



City Council Meeting

November 10, 2025

7:00 PM

Fridley City Hall, 7071 University Avenue N.E.

Agenda

Call to Order

The Fridley City Council (Council) requests that all attendees silence cell phones during the meeting. A paper copy of the Agenda is at the back of the Council Chambers. A paper copy of the entire Agenda packet is at the podium. The Agenda and all related materials may also be found on the City's website at <https://www.fridleymn.gov/Your-Government/City-Council-Commissions/Agenda-Center>

Pledge of Allegiance

Proposed Consent Agenda

The following items are considered to be routine by the Council and will be approved by one motion. There will be no discussion of these items unless a Councilmember requests, at which time that item may be moved to the Regular Agenda.

Meeting Minutes

- [1.](#) Approve the Minutes from the City Council Meeting of October 27, 2025
- [2.](#) Receive the Minutes from the City Council Conference Meeting of October 27, 2025
- [3.](#) Receive the Minutes from the Planning Commission Meeting of October 15, 2025
- [4.](#) Receive the Minutes from the Parks and Recreation Commission Meeting of September 2, 2025
- [5.](#) Receive the Minutes from the Public Arts Commission Meeting of September 3, 2025

New Business

- [6.](#) Resolution No. 2025-148, Approving Conditional Use Permit, CUP #25-01 to Allow an Indoor Commercial Recreation Facility at 7280 Commerce Circle East (Ward 3)

Claims

- [7.](#) Resolution No. 2025-152, Approving Claims for the Period Ending November 5, 2025

Open Forum

The Open Forum allows the public to address the Council on subjects that are not on the Regular Agenda. The Council may take action, reply, or give direction to staff. Please limit your comments to five minutes or less.

Regular Agenda

The following items are proposed for the Council's consideration. All items will have a presentation from City staff, are discussed, and considered for approval by separate motions.

Public Hearing(s)

- [8.](#) Public Hearing and Resolution No. 2025-147, Approving the Vacation and the Establishment of New Easements for Property Located at 7350 Commerce Lane, with Parcel Identification Numbers 11-30-24-23-0026, 11-30-24- 23-0025, 10-30-24-14-0066, and 10-30-24-14-0065
- [9.](#) Ordinance No. 1435, Public Hearing and First Reading Amending the Initiatives, Referendums and Recall Chapter of the Fridley City Charter
- [10.](#) Resolution No. 2025-150, Ordering Final Plans, Specifications and Calling for Bids for Street Rehabilitation Project No. ST2026-01

New Business

- [11.](#) Resolution No. 2025-149, Approving Conditional Use Permit, CUP #25-02 to Allow an Indoor Cannabis Cultivation Facility at 40 77th Avenue NE (Ward 3)
- [12.](#) Resolution No. 2025-139, Receiving Feasibility Report and Calling for Public Hearing on the Street Rehabilitation Project No. ST2026-02
- [13.](#) Resolution No. 2025-151, Approving Change Order No. 1 for Trunk Highway 47 (University Avenue) Lighting Project

Informal Status Reports**Adjournment**

Accessibility Notice:

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

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 CityClerk@FridleyMN.gov or (763) 572-3450.



AGENDA REPORT

Meeting Date: November 10, 2025

Meeting Type: City Council

Submitted By: Beth Kondrick, Deputy City Clerk

Title

Approve the Minutes from the City Council Meeting of October 27, 2025

Background

Attached are the minutes from the City Council meeting of October 27, 2025.

Financial Impact

None.

Recommendation

Staff recommend the approval of the minutes from the City Council meeting of October 27, 2025.

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 October 27, 2025

Vision Statement

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



City Council Meeting

October 27, 2025

7:00 PM

Fridley City Hall, 7071 University Avenue NE

Minutes

Call to Order

Mayor Ostwald called the City Council Meeting of October 27, 2025, to order at 7:00 p.m.

Present

Mayor Dave Ostwald
Councilmember Patrick Vescio
Councilmember Ryan Evanson
Councilmember Luke Cardona
Councilmember Ann Bolcom

Absent

Others Present

Walter Wysopal, City Manager
Joe Starks, Finance Director

Pledge Of Allegiance

Proclamations/Presentations

Approval of Proposed Consent Agenda

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

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

Approval/Receipt of Minutes

1. Approve the Minutes from the City Council Meeting of October 13, 2025.
2. Receive the Minutes from the Council Conference Meeting of October 13, 2025.
3. Receive the Minutes from the Environmental Quality and Energy Commission (EQEC) Meeting of August 12, 2025.

New Business

4. Resolution No 2025-142, Approving Gifts, Donations, and Sponsorships Received Between September 13, 2025, and October 17, 2025.
5. Resolution No. 2025-143, Designating City Council Meeting Dates for 2026.
6. Resolution No. 2025-144, Accepting the Offer of the Minnesota Public Facilities Authority to Purchase a \$2,938,350 General Obligation Water Revenue Note of 2025A, Providing for its Issuance and Authorizing Execution of a Bond Purchase and Project Loan Agreement.
7. Resolution No. 2025-145, Authorizing the City of Fridley to Enter into a Contract with MetLife to Provide Short-Term Disability, Long-Term Disability, Life Insurance, and a Private Plan for Minnesota Paid Family and Medical Leave Coverage for City Employees.
8. Ordinance No. 1434, Amending Title No. 6, Zoning and Subdivision, Related to the Public District, Use Definitions and Conditions, and Subdivision Procedures (Second Reading).

Claims

9. Resolution No. 2025-141, Approving Claims for the Period Ending October 22, 2025.

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

No one from the audience spoke.

Adoption of Regular Agenda

Motion made by Councilmember Evanson to adopt the regular agenda. Seconded by Councilmember Cardona.

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

Regular Agenda

Old Business

New Business

10. Resolution No. 2025-140, Approving Water, Sanitary Sewer, Storm Water, and Solid Waste Abatement Charges and Rates for the Year 2026

Joe Starks, Finance Director, provided background information on utility funds and the 2026 utility rate and budget development process. He provided more specific information on the water utility fund, sanitary sewer fund, storm water fund, and solid waste abatement charges. He recommended that the Council adopt the draft resolution as presented.

Motion made by Councilmember Vescio to approve Resolution No. 2025-140, Approving Water, Sanitary Sewer, Storm Water, and Solid Waste Abatement Charges and Rates for the Year 2026. Seconded by Councilmember Evanson.

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

Informal Status Reports

Councilmember Bolkcom commented on the recent Great Pumpkin Night in the Park, which was a great event, and thanked all who volunteered. She stated that Cummins was recently presented with a safety award and noted that she attended the event.

Councilmember Cardona invited residents to trick or treat at the Fire Station this Friday.

Adjourn

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

Upon a voice vote, all voting aye, Mayor Ostwald declared the motion carried unanimously, and the meeting adjourned at 7:25 p.m.

Respectfully Submitted,

Melissa Moore
City Clerk

Dave Ostwald
Mayor



AGENDA REPORT

Meeting Date: November 10, 2025

Meeting Type: City Council

Submitted By: Beth Kondrick, Deputy City Clerk

Title

Receive the Minutes from the City Council Conference Meeting of October 27, 2025

Background

Attached are the minutes from the City Council conference meeting of October 27, 2025.

Financial Impact

Recommendation

Receive the minutes from the City Council conference meeting of October 27, 2025.

Focus on Fridley Strategic Alignment

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|--|---|
| ☐ 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 October 27, 2025

Vision Statement

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



City Council Conference Meeting

October 27, 2025

5:30 PM

Fridley City Hall, 7071 University Avenue NE

Minutes

Roll Call

Present: Mayor Dave Ostwald
Councilmember Patrick Vescio
Councilmember Ann Bolkcom
Councilmember Ryan Evanson
Councilmember Luke Cardona

Others Present: Wally Wysopal, City Manager
Melissa Moore, Assistant City Manager
Brooke Hall, Communications Coordinator
Olivia Gnadke, Communications and Engagement Specialist
Owen Landrud, Communications Specialist – Marketing
Jim Kosluchar, Public Works Director
Brandon Brodhag, Assistant City Engineer
Nick Dobra, Anoka County Highway Department

Items for Discussion

1. Introduction to Anoka County Central Avenue (CSAH 35) Trail and Bridge Improvements Project

Nick Dobra from the Anoka County Highway Department gave the City Council a presentation on the proposed project on Central Avenue.

2. Communications Division Update

The Communications Staff provided a presentation and took questions and comments from the City Council.



AGENDA REPORT

Meeting Date: November 10, 2025

Meeting Type: City Council

Submitted By: Julianne Beberg, Office Coordinator

Title

Receive the Minutes from the Planning Commission Meeting of October 15, 2025

Background

Attached are the Minutes from the October 15, 2025 Planning Commission Meeting.

Financial Impact

None

Recommendation

Staff recommend the City Council receive the October 15, 2025 Planning Commission Minutes.

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

- Planning Commission Minutes October 15, 2025

Vision Statement

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



Planning Commission

October 15, 2025

7:00 PM

Fridley City Hall, 7071 University Avenue NE

Minutes

Call to Order

Acting Chair Meisner called the Planning Commission Meeting to order at 7:00 p.m.

Present

Pete Borman
 Aaron Brom
 Mike Heuchert
 Aaron Klemz
 Ross Meisner
 Paul Nealy

Absent

Mark Hansen

Others Present

Nancy Abts, Senior Planner
 Stacy Stromberg, Assistant Community Development and HRA Director
 Ryan Solberg, HRA/City Manager Office Intern

Approval of Meeting Minutes

1. Approve September 17, 2025, Planning Commission Minutes

Motion by Commissioner Borman to approve the minutes. Seconded by Commissioner Heuchert.

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

Public Hearing

2. Consideration of a Conditional Use Permit, CUP #25-01, by Mike Bismark and Dynamic Offensive Futbol, for Indoor Commercial Recreation for a Private Soccer Training Facility

Motion by Commissioner Heuchert to open the public hearing. Seconded by Commissioner Borman.

Upon a voice vote, all voting aye, Acting Chair Meisner declared the motion carried unanimously, and the public hearing was opened at 7:02 p.m.

Ryan Solberg presented the request for a Conditional Use Permit (CUP) to allow tenant space 7264 – 7266 within the property at 7280 Commerce Circle East to be used for an indoor commercial recreation facility for Dynamic Offensive Futbol. He provided details on the site description and history, code requirements, analysis, CUP findings for approval, related findings, and recommended stipulations.

Commissioner Klemz stated that in previous cases, the Commission has been asked to repeal out-of-date Special Use Permits (SUPs) and CUPs, and asked if there is a similar recommendation in this case. Nancy Abts, Senior Planner, replied that staff is not recommending any action on the existing SUPs for the property.

Acting Chair Meisner asked if an SUP applies to the entire building or just a section. Ms. Abts replied that staff believe that the SUP would apply to the entire property unless the conditions of approval state otherwise. She stated that in this new CUP, the conditions are specific about where the use will be located within the property.

Commissioner Borman asked and received confirmation that the previous SUP did not stipulate a portion of the building and therefore applied to the entire property, whereas this use would be specific to the proposed space within the building.

Sam Diatta, spoke in representation of the applicant, he stated that the club is looking to find a home within Fridley, and he was present to answer any questions.

Commissioner Klemz asked where the current facility is located. Mr. Diatta replied that they are currently at TCO Sports Facility in Vadnais Heights, but have to relocate and were happy to find the location in Fridley. He provided additional details on the training program they run.

Acting Chair Meisner asked if the training is focused on kids or adults as well. Mr. Diatta replied that the main focus is kids, but adults participate as well at times.

Commissioner Borman asked how many participants are at any session. Mr. Diatta explained that it depends upon the space, but noted a recent session with 25 kids. He stated that during the summer, they held a camp with about 80 kids. He confirmed that the space is adequate for their needs.

Acting Chair Meisner asked when the business would hope to be operational in the space. Mr. Diatta replied that they would anticipate being open in January.

Motion by Commissioner Heuchert to close the public hearing. Seconded by Commissioner Borman.

Upon a voice vote, all voting aye, Acting Chair Meisner declared the motion carried unanimously, and the public hearing was closed at 7:19 p.m.

Commissioner Borman commented that this seems to be a great use of the space, and the Commission agreed.

Commissioner Nealy asked if there is a concern that this space would occupy available industrial space. Acting Chair Meisner noted that this would be a commercial use within a space that has been vacant.

Motion by Commissioner Heuchert recommending approval of Conditional Use Permit, CUP #25-01, by Mike Bismark and Dynamic Offensive Futbol, for indoor commercial recreation for a private soccer training facility, subject to stipulations. Seconded by Commissioner Nealy.

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

It was noted that this item will go to the City Council for consideration at the November 10, 2025, meeting.

3. Consideration of a Conditional Use Permit, CUP #25-02, by Grown Rogue Unlimited, LLC, for Indoor Cannabis Cultivation at 40 77th Avenue NE

Motion by Commissioner Klemz to open the public hearing. Seconded by Commissioner Brom.

