, we might typically expect the developer fee to be repaid over a 15-year term. For this Project, we estimate repayment will take longer due to the extraordinary costs of redevelopment, combined with the limitation on rents for affordable units.

Use of Tax Increment Financing (TIF)

A decision to deny the use of TIF does not necessarily mean that there will be no future improvements on the Property. A decision to approve may be made based on a finding that the Project, as proposed, would not be reasonably expected to occur solely through private investment within the reasonably near future. It does not mean that “no” development, housing or commercial, will occur on the site ever.

The analysis shows that an induced development will yield a net increase in taxable market value of approximately \$25 million (future value) for the site compared to the likely taxable market value of \$2.5 million (future value) without TIF.

Summary

This memorandum was prepared to assist with evaluation of the request for assistance submitted by the Developer. The assumptions and estimated amounts provided in this memorandum and exhibits are subject to change. The key items to note from the memorandum are as follows:

- All 168 apartment units to be affordable with income restrictions at 60% of AMI. Income qualifications and rent requirements for the proposed public financing will be met.
- The public finance tools proposed include tax exempt bonding, 4% LIHTC, and TIF. The Developer has or will be submitting application to the state for the bonding allocation and LIHTC. This assistance is in addition to the request of the HRA to establish a TIF district.
- The Developer will defer a portion of the developer fee and provide equity in the estimated amount of \$9,666,909 or 19.5% of the estimated costs for the Project. The

developer fee and contribution of equity will be repaid from future cash flow from the project with interest. Repayment will be based on net cash flow after debt service payments. The actual term of repayment will depend on the actual net cash flow. Reduction in rental income from either market conditions or an increase in the requirements for level of affordability will extend the term of repayment, among other factors.

- The Developer may request the HRA to consider approval of assignment of the proposed TIF revenue note to be issued by the HRA to the Developer to a third party. The assignment by the HRA is needed for the Developer to mortgage or leverage the TIF revenue note to provide cash for the Project.
- Northland's review suggests the Project, as proposed, is feasible only through assistance, in part from TIF. The TIF assistance is to not exceed \$6,126,000 payable over a term not to exceed 26 years. Unpaid principal amount will bear interest from the date of the TIF revenue note at the simple non-compounded rate of 5.0% per annum. The first payment date is to be August 1, 2025, and on each February 1 and August 1 thereafter to and including February 1, 2050.

EXHIBIT A
Fridley, MN
Fridley - Moon Plaza
Developer Sources and Uses for Project

	Total	% of Total	Per Unit
Sources			
Debt	\$24,670,000	49.8%	\$146,845
Low Income Tax Credit Equity	\$15,206,526	30.7%	\$90,515
Developer Equity / Deferred Fee	\$9,666,909	19.5%	\$57,541
Total Sources of Funds	\$49,543,435	100.0%	\$294,901
Uses			
Land Acquisition	\$3,500,000	7.1%	\$20,833
Construction	\$33,556,632	67.7%	\$199,742
Interim Escrowed Funds	\$3,931,609	7.9%	\$23,402
Lender/Investor Cash Reserves	\$911,064	1.8%	\$5,423
Professional Services	\$1,550,000	3.1%	\$9,226
Construction Financing Costs	\$564,579	1.1%	\$3,361
Permanent Financing Costs	\$603,601	1.2%	\$3,593
Closing Costs and Tax Credit Fees	\$387,906	0.8%	\$2,309
Developer Fee	\$4,538,044	9.2%	\$27,012
Total Uses of Funds	\$49,543,435	100.0%	\$294,901
Number of Units			168

EXHIBIT B
Fridley, MN
Tax Increment Financing District No. 26 (Redevelopment)
Moon Plaza

Projected Tax Increment Financing (TIF) Cash Flow

TIF District Year	Taxes Payable Year	Taxable Market Value (TMV)	Captured Tax Capacity for TIF	Original Tax Rate	Available TIF from District	TIF Retained by HRA	Net Available TIF	Present Value Net Available TIF
1	2025	23,670,036	266,307	123.78%	328,455	32,846	295,610	275,656
2	2026	33,892,821	394,092	123.78%	486,062	48,606	437,456	663,927
3	2027	33,971,486	395,075	123.78%	487,274	48,727	438,547	1,034,411
4	2028	34,050,334	396,060	123.78%	488,490	48,849	439,641	1,387,923
5	2029	34,129,364	397,048	123.78%	489,709	48,971	440,738	1,725,240
6	2030	34,208,579	398,038	123.78%	490,930	49,093	441,837	2,047,104
7	2031	34,287,977	399,031	123.78%	492,154	49,215	442,938	2,354,222
8	2032	34,367,559	400,026	123.78%	493,381	49,338	444,043	2,647,271
9	2033	34,447,326	401,023	123.78%	494,611	49,461	445,150	2,926,895
10	2034	34,527,279	402,022	123.78%	495,844	49,584	446,259	3,193,707
11	2035	34,607,416	403,024	123.78%	497,079	49,708	447,371	3,448,296
12	2036	34,687,740	404,028	123.78%	498,318	49,832	448,486	3,691,221
13	2037	34,768,250	405,034	123.78%	499,559	49,956	449,603	3,923,017
14	2038	34,848,948	406,043	123.78%	500,803	50,080	450,722	4,144,193
15	2039	34,929,832	407,054	123.78%	502,050	50,205	451,845	4,355,235
16	2040	35,010,904	408,068	123.78%	503,300	50,330	452,970	4,556,609
17	2041	35,092,164	409,083	123.78%	504,553	50,455	454,098	4,748,756
18	2042	35,173,613	410,101	123.78%	505,809	50,581	455,228	4,932,100
19	2043	35,255,251	411,122	123.78%	507,067	50,707	456,360	5,107,043
20	2044	35,337,079	412,145	123.78%	508,328	50,833	457,496	5,273,971
21	2045	35,419,096	413,170	123.78%	509,593	50,959	458,634	5,433,250
22	2046	35,501,304	414,198	123.78%	510,860	51,086	459,774	5,585,232
23	2047	35,583,702	415,228	123.78%	512,131	51,213	460,918	5,730,250
24	2048	35,666,292	416,260	123.78%	513,404	51,340	462,064	5,868,624
25	2049	35,749,074	417,295	123.78%	514,680	51,468	463,212	6,000,657
26	2050	35,832,047	418,332	123.78%	515,960	51,596	464,364	6,126,640
TOTAL =					12,850,403	1,285,040	11,565,363	6,126,640

Key Assumptions for TIF Plan and Estimated Available TIF from District:

- 1 Taxable market value (TMV) annual growth assumption equal to approximately 0.25%.
- 2 Original Tax Capacity Rate for purpose of the Plan is estimated based on Taxes Payable Year 2022. Certified tax rate will not be known until time of certification of the TIF District by the County.
- 3 Election for captured tax capacity is 100.00%. Assumes Property Class = 4a
- 4 Base Tax Capacity is calculated based on a TMV = \$2,365,500.
- 5 Present Value (PV) calculated based on semi-annual payments and rate of 4.0%, estimated dated date
- 6 Fiscal Disparities to be paid from outside of the TIF District. Housing is not subject to fiscal disparities.
- 7 Estimates for Taxable Market Value (TMV) are preliminary for planning purposes only, actual amount will vary.
- 8 Available TIF from District is after deducting State Auditor Fee (0.36%)
- 9 Analysis is based on the property being classified as 4a. A different property classification, such as 4d will impact the estimated Captured Tax Capacity for TIF and the estimated Available TIF from District.

EXHIBIT C
Fridley, MN
Moon Plaza
Summary Pro Forma Based on Information Provided by Developer and Information Prepared by Northland
Preliminary Estimated Amounts

Calendar Year Year of TIF District	2025 1	2026 2	2027 3	2028 4	2029 5	2030 6	2031 7	2032 8	2033 9	2034 10	2035 11	2036 12	2037 13	2038 14	2039 15
Gross Income (before TIF)	2,785,211	3,159,296	3,230,119	3,294,721	3,360,616	3,427,828	3,496,385	3,566,312	3,637,639	3,710,391	3,784,599	3,860,291	3,937,497	4,016,247	4,096,572
Less Expenses	1,255,666	1,466,589	1,492,080	1,518,046	1,544,734	1,572,165	1,600,358	1,629,340	1,659,130	1,689,754	1,721,235	1,753,600	1,786,874	1,821,083	1,856,257
Net Operating Income (NOI)	1,529,545	1,692,707	1,738,039	1,776,675	1,815,881	1,855,663	1,896,026	1,936,973	1,978,509	2,020,638	2,063,364	2,106,691	2,150,623	2,195,164	2,240,315
Plus TIF Revenue	295,610	437,456	438,547	439,641	440,738	441,837	442,938	444,043	445,150	446,259	447,371	448,486	449,603	450,722	451,845
NOI with TIF	1,825,154	2,130,163	2,176,586	2,216,316	2,256,619	2,297,501	2,338,965	2,381,016	2,423,659	2,466,897	2,510,735	2,555,177	2,600,226	2,645,886	2,692,160
Debt Service	1,121,958	1,674,100	1,504,870	1,504,870	1,576,381	1,627,460	1,627,460	1,627,460	1,627,460	1,627,460	1,627,460	1,627,460	1,627,460	1,627,460	1,627,460
Net Cash Flow	703,197	456,063	671,716	711,446	680,239	670,041	711,505	753,556	796,199	839,437	883,275	927,717	972,766	1,018,426	1,064,701
Return on Cost with TIF	3.7%	4.3%	4.4%	4.5%	4.6%	4.6%	4.7%	4.8%	4.9%	5.0%	5.1%	5.2%	5.2%	5.3%	5.4%
Return on Cost without TIF	3.1%	3.4%	3.5%	3.6%	3.7%	3.7%	3.8%	3.9%	4.0%	4.1%	4.2%	4.3%	4.3%	4.4%	4.5%
Debt coverage with TIF	1.63	1.27	1.45	1.47	1.43	1.41	1.44	1.46	1.49	1.52	1.54	1.57	1.60	1.63	1.65
Debt coverage without TIF	1.10	0.75	0.86	0.89	0.87	0.87	0.89	0.92	0.94	0.97	0.99	1.02	1.05	1.07	1.10
Deferred Developer Fee Balance	9,666,909	9,666,909	9,666,909	9,666,909	9,666,909	9,666,909	9,666,909	9,666,909	9,666,909	9,666,909	9,666,909	9,666,909	9,666,909	9,129,742	8,526,647
Calendar Year	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049					
Year of TIF District	16	17	18	19	20	21	22	23	24	25					
Gross Income (before TIF)	4,178,503	4,262,073	4,347,315	4,434,261	4,522,946	4,613,405	4,705,673	4,799,787	4,895,783	4,993,698					
Less Expenses	1,860,144	1,864,084	1,868,077	1,872,125	1,876,228	1,880,388	1,884,605	1,888,881	1,893,217	1,897,615					
Net Operating Income (NOI)	2,318,360	2,397,989	2,479,238	2,562,136	2,646,719	2,733,018	2,821,068	2,910,906	3,002,565	3,096,084					
Plus TIF Revenue	452,970	454,098	455,228	456,360	457,496	458,634	459,774	460,918	462,064	463,212					
NOI with TIF	2,771,329	2,852,087	2,934,465	3,018,497	3,104,214	3,191,651	3,280,843	3,371,823	3,464,629	3,559,296					
Debt Service	1,627,461	1,627,462	1,627,463	1,627,464	1,627,465	1,627,466	1,627,467	1,627,468	1,627,469	1,627,470					
Net Cash Flow	1,143,869	1,224,625	1,307,003	1,391,033	1,476,749	1,564,186	1,653,376	1,744,356	1,837,160	1,931,826					
Return on Cost with TIF	5.6%	5.8%	5.9%	6.1%	6.3%	6.4%	6.6%	6.8%	7.0%	7.2%					
Return on Cost without TIF	4.7%	4.8%	5.0%	5.2%	5.3%	5.5%	5.7%	5.9%	6.1%	6.2%					
Debt coverage with TIF	1.70	1.75	1.80	1.85	1.91	1.96	2.02	2.07	2.13	2.19					
Debt coverage without TIF	1.15	1.19	1.24	1.29	1.35	1.40	1.45	1.51	1.56	1.62					
Deferred Developer Fee Balance	7,820,670	7,005,491	6,075,327	5,023,928	3,844,758	2,530,985	1,075,473	-	-	-					

Notes:

1/ Total Development Cost (TDC):
2/ Total Deferred Developer Fee / Equity:

49,543,435
9,666,909

DRAFT FOR PUBLIC HEARING
MODIFIED AND RESTATED REDEVELOPMENT PLAN FOR
REDEVELOPMENT PROJECT NO. 1
AND
TAX INCREMENT FINANCING PLAN FOR TAX INCREMENT
FINANCING (REDEVELOPMENT) DISTRICT NO. 26 (MOON PLAZA)
WITHIN REDEVELOPMENT PROJECT NO. 1

CITY OF FRIDLEY, MINNESOTA
AND
FRIDLEY HOUSING AND REDEVELOPMENT AUTHORITY

PUBLIC HEARING DATE: _____, 2023
PLAN APPROVED BY HRA DATE: _____, 2023
PLAN APPROVED BY CITY COUNCIL DATE: _____, 2023
PLAN CERTIFICATION REQUEST DATE: _____, 2023
PLAN CERTIFIED DATE: _____, 2023



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TABLE OF CONTENTS

ARTICLE I – INTRODUCTION AND DEFINITIONS	1
Section 1.01 Introduction	1
Section 1.02 Definitions	4
Section 1.03 Plan Preparation	5
ARTICLE II - STATEMENT OF PUBLIC PURPOSE AND AUTHORITY	5
Section 2.01 Enabling Act; Statutory Authority	5
Section 2.02 Statement and Finding of Public Purpose	6
Section 2.03 Boundaries of Project Area.....	6
ARTICLE III - REDEVELOPMENT PLAN	6
Section 3.01 Statement of Objectives	6
Section 3.02 Development Activities	8
Section 3.03 Payment of Public Development Costs	8
Section 3.04 Environmental Controls; Land Use Regulations.....	8
Section 3.05 Park and Open Space to be Created	8
Section 3.06 Proposed Reuse of Property	8
Section 3.07 Administration and Maintenance of Project Area.....	9
Section 3.08 Amendments.....	9
Section 3.09 Findings and Declaration.....	9
ARTICLE IV - TAX INCREMENT FINANCING PLAN	10
Section 4.01 Statutory Authority	10
Section 4.02 Planned Development	10
4.02.1 Project Description.....	10
4.02.2 City Plans and Development Program	10
4.02.3 Land Acquisition	10
4.02.4 Development Activities.....	10
4.02.5 Need for Tax Increment Financing	10
Section 4.03 Tax Increment Financing District.....	11
4.03.1 Designation	11
4.03.2 Boundaries of TIF District.....	11
4.03.3 Type of District.....	11
Section 4.04 Plan for Use of Tax Increment	11
4.04.1 Estimated Tax Increment.....	11
4.04.2 Fiscal Disparities Election	12
4.04.3 Public Development Costs.....	12
4.04.4 Estimated Sources and Uses of Funds	12
Figure 4 Estimated Sources and Uses of Funds.....	13
4.04.5 Administrative Expense	13
4.04.6 County Road Costs	14
4.04.7 Bonded Indebtedness	14
4.04.8 Duration of TIF District.....	14
4.04.9 Estimated Impact on Other Taxing Jurisdictions	14
4.04.10 Prior Planned Improvements	15

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

ARTICLE V – ADMINISTERING THE TIF DISTRICT.....	15
Section 5.01 Filing and Certification.....	15
Section 5.02 Modifications of the Tax Increment Financing Plan.....	15
Section 5.03 4-Year Knockdown Rule.....	16
Section 5.04 Pooling/5-Year Rule.....	16
Section 5.05 Financial Reporting and Disclosure Requirements.....	16
Section 5.06 Business Subsidy Compliance.....	16
 EXHIBITS.....	 17
Exhibit I Present Value Analysis	17
Exhibit II Projected Tax Increment	18
Exhibit III Impact on Other Taxing Jurisdictions.....	19
Exhibit IV Estimated Tax Increment Over Life of District	20
Exhibit V Maps of Project Area and TIF Districts	21
Exhibit VI Description of parcels in TIF District.....	23
Exhibit VII Report for Redevelopment Findings	24

ARTICLE I INTRODUCTION AND DEFINITIONS

SECTION 1.01 INTRODUCTION

This Redevelopment Plan for Redevelopment Project No. 1 of the Fridley Housing and Redevelopment Authority of the City of Fridley is intended to supersede and restate the activities described in the Redevelopment Plan for Redevelopment Project No. 1 as originally adopted on May 15, 1979 and most recently modified on September 14, 2020 at time of establishment of Tax Increment Financing District No. 25 (Holly Center) and the adoption of a Tax Increment Financing Plan.

Tax Increment Financing District Nos. 6, 12, 13, 17, 18, 19, 20, 21, 22, 23, 24, 25, and the Housing Replacement TIF District, and the Tax Increment Financing Plans related thereto, within Development District No. 1, remain in full force and effect and are not modified.

The City of Fridley and the Fridley Housing and Redevelopment Authority (HRA) propose to provide tax increment financing assistance through the establishment of Tax Increment Financing (Redevelopment) District No. 26 within the Redevelopment Project No. 1 to assist with the financing of certain redevelopment project costs for the construction of an approximate 168 unit residential apartment building and related improvements by a private developer.

Redevelopment Project No. 1 serves as the “Project Area” for tax increment financing districts established within its boundaries. The Redevelopment Plan describes the City’s objectives for the development of the area within the Project Area and the use of tax increment financing.

This document contains the Modified Redevelopment Plan for achieving the objectives of Redevelopment Project No. 1 through the establishment of a Tax Increment Financing Plan and use of Tax Increment Financing (Redevelopment) District No. 26.

Below is a summary of the municipal action that has been taken in connection with Redevelopment Project No. 1 to date and as proposed:

Redevelopment Project No. 1:

- May 15, 1979: A Redevelopment Plan for Center City was adopted. Prior to the enactment of the Tax Increment Financing Act of 1979, effective August 1, 1979, a separate tax increment financing plan was not required by law, but was included as a part of the originally adopted Redevelopment Plan.
- April 6, 1981: A Redevelopment Plan and a Tax Increment Financing Plan were adopted and a Redevelopment Project and Tax Increment Financing District were created for the Moore Lake Redevelopment Area.
- November 23, 1981: A Redevelopment Plan and a Tax Increment Financing Plan were adopted and a Redevelopment Project and Tax Increment Financing District were created for the North Area Redevelopment Area.
- August 22, 1983: The Redevelopment Plan for Center City was modified to include the project areas included in the Redevelopment Plans for Moore Lake and North Area and was redesignated as Redevelopment Project No. 1. The Center City Redevelopment Area was redesignated as Tax Increment Financing District No. 1; the Moore Lake Redevelopment Area was redesignated as Tax Increment Financing District No. 2 and the North Area Redevelopment Area was redesignated as Tax Increment Financing District No. 3. The modifications were by Resolution only; no hearing was required.
- December 19, 1983: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect the creation of Tax Increment Financing District No. 4 (Skywood Mall) and the adoption of a Tax Increment Financing Plan.

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

- February 27, 1984: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect the creation of Tax Increment Financing District No. 5 (Paschke) and the adoption of a Tax Increment Financing Plan.
- February 25, 1985: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to facilitate the issuance of a tax increment refunding bond and the Tax Increment Financing Plans for Tax Increment Financing Districts Nos. 4 (Skywood Mall) and 5 (Paschke) were incorporated into the Redevelopment Plan.
- November 18, 1985: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect increased project costs, the creation of Tax Increment Financing District No. 6 (Lake Pointe) and the adoption of a Tax Increment Financing Plan.
- September 22, 1986: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect increased project costs, the creation of Tax Increment Financing Districts Nos. 7 (Rice Creek Business Center) and 8 (Shorewood Inn) and the adoption of Tax Increment Financing Plans.
- December 22, 1986: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect increased project costs.
- April 20, 1987: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect increased geographic area.
- June 26, 1989: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect increased geographic area and increased project costs, the creation of Tax Increment Financing District No. 9 (Old Central/Onan) and the adoption of a Tax Increment Financing Plan.
- February 26, 1990: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect increased geographic area and increased project costs, the creation of Tax Increment Financing District No. 10 (Northco Phase 111) and the adoption of a Tax Increment Financing Plan.
- July 1, 1991: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect increased geographic area and increased project costs, the creation of Tax Increment Financing District No. 11 (University/Osborne) and the adoption of a Tax Increment Financing Plan.
- January 6, 1992: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect increased geographic area and increased project costs, the creation of Tax Increment Financing District No. 12 (McGlynn Bakeries) and the adoption of a Tax Increment Financing Plan.
- July 6, 1992: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect increased geographic area and increased project costs.
- September 13, 1993: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect increased geographic area and increased project costs.
- December 31, 1994: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect the decertification of Tax Increment Financing District No. 4 (Skywood Mall).
- February 13, 1995: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect increased geographic area and increased project costs, the creation of Tax Increment Financing District No. 13 (Satellite Lane Apartments) and the adoption of a Tax Increment Financing Plan.

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

- December 11, 1995: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect increased project costs, the creation of Tax Increment Financing District No. 14 (Industrial Equities Project) and the adoption of a Tax Increment Financing Plan.
- December 31, 1995: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect the decertification of Tax Increment Financing District No. 5 (Paschke).
- December 31, 1996: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect the decertification of Tax Increment Financing District No. 8 (Shorewood Inn).
- April 28, 1997: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect increased geographic area and increased project costs, the creation of Tax Increment Financing Districts Nos. 15 (Commercial Rail Properties, Inc.) and 16 (Linn Property Holdings, LLC) and the adoption of Tax Increment Financing Plans.
- December 13, 1999: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect increased geographic area and increased project costs.
- December 11, 2000: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect increased project costs, the creation of Tax Increment Financing District No. 17 (Gateway East) and the adoption of a Tax Increment Financing Plan.
- December 31, 2000: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect the decertification of Tax Increment Financing District No. 10 (Northco Phase III).
- April 9, 2001: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect reduced geographic area.
- June 24, 2002: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect the decertification of Tax Increment Financing District No. 15 (Commercial Rail Properties, Inc.).
- December 8, 2003: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect increased project costs and Increased bonding authority.
- August 8, 2005: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect increased project costs and increased bonding authority, the creation of Tax Increment Financing District No. 18 (Gateway West) and the adoption of a Tax Increment Financing Plan.
- February 26, 2007: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect increased project costs and increased bonding authority, the creation of Tax Increment Financing District No. 19 (5110 Main Street) and the adoption of a Tax Increment Financing Plan.
- April 9, 2012: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect increased project costs and increased bonding authority, the creation of Tax Increment Financing District No. 20 (RER/BAE) and the adoption of a Tax Increment Financing Plan; and the creation of Hazardous Substance Subdistrict District No. 20A (RER/BAE HSS Subdistrict) and the adoption of a Tax Increment Financing Plan.

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

- October 8, 2012: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect increased project costs and increased bonding authority, the creation of Tax Increment Financing District No. 21 (Gateway Northeast TIF District) and the adoption of a Tax Increment Financing Plan.
- May 6, 2013: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect increased project costs and increased bonding authority, the creation of Tax Increment Financing District No. 22 (Northstar Transit Station District) and the adoption of a Tax Increment Financing Plan.
- September 12, 2016: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect increased project costs and increased bonding authority, the creation of Tax Increment Financing District No. 23 (Redevelopment Project 2016) and the adoption of a Tax Increment Financing Plan.
- June 11, 2018: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect increased project costs and increased bonding authority, the creation of Tax Increment Financing District No. 24 (Stacks VIII) and the adoption of a Tax Increment Financing Plan.
- September 14, 2020: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect increased project costs and increased bonding authority, the creation of Tax Increment Financing District No. 25 (Holly Center) and the adoption of a Tax Increment Financing Plan.
- Proposed for February 13, 2023: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified and restated to reflect increased project costs and increased bonding authority, the creation of Tax Increment Financing District No. 26 (Moon Plaza) and the adoption of a Tax Increment Financing Plan.

SECTION 1.02 DEFINITIONS

For the purposes of this document, the terms below have the meanings given in this section, unless the context in which they are used indicates a different meaning:

1. “Authority” means the Fridley Housing and Redevelopment Authority of the City.
2. “City” means the City of Fridley, Minnesota.
3. “City Council” means the City Council of the City.
4. “County” means Anoka County, Minnesota.
5. “Developer” means a private party undertaking construction within the TIF District.
6. “Development” means the construction of an approximate 168 unit residential apartment building plus underground and surface parking and associated amenity areas, both indoor and outdoor within the boundaries of the TIF District by the Developer.
7. “Enabling Act” means Minnesota Statutes, Sections 469.001 through 469.047, as amended and supplemented from time to time.
8. “HRA” means the Authority.
9. “Land Use Regulations” means all federal, state and local laws, rules, regulations, ordinances, and plans relating to or governing the use of development of land in the City, including but not limited to environmental, zoning and building code laws and regulations.
10. “Project Area” means the boundaries of the Redevelopment Project.
11. “Project Costs” means Public Development Costs.

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

12. "Public Development Costs" means the public development cost of the development activities that will or are expected to occur within the Project Area or within the TIF District.
13. "Redevelopment Plan" means the Redevelopment Plan for the Redevelopment Project, as the same may, from time to time, be amended or supplemented (included within this document in Article III).
14. "Redevelopment Project" means Redevelopment Project No. 1 of the HRA, as the same may, from time to time, be amended or supplemented.
15. "School District" means Independent School District No. 14 (Fridley School District).
16. "State" means the State of Minnesota.
17. "Tax Increment Financing Bonds" means any bonds or other obligations issued pursuant to Minnesota Statutes Section 469.174, Subd. 3, which may include general obligation tax increment financing bonds; tax increment financing revenue notes, pay-as-you-go contracts, and interfund loans or advances, among other types.
18. "Tax Increment Financing District" means any tax increment financing district to be established in the future within the Project Area.
19. "Tax Increment Financing Plan" or "Plan" means the plans adopted by the City and HRA for any Tax Increment Financing District.
20. "TIF Act" means Minnesota Statutes, Sections 469.174 through 469.1794, as amended, both inclusive.
21. "TIF District" means Tax Increment Financing (Redevelopment) District No. 26 (Moon Plaza).
22. "TIF Plan" means the tax increment financing plan for the TIF District (included within this document in Article IV).

SECTION 1.03 PLAN PREPARATION

The document was prepared for the City and HRA by Northland Securities, Inc.

ARTICLE II STATEMENT OF PUBLIC PURPOSE AND AUTHORITY

SECTION 2.01 ENABLING ACT; STATUTORY AUTHORITY

The Enabling Act authorizes the Authority, upon certain public purpose findings by the Authority and the City, to establish and designate redevelopment projects within the City and to establish, develop and the administer redevelopment plans therefor to meet the needs and accomplish the public purposes specified in Statement and Finding of Public Purpose.

In accordance with the purposes set forth in the Enabling Act, the Authority and the City have established the Redevelopment Project comprised of the parcels listed in Exhibit VI and have adopted the Modified Redevelopment Plan therefor.

The Enabling Act and the approval of the Redevelopment Plan by the City authorizes the Authority to undertake redevelopment activities within the Project Area and, at a date subsequent to the adoption of the Modified Redevelopment Plan and with the City Council approval, to establish and designate Tax Increment Financing Districts within the Project Area and to adopt and implement Tax Increment Financing Plans to accomplish the objective of the Redevelopment Plan.

SECTION 2.02 STATEMENT AND FINDING OF PUBLIC PURPOSE

The Authority has determined that there is a need to take certain actions designed to encourage, ensure and facilitate development and redevelopment of under-utilized and unused land located within the corporate limits of the City. These actions will provide additional employment opportunities for residents of the City and the surrounding area, and improve the tax base, thereby enabling better utilization of existing public facilities and provide needed public services, and improve the general economy of the City, the County, and the State.

The Authority has determined that the property within the Project Area is either under-utilized or unused due to a variety of factors, including inadequate public parking to serve the property, small parcels, non-conforming uses, vacant or under-utilized property, possible environmental conditions, obsolete building design and site layout, poor access and parking, and lack of streetscaping and visual appeal that is needed to make this a viable business district. These factors have resulted in a lack of private investment. As a result, the property within the Project Area is not providing adequate employment opportunities, and is not contributing, to its full potential. Therefore, it is necessary for the Authority to exercise its authority under the Enabling Act to develop and implement a program designed to encourage, ensure and facilitate the commercial and mixed use development and redevelopment of the property located in the Project Area, to further and accomplish the desired public purposes for the Project Area as specified within the Redevelopment Plan for the Project Area.

The land in the Project Area would not be developed or redeveloped solely through private investment in the foreseeable future. The welfare of the City, County, and the State of Minnesota requires active promotion, attraction, encouragement and development of economically sound commerce by the Authority.

SECTION 2.03 BOUNDARIES OF PROJECT AREA

The area within the Project Area is described in Exhibit V.

The Project Area is inclusive of all immediate adjacent roadways, rights-of-way and other areas wherein will be installed or upgraded the various public improvements necessary for and part of the overall project.

The Authority and the City finds that the Project Area, together with the objectives which the Authority and the City seek to accomplish or encourage with respect to such property, constitutes a “redevelopment project” and a “redevelopment plan” within the meaning of Section 469.002, Subd. 14 and 16 of the Enabling Act.

ARTICLE III REDEVELOPMENT PLAN FOR REDEVELOPMENT PROJECT NO. 1

SECTION 3.01 STATEMENT OF OBJECTIVES

The modification of the established Project Area in the City pursuant to the Enabling Act is necessary and in the best interests of the City and its residents and is necessary to give the Authority and the City the ability to meet certain public purpose objectives that would not be obtainable in the foreseeable future without intervention by the Authority in the normal development process.

The Authority intends, to the extent permitted by law, to accomplish the following objectives through the implementation of the Redevelopment Plan:

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

1. Promote and secure the development and redevelopment of property in the Project Area in a manner consistent with the City's planning, and with a minimal adverse impact on the environment, which property is less productive because of the lack of proper utilization and lack of investment, and thereby promoting and securing the development of other land in the City;
2. Promote and secure additional employment opportunities within the Project Area and the City for residents of the City and the surrounding area, thereby improving living standards and preventing unemployment and the loss of skilled and unskilled labor and other human resources in the City;
3. Secure the increase in value of property subject to taxation by the City, School District, County, and any other taxing jurisdictions in order to better enable such entities to pay for public improvements and governmental services and programs required to be provided by them;
4. Secure the construction and providing moneys for the payment of the cost of public improvements in the Project Area, which are necessary for the completion of the Redevelopment Project and the orderly and beneficial development of the Project Area.
5. Promote a compatible mix of commercial and industrial, institutional, and residential land uses.
6. Encourage the expansion and improvement of local business, and enhancing the economic vitality of existing and new businesses.
7. Eliminate blighting influences that impede development in the area.
8. Provide for adequate streets, utilities, and other public improvements and facilities to enhance the area for both new and existing development.
9. Create a desirable and unique character within the Project Area through quality land use alternatives and design quality in new buildings that create a safe environment for pedestrians, that can be maintained for the long run.
10. Support the physical connection to local trails, open space, and other community institutions.
11. Enhance the integrity of residential neighborhoods adjacent to the Project Area.
12. Provide and secure the development of increased opportunities for families to reside in quality owner-occupied housing, for citizens to choose from housing options which offer a wide array of services without regard to income, and for residents looking for a wide range of multi-family units.
13. Enhance the long term viability of the Project Area by facilitating:
 - Land uses that complement and support existing businesses;
 - New businesses that enhance the commercial market;
 - Visual quality of the streetscape, landscape, site plan and building types of new developments;
 - Mixed use housing development where appropriate; and
 - Safe access and convenient parking.

SECTION 3.02 DEVELOPMENT ACTIVITIES

The Authority will perform or cause to be performed, to the extent permitted by law, all project activities pursuant to the Enabling Act, the TIF Act and other applicable state laws, and in doing

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

so anticipates that the following may, but are not required, to be undertaken by the Authority:

- (a) The making of studies, planning, and other formal and informal activities relating to the Redevelopment Plan.
- (b) The implementation and administration of the Redevelopment Plan.
- (c) The rezoning of land within the Project Area.
- (d) The acquisition of property, or interests in property, by purchase or condemnation, which acquisition is consistent with the objectives of the Redevelopment Plan,
- (e) The preparation of property for use and development in accordance with applicable Land Use Regulations and any development agreements, including demolition of structures, clearance of sites, placement of fill and grading.
- (f) The resale of property to private parties.
- (g) The construction or reconstruction of improvements as described in the Tax Increment Financing Plans for the Tax Increment Financing Districts within the Project Area.
- (h) The issuance of Tax Increment Financing Bonds to finance the Public Development Costs of the Redevelopment Plan, and the use of tax increments or other funds available to the City and the Authority to pay or finance the Public Development Costs of the Redevelopment Plan incurred or to be incurred by it.
- (i) The use of tax increments to pay debt service on the Tax Increment Financing Bonds or otherwise pay or reimburse with interest the Public Development Costs of the Redevelopment Plan.

SECTION 3.03 PAYMENT OF PUBLIC DEVELOPMENT COSTS

It is anticipated that the Public Development Costs of the Redevelopment Plan will be paid primarily from proceeds of Tax Increment Financing Bonds or from tax increments from the Tax Increment Financing Districts with the Project Area, among other sources of revenue the Authority may provide for payment of Public Development Costs.

SECTION 3.04 ENVIRONMENTAL CONTROLS; LAND USE REGULATIONS

All municipal actions, public improvements and private development shall be carried out in a manner consistent with existing environmental controls and all applicable Land Use Regulations.

SECTION 3.05 PARK AND OPEN SPACE TO BE CREATED

Park and open space within the Project Area, if created, will be created in accordance with the zoning and platting ordinances of the City.

SECTION 3.06 PROPOSED REUSE OF PROPERTY

The Redevelopment Plan contemplates that the Authority may acquire property and reconvey the same to another entity. Prior to formal consideration of the acquisition of any property, the Authority will require the execution of a binding development agreement with respect thereto and evidence that tax increments or other funds will be available to pay the Public Development Costs associated with land acquisition. It is the intent of the Authority to negotiate the acquisition of property whenever possible. Appropriate restrictions regarding the reuse and redevelopment of property shall be incorporated into any development agreement to which the Authority is a party.

SECTION 3.07 ADMINISTRATION AND MAINTENANCE OF PROJECT AREA

Maintenance and operation of the Project Area will be the responsibility of the Director of the Authority, who shall serve as administrator of the Project Area. Each year the administrator of the Project Area will submit to the Authority the maintenance and operation budget for the following year.

The administrator will administer the Project Area pursuant to the Enabling Act; provided, however, that such powers may only be exercised at the direction of the Authority. No action taken by the administrator pursuant to the above-mentioned powers shall be effective without authorization by the Authority.

SECTION 3.08 AMENDMENTS

The Authority reserves the right to alter and amend the Redevelopment Plan, subject to the provisions of state law regulating such action. The Authority specifically reserves the right to enlarge or reduce the size of the Project Area.

SECTION 3.09 FINDINGS AND DECLARATION

The Authority makes the following findings:

- (a) The land in the Project Area would not be made available for redevelopment without the financial aid sought.
- (b) The Redevelopment Plan for the Project Area in the City will afford maximum opportunity consistent with the needs of the locality as a whole, for the redevelopment of the area by private enterprise.
- (c) The Redevelopment Plan conforms to the general plan for development of the City as a whole.

ARTICLE IV TAX INCREMENT FINANCING PLAN FOR TAX INCREMENT FINANCING DISTRICT NO. 26

SECTION 4.01 STATUTORY AUTHORITY

The TIF District and the TIF Plan are established under the authority of the TIF Act.

SECTION 4.02 PLANNED DEVELOPMENT

4.02.1 *Project Description*

The Developer proposes the construction of an approximate 168 unit residential apartment building plus underground and surface parking and associated amenity areas, both indoor and outdoor within the boundaries of the TIF District.

4.02.2 *City Plans and Development Program*

In addition to achieving the objectives of the Redevelopment Plan, the development is consistent with and works to achieve the development objectives of the Authority and the City. The TIF Plan for the TIF District conforms to the general plan for development or redevelopment of the City as a whole.

The proposed development plan for the Development in the TIF District has been reviewed by the Planning Commission and the City Council.

4.02.3 *Land Acquisition*

The Authority or the City do not intend to acquire property within the TIF District.

4.02.4 *Development Activities*

As of the date of approval of the TIF Plan, there are no development activities proposed in the TIF Plan that are subject to contracts.

4.02.5 *Need for Tax Increment Financing*

In the opinion of the City, the Development would not reasonably be expected to occur solely through private investment within the foreseeable future and the increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the Development after subtracting the present value of the projected tax increments for the maximum duration of the TIF District permitted by the TIF Plan.

The reasons and facts supporting this finding include the following:

- The Development requires public financial assistance to offset land and building acquisition and site improvement and preparation costs to allow for the Developer to proceed with construction of the Development.
- A comparative analysis of estimated market values both with and without establishment of the TIF District and the use of tax increments has been performed as described above and is shown in Exhibit I. This analysis indicates that the increase in estimated market value of the Development (less the present value of the projected tax increments for the maximum duration permitted by the TIF Plan) exceeds the estimated market value of the site prior to the establishment of the TIF District.

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

SECTION 4.03 TAX INCREMENT FINANCING DISTRICT**4.03.1 Designation**

This TIF District is designated Tax Increment Financing (Redevelopment) District No. 26 (Moon Plaza).

4.03.2 Boundaries of TIF District

The boundaries of the TIF District are depicted in Exhibit V. The TIF District is located adjacent to University Avenue, on the west side, between 61st Ave NE and 63rd Ave NE in Fridley).

The boundaries of the TIF District include the following two parcels listed below and the immediate adjacent roads and right of way.

1. 14-30-24-34-0004
2. 14-30-24-34-0005

The description of the two parcels within the TIF District is provided in Exhibit VI.

4.03.3 Type of District

The TIF District is established as a “redevelopment” district pursuant to Section 469.174, Subd. 10 of the TIF Act. The property within the TIF District meets the statutory criteria for establishing a redevelopment tax increment financing district.

The Authority contracted with LHB, Inc. to inspect and evaluate property within the TIF District. As summarized in the table below, the TIF District has a coverage calculation of 100%, which is above the 70% requirement as defined in Section 469.174, Subd. 10 of the TIF Act. More than 50% of the buildings, not including outbuildings, are structurally substandard, pursuant to the definition of structurally substandard in Section 469.174, Subd. 10(b) of the TIF Act. The substandard buildings are reasonably distributed.