Upon a voice vote, all voting aye, Acting Chair Meisner declared the motion carried unanimously, and the public hearing was opened at 7:22 p.m.

Nancy Abts, Senior Planner, presented a request for a Conditional Use Permit for cannabis cultivation within the existing building at 40 77th Avenue NE from Grown Rogue Unlimited LLC. She provided additional details about the business and its operations in three other states. She presented details of the application, site description and history, Code requirements, and staff recommendation for approval with stipulations as presented.

Commissioner Brom referenced odor mitigation and asked how that would be measured/enforced. Ms. Abts provided details on how that is reviewed from the property line. She stated that if the odor is reasonably offensive at the property line, staff would ask the applicant to come into compliance. She referenced the experience of the applicant and their plan for odor mitigation.

Acting Chair Meisner asked if there is an objective measure for odor. Ms. Abts replied that there is not an agreed-upon objective measure for odor. She stated that enforcement would be based upon complaints and review by City inspectors. She reviewed the steps that would be followed related to enforcement.

Acting Chair Meisner asked if this type of business would place a higher burden on public safety. Ms. Abts replied that public safety did not have any concerns with this proposal. She stated that the business' security measures would prevent anyone from wandering in.

Mark Doherty, representing the applicant, stated that they are excited to bring the business to Fridley, and he was present to answer any questions. He confirmed that they do plan to purchase the building, and while taking a conservative approach initially, they would eventually plan to expand into the entire building.

Commissioner Brom noted the 80 anticipated employees and asked if those are new jobs or jobs being transferred from other states. Mr. Doherty replied that those jobs would be net new to the community and estimated at full capacity. He provided input on odor mitigation and noted that, in his experience, if there were odor issues, it would be identified through complaints from neighbors. He provided details on the odor mitigation for the business.

Commissioner Klemz asked if the business received a cannabis cultivation license from the Office of Cannabis Management (OCM). Mr. Doherty confirmed that they have received their license notification from the OCM.

Commissioner Brom asked if the law would need to change to allow the business to build out phase two. Mr. Doherty replied that the first phase would be 10,000 square feet of cannabis canopy, and their license would allow up to 30,000 square feet of cannabis canopy.

Commissioner Nealy asked about other approved cannabis cultivation licensing approved in the state. Mr. Doherty replied that currently there are two approved cultivators in the state, which have been operational under medical licensing and have been approved to convert their medical sales to retail. He stated that those cultivators are feeding their own dispensaries and are not supplying other retailers. He commented that tribal lands have been cultivating to a smaller degree as well. He provided additional details on the required testing that would be completed by a third party.

Commissioner Nealy asked if the facility would have security. Mr. Doherty confirmed that the facility would be heavily secured.

Commissioner Klemz asked the anticipated truck traffic for the site. Mr. Doherty replied that would be minimal as delivery is typically provided through sprinter vans. He anticipated a few trucks per week.

Acting Chair Meisner asked for more details on the odor mitigation and waste material. Mr. Doherty provided additional details on the odor mitigation process the company uses. He stated that the OCM has regulations to be followed for waste management of plant material.

Acting Chair Meisner asked if there would be an extra burden on fire safety and/or public safety. Mr. Doherty provided additional details on the fire safety of the building, which is already sprinkled. He stated that it is a highly secured facility, monitored 24/7, and in his experience, there has been no additional burden on public safety. He noted that the business would not even have a monument sign. He stated that their products would be wholesaled to Minnesota dispensaries.

Acting Chair Meisner asked if staff has explored whether this type of business would be a target in terms of security threats. Ms. Abts recognized that this is a new activity, but none of the medical cultivators or dispensaries have reported any issues. She noted that the OCM has also been proactive in how they have set up security requirements.

Acting Chair Meisner asked about employee health and safety. Mr. Doherty replied that they take employee health and safety seriously and provided information on the working conditions.

Motion by Commissioner Borman to close the public hearing. Seconded by Commissioner Heuchert.

Upon a voice vote, all voting aye, Acting Chair Meisner declared the motion carried unanimously, and the public hearing was closed at 8:00 p.m.

Commissioner Heuchert stated that the applicant addressed any concerns expressed.

Commissioner Borman recognized that odor is subjective and provided examples of odor from General Mills at times. He noted that the applicant seems to have a robust plan for odor mitigation.

Motion by Commissioner Klemz recommending approval of Conditional Use Permit, CUP #25-02, by Grown Rogue Unlimited, LLC for indoor cannabis cultivation at 40 77th Avenue NE, subject to stipulations. Seconded by Commissioner Borman.

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

It was noted that this item will move forward to the City Council for consideration at the November 10, 2025, meeting.

Other Business

Ms. Abts stated that the City is currently initiating a youth commissioner program, noting that applications are being accepted through October 24, 2025. It was confirmed that the youth members would be nonvoting members.

Adjournment

Motion by Commissioner Borman to adjourn the meeting. Seconded by Commissioner Heuchert.

Upon a voice vote, all voting aye, Acting Chair Meisner declared the motion carried unanimously, and the meeting adjourned at 8:08 p.m.

Respectfully submitted,

Nancy Abts, Staff Liaison



AGENDA REPORT

Meeting Date: November 10, 2025

Meeting Type: City Council

Submitted By: Mike Maher, Director of Parks and Recreation

Title

Receive the Minutes from the Parks and Recreation Commission Meeting of September 2, 2025

Background

Attached are the minutes from the Parks and Recreation Commission meeting of September 2, 2025.

Financial Impact

None.

Recommendation

Receive the minutes from the Parks and Recreation Commission meeting of September 2, 2025.

Focus on Fridley Strategic Alignment

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

Attachments and Other Resources

- Minutes from the Parks and Recreation Commission of September 2, 2025

Vision Statement

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



Park Commission Meeting

September 2, 2025

7:00 PM

Fridley City Hall, 7071 University Avenue NE

Minutes

Call to Order

Chair Borman called the Parks and Recreation Commission meeting to order at 7:00 p.m.

Present

Peter Borman
Tim Kirk
Jodi Rehlander
Ken Schultz
Don Whalen

Absent

EB Graham
Melissa Luna

Also Present

Mike Maher, Parks and Recreation Director
Jo Young, President of 49er Days Committee

Approve Parks & Recreation Commission Agenda for September 2, 2025

Motion by Commissioner Kirk to approve the September 2, 2025, meeting agenda. Seconded by Commissioner Whalen. The motion passed unanimously.

Approve Parks & Recreation Commission Minutes for August 4, 2025

Motion by Commissioner Schultz to approve the August 4, 2025, meeting minutes. Seconded by Commissioner Rehlander. The motion passed unanimously.

New Business

1. Fridley Community Festival Discussion

Mike Maher, Parks and Recreation Director, provided background information on Fridley 49er Days, which is a long-time community event. He stated that there have been discussions as to whether the changes at the park would result in changes to the event as well. He commented

that the Fridley 49er Days Committee met to recap the most recent event, and a representative is present to further discuss the event and potential future changes.

Jo Young, 49er Days Committee, stated that the organization has been looking at options for doing something different for the event. She discussed the name of the event and noted a desire to better publicize the reason for the 49er Days name rather than changing the name. She commented on the wet conditions in past years and a desire to change the date. She stated that the Committee was interested in potentially combining the 49er Days event with an opening for Commons Park. She noted that they have spoken to the City Manager, who supports the concept, and therefore she is present to gain the opinion of the Commission. She provided some concepts that the Committee has been discussing to update the event.

Chair Borman stated that the only hesitation he would have is whether the park would be open in July. He acknowledged that the plan is to have the park open before that time, but there could be a potential for project delays.

Commissioner Shultz agreed that the changed date makes sense.

Commissioner Rehlander suggested a history walk to help reinforce the 49er Days theme. She agreed that they should keep the name and work to educate people about the meaning.

Chair Borman stated that the Fridley 49er Days Committee is separate from the City, although they work cooperatively together. He recognized that when he served on the Committee, there was a cost to the organization of about \$25,000 to \$30,000 for the event. Ms. Young stated that the parade is fully funded through the Lions at a cost of \$14,500. She stated that the Fridley 49ers 501-3C spent \$43,000 on the festival this year. She estimated that the event would have a cost in excess of \$50,000 for 2026.

Chair Borman provided information about the carnival that was once a part of the event, which does not have a cost to the Committee and would include some type of profit sharing. Ms. Young commented that she has been contacted by a carnival company, but the festival Committee is not interested in adding a carnival back into the festival because of concerns with liability, public safety, and safety. She confirmed that their next step is to discuss the potential changes with the City Council.

Mr. Maher provided additional information on the next steps, should the Commission support the change to the dates.

Commissioner Rehlander noted a potential conflict with the Community Theater and the related parking lot at the high school. Ms. Young confirmed that she would find out additional information.

Commissioner Kirk commented that there will always be some potential conflicts, but agreed with the proposed date change.

Motion by Commissioner Schultz to support the Fridley 49er Festival date changes and maintain the 49er Days name with increased marketing and outreach. Seconded by Commissioner Whalen. The motion passed unanimously.

2. Cooperative Agreement with Great River Greening for Habitat Restoration at Innsbruck Nature Center

Mr. Maher presented an opportunity to accept grant funds from the State of Minnesota, given to Great River Greening, for the purpose of habitat restoration. He provided additional information on the proposed project, Cooperative Agreement, required matching funds from the City of Fridley, and the proposed scope of work for Innsbruck Nature Center.

Commissioner Schultz asked if this work would be similar to the work at Springbrook. Mr. Maher explained that the work being done at Springbrook is being done by hand through volunteers, whereas this work would be completed by contractors with equipment and herbicide.

Chair Borman asked if this would be a five- or seven-year commitment. Mr. Maher replied that the work would be completed within a period of five years.

Commissioner Rehlander asked how the City became aware of the program. Mr. Maher replied that the City has worked with Great River Greening in the past and provided more information on the grant application process.

Motion by Commissioner Kirk to recommend approval of the Cooperative Agreement between the City of Fridley and Great River Greening for habitat restoration at Innsbruck Nature Center. Seconded by Commissioner Whalen. The motion passed unanimously.

3. Commons Park Operations Planning

Mr. Maher stated that the project is underway with an anticipated opening in the summer of 2026. He stated that they have begun to discuss operations for the park as part of the 2026 budget discussions. He provided additional details on the collaborative operational model between parks and recreation and public works, building operations, potential schedule for the year, and staffing.

Commissioner Whalen asked for more information on staffing and how often the needs would be reviewed. Mr. Maher replied that they would like to deliver the same level of service the City currently does and expand from there. He stated that if the staffing is approved as discussed, staff would work within those parameters, and any adjustments would be made using interns and/or seasonal employees.

Staff Reports

4. Fridley Parks and Recreation Staff Report

Mr. Maher highlighted items from the report, including recent programming and events at different parks and facilities, as well as upcoming opportunities for programming and events. Additional information was provided on the Pumpkin Night in the Park event held at Springbrook. It was noted that volunteers are always needed for the event and the carving that occurs prior to the event.

Commissioner Kirk asked if there was any feedback on the sensory hour offered for Touch a Truck. Mr. Maher replied that staff received a number of comments in appreciation of that addition to the event. He expected that they would continue to offer that in the future.

Unfinished Business

None.

Adjournment

Commissioner Kirk made the motion to adjourn the meeting at 8:15 p.m. Seconded by Commissioner Schultz. The motion passed unanimously.

Respectfully submitted,

Mike Maher, Staff Liaison



AGENDA REPORT

Meeting Date: November 10, 2025

Meeting Type: City Council

Submitted By: Mike Maher, Director of Parks and Recreation

Title

Receive the Minutes from the Public Arts Commission Meeting of September 3, 2025

Background

Attached are the minutes from the Public Arts Commission meeting of September 3, 2025.

Financial Impact

None.

Recommendation

Receive the minutes from the Public Arts Commission meeting of September 3, 2025.

Focus on Fridley Strategic Alignment

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

Attachments and Other Resources

- Minutes from the Public Arts Commission of September 3, 2025

Vision Statement

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



Public Arts Commission Meeting

September 3, 2025

6:00 PM

Fridley City Hall, 7071 University Avenue NE

Minutes

Call to Order

Chair Collins called the Parks and Recreation Commission meeting to order at 6:00 p.m.

Present

Josh Collins, Chair
 Ryan Fugleberg, Vice Chair
 Gary Osterbauer
 Gary Swanson
 Maija Sedzielarz
 Frank Sedzielarz
 Kara Ruwart
 Mike Maher, Parks and Recreation Director
 Jesslyn Quiram, Engineering Technician
 Councilmember Ann Bolkcom
 Scott Lund representing Fridley Creative Arts Foundation

1. Approve Public Arts Commission Minutes for August 6th 2025

A correction to the minutes was noted by Commissioner Maija Sedzielarz that Frank Sedzielarz was also among Commissioners attending summer concerts to gather community input on public art.