Exhibit VII includes the “Report of Inspection Procedures and Results for Determining Qualification of a Tax Increment Financing District” prepared by LHB, Inc. The findings in this report are summarized as follows:

Number of Parcels.....	1
Site Area Included (square feet).....	158,994
Area of Improved Parcels (square feet)	158,994
Percent of Area Improved.....	100%
Number of Parcels with Buildings	1
Number of Buildings found Substandard.....	1
Percent of Buildings found Substandard.....	100%

SECTION 4.04 PLAN FOR USE OF TAX INCREMENT**4.04.1 Estimated Tax Increment**

The original net tax capacity of value of the TIF District will be set by the County upon request for certification. For purposes of the TIF Plan, the estimated original net tax capacity is \$29,569. This amount is estimated based on the most recent published estimated market value of \$2,365,500 for the parcels within the TIF District.

The estimated net tax capacity of the property after completion of the Development (for tax collection year 2026, or year two of the TIF District) is \$423,660. This amount is based on a total estimated market value of \$33,892,821 for the Development. The difference between the net tax

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

capacity and the original net tax capacity is \$394,092 (for tax collection year 2026), which is the captured tax capacity for the creation of tax increment.

The total local tax rate for taxes payable in 2022 is approximately 123.78%. The TIF Plan assumes this rate as the original local tax rate for purposes of estimating future tax increment for the TIF District. At the time of the certification of the original net tax capacity for the TIF District, the County will certify the original local tax rate that will apply to the TIF District. The original local tax rate is the sum of all the local tax rates, excluding that portion of the school rate attributable to the general education levy under Minnesota Statutes section 126C.13, that apply to a property in the TIF District. The local tax rate to be certified is the rate in effect for the same taxes payable year applicable to the tax capacity values certified as the TIF District's original tax capacity. The resulting tax capacity rate is the original local tax rate for the life of the TIF District.

Under these assumptions, the estimated annual tax increment is \$486,062 (for tax collection year 2026) assuming the Development is completed in 2024. The actual tax increment will vary according to the certified original net tax capacity and original tax rate, the actual property value produced by the Development and the changes in property value and state tax policy over the duration of the TIF District.

The City and the Authority elect to retain 100% of the captured tax capacity value for the duration of the TIF district. Exhibit II contains the projected tax increment over the life of the TIF District, including present value of the future tax increments.

4.04.2 *Fiscal Disparities Election*

The Authority hereby elects the method of tax increment computation set forth in Minnesota Statutes, Section 469.177, Subdivision 3, clause (a) if and when commercial/industrial development occurs within the TIF District, which is not anticipated.

4.04.3 *Public Development Costs*

The Authority will use tax increment to pay Public Development Costs. The Authority anticipates the use of tax increment to pay administrative expenses for the TIF District and to reimburse the Developer on a pay-go basis for certain Public Development Costs. A contract between the Authority and the Developer will define the means for verifying Developer costs eligible for reimbursement and the means of disbursing tax increments collected by the Authority to the Developer, including terms for payment.

The Authority may also use tax increments to pay financing costs. The interest rate payable on Tax Increment Financing Bonds, the definition of Bonds includes tax increment financing revenue notes, to be issued will be set pursuant to a contract with the Developer. The Authority reserves the right to use any other legally available revenues to finance or pay for Public Development Costs associated with the development in the TIF District.

4.04.4 *Estimated Sources and Uses of Funds*

The estimated sources of revenue, along with the estimated Project Costs of the TIF District, are itemized in Figure 4 on the next page.

The City and the Authority reserve the right to administratively adjust the amount of any of the Project Cost items listed in Figure 4, so long as the total Project Costs amount, not including financing costs, is not increased.

4.04.5 *Administrative Expense*

The Authority reserves the right to use up to ten percent (10%) of the tax increment revenues distributed from the County, net of any required fees paid to the State and County, to pay administrative costs of the Authority for the TIF District. The Authority may use these monies to pay for and reimburse the Authority for costs of administering the TIF district as allowed by the TIF Act.

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

The maximum amount of tax increment revenue planned to pay administrative expense is shown in Figure 4. Anticipated administrative expenses of the TIF District include annual audit of the fund for TIF District, preparation of annual reporting, legal publication of annual report, staff and other operating costs of the Authority for the administration of the TIF District, and consulting and legal costs for administration of the development agreement for the TIF District, among other administrative costs that may be incurred.

FIGURE 4
ESTIMATED SOURCES AND USES OF FUNDS
Fridley HRA
Tax Increment Financing District No. 26
Projected Tax Increment
Moon Plaza

	Total
Estimated Tax Increment Revenues (from tax increment generated by the district)	
Tax increment revenues distributed from the county	\$12,850,000
Interest and investment earnings	\$200,000
Sales/lease proceeds	\$0
Market value homestead credit	\$0
Total Estimated Tax Increment Revenues	\$13,050,000
Estimated Project/Financing Costs (to be paid or financed with tax increment)	
Project costs	
Land/building acquisition	\$3,500,000
Site improvements/preparation costs	\$2,626,000
Utilities	\$0
Other qualifying improvements	\$0
Construction of affordable housing	\$0
Administrative costs	\$1,285,000
Estimated Tax Increment Project Costs	\$7,411,000
Estimated financing costs	
Interest expense	\$5,639,000
Total Estimated Project/Financing Costs to be Paid from Tax Increment	\$13,050,000
Estimated Financing	
Total amount of bonds to be issued	\$7,411,000

4.04.6 County Road Costs

The Development will not substantially increase the use of county roads and necessitate the need to use tax increments to pay for county road improvements.

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

4.04.7 Bonded Indebtedness

The total estimated amount of Tax Increment Financing Bonds to be issued is shown in Figure 4. The issuance of general obligation bonds is not planned. The Authority intends to use tax increment financing to reimburse the Developer on a pay-as-you-go basis through issuance of Tax Increment Financing Revenue Note, payable solely from tax increments from the TIF District, to reimburse certain Public Development Costs pursuant to a contract with the Developer.

The Authority may advance or loan money to finance expenditures, including administrative costs, under Section 469.176, Subd. 4 of the TIF Act, from the general fund of the Authority or any other fund under which there is legal authority to do so, subject to the following provisions:

- (a) Not later than 60 days after money is transferred, advanced, or spent, whichever is earliest, the loan or advance must be authorized by resolution of the City or of the Authority, whichever has jurisdiction over the fund from which the advance or loan is authorized.
- (b) The resolution may generally grant to the City or the Authority the power to make interfund loans under one or more tax increment financing plans or for one or more districts. The resolution may be adopted before or after the adoption of the tax increment financing plan or the creation of the tax increment financing district from which the advance or loan is to be repaid.
- (c) The terms and conditions for repayment of the loan must be provided in writing. The written terms and conditions may be in any form, but must include, at a minimum, the principal amount, the interest rate, and maximum term. Written terms may be modified or amended in writing by the City or the Authority before the latest decertification of any tax increment financing district from which the interfund loan is to be repaid. The maximum rate of interest permitted to be charged is limited to the greater of the rates specified under Minnesota Statutes, Section 270C.40 or 549.09 as of the date the loan or advance is authorized, unless the written agreement states that the maximum interest rate will fluctuate as the interest rates specified under Minnesota Statutes, Section 270C.40 or 549.09 are from time to time adjusted. Loans or advances may be structured as draw-down or line-of-credit obligations of the lending fund.
- (d) The Authority shall report in the annual report submitted under Section 469.175, Subd. 6 of the TIF Act:
 - (1) the amount of any interfund loan or advance made in a calendar year; and
 - (2) any amendment of an interfund loan or advance made in a calendar year.

4.04.8 Duration of TIF District

The duration to collect and spend tax increments on eligible purposes is set at the duration of 25 years after the date of receipt of the first tax increment for a total of 26 years of tax increment collection. Based on the estimated first month and year of tax increment collection of year July 2025, the estimated decertification date is 12/31/2050.

4.04.9 Estimated Impact on Other Taxing Jurisdictions

Exhibits III and IV show the estimated impact on other taxing jurisdictions if the maximum projected retained captured net tax capacity of the TIF District was hypothetically available to the other taxing jurisdictions.

The City and the Authority believe that there will be no adverse impact on other taxing jurisdictions during the life of the TIF District, since the Development will not occur without the establishment of the TIF District and the provision of public assistance. A positive impact on other taxing jurisdictions will occur when the TIF District is decertified and the development therein becomes part of the general tax base.

The City and the Authority anticipate minimal impact of the Development on city-provided services. There will be no borrowing costs to the City or the Authority for the Project. A manageable increase in water and sewer usage is expected. It is anticipated that there may be a slight but manageable increase in police and fire protection duties due to the Development.

4.04.10 Prior Planned Improvements

There have been no building permits issued in the last 18 months in conjunction with any of the properties within the TIF District. The Authority will include this statement with the request for certification to the County.

ARTICLE V ADMINISTERING THE TIF DISTRICT

SECTION 5.01 FILING AND CERTIFICATION

The filing and certification of the TIF Plan consists of the following steps:

1. Upon adoption of the TIF Plan by the City and the Authority, the Authority, or its designee, shall submit a copy of the TIF Plan to the Minnesota Department of Revenue and the Office of the State Auditor.
2. The Authority, or its designee, shall request that the County certify the original net tax capacity and net tax capacity rate of the TIF District. To assist the County Auditor in this process, the Authority, or its designee, shall submit copies of this document, inclusive of the TIF Plan, the resolutions of the City and Authority establishing the TIF District and adopting the TIF Plan, and a listing of any prior planned improvements.

SECTION 5.02 MODIFICATIONS OF THE TAX INCREMENT FINANCING PLAN

The City and the Authority reserve the right to modify the TIF District and the TIF Plan. Under the TIF Act, the following actions can only be approved after satisfying all the necessary requirements for approval of the original TIF Plan (including notifications and public hearing):

- Reduction or enlargement in the geographic area of the Development District or the TIF District.
- Increase in the amount of bonded indebtedness to be incurred.
- Increase in the amount of capitalized interest.
- Increase in that portion of the captured net tax capacity to be retained by the Authority.
- Increase in the total estimated Public Development Costs, not including cost of financing.
- Designation of additional property to be acquired by the City or the Authority.

Other modifications can be made by resolution of the Authority. In addition, the original approval process does not apply if (1) the only modification is elimination of parcels from the TIF District and (2) the current net tax capacity of the parcels eliminated equals or exceeds the net tax capacity of those parcels in the TIF District's original net tax capacity, or the City and the Authority agree that the TIF District's original net tax capacity will be reduced by no more than the current net tax capacity of the parcels eliminated.

Upon approval by the City, the Authority must notify the County Auditor of any modification that reduces or enlarges the geographic area of the TIF District. The geographic area of the TIF District may be reduced but not enlarged after five years following the date of certification of the TIF District.

SECTION 5.03 4-YEAR KNOCKDOWN RULE

The 4-Year Knockdown Rule requires that if after four years from certification of the TIF District no demolition, rehabilitation, renovation or site improvement, including a qualified improvement of an adjacent street, has commenced on a parcel located within the TIF District, then that parcel shall be excluded from the TIF District and the original net tax capacity shall be adjusted accordingly. Qualified improvements of a street are limited to construction or opening of a new street, relocation of a street, or substantial reconstruction or rebuilding of an existing street. The Authority must submit to the County Auditor, by February 1st of the fifth year, evidence that the required activity has taken place for each parcel in the TIF District.

If a parcel is excluded from the TIF District and the City, Authority, or owner of the parcel subsequently commences any of the above activities, the Authority shall certify to the County Auditor that such activity has commenced and the parcel shall once again be included in the TIF District. The County Auditor shall certify the net tax capacity of the parcel, as most recently certified by the Commissioner of Revenue, and add such amount to the original net tax capacity of the TIF District.

SECTION 5.04 POOLING/5-YEAR RULE

It is not anticipated that tax increments will be spent outside the TIF District (except allowable administrative expenses), but such expenditures are expressly authorized in the TIF Plan.

SECTION 5.05 FINANCIAL REPORTING AND DISCLOSURE REQUIREMENTS

The Authority will comply with the annual reporting requirements of state law pursuant to the guidelines of the Office of the State Auditor. Under current law, the Authority must prepare and submit a report on the TIF district on or before August 1 of each year. The Authority must also annually publish in a newspaper of general circulation in the City an annual statement for each tax increment financing district.

The reporting and disclosure requirements outlined in this section begin with the year the district was certified, and shall end in the year in which both the district has been decertified and all tax increments have been spent or returned to the county for redistribution. Failure to meet these requirements, as determined by the State Auditors Office, may result in suspension of distribution of tax increment.

SECTION 5.06 BUSINESS SUBSIDY COMPLIANCE

The Authority will comply with the business subsidy requirements specified in Minnesota Statutes, Sections 116J.993 to 116J.995, as amended. The Development is for a housing project and therefore the Authority anticipates that the business subsidy requirements will not apply.

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

Exhibit I
Fridley HRA
Tax Increment Financing District No. 26
Present Value Analysis As Required By Section
469.175(3)(2) of the TIF Act

1	Estimated Future Market Value w/ Tax Increment Financing	35,832,047 ¹
2	Payable 2022 Market Value	<u>2,365,500</u>
3	Market Value Increase (1-2)	33,466,547
4	Present Value of Future Tax Increments	<u>7,640,455</u>
5	Market Value Increase Less PV of Tax Increments	25,826,093
6	Estimated Future Market Value w/o Tax Increment Financing	2,506,650 ¹
7	Payable 2022 Market Value	<u>2,365,500</u>
8	Market Value Increase (6-7)	<u>141,150</u>
9	Increase in MV From TIF	<u><u>25,684,943</u></u> ²

¹ Assume approximately 0.25% annual appreciation over 26 year life of district.

² Statutory compliance achieved if increase in market value from TIF (Line 9) is greater than or equal to zero.

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

Exhibit II
Fridley, MN
Tax Increment Financing District No. 26 (Redevelopment)
Moon Plaza
Projected Tax Increment Financing (TIF) Cash Flow

TIF District Year	Taxes Payable Year	Taxable Market Value (TMV)	Tax Capacity	Original Base Tax Capacity	Captured Tax Capacity for TIF	Original Tax Rate	Available TIF from District	PV Available TIF
1	2025	23,670,036	295,875	29,569	266,307	123.78%	328,455	310,549
2	2026	33,892,821	423,660	29,569	394,092	123.78%	486,062	752,267
3	2027	33,971,486	424,644	29,569	395,075	123.78%	487,274	1,177,892
4	2028	34,050,334	425,629	29,569	396,060	123.78%	488,490	1,588,010
5	2029	34,129,364	426,617	29,569	397,048	123.78%	489,709	1,983,186
6	2030	34,208,579	427,607	29,569	398,038	123.78%	490,930	2,363,965
7	2031	34,287,977	428,600	29,569	399,031	123.78%	492,154	2,730,869
8	2032	34,367,559	429,594	29,569	400,026	123.78%	493,381	3,084,406
9	2033	34,447,326	430,592	29,569	401,023	123.78%	494,611	3,425,061
10	2034	34,527,279	431,591	29,569	402,022	123.78%	495,844	3,753,304
11	2035	34,607,416	432,593	29,569	403,024	123.78%	497,079	4,069,588
12	2036	34,687,740	433,597	29,569	404,028	123.78%	498,318	4,374,347
13	2037	34,768,250	434,603	29,569	405,034	123.78%	499,559	4,668,001
14	2038	34,848,948	435,612	29,569	406,043	123.78%	500,803	4,950,955
15	2039	34,929,832	436,623	29,569	407,054	123.78%	502,050	5,223,600
16	2040	35,010,904	437,636	29,569	408,068	123.78%	503,300	5,486,309
17	2041	35,092,164	438,652	29,569	409,083	123.78%	504,553	5,739,446
18	2042	35,173,613	439,670	29,569	410,101	123.78%	505,809	5,983,359
19	2043	35,255,251	440,691	29,569	411,122	123.78%	507,067	6,218,383
20	2044	35,337,079	441,713	29,569	412,145	123.78%	508,328	6,444,844
21	2045	35,419,096	442,739	29,569	413,170	123.78%	509,593	6,663,052
22	2046	35,501,304	443,766	29,569	414,198	123.78%	510,860	6,873,308
23	2047	35,583,702	444,796	29,569	415,228	123.78%	512,131	7,075,902
24	2048	35,666,292	445,829	29,569	416,260	123.78%	513,404	7,271,114
25	2049	35,749,074	446,863	29,569	417,295	123.78%	514,680	7,459,211
26	2050	35,832,047	447,901	29,569	418,332	123.78%	515,960	7,640,455
TOTAL =							12,850,403	7,640,455

Key Assumptions for TIF Plan and Estimated Available TIF from District:

- 1 Taxable market value (TMV) annual growth assumption equal to approximately 0.25%.
- 2 Original Tax Capacity Rate for purpose of the Plan is estimated based on Taxes Payable Year 2022. Certified tax rate will not be known until time of certification of the TIF District by the County.
- 3 Election for captured tax capacity is 100.00%. Assumes Property Class = 4a
- 4 Base Tax Capacity is calculated based on a TMV = \$2,365,500.
- 5 Present Value (PV) calculated based on semi-annual payments and rate of 4.0%, estimated dated date 6/1/2024.
- 6 Fiscal Disparities to be paid from outside of the TIF District. Housing is not subject to fiscal disparities.
- 7 Estimates for Taxable Market Value (TMV) are preliminary for planning purposes only, actual amount will vary.
- 8 Available TIF from District is after deducting State Auditor Fee (0.36% of tax increment from property).
- 9 Analysis is based on the property being classified as 4a. A different property classification, such as 4d will impact the estimated Captured Tax Capacity for TIF and the estimated Available TIF from District.

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

Exhibit III
Fridley HRA
Tax Increment Financing District No. 26
Impact on Other Taxing Jurisdictions
(Taxes Payable 2022)

Annual Tax Increment

Estimated Annual Captured Tax Capacity (Full Development)	\$418,332
Payable 2022 Local Tax Rate	123.783%
Estimated Annual Tax Increment	<u>\$517,824</u>

Percent of Tax Base

	Net Tax Capacity (NTC)	Captured Tax Capacity	Percent of Total NTC
Fridley, MN	44,207,182	418,332	0.95%
Anoka County	464,194,710	418,332	0.09%
ISD 14	19,839,680	418,332	2.11%

Dollar Impact of Affected Taxing Jurisdictions

	Net Tax Capacity (NTC)	% of Total	Tax Increment Share	Added Local Tax Rate
Fridley, MN	45.242%	36.549%	189,262	0.428%
Anoka County	29.605%	23.917%	123,847	0.027%
ISD 14	43.699%	35.303%	182,807	0.921%
Other	5.237%	4.231%	21,908	
Totals	<u>123.783%</u>	<u>100.000%</u>	<u>517,824</u>	

NOTE NO. 1: Assuming that ALL of the captured tax capacity would be available to all taxing jurisdictions even if the City does not create the Tax Increment District, the creation of the District will reduce tax capacities and increase the local tax rate as illustrated in the above tables.

NOTE NO. 2: Assuming that NONE of the captured tax capacity would be available to the taxing jurisdiction if the City did not create the Tax Increment District, then the plan has virtually no initial effect on the tax capacities of the taxing jurisdictions. However, once the District is established, allowable costs paid from the increments, and the District is terminated, all taxing jurisdictions will experience an increase in their tax base.

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

Exhibit IV

Fridley, MN

Tax Increment Financing (Redevelopment) District No. 26
Estimated Tax Increments Over Maximum Life of District

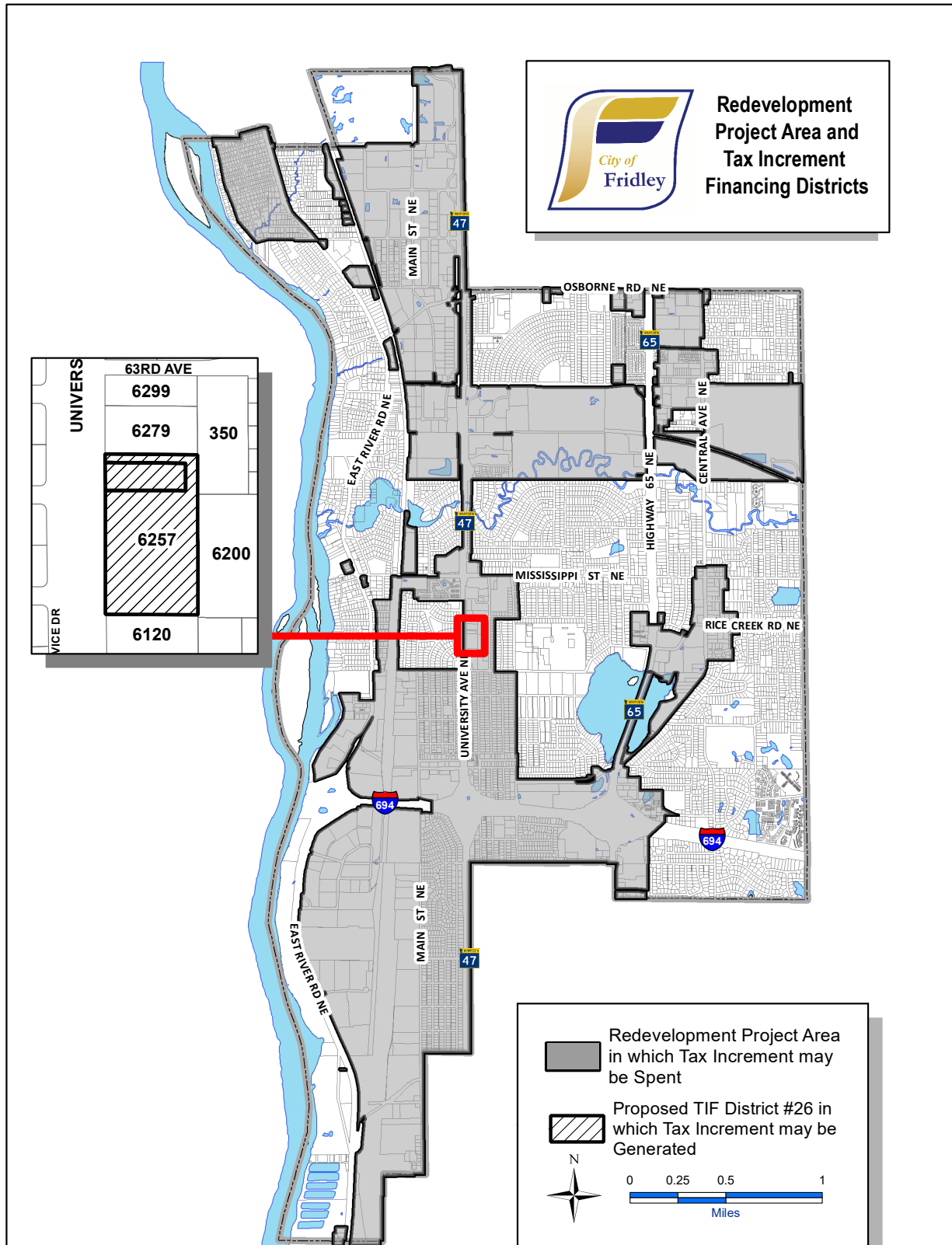
Based on Pay 2022 Tax Rate = 123.783% 45.242% 29.605% 43.699% 5.237%

TIF District	Taxes Payable Year	New Taxable Market Value	New Tax Capacity	Base Tax Capacity	Captured Tax Capacity	Estimated Total Tax Increments	City TIF Related Share	County TIF Related Share	School TIF Related Share	Other TIF Related Share
1	2025	23,670,036	295,875	29,569	266,307	329,642	120,482	78,840	116,373	13,947
2	2026	33,892,821	423,660	29,569	394,092	487,818	178,295	116,671	172,214	20,638
3	2027	33,971,486	424,644	29,569	395,075	489,035	178,740	116,962	172,644	20,689
4	2028	34,050,334	425,629	29,569	396,060	490,255	179,186	117,254	173,074	20,741
5	2029	34,129,364	426,617	29,569	397,048	491,478	179,633	117,546	173,506	20,793
6	2030	34,208,579	427,607	29,569	398,038	492,704	180,081	117,839	173,939	20,845
7	2031	34,287,977	428,600	29,569	399,031	493,932	180,530	118,133	174,373	20,896
8	2032	34,367,559	429,594	29,569	400,026	495,164	180,980	118,428	174,807	20,949
9	2033	34,447,326	430,592	29,569	401,023	496,398	181,431	118,723	175,243	21,001
10	2034	34,527,279	431,591	29,569	402,022	497,635	181,883	119,019	175,680	21,053
11	2035	34,607,416	432,593	29,569	403,024	498,875	182,336	119,315	176,117	21,107
12	2036	34,687,740	433,597	29,569	404,028	500,118	182,790	119,612	176,556	21,160
13	2037	34,768,250	434,603	29,569	405,034	501,364	183,246	119,910	176,996	21,212
14	2038	34,848,948	435,612	29,569	406,043	502,612	183,702	120,209	177,437	21,264
15	2039	34,929,832	436,623	29,569	407,054	503,864	184,159	120,508	177,879	21,318
16	2040	35,010,904	437,636	29,569	408,068	505,118	184,618	120,808	178,321	21,371
17	2041	35,092,164	438,652	29,569	409,083	506,376	185,077	121,109	178,765	21,425
18	2042	35,173,613	439,670	29,569	410,101	507,636	185,538	121,411	179,210	21,477
19	2043	35,255,251	440,691	29,569	411,122	508,899	186,000	121,713	179,656	21,530
20	2044	35,337,079	441,713	29,569	412,145	510,165	186,463	122,015	180,103	21,584
21	2045	35,419,096	442,739	29,569	413,170	511,434	186,926	122,319	180,551	21,638
22	2046	35,501,304	443,766	29,569	414,198	512,706	187,391	122,623	181,000	21,692
23	2047	35,583,702	444,796	29,569	415,228	513,981	187,857	122,928	181,450	21,746
24	2048	35,666,292	445,829	29,569	416,260	515,259	188,324	123,234	181,901	21,800
25	2049	35,749,074	446,863	29,569	417,295	516,540	188,792	123,540	182,354	21,854
26	2050	35,832,047	447,901	29,569	418,332	517,824	189,262	123,847	182,807	21,908
Total						12,896,832	4,713,722	3,084,516	4,552,956	545,638

Note: The Estimated Total Tax Increment shown above is before deducting the State Auditor's fee, which is payable at a rate of 0.36% of the Total Tax Increment collected. Exhibit II provides Estimated Total Tax Increment after deducting for the State Auditor's fee.

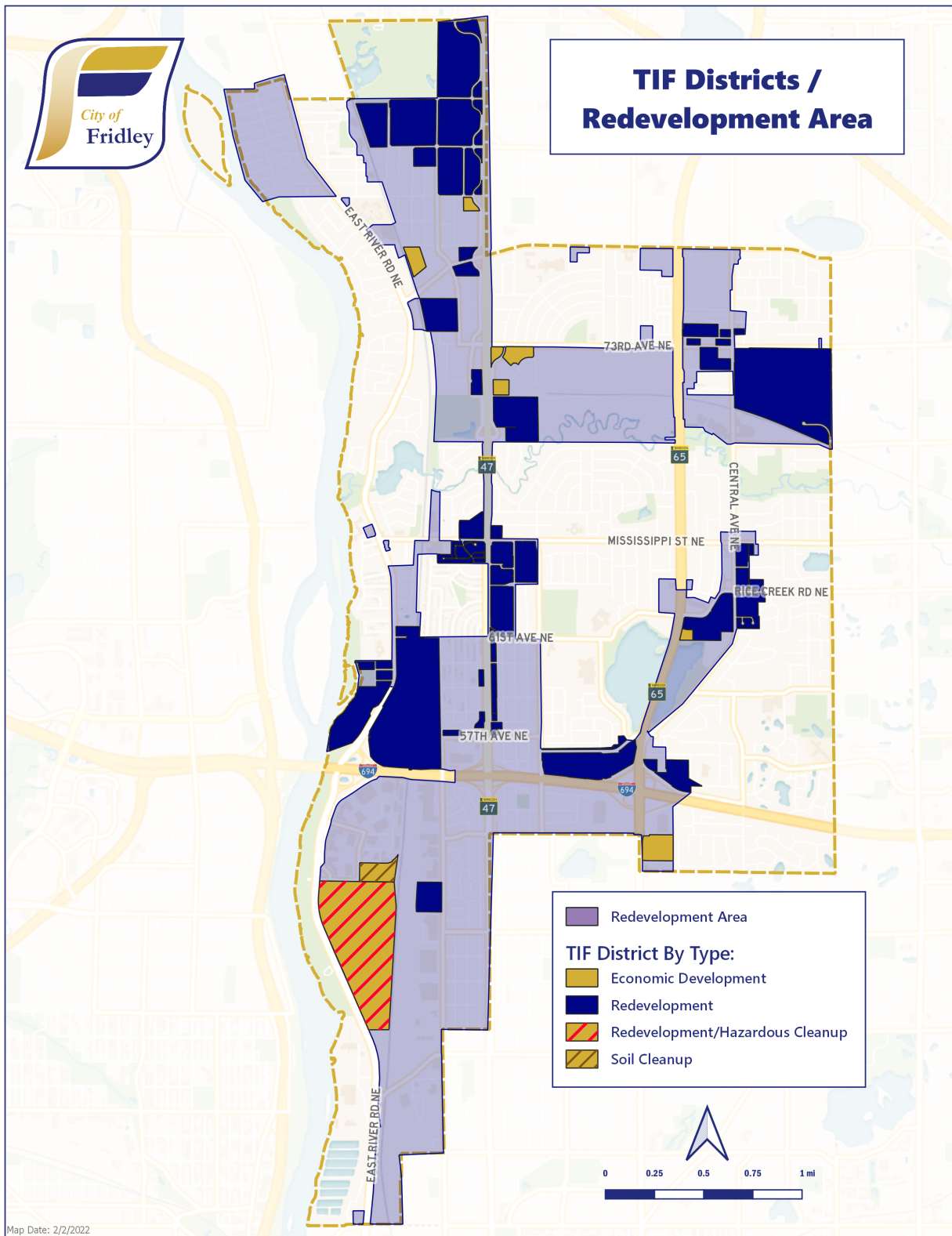
TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

EXHIBIT V
Boundaries of Redevelopment Project No. 1 and Boundaries of TIF District No. 26



TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

EXHIBIT V - continued
Boundaries of Redevelopment Project No. 1 and Existing TIF Districts within Boundaries



TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

EXHIBIT VI

Description of Parcels within Tax Increment Financing District No. 26

Parcel 1

Lot 4, [AUDITOR'S SUBDIVISION NUMBER 59](#), according to the recorded plat thereof, Anoka County, Minnesota excepting therefrom the following described parcel:

Commencing at the point of intersection of the East line of said Lot 4 and a line drawn from a point in the West line of said Lot 4 distant 119.99 feet South from the Northwest corner of said Lot 4 to a point in the East line of said Lot 4, distant 118.06 feet South from the Northeast corner of said Lot 4, said distance being measured along the East and West line of said Lot 4 hereinafter referred to as Line "A"; thence West along said Line "A" a distance of 38.68 feet to the actual Point of Beginning of the tract to be described; thence continuing West along said Line "A" a distance of 25.25 feet; thence North at a right angle to said Line "A" a distance of 0.33 feet; thence West, at a right angle, a distance of 1.58 feet; thence South at a right angle to said Line "A"; thence West along said Line "A" a distance of 23.74 feet; thence North at a right angle to said Line "A" a distance of 0.33 feet; thence West at a right angle a distance of 1.58 feet; thence South at a right angle to said Line "A"; thence West along said Line "A" to the West line of said Lot 4; thence North along the West line of said Lot 4, to a point distant 28.0 feet South from the North line of said Lot 4 measured at a right angle to the North line of said Lot 4; thence East along a line parallel with the North line of said Lot 4 to a point distant 38 feet West from the East line of said Lot 4 measured at a right angle to the East line of said Lot 4; thence South to the actual Point of Beginning.

(Abstract Property)

AND

Parcel 2

Lot 4, [AUDITOR'S SUBDIVISION NUMBER 59](#), according to the recorded plat thereof, Anoka County, Minnesota, described as follows:

Commencing at the point of intersection of the East line of said Lot 4 and a line drawn from a point in the West line of said Lot 4 distant 119.99 feet South from the Northwest corner of said Lot 4 to a point in the East line of said Lot 4, distant 118.06 feet South from the Northeast corner of said Lot 4, said distance being measured along the East and West line of said Lot 4 hereinafter referred to as Line "A"; thence West along said Line "A" a distance of 38.68 feet to the actual Point of Beginning of the tract to be described; thence continuing West along said Line "A" a distance of 25.25 feet; thence North at a right angle to said Line "A" a distance of 0.33 feet; thence West, at a right angle, a distance of 1.58 feet; thence South at a right angle to said Line "A"; thence West along said Line "A" a distance of 23.74 feet; thence North at a right angle to said Line "A" a distance of 0.33 feet; thence West at a right angle a distance of 1.58 feet; thence South at a right angle to said Line "A"; thence West along said Line "A" to the West line of said Lot 4; thence North along the West line of said Lot 4, to a point distant 28.0 feet South from the North line of said Lot 4 measured at a right angle to the North line of said Lot 4; thence East along a line parallel with the North line of said Lot 4 to a point distant 38 feet West from the East line of said Lot 4 measured at a right angle to the East line of said Lot 4; thence South to the actual Point of Beginning.

EXHIBIT VII
Report of Inspection Procedures and Results for Determining Qualifications of a Tax
Increment Financing District
Prepared by LHB, Inc.

REPORT OF INSPECTION PROCEDURES AND RESULTS
FOR
DETERMINING QUALIFICATIONS
OF A
TAX INCREMENT FINANCING DISTRICT

MOON PLAZA
REDEVELOPMENT TIF DISTRICT

Prepared for

CITY OF FRIDLEY, MINNESOTA
December 23, 2022

Report by LHB, Inc.



Table of Contents

Part 1: Executive Summary	2
Purpose of the Evaluation	2
Scope of Work	2
Conclusion	3
Part 2: Minnesota Statute 469.174, Subdivision 10 Requirements	3
Interior Inspection	3
Exterior Inspection and Other Means	3
Documentation	3
Qualification Requirements	3
1. Coverage Test	3
2. Condition of Buildings Test	4
3. Distribution of Substandard Buildings	5
Part 3: Procedures Followed	5
Part 4: Findings	5
1. Coverage Test	5
2. Condition of Building Test	6
3. Distribution of Substandard Structures	8
Part 5: Team Credentials	9
Appendices	9
APPENDIX A Property Condition Assessment Summary Sheet	
APPENDIX B Building Code, Condition Deficiency and Context Analysis Reports	
APPENDIX C Building Replacement Cost Reports	
Code Deficiency Cost Reports	
Photographs	

Part 1: Executive Summary

Purpose of the Evaluation

LHB was hired by the City of Fridley to inspect and evaluate the properties within a Tax Increment Financing Redevelopment District ("TIF District") proposed to be established by the City. The proposed TIF District is located at 6257 University Avenue NE in Fridley, MN (Diagram 1). The purpose of LHB's work is to determine whether the proposed TIF District meets the statutory requirements for coverage, and whether one (1) building on two (2) parcels, located within the proposed TIF District, meets the qualifications required for a Redevelopment District.

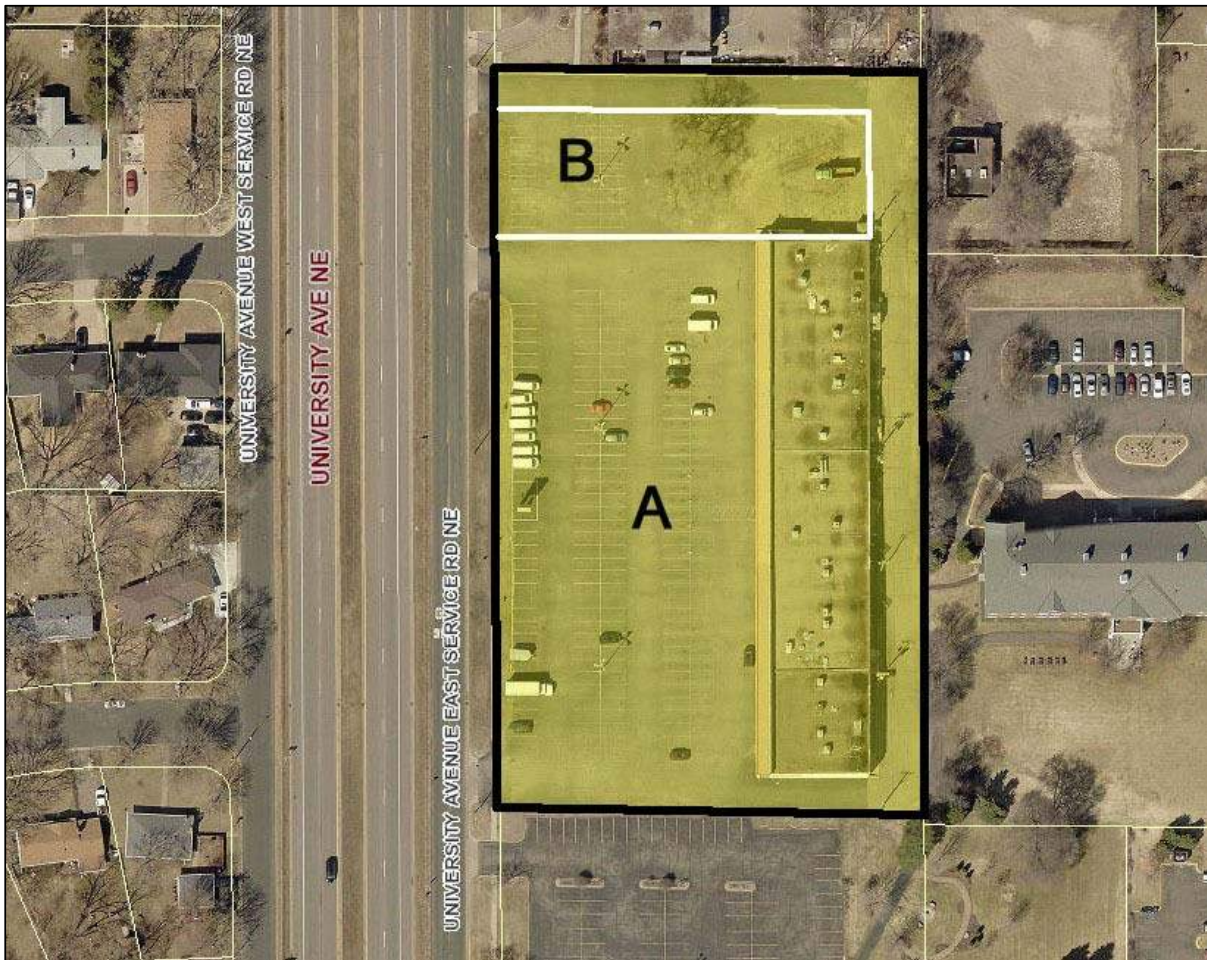


Diagram 1: Proposed TIF District

Scope of Work

The proposed TIF District consists of two (2) parcels with one (1) structure. The building was inspected on November 30, 2022. Building Code and Condition Deficiency reports are in Appendix B.

Conclusion

After inspecting and evaluating the properties within the proposed TIF District and applying current statutory criteria for a Redevelopment District under *Minnesota Statutes, Section 469.174, Subdivision 10*, it is our professional opinion that the proposed TIF District qualifies as a Redevelopment District because:

- The proposed TIF District has a coverage calculation of 100 percent which is above the 70 percent requirement.
- 100 percent of the buildings are structurally substandard which is above the 50 percent requirement.
- The substandard buildings are reasonably distributed.

The remainder of this report describes our process and findings in detail.

Part 2: Minnesota Statute 469.174, Subdivision 10 Requirements

The properties were inspected in accordance with the following requirements under *Minnesota Statutes, Section 469.174, Subdivision 10(c)*, which states:

Interior Inspection

"The municipality may not make such determination [that the building is structurally substandard] without an interior inspection of the property..."

Exterior Inspection and Other Means

"An interior inspection of the property is not required, if the municipality finds that

- (1) the municipality or authority is unable to gain access to the property after using its best efforts to obtain permission from the party that owns or controls the property; and
- (2) the evidence otherwise supports a reasonable conclusion that the building is structurally substandard."

Documentation

"Written documentation of the findings and reasons why an interior inspection was not conducted must be made and retained under section 469.175, subdivision 3(1)."

Qualification Requirements

Minnesota Statutes, Section 469.174, Subdivision 10 (a) (1) requires three tests for occupied parcels:

1. COVERAGE TEST

- a. Minnesota Statutes, Section 469.174, Subdivision 10(a)(1) states:

"parcels consisting of 70 percent of the area of the district are occupied by buildings, streets, utilities, or paved or gravel parking lots..."The coverage required by the parcel to be considered occupied is defined under *Minnesota Statutes, Section 469.174, Subdivision 10(e)*, which states:

"For purposes of this subdivision, a parcel is not occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures unless 15 percent of the area of the parcel contains buildings, streets, utilities, paved or gravel parking lots, or other similar structures."

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

2. CONDITION OF BUILDINGS TEST

- a. Minnesota Statutes, Section 469.174, Subdivision 10(a) states:

“...and more than 50 percent of the buildings, not including outbuildings, are structurally substandard to a degree requiring substantial renovation or clearance;”

- b. Structurally substandard is defined under Minnesota Statutes, Section 469.174, Subdivision 10(b), which states:

“For purposes of this subdivision, ‘structurally substandard’ shall mean containing defects in structural elements or a combination of deficiencies in essential utilities and facilities, light and ventilation, fire protection including adequate egress, layout and condition of interior partitions, or similar factors, which defects or deficiencies are of sufficient total significance to justify substantial renovation or clearance.”

- i. We do not count energy code deficiencies toward the thresholds required by *Minnesota Statutes, Section 469.174, Subdivision 10(b)* defined as “structurally substandard”, due to concerns expressed by the State of Minnesota Court of Appeals in the *Walser Auto Sales, Inc. vs. City of Richfield* case filed November 13, 2001.
- c. Buildings are not eligible to be considered structurally substandard unless they meet certain additional criteria, as set forth in Subdivision 10(c) which states:

“A building is not structurally substandard if it follows the building code applicable to new buildings or could be modified to satisfy the building code at a cost of less than 15 percent of the cost of constructing a new structure of the same square footage and type on the site. The municipality may find that a building is not disqualified as structurally substandard under the preceding sentence based on reasonably available evidence, such as the size, type, and age of the building, the average cost of plumbing, electrical, or structural repairs, or other similar reliable evidence.”

“Items of evidence that support such a conclusion [that the building is not disqualified] include recent fire or police inspections, on-site property tax appraisals or housing inspections, exterior evidence of deterioration, or other similar reliable evidence.”

- i. LHB counts energy code deficiencies toward the 15 percent code threshold required by Minnesota Statutes, Section 469.174, Subdivision 10(c) for the following reasons:
- 1) The Minnesota energy code is one of ten building code areas highlighted by the Minnesota Department of Labor and Industry website where minimum construction standards are required by law.
 - 2) Chapter 13 of the 2015 *Minnesota Building Code* states, “Buildings shall be designed and constructed in accordance with the *International Energy Conservation Code*.” Furthermore, Minnesota Rules, Chapter 1305.0021 Subpart 9 states, “References to the *International Energy Conservation Code* in this code mean the *Minnesota Energy Code*...”
 - 3) Chapter 11 of the 2015 Minnesota Residential Code incorporates Minnesota Rules, Chapters, 1322 and 1323 *Minnesota Energy Code*.
 - 4) The Senior Building Code Representative for the Construction Codes and Licensing Division of the Minnesota Department of Labor and Industry confirmed that the Minnesota Energy Code is being enforced throughout the State of Minnesota.
 - 5) In a January 2002 report to the Minnesota Legislature, the Management Analysis Division of the Minnesota Department of Administration confirmed that the construction cost of new buildings complying with the Minnesota Energy Code is higher than buildings built prior to the enactment of the code.
 - 6) Proper TIF analysis requires a comparison between the replacement value of a new building built under current code standards with the repairs that would be necessary to bring the existing building up to current code standards. For an equal comparison to be made, all applicable code chapters should be applied to both scenarios. Since current construction estimating software automatically applies the construction cost of complying with the Minnesota Energy Code, energy code deficiencies should also be identified in the existing structures.

Report by LHB, Inc.

3. DISTRIBUTION OF SUBSTANDARD BUILDINGS

- a. Minnesota Statutes, Section 469.174, Subdivision 10, defines a Redevelopment District and requires one or more of the following conditions “reasonably distributed throughout the district.”:

“(1) Parcels consisting of 70 percent of the area of the district are occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures and more than 50 percent of the buildings, not including outbuildings, are structurally substandard to a degree requiring substantial renovation or clearance;

(2) the property consists of vacant, unused, underused, inappropriately used, or infrequently used rail yards, rail storage facilities, or excessive or vacated railroad rights-of-way;

(3) tank facilities, or property whose immediately previous use was for tank facilities...”

- b. Our interpretation of the distribution requirement is that the substandard buildings must be reasonably distributed throughout the district as compared to the location of all buildings in the district. For example, if all the buildings in a district are located on one half of the area of the district, with the other half occupied by parking lots (meeting the required 70 percent coverage for the district), we would evaluate the distribution of the substandard buildings compared with only the half of the district where the buildings are located. If all the buildings in a district are located evenly throughout the entire area of the district, the substandard buildings must be reasonably distributed throughout the entire area of the district. We believe this is consistent with the opinion expressed by the State of Minnesota Court of Appeals in the *Walser Auto Sales, Inc. vs. City of Richfield* case filed November 13, 2001.

Part 3: Procedures Followed

LHB inspected one building on the interior and exterior during the day of November 30, 2022.

Part 4: Findings

1. Coverage Test

- The total square foot area of the parcels in the proposed TIF District were obtained from City records, GIS mapping and site verification.
- The total square foot area of buildings and site improvements on the parcels in the proposed TIF District were obtained from City records, GIS mapping and site verification.
- The percentage of coverage for each parcel in the proposed TIF District was computed to determine if the 15 percent minimum requirement was met. The total square footage of parcels meeting the 15 percent requirement was divided into the total square footage of the entire district to determine if the 70 percent requirement was met.

FINDING

The proposed TIF District met the coverage test under *Minnesota Statutes, Section 469.174, Subdivision 10(e)*, which resulted in parcels consisting of 100 percent of the area of the proposed TIF District being occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures (Diagram 2). This exceeds the 70 percent area coverage requirement for the proposed TIF District under Minnesota Statutes, Section 469.174, Subdivision (a) (1).

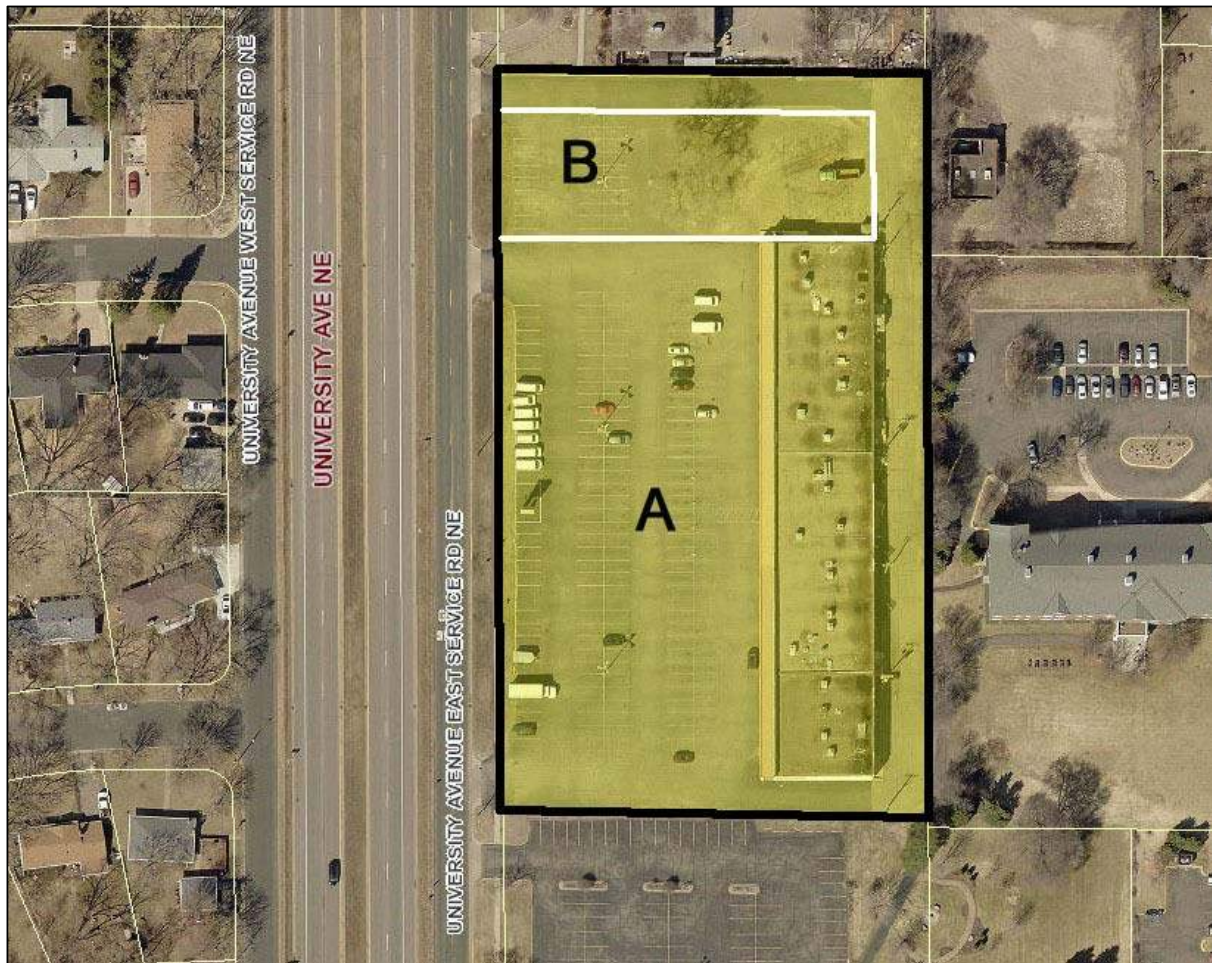


Diagram 2 – Coverage Diagram

Shaded area depicts a parcel more than 15 percent occupied by buildings, streets, utilities, paved or gravel parking lots or other similar structures

2. Condition of Building Test

a. BUILDING INSPECTION

- i. The first step in the evaluation process is the building inspection. After an initial walk-thru, the inspector makes a judgment whether a building “appears” to have enough defects or deficiencies of sufficient total significance to justify substantial renovation or clearance. If it does, the inspector documents with notes and photographs code and non-code deficiencies in the building.

b. REPLACEMENT COST

- i. The second step in evaluating a building to determine if it is substandard to a degree requiring substantial renovation or clearance is to determine its replacement cost. This is the cost of constructing a new structure of the same square footage and type on site. Replacement costs were researched using R.S. Means Cost Works square foot models for 2022.

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

- ii. A replacement cost was calculated by first establishing building use (office, retail, residential, etc.), building construction type (wood, concrete, masonry, etc.), and building size to obtain the appropriate median replacement cost, which factors in the costs of construction in Fridley, Minnesota.
- iii. Replacement cost includes labor, materials, and the contractor's overhead and profit. Replacement costs do not include architectural fees, legal fees or other "soft" costs not directly related to construction activities. Replacement cost for each building is tabulated in Appendix A.

c. CODE DEFICIENCIES

- i. The next step in evaluating a building is to determine what code deficiencies exist with respect to such building. Code deficiencies are those conditions for a building which are not in compliance with current building codes applicable to new buildings in the State of Minnesota.
- ii. Minnesota Statutes, Section 469.174, Subdivision 10(c), specifically provides that a building cannot be considered structurally substandard if its code deficiencies are not at least 15 percent of the replacement cost of the building. As a result, it was necessary to determine the extent of code deficiencies for each building in the proposed TIF District.
- iii. The evaluation was made by reviewing all available information with respect to such buildings contained in City Building Inspection records and making interior and exterior inspections of the buildings. LHB utilizes the current Minnesota State Building Code as the official code for our evaluations. The Minnesota State Building Code is a series of provisional codes written specifically for Minnesota only requirements, adoption of several international codes, and amendments to the adopted international codes.
- iv. After identifying the code deficiencies in each building, we used R.S. Means Cost Works 2022; Unit and Assembly Costs to determine the cost of correcting the identified deficiencies. We were then able to compare the correction costs with the replacement cost of each building to determine if the costs for correcting code deficiencies meet the required 15 percent threshold.

FINDING

One (1) out of one (1) buildings (100 percent) in the proposed TIF District contained code deficiencies exceeding the 15 percent threshold required by Minnesota Statutes, Section 469.174, Subdivision 10(c). Building Code, Condition Deficiency and Context Analysis reports for the buildings in the proposed TIF District can be found in Appendix B of this report.

d. SYSTEM CONDITION DEFICIENCIES

- i. If a building meets the minimum code deficiency threshold under Minnesota Statutes, Section 469.174, Subdivision 10(c), then for such building to be "structurally substandard" under Minnesota Statutes, Section 469.174, Subdivision 10(b), the building's defects, or deficiencies should be of sufficient total significance to justify "substantial renovation or clearance." Based on this definition, LHB re-evaluated each of the buildings that met the code deficiency threshold under Minnesota Statutes, Section 469.174, Subdivision 10(c), to determine if the total deficiencies warranted "substantial renovation or clearance" based on the criteria we outlined above.
- ii. System condition deficiencies are a measurement of defects or substantial deterioration in site elements, structure, exterior envelope, mechanical and electrical components, fire protection and emergency systems, interior partitions, ceilings, floors, and doors.
- iii. The evaluation of system condition deficiencies was made by reviewing all available information contained in City records and making interior and exterior inspections of the buildings. LHB only identified system condition deficiencies that were visible upon our inspection of the building or contained in City records. We did not consider the amount of "service life" used up for a particular component unless it was an obvious part of that component's deficiencies.
- iv. After identifying the system condition deficiencies in each building, we used our professional judgment to determine if the list of defects or deficiencies is of sufficient total significance to justify "substantial renovation or clearance."

Report by LHB, Inc.

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

FINDING

In our professional opinion, one (1) out of one (1) buildings (100 percent) in the proposed TIF District are structurally substandard to a degree requiring substantial renovation or clearance, because of defects in structural elements or a combination of deficiencies in essential utilities and facilities, light and ventilation, fire protection including adequate egress, layout and condition of interior partitions, or similar factors which defects or deficiencies are of sufficient total significance to justify substantial renovation or clearance. This exceeds the 50 percent requirement of Subdivision 10a(1).

3. Distribution of Substandard Structures

- e. Much of this report has focused on the condition of individual buildings as they relate to requirements identified by Minnesota Statutes, Section 469.174, Subdivision 10. It is also important to look at the distribution of substandard buildings throughout the geographic area of the proposed TIF District (Diagram 3).

FINDING

The parcels with substandard buildings are reasonably distributed compared to all parcels that contain buildings.



Diagram 3 – Substandard Buildings

Shaded yellow area depicts parcels with buildings.
Shaded orange area depicts substandard buildings.

Part 5: Team Credentials

Michael A. Fischer, AIA, LEED AP - Project Principal/TIF Analyst

Michael has 34 years of experience as project principal, project manager, project designer and project architect on planning, urban design, educational, commercial, and governmental projects. He has become an expert on Tax Increment Finance District analysis assisting over 100 cities with strategic planning for TIF Districts. He is an Architectural Principal at LHB and currently leads the Minneapolis office.

Michael completed a two-year Bush Fellowship, studying at MIT and Harvard in 1999, earning master's degrees in City Planning and Real Estate Development from MIT. He has served on more than 50 committees, boards, and community task forces, including a term as a City Council President, Chair of a Metropolitan Planning Organization, and Chair of the Edina Planning Commission. Most recently, he served as a member of the Edina city council and Secretary of the Edina HRA. Michael has also managed and designed several award-winning architectural projects and was one of four architects in the Country to receive the AIA Young Architects Citation in 1997.

Phil Fisher – Inspector

For 35 years, Phil Fisher worked in the field of Building Operations in Minnesota including White Bear Lake Area Schools. At the University of Minnesota, he earned his Bachelor of Science in Industrial Technology. He is a Certified Playground Safety Inspector, Certified Plant Engineer, and is trained in Minnesota Enterprise Real Properties (MERP) Facility Condition Assessment (FCA). His FCA training was recently applied to the Minnesota Department of Natural Resources Facilities Condition Assessment project involving over 2,000 buildings.

Appendices

- APPENDIX A** Property Condition Assessment Summary Sheet
- APPENDIX B** Building Code, Condition Deficiency and Context Analysis Report
- APPENDIX C** Building Replacement Cost Report
 - Code Deficiency Cost Report
 - Photographs

APPENDIX A

Property Condition Assessment Summary Sheet

Report by LHB, Inc.

Moon Plaza Redevelopment TIF District

Property Condition Assessment Summary Sheet														Fridley, Minnesota	
TIF Map No.	PID #	Property Address	Improved or Vacant	Survey Method Used	Site Area (S.F.)	Coverage Area of Improvements (S.F.)	Coverage Percent of Improvements	Coverage Quantity (S.F.)	No. of Buildings	Building Replacement Cost	15% of Replacement Cost	Building Code Deficiencies	No. of Buildings Exceeding 15% Criteria	No. of buildings determined substantial	
A	14-30-24-34-0004	6257 University Avenue NE	Improved	Interior/Exterior	135,036	130,985	97.0%	135,036	1	\$5,427,246	\$814,087	\$1,927,420	1	1	
B	14-30-24-34-0005	N/A	Vacant	Exterior	23,958	23,958	100.0%	23,958	0						
TOTALS					158,994		Total Coverage Percent:	100.0%	1	Percent of buildings exceeding 15 percent code deficiency threshold: 100.0%					1
														Percent of buildings determined substantial: 100.0%	

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APPENDIX B

Building Code, Condition Deficiency and Context Analysis Report

Report by LHB, Inc.

Moon Plaza Redevelopment TIF District

Building Code, Condition Deficiency and Context Analysis Report

Parcel A

Address:

Parcel ID:

Inspection Date(s) & Time(s):

Inspection Type:

Summary of Deficiencies:

Moon Plaza

6257 University Avenue Northeast, Fridley, Minnesota 55432

14-30-24-34-0004

November 30, 2022, 9:45 am

Interior and Exterior

It is our professional opinion that this building is Substandard because:

- Substantial renovation is required to correct Conditions found.
- Building Code deficiencies total more than 15% of replacement cost, NOT including energy code deficiencies.

Estimated Replacement Cost:

\$5,427,246

Estimated Cost to Correct Building Code Deficiencies:

\$1,927,420

Percentage of Replacement Cost for Building Code Deficiencies:

35.5%

DEFECTS IN STRUCTURAL ELEMENTS

1. Steel lintels should be protected from rusting per code.

COMBINATION OF DEFICIENCIES

1. Essential Utilities and Facilities
 - a. Restrooms are not fully code compliant for accessibility.
 - b. There is no code required access to all levels of the building.
2. Light and Ventilation
 - a. Electrical wiring does not comply with code.
 - b. Electrical circuit panels should be properly protected per code.
 - c. Lighting does not comply with code.
 - d. The HVAC system does not comply with code.
3. Fire Protection/Adequate Egress
 - a. Thresholds do not comply with code for maximum height.
 - b. Interior and exterior stairs do not comply with code.
 - c. Smoke detectors do not comply with code.
 - d. Emergency lighting does not comply with code.
 - e. There is no code required emergency notification system in the building.
 - f. Exit signage does not comply with code.
 - g. Building sprinkler system is not fully code compliant.

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

- h. Flooring material is damaged creating an impediment to emergency egress which is contrary to code.
 - i. Door hardware does not comply with code.
 - j. Concrete sidewalks are damaged creating an impediment to emergency egress which is contrary to code.
 - k. Code required fire caulking should be placed in all through wall, floor, and ceiling penetrations.
 - l. Glass doors should have code required 10-inch kick plates installed.
4. Layout and Condition of Interior Partitions/Materials
- a. Carpeting is worn/stained and should be cleaned/replaced.
 - b. Ceiling tile is stained and should be replaced.
 - c. Walls should be repaired/repainted.
 - d. Mold is present in the lower level of the building.
5. Exterior Construction
- a. Roofing material is failing allowing for water intrusion which is contrary to code.
 - b. Hollow metal doors and frames are rusting and should be repaired/repainted.
 - c. Wood fascia should be repainted.
 - d. Windows are failing allowing for water intrusion which is contrary to code.
 - e. Exterior concrete block is damaged/missing allowing for water intrusion which is contrary to code.
 - f. Expansion joint caulking is failing allowing for water intrusion which is contrary to code.

DESCRIPTION OF CODE DEFICIENCIES

1. Steel lintels should be protected from rusting per code.
2. Restrooms should be modified to comply with accessibility code.
3. A code required accessible route should be created to all levels of the building.
4. Code compliant electrical wiring should be installed.
5. A code compliant electrical lighting system should be installed.
6. Electrical circuit panels should be properly protected per code.
7. Install a code compliant HVAC system.
8. Thresholds do not comply with code for maximum height.
9. Smoke detectors do not comply with code.
10. Emergency lighting does not comply with code.
11. Install a code required emergency notification system.
12. Exit signage does not comply with code.
13. The building sprinkler system is not code compliant.
14. Flooring material is damaged creating an impediment to emergency egress which is contrary to code.
15. Concrete sidewalks are damaged creating an impediment to emergency egress which is contrary to code.
16. Door hardware does not comply with code.
17. Code required fire caulking should be installed.
18. Install code required 10-inch kick plates on glass doors.
19. Replace failed roofing material to prevent water intrusion per code.
20. Repair/replace damaged exterior concrete block walls to prevent water intrusion per code.

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

21. Replace failed windows to prevent water intrusion per code.
22. Replace failed expansion joint caulking to prevent water intrusion per code.

OVERVIEW OF DEFICIENCIES

This strip mall shopping center has been operating for many years. Steel lintels should be protected from rusting per code. Glass doors should have code required 10-inch kick plates installed. Sidewalks are cracked/damaged creating an impediment to emergency egress which is contrary to code. Restrooms should be modified to comply with code. A code required accessible route to all levels should be created. Interior walls should be repaired/repainted. All life safety systems should be made code compliant. Flooring material is damaged creating an impediment to emergency egress. The electrical wiring and lighting systems do not comply with code. A code compliant HVAC system should be installed. Code required fire caulking should be installed. Failed roofing material should be replaced to prevent water intrusion per code. Failed exterior wall systems should be repaired/replaced to prevent water intrusion per code.

ENERGY CODE DEFICIENCIES

In addition to the building code deficiencies listed above, the existing building does not comply with the current energy code. These deficiencies are not included in the estimated costs to correct code deficiencies and are not considered in determining whether the building is substandard.

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Report by LHB, Inc.

APPENDIX C

Building Replacement Cost Report

Code Deficiency Cost Report

Photographs

Report by LHB, Inc.

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

Moon Plaza Redevelopment TIF District

Replacement Cost Report

RSMeans data from BORDIAN	Square Foot Cost Estimate Report	Date:	12/10/2022
Estimate Name:	6257 University Ave NE		
Building Type:	Store, Retail with Brick Veneer / Reinforced Concrete		
Location:	FRIDLEY, MN		
Story Count:	1		
Story Height (L.F.):	14.00		
Floor Area (S.F.):	26000		
Labor Type:	OPN		
Basement Included:	Yes		
Data Release:	Year 2022 Quarter 4		
Cost Per Square Foot:	\$208.74		
Building Cost:	\$5,427,246.27		



Costs are derived from a building model with basic components.
Scope differences and market conditions can cause costs to vary significantly.

		Quantity	% of Total	Cost Per S.F.	Cost
A	Substructure		15.83%	\$28.73	\$746,939.91
A1010	Standard Foundations			\$6.72	\$174,638.51
A10101102700	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide	900		\$1.77	\$46,148.40
A10102107410	Spread footings, 3000 PSI concrete, load 100K, soil bearing capacity 6 KSF, 4' - 6" square x 15" deep	246.46		\$4.94	\$128,490.11
A1030	Slab on Grade			\$6.79	\$176,661.94
A10301202240	Slab on grade, 4" thick, non industrial, reinforced	26000		\$6.79	\$176,661.94
A2010	Basement Excavation			\$4.72	\$122,625.36
A20101104620	Excavate and fill, 10,000 SF, 8' deep, sand, gravel, or common earth, on site storage	26000		\$4.72	\$122,625.36
A2020	Basement Walls			\$10.50	\$273,014.10
A20201107260	Foundation wall, CIP, 12' wall height, pumped, .444 CY/LF, 21.59 PLF, 12" thick	900		\$10.50	\$273,014.10
B	Shell		45.71%	\$82.97	\$2,157,340.28
B1010	Floor Construction			\$28.53	\$741,729.37
B10102030860	Cast-in-place concrete column, 12" square, tied, 200K load, 12' story height, 142 lbs/LF, 4000PSI	2957.48		\$9.86	\$256,239.37
B10102049913	Cast-in-place concrete column, 12", square, tied, minimum reinforcing, 150K load, 10'-14' story height, 135 lbs/LF, 4000PSI	873		\$2.42	\$62,834.00
B10102221720	Flat slab, concrete, with drop panels, 6" slab/2.5" panel, 12" column, 15'x15' bay, 75 PSF superimposed load, 153 PSF total load	26000		\$16.26	\$422,656.00
B1020	Roof Construction			\$18.39	\$478,140.00
B10207257000	Roof, concrete, beam and slab, 25'x25' bay, 40 PSF superimposed load, 20" deep beam, 9" slab, 152 PSF total load	26000		\$18.39	\$478,140.00
B2010	Exterior Walls			\$19.10	\$496,703.56
B20101321201	Brick wall, composite double wythe, standard face/CMU back-up, 8" thick, perlite core fill, 3" XPS	10710		\$19.10	\$496,703.56
B2020	Exterior Windows			\$3.39	\$88,254.65
B20202101100	Aluminum flush tube frame, for 1/4" glass, 1-3/4"x4", 5'x6' opening, no intermediate horizontals	126		\$0.16	\$4,104.09
B20202201000	Glazing panel, insulating, 1/2" thick, 2 lites 1/8" float glass, clear	1764		\$3.24	\$84,150.56
B2030	Exterior Doors			\$2.06	\$53,664.07
B20301106700	Door, aluminum & glass, without transom, bronze finish, hardware, 3'-0" x 7'-0" opening	9.75		\$1.58	\$41,158.26
B20302203450	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening	3.25		\$0.48	\$12,505.81
B3010	Roof Coverings			\$11.43	\$297,083.41
B30101051600	Roofing, asphalt flood coat, gravel, base sheet, 4 plies 15# asphalt felt, mopped	26000		\$4.29	\$111,540.00
B30103202700	Insulation, rigid, roof deck, extruded polystyrene, 40 PSI compressive strength, 4" thick, R20	26000		\$5.41	\$140,652.72
B30104201400	Roof edges, aluminum, duranodic, .050" thick, 6" face	900		\$1.33	\$34,690.95

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

B30106305100	Gravel stop, aluminum, extruded, 4", mill finish, .050" thick	900	\$0.39	\$10,199.74
B3020	Roof Openings		\$0.07	\$1,765.22
B30202100300	Roof hatch, with curb, 1" fiberglass insulation, 2'-6" x 3'-0", galvanized steel, 165 lbs	1	\$0.07	\$1,765.22
C	Interiors		11.78%	\$21.38
C1010	Partitions		\$1.56	\$40,636.59
C10101265400	Metal partition, 5/8" fire rated gypsum board face, no base, 3'-5/8" @ 24" OC framing, same opposite face, no insulation	4333.33	\$0.83	\$21,519.77
C10101280700	Gypsum board, 1 face only, exterior sheathing, fire resistant, 5/8"	10710	\$0.43	\$11,293.16
C10101280960	Add for the following: taping and finishing	10710	\$0.30	\$7,823.66
C1020	Interior Doors		\$1.33	\$34,486.51
C10201022600	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	22.75	\$1.33	\$34,486.51
C1030	Fittings		\$0.34	\$8,722.64
C10301100460	Toilet partitions, cubicles, ceiling hung, stainless steel	3.25	\$0.34	\$8,722.64
C2010	Stair Construction		\$6.12	\$159,186.50
C20101100560	Stairs, CIP concrete, w/landing, 12 risers, with nosing	10	\$2.48	\$64,413.80
C20101101120	Stairs, wood, prefab box type, oak treads, wood rails 3'-6" wide, 14 risers	3	\$3.65	\$94,772.70
C3010	Wall Finishes		\$0.88	\$22,817.29
C30102300140	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	7800	\$0.27	\$6,939.66
C30102300140	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	10710	\$0.37	\$9,528.69
C30102301940	Ceramic tile, thin set, 4-1/4" x 4-1/4"	866.67	\$0.24	\$6,348.94
C3020	Floor Finishes		\$2.50	\$64,980.50
C30204101600	Vinyl, composition tile, maximum	26000	\$2.50	\$64,980.50
C3030	Ceiling Finishes		\$8.65	\$224,936.40
C30302107400	Acoustic ceilings, 3/4" mineral fiber, 12" x 12" tile, concealed 2" bar & channel grid, suspended support	26000	\$8.65	\$224,936.40
D	Services		26.68%	\$48.43
D1010	Elevators and Lifts		\$6.50	\$168,892.20
D10101102200	Hydraulic, passenger elevator, 3000 lb, 2 floors, 100 FPM	2	\$6.50	\$168,892.20
D2010	Plumbing Fixtures		\$4.25	\$110,386.61
D20101102160	Water closet, vitreous china, bowl only with flush valve, floor mount, 18" high bowl, ADA compliant	24	\$1.77	\$46,063.68
D20102102000	Urinal, vitreous china, wall hung	1	\$0.06	\$1,585.71
D20103101560	Lavatory w/trim, vanity top, PE on CI, 20" x 18"	24	\$1.85	\$48,213.12
D20108201880	Water cooler, electric, wall hung, dual height, 14.3 GPH	3.25	\$0.56	\$14,524.10
D2020	Domestic Water Distribution		\$1.30	\$33,783.75
D20202502220	Gas fired water heater, commercial, 100 < F rise, 500 MBH input, 480 GPH	1	\$1.30	\$33,783.75
D2040	Rain Water Drainage		\$1.92	\$50,036.48
D20402104200	Roof drain, CI, soil, single hub, 4" diam, 10' high	16.25	\$1.77	\$46,099.30
D20402104240	Roof drain, CI, soil, single hub, 4" diam, for each additional foot add	65	\$0.15	\$3,937.18
D3050	Terminal & Package Units		\$10.28	\$267,167.42
D30501502560	Rooftop, single zone, air conditioner, department stores, 10,000 SF, 29.17 ton	26000	\$10.28	\$267,167.42
D4010	Sprinklers		\$5.32	\$138,269.30
D40104101080	Wet pipe sprinkler systems, steel, ordinary hazard, 1 floor, 10,000 SF	26000	\$5.32	\$138,269.30
D4020	Standpipes		\$1.59	\$41,320.99
D40203101540	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor	3.25	\$1.59	\$41,320.99
D5010	Electrical Service/Distribution		\$1.09	\$28,291.23
D50101200320	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 400 A	1	\$0.28	\$7,278.85
D50102300320	Feeder installation 600 V, including RGS conduit and XHHW wire, 400 A	50	\$0.22	\$5,698.45
D50102400200	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 400 A	1	\$0.59	\$15,313.93

Report by LHB, Inc.

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

D5020	Lighting and Branch Wiring			\$14.51	\$377,389.81
D50201100440	Receptacles incl plate, box, conduit, wire, 8 per 1000 SF, .9 watts per SF	26000		\$3.41	\$88,657.66
D50201350360	Miscellaneous power, 1.5 watts	26000		\$0.49	\$12,637.04
D50201400280	Central air conditioning power, 4 watts	33800		\$1.05	\$27,178.58
D50202100520	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @32watt per 1000 SF	32500		\$9.57	\$248,916.53
D5030	Communications and Security			\$1.68	\$43,760.17
D50309100452	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	1.17		\$1.16	\$30,239.44
D50309100460	Fire alarm command center, addressable without voice, excl. wire & conduit	3.25		\$0.52	\$13,520.73
E	Equipment & Furnishings		0.00%	\$0.00	\$0.00
E1090	Other Equipment			\$0.00	\$0.00
F	Special Construction		0.00%	\$0.00	\$0.00
G	Building Sitework		0.00%	\$0.00	\$0.00
SubTotal			100%	\$181.51	\$4,719,344.58
Contractor Fees (General Conditions,Overhead,Profit)			15.0%	\$27.23	\$707,901.69
Architectural Fees			0.0%	\$0.00	\$0.00
User Fees			0.0%	\$0.00	\$0.00
Total Building Cost				\$208.74	\$5,427,246.27

Report by LHB, Inc.

Moon Plaza Redevelopment TIF District

Code Deficiency Cost Report

Parcel A - 6257 University Avenue Northeast, Fridley, Minnesota 55432

Parcel ID 14-30-24-34-0004

Building Name or Type

Moon Plaza

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Accessibility Items					
	Restrooms				
	Modify restrooms to comply with code	\$ 4.02	SF	26,000	\$ 104,520.00
	Accessible Route				
	Create a code required accessible route to all levels	\$ 6.50	SF	26,000	\$ 169,000.00
Structural Elements					
	Steel Lintels				
	Protect steel lintels from rusting per code	\$ 1,000.00	Lump	1	\$ 1,000.00
Exiting					
	Thresholds				
	Modify thresholds to comply with code for maximum height	\$ 2,500.00	Lump	1	\$ 2,500.00
	Flooring				
	Repair/replace damaged flooring to create a code required unimpeded means for emergency egress	\$ 2.50	SF	26,000	\$ 65,000.00
	Sidewalks				
	Repair/replace damaged sidewalks to create a code required unimpeded means for emergency egress	\$ 0.50	SF	26,000	\$ 13,000.00
	Stairs				
	Install code compliant interior and exterior stairs	\$ 6.12	SF	26,000	\$ 159,120.00
	Exit Signage				
	Install code compliant exit signage	\$ 1.65	SF	26,000	\$ 42,900.00
	Emergency Lighting				
	Install code compliant emergency lighting	\$ 1.55	SF	26,000	\$ 40,300.00
	Door Hardware				
	Install code compliant door hardware	\$ 250.00	EA	50	\$ 12,500.00
	Glass Doors				
	Install code required 10-inch kick plates on glass doors	\$ 100.00	EA	36	\$ 3,600.00
Fire Protection					
	Emergency Notification System				
	Install a code compliant emergency notification system	\$ 0.52	SF	26,000	\$ 13,520.00
	Smoke Detectors				
	Install code compliant smoke detectors	\$ 1.16	SF	26,000	\$ 30,160.00
	Fire Caulking				
	Install code required fire caulking	\$ 0.25	SF	26,000	\$ 6,500.00

Report by LHB, Inc.