Motion by Commissioner Swanson to approve the August 6, 2025 meeting minutes as corrected. Seconded by Commissioner Ruwart. The motion passed unanimously.

New Business

2. Project Kickoff Meeting with Artist Ken McCall

Artist Ken McCall joined the Commission virtually at 6:15 pm. Staff reviewed the process where three community engagement questions proposed by the artist were incorporated into a survey created by the City's communications staff and shared on the city website and social media sites. The three questions are:

- What themes or symbols do you feel represent Fridley or Fridley's community spirit?

- Are there particular natural elements or local culture you would like to see reflected in a sculpture?
- If you could see one feeling or idea brought to life in the sculpture, what would it be?

Staff shared several themes that had emerged from early survey responses including cultural diversity, nature and water features, and unity/community connections. The Commissioners shared additional comments and insights into each of the three discussion questions.

The Commissioners and artist decided that an additional check-in would be helpful at the next meeting, scheduled for October 1st, 2026. The meeting with Ken McCall ended at 7:10 pm.

The Commission took no formal action on this item.

3. Moore Lake Park Frog Sculpture Ribbon Cutting Event Discussion

Staff presented an overview of the ribbon cutting event planned for Wednesday, September 10th at Moore Lake Park to celebrate the installation of a public art sculpture created by artist Jessica Turtle. Staff shared plans for music, speakers, activities, and additional festivities.

The Commission asked several questions about publicity for the event and staff shared that the City's communications team would be leading the marketing effort.

No formal action was taken on this agenda item.

4. Utility Box Wrap Program Next Steps

Staff reviewed information on the possibility of installing artist-designed utility box wraps on new utility boxes installed along University Avenue. Staff indicated that the partnerships required to access and wrap the boxes seem feasible and that wraps could be printed and installed by Fridley staff for an estimated \$810. A program calling for submissions and parameters for compensating selected designers would need to be developed. Staff reviewed that a process to pursue this program would be to seek funding from the Fridley Creative Arts Foundation and then seek approval from City Council.

The Commission asked questions about mowing and maintenance around the utility boxes. Staff indicated that some may be in the right of way of HWY 47 and could be MNDOT responsibility but that the City could monitor and mow around them.

A motion was made to recommend pursuing the utility box wrap program for six utility boxes installed as part of the recent University Ave. lighting project by Commissioner Maija Sedzielarz. Seconded by Commissioner Frank Sedzielarz. The motion passed unanimously.

5. Proposed 2026 Meeting Dates

Staff presented a slate of proposed meeting dates for 2026 as follows:

Wednesday, January 7, 2026
Wednesday, February 4, 2026
Wednesday, March 4, 2026
Wednesday April 1, 2026
Wednesday May 6, 2026
Wednesday June 3, 2026
Wednesday, July 1, 2026
Wednesday, August 5, 2026
Wednesday, September 2, 2026
Wednesday, October 7, 2026
Wednesday, November 4, 2026
Wednesday, December 2, 2026

A motion was made by Commissioner Swanson to approve the proposed 2026 Public Arts Commission Schedule. Seconded by Commissioner Osterbauer. The motion passed unanimously.

Old Business

Other Items

Commissioner Maija Sedzielarz requested that the October meeting agenda includes a debrief of the Moore Lake Park sculpture project to look at opportunities for process improvement. Commissioner Maija Sedzielarz further shared a summary of survey responses from a Touch-a-Truck event including several creative animal sculpture ideas from kids.

Adjournment

Commissioner Osterbauer made the motion to adjourn the meeting at 7:50 p.m. Seconded by Commissioner Ruwart. The motion passed unanimously.

Respectfully submitted,

Mike Maher, Parks and Recreation Director
Recording Secretary



AGENDA REPORT

Meeting Date: November 10, 2025

Meeting Type: City Council

Submitted By: Paul Bolin, Community Development Director
 Stacy Stromberg, Assistant Community Development Director
 Nancy Abts, Senior Planner

Title

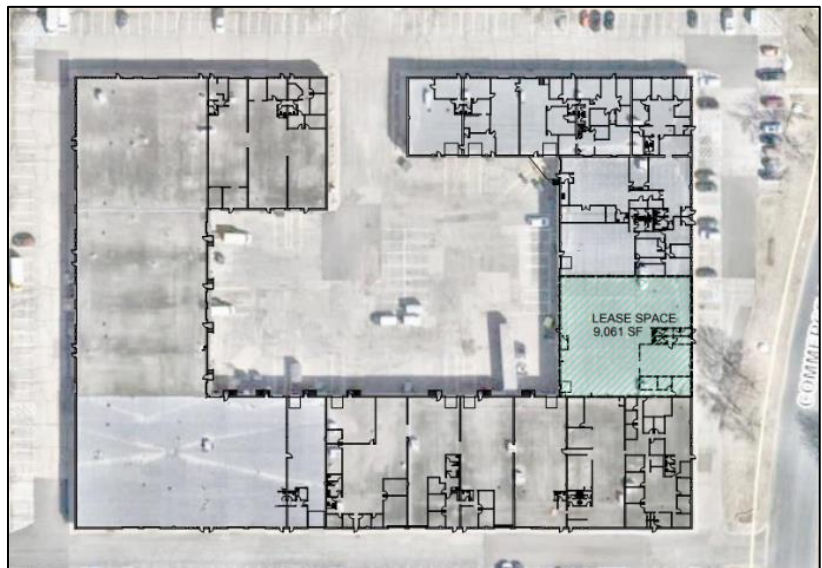
Resolution No. 2025-148, Approving Conditional Use Permit, CUP #25-01 to Allow an Indoor Commercial Recreation Facility at 7280 Commerce Circle East (Ward 3)

Background

Request

Mike Bismark, on behalf of Dynamic Offensive Futbol (DOF), requests approval for an indoor Commercial Reaction facility. Commercial Recreation is a Conditional Use in the M-1 Light Industrial zoning district.

DOF, a private soccer club, is seeking to lease tenant spaces that are addressed as 7264-7266 Commerce Circle East, within the multi-tenant building at 7280 Commerce Circle East. DOF will hold year-round private training sessions in the space. DOF is interested in leasing 9,061 square feet of the 110,400 square foot building.



Approximately 6,400 square feet will be used as soccer training space. Turf will be installed over the existing concrete floor. Training areas will be separated by short walls like hockey boards. Side and top netting will be installed to prevent stray soccer balls from leaving training spaces and potentially causing injury or damaging lighting and fire safety equipment. The remaining space will be used for storage, a parent lounge, offices, and bathrooms. DOF anticipates their operating hours for the space will be 4 p.m. to 9 p.m. on weekdays and 9 a.m. to 7 p.m. on weekends. Peak occupancy during operating hours is expected to be roughly 40 people.

Analysis

The existing office/warehouse building was constructed in 1979. The property currently has a 1989 Special Use Permit (SUP) for a repair garage use and a 2022 SUP for a coffee shop.

Vision Statement

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

City Code (Code) requires 175 parking stalls for this property, based on the current uses in the building as well as the proposed use. There are 184 stalls on the subject property, with an additional 138 in the shared parking lot to the south, therefore the property is compliant in meeting their parking requirements. The application does not include any changes that would require complying with the Landscaping or Screening requirements.

The use is in harmony with the general purpose and intent of the Zoning Code and Comprehensive Plan. Negative impacts from the use on occupants or surrounding lands or their property values are not anticipated. Traffic from the use as proposed can be accommodated. Therefore, the use meets the Conditional Use Permit requirements established in Code.

Prior Action

The Planning Commission held a public hearing on this application at their October 15 meeting. Following a brief discussion, the Commission unanimously recommended approval of the CUP.

Financial Impact

No financial impact.

Recommendation

Staff recommends approval of Resolution No. 2025-148, Approving Conditional Use Permit, CUP #25-01 to Allow an Indoor Commercial Recreation Facility at 7280 Commerce Circle East (Ward 3)

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. 2025-148
- Staff Report to the Planning Commission
- Petitioner's application, narrative and drawings

Vision Statement

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

Resolution No. 2025-148

Approving Conditional Use Permit, CUP #25-01 to Allow an Indoor Commercial Recreation Facility at 7280 Commerce Circle East

Whereas, Section 612.03.1 off the Fridley City Code (Code) allows indoor commercial recreation in the M-1, Light Industrial zoning district by a Conditional Use Permit (CUP); and

Whereas, on October 15, 2025, the Planning Commission held a public hearing to consider a request by Bismark Builders on behalf of Dynamic Offensive Futbol for the property located at 7280 Commerce Circle East, legally described as Lots 1-5 and 12, Block 2, Paco Industrial Park, for CUP #25-01, to allow an indoor soccer training facility; and

Whereas, at the October 15, 2025, meeting, the Planning Commission unanimously recommended approval of CUP #25-01 with the stipulations represented in Exhibit A; and

Whereas, on November 10, 2025 the Fridley City Council (Council) approved the stipulations in Exhibit A to this resolution as the conditions on CUP #25-01; and

Whereas, the petitioner, Bismark Builders was presented with Exhibit A, the conditions for CUP #25-01 at the November 10, 2025, Council meeting; and

Whereas, Section 650.01.9.e.1 of the Code states that this CUP will become null and void one year after the Council approval date if work has not commenced or if the petitioner has not petitioned the Council for an extension.

Now, therefore be it resolved, that the City Council of the City of Fridley hereby approves Conditional Use Permit, CUP #25-01 and the stipulations represented in Exhibit A are hereby adopted by the City Council of the City of Fridley.

Passed and adopted by the City Council of the City of Fridley this 10th day of November 2025.

Dave Ostwald – Mayor

Attest:

Melissa Moore – City Clerk

Exhibit A**Stipulations**

1. The petitioner shall obtain any permits needed for building alterations for the proposed use.
2. All updates and renovations to the facility shall comply with the Minnesota State Fire Code and shall be subject to review and approval by the City of Fridley (City) Fire Marshal.
3. The petitioner shall not install any permanent sign unless a permit has been applied for and issued by the City and the permanent sign complies with the City's Comprehensive Sign Plan.
4. The petitioner's footprint shall not exceed 9,500 square feet. The petitioner shall not expand their footprint unless an amendment to this Conditional Use Permit has been applied for and issued by the City.



Land Use Application Summary

Item: CUP #25-01

Meeting Date: October 15, 2025

GENERAL INFORMATION

Applicant:

Bismark Builders
21760 Tulip St NW
Oak Grove, MN 55303

Requested Action:

Public Hearing to Consider a Conditional Use Permit, CUP #25-01 to allow an Indoor Commercial Recreation facility at 7280 Commerce Circle East

Location:

7280 Commerce Circle East – tenant space
7264-7266

Existing Zoning:

M-1, Light Industrial

Size:

350,541 sq. ft. 8 acres
with the parking lot to the south

Existing Land Use:

Industrial

Surrounding Land Use & Zoning:

N: Industrial & M-1 and M-2
E: Commercial & C-2
S: Industrial & M-1
W: Industrial & M-2

Comprehensive Plan Conformance:

The Future Land Use Map designates the property as Industrial

Zoning Ordinance Conformance:

Section 612.03.1 requires a conditional use permit for indoor commercial recreation in an industrial building.

Building and Zoning History:

1979 – Lot is platted.
1979 – Office/Warehouse building constructed.

SPECIAL INFORMATION

Several permits have been issued over the years to allow interior remodels.

1985 – SUP for office use approved.

1989 – SUP for repair garage use approved.

2022 – SUP for Wild Things café approved.

Legal Description of Property:

Lots 1-5, Block 2, Paco Industrial Park

Public Utilities:

Building is connected

Transportation:

Property is accessed from 73rd Ave, Commerce Circle East, West and South

Physical Characteristics:

Building, parking, with edged landscaping

Summary of Request:

Bismark Builders, on behalf of Dynamic Offensive Futbol, are requesting approval of a conditional use permit for space at 7280 Commerce Circle East to be used for an indoor commercial recreation facility (private soccer club training).

Staff Recommendation:

City staff recommends approval of the conditional use permit request, subject to stipulations.

City Council Action/60 Day Action Date:

City Council – November 10, 2025

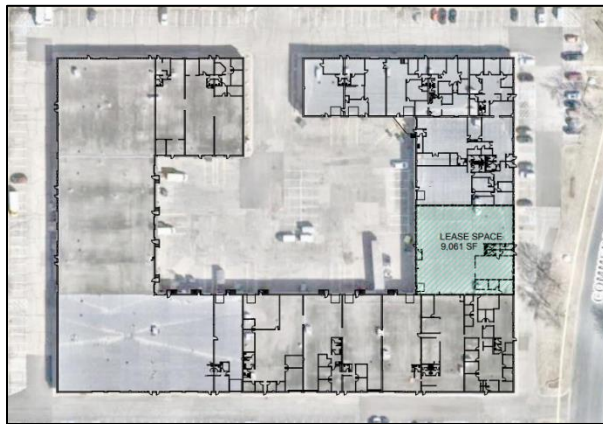
60 Day Date – November 28, 2025

Staff Report Prepared by Ryan Solberg

Written Report –

The Request

The petitioner, Bismark Builders, is requesting on behalf of Dynamic Offensive Futbol (DOF) the approval of a conditional use permit to allow the property at 7280 Commerce Circle East to be used for an indoor commercial recreation facility.