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
	Building Sprinkler System				
	Modify building sprinkler system to comply with code	\$ 5.32	SF	26,000	\$ 138,320.00
	Exterior Construction				
	Exterior Walls	\$ 2.25	SF	26,000	\$ 58,500.00
	Repair/replace damaged concrete block walls to prevent water intrusion per code	\$ 0.25	SF	26,000	\$ 6,500.00
	Replace failed expansion joint caulking to prevent water intrusion per code				
	Windows	\$ 3.39	SF	26,000	\$ 88,140.00
	Replace failed windows to prevent water intrusion per code				
	Roof Construction				
	Roofing Material	\$ 11.50	SF	26,000	\$ 299,000.00
	Replace failed roofing material to prevent water intrusion per code				
	Mechanical- Electrical				
	Mechanical	\$ 10.28	SF	26,000	\$ 267,280.00
	Install code compliant HVAC system				
	Electrical	\$ 100.00	EA	2	\$ 200.00
	Protect circuit panels per code	\$ 6.04	SF	26,000	\$ 157,040.00
	Install code compliant electrical wiring	\$ 9.57	SF	26,000	\$ 248,820.00
	Install code compliant electrical lighting				
Total Code Improvements					\$ 1,927,420

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Moon Plaza Redevelopment TIF District | Parcel A: 6257 University Avenue NE



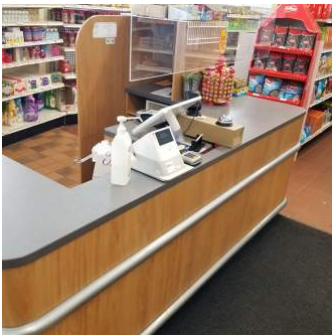
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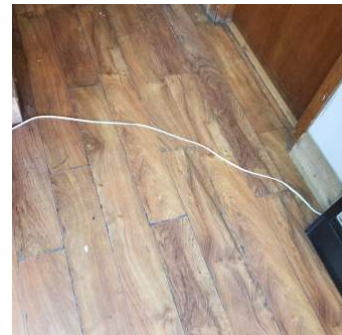
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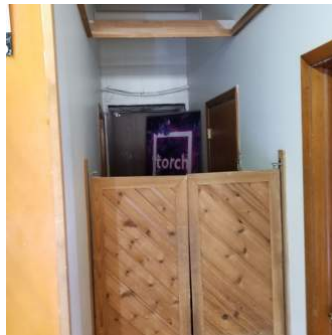
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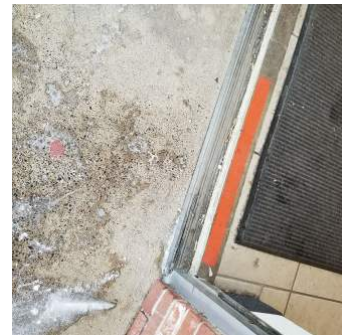
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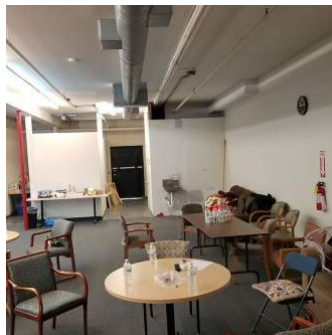
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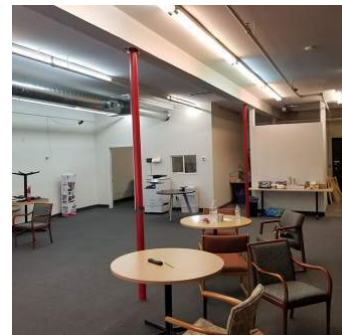
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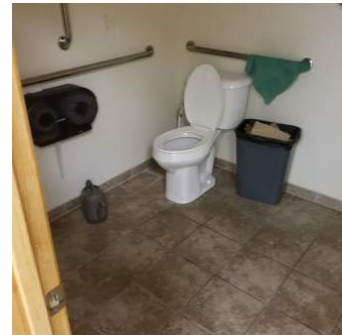
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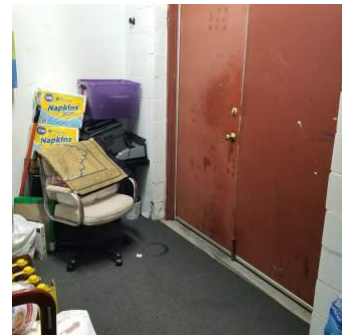
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Moon Plaza Redevelopment TIF District | Parcel A: 6257 University Avenue NE



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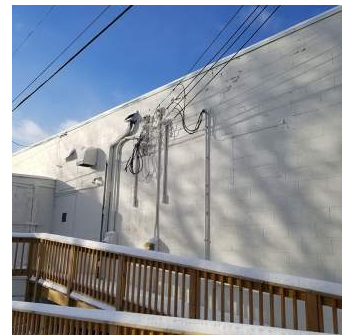
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Moon Plaza Redevelopment TIF District | Parcel A: 6257 University Avenue NE

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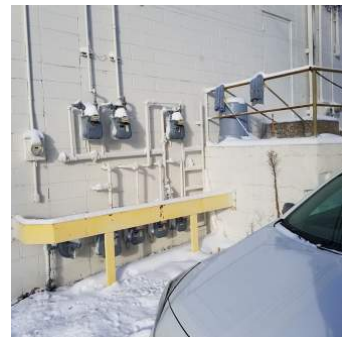
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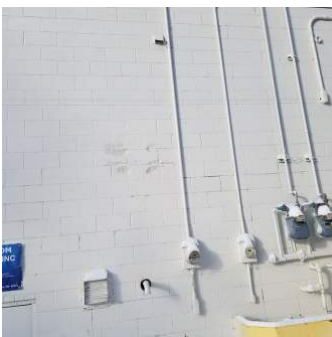
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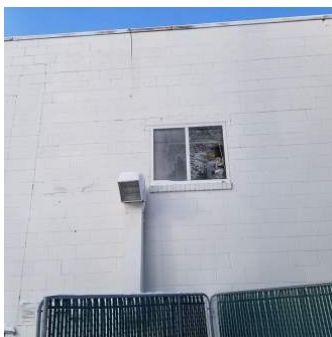
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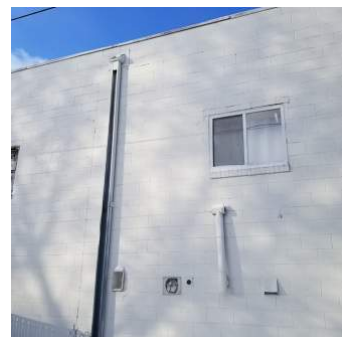
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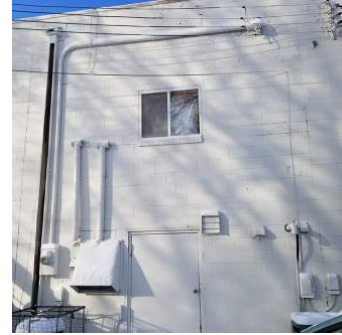
Moon Plaza Redevelopment TIF District | Parcel A: 6257 University Avenue NE



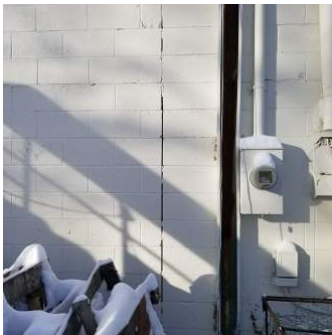
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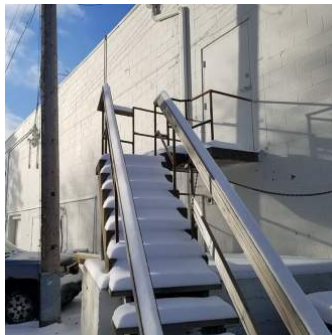
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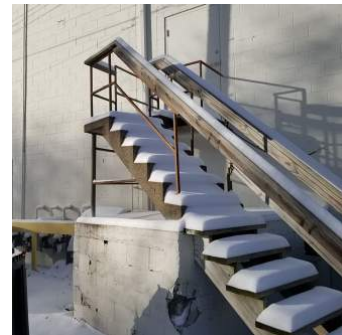
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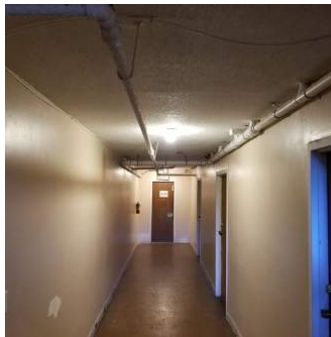
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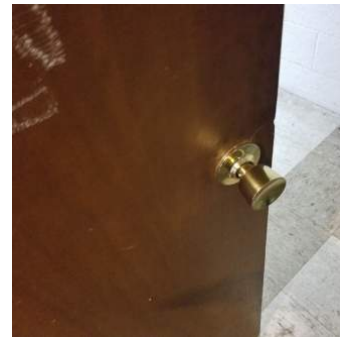
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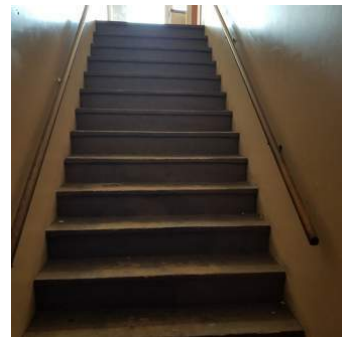
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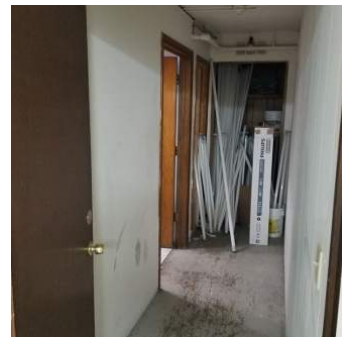
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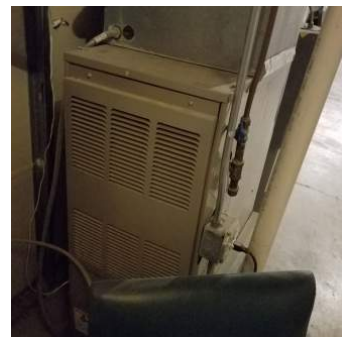
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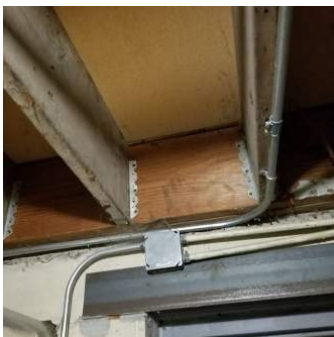
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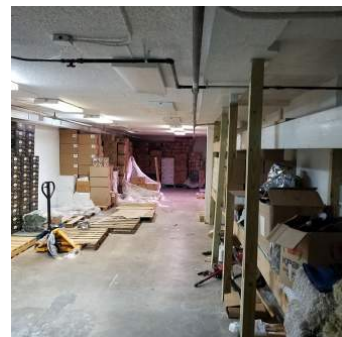
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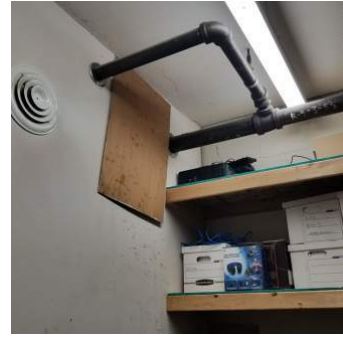
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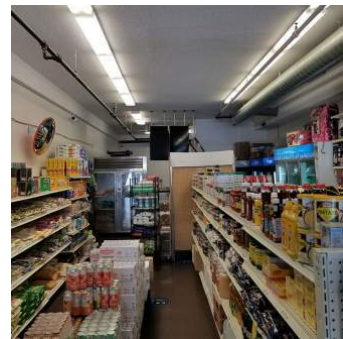
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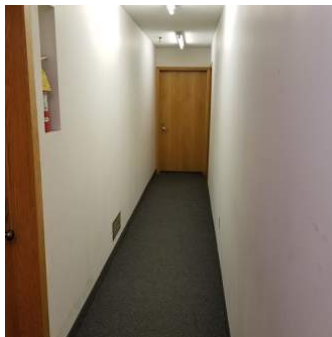
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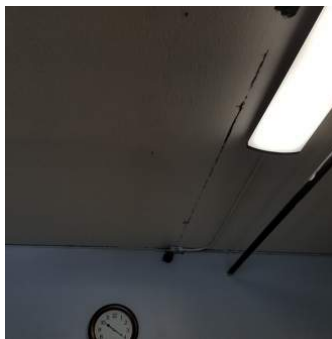
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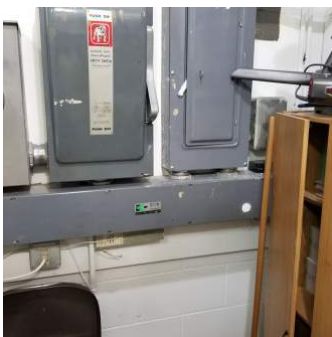
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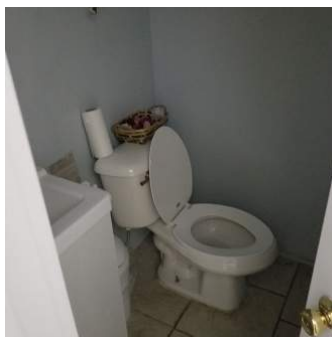
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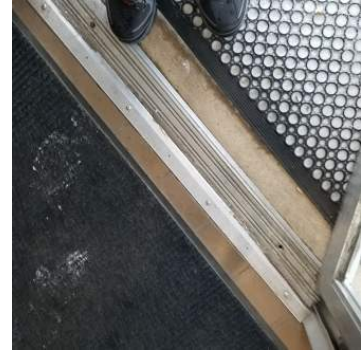
Moon Plaza Redevelopment TIF District | Parcel A: 6257 University Avenue NE



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TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

Prepared by:



701 Washington Avenue North, Suite 200, Minneapolis, MN 55401

LHBcorp.com

Report by LHB, Inc.

LHB Project No. 221327.00

PERFORMANCE DRIVEN DESIGN



LHBCORP.COM

Resolution No. 2023-17

Modifying the Redevelopment Plan for Redevelopment Project No. 1 and the Tax Increment Financing Plans for Tax Increment Financing Districts Nos. 6, 11-13 and 17-25 to Reflect Increased Project Costs and Increased Bonding Authority within Redevelopment Project No. 1, Creating Tax Increment Financing District No. 26, and Adopting a Tax Increment Financing Plan Relating Thereto

Be it resolved by the Fridley City Council (Council) of the City of Fridley (City), as follows:

Section 1. Recitals.

1.01. It has been proposed by the Housing and Redevelopment Authority (Authority) that the Council approve and adopt the proposed modifications to its Redevelopment Plan for Redevelopment Project No. 1 (Project Area) reflecting increased project costs and increased bonding authority, pursuant to and in accordance with Minnesota Statutes (M.S.) §§ 469.001 to 469.047, inclusive, as amended and supplemented from time to time.

1.02. It has been further proposed by the Authority that the Council approve and adopt the proposed modifications to the Tax Increment Financing Plans (Existing Plans) for Tax Increment Financing Districts Nos. 6, 11-13 and 17-25 (Existing Districts) reflecting increased project costs and increased bonding authority within the Project Area, pursuant to M.S. §§ 469.174 through 469.1799, inclusive, as amended and supplemented from time to time.

1.03. It has been further proposed by the Authority that the Council approve the creation of proposed Tax Increment Financing District No. 26 (Proposed District) and adopt the proposed Tax Increment Financing Plan (Proposed Plan) relating thereto, pursuant to and in accordance with M.S. §§ 469.174 to 469.1799, inclusive, as amended and supplemented from time to time.

1.04. The Authority has caused to be prepared, and this Council has investigated the facts with respect thereto, a modified Redevelopment Plan for the Project Area and modified Existing Plans for the Existing Districts reflecting increased project costs and increased bonding authority within the Project Area and the Proposed Plan for the Proposed District, defining more precisely the property to be included, the public costs to be incurred, and other matters relating thereto.

1.05. The Council has performed all actions required by law to be performed prior to the approval and adoption of the modifications to the Redevelopment Plan and Existing Plans and the approval and adoption of the Proposed Plan.

1.06. The Council hereby determines that it is necessary and in the best interests of the City and the Authority at this time to approve and adopt the modifications to the Redevelopment Plan and Existing Plans reflecting increased project costs and increased bonding authority within the Project

Area, to create the Proposed District and to approve and adopt the Proposed Plan relating thereto.

Section 2. General Findings.

2.01. The Council hereby finds, determines and declares that the assistance to be provided through the adoption and implementation of the modified Redevelopment Plan , modified Existing Plans and the Proposed Plan (Plans) are necessary to assure the development and redevelopment of the Project Area.

2.02. The Council hereby finds, determines and declares that the Plans conform to the general plan for the development and redevelopment of the City as a whole in that they are consistent with the City's comprehensive plan.

2.03. The Council hereby finds, determines and declares that the Plans afford maximum opportunity consistent with the sound needs of the City as a whole for the development and redevelopment of the Project Area by private enterprise and it is contemplated that the development and redevelopment thereof will be carried out pursuant to redevelopment contracts with private developers.

2.04. The Council hereby finds, determines and declares that the modification, approval and adoption of the Plans is intended and, in the judgment of this Council, its effect will be to promote the purposes and objectives specified in this Section 2 and otherwise promote certain public purposes and accomplish certain objectives as specified in the Plans.

2.05. The Council hereby finds, determines and declares that the City made the above findings stated in this Section 2 and has set forth the reasons and supporting facts for each determination in the Plans and Exhibit A to this Resolution.

Section 3. Specific Findings for the Proposed District.

3.01. The Council hereby finds, determines and declares that the Proposed District constitutes a "tax increment financing district" as defined in M.S. § 469.174, subd. 9, and further constitutes a "redevelopment district" as defined in M.S. §§ 469.174, subd. 10.

3.02. The Council hereby finds, determines and declares that the proposed development or redevelopment in the Proposed District, in the opinion of this Council, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future and, therefore, the use of tax increment financing is deemed necessary.

3.03. The Council hereby finds, determines and declares that the increased market value of a project not receiving tax increment assistance would be less than the increased market value of a project receiving tax increment assistance after deducting the present value of projected tax increments for the maximum duration of the Proposed District.

3.04. The Council hereby finds, determines and declares that the expenditure of tax increment within the Proposed District serves primarily a public purpose.

3.05. The Council hereby finds, determines and declares that the City made the above findings stated in this Section 2 and has set forth the reasons and supporting facts for each determination in the Plans and Exhibit B to this Resolution.

Section 4. Approvals and Adoptions.

4.01. The modifications to the Redevelopment Plan reflecting increased project costs and increased bonding authority within the Project Area are hereby approved and adopted by the Council.

4.02. The modifications to the Existing Plans reflecting increased project costs and increased bonding authority within the Project Area are hereby approved and adopted by the Council.

4.03. The creation of the Proposed District within the Project Area and the adoption of the Proposed Plan relating thereto is hereby approved by the Council of the City.

Section 5. Filing of Plans.

5.01. Upon its approval and adoption of the Plans, the City shall request the Authority to cause said Plans to be filed with the Minnesota Department of Revenue, the Office of the State Auditor, and Anoka County.

Passed and adopted by the City Council of the City of Fridley this 13th day of February, 2023.

Attest:

Scott J. Lund - Mayor

Melissa Moore – City Clerk

Exhibit A – General Findings

The reasons and facts supporting the findings for the modification of the Plans for the Project Area, Existing Districts and Proposed District pursuant to M.S. §§ 469.175, subd. 3, are as follows:

1. Finding that the assistance to be provided through the adoption and implementation of the Plans is necessary to assure the development and redevelopment of the Project Area.

The tax increment assistance resulting from the implementation of the Plans is necessary for the proposed project to proceed. Please refer to Section 4.02.5 of the Proposed Plan.

2. Finding that the Plans conform to the general plan for the development and redevelopment of the City as a whole in that they are consistent with the City's Comprehensive Plan.

The Council has reviewed the Plans and has determined that they are consistent with the City's comprehensive plan.

3. Finding that the Plans afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development and redevelopment of the Project Area by private enterprise, and it is contemplated that the development or redevelopment thereof will be carried out pursuant to development contracts with private developers.

Please refer to the attached Exhibit B for specific information relating to the Proposed District.

4. Finding that the approval and adoption of the Plans is intended and, in the judgment of this Council, its effect will be to promote the public purposes and accomplish the objectives specified in the Plans.

The tax increment that will be generated due to the approval and adoption of the Plans will assist in financing the public improvements and eligible expenses as detailed in the Plans.

Exhibit B – Specific Findings for the Redevelopment District

In addition to the findings included in Exhibit A, the reasons and facts supporting the additional findings for the Proposed District pursuant to M.S. §§ 469.175, subd. 3, are as follows:

1. Finding that the Proposed District is a “redevelopment district” as defined in Minnesota Statutes.

The Proposed District consists of two parcels totaling approximately 3.65 acres. Of this acreage, it has been determined that parcels comprising 100% of the Proposed District are occupied by a building, streets, utilities, paved or gravel parking lots or similar structures. This 100% area coverage exceeds the 70% coverage test required M.S. §§ 469.174, subd. 10(a)(1). One hundred percent of the buildings in the Proposed District contain code deficiencies exceeding the 15% threshold required by M.S. §§ 469.174, subd. 10(c). One hundred percent of the buildings in the Proposed District are structurally substandard to a degree requiring substantial renovation or clearance because of defects in structural elements or a combination of deficiencies in essential utilities and facilities, light and ventilation, fire protection including adequate egress, layout and condition of interior partitions, or similar factors, which defects or deficiencies are of sufficient total significance to justify substantial renovation or clearance. This building satisfies the requirements of M.S. §§ 469.174, subd. 10(a)(1) which requires that over 50% of buildings, not including outbuildings, must be found “structurally substandard.” Additionally, this building would require expenditures of greater than 15% (of the cost of a new structure of similar size and type) to bring it into compliance with current building codes. It has further been determined that these conditions are reasonably distributed through the Proposed District. Information supporting these findings are on file at City Hall and are contained in a Report prepared for the City by LHB, Inc., dated December 23, 2022.

2. Finding that the proposed development or redevelopment, in the opinion of the Council, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future and, therefore, the use of tax increment financing is deemed necessary.

Development activities proposed to occur in the Proposed District include land acquisition, demolition of the existing building and construction of an approximately 168-unit residential apartment building plus underground and surface parking and associated indoor and outdoor amenity areas. Upon completion of the proposed redevelopment it is anticipated that the City's tax base will increase.

City and Authority staff have reviewed the estimated development costs and the available methods of financing and have determined that tax increment assistance is necessary to make the redevelopment project economically feasible and to allow redevelopment to proceed at this time and in the foreseeable future.

3. Finding that the increased market value of a project not receiving tax increment financing assistance would be less than the increased market value of a project receiving tax increment financing assistance after deducting the present value of the projected tax increments for the maximum duration of the Proposed District.

The original market value of the Proposed District is approximately \$2,365,500.00. City staff has determined that without tax increment assistance these parcels would not be developed within the foreseeable future and that only minimal remodeling would probably occur. Therefore, if there was an increase in market value it would be minimal.

City staff has further determined that with tax increment assistance it is possible to construct an approximately 168-unit residential apartment building plus underground and surface parking and associated indoor and outdoor amenity areas units with an estimated market value of approximately \$35,832,047. After deducting the original market value of \$2,365,500 from the estimated market value of approximately \$35,832,047, City staff has further determined that the increased market value that could reasonably be expected to occur from a project receiving tax increment assistance would be approximately \$33,466,547.

City staff has further determined that the total amount of tax increment generated over the 26-year term of the Proposed District approximates \$12,850,403. Assuming the same term and a present value rate of 4%, the present value of \$12,850,403 is approximately \$7,640,455. After deducting the present value of the tax increment (\$7,640,455) from the increase in estimated market value occurring as a result of utilizing tax increment assistance (\$33,466,547), the net increase in estimated market value is approximately \$25,826,093.

City staff has further determined that the increased market value of the site that could reasonably be expected to occur without the use of tax increment financing is less than the increased market value of the site occurring with the use of tax increment financing after subtracting the present value of the projected tax increments for the maximum duration of the Proposed District. Further information supporting this Finding is attached as Schedule No. 1.

4. Finding that expenditure of tax increment serves a primarily public purpose.

The expenditure of tax increment is not intended as a private benefit and any such benefit is incidental. Public benefits resulting from the proposed project include (i) an increase in the State and City tax bases, (ii) the acquisition and redevelopment of property which is not now in its highest or best use, and (iii) demolition and removal of an existing substandard and blighted structure.

Schedule No. 1 to Exhibit B – Numerical “But For”

Tax Increment Financing District No. 26
Present Value Analysis As Required By Section
469.175(3)(2) of the TIF Act

1 Estimated Future Market Value w/ Tax Increment Financing	35,832,047
2 Payable 2022 Market Value	2,365,500
3 Market Value Increase (1-2)	33,466,547
4 Present Value of Future Tax Increments	7,640,455
5 Market Value Increase Less PV of Tax Increments	25,826,093
6 Estimated Future Market Value w/o Tax Increment Financing	2,506,650
7 Payable 2022 Market Value	2,365,500
8 Market Value Increase (6-7)	141,150
9 Increase in MV From TIF	25,684,943 ²

¹ Assume approximately 0.25% annual appreciation over 26 year life of district.

² Statutory compliance achieved if increase in market value from TIF (Line 9) is greater than or equal to zero.



AGENDA REPORT

Meeting Date: February 13, 2023

Meeting Type: City Council

Submitted By: Paul Bolin, Assistant Executive Director of the Housing and Redevelopment Authority

Title

Resolution No. 2023-17, Modifying the Redevelopment Plan for Redevelopment Project No. 1 and the Tax Increment Financing Plans for Tax Increment Financing Districts Nos. 6, 11-13 and 17-25 to Reflect Increased Project Costs and Increased Bonding Authority within Redevelopment Project No. 1, Creating Tax Increment Financing District No. 26, and Adopting a Tax Increment Financing Plan Relating Thereto

Background

See Attached Project Report & Memorandum from Northland Public Finance. A Notice of Public Hearing before the City Council was published in the February 3, 2023 edition of the City's Official Publication.

Financial Impact

None. Assistance is provided through future excess taxes generated by the new development.

Recommendation

Staff recommend the approval of Resolution No. 2023-17.

Focus on Fridley Strategic Alignment

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

Attachments and Other Resources

- Resolution No. 2023-17
- Moon Plaza Project Report
- Memorandum from Northland Public Finance
- TIF Plan for TIF District No. 26

Vision Statement

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

Resolution No. 2023-17

Modifying the Redevelopment Plan for Redevelopment Project No. 1 and the Tax Increment Financing Plans for Tax Increment Financing Districts Nos. 6, 11-13 and 17-25 to Reflect Increased Project Costs and Increased Bonding Authority within Redevelopment Project No. 1, Creating Tax Increment Financing District No. 26, and Adopting a Tax Increment Financing Plan Relating Thereto

Be it resolved by the Fridley City Council (Council) of the City of Fridley (City), as follows:

Section 1. Recitals.

1.01. It has been proposed by the Housing and Redevelopment Authority (Authority) that the Council approve and adopt the proposed modifications to its Redevelopment Plan for Redevelopment Project No. 1 (Project Area) reflecting increased project costs and increased bonding authority, pursuant to and in accordance with Minnesota Statutes (M.S.) §§ 469.001 to 469.047, inclusive, as amended and supplemented from time to time.

1.02. It has been further proposed by the Authority that the Council approve and adopt the proposed modifications to the Tax Increment Financing Plans (Existing Plans) for Tax Increment Financing Districts Nos. 6, 11-13 and 17-25 (Existing Districts) reflecting increased project costs and increased bonding authority within the Project Area, pursuant to M.S. §§ 469.174 through 469.1799, inclusive, as amended and supplemented from time to time.

1.03. It has been further proposed by the Authority that the Council approve the creation of proposed Tax Increment Financing District No. 26 (Proposed District) and adopt the proposed Tax Increment Financing Plan (Proposed Plan) relating thereto, pursuant to and in accordance with M.S. §§ 469.174 to 469.1799, inclusive, as amended and supplemented from time to time.

1.04. The Authority has caused to be prepared, and this Council has investigated the facts with respect thereto, a modified Redevelopment Plan for the Project Area and modified Existing Plans for the Existing Districts reflecting increased project costs and increased bonding authority within the Project Area and the Proposed Plan for the Proposed District, defining more precisely the property to be included, the public costs to be incurred, and other matters relating thereto.

1.05. The Council has performed all actions required by law to be performed prior to the approval and adoption of the modifications to the Redevelopment Plan and Existing Plans and the approval and adoption of the Proposed Plan.

1.06. The Council hereby determines that it is necessary and in the best interests of the City and the Authority at this time to approve and adopt the modifications to the Redevelopment Plan and Existing Plans reflecting increased project costs and increased bonding authority within the Project

Area, to create the Proposed District and to approve and adopt the Proposed Plan relating thereto.

Section 2. General Findings.

2.01. The Council hereby finds, determines and declares that the assistance to be provided through the adoption and implementation of the modified Redevelopment Plan , modified Existing Plans and the Proposed Plan (Plans) are necessary to assure the development and redevelopment of the Project Area.

2.02. The Council hereby finds, determines and declares that the Plans conform to the general plan for the development and redevelopment of the City as a whole in that they are consistent with the City's comprehensive plan.

2.03. The Council hereby finds, determines and declares that the Plans afford maximum opportunity consistent with the sound needs of the City as a whole for the development and redevelopment of the Project Area by private enterprise and it is contemplated that the development and redevelopment thereof will be carried out pursuant to redevelopment contracts with private developers.

2.04. The Council hereby finds, determines and declares that the modification, approval and adoption of the Plans is intended and, in the judgment of this Council, its effect will be to promote the purposes and objectives specified in this Section 2 and otherwise promote certain public purposes and accomplish certain objectives as specified in the Plans.

2.05. The Council hereby finds, determines and declares that the City made the above findings stated in this Section 2 and has set forth the reasons and supporting facts for each determination in the Plans and Exhibit A to this Resolution.

Section 3. Specific Findings for the Proposed District.

3.01. The Council hereby finds, determines and declares that the Proposed District constitutes a "tax increment financing district" as defined in M.S. § 469.174, subd. 9, and further constitutes a "redevelopment district" as defined in M.S. §§ 469.174, subd. 10.

3.02. The Council hereby finds, determines and declares that the proposed development or redevelopment in the Proposed District, in the opinion of this Council, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future and, therefore, the use of tax increment financing is deemed necessary.

3.03. The Council hereby finds, determines and declares that the increased market value of a project not receiving tax increment assistance would be less than the increased market value of a project receiving tax increment assistance after deducting the present value of projected tax increments for the maximum duration of the Proposed District.

3.04. The Council hereby finds, determines and declares that the expenditure of tax increment within the Proposed District serves primarily a public purpose.

3.05. The Council hereby finds, determines and declares that the City made the above findings stated in this Section 2 and has set forth the reasons and supporting facts for each determination in the Plans and Exhibit B to this Resolution.

Section 4. Approvals and Adoptions.

4.01. The modifications to the Redevelopment Plan reflecting increased project costs and increased bonding authority within the Project Area are hereby approved and adopted by the Council.

4.02. The modifications to the Existing Plans reflecting increased project costs and increased bonding authority within the Project Area are hereby approved and adopted by the Council.

4.03. The creation of the Proposed District within the Project Area and the adoption of the Proposed Plan relating thereto is hereby approved by the Council of the City.

Section 5. Filing of Plans.

5.01. Upon its approval and adoption of the Plans, the City shall request the Authority to cause said Plans to be filed with the Minnesota Department of Revenue, the Office of the State Auditor, and Anoka County.

Passed and adopted by the City Council of the City of Fridley this 13th day of February, 2023.

Attest:

Scott J. Lund - Mayor

Melissa Moore – City Clerk

Exhibit A – General Findings

The reasons and facts supporting the findings for the modification of the Plans for the Project Area, Existing Districts and Proposed District pursuant to M.S. §§ 469.175, subd. 3, are as follows:

1. Finding that the assistance to be provided through the adoption and implementation of the Plans is necessary to assure the development and redevelopment of the Project Area.

The tax increment assistance resulting from the implementation of the Plans is necessary for the proposed project to proceed. Please refer to Section 4.02.5 of the Proposed Plan.

2. Finding that the Plans conform to the general plan for the development and redevelopment of the City as a whole in that they are consistent with the City's Comprehensive Plan.

The Council has reviewed the Plans and has determined that they are consistent with the City's comprehensive plan.

3. Finding that the Plans afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development and redevelopment of the Project Area by private enterprise, and it is contemplated that the development or redevelopment thereof will be carried out pursuant to development contracts with private developers.

Please refer to the attached Exhibit B for specific information relating to the Proposed District.

4. Finding that the approval and adoption of the Plans is intended and, in the judgment of this Council, its effect will be to promote the public purposes and accomplish the objectives specified in the Plans.

The tax increment that will be generated due to the approval and adoption of the Plans will assist in financing the public improvements and eligible expenses as detailed in the Plans.

Exhibit B – Specific Findings for the Redevelopment District

In addition to the findings included in Exhibit A, the reasons and facts supporting the additional findings for the Proposed District pursuant to M.S. §§ 469.175, subd. 3, are as follows:

1. Finding that the Proposed District is a “redevelopment district” as defined in Minnesota Statutes.

The Proposed District consists of two parcels totaling approximately 3.65 acres. Of this acreage, it has been determined that parcels comprising 100% of the Proposed District are occupied by a building, streets, utilities, paved or gravel parking lots or similar structures. This 100% area coverage exceeds the 70% coverage test required M.S. §§ 469.174, subd. 10(a)(1). One hundred percent of the buildings in the Proposed District contain code deficiencies exceeding the 15% threshold required by M.S. §§ 469.174, subd. 10(c). One hundred percent of the buildings in the Proposed District are structurally substandard to a degree requiring substantial renovation or clearance because of defects in structural elements or a combination of deficiencies in essential utilities and facilities, light and ventilation, fire protection including adequate egress, layout and condition of interior partitions, or similar factors, which defects or deficiencies are of sufficient total significance to justify substantial renovation or clearance. This building satisfies the requirements of M.S. §§ 469.174, subd. 10(a)(1) which requires that over 50% of buildings, not including outbuildings, must be found “structurally substandard.” Additionally, this building would require expenditures of greater than 15% (of the cost of a new structure of similar size and type) to bring it into compliance with current building codes. It has further been determined that these conditions are reasonably distributed through the Proposed District. Information supporting these findings are on file at City Hall and are contained in a Report prepared for the City by LHB, Inc., dated December 23, 2022.

2. Finding that the proposed development or redevelopment, in the opinion of the Council, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future and, therefore, the use of tax increment financing is deemed necessary.

Development activities proposed to occur in the Proposed District include land acquisition, demolition of the existing building and construction of an approximately 168-unit residential apartment building plus underground and surface parking and associated indoor and outdoor amenity areas. Upon completion of the proposed redevelopment it is anticipated that the City's tax base will increase.

City and Authority staff have reviewed the estimated development costs and the available methods of financing and have determined that tax increment assistance is necessary to make the redevelopment project economically feasible and to allow redevelopment to proceed at this time and in the foreseeable future.

3. Finding that the increased market value of a project not receiving tax increment financing assistance would be less than the increased market value of a project receiving tax increment financing assistance after deducting the present value of the projected tax increments for the maximum duration of the Proposed District.

The original market value of the Proposed District is approximately \$2,365,500.00. City staff has determined that without tax increment assistance these parcels would not be developed within the foreseeable future and that only minimal remodeling would probably occur. Therefore, if there was an increase in market value it would be minimal.

City staff has further determined that with tax increment assistance it is possible to construct an approximately 168-unit residential apartment building plus underground and surface parking and associated indoor and outdoor amenity areas units with an estimated market value of approximately \$35,832,047. After deducting the original market value of \$2,365,500 from the estimated market value of approximately \$35,832,047, City staff has further determined that the increased market value that could reasonably be expected to occur from a project receiving tax increment assistance would be approximately \$33,466,547.

City staff has further determined that the total amount of tax increment generated over the 26-year term of the Proposed District approximates \$12,850,403. Assuming the same term and a present value rate of 4%, the present value of \$12,850,403 is approximately \$7,640,455. After deducting the present value of the tax increment (\$7,640,455) from the increase in estimated market value occurring as a result of utilizing tax increment assistance (\$33,466,547), the net increase in estimated market value is approximately \$25,826,093.

City staff has further determined that the increased market value of the site that could reasonably be expected to occur without the use of tax increment financing is less than the increased market value of the site occurring with the use of tax increment financing after subtracting the present value of the projected tax increments for the maximum duration of the Proposed District. Further information supporting this Finding is attached as Schedule No. 1.

4. Finding that expenditure of tax increment serves a primarily public purpose.

The expenditure of tax increment is not intended as a private benefit and any such benefit is incidental. Public benefits resulting from the proposed project include (i) an increase in the State and City tax bases, (ii) the acquisition and redevelopment of property which is not now in its highest or best use, and (iii) demolition and removal of an existing substandard and blighted structure.

Schedule No. 1 to Exhibit B – Numerical “But For”

Tax Increment Financing District No. 26
Present Value Analysis As Required By Section
469.175(3)(2) of the TIF Act

1 Estimated Future Market Value w/ Tax Increment Financing	35,832,047
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6 Estimated Future Market Value w/o Tax Increment Financing	2,506,650
7 Payable 2022 Market Value	2,365,500
8 Market Value Increase (6-7)	141,150
9 Increase in MV From TIF	25,684,943 ²

¹ Assume approximately 0.25% annual appreciation over 26 year life of district.

² Statutory compliance achieved if increase in market value from TIF (Line 9) is greater than or equal to zero.



Project Summary

The Request

Roers Companies is requesting Tax Increment Financing (TIF) assistance for the redevelopment of the Moon Plaza property, located at 6257 University Avenue N.E. The redevelopment will allow for the construction of a 169-unit affordable multi-family rental housing development. There are a number of extraordinary costs associated with the redevelopment that would prevent the project from moving forward without the assistance.

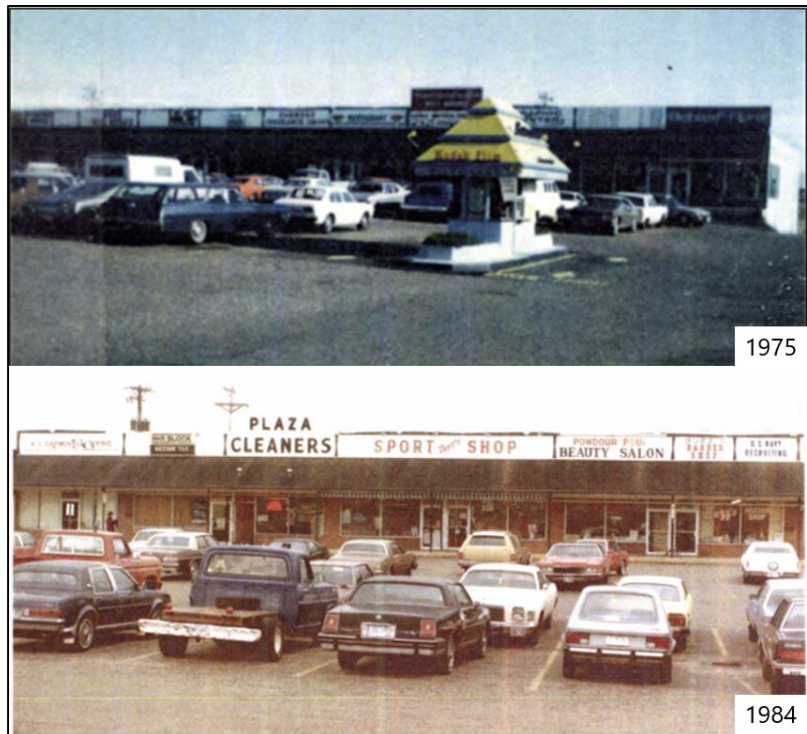
Site Description and History

The Moon Plaza Shopping Center was constructed between 1963-1965. Over the years it has been home to wide variety of retail and office users including a dry cleaner, a beauty salon and barber shop, small grocery stores, military recruiting offices, a café, and many others. A photo from 1975 shows there once was a small a small photo mat building in the parking lot.

The property sits on the University Avenue Service Drive, north of 61st Avenue. It is bordered by St. Williams Church to the south, small commercial users to the north, and Norwood Square, an affordable senior independent living community to the east.

The property has been a source of criticism for many years, even dating back to 1985. At that time, the City Manager asked the

Planning Coordinator to evaluate the vitality of the outdated, run-down strip center. The memo notes that the building's lack of architectural character, sufficient tenant floor space, landscaping, attractive lighting, and other contemporary amenities commercial tenants are looking for hindered its ability to attract quality tenants. Over the last two Comprehensive Planning processes, staff has heard from many people in the community, who want to see something done with the outdated Center. Concerns raised were like that of the Holly Center: the poor condition of the structure and its façade, an overabundance of parking, and lack of landscaping. As a result of community concerns and the overall condition of the property, it has been placed in a redevelopment district in the City's Comprehensive Plan for over 20 years.