DOF, a private soccer club, is seeking to lease tenant spaces that are addressed as 7264-7266 Commerce Circle East, within the multi-tenant building at 7280 Commerce Circle East, to hold year-round private training sessions. The management company on behalf of the property owner has given the petitioner permission to submit this conditional use permit application.

Site Description and History

The subject property is located on 73rd Avenue, west of University Avenue. It is zoned M-1, Light Industrial. The existing office/warehouse building was constructed in 1979. Several interior modifications for new tenants have been made over the years, but otherwise, the exterior of the property has remained the same. In 1985, a special use permit was approved to allow an office use not associated with a principal use. That special use permit was specific to the Minnesota Department of Jobs and Training office and was to be discontinued when they moved out of the building. In 1989, a special use permit was issued to allow a repair garage use. That special use permit was not limited to one business, so because a special use permit stays with the property, provided the conditions set forth on the permit are adhered to, a repair garage is still permitted as a special use on this property. In 2022, a special use permit was issued to allow Wild Things Unlimited LLC to have a small coffee shop within their retail/warehouse space.

Code Requirements and Analysis

The M-1, Light Industrial zoning district allows wholesaling, warehousing, manufacturing, construction, or service uses as principal permitted uses. Accessory uses include off-street parking, retail sales of products manufactured or warehouses, and offices associated with the principal use. Indoor commercial recreation within an industrial building is a conditional use.

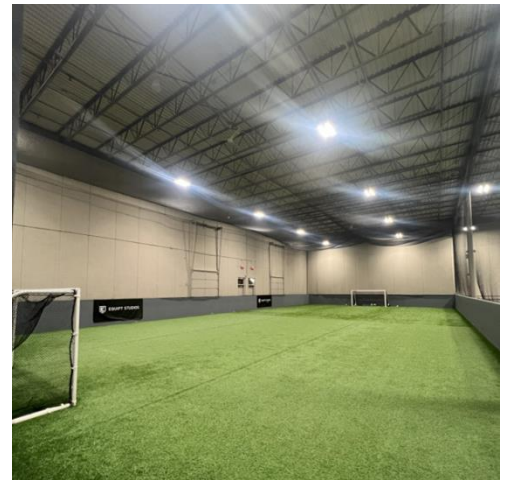
DOF is interested in leasing 9,061 sq. ft. of the 110,400 sq. ft. building at 7280 Commerce Circle East. Approximately 6,363 sq. ft. will be used as soccer training space. Turf will be installed over the existing concrete floor, and distinct training areas will be demarcated by short walls similar to hockey boards. Side and top netting will be installed to prevent stray soccer balls from leaving training spaces and potentially causing injury or damaging lighting and fire safety equipment. The

remaining square footage will be used for storage, a parent lounge, and maintaining the space's existing offices and bathrooms. A photo of a similar facility located in Oakdale, Minnesota has been included below to provide an idea of what the space will look like after remodeling. The petitioner's proposed floor plan is attached.

DOF anticipates their operating hours for the space will be 4 PM to 9 PM on weekdays and 9 AM to 7 PM on weekends. Peak occupancy during operating hours is expected to be roughly 40 people.

Fridley City Code requires 175 parking stalls for this property, based on the current uses in the building as well as the proposed use. There are 184 stalls on the subject property, with an additional 138 in the shared parking lot to the south, therefore the property is compliant in meeting their parking requirements.

City code does not currently list specific use standards references for indoor recreation. The Findings for Approval for conditional use permits outlined in Section 650.03.04 of Fridley City Code to were used to evaluate the petitioner's request.



CUP Findings for Approval	Analysis	
The potential for the proposed use to be in harmony with the general purpose and intent of the Zoning Code and the Comprehensive Plan.	The comprehensive plan guides the site for Industrial land uses. Zoning code allows indoor commercial recreation as a conditional use.	✓
The effect of the proposed use upon the health, safety and general welfare of occupants of surrounding lands.	Staff does not anticipate a negative impact on surrounding occupants due to the proposed use.	✓
The existing and anticipated traffic conditions.	Given the petitioner's anticipated hours of operation and peak occupancy, staff does not anticipate a negative impact on traffic in the area due to the proposed use.	✓
The effect on values of property in the surroundings.	Staff does not anticipate a negative impact on the values of surrounding properties due to the proposed use.	✓

Staff find that the application meets the standards for issuing a CUP.

Staff Recommendation

Staff recommends the Planning Commission hold a public hearing for Conditional Use Permit, CUP #25-01.

Staff further recommends approval of Conditional Use Permit, CUP #25-01, with stipulations.

Stipulations

Staff recommends that if the conditional use permit is approved, the following stipulations be attached.

1. The petitioner shall obtain any permits needed for building alterations for the proposed use.
2. All updates and renovations to the facility shall comply with the Minnesota State Fire Code and shall be subject to review and approval by the City Fire Marshal.
3. The petitioner shall not install any permanent sign unless a permit has been applied for and issued by the City and the permanent sign complies with the City's Comprehensive Sign Plan.
4. The petitioner's footprint shall not exceed 9,500 square feet. The petitioner shall not expand their footprint unless an amendment to this Conditional Use Permit has been applied for and issued by the City.
5. Per 650.01.9.e.1 of the Fridley City Code, this Conditional Use Permit will become null and void one year after the City Council approval date if work has not commenced or if the Petitioner has not petitioned the City Council for an extension.

Attachments

1. Petitioner's narrative and drawings
2. Public Hearing notice



Fridley Civic Campus

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

Permit Information:

Permit Type: Conditional Use Permit
Permit Subtype: Commercial
Permit Number: CUP25-000001

Work Description: We plan on using the building as a indoor private soccer training facility. We are training between 20 and 40 kids in the space.

Property Information:

Address: 7266 COMMERCE CIR E
City, State and Zip: FRIDLEY, MN 55432
PIN: 113024320029

Property Owner Information:

Property Owner: TRUSTEE GROUP REALTY PRTRNS IV
Property Owner Address: 6495 CITY WEST PKWY
EDEN PRAIRIE, MN 55344

Applicant Information:

Name: Bismark Builders
Address: 21760 Tulip Street NW
Oak Grove, MN 55110
Phone: (612) 325-3934

Application Information:

Zoning District M-1 Light Industrial
Other

Submittal Requirements

Is the applicant the property owner? No

Property Owner Email

Property Owner Phone Number 952-473-5650

Will your project require a parking lot expansion of four (4) or more parking stalls. No

Payment Information:

Payment Date	Received From	Payment Amount
09/26/2025	Mike Bismark	\$1,500.00
09/26/2025	Mike Bismark	\$41.25

Signature:

Application Date:

Application Complete Date: 09/29/2025
60-Day Deadline: 11/28/2025
120-Day Extension: 01/27/2026

Review Dates:

Activity Name	Completion Date	Activity Status
Planning Commission Meeting		10/15/20205
City Council Meeting		11/10/2025



Mike Bismark
General Contractor
License # BC386210
(612) 325-3934
bismarkbuilders@hotmail.com

Bismark Builders, LLC
21760 Tulip Street NW
Oak Grove, MN 55303
www.bismarkbuilders.com

September 14, 2025

**SUBJECT: LETTER OF INTENT FOR CONDITIONAL USE PERMIT
7266 Commerce Circle East, Fridley, MN**

To the City of Fridley Planning Department,

Dynamic Offensive Futbol (DOF) is a private soccer club in the Twin Cities area. DOF looking for an indoor space to hold private training sessions for up to 40 students at a time. DOF is going to hire Bismark Builders, LLC as the General Contractor to manage the project and pull the necessary permits to complete the project.

The address of 7266 Commerce Circle East, Fridley, MN is the building that DOF is planning to lease. The building was previously used as a book binding business that housed equipment in a 100 ft by 45 ft area that Bismark Builders is proposing to install turf over the existing concrete floor for the training and practices. The existing office spaces are not going to be remodeled as that area is not needed for soccer training. Bismark Builders will update and remodel the building to bring the building up to today's code compliance and industry standards for it to be deemed satisfactory for public use. Bismark Builders will be hiring JAMB Architects out of Forest Lake MN to do the drawings, code compliance review and occupancy calculations for the project.

Once DOF takes occupancy of the building, their operating hours for training will be 4pm to 9pm during the weekdays and 9am to 7pm on the weekends. DOF is excited to bring in kids of all ages to be able to learn and play soccer all year round at this indoor space. DOF has a positive environment for kids to develop new team building and social skill. DOF has been growing at a rapid pace over the past few years and is going to be a great asset to the Fridley Community for years to come. We look forward to working with the City of Fridley on this endeavor.

Please let me know if you have any questions or require additional information.

Sincerely,

Mike Bismark
Owner -Bismark Builders, LLC

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.

Print Name: Jerry W Anderson
Signature: _____
Date: 09-xx-2025 Reg. No. 13639

Project
Dynamic Offensive Futbol

7266 Commerce Circle,
Fridley, MN 55379

OWNER:

Commission Number	Date
025---	09/06/25
Drawn: KJ	Checked: JA

Sheet Name
TITLE SHEET
Sheet

T1

DYNAMIC OFFENSIVE FUTBOL

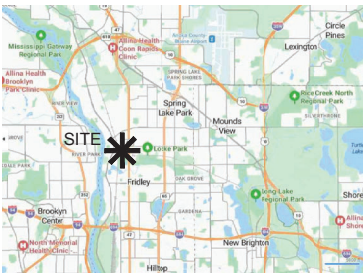
7266 Commerce Circle, Fridley, Minnesota 55379

CODE REVIEW



SITE PLAN

1" = 40'-0"



SITE LOCATION

SHEET INDEX

- T1 TITLE SHEET / CODE REVIEW
- A1 OVERALL BUILDING PLAN
- A2 TENANT IMPROVEMENT PLAN

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.

Print Name: Jerry W Anderson

Signature: _____

Date 09-xx-2025 Reg. No. 13639

Project

Dynamic Offensive Futbol

7266 Commerce Circle,
Fridley, MN 55379

OWNER:

Commission Number 025— Date 09/06/25

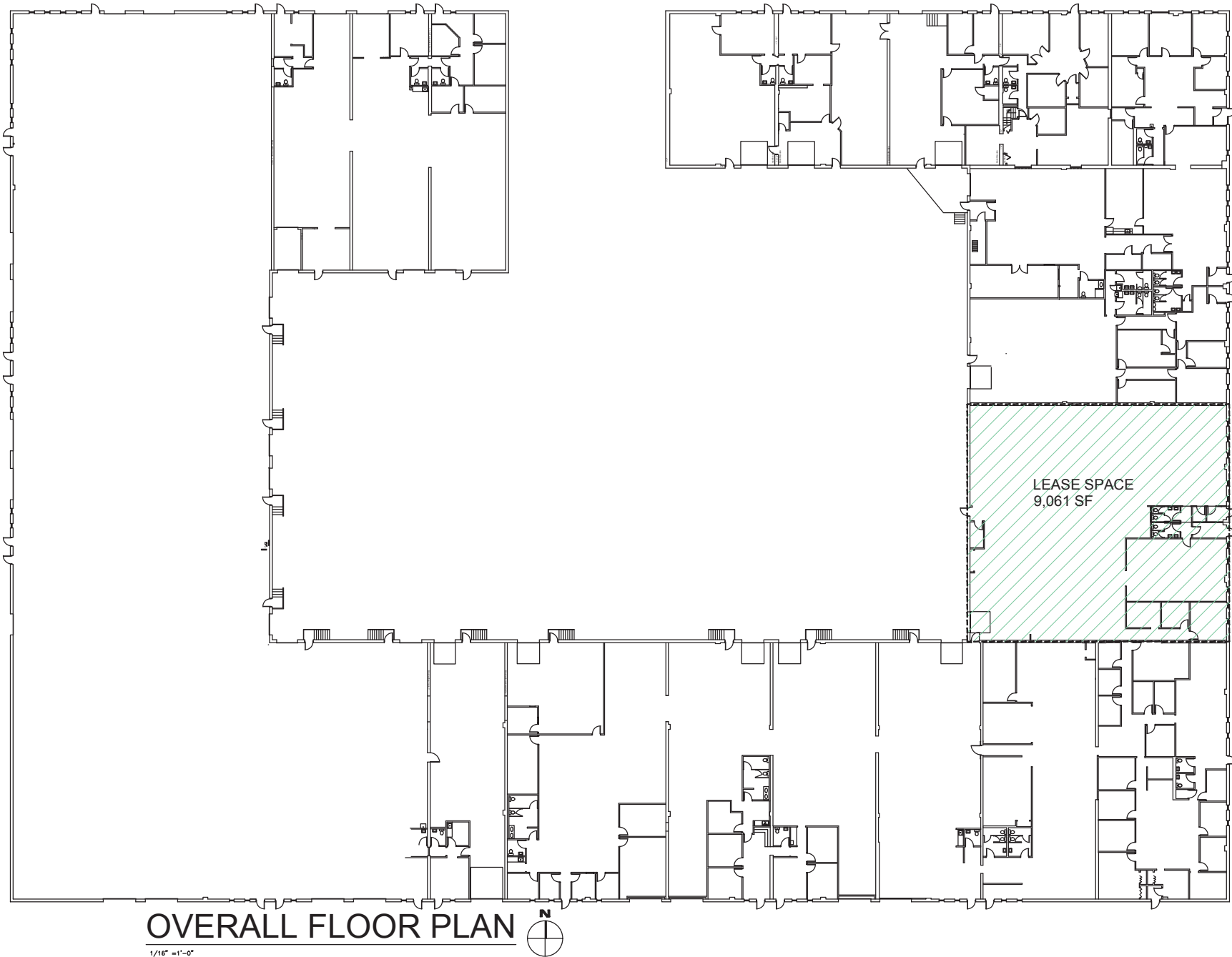
Drawn KJ Checked JA

Sheet Name

OVERALL BUILDING
PLAN

Sheet

A1



OVERALL FLOOR PLAN

1/16" = 1'-0"

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.

Print Name: Jerry W Anderson

Signature:

Date 09-xx-2025 Reg. No. 13639

Project

Dynamic Offensive Futbol

7266 Commerce Circle,
 Fridley, MN 55379

OWNER:

Commission Number Date

025--- 09/06/25

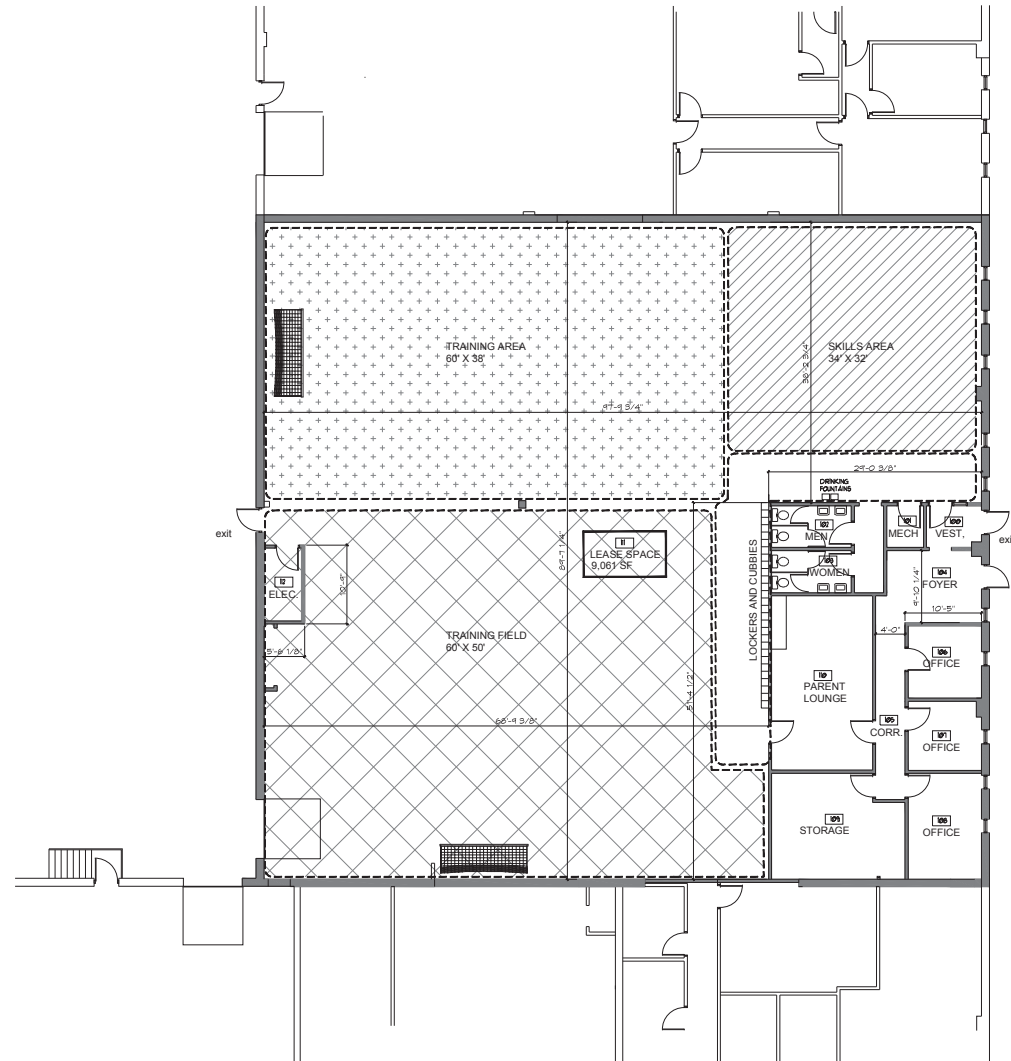
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Sheet Name

TENANT IMPROVEMENT
 PLAN

Sheet

A2

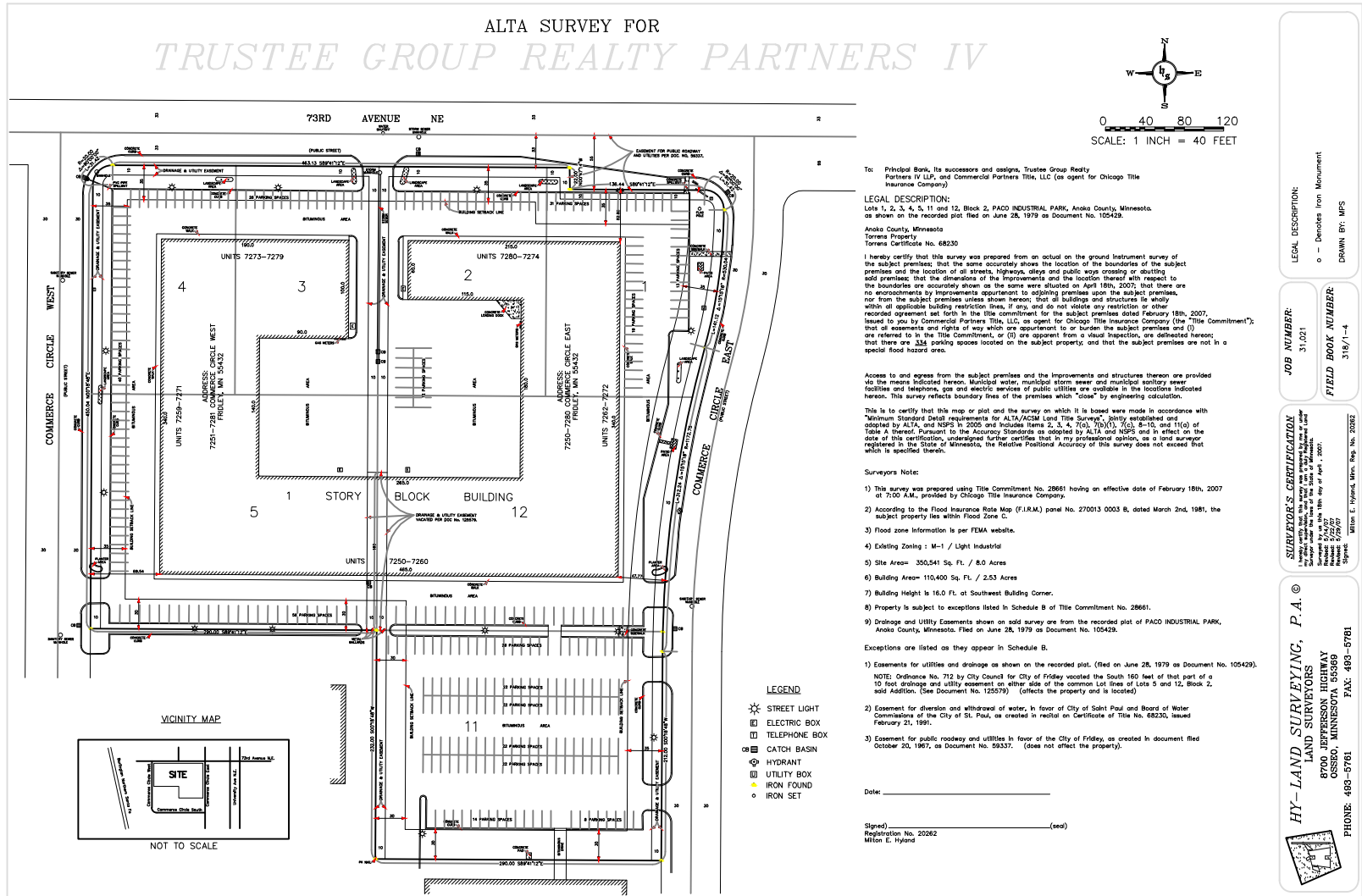


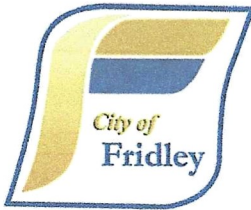
TENANT FLOOR PLAN

1/8" = 1'-0"



PRELIMINARY NOT
 FOR CONSTRUCTION





Community Development Department
 7071 University Ave NE
 Fridley, MN 55432
 (763) 752-3592 | www.FridleyMN.gov

PROPERTY OWNER AUTHORIZATION FORM

I hereby affirm that I am the owner of the property located at:

Property Address/Location: 7266 Commerce Circle E, Fridley

Parcel ID Number: R11 - 30 - 24 - 32 - 0029

Project/Activity for which application(s) is being made: Private Soccer Training for Dynamic Offensive Futbol

Name of Owner: Trustee Group Realty Partners IV LLP

Address 6495 City West Parkway City Eden Prairie State MN Zip Code 55344

Phone Number 952-473-5650 Email plensing@summerhillcommercial.com

By signing below, I authorize the individual identified in the following section to act as my authorized agent with regard to any and all application(s) made to the City of Fridley for the activities described. The individual identified below shall remain in this capacity with regard to any applications and subsequently issued permits related to these activities indefinitely unless an express written request to terminate this authorization, signed by me, is submitted to the City.

Mike Bismark Authorized agent for TGRP IV LLP

Owner Signature

9/15/2025

Date

Authorized Agent Name: Mike Bismark

Company Name (if applicable): Bismark Builders LLC.

Address 21760 Tulip St. NW City Oak Grove State MN Zip Code 55303

Phone Number 612-325-3934 Email Bismarkbuilders@hotmail.com

Once completed, please return this form to the City of Fridley or upload with your permit or license application



AGENDA REPORT

Meeting Date: November 10, 2025

Meeting Type: City Council

Submitted By: Joe Starks, Finance Director/City Treasurer

Title

Resolution No. 2025-152, Approving Claims for the Period Ending November 5, 2025

Background

Attached is Resolution No. 2025-152 and the claims report for the period ending November 5, 2025.

Financial Impact

Included in the budget.

Recommendation

Staff recommend the approval of Resolution No. 2025-152, Approving Claims for the Period Ending November 5, 2025.

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. 2025-152
- City Council Claims Report

Vision Statement

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

Resolution No. 2025-152**Approving Claims for the Period Ending November 5, 2025**

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 November 5, 2025, 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 10th day of November 2025.