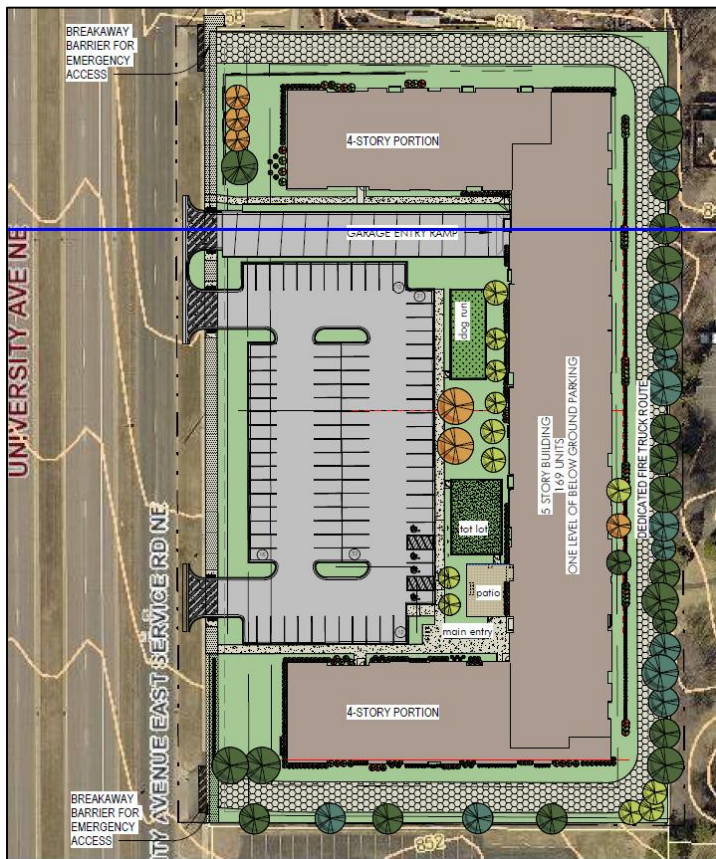


The property has been under the same ownership since the early 1990s. The owner has generally been responsive and willing to work with the City as issues have come up; however, with no major reinvestment in the building and property over the last 40 years, it has become very tired, and is in desperate need of redevelopment.

Roers Companies started discussions with the property owner in early 2022 to potentially purchase the property. Roers has a letter of intent to purchase the property contingent upon these land use items being approved.

Proposed Project

The petitioner is proposing to redevelop the Moon Plaza property by constructing a new 169-unit affordable multi-family housing development. There will be a mix of 1 bedroom, 2 bedroom and 3-



bedroom units, with rents affordable to households earning 60 percent of area median income (AMI). Eight of the units will be set aside for households making 30% or less of the AMI. There will be 265 parking stalls on site, with 167 of those underground. The building will be 5-stories along the east side, and the north and south sides of the building will step down to 4-stories. Common area amenities will include a community room, outdoor patio, resident storage areas, a dog wash station, a game room, a playground, a dog run, and a seating and gazebo area.

As described by the petitioner, "the Moon Plaza Multifamily Redevelopment is a transformation of an existing aged retail strip center into a new affordable housing development. The project will create a high-quality development that enables

lower than market rents making housing more accessible. It will target an underserved population of renters without sacrificing finish levels and amenities. The rent levels will be set to serve families and individuals who earn 60% of the area median income (AMI), which is an annual income of \$56,320 for a family of 2, and \$70,380 for a family of 4. Sixty percent AMI translates to monthly rents for this project being approximately \$1,242 for a one-bedroom, \$1,489 for a two-bedroom, and \$1,717 for a 3-bedroom. Applicants will need to submit income eligibility that is verified by a 3rd party before they can qualify to live in this development." Eight of the units will be set aside for households making 30% of the area median income.

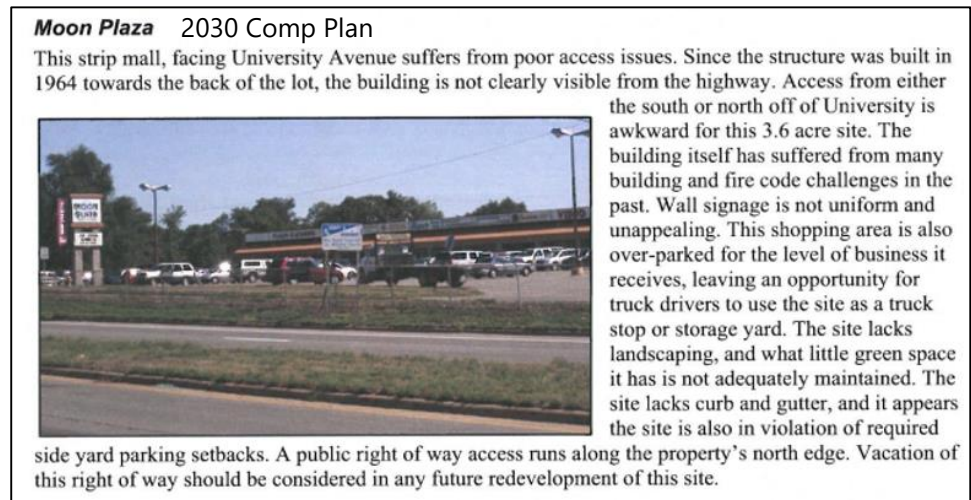
The chart below shows the 2022 income limits for the Minneapolis-St. Paul Metropolitan Area, at 60% to 100% of AMI, based on household (HH) size, put together by the US Department of Housing and Urban Development (HUD). The text in red, "65%" is Fridley's median income for 2022.

Income Limit	1 Person HH	2 Person HH	3 Person HH	4 Person HH
100%	\$82,740	\$94,560	\$106,390	\$118,200
80%	\$62,600	\$71,550	\$80,500	\$89,400
65%	\$53,536	\$61,184	\$68,832	\$76,480
60%	\$49,280	\$56,320	\$63,360	\$70,380
30%	\$24,650	\$28,200	\$31,700	\$35,200

Comprehensive Plan Analysis

The 2040 Comprehensive Plan's Future Land Use Map designates the site as "Commercial." Commercial Land Use is defined as, "Lots or parcels containing retail services, offices, restaurants, and uses that are generally privately owned and operated for profit." The petitioner requests the site be designated "Multi-Family Residential," which applies to "Lots or parcels containing multiple dwelling units, such as...apartment complexes, from 9-40 units/acre..." The site is located within an identified Redevelopment Area, and the Comprehensive Plan notes, "Some specific redevelopment areas have higher density..." With 169 proposed housing units across a 3.66-acre site, the proposed density is 46 units per acre.

The site is near the proposed "F Line" Bus Rapid Transit (BRT) stops at 61st Avenue, and Mississippi Street, where higher density development may be warranted. Density at other recently constructed Multi-



Family project locations are approximately: 35 units per acre at The Cielo Apartments, 32 units per acre at Fridley Station Village (Altair, Aura, & Ursa Apartments), and 36 units per acre at Axle Apartments.

During the 2030 and 2040 Comprehensive Planning process, City staff continued to hear from Fridley citizens that they'd like to see something done with the Moon Plaza property. The concerns raised were related to the condition of the structure, the façade, the abundance of parking, and lack of landscaping. The 2030 Comprehensive Plan (adopted in 2009) and the 2040 Comprehensive Plan (adopted in 2021) put the subject property in one of the City's identified redevelopment districts.

13. Moon Plaza and Commercial Lots to the North 2040 Comp Plan

The Moon Plaza strip mall was constructed in the 1960s and was guided for commercial redevelopment in the last Comprehensive Plan update. The strip mall building is outdated and could use a face lift. The property is over-parked for the type of retail businesses that occupy the building. It also struggles with poor access issues, making it difficult for retail businesses to survive. Also included in this redevelopment area are three parcels to the north. One is occupied by the Alano Society, and the other is a small single story office building. The lot to the east is primarily vacant with a ¼ of the lot used for utility purposes. Office/commercial uses should be considered in the redevelopment of this area.



Additionally, the Metropolitan Council has allocated needed affordable housing units to Fridley. This allocation is addressed in the Housing Chapter. By 2030, the Met Council anticipates Fridley will need at least 122 housing units which are affordable to residents earning 51 to 80 percent of AMI. The petitioner proposes to build 169 units at this affordability level. In their housing study, the petitioner establishes significant demand for housing affordable to households earning 60 percent of AMI or less, more than the 122 units anticipated in the forecast.

Moreover, the petitioner's housing study addresses providing housing to existing area residents, while the Met Council's allocation of need is calculated based on anticipated regional population growth. Therefore, proposing to create 161 units of housing affordable at 60 percent AMI and 8 units at 30 percent AMI is consistent with the Comprehensive Plan.

Site Plan Analysis

The proposed project is a 169-unit affordable housing building that will have a mix of 1 bedroom, 2 bedrooms, and 3 bedrooms. Each unit will include a washer and dryer, stainless steel appliances, quartz counter tops, and 9 ft. ceilings. Common area amenities include a community room, a game room,



resident storage areas, an outdoor patio with a dog run, and tot lot, and sidewalk and connections to existing sidewalk and train systems.

Parking – The R-3, Multi-Family

zoning code requires 339 parking stalls for this project, based on the breakdown of types of units, which is 1.57 stalls per unit. The petitioner is proposing 265 stalls, 167 of those will be underground and 98 will be surface stalls, which is deficient to the code requirements by 74 stalls. Though the parking doesn't meet the R-3, Multi-Family code regulations, it is consistent with the parking per unit ratios the City has approved for other recently constructed multi-family housing projects. The Axle Apartments and the Train Station Village Apartments have a parking ratio at 1.57 stalls per unit and have been operating without any on-street parking complaints.

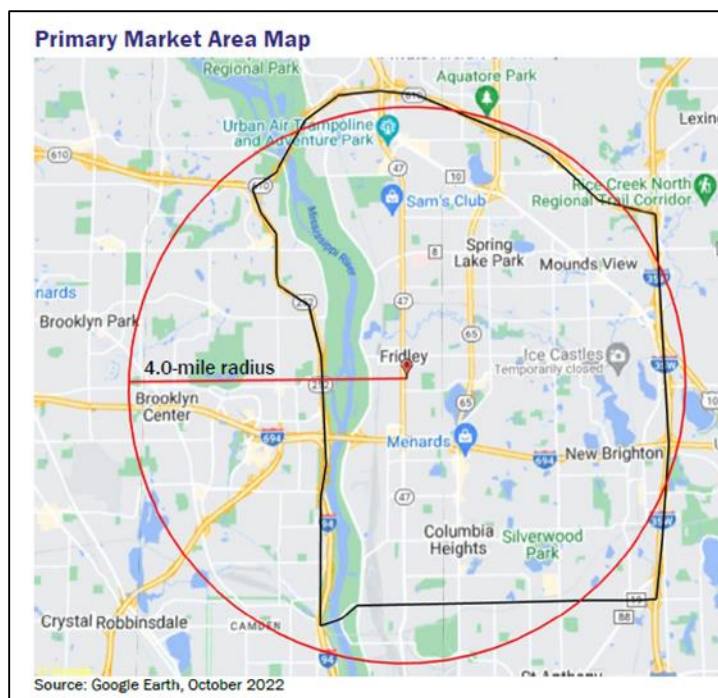
Housing Study Analysis

The applicant provided a housing market study prepared by Novogradac, a real estate consulting firm from Dallas, Texas. The report's effective date is from October 2022.

The report defined a Market Area for analysis and utilized socio-economic and demographic characteristics to estimate demand for this new multi-family housing development. Overall, the report established a market need for at least 175 apartments affordable to households earning 60 percent of AMI. (Due to changes to the project from the time the report was commissioned, this is more than the number of units currently being proposed.) Due to the number of cost-burdened households within the Primary Market Area who pay more than 35 percent of their income for housing, the report predicts demand for and rapid uptake of the new apartments.

The report notes as weaknesses the relatively smaller size of the units, compared to competitor properties. The proposed units are found to be 9.5 to 14 percent smaller than other average units; however, the report finds they are within the range of acceptable sizes. Additionally, the report finds that higher quality construction and building components will be an asset to offset any size-related drawbacks.

Comparable properties have vacancy rates from zero to 6 percent, and on average this figure is



quite low and indicates housing demand in the market. Additionally, several comparable properties—including the recently-completed Low Income Housing Tax Credit (LIHTC) property “Ursa” in Fridley—maintain waiting lists for their units. Employment characteristics in the Primary Market Area—including concentrations in healthcare and manufacturing—should allow residents’ income to remain relatively stable in the face of an economic downturn.

Beyond local demand, at least 15 percent of residents are estimated to come from outside the Primary Market Area. The

report notes that Fridley experiences a significant in-migration of workers who travel to Fridley to work but live outside the community.



MEMORANDUM

To: Paul Bolin, Fridley HRA Assistant Executive Director

From: Tammy Omdal, Managing Director
Jessica Green, Managing Director

Date: January 18, 2023

Re: Tax Increment Financing (TIF) Assistance for Housing Project in Fridley (Moon Plaza)

The Fridley Housing Redevelopment Authority (the “HRA”) requested that Northland review the revised Application from Roers Acquisitions LLC (the “Developer”) for tax increment financing assistance. In preparing this review, Northland relied on information included in the Application and subsequent follow-up information from the Developer.

The Developer is requesting \$6,126,000 from the HRA, in the form of tax increment financing, for the purpose of providing gap financing outside of Tax-Exempt Bonds and Federal Tax Credits the developer is seeking from other governmental entities.

The financial assistance is proposed to be on a “pay-go” basis and payable over a term not to exceed 26 years. The project consists of the demolishing of the existing Moon Plaza retail strip center and constructing an approximate 168-unit residential apartment building plus underground and surface parking and associated amenity areas, both indoor and outdoor (the “Project”). The Project is located on University Avenue between 61st Ave NE and 63rd Ave NE in Fridley (the “Property”).

All apartment units will be affordable with income and rent restrictions at or below 60% of the area median income (AMI). The 2022 AMI for Anoka County as calculated by the U.S. Department of Housing and Urban Development is \$118,200.

The request is for the HRA to establish a redevelopment TIF district to capture the increase in property taxes from the Project to assist with the financing of the redevelopment of the site and development of the affordable housing project.

Northland reviewed the information submitted by the Developer related to land acquisition and construction costs, developer fees, operating expenses, and rental rates, among other items. We find the information provided to be within general industry standards. Exhibit A provides a preliminary source and use of funds for the approximate \$49.5 million Project. The Developer anticipates the cost of the Project will likely increase as other project costs, including relocation costs, are taken into full account.

Observations

It is Northland's observation that the Project, as proposed, is feasible only through assistance, in part from TIF combined with other public assistance. This observation may change if information about the Project changes. Financing redevelopment and construction of affordable housing takes multiple sources to achieve rents at affordable levels.

Based on the Application, the Developer proposes to maximize public finance tools to include 4% Low-income Housing Tax Credits (LIHTC), Tax-Exempt Bonding, and TIF to assist with financing the Project. Tax-exempt bonding (first mortgage) is anticipated to finance approximately 49.8% of the costs of the Project.

The Developer will defer a portion of the developer fee and rely on a letter of credit for the balance of funds. The deferred developer fee is not guaranteed. It will be paid from future net cash flow from the Project. Subject to the estimated terms of assistance, we find that the Project, as proposed, would not be reasonably expected to occur solely through private investment within the reasonably near future.

Based on the pro forma developed by Northland, using information from the Developer and information independently prepared by Northland, we find the requested amount and duration for the assistance, subject to final terms of the first mortgage, to be reasonable and necessary.

We estimate the Project is feasible with TIF assistance to the Developer in an amount no greater than \$6,126,000, with a maximum term of 26 years and 5.0% rate. This is based on the HRA providing 90% of the TIF collected to payment on a note issued to the Developer, with assistance provided on a "pay-go" basis payable solely from TIF. The HRA would retain tax increments not payable to the Developer to pay administrative costs of the district (up to 10% of TIF).

Exhibit B provides estimated tax increment (TIF) cash flow, increased property taxes from the Project, that will be captured to assist the Project. For purposes of the TIF Plan, the property classification for estimating property taxes is assumed at the "4a" classification (Rental Housing 4 or more units). Due to the LIHTC and limitations on rents, the Project may qualify for Class 4d (Qualifying Low Income Rental Property). If the Project is in fact classified as 4d for tax purposes, the estimated real estate taxes payable and therefore the tax increment will be less than is

estimated in Exhibit B and in the TIF Plan. The 4a class is used for purposes of the TIF Plan because the future property classification for purpose of property taxes is uncertain and depending on final facts the Project may or may not qualify.

Without assistance the Project will not achieve a return on cost, net operating income divided by total development cost, greater than 6.0% until after year 18 of the TIF District (see Exhibit C). TIF is estimated to be necessary to achieve debt service coverage (greater than 1.2X). Developer compensation on these types of projects is typically the developer fee. It is common for a developer to defer a large portion of the developer fee to make the project work, as is proposed for the Project. The developer fee is paid out of cash flow, so the dollars are “at-risk” for the developer. For an affordable housing project, that does not involve extraordinary costs related to redevelopment of property, such as for this Project, we might typically expect the developer fee to be repaid over a 15-year term. For this Project, we estimate repayment will take longer due to the extraordinary costs of redevelopment, combined with the limitation on rents for affordable units.

Use of Tax Increment Financing (TIF)

A decision to deny the use of TIF does not necessarily mean that there will be no future improvements on the Property. A decision to approve may be made based on a finding that the Project, as proposed, would not be reasonably expected to occur solely through private investment within the reasonably near future. It does not mean that “no” development, housing or commercial, will occur on the site ever.

The analysis shows that an induced development will yield a net increase in taxable market value of approximately \$25 million (future value) for the site compared to the likely taxable market value of \$2.5 million (future value) without TIF.

Summary

This memorandum was prepared to assist with evaluation of the request for assistance submitted by the Developer. The assumptions and estimated amounts provided in this memorandum and exhibits are subject to change. The key items to note from the memorandum are as follows:

- All 168 apartment units to be affordable with income restrictions at 60% of AMI. Income qualifications and rent requirements for the proposed public financing will be met.
- The public finance tools proposed include tax exempt bonding, 4% LIHTC, and TIF. The Developer has or will be submitting application to the state for the bonding allocation and LIHTC. This assistance is in addition to the request of the HRA to establish a TIF district.
- The Developer will defer a portion of the developer fee and provide equity in the estimated amount of \$9,666,909 or 19.5% of the estimated costs for the Project. The

developer fee and contribution of equity will be repaid from future cash flow from the project with interest. Repayment will be based on net cash flow after debt service payments. The actual term of repayment will depend on the actual net cash flow. Reduction in rental income from either market conditions or an increase in the requirements for level of affordability will extend the term of repayment, among other factors.

- The Developer may request the HRA to consider approval of assignment of the proposed TIF revenue note to be issued by the HRA to the Developer to a third party. The assignment by the HRA is needed for the Developer to mortgage or leverage the TIF revenue note to provide cash for the Project.
- Northland's review suggests the Project, as proposed, is feasible only through assistance, in part from TIF. The TIF assistance is to not exceed \$6,126,000 payable over a term not to exceed 26 years. Unpaid principal amount will bear interest from the date of the TIF revenue note at the simple non-compounded rate of 5.0% per annum. The first payment date is to be August 1, 2025, and on each February 1 and August 1 thereafter to and including February 1, 2050.

EXHIBIT A
Fridley, MN
Fridley - Moon Plaza
Developer Sources and Uses for Project

	Total	% of Total	Per Unit
Sources			
Debt	\$24,670,000	49.8%	\$146,845
Low Income Tax Credit Equity	\$15,206,526	30.7%	\$90,515
Developer Equity / Deferred Fee	\$9,666,909	19.5%	\$57,541
Total Sources of Funds	\$49,543,435	100.0%	\$294,901
Uses			
Land Acquisition	\$3,500,000	7.1%	\$20,833
Construction	\$33,556,632	67.7%	\$199,742
Interim Escrowed Funds	\$3,931,609	7.9%	\$23,402
Lender/Investor Cash Reserves	\$911,064	1.8%	\$5,423
Professional Services	\$1,550,000	3.1%	\$9,226
Construction Financing Costs	\$564,579	1.1%	\$3,361
Permanent Financing Costs	\$603,601	1.2%	\$3,593
Closing Costs and Tax Credit Fees	\$387,906	0.8%	\$2,309
Developer Fee	\$4,538,044	9.2%	\$27,012
Total Uses of Funds	\$49,543,435	100.0%	\$294,901
Number of Units			168

EXHIBIT B
Fridley, MN
Tax Increment Financing District No. 26 (Redevelopment)
Moon Plaza

Projected Tax Increment Financing (TIF) Cash Flow

TIF District Year	Taxes Payable Year	Taxable Market Value (TMV)	Captured Tax Capacity for TIF	Original Tax Rate	Available TIF from District	TIF Retained by HRA	Net Available TIF	Present Value Net Available TIF
1	2025	23,670,036	266,307	123.78%	328,455	32,846	295,610	275,656
2	2026	33,892,821	394,092	123.78%	486,062	48,606	437,456	663,927
3	2027	33,971,486	395,075	123.78%	487,274	48,727	438,547	1,034,411
4	2028	34,050,334	396,060	123.78%	488,490	48,849	439,641	1,387,923
5	2029	34,129,364	397,048	123.78%	489,709	48,971	440,738	1,725,240
6	2030	34,208,579	398,038	123.78%	490,930	49,093	441,837	2,047,104
7	2031	34,287,977	399,031	123.78%	492,154	49,215	442,938	2,354,222
8	2032	34,367,559	400,026	123.78%	493,381	49,338	444,043	2,647,271
9	2033	34,447,326	401,023	123.78%	494,611	49,461	445,150	2,926,895
10	2034	34,527,279	402,022	123.78%	495,844	49,584	446,259	3,193,707
11	2035	34,607,416	403,024	123.78%	497,079	49,708	447,371	3,448,296
12	2036	34,687,740	404,028	123.78%	498,318	49,832	448,486	3,691,221
13	2037	34,768,250	405,034	123.78%	499,559	49,956	449,603	3,923,017
14	2038	34,848,948	406,043	123.78%	500,803	50,080	450,722	4,144,193
15	2039	34,929,832	407,054	123.78%	502,050	50,205	451,845	4,355,235
16	2040	35,010,904	408,068	123.78%	503,300	50,330	452,970	4,556,609
17	2041	35,092,164	409,083	123.78%	504,553	50,455	454,098	4,748,756
18	2042	35,173,613	410,101	123.78%	505,809	50,581	455,228	4,932,100
19	2043	35,255,251	411,122	123.78%	507,067	50,707	456,360	5,107,043
20	2044	35,337,079	412,145	123.78%	508,328	50,833	457,496	5,273,971
21	2045	35,419,096	413,170	123.78%	509,593	50,959	458,634	5,433,250
22	2046	35,501,304	414,198	123.78%	510,860	51,086	459,774	5,585,232
23	2047	35,583,702	415,228	123.78%	512,131	51,213	460,918	5,730,250
24	2048	35,666,292	416,260	123.78%	513,404	51,340	462,064	5,868,624
25	2049	35,749,074	417,295	123.78%	514,680	51,468	463,212	6,000,657
26	2050	35,832,047	418,332	123.78%	515,960	51,596	464,364	6,126,640
TOTAL =					12,850,403	1,285,040	11,565,363	6,126,640

Key Assumptions for TIF Plan and Estimated Available TIF from District:

- 1 Taxable market value (TMV) annual growth assumption equal to approximately 0.25%.
- 2 Original Tax Capacity Rate for purpose of the Plan is estimated based on Taxes Payable Year 2022. Certified tax rate will not be known until time of certification of the TIF District by the County.
- 3 Election for captured tax capacity is 100.00%. Assumes Property Class = 4a
- 4 Base Tax Capacity is calculated based on a TMV = \$2,365,500.
- 5 Present Value (PV) calculated based on semi-annual payments and rate of 4.0%, estimated dated date
- 6 Fiscal Disparities to be paid from outside of the TIF District. Housing is not subject to fiscal disparities.
- 7 Estimates for Taxable Market Value (TMV) are preliminary for planning purposes only, actual amount will vary.
- 8 Available TIF from District is after deducting State Auditor Fee (0.36%)
- 9 Analysis is based on the property being classified as 4a. A different property classification, such as 4d will impact the estimated Captured Tax Capacity for TIF and the estimated Available TIF from District.

EXHIBIT C
Fridley, MN
Moon Plaza
Summary Pro Forma Based on Information Provided by Developer and Information Prepared by Northland
Preliminary Estimated Amounts

Calendar Year Year of TIF District	2025 1	2026 2	2027 3	2028 4	2029 5	2030 6	2031 7	2032 8	2033 9	2034 10	2035 11	2036 12	2037 13	2038 14	2039 15
Gross Income (before TIF)	2,785,211	3,159,296	3,230,119	3,294,721	3,360,616	3,427,828	3,496,385	3,566,312	3,637,639	3,710,391	3,784,599	3,860,291	3,937,497	4,016,247	4,096,572
Less Expenses	1,255,666	1,466,589	1,492,080	1,518,046	1,544,734	1,572,165	1,600,358	1,629,340	1,659,130	1,689,754	1,721,235	1,753,600	1,786,874	1,821,083	1,856,257
Net Operating Income (NOI)	1,529,545	1,692,707	1,738,039	1,776,675	1,815,881	1,855,663	1,896,026	1,936,973	1,978,509	2,020,638	2,063,364	2,106,691	2,150,623	2,195,164	2,240,315
Plus TIF Revenue	295,610	437,456	438,547	439,641	440,738	441,837	442,938	444,043	445,150	446,259	447,371	448,486	449,603	450,722	451,845
NOI with TIF	1,825,154	2,130,163	2,176,586	2,216,316	2,256,619	2,297,501	2,338,965	2,381,016	2,423,659	2,466,897	2,510,735	2,555,177	2,600,226	2,645,886	2,692,160
Debt Service	1,121,958	1,674,100	1,504,870	1,504,870	1,576,381	1,627,460	1,627,460	1,627,460	1,627,460	1,627,460	1,627,460	1,627,460	1,627,460	1,627,460	1,627,460
Net Cash Flow	703,197	456,063	671,716	711,446	680,239	670,041	711,505	753,556	796,199	839,437	883,275	927,717	972,766	1,018,426	1,064,701
Return on Cost with TIF	3.7%	4.3%	4.4%	4.5%	4.6%	4.6%	4.7%	4.8%	4.9%	5.0%	5.1%	5.2%	5.2%	5.3%	5.4%
Return on Cost without TIF	3.1%	3.4%	3.5%	3.6%	3.7%	3.7%	3.8%	3.9%	4.0%	4.1%	4.2%	4.3%	4.3%	4.4%	4.5%
Debt coverage with TIF	1.63	1.27	1.45	1.47	1.43	1.41	1.44	1.46	1.49	1.52	1.54	1.57	1.60	1.63	1.65
Debt coverage without TIF	1.10	0.75	0.86	0.89	0.87	0.87	0.89	0.92	0.94	0.97	0.99	1.02	1.05	1.07	1.10
Deferred Developer Fee Balance	9,666,909	9,666,909	9,666,909	9,666,909	9,666,909	9,666,909	9,666,909	9,666,909	9,666,909	9,666,909	9,666,909	9,666,909	9,666,909	9,129,742	8,526,647
Calendar Year	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049					
Year of TIF District	16	17	18	19	20	21	22	23	24	25					
Gross Income (before TIF)	4,178,503	4,262,073	4,347,315	4,434,261	4,522,946	4,613,405	4,705,673	4,799,787	4,895,783	4,993,698					
Less Expenses	1,860,144	1,864,084	1,868,077	1,872,125	1,876,228	1,880,388	1,884,605	1,888,881	1,893,217	1,897,615					
Net Operating Income (NOI)	2,318,360	2,397,989	2,479,238	2,562,136	2,646,719	2,733,018	2,821,068	2,910,906	3,002,565	3,096,084					
Plus TIF Revenue	452,970	454,098	455,228	456,360	457,496	458,634	459,774	460,918	462,064	463,212					
NOI with TIF	2,771,329	2,852,087	2,934,465	3,018,497	3,104,214	3,191,651	3,280,843	3,371,823	3,464,629	3,559,296					
Debt Service	1,627,461	1,627,462	1,627,463	1,627,464	1,627,465	1,627,466	1,627,467	1,627,468	1,627,469	1,627,470					
Net Cash Flow	1,143,869	1,224,625	1,307,003	1,391,033	1,476,749	1,564,186	1,653,376	1,744,356	1,837,160	1,931,826					
Return on Cost with TIF	5.6%	5.8%	5.9%	6.1%	6.3%	6.4%	6.6%	6.8%	7.0%	7.2%					
Return on Cost without TIF	4.7%	4.8%	5.0%	5.2%	5.3%	5.5%	5.7%	5.9%	6.1%	6.2%					
Debt coverage with TIF	1.70	1.75	1.80	1.85	1.91	1.96	2.02	2.07	2.13	2.19					
Debt coverage without TIF	1.15	1.19	1.24	1.29	1.35	1.40	1.45	1.51	1.56	1.62					
Deferred Developer Fee Balance	7,820,670	7,005,491	6,075,327	5,023,928	3,844,758	2,530,985	1,075,473	-	-	-					

Notes:

1/ Total Development Cost (TDC):
2/ Total Deferred Developer Fee / Equity:

49,543,435
9,666,909

**DRAFT FOR PUBLIC HEARING
MODIFIED AND RESTATED REDEVELOPMENT PLAN FOR
REDEVELOPMENT PROJECT NO. 1
AND
TAX INCREMENT FINANCING PLAN FOR TAX INCREMENT
FINANCING (REDEVELOPMENT) DISTRICT NO. 26 (MOON PLAZA)
WITHIN REDEVELOPMENT PROJECT NO. 1**

**CITY OF FRIDLEY, MINNESOTA
AND
FRIDLEY HOUSING AND REDEVELOPMENT AUTHORITY**

**PUBLIC HEARING DATE: _____, 2023
PLAN APPROVED BY HRA DATE: _____, 2023
PLAN APPROVED BY CITY COUNCIL DATE: _____, 2023
PLAN CERTIFICATION REQUEST DATE: _____, 2023
PLAN CERTIFIED DATE: _____, 2023**



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TABLE OF CONTENTS

ARTICLE I – INTRODUCTION AND DEFINITIONS	1
Section 1.01 Introduction	1
Section 1.02 Definitions	4
Section 1.03 Plan Preparation	5
ARTICLE II - STATEMENT OF PUBLIC PURPOSE AND AUTHORITY	5
Section 2.01 Enabling Act; Statutory Authority	5
Section 2.02 Statement and Finding of Public Purpose	6
Section 2.03 Boundaries of Project Area.....	6
ARTICLE III - REDEVELOPMENT PLAN	6
Section 3.01 Statement of Objectives	6
Section 3.02 Development Activities	8
Section 3.03 Payment of Public Development Costs	8
Section 3.04 Environmental Controls; Land Use Regulations.....	8
Section 3.05 Park and Open Space to be Created	8
Section 3.06 Proposed Reuse of Property	8
Section 3.07 Administration and Maintenance of Project Area.....	9
Section 3.08 Amendments.....	9
Section 3.09 Findings and Declaration.....	9
ARTICLE IV - TAX INCREMENT FINANCING PLAN	10
Section 4.01 Statutory Authority	10
Section 4.02 Planned Development	10
4.02.1 Project Description.....	10
4.02.2 City Plans and Development Program	10
4.02.3 Land Acquisition	10
4.02.4 Development Activities.....	10
4.02.5 Need for Tax Increment Financing	10
Section 4.03 Tax Increment Financing District.....	11
4.03.1 Designation	11
4.03.2 Boundaries of TIF District.....	11
4.03.3 Type of District.....	11
Section 4.04 Plan for Use of Tax Increment	11
4.04.1 Estimated Tax Increment.....	11
4.04.2 Fiscal Disparities Election	12
4.04.3 Public Development Costs.....	12
4.04.4 Estimated Sources and Uses of Funds	12
Figure 4 Estimated Sources and Uses of Funds.....	13
4.04.5 Administrative Expense	13
4.04.6 County Road Costs	14
4.04.7 Bonded Indebtedness	14
4.04.8 Duration of TIF District.....	14
4.04.9 Estimated Impact on Other Taxing Jurisdictions	14
4.04.10 Prior Planned Improvements	15

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

ARTICLE V – ADMINISTERING THE TIF DISTRICT..... 15

Section 5.01 Filing and Certification.....15

Section 5.02 Modifications of the Tax Increment Financing Plan.....15

Section 5.03 4-Year Knockdown Rule.....16

Section 5.04 Pooling/5-Year Rule.....16

Section 5.05 Financial Reporting and Disclosure Requirements.....16

Section 5.06 Business Subsidy Compliance.....16

EXHIBITS..... 17

Exhibit I Present Value Analysis17

Exhibit II Projected Tax Increment18

Exhibit III Impact on Other Taxing Jurisdictions.....19

Exhibit IV Estimated Tax Increment Over Life of District20

Exhibit V Maps of Project Area and TIF Districts21

Exhibit VI Description of parcels in TIF District.....23

Exhibit VII Report for Redevelopment Findings24

ARTICLE I INTRODUCTION AND DEFINITIONS

SECTION 1.01 INTRODUCTION

This Redevelopment Plan for Redevelopment Project No. 1 of the Fridley Housing and Redevelopment Authority of the City of Fridley is intended to supersede and restate the activities described in the Redevelopment Plan for Redevelopment Project No. 1 as originally adopted on May 15, 1979 and most recently modified on September 14, 2020 at time of establishment of Tax Increment Financing District No. 25 (Holly Center) and the adoption of a Tax Increment Financing Plan.

Tax Increment Financing District Nos. 6, 12, 13, 17, 18, 19, 20, 21, 22, 23, 24, 25, and the Housing Replacement TIF District, and the Tax Increment Financing Plans related thereto, within Development District No. 1, remain in full force and effect and are not modified.

The City of Fridley and the Fridley Housing and Redevelopment Authority (HRA) propose to provide tax increment financing assistance through the establishment of Tax Increment Financing (Redevelopment) District No. 26 within the Redevelopment Project No. 1 to assist with the financing of certain redevelopment project costs for the construction of an approximate 168 unit residential apartment building and related improvements by a private developer.

Redevelopment Project No. 1 serves as the “Project Area” for tax increment financing districts established within its boundaries. The Redevelopment Plan describes the City’s objectives for the development of the area within the Project Area and the use of tax increment financing.

This document contains the Modified Redevelopment Plan for achieving the objectives of Redevelopment Project No. 1 through the establishment of a Tax Increment Financing Plan and use of Tax Increment Financing (Redevelopment) District No. 26.

Below is a summary of the municipal action that has been taken in connection with Redevelopment Project No. 1 to date and as proposed:

Redevelopment Project No. 1:

- May 15, 1979: A Redevelopment Plan for Center City was adopted. Prior to the enactment of the Tax Increment Financing Act of 1979, effective August 1, 1979, a separate tax increment financing plan was not required by law, but was included as a part of the originally adopted Redevelopment Plan.
- April 6, 1981: A Redevelopment Plan and a Tax Increment Financing Plan were adopted and a Redevelopment Project and Tax Increment Financing District were created for the Moore Lake Redevelopment Area.
- November 23, 1981: A Redevelopment Plan and a Tax Increment Financing Plan were adopted and a Redevelopment Project and Tax Increment Financing District were created for the North Area Redevelopment Area.
- August 22, 1983: The Redevelopment Plan for Center City was modified to include the project areas included in the Redevelopment Plans for Moore Lake and North Area and was redesignated as Redevelopment Project No. 1. The Center City Redevelopment Area was redesignated as Tax Increment Financing District No. 1; the Moore Lake Redevelopment Area was redesignated as Tax Increment Financing District No. 2 and the North Area Redevelopment Area was redesignated as Tax Increment Financing District No. 3. The modifications were by Resolution only; no hearing was required.
- December 19, 1983: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect the creation of Tax Increment Financing District No. 4 (Skywood Mall) and the adoption of a Tax Increment Financing Plan.

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

- February 27, 1984: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect the creation of Tax Increment Financing District No. 5 (Paschke) and the adoption of a Tax Increment Financing Plan.
- February 25, 1985: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to facilitate the issuance of a tax increment refunding bond and the Tax Increment Financing Plans for Tax Increment Financing Districts Nos. 4 (Skywood Mall) and 5 (Paschke) were incorporated into the Redevelopment Plan.
- November 18, 1985: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect increased project costs, the creation of Tax Increment Financing District No. 6 (Lake Pointe) and the adoption of a Tax Increment Financing Plan.
- September 22, 1986: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect increased project costs, the creation of Tax Increment Financing Districts Nos. 7 (Rice Creek Business Center) and 8 (Shorewood Inn) and the adoption of Tax Increment Financing Plans.
- December 22, 1986: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect increased project costs.
- April 20, 1987: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect increased geographic area.
- June 26, 1989: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect increased geographic area and increased project costs, the creation of Tax Increment Financing District No. 9 (Old Central/Onan) and the adoption of a Tax Increment Financing Plan.
- February 26, 1990: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect increased geographic area and increased project costs, the creation of Tax Increment Financing District No. 10 (Northco Phase 111) and the adoption of a Tax Increment Financing Plan.
- July 1, 1991: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect increased geographic area and increased project costs, the creation of Tax Increment Financing District No. 11 (University/Osborne) and the adoption of a Tax Increment Financing Plan.
- January 6, 1992: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect increased geographic area and increased project costs, the creation of Tax Increment Financing District No. 12 (McGlynn Bakeries) and the adoption of a Tax Increment Financing Plan.
- July 6, 1992: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect increased geographic area and increased project costs.
- September 13, 1993: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect increased geographic area and increased project costs.
- December 31, 1994: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect the decertification of Tax Increment Financing District No. 4 (Skywood Mall).
- February 13, 1995: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect increased geographic area and increased project costs, the creation of Tax Increment Financing District No. 13 (Satellite Lane Apartments) and the adoption of a Tax Increment Financing Plan.

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

- December 11, 1995: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect increased project costs, the creation of Tax Increment Financing District No. 14 (Industrial Equities Project) and the adoption of a Tax Increment Financing Plan.
- December 31, 1995: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect the decertification of Tax Increment Financing District No. 5 (Paschke).
- December 31, 1996: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect the decertification of Tax Increment Financing District No. 8 (Shorewood Inn).
- April 28, 1997: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect increased geographic area and increased project costs, the creation of Tax Increment Financing Districts Nos. 15 (Commercial Rail Properties, Inc.) and 16 (Linn Property Holdings, LLC) and the adoption of Tax Increment Financing Plans.
- December 13, 1999: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect increased geographic area and increased project costs.
- December 11, 2000: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect increased project costs, the creation of Tax Increment Financing District No. 17 (Gateway East) and the adoption of a Tax Increment Financing Plan.
- December 31, 2000: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect the decertification of Tax Increment Financing District No. 10 (Northco Phase III).
- April 9, 2001: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect reduced geographic area.
- June 24, 2002: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect the decertification of Tax Increment Financing District No. 15 (Commercial Rail Properties, Inc.).
- December 8, 2003: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect increased project costs and Increased bonding authority.
- August 8, 2005: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect increased project costs and increased bonding authority, the creation of Tax Increment Financing District No. 18 (Gateway West) and the adoption of a Tax Increment Financing Plan.
- February 26, 2007: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect increased project costs and increased bonding authority, the creation of Tax Increment Financing District No. 19 (5110 Main Street) and the adoption of a Tax Increment Financing Plan.
- April 9, 2012: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect increased project costs and increased bonding authority, the creation of Tax Increment Financing District No. 20 (RER/BAE) and the adoption of a Tax Increment Financing Plan; and the creation of Hazardous Substance Subdistrict District No. 20A (RER/BAE HSS Subdistrict) and the adoption of a Tax Increment Financing Plan.

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

- October 8, 2012: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect increased project costs and increased bonding authority, the creation of Tax Increment Financing District No. 21 (Gateway Northeast TIF District) and the adoption of a Tax Increment Financing Plan.
- May 6, 2013: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect increased project costs and increased bonding authority, the creation of Tax Increment Financing District No. 22 (Northstar Transit Station District) and the adoption of a Tax Increment Financing Plan.
- September 12, 2016: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect increased project costs and increased bonding authority, the creation of Tax Increment Financing District No. 23 (Redevelopment Project 2016) and the adoption of a Tax Increment Financing Plan.
- June 11, 2018: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect increased project costs and increased bonding authority, the creation of Tax Increment Financing District No. 24 (Stacks VIII) and the adoption of a Tax Increment Financing Plan.
- September 14, 2020: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified to reflect increased project costs and increased bonding authority, the creation of Tax Increment Financing District No. 25 (Holly Center) and the adoption of a Tax Increment Financing Plan.
- Proposed for February 13, 2023: The Redevelopment Plan, including its existing Tax Increment Financing Plans, was modified and restated to reflect increased project costs and increased bonding authority, the creation of Tax Increment Financing District No. 26 (Moon Plaza) and the adoption of a Tax Increment Financing Plan.

SECTION 1.02 DEFINITIONS

For the purposes of this document, the terms below have the meanings given in this section, unless the context in which they are used indicates a different meaning:

1. “Authority” means the Fridley Housing and Redevelopment Authority of the City.
2. “City” means the City of Fridley, Minnesota.
3. “City Council” means the City Council of the City.
4. “County” means Anoka County, Minnesota.
5. “Developer” means a private party undertaking construction within the TIF District.
6. “Development” means the construction of an approximate 168 unit residential apartment building plus underground and surface parking and associated amenity areas, both indoor and outdoor within the boundaries of the TIF District by the Developer.
7. “Enabling Act” means Minnesota Statutes, Sections 469.001 through 469.047, as amended and supplemented from time to time.
8. “HRA” means the Authority.
9. “Land Use Regulations” means all federal, state and local laws, rules, regulations, ordinances, and plans relating to or governing the use of development of land in the City, including but not limited to environmental, zoning and building code laws and regulations.
10. “Project Area” means the boundaries of the Redevelopment Project.
11. “Project Costs” means Public Development Costs.

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

12. "Public Development Costs" means the public development cost of the development activities that will or are expected to occur within the Project Area or within the TIF District.
13. "Redevelopment Plan" means the Redevelopment Plan for the Redevelopment Project, as the same may, from time to time, be amended or supplemented (included within this document in Article III).
14. "Redevelopment Project" means Redevelopment Project No. 1 of the HRA, as the same may, from time to time, be amended or supplemented.
15. "School District" means Independent School District No. 14 (Fridley School District).
16. "State" means the State of Minnesota.
17. "Tax Increment Financing Bonds" means any bonds or other obligations issued pursuant to Minnesota Statutes Section 469.174, Subd. 3, which may include general obligation tax increment financing bonds; tax increment financing revenue notes, pay-as-you-go contracts, and interfund loans or advances, among other types.
18. "Tax Increment Financing District" means any tax increment financing district to be established in the future within the Project Area.
19. "Tax Increment Financing Plan" or "Plan" means the plans adopted by the City and HRA for any Tax Increment Financing District.
20. "TIF Act" means Minnesota Statutes, Sections 469.174 through 469.1794, as amended, both inclusive.
21. "TIF District" means Tax Increment Financing (Redevelopment) District No. 26 (Moon Plaza).
22. "TIF Plan" means the tax increment financing plan for the TIF District (included within this document in Article IV).

SECTION 1.03 PLAN PREPARATION

The document was prepared for the City and HRA by Northland Securities, Inc.

ARTICLE II STATEMENT OF PUBLIC PURPOSE AND AUTHORITY

SECTION 2.01 ENABLING ACT; STATUTORY AUTHORITY

The Enabling Act authorizes the Authority, upon certain public purpose findings by the Authority and the City, to establish and designate redevelopment projects within the City and to establish, develop and the administer redevelopment plans therefor to meet the needs and accomplish the public purposes specified in Statement and Finding of Public Purpose.

In accordance with the purposes set forth in the Enabling Act, the Authority and the City have established the Redevelopment Project comprised of the parcels listed in Exhibit VI and have adopted the Modified Redevelopment Plan therefor.

The Enabling Act and the approval of the Redevelopment Plan by the City authorizes the Authority to undertake redevelopment activities within the Project Area and, at a date subsequent to the adoption of the Modified Redevelopment Plan and with the City Council approval, to establish and designate Tax Increment Financing Districts within the Project Area and to adopt and implement Tax Increment Financing Plans to accomplish the objective of the Redevelopment Plan.

SECTION 2.02 STATEMENT AND FINDING OF PUBLIC PURPOSE

The Authority has determined that there is a need to take certain actions designed to encourage, ensure and facilitate development and redevelopment of under-utilized and unused land located within the corporate limits of the City. These actions will provide additional employment opportunities for residents of the City and the surrounding area, and improve the tax base, thereby enabling better utilization of existing public facilities and provide needed public services, and improve the general economy of the City, the County, and the State.

The Authority has determined that the property within the Project Area is either under-utilized or unused due to a variety of factors, including inadequate public parking to serve the property, small parcels, non-conforming uses, vacant or under-utilized property, possible environmental conditions, obsolete building design and site layout, poor access and parking, and lack of streetscaping and visual appeal that is needed to make this a viable business district. These factors have resulted in a lack of private investment. As a result, the property within the Project Area is not providing adequate employment opportunities, and is not contributing, to its full potential. Therefore, it is necessary for the Authority to exercise its authority under the Enabling Act to develop and implement a program designed to encourage, ensure and facilitate the commercial and mixed use development and redevelopment of the property located in the Project Area, to further and accomplish the desired public purposes for the Project Area as specified within the Redevelopment Plan for the Project Area.

The land in the Project Area would not be developed or redeveloped solely through private investment in the foreseeable future. The welfare of the City, County, and the State of Minnesota requires active promotion, attraction, encouragement and development of economically sound commerce by the Authority.

SECTION 2.03 BOUNDARIES OF PROJECT AREA

The area within the Project Area is described in Exhibit V.

The Project Area is inclusive of all immediate adjacent roadways, rights-of-way and other areas wherein will be installed or upgraded the various public improvements necessary for and part of the overall project.

The Authority and the City finds that the Project Area, together with the objectives which the Authority and the City seek to accomplish or encourage with respect to such property, constitutes a “redevelopment project” and a “redevelopment plan” within the meaning of Section 469.002, Subd. 14 and 16 of the Enabling Act.

ARTICLE III REDEVELOPMENT PLAN FOR REDEVELOPMENT PROJECT NO. 1

SECTION 3.01 STATEMENT OF OBJECTIVES

The modification of the established Project Area in the City pursuant to the Enabling Act is necessary and in the best interests of the City and its residents and is necessary to give the Authority and the City the ability to meet certain public purpose objectives that would not be obtainable in the foreseeable future without intervention by the Authority in the normal development process.

The Authority intends, to the extent permitted by law, to accomplish the following objectives through the implementation of the Redevelopment Plan:

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

1. Promote and secure the development and redevelopment of property in the Project Area in a manner consistent with the City's planning, and with a minimal adverse impact on the environment, which property is less productive because of the lack of proper utilization and lack of investment, and thereby promoting and securing the development of other land in the City;
2. Promote and secure additional employment opportunities within the Project Area and the City for residents of the City and the surrounding area, thereby improving living standards and preventing unemployment and the loss of skilled and unskilled labor and other human resources in the City;
3. Secure the increase in value of property subject to taxation by the City, School District, County, and any other taxing jurisdictions in order to better enable such entities to pay for public improvements and governmental services and programs required to be provided by them;
4. Secure the construction and providing moneys for the payment of the cost of public improvements in the Project Area, which are necessary for the completion of the Redevelopment Project and the orderly and beneficial development of the Project Area.
5. Promote a compatible mix of commercial and industrial, institutional, and residential land uses.
6. Encourage the expansion and improvement of local business, and enhancing the economic vitality of existing and new businesses.
7. Eliminate blighting influences that impede development in the area.
8. Provide for adequate streets, utilities, and other public improvements and facilities to enhance the area for both new and existing development.
9. Create a desirable and unique character within the Project Area through quality land use alternatives and design quality in new buildings that create a safe environment for pedestrians, that can be maintained for the long run.
10. Support the physical connection to local trails, open space, and other community institutions.
11. Enhance the integrity of residential neighborhoods adjacent to the Project Area.
12. Provide and secure the development of increased opportunities for families to reside in quality owner-occupied housing, for citizens to choose from housing options which offer a wide array of services without regard to income, and for residents looking for a wide range of multi-family units.
13. Enhance the long term viability of the Project Area by facilitating:
 - Land uses that complement and support existing businesses;
 - New businesses that enhance the commercial market;
 - Visual quality of the streetscape, landscape, site plan and building types of new developments;
 - Mixed use housing development where appropriate; and
 - Safe access and convenient parking.

SECTION 3.02 DEVELOPMENT ACTIVITIES

The Authority will perform or cause to be performed, to the extent permitted by law, all project activities pursuant to the Enabling Act, the TIF Act and other applicable state laws, and in doing

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

so anticipates that the following may, but are not required, to be undertaken by the Authority:

- (a) The making of studies, planning, and other formal and informal activities relating to the Redevelopment Plan.
- (b) The implementation and administration of the Redevelopment Plan.
- (c) The rezoning of land within the Project Area.
- (d) The acquisition of property, or interests in property, by purchase or condemnation, which acquisition is consistent with the objectives of the Redevelopment Plan,
- (e) The preparation of property for use and development in accordance with applicable Land Use Regulations and any development agreements, including demolition of structures, clearance of sites, placement of fill and grading.
- (f) The resale of property to private parties.
- (g) The construction or reconstruction of improvements as described in the Tax Increment Financing Plans for the Tax Increment Financing Districts within the Project Area.
- (h) The issuance of Tax Increment Financing Bonds to finance the Public Development Costs of the Redevelopment Plan, and the use of tax increments or other funds available to the City and the Authority to pay or finance the Public Development Costs of the Redevelopment Plan incurred or to be incurred by it.
- (i) The use of tax increments to pay debt service on the Tax Increment Financing Bonds or otherwise pay or reimburse with interest the Public Development Costs of the Redevelopment Plan.

SECTION 3.03 PAYMENT OF PUBLIC DEVELOPMENT COSTS

It is anticipated that the Public Development Costs of the Redevelopment Plan will be paid primarily from proceeds of Tax Increment Financing Bonds or from tax increments from the Tax Increment Financing Districts with the Project Area, among other sources of revenue the Authority may provide for payment of Public Development Costs.

SECTION 3.04 ENVIRONMENTAL CONTROLS; LAND USE REGULATIONS

All municipal actions, public improvements and private development shall be carried out in a manner consistent with existing environmental controls and all applicable Land Use Regulations.

SECTION 3.05 PARK AND OPEN SPACE TO BE CREATED

Park and open space within the Project Area, if created, will be created in accordance with the zoning and platting ordinances of the City.

SECTION 3.06 PROPOSED REUSE OF PROPERTY

The Redevelopment Plan contemplates that the Authority may acquire property and reconvey the same to another entity. Prior to formal consideration of the acquisition of any property, the Authority will require the execution of a binding development agreement with respect thereto and evidence that tax increments or other funds will be available to pay the Public Development Costs associated with land acquisition. It is the intent of the Authority to negotiate the acquisition of property whenever possible. Appropriate restrictions regarding the reuse and redevelopment of property shall be incorporated into any development agreement to which the Authority is a party.

SECTION 3.07 ADMINISTRATION AND MAINTENANCE OF PROJECT AREA

Maintenance and operation of the Project Area will be the responsibility of the Director of the Authority, who shall serve as administrator of the Project Area. Each year the administrator of the Project Area will submit to the Authority the maintenance and operation budget for the following year.

The administrator will administer the Project Area pursuant to the Enabling Act; provided, however, that such powers may only be exercised at the direction of the Authority. No action taken by the administrator pursuant to the above-mentioned powers shall be effective without authorization by the Authority.

SECTION 3.08 AMENDMENTS

The Authority reserves the right to alter and amend the Redevelopment Plan, subject to the provisions of state law regulating such action. The Authority specifically reserves the right to enlarge or reduce the size of the Project Area.

SECTION 3.09 FINDINGS AND DECLARATION

The Authority makes the following findings:

- (a) The land in the Project Area would not be made available for redevelopment without the financial aid sought.
- (b) The Redevelopment Plan for the Project Area in the City will afford maximum opportunity consistent with the needs of the locality as a whole, for the redevelopment of the area by private enterprise.
- (c) The Redevelopment Plan conforms to the general plan for development of the City as a whole.

ARTICLE IV TAX INCREMENT FINANCING PLAN FOR TAX INCREMENT FINANCING DISTRICT NO. 26

SECTION 4.01 STATUTORY AUTHORITY

The TIF District and the TIF Plan are established under the authority of the TIF Act.

SECTION 4.02 PLANNED DEVELOPMENT

4.02.1 *Project Description*

The Developer proposes the construction of an approximate 168 unit residential apartment building plus underground and surface parking and associated amenity areas, both indoor and outdoor within the boundaries of the TIF District.

4.02.2 *City Plans and Development Program*

In addition to achieving the objectives of the Redevelopment Plan, the development is consistent with and works to achieve the development objectives of the Authority and the City. The TIF Plan for the TIF District conforms to the general plan for development or redevelopment of the City as a whole.

The proposed development plan for the Development in the TIF District has been reviewed by the Planning Commission and the City Council.

4.02.3 *Land Acquisition*

The Authority or the City do not intend to acquire property within the TIF District.

4.02.4 *Development Activities*

As of the date of approval of the TIF Plan, there are no development activities proposed in the TIF Plan that are subject to contracts.

4.02.5 *Need for Tax Increment Financing*

In the opinion of the City, the Development would not reasonably be expected to occur solely through private investment within the foreseeable future and the increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the Development after subtracting the present value of the projected tax increments for the maximum duration of the TIF District permitted by the TIF Plan.

The reasons and facts supporting this finding include the following:

- The Development requires public financial assistance to offset land and building acquisition and site improvement and preparation costs to allow for the Developer to proceed with construction of the Development.
- A comparative analysis of estimated market values both with and without establishment of the TIF District and the use of tax increments has been performed as described above and is shown in Exhibit I. This analysis indicates that the increase in estimated market value of the Development (less the present value of the projected tax increments for the maximum duration permitted by the TIF Plan) exceeds the estimated market value of the site prior to the establishment of the TIF District.

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

SECTION 4.03 TAX INCREMENT FINANCING DISTRICT**4.03.1 Designation**

This TIF District is designated Tax Increment Financing (Redevelopment) District No. 26 (Moon Plaza).

4.03.2 Boundaries of TIF District

The boundaries of the TIF District are depicted in Exhibit V. The TIF District is located adjacent to University Avenue, on the west side, between 61st Ave NE and 63rd Ave NE in Fridley).

The boundaries of the TIF District include the following two parcels listed below and the immediate adjacent roads and right of way.

1. 14-30-24-34-0004
2. 14-30-24-34-0005

The description of the two parcels within the TIF District is provided in Exhibit VI.

4.03.3 Type of District

The TIF District is established as a “redevelopment” district pursuant to Section 469.174, Subd. 10 of the TIF Act. The property within the TIF District meets the statutory criteria for establishing a redevelopment tax increment financing district.

The Authority contracted with LHB, Inc. to inspect and evaluate property within the TIF District. As summarized in the table below, the TIF District has a coverage calculation of 100%, which is above the 70% requirement as defined in Section 469.174, Subd. 10 of the TIF Act. More than 50% of the buildings, not including outbuildings, are structurally substandard, pursuant to the definition of structurally substandard in Section 469.174, Subd. 10(b) of the TIF Act. The substandard buildings are reasonably distributed.

Exhibit VII includes the “Report of Inspection Procedures and Results for Determining Qualification of a Tax Increment Financing District” prepared by LHB, Inc. The findings in this report are summarized as follows:

Number of Parcels.....	1
Site Area Included (square feet).....	158,994
Area of Improved Parcels (square feet)	158,994
Percent of Area Improved.....	100%
Number of Parcels with Buildings	1
Number of Buildings found Substandard.....	1
Percent of Buildings found Substandard.....	100%

SECTION 4.04 PLAN FOR USE OF TAX INCREMENT**4.04.1 Estimated Tax Increment**

The original net tax capacity of value of the TIF District will be set by the County upon request for certification. For purposes of the TIF Plan, the estimated original net tax capacity is \$29,569. This amount is estimated based on the most recent published estimated market value of \$2,365,500 for the parcels within the TIF District.

The estimated net tax capacity of the property after completion of the Development (for tax collection year 2026, or year two of the TIF District) is \$423,660. This amount is based on a total estimated market value of \$33,892,821 for the Development. The difference between the net tax

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

capacity and the original net tax capacity is \$394,092 (for tax collection year 2026), which is the captured tax capacity for the creation of tax increment.

The total local tax rate for taxes payable in 2022 is approximately 123.78%. The TIF Plan assumes this rate as the original local tax rate for purposes of estimating future tax increment for the TIF District. At the time of the certification of the original net tax capacity for the TIF District, the County will certify the original local tax rate that will apply to the TIF District. The original local tax rate is the sum of all the local tax rates, excluding that portion of the school rate attributable to the general education levy under Minnesota Statutes section 126C.13, that apply to a property in the TIF District. The local tax rate to be certified is the rate in effect for the same taxes payable year applicable to the tax capacity values certified as the TIF District's original tax capacity. The resulting tax capacity rate is the original local tax rate for the life of the TIF District.

Under these assumptions, the estimated annual tax increment is \$486,062 (for tax collection year 2026) assuming the Development is completed in 2024. The actual tax increment will vary according to the certified original net tax capacity and original tax rate, the actual property value produced by the Development and the changes in property value and state tax policy over the duration of the TIF District.

The City and the Authority elect to retain 100% of the captured tax capacity value for the duration of the TIF district. Exhibit II contains the projected tax increment over the life of the TIF District, including present value of the future tax increments.

4.04.2 *Fiscal Disparities Election*

The Authority hereby elects the method of tax increment computation set forth in Minnesota Statutes, Section 469.177, Subdivision 3, clause (a) if and when commercial/industrial development occurs within the TIF District, which is not anticipated.

4.04.3 *Public Development Costs*

The Authority will use tax increment to pay Public Development Costs. The Authority anticipates the use of tax increment to pay administrative expenses for the TIF District and to reimburse the Developer on a pay-go basis for certain Public Development Costs. A contract between the Authority and the Developer will define the means for verifying Developer costs eligible for reimbursement and the means of disbursing tax increments collected by the Authority to the Developer, including terms for payment.

The Authority may also use tax increments to pay financing costs. The interest rate payable on Tax Increment Financing Bonds, the definition of Bonds includes tax increment financing revenue notes, to be issued will be set pursuant to a contract with the Developer. The Authority reserves the right to use any other legally available revenues to finance or pay for Public Development Costs associated with the development in the TIF District.

4.04.4 *Estimated Sources and Uses of Funds*

The estimated sources of revenue, along with the estimated Project Costs of the TIF District, are itemized in Figure 4 on the next page.

The City and the Authority reserve the right to administratively adjust the amount of any of the Project Cost items listed in Figure 4, so long as the total Project Costs amount, not including financing costs, is not increased.

4.04.5 *Administrative Expense*

The Authority reserves the right to use up to ten percent (10%) of the tax increment revenues distributed from the County, net of any required fees paid to the State and County, to pay administrative costs of the Authority for the TIF District. The Authority may use these monies to pay for and reimburse the Authority for costs of administering the TIF district as allowed by the TIF Act.

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

The maximum amount of tax increment revenue planned to pay administrative expense is shown in Figure 4. Anticipated administrative expenses of the TIF District include annual audit of the fund for TIF District, preparation of annual reporting, legal publication of annual report, staff and other operating costs of the Authority for the administration of the TIF District, and consulting and legal costs for administration of the development agreement for the TIF District, among other administrative costs that may be incurred.

FIGURE 4
ESTIMATED SOURCES AND USES OF FUNDS
Fridley HRA
Tax Increment Financing District No. 26
Projected Tax Increment
Moon Plaza

	Total
Estimated Tax Increment Revenues (from tax increment generated by the district)	
Tax increment revenues distributed from the county	\$12,850,000
Interest and investment earnings	\$200,000
Sales/lease proceeds	\$0
Market value homestead credit	\$0
Total Estimated Tax Increment Revenues	\$13,050,000
Estimated Project/Financing Costs (to be paid or financed with tax increment)	
Project costs	
Land/building acquisition	\$3,500,000
Site improvements/preparation costs	\$2,626,000
Utilities	\$0
Other qualifying improvements	\$0
Construction of affordable housing	\$0
Administrative costs	\$1,285,000
Estimated Tax Increment Project Costs	\$7,411,000
Estimated financing costs	
Interest expense	\$5,639,000
Total Estimated Project/Financing Costs to be Paid from Tax Increment	\$13,050,000
Estimated Financing	
Total amount of bonds to be issued	\$7,411,000

4.04.6 County Road Costs

The Development will not substantially increase the use of county roads and necessitate the need to use tax increments to pay for county road improvements.

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

4.04.7 Bonded Indebtedness

The total estimated amount of Tax Increment Financing Bonds to be issued is shown in Figure 4. The issuance of general obligation bonds is not planned. The Authority intends to use tax increment financing to reimburse the Developer on a pay-as-you-go basis through issuance of Tax Increment Financing Revenue Note, payable solely from tax increments from the TIF District, to reimburse certain Public Development Costs pursuant to a contract with the Developer.

The Authority may advance or loan money to finance expenditures, including administrative costs, under Section 469.176, Subd. 4 of the TIF Act, from the general fund of the Authority or any other fund under which there is legal authority to do so, subject to the following provisions:

- (a) Not later than 60 days after money is transferred, advanced, or spent, whichever is earliest, the loan or advance must be authorized by resolution of the City or of the Authority, whichever has jurisdiction over the fund from which the advance or loan is authorized.
- (b) The resolution may generally grant to the City or the Authority the power to make interfund loans under one or more tax increment financing plans or for one or more districts. The resolution may be adopted before or after the adoption of the tax increment financing plan or the creation of the tax increment financing district from which the advance or loan is to be repaid.
- (c) The terms and conditions for repayment of the loan must be provided in writing. The written terms and conditions may be in any form, but must include, at a minimum, the principal amount, the interest rate, and maximum term. Written terms may be modified or amended in writing by the City or the Authority before the latest decertification of any tax increment financing district from which the interfund loan is to be repaid. The maximum rate of interest permitted to be charged is limited to the greater of the rates specified under Minnesota Statutes, Section 270C.40 or 549.09 as of the date the loan or advance is authorized, unless the written agreement states that the maximum interest rate will fluctuate as the interest rates specified under Minnesota Statutes, Section 270C.40 or 549.09 are from time to time adjusted. Loans or advances may be structured as draw-down or line-of-credit obligations of the lending fund.
- (d) The Authority shall report in the annual report submitted under Section 469.175, Subd. 6 of the TIF Act:
 - (1) the amount of any interfund loan or advance made in a calendar year; and
 - (2) any amendment of an interfund loan or advance made in a calendar year.

4.04.8 Duration of TIF District

The duration to collect and spend tax increments on eligible purposes is set at the duration of 25 years after the date of receipt of the first tax increment for a total of 26 years of tax increment collection. Based on the estimated first month and year of tax increment collection of year July 2025, the estimated decertification date is 12/31/2050.

4.04.9 Estimated Impact on Other Taxing Jurisdictions

Exhibits III and IV show the estimated impact on other taxing jurisdictions if the maximum projected retained captured net tax capacity of the TIF District was hypothetically available to the other taxing jurisdictions.

The City and the Authority believe that there will be no adverse impact on other taxing jurisdictions during the life of the TIF District, since the Development will not occur without the establishment of the TIF District and the provision of public assistance. A positive impact on other taxing jurisdictions will occur when the TIF District is decertified and the development therein becomes part of the general tax base.

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

The City and the Authority anticipate minimal impact of the Development on city-provided services. There will be no borrowing costs to the City or the Authority for the Project. A manageable increase in water and sewer usage is expected. It is anticipated that there may be a slight but manageable increase in police and fire protection duties due to the Development.

4.04.10 *Prior Planned Improvements*

There have been no building permits issued in the last 18 months in conjunction with any of the properties within the TIF District. The Authority will include this statement with the request for certification to the County.

ARTICLE V ADMINISTERING THE TIF DISTRICT

SECTION 5.01 FILING AND CERTIFICATION

The filing and certification of the TIF Plan consists of the following steps:

1. Upon adoption of the TIF Plan by the City and the Authority, the Authority, or its designee, shall submit a copy of the TIF Plan to the Minnesota Department of Revenue and the Office of the State Auditor.
2. The Authority, or its designee, shall request that the County certify the original net tax capacity and net tax capacity rate of the TIF District. To assist the County Auditor in this process, the Authority, or its designee, shall submit copies of this document, inclusive of the TIF Plan, the resolutions of the City and Authority establishing the TIF District and adopting the TIF Plan, and a listing of any prior planned improvements.

SECTION 5.02 MODIFICATIONS OF THE TAX INCREMENT FINANCING PLAN

The City and the Authority reserve the right to modify the TIF District and the TIF Plan. Under the TIF Act, the following actions can only be approved after satisfying all the necessary requirements for approval of the original TIF Plan (including notifications and public hearing):

- Reduction or enlargement in the geographic area of the Development District or the TIF District.
- Increase in the amount of bonded indebtedness to be incurred.
- Increase in the amount of capitalized interest.
- Increase in that portion of the captured net tax capacity to be retained by the Authority.
- Increase in the total estimated Public Development Costs, not including cost of financing.
- Designation of additional property to be acquired by the City or the Authority.

Other modifications can be made by resolution of the Authority. In addition, the original approval process does not apply if (1) the only modification is elimination of parcels from the TIF District and (2) the current net tax capacity of the parcels eliminated equals or exceeds the net tax capacity of those parcels in the TIF District's original net tax capacity, or the City and the Authority agree that the TIF District's original net tax capacity will be reduced by no more than the current net tax capacity of the parcels eliminated.

Upon approval by the City, the Authority must notify the County Auditor of any modification that reduces or enlarges the geographic area of the TIF District. The geographic area of the TIF District may be reduced but not enlarged after five years following the date of certification of the TIF District.

SECTION 5.03 4-YEAR KNOCKDOWN RULE

The 4-Year Knockdown Rule requires that if after four years from certification of the TIF District no demolition, rehabilitation, renovation or site improvement, including a qualified improvement of an adjacent street, has commenced on a parcel located within the TIF District, then that parcel shall be excluded from the TIF District and the original net tax capacity shall be adjusted accordingly. Qualified improvements of a street are limited to construction or opening of a new street, relocation of a street, or substantial reconstruction or rebuilding of an existing street. The Authority must submit to the County Auditor, by February 1st of the fifth year, evidence that the required activity has taken place for each parcel in the TIF District.

If a parcel is excluded from the TIF District and the City, Authority, or owner of the parcel subsequently commences any of the above activities, the Authority shall certify to the County Auditor that such activity has commenced and the parcel shall once again be included in the TIF District. The County Auditor shall certify the net tax capacity of the parcel, as most recently certified by the Commissioner of Revenue, and add such amount to the original net tax capacity of the TIF District.

SECTION 5.04 POOLING/5-YEAR RULE

It is not anticipated that tax increments will be spent outside the TIF District (except allowable administrative expenses), but such expenditures are expressly authorized in the TIF Plan.

SECTION 5.05 FINANCIAL REPORTING AND DISCLOSURE REQUIREMENTS

The Authority will comply with the annual reporting requirements of state law pursuant to the guidelines of the Office of the State Auditor. Under current law, the Authority must prepare and submit a report on the TIF district on or before August 1 of each year. The Authority must also annually publish in a newspaper of general circulation in the City an annual statement for each tax increment financing district.

The reporting and disclosure requirements outlined in this section begin with the year the district was certified, and shall end in the year in which both the district has been decertified and all tax increments have been spent or returned to the county for redistribution. Failure to meet these requirements, as determined by the State Auditors Office, may result in suspension of distribution of tax increment.

SECTION 5.06 BUSINESS SUBSIDY COMPLIANCE

The Authority will comply with the business subsidy requirements specified in Minnesota Statutes, Sections 116J.993 to 116J.995, as amended. The Development is for a housing project and therefore the Authority anticipates that the business subsidy requirements will not apply.

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

Exhibit I
Fridley HRA
Tax Increment Financing District No. 26
Present Value Analysis As Required By Section
469.175(3)(2) of the TIF Act

1 Estimated Future Market Value w/ Tax Increment Financing	35,832,047 ¹
2 Payable 2022 Market Value	<u>2,365,500</u>
3 Market Value Increase (1-2)	33,466,547
4 Present Value of Future Tax Increments	<u>7,640,455</u>
5 Market Value Increase Less PV of Tax Increments	25,826,093
6 Estimated Future Market Value w/o Tax Increment Financing	2,506,650 ¹
7 Payable 2022 Market Value	<u>2,365,500</u>
8 Market Value Increase (6-7)	<u>141,150</u>
9 Increase in MV From TIF	<u><u>25,684,943</u></u> ²

¹ Assume approximately 0.25% annual appreciation over 26 year life of district.

² Statutory compliance achieved if increase in market value from TIF (Line 9) is greater than or equal to zero.

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

Exhibit II
Fridley, MN
Tax Increment Financing District No. 26 (Redevelopment)
Moon Plaza
Projected Tax Increment Financing (TIF) Cash Flow

TIF District Year	Taxes Payable Year	Taxable Market Value (TMV)	Tax Capacity	Original Base Tax Capacity	Captured Tax Capacity for TIF	Original Tax Rate	Available TIF from District	PV Available TIF
1	2025	23,670,036	295,875	29,569	266,307	123.78%	328,455	310,549
2	2026	33,892,821	423,660	29,569	394,092	123.78%	486,062	752,267
3	2027	33,971,486	424,644	29,569	395,075	123.78%	487,274	1,177,892
4	2028	34,050,334	425,629	29,569	396,060	123.78%	488,490	1,588,010
5	2029	34,129,364	426,617	29,569	397,048	123.78%	489,709	1,983,186
6	2030	34,208,579	427,607	29,569	398,038	123.78%	490,930	2,363,965
7	2031	34,287,977	428,600	29,569	399,031	123.78%	492,154	2,730,869
8	2032	34,367,559	429,594	29,569	400,026	123.78%	493,381	3,084,406
9	2033	34,447,326	430,592	29,569	401,023	123.78%	494,611	3,425,061
10	2034	34,527,279	431,591	29,569	402,022	123.78%	495,844	3,753,304
11	2035	34,607,416	432,593	29,569	403,024	123.78%	497,079	4,069,588
12	2036	34,687,740	433,597	29,569	404,028	123.78%	498,318	4,374,347
13	2037	34,768,250	434,603	29,569	405,034	123.78%	499,559	4,668,001
14	2038	34,848,948	435,612	29,569	406,043	123.78%	500,803	4,950,955
15	2039	34,929,832	436,623	29,569	407,054	123.78%	502,050	5,223,600
16	2040	35,010,904	437,636	29,569	408,068	123.78%	503,300	5,486,309
17	2041	35,092,164	438,652	29,569	409,083	123.78%	504,553	5,739,446
18	2042	35,173,613	439,670	29,569	410,101	123.78%	505,809	5,983,359
19	2043	35,255,251	440,691	29,569	411,122	123.78%	507,067	6,218,383
20	2044	35,337,079	441,713	29,569	412,145	123.78%	508,328	6,444,844
21	2045	35,419,096	442,739	29,569	413,170	123.78%	509,593	6,663,052
22	2046	35,501,304	443,766	29,569	414,198	123.78%	510,860	6,873,308
23	2047	35,583,702	444,796	29,569	415,228	123.78%	512,131	7,075,902
24	2048	35,666,292	445,829	29,569	416,260	123.78%	513,404	7,271,114
25	2049	35,749,074	446,863	29,569	417,295	123.78%	514,680	7,459,211
26	2050	35,832,047	447,901	29,569	418,332	123.78%	515,960	7,640,455
TOTAL =							12,850,403	7,640,455

Key Assumptions for TIF Plan and Estimated Available TIF from District:

- 1 Taxable market value (TMV) annual growth assumption equal to approximately 0.25%.
- 2 Original Tax Capacity Rate for purpose of the Plan is estimated based on Taxes Payable Year 2022. Certified tax rate will not be known until time of certification of the TIF District by the County.
- 3 Election for captured tax capacity is 100.00%. Assumes Property Class = 4a
- 4 Base Tax Capacity is calculated based on a TMV = \$2,365,500.
- 5 Present Value (PV) calculated based on semi-annual payments and rate of 4.0%, estimated dated date 6/1/2024.
- 6 Fiscal Disparities to be paid from outside of the TIF District. Housing is not subject to fiscal disparities.
- 7 Estimates for Taxable Market Value (TMV) are preliminary for planning purposes only, actual amount will vary.
- 8 Available TIF from District is after deducting State Auditor Fee (0.36% of tax increment from property).
- 9 Analysis is based on the property being classified as 4a. A different property classification, such as 4d will impact the estimated Captured Tax Capacity for TIF and the estimated Available TIF from District.

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

Exhibit III
Fridley HRA
Tax Increment Financing District No. 26
Impact on Other Taxing Jurisdictions
(Taxes Payable 2022)

Annual Tax Increment

Estimated Annual Captured Tax Capacity (Full Development)	\$418,332
Payable 2022 Local Tax Rate	123.783%
Estimated Annual Tax Increment	\$517,824

Percent of Tax Base

	Net Tax Capacity (NTC)	Captured Tax Capacity	Percent of Total NTC
Fridley, MN	44,207,182	418,332	0.95%
Anoka County	464,194,710	418,332	0.09%
ISD 14	19,839,680	418,332	2.11%

Dollar Impact of Affected Taxing Jurisdictions

	Net Tax Capacity (NTC)	% of Total	Tax Increment Share	Added Local Tax Rate
Fridley, MN	45.242%	36.549%	189,262	0.428%
Anoka County	29.605%	23.917%	123,847	0.027%
ISD 14	43.699%	35.303%	182,807	0.921%
Other	5.237%	4.231%	21,908	
Totals	123.783%	100.000%	517,824	

NOTE NO. 1: Assuming that ALL of the captured tax capacity would be available to all taxing jurisdictions even if the City does not create the Tax Increment District, the creation of the District will reduce tax capacities and increase the local tax rate as illustrated in the above tables.

NOTE NO. 2: Assuming that NONE of the captured tax capacity would be available to the taxing jurisdiction if the City did not create the Tax Increment District, then the plan has virtually no initial effect on the tax capacities of the taxing jurisdictions. However, once the District is established, allowable costs paid from the increments, and the District is terminated, all taxing jurisdictions will experience an increase in their tax base.