Dave Ostwald - Mayor

Attest:

Melissa Moore – City Clerk



Fridley, MN

Bank Transaction Report

Transaction Detail

Issued Date Range: 10/23/2025 - 11/05/2025

Issued
Date

Description

Type Amount

10/24/2025	FRIDLEY POLICE ASSOCIATION-PY only	EFT	-196.00
10/24/2025	FRIDLEY-IAFF DUES/INTL ASSOC/FIRE FIGHTERS	EFT	-120.00
10/24/2025	VOYA INSTITUTIONAL TRUST (for MINN DEFERRED)	Bank Draft	-1,079.48
10/24/2025	VOYA INSTITUTIONAL TRUST (for MINN DEFERRED)	Bank Draft	-2,188.14
10/24/2025	CITY OF FRIDLEY-MISSION SQUARE-457 Def.Comp	Bank Draft	-21,031.21
10/24/2025	CITY OF FRIDLEY-MISSION SQUARE-457 Def.Comp	Bank Draft	-5,007.85
10/24/2025	CITY OF FRIDLEY-MISSION SQUARE RHS Retiree Health Sav	Bank Draft	-397.20
10/24/2025	OPTUM BANK (HSA)	Bank Draft	-4,862.47
10/24/2025	OPTUM BANK (HSA)	Bank Draft	-2,710.66
10/24/2025	PERA - PUBLIC EMPLOYEES	Bank Draft	-46,392.06
10/24/2025	PERA - PUBLIC EMPLOYEES	Bank Draft	-164.46
10/24/2025	PERA - PUBLIC EMPLOYEES	Bank Draft	-71,874.18
10/24/2025	CITY OF FRIDLEY-MISSION SQUARE RHS Retiree Health Sav	Bank Draft	-150.00
10/24/2025	CITY OF FRIDLEY-MISSION SQUARE RHS Retiree Health Sav	Bank Draft	-2,325.00
10/24/2025	CITY OF FRIDLEY-MISSION SQUARE RHS Retiree Health Sav	Bank Draft	-600.00
10/24/2025	CITY OF FRIDLEY-MISSION SQUARE Roth IRA	Bank Draft	-6,821.92
10/24/2025	BRI/BENEFIT RESOURCE LLC - BPA/VEBA	Bank Draft	-850.00
10/24/2025	INTERNAL REVENUE SERVICE - PAYROLL TAXES	Bank Draft	-44,984.70
10/24/2025	INTERNAL REVENUE SERVICE - PAYROLL TAXES	Bank Draft	-17,592.54
10/24/2025	MINN DEPT OF REVENUE - PAYROLL TAX	Bank Draft	-26,253.45
10/24/2025	INTERNAL REVENUE SERVICE - PAYROLL TAXES	Bank Draft	-58,771.27
10/24/2025	Payroll EFT	EFT	-398,756.49
10/25/2025	US BANK (P-CARDS)	Bank Draft	-45,124.90
10/27/2025	Payroll EFT	EFT	-13.32
10/29/2025	ADVANTAGE SIGNS & GRAPHICS INC	Check	-2,725.00
10/29/2025	ALVAREZ, JUAN	Check	-200.00
10/29/2025	ANOKA COUNTY TREASURY OFFICE	Check	-5,270.00
10/29/2025	APPLE FORD WHITE BEAR LAKE	Check	-260.80
10/29/2025	ASCEN TEK / LUBE-TECH / RELIABLE PLUS	Check	-454.25



ey, MN

Bank Transaction Report

Transaction Detail

Issued Date Range: 10/23/2025 - 11/05/2025

Issued

Date

Description

Type Amount

10/29/2025	ASPEN MILLS INC	Check	-1,006.69
10/29/2025	BLUEPEARL VET PARTNERS	Check	-1,491.40
10/29/2025	BOLTON & MENK INC	Check	-39,171.00
10/29/2025	BRAUN INTERTEC CORPORATION	Check	-3,197.00
10/29/2025	CAMP K9 & K9 CUTS LLC	Check	-194.00
10/29/2025	CANVAS HEALTH INC	Check	-31,192.53
10/29/2025	CASTREJON INCORPORATION	Check	-68,102.50
10/29/2025	CENTERPOINT ENERGY-MINNEGASCO	Check	-100.53
10/29/2025	CENTRAL RENTAL CO	Check	-568.81
10/29/2025	CENTRAL ROOFING COMPANY	Check	-450.00
10/29/2025	CERES ENVIRONMENTAL INC	Check	-450.00
10/29/2025	CLAREY'S SAFETY EQUIP / ULTIMATE SAFETY CONCEPTS	Check	-379.63
10/29/2025	COMCAST (PO BOX 37601)	Check	-1,845.10
10/29/2025	DALCO/IMPERIAL DADE	Check	-691.58
10/29/2025	DRAIN KING	Check	-2,950.00
10/29/2025	EJ EQUIPMENT INC	Check	-176.70
10/29/2025	EMERGENCY AUTOMOTIVE TECHNOLOGIES / EATI	Check	-27,046.05
10/29/2025	FLAGSHIP RECREATION LLC	Check	-33,361.02
10/29/2025	FLEET PRIDE TRUCK & TRAILER PARTS	Check	-764.43
10/29/2025	FLUID INTERIORS LLC	Check	-4,699.60
10/29/2025	GENUINE PARTS CO/NAPA	Check	-47.20
10/29/2025	HAWKINS INC	Check	-5,768.55
10/29/2025	HOISINGTON KOEGLER GROUP / HKGI	Check	-868.75
10/29/2025	IDEAL SERVICE INC	Check	-172.50
10/29/2025	INNOVATIVE OFFICE SOLUTIONS	Check	-2,189.69
10/29/2025	KIMLEY-HORN & ASSOCIATES INC	Check	-17,572.83
10/29/2025	LAKE RESTORATION INC	Check	-362.00
10/29/2025	LOFFLER COMPANIES-131511	Check	-3,214.00
10/29/2025	MANSFIELD OIL COMPANY	Check	-13,301.24
10/29/2025	MARTIN MARIETTA	Check	-1,610.64



Bank Transaction Report

Transaction Detail

Issued Date Range: 10/23/2025 - 11/05/2025

Issued

Date

Description

Type Amount

10/29/2025	MC TOOL & SAFETY	Check	-646.45
10/29/2025	METERING & TECHNOLOGY SOLUTIONS	Check	-1,059.10
10/29/2025	METRO VOLLEYBALL OFFICIALS ASSOCIATION	Check	-1,326.00
10/29/2025	MINN DEPT OF AGRICULTURE	Check	-30.00
10/29/2025	MINN DEPT OF LABOR & INDUSTRY	Check	-1,104.34
10/29/2025	MINN IT	Check	-1,189.31
10/29/2025	MORRELL ENTERPRISES	Check	-1,162.78
10/29/2025	MP TECHNOLOGIES LLC	Check	-190,290.95
10/29/2025	NEOGOV / GOVERNMENTJOBS.COM INC	Check	-10,505.75
10/29/2025	NORTHERN HEATING & AIR	Check	-81.00
10/29/2025	NORTHERN TOOL & EQUIPMENT	Check	-14.24
10/29/2025	NYKANEN, ANDREW	Check	-5,145.00
10/29/2025	PACE ANALYTICAL SERVICE INC	Check	-3,718.60
10/29/2025	PETERSON COMPANIES INC	Check	-66,819.96
10/29/2025	PLATINUM POWER WASHING INC	Check	-2,966.80
10/29/2025	Q3 CONTRACTING INC / PSC	Check	-5,324.30
10/29/2025	RED RIVER FLAGS	Check	-247.15
10/29/2025	RJM CONSTRUCTION LLC	Check	-259,887.08
10/29/2025	SHORT ELLIOTT HENDRICKSON INC	Check	-21,793.79
10/29/2025	SPLIT ROCK MGMT - DBA VANGUARD CLEANING	Check	-750.00
10/29/2025	STATE-WIDE PROTECTIVE AGENCY	Check	-333.25
10/29/2025	SUBURBAN ELECTRIC	Check	-41.80
10/29/2025	SUBURBAN TIRE WHOLESALE INC	Check	-1,902.88
10/29/2025	TITAN MACHINERY	Check	-678.08
10/29/2025	TREE TRUST	Check	-4,880.00
10/29/2025	VESSCO INC	Check	-464.33
10/29/2025	VISU-SEWER INC	Check	-17,500.00
10/29/2025	WSB & ASSOCIATES INC	Check	-2,100.00
10/29/2025	XCEL ENERGY	Check	-20,041.42
10/29/2025	YALE MECHANICAL INC	Check	-4,415.74



Bank Transaction Report

Transaction Detail

Issued Date Range: 10/23/2025 - 11/05/2025

Issued
Date

Description

Type Amount

10/29/2025	ZIEGLER INC	Check	-783.75
10/30/2025	BRETT HUVER	Check	-156.66
11/03/2025	HEALTH PARTNERS	Bank	-6,580.33
11/04/2025	SVAP FRIDLEY MARKET (Bank Draft Pmt)	Bank	-22,854.00
11/05/2025	ADVANCED GRAPHIX INC	Check	-975.00
11/05/2025	ADVANTAGE SIGNS & GRAPHICS INC	Check	-1,171.76
11/05/2025	ANOKA COUNTY PROP RECORDS/TAXATION	Check	-92.00
11/05/2025	BLAINE BROTHERS	Check	-302.72
11/05/2025	CARR'S TREE SERVICE INC	Check	-12,000.00
11/05/2025	CENTRAL RENTAL CO	Check	-124.00
11/05/2025	COMCAST/XFINITY (PO BOX 60533)	Check	-936.53
11/05/2025	COON RAPIDS, CITY OF	Check	-1,049.65
11/05/2025	CRAWFORD DOOR SALES CO	Check	-506.00
11/05/2025	CRYSTEEL TRUCK EQUIP/DISTRIBUTION	Check	-77,521.00
11/05/2025	DUNAWAY CONSTRUCTION	Check	-12,862.77
11/05/2025	FASTENAL COMPANY	Check	-74.43
11/05/2025	FEDEX CORP	Check	-23.18
11/05/2025	FLAGSHIP RECREATION LLC	Check	-22,228.24
11/05/2025	GENUINE PARTS CO/NAPA	Check	-88.13
11/05/2025	IMPERIAL DADE	Check	-644.96
11/05/2025	INNOVATIVE OFFICE SOLUTIONS	Check	-504.12
11/05/2025	LAND TITLE	Check	-303.00
11/05/2025	MENARDS - FRIDLEY	Check	-547.25
11/05/2025	MESSERLI & KRAMER PA	Check	-2,172.76
11/05/2025	MINN DEPT OF AGRICULTURE	Check	-55.00
11/05/2025	MINN DEPT OF LABOR & INDUSTRY	Check	-1,341.08
11/05/2025	MINN DEPT OF LABOR & INDUSTRY	Check	-565.00
11/05/2025	MINNESOTA METRO NORTH TOURISM BUREAU	Check	-9,746.89
11/05/2025	MISKA, JONATHAN	Check	-500.00
11/05/2025	NEOGOV / GOVERNMENTJOBS.COM INC	Check	-11,085.00



Bank Transaction Report

Transaction Detail

Issued Date Range: 10/23/2025 - 11/05/2025

Issued
Date

Description

		Type	Amount
11/05/2025	ON SITE COMPANIES	Check	-1,809.00
11/05/2025	PELLA NORTHLAND	Check	-165.93
11/05/2025	QUADIENT FINANCE USA INC	Check	-1,810.14
11/05/2025	REMTECH REMEDIATION TECHNOLOGIES	Check	-387.00
11/05/2025	SHRED RIGHT	Check	-62.65
11/05/2025	SPLIT ROCK MGMT - DBA VANGUARD CLEANING	Check	-1,775.00
11/05/2025	ST PAUL, CITY OF	Check	-8,139.14
11/05/2025	STREICHER'S	Check	-244.97
11/05/2025	TAHO SPORTSWEAR	Check	-230.00
11/05/2025	TIMESAVER OFF SITE SECRETARIAL INC	Check	-759.00
11/05/2025	UHL COMPANY	Check	-507.00
11/05/2025	VERSATERM PUBLIC SAFETY US INC	Check	-1,905.00
11/05/2025	VESTIS	Check	-1,678.04
11/05/2025	WORKIN, RACHEL	Check	-15.00
11/05/2025	LAW ENFORCEMENT LABOR SERVICES	Check	-3,299.62
11/05/2025	LEGALSHIELD	Check	-405.85
11/05/2025	MINN CHILD SUPPORT PAYMENT CENTER	Check	-327.27
11/05/2025	NCPERS MINNESOTA-478000	Check	-608.00
			-1,868,467.24
		Report	-1,868,467.24

Summary

Bank Account	Amount
	<u>-1,868,467.24</u>



Bank Transaction Report

Transaction Detail

Issued Date Range: 10/23/2025 - 11/05/2025

Issued
Date

Description

		Type	Amount
			-1,868,467.24
Cash Account		Amount	
<u>**No Cash Account**</u>			0.00
<u>999 999-101100 Cash in Bank -</u>			-1,868,467.24
			-1,868,467.24
Transaction Type		Amount	
Bank Draft			-388,615.82
Check			-1,080,765.61
EFT			-399,085.81
Report Total:			-1,868,467.24



AGENDA REPORT

Meeting Date: November 10, 2025

Meeting Type: City Council

Submitted By: Paul Bolin, Community Development Director
Stacy Stromberg, Assistant Community Development Director

Title

Public Hearing and Resolution No. 2025-147, Approving the Vacation and the Establishment of New Easements for Property Located at 7350 Commerce Lane, with Parcel Identification Numbers 11-30-24-23-0026, 11-30-24-23-0025, 10-30-24-14-0066, and 10-30-24-14-0065

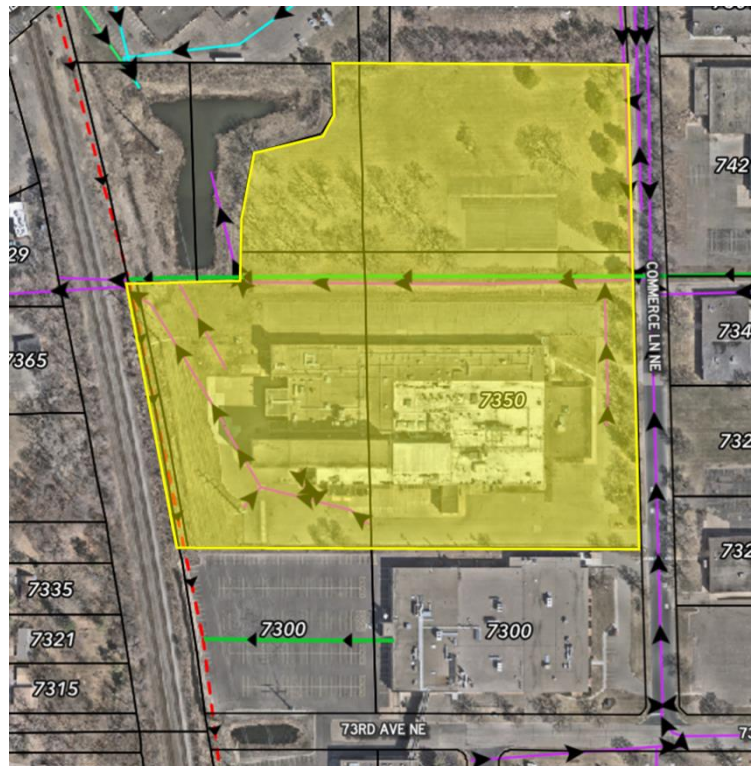
Background

Endeavor Development is requesting to vacate existing drainage, utility, and access easements to allow for the redevelopment of the property at 7350 Commerce Lane N.E.