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

Exhibit IV

Fridley, MN

Tax Increment Financing (Redevelopment) District No. 26
Estimated Tax Increments Over Maximum Life of District

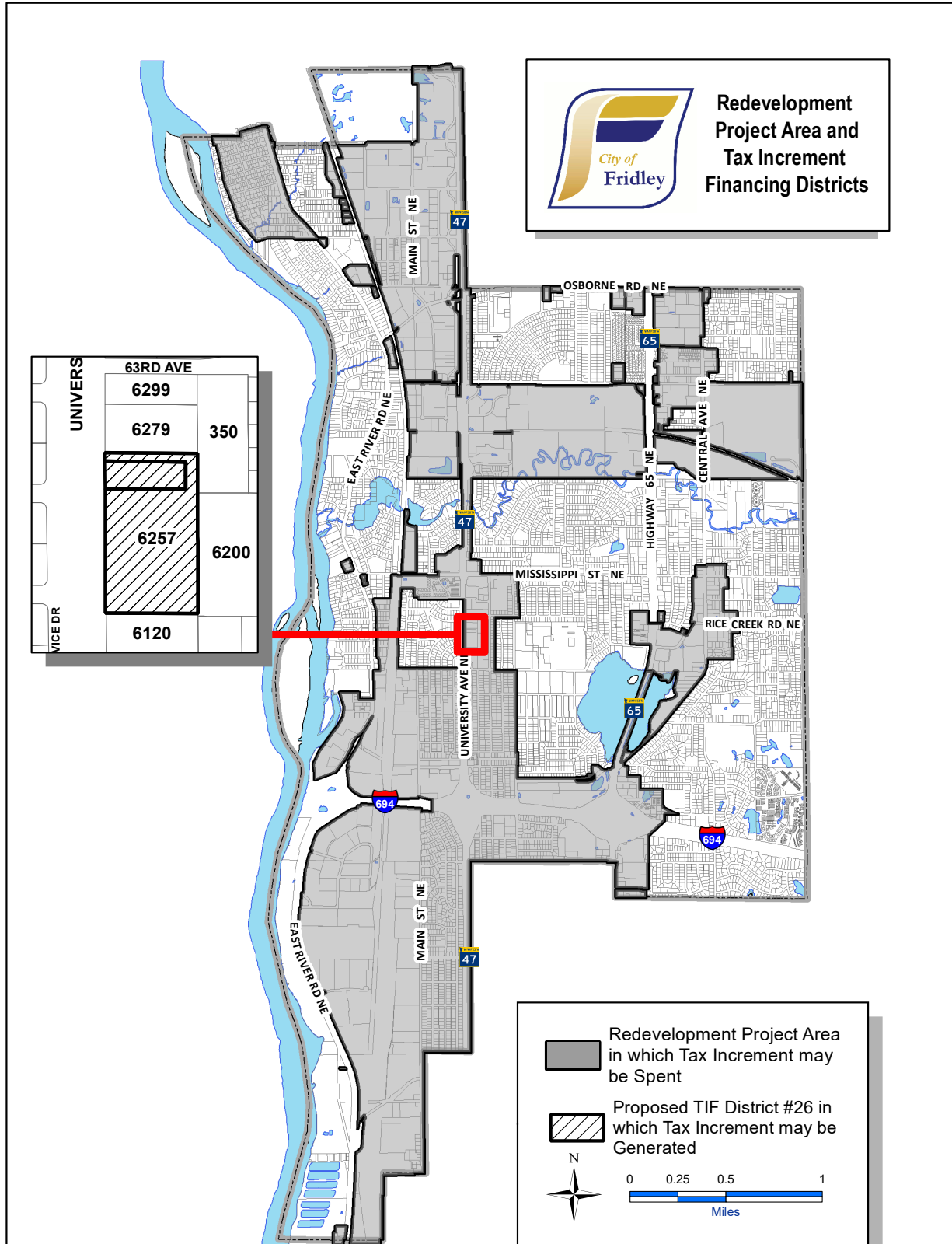
Based on Pay 2022 Tax Rate = 123.783% 45.242% 29.605% 43.699% 5.237%

TIF District	Taxes Payable Year	New Taxable Market Value	New Tax Capacity	Base Tax Capacity	Captured Tax Capacity	Estimated Total Tax Increments	City TIF Related Share	County TIF Related Share	School TIF Related Share	Other TIF Related Share
1	2025	23,670,036	295,875	29,569	266,307	329,642	120,482	78,840	116,373	13,947
2	2026	33,892,821	423,660	29,569	394,092	487,818	178,295	116,671	172,214	20,638
3	2027	33,971,486	424,644	29,569	395,075	489,035	178,740	116,962	172,644	20,689
4	2028	34,050,334	425,629	29,569	396,060	490,255	179,186	117,254	173,074	20,741
5	2029	34,129,364	426,617	29,569	397,048	491,478	179,633	117,546	173,506	20,793
6	2030	34,208,579	427,607	29,569	398,038	492,704	180,081	117,839	173,939	20,845
7	2031	34,287,977	428,600	29,569	399,031	493,932	180,530	118,133	174,373	20,896
8	2032	34,367,559	429,594	29,569	400,026	495,164	180,980	118,428	174,807	20,949
9	2033	34,447,326	430,592	29,569	401,023	496,398	181,431	118,723	175,243	21,001
10	2034	34,527,279	431,591	29,569	402,022	497,635	181,883	119,019	175,680	21,053
11	2035	34,607,416	432,593	29,569	403,024	498,875	182,336	119,315	176,117	21,107
12	2036	34,687,740	433,597	29,569	404,028	500,118	182,790	119,612	176,556	21,160
13	2037	34,768,250	434,603	29,569	405,034	501,364	183,246	119,910	176,996	21,212
14	2038	34,848,948	435,612	29,569	406,043	502,612	183,702	120,209	177,437	21,264
15	2039	34,929,832	436,623	29,569	407,054	503,864	184,159	120,508	177,879	21,318
16	2040	35,010,904	437,636	29,569	408,068	505,118	184,618	120,808	178,321	21,371
17	2041	35,092,164	438,652	29,569	409,083	506,376	185,077	121,109	178,765	21,425
18	2042	35,173,613	439,670	29,569	410,101	507,636	185,538	121,411	179,210	21,477
19	2043	35,255,251	440,691	29,569	411,122	508,899	186,000	121,713	179,656	21,530
20	2044	35,337,079	441,713	29,569	412,145	510,165	186,463	122,015	180,103	21,584
21	2045	35,419,096	442,739	29,569	413,170	511,434	186,926	122,319	180,551	21,638
22	2046	35,501,304	443,766	29,569	414,198	512,706	187,391	122,623	181,000	21,692
23	2047	35,583,702	444,796	29,569	415,228	513,981	187,857	122,928	181,450	21,746
24	2048	35,666,292	445,829	29,569	416,260	515,259	188,324	123,234	181,901	21,800
25	2049	35,749,074	446,863	29,569	417,295	516,540	188,792	123,540	182,354	21,854
26	2050	35,832,047	447,901	29,569	418,332	517,824	189,262	123,847	182,807	21,908
Total						12,896,832	4,713,722	3,084,516	4,552,956	545,638

Note: The Estimated Total Tax Increment shown above is before deducting the State Auditor's fee, which is payable at a rate of 0.36% of the Total Tax Increment collected. Exhibit II provides Estimated Total Tax Increment after deducting for the State Auditor's fee.

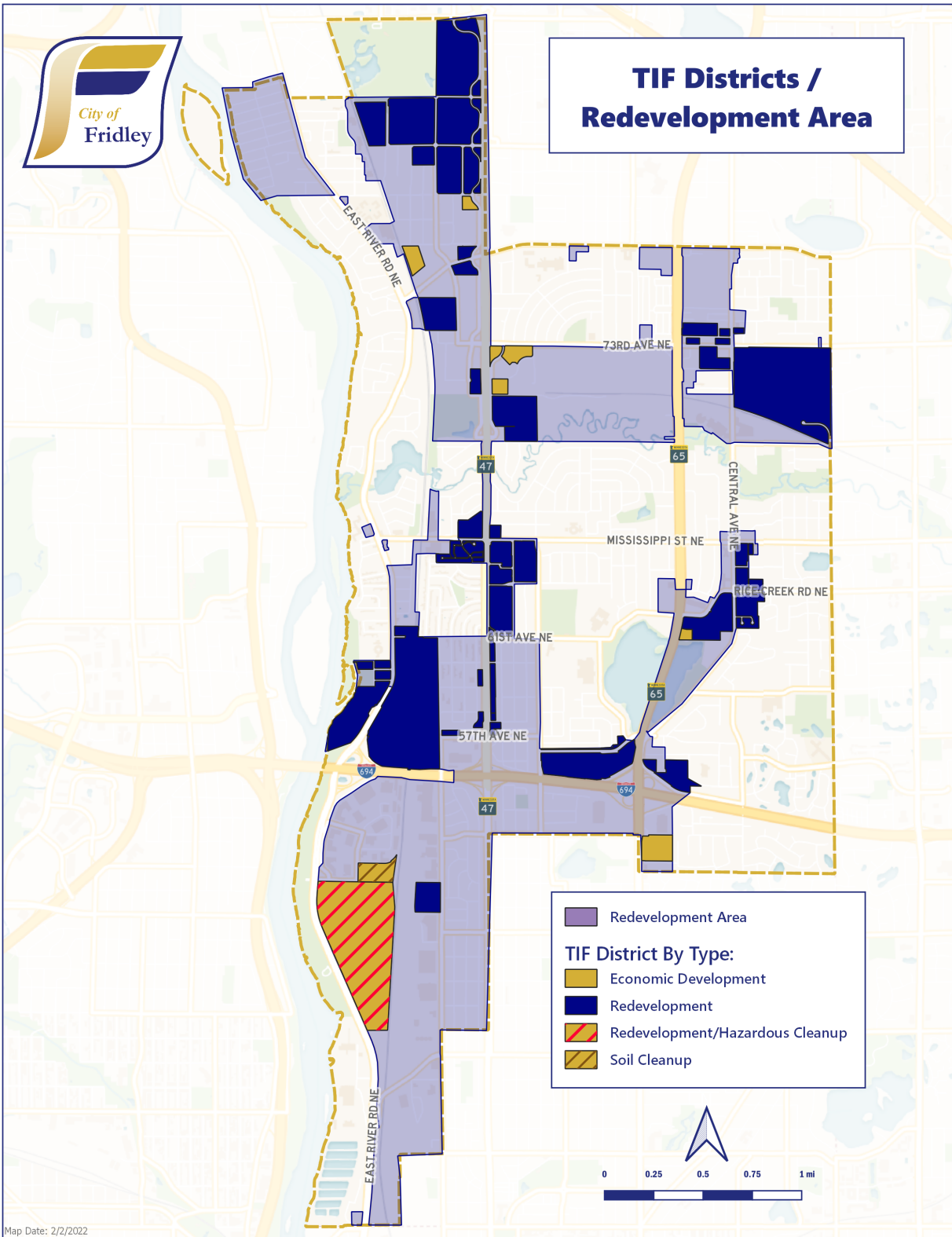
TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

EXHIBIT V
Boundaries of Redevelopment Project No. 1 and Boundaries of TIF District No. 26



TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

EXHIBIT V - continued
Boundaries of Redevelopment Project No. 1 and Existing TIF Districts within Boundaries



TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

EXHIBIT VI

Description of Parcels within Tax Increment Financing District No. 26

Parcel 1

Lot 4, [AUDITOR'S SUBDIVISION NUMBER 59](#), according to the recorded plat thereof, Anoka County, Minnesota excepting therefrom the following described parcel:

Commencing at the point of intersection of the East line of said Lot 4 and a line drawn from a point in the West line of said Lot 4 distant 119.99 feet South from the Northwest corner of said Lot 4 to a point in the East line of said Lot 4, distant 118.06 feet South from the Northeast corner of said Lot 4, said distance being measured along the East and West line of said Lot 4 hereinafter referred to as Line "A"; thence West along said Line "A" a distance of 38.68 feet to the actual Point of Beginning of the tract to be described; thence continuing West along said Line "A" a distance of 25.25 feet; thence North at a right angle to said Line "A" a distance of 0.33 feet; thence West, at a right angle, a distance of 1.58 feet; thence South at a right angle to said Line "A"; thence West along said Line "A" a distance of 23.74 feet; thence North at a right angle to said Line "A" a distance of 0.33 feet; thence West at a right angle a distance of 1.58 feet; thence South at a right angle to said Line "A"; thence West along said Line "A" to the West line of said Lot 4; thence North along the West line of said Lot 4, to a point distant 28.0 feet South from the North line of said Lot 4 measured at a right angle to the North line of said Lot 4; thence East along a line parallel with the North line of said Lot 4 to a point distant 38 feet West from the East line of said Lot 4 measured at a right angle to the East line of said Lot 4; thence South to the actual Point of Beginning.

(Abstract Property)

AND

Parcel 2

Lot 4, [AUDITOR'S SUBDIVISION NUMBER 59](#), according to the recorded plat thereof, Anoka County, Minnesota, described as follows:

Commencing at the point of intersection of the East line of said Lot 4 and a line drawn from a point in the West line of said Lot 4 distant 119.99 feet South from the Northwest corner of said Lot 4 to a point in the East line of said Lot 4, distant 118.06 feet South from the Northeast corner of said Lot 4, said distance being measured along the East and West line of said Lot 4 hereinafter referred to as Line "A"; thence West along said Line "A" a distance of 38.68 feet to the actual Point of Beginning of the tract to be described; thence continuing West along said Line "A" a distance of 25.25 feet; thence North at a right angle to said Line "A" a distance of 0.33 feet; thence West, at a right angle, a distance of 1.58 feet; thence South at a right angle to said Line "A"; thence West along said Line "A" a distance of 23.74 feet; thence North at a right angle to said Line "A" a distance of 0.33 feet; thence West at a right angle a distance of 1.58 feet; thence South at a right angle to said Line "A"; thence West along said Line "A" to the West line of said Lot 4; thence North along the West line of said Lot 4, to a point distant 28.0 feet South from the North line of said Lot 4 measured at a right angle to the North line of said Lot 4; thence East along a line parallel with the North line of said Lot 4 to a point distant 38 feet West from the East line of said Lot 4 measured at a right angle to the East line of said Lot 4; thence South to the actual Point of Beginning.

EXHIBIT VII
Report of Inspection Procedures and Results for Determining Qualifications of a Tax
Increment Financing District
Prepared by LHB, Inc.

REPORT OF INSPECTION PROCEDURES AND RESULTS
FOR
DETERMINING QUALIFICATIONS
OF A
TAX INCREMENT FINANCING DISTRICT

MOON PLAZA
REDEVELOPMENT TIF DISTRICT

Prepared for

CITY OF FRIDLEY, MINNESOTA
December 23, 2022

Report by LHB, Inc.



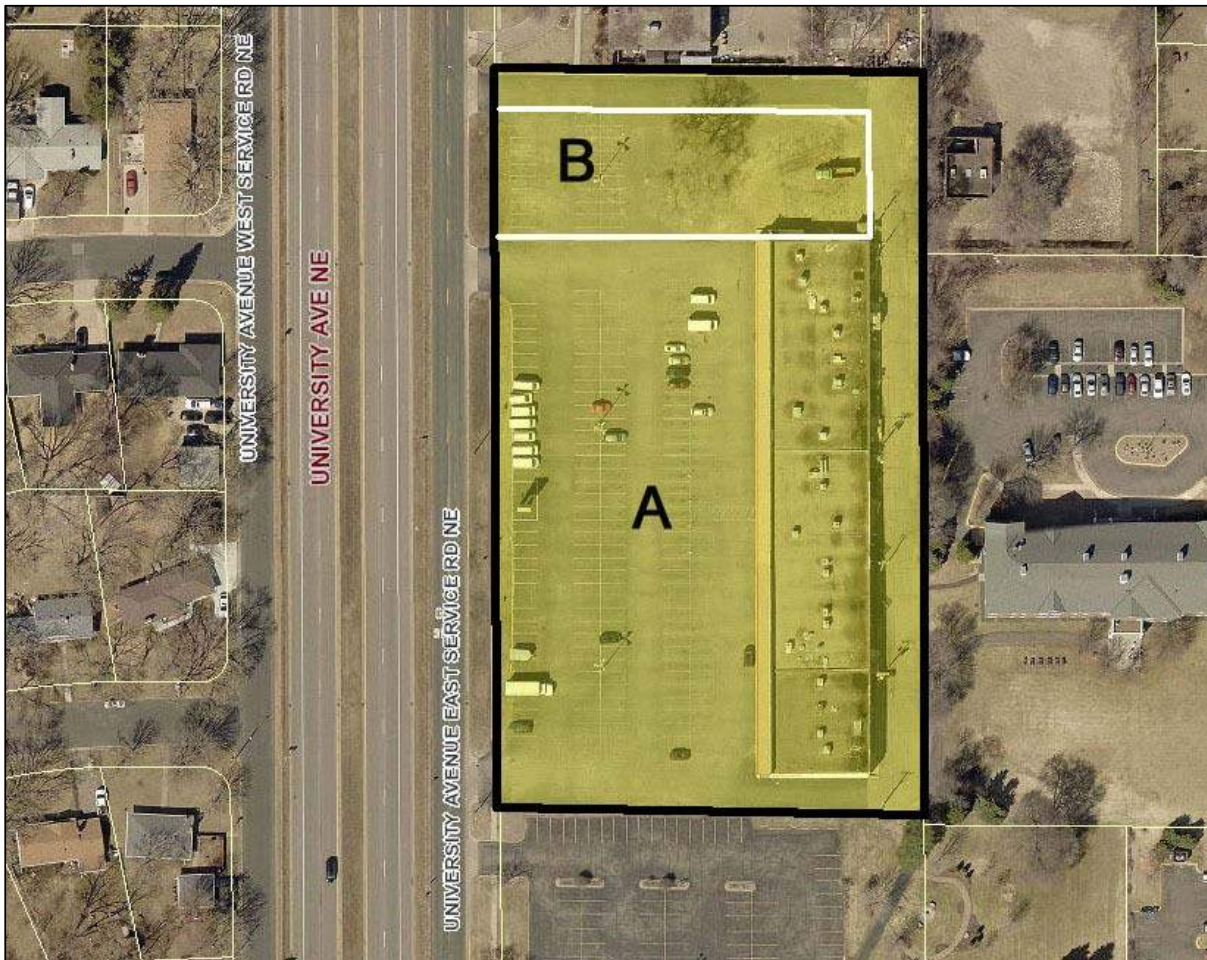
Table of Contents

Part 1: Executive Summary	2
Purpose of the Evaluation	2
Scope of Work	2
Conclusion	3
Part 2: Minnesota Statute 469.174, Subdivision 10 Requirements	3
Interior Inspection	3
Exterior Inspection and Other Means	3
Documentation	3
Qualification Requirements	3
1. Coverage Test	3
2. Condition of Buildings Test	4
3. Distribution of Substandard Buildings	5
Part 3: Procedures Followed	5
Part 4: Findings	5
1. Coverage Test	5
2. Condition of Building Test	6
3. Distribution of Substandard Structures	8
Part 5: Team Credentials	9
Appendices	9
APPENDIX A Property Condition Assessment Summary Sheet	
APPENDIX B Building Code, Condition Deficiency and Context Analysis Reports	
APPENDIX C Building Replacement Cost Reports	
Code Deficiency Cost Reports	
Photographs	

Part 1: Executive Summary

Purpose of the Evaluation

LHB was hired by the City of Fridley to inspect and evaluate the properties within a Tax Increment Financing Redevelopment District ("TIF District") proposed to be established by the City. The proposed TIF District is located at 6257 University Avenue NE in Fridley, MN (Diagram 1). The purpose of LHB's work is to determine whether the proposed TIF District meets the statutory requirements for coverage, and whether one (1) building on two (2) parcels, located within the proposed TIF District, meets the qualifications required for a Redevelopment District.



Report by LHB, Inc.

Diagram 1: Proposed TIF District

Scope of Work

The proposed TIF District consists of two (2) parcels with one (1) structure. The building was inspected on November 30, 2022. Building Code and Condition Deficiency reports are in Appendix B.

Conclusion

After inspecting and evaluating the properties within the proposed TIF District and applying current statutory criteria for a Redevelopment District under *Minnesota Statutes, Section 469.174, Subdivision 10*, it is our professional opinion that the proposed TIF District qualifies as a Redevelopment District because:

- The proposed TIF District has a coverage calculation of 100 percent which is above the 70 percent requirement.
- 100 percent of the buildings are structurally substandard which is above the 50 percent requirement.
- The substandard buildings are reasonably distributed.

The remainder of this report describes our process and findings in detail.

Part 2: Minnesota Statute 469.174, Subdivision 10 Requirements

The properties were inspected in accordance with the following requirements under *Minnesota Statutes, Section 469.174, Subdivision 10(c)*, which states:

Interior Inspection

"The municipality may not make such determination [that the building is structurally substandard] without an interior inspection of the property..."

Exterior Inspection and Other Means

"An interior inspection of the property is not required, if the municipality finds that

- (1) the municipality or authority is unable to gain access to the property after using its best efforts to obtain permission from the party that owns or controls the property; and
- (2) the evidence otherwise supports a reasonable conclusion that the building is structurally substandard."

Documentation

"Written documentation of the findings and reasons why an interior inspection was not conducted must be made and retained under section 469.175, subdivision 3(1)."

Qualification Requirements

Minnesota Statutes, Section 469.174, Subdivision 10 (a) (1) requires three tests for occupied parcels:

1. COVERAGE TEST

- a. *Minnesota Statutes, Section 469.174, Subdivision 10(a)(1)* states:

"parcels consisting of 70 percent of the area of the district are occupied by buildings, streets, utilities, or paved or gravel parking lots..."The coverage required by the parcel to be considered occupied is defined under *Minnesota Statutes, Section 469.174, Subdivision 10(e)*, which states:

"For purposes of this subdivision, a parcel is not occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures unless 15 percent of the area of the parcel contains buildings, streets, utilities, paved or gravel parking lots, or other similar structures."

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

2. CONDITION OF BUILDINGS TEST

- a. Minnesota Statutes, Section 469.174, Subdivision 10(a) states:

“...and more than 50 percent of the buildings, not including outbuildings, are structurally substandard to a degree requiring substantial renovation or clearance;”

- b. Structurally substandard is defined under Minnesota Statutes, Section 469.174, Subdivision 10(b), which states:

“For purposes of this subdivision, ‘structurally substandard’ shall mean containing defects in structural elements or a combination of deficiencies in essential utilities and facilities, light and ventilation, fire protection including adequate egress, layout and condition of interior partitions, or similar factors, which defects or deficiencies are of sufficient total significance to justify substantial renovation or clearance.”

- i. We do not count energy code deficiencies toward the thresholds required by *Minnesota Statutes, Section 469.174, Subdivision 10(b)* defined as “structurally substandard”, due to concerns expressed by the State of Minnesota Court of Appeals in the *Walser Auto Sales, Inc. vs. City of Richfield* case filed November 13, 2001.
- c. Buildings are not eligible to be considered structurally substandard unless they meet certain additional criteria, as set forth in Subdivision 10(c) which states:

“A building is not structurally substandard if it follows the building code applicable to new buildings or could be modified to satisfy the building code at a cost of less than 15 percent of the cost of constructing a new structure of the same square footage and type on the site. The municipality may find that a building is not disqualified as structurally substandard under the preceding sentence based on reasonably available evidence, such as the size, type, and age of the building, the average cost of plumbing, electrical, or structural repairs, or other similar reliable evidence.”

“Items of evidence that support such a conclusion [that the building is not disqualified] include recent fire or police inspections, on-site property tax appraisals or housing inspections, exterior evidence of deterioration, or other similar reliable evidence.”

- i. LHB counts energy code deficiencies toward the 15 percent code threshold required by Minnesota Statutes, Section 469.174, Subdivision 10(c) for the following reasons:
- 1) The Minnesota energy code is one of ten building code areas highlighted by the Minnesota Department of Labor and Industry website where minimum construction standards are required by law.
 - 2) Chapter 13 of the 2015 *Minnesota Building Code* states, “Buildings shall be designed and constructed in accordance with the *International Energy Conservation Code*.” Furthermore, Minnesota Rules, Chapter 1305.0021 Subpart 9 states, “References to the *International Energy Conservation Code* in this code mean the *Minnesota Energy Code*...”
 - 3) Chapter 11 of the 2015 Minnesota Residential Code incorporates Minnesota Rules, Chapters, 1322 and 1323 *Minnesota Energy Code*.
 - 4) The Senior Building Code Representative for the Construction Codes and Licensing Division of the Minnesota Department of Labor and Industry confirmed that the Minnesota Energy Code is being enforced throughout the State of Minnesota.
 - 5) In a January 2002 report to the Minnesota Legislature, the Management Analysis Division of the Minnesota Department of Administration confirmed that the construction cost of new buildings complying with the Minnesota Energy Code is higher than buildings built prior to the enactment of the code.
 - 6) Proper TIF analysis requires a comparison between the replacement value of a new building built under current code standards with the repairs that would be necessary to bring the existing building up to current code standards. For an equal comparison to be made, all applicable code chapters should be applied to both scenarios. Since current construction estimating software automatically applies the construction cost of complying with the Minnesota Energy Code, energy code deficiencies should also be identified in the existing structures.

Report by LHB, Inc.

3. DISTRIBUTION OF SUBSTANDARD BUILDINGS

- a. Minnesota Statutes, Section 469.174, Subdivision 10, defines a Redevelopment District and requires one or more of the following conditions “reasonably distributed throughout the district.”:

“(1) Parcels consisting of 70 percent of the area of the district are occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures and more than 50 percent of the buildings, not including outbuildings, are structurally substandard to a degree requiring substantial renovation or clearance;

(2) the property consists of vacant, unused, underused, inappropriately used, or infrequently used rail yards, rail storage facilities, or excessive or vacated railroad rights-of-way;

(3) tank facilities, or property whose immediately previous use was for tank facilities...”

- b. Our interpretation of the distribution requirement is that the substandard buildings must be reasonably distributed throughout the district as compared to the location of all buildings in the district. For example, if all the buildings in a district are located on one half of the area of the district, with the other half occupied by parking lots (meeting the required 70 percent coverage for the district), we would evaluate the distribution of the substandard buildings compared with only the half of the district where the buildings are located. If all the buildings in a district are located evenly throughout the entire area of the district, the substandard buildings must be reasonably distributed throughout the entire area of the district. We believe this is consistent with the opinion expressed by the State of Minnesota Court of Appeals in the *Walser Auto Sales, Inc. vs. City of Richfield* case filed November 13, 2001.

Part 3: Procedures Followed

LHB inspected one building on the interior and exterior during the day of November 30, 2022.

Part 4: Findings**1. Coverage Test**

- The total square foot area of the parcels in the proposed TIF District were obtained from City records, GIS mapping and site verification.
- The total square foot area of buildings and site improvements on the parcels in the proposed TIF District were obtained from City records, GIS mapping and site verification.
- The percentage of coverage for each parcel in the proposed TIF District was computed to determine if the 15 percent minimum requirement was met. The total square footage of parcels meeting the 15 percent requirement was divided into the total square footage of the entire district to determine if the 70 percent requirement was met.

FINDING

The proposed TIF District met the coverage test under *Minnesota Statutes, Section 469.174, Subdivision 10(e)*, which resulted in parcels consisting of 100 percent of the area of the proposed TIF District being occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures (Diagram 2). This exceeds the 70 percent area coverage requirement for the proposed TIF District under Minnesota Statutes, Section 469.174, Subdivision (a) (1).

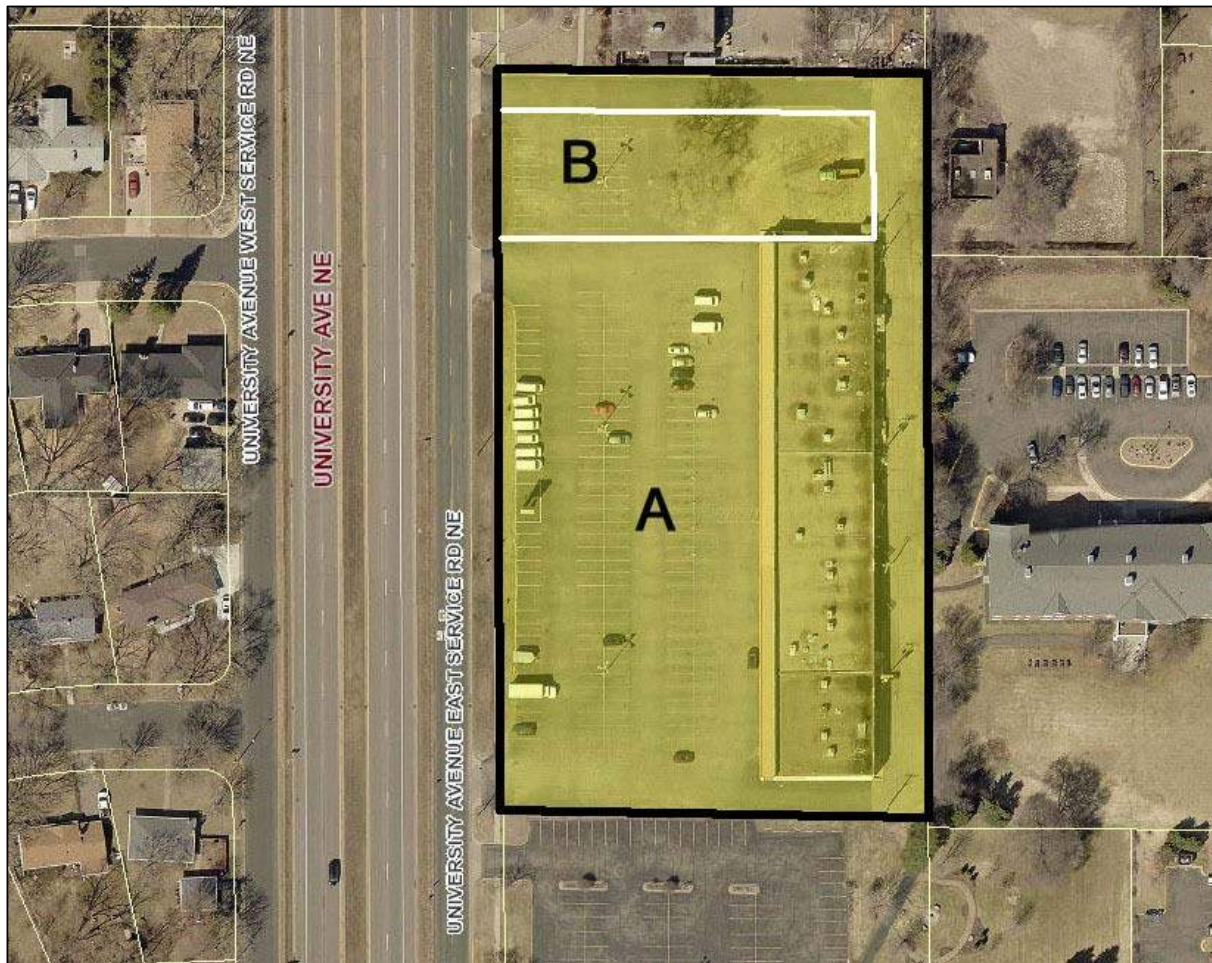


Diagram 2 – Coverage Diagram

Shaded area depicts a parcel more than 15 percent occupied by buildings, streets, utilities, paved or gravel parking lots or other similar structures

2. Condition of Building Test

a. BUILDING INSPECTION

- i. The first step in the evaluation process is the building inspection. After an initial walk-thru, the inspector makes a judgment whether a building “appears” to have enough defects or deficiencies of sufficient total significance to justify substantial renovation or clearance. If it does, the inspector documents with notes and photographs code and non-code deficiencies in the building.

b. REPLACEMENT COST

- i. The second step in evaluating a building to determine if it is substandard to a degree requiring substantial renovation or clearance is to determine its replacement cost. This is the cost of constructing a new structure of the same square footage and type on site. Replacement costs were researched using R.S. Means Cost Works square foot models for 2022.

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

- ii. A replacement cost was calculated by first establishing building use (office, retail, residential, etc.), building construction type (wood, concrete, masonry, etc.), and building size to obtain the appropriate median replacement cost, which factors in the costs of construction in Fridley, Minnesota.
- iii. Replacement cost includes labor, materials, and the contractor's overhead and profit. Replacement costs do not include architectural fees, legal fees or other "soft" costs not directly related to construction activities. Replacement cost for each building is tabulated in Appendix A.

c. CODE DEFICIENCIES

- i. The next step in evaluating a building is to determine what code deficiencies exist with respect to such building. Code deficiencies are those conditions for a building which are not in compliance with current building codes applicable to new buildings in the State of Minnesota.
- ii. Minnesota Statutes, Section 469.174, Subdivision 10(c), specifically provides that a building cannot be considered structurally substandard if its code deficiencies are not at least 15 percent of the replacement cost of the building. As a result, it was necessary to determine the extent of code deficiencies for each building in the proposed TIF District.
- iii. The evaluation was made by reviewing all available information with respect to such buildings contained in City Building Inspection records and making interior and exterior inspections of the buildings. LHB utilizes the current Minnesota State Building Code as the official code for our evaluations. The Minnesota State Building Code is a series of provisional codes written specifically for Minnesota only requirements, adoption of several international codes, and amendments to the adopted international codes.
- iv. After identifying the code deficiencies in each building, we used R.S. Means Cost Works 2022; Unit and Assembly Costs to determine the cost of correcting the identified deficiencies. We were then able to compare the correction costs with the replacement cost of each building to determine if the costs for correcting code deficiencies meet the required 15 percent threshold.

FINDING

One (1) out of one (1) buildings (100 percent) in the proposed TIF District contained code deficiencies exceeding the 15 percent threshold required by Minnesota Statutes, Section 469.174, Subdivision 10(c). Building Code, Condition Deficiency and Context Analysis reports for the buildings in the proposed TIF District can be found in Appendix B of this report.

d. SYSTEM CONDITION DEFICIENCIES

- i. If a building meets the minimum code deficiency threshold under Minnesota Statutes, Section 469.174, Subdivision 10(c), then for such building to be "structurally substandard" under Minnesota Statutes, Section 469.174, Subdivision 10(b), the building's defects, or deficiencies should be of sufficient total significance to justify "substantial renovation or clearance." Based on this definition, LHB re-evaluated each of the buildings that met the code deficiency threshold under Minnesota Statutes, Section 469.174, Subdivision 10(c), to determine if the total deficiencies warranted "substantial renovation or clearance" based on the criteria we outlined above.
- ii. System condition deficiencies are a measurement of defects or substantial deterioration in site elements, structure, exterior envelope, mechanical and electrical components, fire protection and emergency systems, interior partitions, ceilings, floors, and doors.
- iii. The evaluation of system condition deficiencies was made by reviewing all available information contained in City records and making interior and exterior inspections of the buildings. LHB only identified system condition deficiencies that were visible upon our inspection of the building or contained in City records. We did not consider the amount of "service life" used up for a particular component unless it was an obvious part of that component's deficiencies.
- iv. After identifying the system condition deficiencies in each building, we used our professional judgment to determine if the list of defects or deficiencies is of sufficient total significance to justify "substantial renovation or clearance."

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TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

FINDING

In our professional opinion, one (1) out of one (1) buildings (100 percent) in the proposed TIF District are structurally substandard to a degree requiring substantial renovation or clearance, because of defects in structural elements or a combination of deficiencies in essential utilities and facilities, light and ventilation, fire protection including adequate egress, layout and condition of interior partitions, or similar factors which defects or deficiencies are of sufficient total significance to justify substantial renovation or clearance. This exceeds the 50 percent requirement of Subdivision 10a(1).

3. Distribution of Substandard Structures

- e. Much of this report has focused on the condition of individual buildings as they relate to requirements identified by Minnesota Statutes, Section 469.174, Subdivision 10. It is also important to look at the distribution of substandard buildings throughout the geographic area of the proposed TIF District (Diagram 3).

FINDING

The parcels with substandard buildings are reasonably distributed compared to all parcels that contain buildings.



Report by LHB, Inc.

Diagram 3 – Substandard Buildings

Shaded yellow area depicts parcels with buildings.
Shaded orange area depicts substandard buildings.

Part 5: Team Credentials

Michael A. Fischer, AIA, LEED AP - Project Principal/TIF Analyst

Michael has 34 years of experience as project principal, project manager, project designer and project architect on planning, urban design, educational, commercial, and governmental projects. He has become an expert on Tax Increment Finance District analysis assisting over 100 cities with strategic planning for TIF Districts. He is an Architectural Principal at LHB and currently leads the Minneapolis office.

Michael completed a two-year Bush Fellowship, studying at MIT and Harvard in 1999, earning master's degrees in City Planning and Real Estate Development from MIT. He has served on more than 50 committees, boards, and community task forces, including a term as a City Council President, Chair of a Metropolitan Planning Organization, and Chair of the Edina Planning Commission. Most recently, he served as a member of the Edina city council and Secretary of the Edina HRA. Michael has also managed and designed several award-winning architectural projects and was one of four architects in the Country to receive the AIA Young Architects Citation in 1997.

Phil Fisher – Inspector

For 35 years, Phil Fisher worked in the field of Building Operations in Minnesota including White Bear Lake Area Schools. At the University of Minnesota, he earned his Bachelor of Science in Industrial Technology. He is a Certified Playground Safety Inspector, Certified Plant Engineer, and is trained in Minnesota Enterprise Real Properties (MERP) Facility Condition Assessment (FCA). His FCA training was recently applied to the Minnesota Department of Natural Resources Facilities Condition Assessment project involving over 2,000 buildings.

Appendices

- APPENDIX A** Property Condition Assessment Summary Sheet
- APPENDIX B** Building Code, Condition Deficiency and Context Analysis Report
- APPENDIX C** Building Replacement Cost Report
 - Code Deficiency Cost Report
 - Photographs

APPENDIX A

Property Condition Assessment Summary Sheet

Report by LHB, Inc.

Moon Plaza Redevelopment TIF District

Property Condition Assessment Summary Sheet														Fridley, Minnesota	
TIF Map No.	PID #	Property Address	Improved or Vacant	Survey Method Used	Site Area (S.F.)	Coverage Area of Improvements (S.F.)	Coverage Percent of Improvements	Coverage Quantity (S.F.)	No. of Buildings	Building Replacement Cost	15% of Replacement Cost	Building Code Deficiencies	No. of Buildings Exceeding 15% Criteria	No. of buildings determined substantial	
A	14-30-24-34-0004	6257 University Avenue NE	Improved	Interior/Exterior	135,036	130,985	97.0%	135,036	1	\$5,427,246	\$814,087	\$1,927,420	1	1	
B	14-30-24-34-0005	N/A	Vacant	Exterior	23,958	23,958	100.0%	23,958	0						
TOTALS					158,994		Total Coverage Percent:	100.0%	1				1	1	
Percent of buildings exceeding 15 percent code deficiency threshold: 100.0%														100.0%	
Percent of buildings determined substantial: 100.0%															

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APPENDIX B

Building Code, Condition Deficiency and Context Analysis Report

Report by LHB, Inc.

Moon Plaza Redevelopment TIF District

Building Code, Condition Deficiency and Context Analysis Report

Parcel A

Address:

Parcel ID:

Inspection Date(s) & Time(s):

Inspection Type:

Summary of Deficiencies:

Moon Plaza

6257 University Avenue Northeast, Fridley, Minnesota 55432

14-30-24-34-0004

November 30, 2022, 9:45 am

Interior and Exterior

It is our professional opinion that this building is Substandard because:

- Substantial renovation is required to correct Conditions found.
- Building Code deficiencies total more than 15% of replacement cost, NOT including energy code deficiencies.

Estimated Replacement Cost:

\$5,427,246

Estimated Cost to Correct Building Code Deficiencies:

\$1,927,420

Percentage of Replacement Cost for Building Code Deficiencies:

35.5%

DEFECTS IN STRUCTURAL ELEMENTS

1. Steel lintels should be protected from rusting per code.

COMBINATION OF DEFICIENCIES

1. Essential Utilities and Facilities
 - a. Restrooms are not fully code compliant for accessibility.
 - b. There is no code required access to all levels of the building.
2. Light and Ventilation
 - a. Electrical wiring does not comply with code.
 - b. Electrical circuit panels should be properly protected per code.
 - c. Lighting does not comply with code.
 - d. The HVAC system does not comply with code.
3. Fire Protection/Adequate Egress
 - a. Thresholds do not comply with code for maximum height.
 - b. Interior and exterior stairs do not comply with code.
 - c. Smoke detectors do not comply with code.
 - d. Emergency lighting does not comply with code.
 - e. There is no code required emergency notification system in the building.
 - f. Exit signage does not comply with code.
 - g. Building sprinkler system is not fully code compliant.

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

- h. Flooring material is damaged creating an impediment to emergency egress which is contrary to code.
 - i. Door hardware does not comply with code.
 - j. Concrete sidewalks are damaged creating an impediment to emergency egress which is contrary to code.
 - k. Code required fire caulking should be placed in all through wall, floor, and ceiling penetrations.
 - l. Glass doors should have code required 10-inch kick plates installed.
4. Layout and Condition of Interior Partitions/Materials
- a. Carpeting is worn/stained and should be cleaned/replaced.
 - b. Ceiling tile is stained and should be replaced.
 - c. Walls should be repaired/repainted.
 - d. Mold is present in the lower level of the building.
5. Exterior Construction
- a. Roofing material is failing allowing for water intrusion which is contrary to code.
 - b. Hollow metal doors and frames are rusting and should be repaired/repainted.
 - c. Wood fascia should be repainted.
 - d. Windows are failing allowing for water intrusion which is contrary to code.
 - e. Exterior concrete block is damaged/missing allowing for water intrusion which is contrary to code.
 - f. Expansion joint caulking is failing allowing for water intrusion which is contrary to code.

DESCRIPTION OF CODE DEFICIENCIES

1. Steel lintels should be protected from rusting per code.
2. Restrooms should be modified to comply with accessibility code.
3. A code required accessible route should be created to all levels of the building.
4. Code compliant electrical wiring should be installed.
5. A code compliant electrical lighting system should be installed.
6. Electrical circuit panels should be properly protected per code.
7. Install a code compliant HVAC system.
8. Thresholds do not comply with code for maximum height.
9. Smoke detectors do not comply with code.
10. Emergency lighting does not comply with code.
11. Install a code required emergency notification system.
12. Exit signage does not comply with code.
13. The building sprinkler system is not code compliant.
14. Flooring material is damaged creating an impediment to emergency egress which is contrary to code.
15. Concrete sidewalks are damaged creating an impediment to emergency egress which is contrary to code.
16. Door hardware does not comply with code.
17. Code required fire caulking should be installed.
18. Install code required 10-inch kick plates on glass doors.
19. Replace failed roofing material to prevent water intrusion per code.
20. Repair/replace damaged exterior concrete block walls to prevent water intrusion per code.

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

21. Replace failed windows to prevent water intrusion per code.
22. Replace failed expansion joint caulking to prevent water intrusion per code.

OVERVIEW OF DEFICIENCIES

This strip mall shopping center has been operating for many years. Steel lintels should be protected from rusting per code. Glass doors should have code required 10-inch kick plates installed. Sidewalks are cracked/damaged creating an impediment to emergency egress which is contrary to code. Restrooms should be modified to comply with code. A code required accessible route to all levels should be created. Interior walls should be repaired/repainted. All life safety systems should be made code compliant. Flooring material is damaged creating an impediment to emergency egress. The electrical wiring and lighting systems do not comply with code. A code compliant HVAC system should be installed. Code required fire caulking should be installed. Failed roofing material should be replaced to prevent water intrusion per code. Failed exterior wall systems should be repaired/replaced to prevent water intrusion per code.

ENERGY CODE DEFICIENCIES

In addition to the building code deficiencies listed above, the existing building does not comply with the current energy code. These deficiencies are not included in the estimated costs to correct code deficiencies and are not considered in determining whether the building is substandard.

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Report by LHB, Inc.

APPENDIX C

Building Replacement Cost Report

Code Deficiency Cost Report

Photographs

Report by LHB, Inc.

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

Moon Plaza Redevelopment TIF District

Replacement Cost Report

RSMeans data from BORDIAN	Square Foot Cost Estimate Report	Date:	12/10/2022
Estimate Name:	6257 University Ave NE		
Building Type:	Store, Retail with Brick Veneer / Reinforced Concrete		
Location:	FRIDLEY, MN		
Story Count:	1		
Story Height (L.F.):	14.00		
Floor Area (S.F.):	26000		
Labor Type:	OPN		
Basement Included:	Yes		
Data Release:	Year 2022 Quarter 4		
Cost Per Square Foot:	\$208.74		
Building Cost:	\$5,427,246.27		



Costs are derived from a building model with basic components.
Scope differences and market conditions can cause costs to vary significantly.

		Quantity	% of Total	Cost Per S.F.	Cost
A	Substructure		15.83%	\$28.73	\$746,939.91
A1010	Standard Foundations			\$6.72	\$174,638.51
A10101102700	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide	900		\$1.77	\$46,148.40
A10102107410	Spread footings, 3000 PSI concrete, load 100K, soil bearing capacity 6 KSF, 4' - 6" square x 15" deep	246.46		\$4.94	\$128,490.11
A1030	Slab on Grade			\$6.79	\$176,661.94
A10301202240	Slab on grade, 4" thick, non industrial, reinforced	26000		\$6.79	\$176,661.94
A2010	Basement Excavation			\$4.72	\$122,625.36
A20101104620	Excavate and fill, 10,000 SF, 8' deep, sand, gravel, or common earth, on site storage	26000		\$4.72	\$122,625.36
A2020	Basement Walls			\$10.50	\$273,014.10
A20201107260	Foundation wall, CIP, 12' wall height, pumped, .444 CY/LF, 21.59 PLF, 12" thick	900		\$10.50	\$273,014.10
B	Shell		45.71%	\$82.97	\$2,157,340.28
B1010	Floor Construction			\$28.53	\$741,729.37
B10102030860	Cast-in-place concrete column, 12" square, tied, 200K load, 12' story height, 142 lbs/LF, 4000PSI	2957.48		\$9.86	\$256,239.37
B10102049913	Cast-in-place concrete column, 12", square, tied, minimum reinforcing, 150K load, 10'-14' story height, 135 lbs/LF, 4000PSI	873		\$2.42	\$62,834.00
B10102221720	Flat slab, concrete, with drop panels, 6" slab/2.5" panel, 12" column, 15'x15' bay, 75 PSF superimposed load, 153 PSF total load	26000		\$16.26	\$422,656.00
B1020	Roof Construction			\$18.39	\$478,140.00
B10207257000	Roof, concrete, beam and slab, 25'x25' bay, 40 PSF superimposed load, 20" deep beam, 9" slab, 152 PSF total load	26000		\$18.39	\$478,140.00
B2010	Exterior Walls			\$19.10	\$496,703.56
B20101321201	Brick wall, composite double wythe, standard face/CMU back-up, 8" thick, perlite core fill, 3" XPS	10710		\$19.10	\$496,703.56
B2020	Exterior Windows			\$3.39	\$88,254.65
B20202101100	Aluminum flush tube frame, for 1/4" glass, 1-3/4"x4", 5'x6' opening, no intermediate horizontals	126		\$0.16	\$4,104.09
B20202201000	Glazing panel, insulating, 1/2" thick, 2 lites 1/8" float glass, clear	1764		\$3.24	\$84,150.56
B2030	Exterior Doors			\$2.06	\$53,664.07
B20301106700	Door, aluminum & glass, without transom, bronze finish, hardware, 3'-0" x 7'-0" opening	9.75		\$1.58	\$41,158.26
B20302203450	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening	3.25		\$0.48	\$12,505.81
B3010	Roof Coverings			\$11.43	\$297,083.41
B30101051600	Roofing, asphalt flood coat, gravel, base sheet, 4 plies 15# asphalt felt, mopped	26000		\$4.29	\$111,540.00
B30103202700	Insulation, rigid, roof deck, extruded polystyrene, 40 PSI compressive strength, 4" thick, R20	26000		\$5.41	\$140,652.72
B30104201400	Roof edges, aluminum, duranodic, .050" thick, 6" face	900		\$1.33	\$34,690.95

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

B30106305100	Gravel stop, aluminum, extruded, 4", mill finish, .050" thick	900	\$0.39	\$10,199.74
B3020	Roof Openings		\$0.07	\$1,765.22
B30202100300	Roof hatch, with curb, 1" fiberglass insulation, 2'-6" x 3'-0", galvanized steel, 165 lbs	1	\$0.07	\$1,765.22
C	Interiors		11.78%	\$21.38
C1010	Partitions		\$1.56	\$40,636.59
C10101265400	Metal partition, 5/8" fire rated gypsum board face, no base, 3'-5/8" @ 24" OC framing, same opposite face, no insulation	4333.33	\$0.83	\$21,519.77
C10101280700	Gypsum board, 1 face only, exterior sheathing, fire resistant, 5/8"	10710	\$0.43	\$11,293.16
C10101280960	Add for the following: taping and finishing	10710	\$0.30	\$7,823.66
C1020	Interior Doors		\$1.33	\$34,486.51
C10201022600	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	22.75	\$1.33	\$34,486.51
C1030	Fittings		\$0.34	\$8,722.64
C10301100460	Toilet partitions, cubicles, ceiling hung, stainless steel	3.25	\$0.34	\$8,722.64
C2010	Stair Construction		\$6.12	\$159,186.50
C20101100560	Stairs, CIP concrete, w/landing, 12 risers, with nosing	10	\$2.48	\$64,413.80
C20101101120	Stairs, wood, prefab box type, oak treads, wood rails 3'-6" wide, 14 risers	3	\$3.65	\$94,772.70
C3010	Wall Finishes		\$0.88	\$22,817.29
C30102300140	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	7800	\$0.27	\$6,939.66
C30102300140	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	10710	\$0.37	\$9,528.69
C30102301940	Ceramic tile, thin set, 4-1/4" x 4-1/4"	866.67	\$0.24	\$6,348.94
C3020	Floor Finishes		\$2.50	\$64,980.50
C30204101600	Vinyl, composition tile, maximum	26000	\$2.50	\$64,980.50
C3030	Ceiling Finishes		\$8.65	\$224,936.40
C30302107400	Acoustic ceilings, 3/4" mineral fiber, 12" x 12" tile, concealed 2" bar & channel grid, suspended support	26000	\$8.65	\$224,936.40
D	Services		26.68%	\$48.43
D1010	Elevators and Lifts		\$6.50	\$168,892.20
D10101102200	Hydraulic, passenger elevator, 3000 lb, 2 floors, 100 FPM	2	\$6.50	\$168,892.20
D2010	Plumbing Fixtures		\$4.25	\$110,386.61
D20101102160	Water closet, vitreous china, bowl only with flush valve, floor mount, 18" high bowl, ADA compliant	24	\$1.77	\$46,063.68
D20102102000	Urinal, vitreous china, wall hung	1	\$0.06	\$1,585.71
D20103101560	Lavatory w/trim, vanity top, PE on CI, 20" x 18"	24	\$1.85	\$48,213.12
D20108201880	Water cooler, electric, wall hung, dual height, 14.3 GPH	3.25	\$0.56	\$14,524.10
D2020	Domestic Water Distribution		\$1.30	\$33,783.75
D20202502220	Gas fired water heater, commercial, 100 < F rise, 500 MBH input, 480 GPH	1	\$1.30	\$33,783.75
D2040	Rain Water Drainage		\$1.92	\$50,036.48
D20402104200	Roof drain, CI, soil, single hub, 4" diam, 10' high	16.25	\$1.77	\$46,099.30
D20402104240	Roof drain, CI, soil, single hub, 4" diam, for each additional foot add	65	\$0.15	\$3,937.18
D3050	Terminal & Package Units		\$10.28	\$267,167.42
D30501502560	Rooftop, single zone, air conditioner, department stores, 10,000 SF, 29.17 ton	26000	\$10.28	\$267,167.42
D4010	Sprinklers		\$5.32	\$138,269.30
D40104101080	Wet pipe sprinkler systems, steel, ordinary hazard, 1 floor, 10,000 SF	26000	\$5.32	\$138,269.30
D4020	Standpipes		\$1.59	\$41,320.99
D40203101540	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor	3.25	\$1.59	\$41,320.99
D5010	Electrical Service/Distribution		\$1.09	\$28,291.23
D50101200320	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 400 A	1	\$0.28	\$7,278.85
D50102300320	Feeder installation 600 V, including RGS conduit and XHHW wire, 400 A	50	\$0.22	\$5,698.45
D50102400200	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 400 A	1	\$0.59	\$15,313.93

Report by LHB, Inc.

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

D5020	Lighting and Branch Wiring			\$14.51	\$377,389.81
D50201100440	Receptacles incl plate, box, conduit, wire, 8 per 1000 SF, .9 watts per SF	26000		\$3.41	\$88,657.66
D50201350360	Miscellaneous power, 1.5 watts	26000		\$0.49	\$12,637.04
D50201400280	Central air conditioning power, 4 watts	33800		\$1.05	\$27,178.58
D50202100520	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @32watt per 1000 SF	32500		\$9.57	\$248,916.53
D5030	Communications and Security			\$1.68	\$43,760.17
D50309100452	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	1.17		\$1.16	\$30,239.44
D50309100460	Fire alarm command center, addressable without voice, excl. wire & conduit	3.25		\$0.52	\$13,520.73
E	Equipment & Furnishings		0.00%	\$0.00	\$0.00
E1090	Other Equipment			\$0.00	\$0.00
F	Special Construction		0.00%	\$0.00	\$0.00
G	Building Sitework		0.00%	\$0.00	\$0.00
SubTotal			100%	\$181.51	\$4,719,344.58
Contractor Fees (General Conditions,Overhead,Profit)			15.0%	\$27.23	\$707,901.69
Architectural Fees			0.0%	\$0.00	\$0.00
User Fees			0.0%	\$0.00	\$0.00
Total Building Cost				\$208.74	\$5,427,246.27

Report by LHB, Inc.

Moon Plaza Redevelopment TIF District

Code Deficiency Cost Report

Parcel A - 6257 University Avenue Northeast, Fridley, Minnesota 55432

Parcel ID 14-30-24-34-0004

Building Name or Type

Moon Plaza

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Accessibility Items					
	Restrooms				
	Modify restrooms to comply with code	\$ 4.02	SF	26,000	\$ 104,520.00
	Accessible Route				
	Create a code required accessible route to all levels	\$ 6.50	SF	26,000	\$ 169,000.00
Structural Elements					
	Steel Lintels				
	Protect steel lintels from rusting per code	\$ 1,000.00	Lump	1	\$ 1,000.00
Exiting					
	Thresholds				
	Modify thresholds to comply with code for maximum height	\$ 2,500.00	Lump	1	\$ 2,500.00
	Flooring				
	Repair/replace damaged flooring to create a code required unimpeded means for emergency egress	\$ 2.50	SF	26,000	\$ 65,000.00
	Sidewalks				
	Repair/replace damaged sidewalks to create a code required unimpeded means for emergency egress	\$ 0.50	SF	26,000	\$ 13,000.00
	Stairs				
	Install code compliant interior and exterior stairs	\$ 6.12	SF	26,000	\$ 159,120.00
	Exit Signage				
	Install code compliant exit signage	\$ 1.65	SF	26,000	\$ 42,900.00
	Emergency Lighting				
	Install code compliant emergency lighting	\$ 1.55	SF	26,000	\$ 40,300.00
	Door Hardware				
	Install code compliant door hardware	\$ 250.00	EA	50	\$ 12,500.00
	Glass Doors				
	Install code required 10-inch kick plates on glass doors	\$ 100.00	EA	36	\$ 3,600.00
Fire Protection					
	Emergency Notification System				
	Install a code compliant emergency notification system	\$ 0.52	SF	26,000	\$ 13,520.00
	Smoke Detectors				
	Install code compliant smoke detectors	\$ 1.16	SF	26,000	\$ 30,160.00
	Fire Caulking				
	Install code required fire caulking	\$ 0.25	SF	26,000	\$ 6,500.00

Report by LHB, Inc.

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
	Building Sprinkler System				
	Modify building sprinkler system to comply with code	\$ 5.32	SF	26,000	\$ 138,320.00
	Exterior Construction				
	Exterior Walls	\$ 2.25	SF	26,000	\$ 58,500.00
	Repair/replace damaged concrete block walls to prevent water intrusion per code	\$ 0.25	SF	26,000	\$ 6,500.00
	Replace failed expansion joint caulking to prevent water intrusion per code				
	Windows	\$ 3.39	SF	26,000	\$ 88,140.00
	Replace failed windows to prevent water intrusion per code				
	Roof Construction				
	Roofing Material	\$ 11.50	SF	26,000	\$ 299,000.00
	Replace failed roofing material to prevent water intrusion per code				
	Mechanical- Electrical				
	Mechanical	\$ 10.28	SF	26,000	\$ 267,280.00
	Install code compliant HVAC system				
	Electrical	\$ 100.00	EA	2	\$ 200.00
	Protect circuit panels per code	\$ 6.04	SF	26,000	\$ 157,040.00
	Install code compliant electrical wiring	\$ 9.57	SF	26,000	\$ 248,820.00
	Install code compliant electrical lighting				
Total Code Improvements					\$ 1,927,420

Report by LHB, Inc.

Moon Plaza Redevelopment TIF District | Parcel A: 6257 University Avenue NE



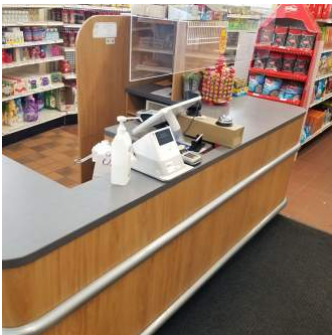
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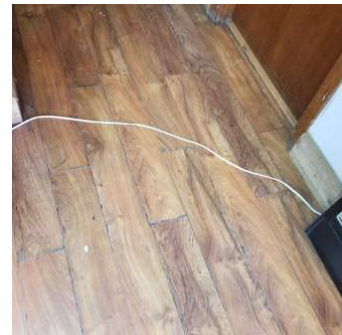
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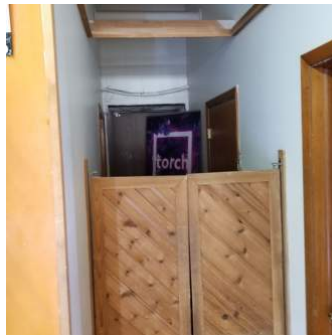
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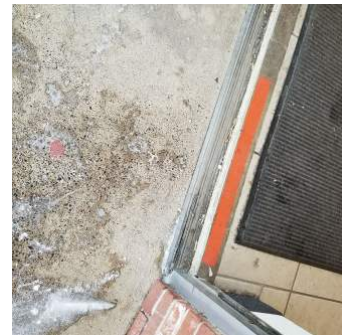
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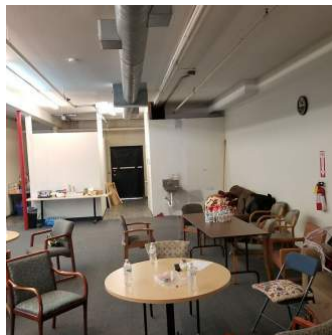
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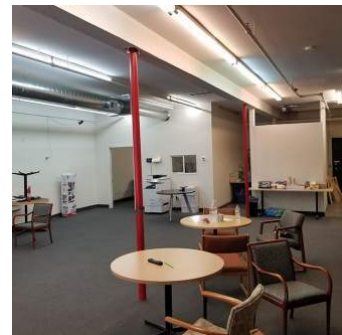
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Report by LHB, Inc.

Moon Plaza Redevelopment TIF District | Parcel A: 6257 University Avenue NE



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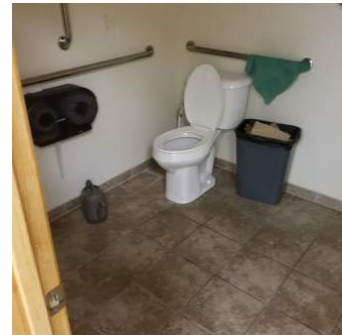
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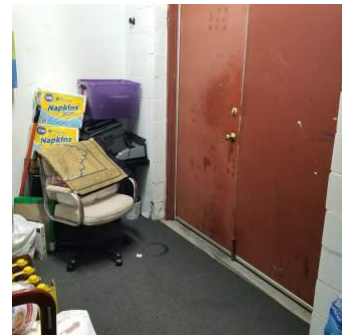
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Report by LHB, Inc.

Moon Plaza Redevelopment TIF District | Parcel A: 6257 University Avenue NE



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Moon Plaza Redevelopment TIF District | Parcel A: 6257 University Avenue NE



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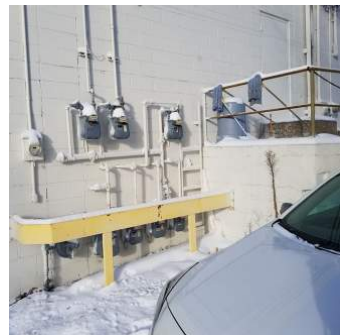
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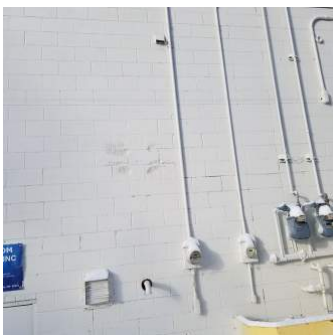
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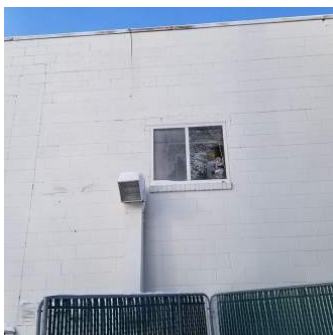
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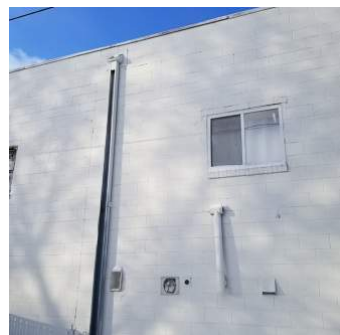
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Moon Plaza Redevelopment TIF District | Parcel A: 6257 University Avenue NE



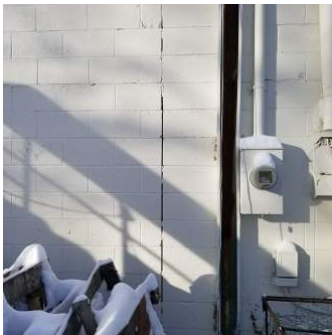
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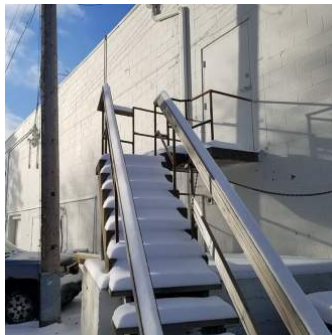
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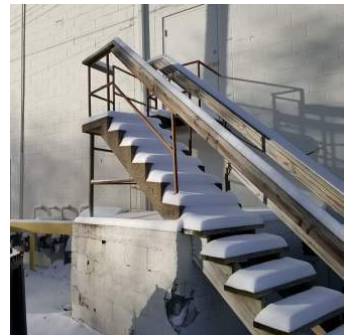
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Moon Plaza Redevelopment TIF District | Parcel A: 6257 University Avenue NE



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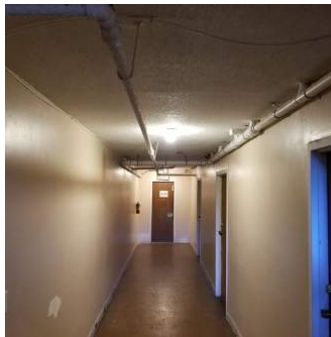
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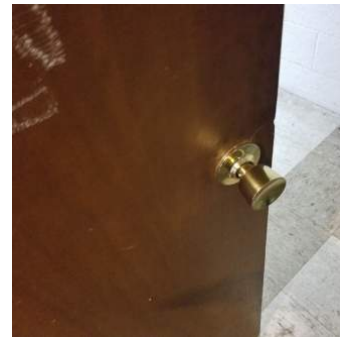
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Moon Plaza Redevelopment TIF District | Parcel A: 6257 University Avenue NE



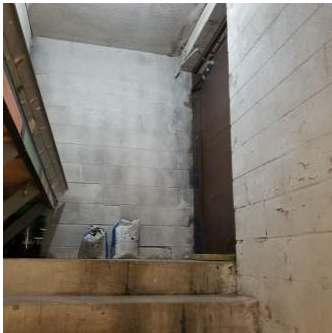
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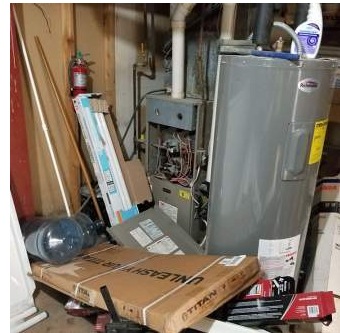
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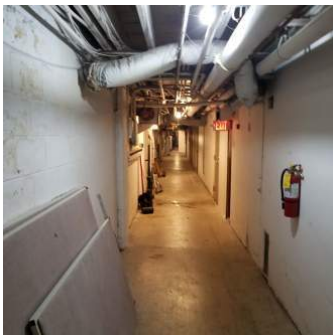
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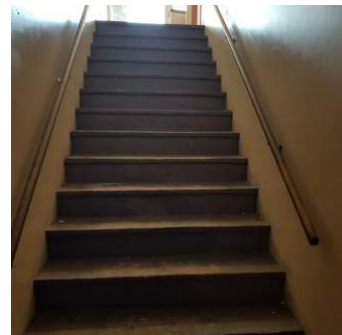
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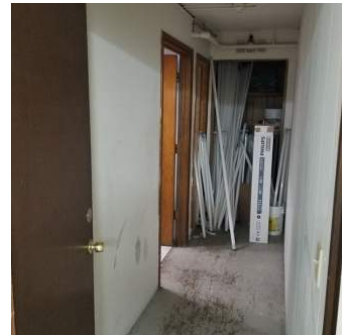
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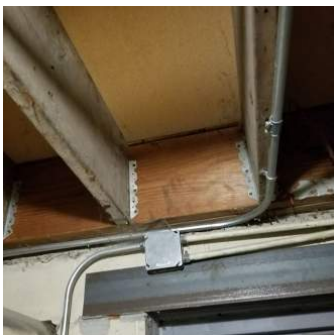
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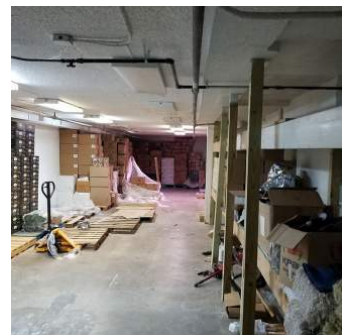
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Report by LHB, Inc.

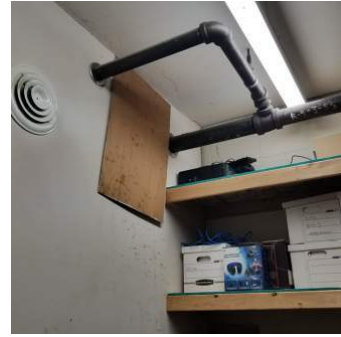
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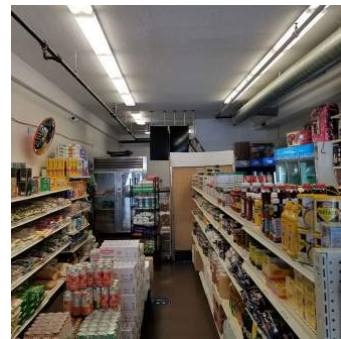
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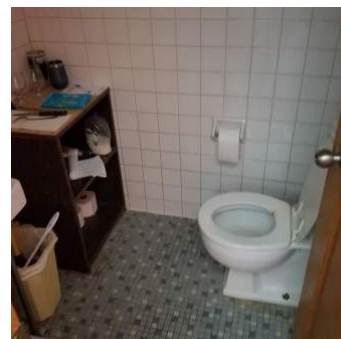
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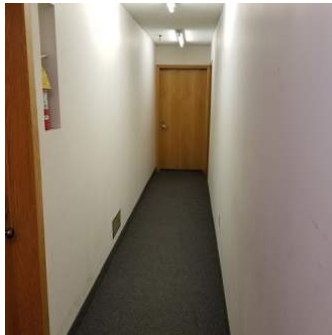
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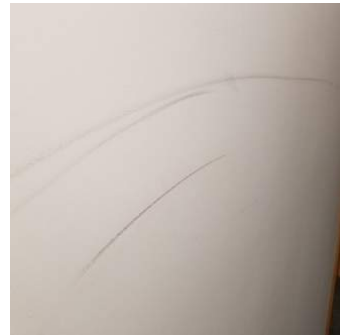
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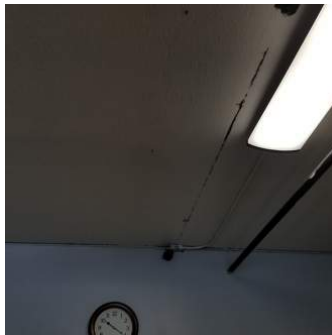
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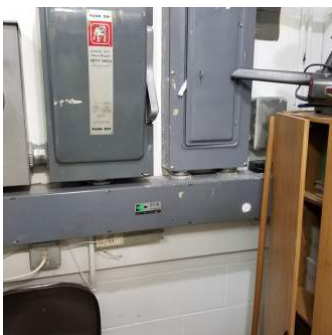
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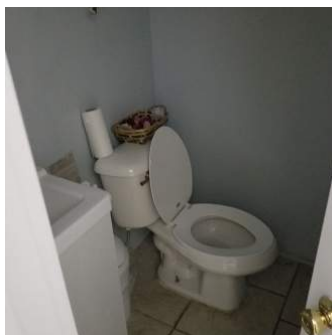
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Moon Plaza Redevelopment TIF District | Parcel A: 6257 University Avenue NE



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Report by LHB, Inc.

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 26

Prepared by:



701 Washington Avenue North, Suite 200, Minneapolis, MN 55401

LHBcorp.com

Report by LHB, Inc.

LHB Project No. 221327.00

PERFORMANCE DRIVEN DESIGN



LHBCORP.COM



AGENDA REPORT

Meeting Date: February 13, 2023

Meeting Type: City Council

Submitted By: James Kosluchar, Public Works Director
Nic Schmidt, Civil Engineer

Title

Resolution No. 2023-18, Approving Ordering of Advertisement for Bids for Moore Lake Park Community Building Project

Background

The attached resolution requests authorization for the advertisement for bids for the Moore Lake Park building. The City of Fridley's (City) Moore Lake Park is in a highly visible location off Central Avenue and Highway 65 and is scheduled for reconstruction in 2023. The Fridley City Council (Council) approved the Parks System Improvement Plan in April 2022 which included a transformative reconfiguration of the park.

The park site plans will include renovation of the park and the addition of a new, year-round use park building. Exhibit A includes a floor plan, exterior renderings and a site plan. Note the design of the building has been updated to address Council comments that were provided during two workshop sessions. As shown, the south side of the building will be an enclosed, rentable space with a gathering area, serving kitchen, restrooms and a mechanical room. The north side of the building is a terraced, covered outdoor gathering area.

Oertel Architects designed the building, WSB & Associates has prepared site plans, and Kraus-Anderson is providing construction management services for the project. The City anticipates advertising for bids for the building in mid-February with awards in March 2023. The park improvements are anticipated to be advertised at the end of February with awards in April 2023. Project construction would begin Spring 2023.

If approved, the advertisement for bids will be posted to the City's official newspaper and City website to meet statutory bidding requirements.

Financial Impact

Funding is provided by bond proceeds through the Capital Investment Program.

Recommendation

Staff recommend the approval of Resolution No. 2023-18.

Vision Statement

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

Focus on Fridley Strategic Alignment

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

Attachments and Other Resources

- Resolution No. 2023-18
- Exhibit A – Plans and Renderings

Vision Statement

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

Resolution No. 2023-18**Approving Ordering of Advertisement for Bids for Moore Lake Park Community Building Project**

Whereas, the City of Fridley (City) began a process of understanding the needs and desires of residents for City parks improvements in 2019 called "Finding Your Fun in Fridley" by conducting public workshops with residents; and

Whereas, residents expressed an interest in improving City parks by upgrading playgrounds and amenities; and

Whereas, on April 25, 2022 the Fridley City Council adopted Resolution No. 2022-36, which approved the Park System Improvement Plan (Plan) Final Report and authorizes staff to begin the implementation phase of the Plan; and

Whereas, the Plan includes construction of a building in Moore Lake Park budgeted at \$3 million.

Now, therefore be it resolved, the Engineering Division is authorized to advertise for bids in order that Project awards and construction can be considered.

Passed and adopted by the City Council of the City of Fridley this 13th day of February, 2023.

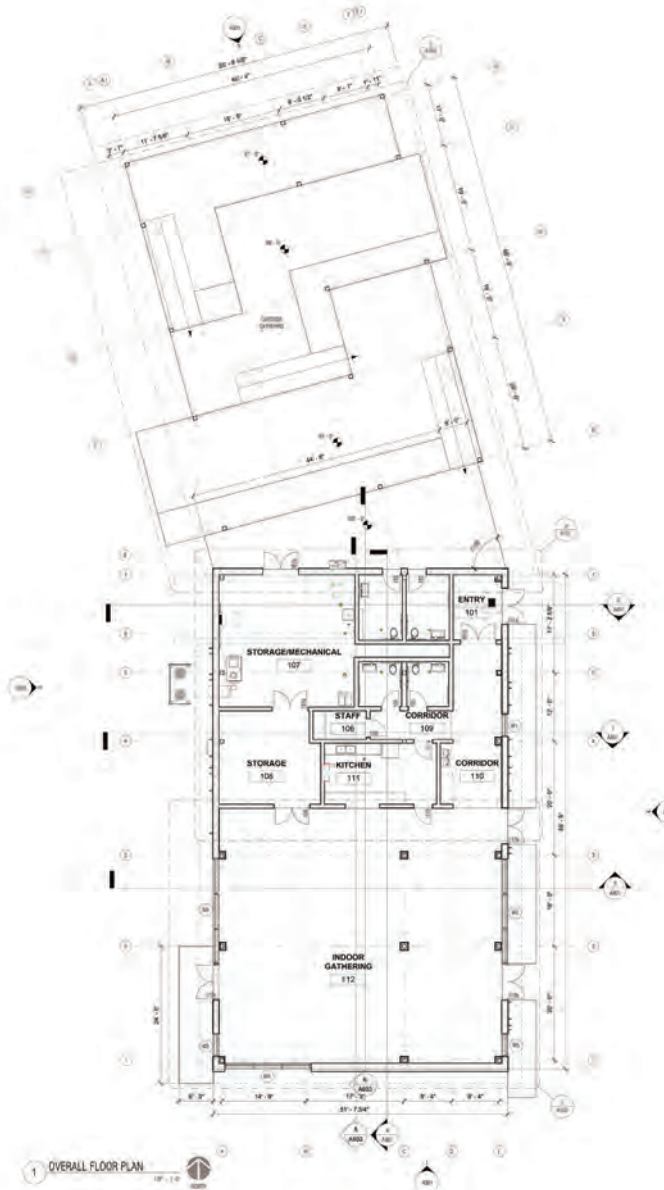
Scott J. Lund – Mayor

Attest:

Melissa Moore – City Clerk

Not for Construction

Exhibit A



FIRE RATED WALLS:

NO FIRE RATED WALLS REQUIRED ON THIS PROJECT

GENERAL NOTES:

PLAN NOTES ARE TYPICAL FOR ALL BUILDING PLANS. SOME NOTES MAY NOT BE LOCATED ON ONE PLAN VIEW, BUT ARE STILL APPLICABLE WITHIN THE PROJECT

PLAN KEYNOTES:

- (01) CONCRETE SLAB ON GRADE. SEE STRUCTURAL FOR REINFORCEMENT AND DETAIL/NOTES. SEAL ALL JOINTS AND CONSTRUCTION JOINTS
- (02) 16 IN. H. COLUMN. TOP. SEE STRUCTURAL FOR DETAILS. PAINT PER SCHEDULE
- (03) POLISHED CONCRETE FLOORS. SEE FINISH SCHEDULE
- (04) ALUMINUM WINDOW SYSTEMS
- (05) EXTERIOR HOLLOW METAL DOOR AND FRAME. PAINT PER SCHEDULE. SEE SCHEDULE FOR INFORMATION. PROVIDE STRUCTURAL STOP AT ALL EXTERIOR DOORS
- (06) INTERIOR HOLLOW METAL DOOR AND FRAME. RETURN WALL FROM TO DOOR KNAVE. SEE SCHEDULE FOR INFORMATION
- (07) INTERIOR WOOD DOOR AND HOLLOW METAL FRAME. RETURN WALL FROM TO DOOR FRAME. SEE SCHEDULE FOR INFORMATION
- (08) PRE-FINISH ALUMINUM WINDOW/ENTRY SYSTEM. SEE SCHEDULE FOR TYPE INFORMATION
- (09) STRUCTURAL INSULATED ROOF PANELS
- (10) ELECTRICAL EQUIPMENT. SEE ELECTRICAL
- (11) CONCRETE FOUNDATIONING PRO. VERIFY LOCATION AND SIZE WITH MECHANICAL EQUIPMENT
- (12) 4\" CONCRETE SITE FINISH. TOUGED JOINTS. PROVIDE EXPANSION MATERIAL BETWEEN FINISH AND BUILDING. SEAL JOINTS
- (13) CONCRETE APRON. SEE PLANS FOR WIDTH. SEE STRUCTURAL
- (14) CONCRETE STOOD. SEE PLANS FOR WIDTH. SEE STRUCTURAL
- (15) STAINLESS STEEL ADA CANS BARS
- (16) WALL MOUNTED TOILET. SEE MECHANICAL FOR DETAILS/NOTES
- (17) WALL MOUNTED PAPER TOWEL HOLDER. BY OWNER
- (18) WALL MOUNTED MIRROR
- (19) WALL MOUNTED ADULT CHANGING TABLE
- (20) BABY CHANGING TABLE
- (21) BATH. HEIGHT WALL MOUNTED ADA CHANGING FOUNTAIN
- (22) BATH. HEIGHT WALL AND PIP PANELS WHERE ADJACENT WALLS ARE NOT BUILT. SEE MECHANICAL FOR DETAILS/NOTES
- (23) WALL MOUNTED ALL-IN-ONE SINK. SEE MECHANICAL FOR DETAILS/NOTES
- (24) MECHANICAL EQUIPMENT. SEE MECHANICAL FOR DETAILS/NOTES
- (25) FLOOR DRAIN. SEE MECHANICAL FOR DETAILS/NOTES
- (26) SOLID SURFACE COUNTER TOP
- (27) WALL MOUNTED ADA DRINKING FOUNTAIN
- (28) TRASH RECEPTACLE AREA
- (29) KITCHEN PASS THROUGH WINDOW
- (30) STAINLESS STEEL SINK
- (31) SEALED CONCRETE FLOORS. SEE FINISH SCHEDULE
- (32) BATH DOOR AND FRAME
- (33) OBSERVATION DECK
- (34) WOOD GRAIN CONCRETE SUBS. FIN
- (35) REFRIGERATOR BY OWNER

GENERAL NOTES:
PLAN NOTES ARE TYPICAL FOR ALL BUILDING PLANS. SOME NOTES MAY NOT BE LOCATED ON ONE PLAN VIEW, BUT ARE STILL APPLICABLE WITHIN THE PROJECT

Not for Construction

CLIENT:
City of Fridley

CONSULTANT:

NOTES:
90% CONSTRUCTION DOCUMENTSPROJECT NAME:
Moore Lake Park Community Building

507 NE CENTRAL AVE, FRIDLEY, MN

I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A duly LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: ANDREW H. COOPER

LICENSE # 80485 DATE 02/03/2023

SHEET NAME:

MAIN FLOOR PLAN

REVISION	BY	DATE	DESCRIPTION

22-25 PROJECT NUMBER: 02/03/2023

DATE

DRAWN BY: AND CHECKED BY:

SHEET NO:

A101

Not for Construction

PLOTTER: 2023 4:44:30 PM PROJECT NAME: Moore Lake Park Community Building

Not for Construction



Moore Lake Park Facility

Parking Lot Elevation





Moore Lake Park Facility

Entry Perspective





Moore Lake Park Facility

Parking Perspective





Moore Lake Park Facility

Lakeside Elevation





Moore Lake Park Facility

Indoor Gathering





Moore Lake Park Facility

Indoor Gathering





Moore Lake Park Facility

Indoor Gathering





Moore Lake Park Facility

Night View