The property encompasses four individual parcels and is currently zoned M2, Heavy Industrial. It is located west of University Avenue, north of 73rd Avenue, and abuts the BNSF railroad to the west. The original 65,000 square foot building was constructed in 1970 by Totino Finer Foods. The original building has been expanded several times and is currently 162,000 square feet in size. The building has been occupied by McGlynn's Bakers, Lofthouse Bakery, and most recently Rich Products. Rich Products suspended operations at the facility in 2024, and the property has been for sale since then.

Endeavor Development proposes to demolish the existing 55-year-old structure and construct a new, approximately 250,000 square feet warehouse/distribution center, which will be referred to as "River Edge Business Center".

The proposed building's footprint conflicts directly with existing easement and infrastructure that traverses the central portion of the property. This requires the vacation of the easement and relocation of utilities. The infrastructure within the easement includes a 60-inch storm sewer line (depicted in purple), an 8-inch sanitary sewer line (depicted in green), and an associated drainage swale.



Vision Statement

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

The developer also requests the vacation of the existing access easement situated along the northern property boundary, which provides the City of Fridley (City) with access to the City's stormwater pond.

The vacation of the existing easements is contingent upon the petitioner successfully re-routing and reconstructing the affected utilities and drainage features to new, approved locations on the property.

The proposed resolution to vacate the existing easements is conditioned upon the satisfactory completion of the following actions by the petitioner:

1. Establishment of New Easements: as identified in the attached resolution.
2. Development Agreement Execution: The developer must enter into a mutually agreed-upon Development Agreement with the City, outlining the scope, phasing, and requirements of the project, including the relocation of utilities and construction of stormwater improvements.
3. Construction Guarantee: Submission of a performance bond to the City ensuring the satisfactory completion of all relocated utilities and improvements as required by the Development Agreement.
4. Satisfactory Construction: Completion of all improvements within the newly established easements to City standards.
5. Declaration Recording: The developer must record a declaration against the Property that requires that all four parcels of the Property to be conveyed to the same ownership and not be conveyed separately.

The City's Engineering Division is finalizing the Development Agreement, which will address the design, construction, and financing of the relocated utilities and stormwater management facilities. This agreement is anticipated to be reviewed and approved by the City Council in December.

The redevelopment project will need to comply with all local and state requirements, including but not limited to Zoning, Building, Fire, Engineering and the Coon Creek Watershed District. The developer is aware of these requirements and is already working with the Watershed District.

A Notice of Public Hearing before the City Council was published in the October 24, 2025, and October 31, 2025, editions of the Official Publication.

Financial Impact

No financial impact.

Recommendation

Staff recommend the City Council conduct the Public Hearing.

Staff recommend that the City Council conditionally approve Resolution 2025-147, Approving Vacation of Existing Easements and the Establishment of New Easements (Vacation Application, SAV #25-01) for Endeavor Development for Property Located at 7350 Commerce Lane. (Ward 3)

Vision Statement

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

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. 2025-147
- Petitioner's Narrative and Drawings

Vision Statement

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

Resolution No. 2025-147**Approving the Vacation and the Establishment of New Easements for Property located at 7350 Commerce Lane, with Parcel Identification Numbers 11-30-24-23-0026, 11-30-24-23-0025, 10-30-24-14-0066, and 10-30-24-14-0065**

Whereas, Rich Products Corporation is the current owner of the property legally described on the attached Exhibit A (Property); and

Whereas, Rich Products Corporation is conveying the Property to Endeavor Development (Developer); and

Whereas, on September 12, 2025, the Developer submitted a petition to the City to vacate a drainage and utility and an ingress and egress easement that are located on the Property, both of which are legally described in the attached Exhibit B; and

Whereas, notice of a public hearing concerning the requested vacations was provided in accordance with Fridley City Code § 650.03.08 and a public hearing was held on said request at the Fridley City Council (Council) meeting on November 10, 2025, at the Fridley City Hall, 7071 University Avenue N.E.; and

Whereas, at the Council meeting on November 10, 2025, the Council proceeded to hear all persons interested in said vacation request and all persons interested were afforded an opportunity to present their views and objections to granting of said petition, and the Council considered the request for said vacation; and

Whereas, the Council in its discretion has determined that the existing easements as described in Exhibit B can be vacated, provided that new easements as legally described in Exhibit C and in the City's standard form are executed by the Developer and recorded against the Property.

Now, therefore be it resolved by the City Council of Fridley (City), Minnesota:

1. Pursuant to City Charter §12.07, City Code § 650.03.08 and Minnesota Statutes § 412.851, the City hereby vacates the drainage and utility easement legally described in the attached Exhibit B.
2. Pursuant to City Charter §12.07, City Code § 650.03.08 and Minnesota Statutes § 412.851, the City hereby vacates the ingress and egress easement legally described in the attached Exhibit B.
3. Said vacation of the above-described drainage and utility easement is conditioned upon the Developer executing and recording a permanent easement for drainage and utility purposes in the City's standard form against the Property. The legal description of the new drainage and utility easement is set forth in the attached Exhibit C.

4. Said vacation of the above-described ingress and egress easement is conditioned upon the Developer executing and recording a permanent easement for ingress and egress purposes in the City's standard form against the Property. The legal description of the new ingress and egress easement is set forth in the attached Exhibit C.
5. Said vacation of the above-described easements is also conditioned upon the following:
 - a. The Developer entering into mutually agreed upon development agreement with the City for the development of the Property and the construction of improvements within said newly established easements.
 - b. The Developer satisfying the terms of the development agreement and the City issuing a certificate of completion.
 - c. The Developer recording a declaration against the Property that requires that all four parcels of the Property to be conveyed to the same ownership and not be conveyed separately.

Passed and adopted by the City Council of the City of Fridley this 10th day of November 2025.

Dave Ostwald – Mayor

Attest:

Melissa Moore – City Clerk

EXHIBIT A**Legal Description of the Property****Parcel 1**

That part of Lot 4 and the South 54.70 feet of Lot 3, Block 4, Commerce Park, lying in Section 11, Township 30, Range 24, County of Anoka, State of Minnesota.

Abstract Property

PARID: 11-30-24-23-0026

Parcel 2

That part of the South 54.70 feet of Lot 3, Block 4, Commerce Park, County of Anoka, State of Minnesota lying in Section 10, Township 30, Range 24, and lying East of the following described line: Commencing at the Northeast corner of said Lot, thence North 89 degrees, 55 minutes, 02 seconds West along the North line of said Lot. That part of the South 54.70 feet of Lot 3, Block 4, Commerce Park, lying in Section 10, Township 30, Range 24 and lying East of the following described line: Commencing at the Northeast corner of said Lot, thence North 89 degrees, 55 minutes, 02 seconds West, along the North line of said Lot 537.88 feet to the point of beginning, thence South 00 degree, 22 minutes, 42 seconds East 93.85 feet, thence South 30 degrees, 58 minutes 03 seconds West 40.92 feet, thence South 73 degrees, 57 minutes, 03 seconds West 129.69 feet, thence South 11 degrees 48 minutes, 23 seconds West, 102.57 feet, thence South 01 degree, 22 minutes, 32 seconds West 133.70 feet to the South line of said Lot and said line there terminating, together with that part of Lot 4 said Block described as follows: Beginning at a point on the North line of said Lot 4 125 feet East of the Northwest corner thereof, thence West along said North line 110 feet, thence southerly along a line parallel with the West line of said Lot 4 to the South line thereof, thence East along said South line to intersect with the East line of said Section 10, thence North along said East line to said North line of Lot 4, thence West along said North line to the point of beginning,

Abstract Property

PARID: 10-30-24-14-0066

Parcel 3

That part of Lot 3, Block 4, Commerce Park, County of Anoka, State of Minnesota, lying in Section 10, Township 30, Range 24 and lying North of the South 54.70 feet of said Lot, and which lies easterly of the following description: That part of Lot 3, Block 4, Commerce Park, lying in Section 10, Township 30, Range 24, and lying North of the South 54.70 feet of said Lot, and which lies easterly of the following described line: Commencing at the Northeast corner of said Lot, thence

North 89 degrees, 55 minutes, 02 seconds West, along the North line of said Lot 537.88 feet to the point of beginning, thence South 00 degrees, 22 minutes, 42 seconds East 93.85 feet, thence South 30 degrees, 58 minutes, 03 seconds West 40.92 feet, thence South 73 degrees, 57 minutes, 03 seconds West 129.69 feet, thence South 11 degrees, 48 minutes, 23 seconds West 102.57 feet, thence South 01 degree, 22 minutes, 32 seconds West 133.70 feet to the South line of said Lot and said line there terminating.

Abstract Property

PARID: 10-30-24-14-0065

Parcel 4

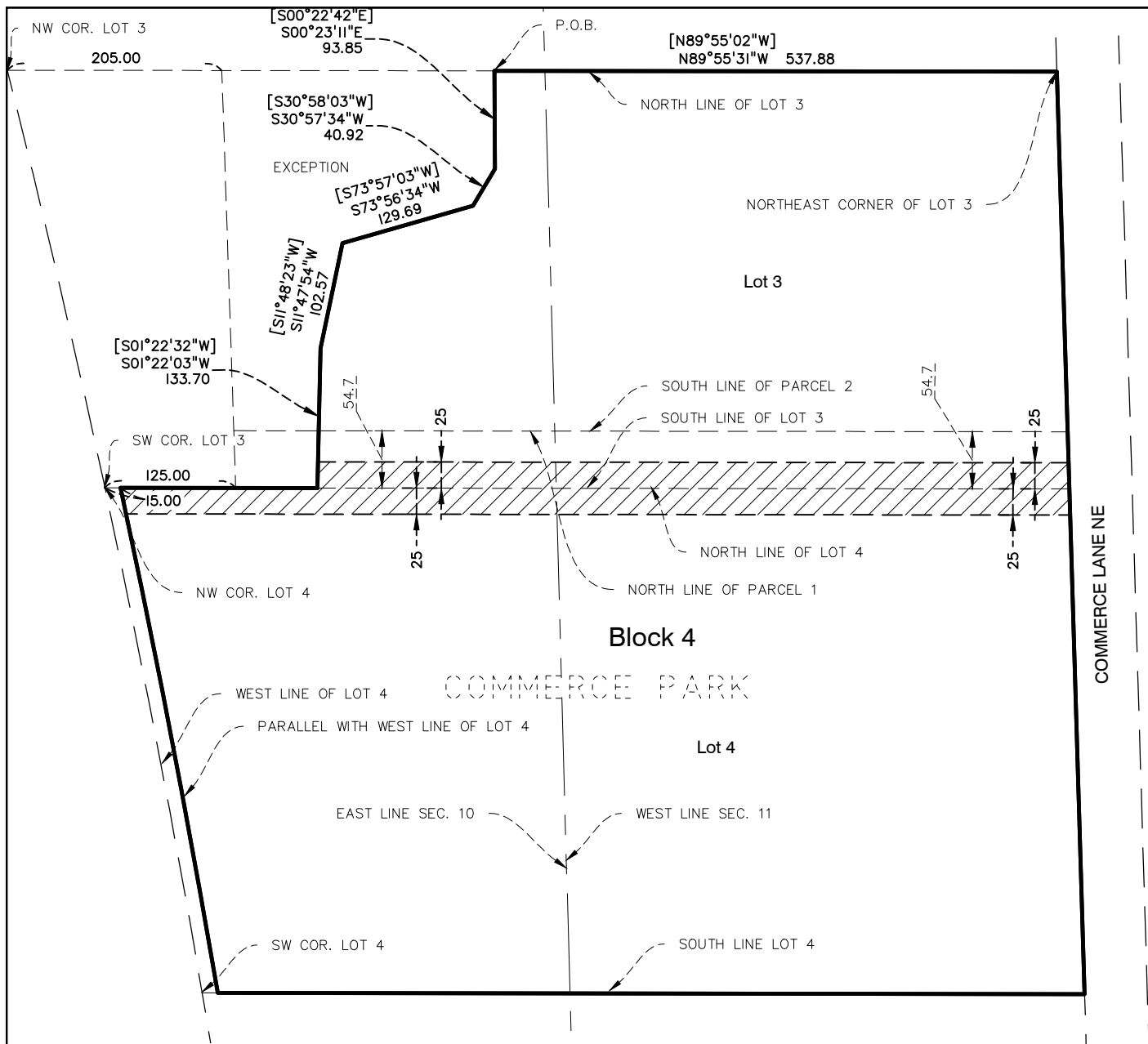
That part of Lot 3, Block 4, Commerce Park, County of Anoka, State of Minnesota, lying in Section 11, Township 30, Range 24 lying North of the South 54.70 feet thereof.

Abstract Property

PARID: 11-30-24-23-0025

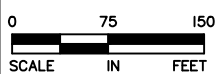
EXHIBIT B

Legal Descriptions of the Easements to be Vacated



EASEMENT
VACATION AREA

[] DENOTES DEED DIMENSION



SHEET 1 OF 2 SHEETS

Design File: 4000821	Checked By: DPE
Dwg Name: ESMT VACATION.dwg	Drawn By: DPE
Date: 9/26/25	Scale: 1"=75'

DRAINAGE AND UTILITY EASEMENT VACATION
RIVER EDGE BUSINESS CENTER
FRIDLEY, MINNESOTA



Alliant Engineering, Inc.
733 Marquette Ave, Ste 700
Minneapolis, MN 55402
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

DESCRIPTION OF EASEMENT TO BE VACATED

The drainage and utility easement per the plat of COMMERCE PARK, according to the recorded plat thereof, Anoka County, Minnesota, embraced within the following described land:

Parcel 1:

That part of Lot 4, Block 4, COMMERCE PARK, according to the recorded plat thereof, Anoka County, Minnesota, lying east of the following described line:

Beginning at a point on the north line of said Lot 4, distant 15.00 feet east of the northwest corner of said Lot 4; thence southerly parallel to the west line of said Lot 4 to the south line of said Lot 4; and there terminating.

AND

The South 54.70 feet of Lot 3, Block 4, COMMERCE PARK, according to the recorded plat thereof, Anoka County, Minnesota, lying East of the following described line.

Beginning at a point on the north line of said Lot 3, distant 205.00 feet east of the northwest corner of said Lot 3, thence southerly to a point on the south line of said Lot 3, distant 125.00 feet east of the Southwest corner of said Lot 3; and there terminating.

EXCEPT:

That part of Lot 3, Block 4, COMMERCE PARK, lying in Section 10, Township 30, Range 24, according to the recorded plat thereof, Anoka County, Minnesota, and which lies east of a line beginning at a point on the north line of said Lot 3 being 205.00 feet east of the northwest corner of said Lot 3; thence southerly to a point on the south line of said Lot 3 being 125.00 feet east of the southwest corner of said Lot 3 and which lies northwesterly of the following described line:

Commencing at the northeast corner of said Lot 3; thence North 89 degrees 55 minutes 02 seconds West, along the north line of said Lot 3, a distance of 537.88 feet to the point of beginning; thence South 00 degrees 22 minutes 42 seconds East a distance of 93.85 feet; thence South 30 degrees 58 minutes 03 seconds West a distance of 40.92 feet; thence South 73 degrees 57 minutes 03 seconds West, a distance of 129.69 feet; thence South 11 degrees 48 minutes 23 seconds West a distance of 102.57 feet; thence South 01 degree 22 minutes 32 seconds West a distance of 133.70 feet to the south line of said Lot 3; and said line there terminating.

Parcel 2:

That part of Lot 3, Block 4, COMMERCE PARK, according to the recorded plat thereof, Anoka County, Minnesota, lying north of the South 54.70 feet of said Lot 3 and east of the following described line:

Beginning at a point on the north line of said Lot 3, distant 205.00 feet east of the Northwest corner of said Lot 3; thence southerly to a point on the south line of said Lot 3, distant 125.00 feet east of the Southwest corner of said Lot 3 and there terminating.

EXCEPT:

That part of Lot 3, Block 4, COMMERCE PARK, lying in Section 10, Township 30, Range 24, according to the recorded plat thereof, Anoka County, Minnesota, and which lies east of a line beginning at a point on the north line of said Lot 3 being 205.00 feet east of the northwest corner of said Lot 3; thence southerly to a point on the south line of said Lot 3 being 125.00 feet east of the southwest corner of said Lot 3 and which lies northwesterly of the following described line:

Commencing at the northeast corner of said Lot 3; thence North 89 degrees 55 minutes 02 seconds West, along the north line of said Lot 3, a distance of 537.88 feet to the point of beginning; thence South 00 degrees 22 minutes 42 seconds East a distance of 93.85 feet; thence South 30 degrees 58 minutes 03 seconds West a distance of 40.92 feet; thence South 73 degrees 57 minutes 03 seconds West, a distance of 129.69 feet; thence South 11 degrees 48 minutes 23 seconds West a distance of 102.57 feet; thence South 01 degree 22 minutes 32 seconds West a distance of 133.70 feet to the south line of said Lot 3; and said line there terminating.

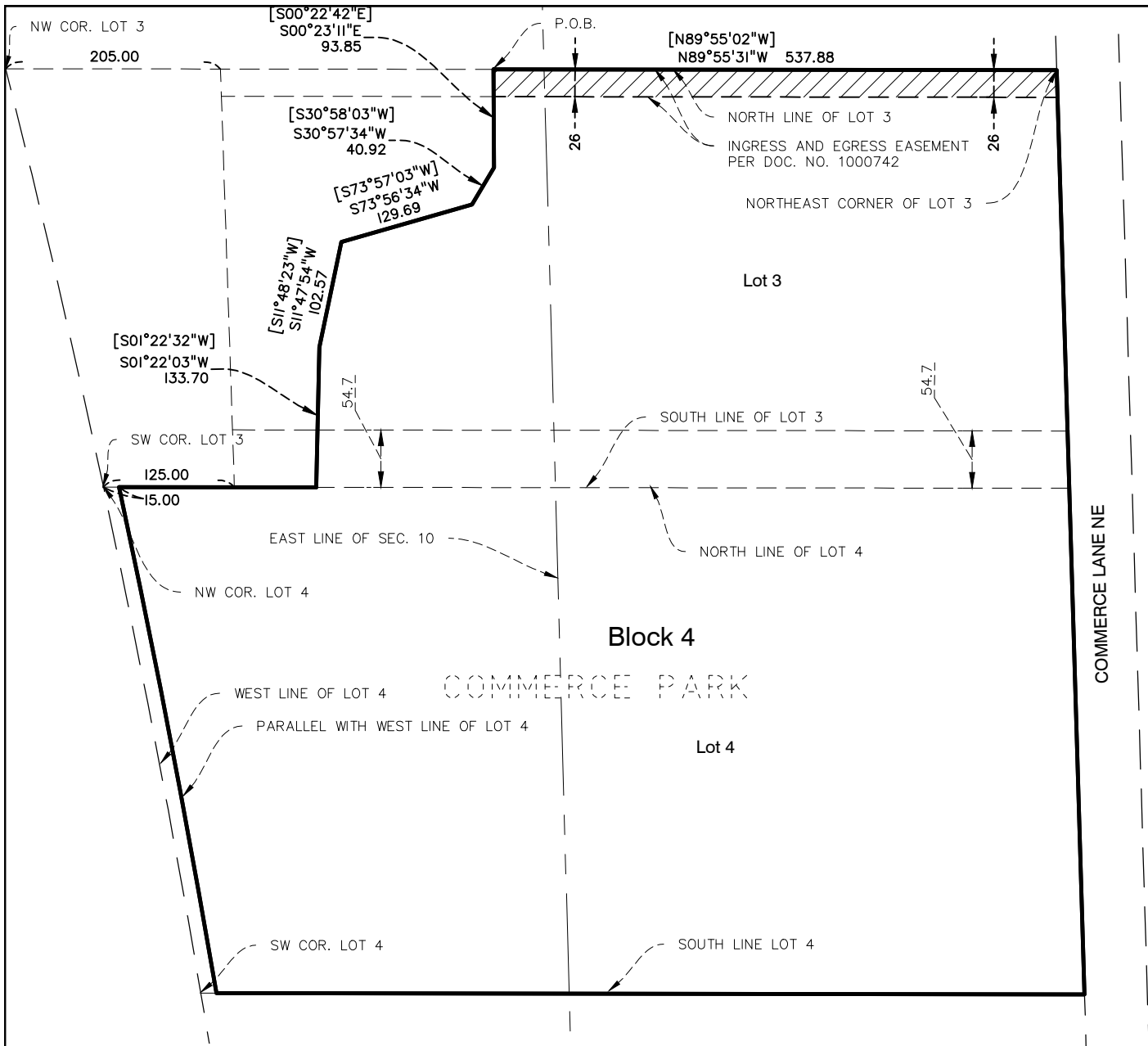
SHEET 2 OF 2 SHEETS

Design File: 4000821	Checked By: DPE
Dwg Name: ESMT VACATION.dwg	Drawn By: DPE
Date: 9/26/25	Scale: 1" = 75'

DRAINAGE AND UTILITY EASEMENT VACATION
RIVER EDGE BUSINESS CENTER
FRIDLEY, MINNESOTA



Alliant Engineering, Inc.
 733 Marquette Ave, Ste 700
 Minneapolis, MN 55402
 612.758.3080 MAIN
 612.758.3099 FAX
 www.alliant-inc.com



EASEMENT
VACATION AREA

[]

DENOTES DEED DIMENSION



N

0 75 150
SCALE IN FEET

SHEET 1 OF 2 SHEETS

Design File: 4000821	Checked By: DPE
Dwg Name: ESMT VACATION.dwg	Drawn By: DPE
Date: 9/24/25	Scale: 1"=75'

INGRESS AND EASEMENT EASEMENT VACATION
RIVER EDGE BUSINESS CENTER
FRIDLEY, MINNESOTA



Alliant Engineering, Inc.
733 Marquette Ave, Ste 700
Minneapolis, MN 55402
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

DESCRIPTION OF EASEMENT TO BE VACATED

That part of the ingress and egress easement over the north 26.00 feet of Lot 3, Block 4, COMMERCE PARK, according to the recorded plat thereof, Anoka County, Minnesota, as described in Document No. 1000742, on file and of record in the Office of the County Recorder, said county, that is embraced within the following described property:

That part of Lot 3, Block 4, COMMERCE PARK, according to the recorded plat thereof, Anoka County, Minnesota, lying north of the South 54.70 feet of said Lot 3 and east of the following described line:

Beginning at a point on the north line of said Lot 3, distant 205.00 feet east of the Northwest corner of said Lot 3; thence southerly to a point on the south line of said Lot 3, distant 125.00 feet east of the Southwest corner of said Lot 3 and there terminating.

EXCEPT:

That part of Lot 3, Block 4, COMMERCE PARK, lying in Section 10, Township 30, Range 24, according to the recorded plat thereof, Anoka County, Minnesota, and which lies east of a line beginning at a point on the north line of said Lot 3 being 205.00 feet east of the northwest corner of said Lot 3; thence southerly to a point on the south line of said Lot 3 being 125.00 feet east of the southwest corner of said Lot 3 and which lies northwesterly of the following described line:

Commencing at the northeast corner of said Lot 3; thence North 89 degrees 55 minutes 02 seconds West, along the north line of said Lot 3, a distance of 537.88 feet to the point of beginning; thence South 00 degrees 22 minutes 42 seconds East a distance of 93.85 feet; thence South 30 degrees 58 minutes 03 seconds West a distance of 40.92 feet; thence South 73 degrees 57 minutes 03 seconds West, a distance of 129.69 feet; thence South 11 degrees 48 minutes 23 seconds West a distance of 102.57 feet; thence South 01 degree 22 minutes 32 seconds West a distance of 133.70 feet to the south line of said Lot 3; and said line there terminating.

SHEET 2 OF 2 SHEETS

Design File: 4000821	Checked By: DPE
Dwg Name: ESMT VACATION.dwg	Drawn By: DPE
Date: 9/24/25	Scale: 1" = 75'

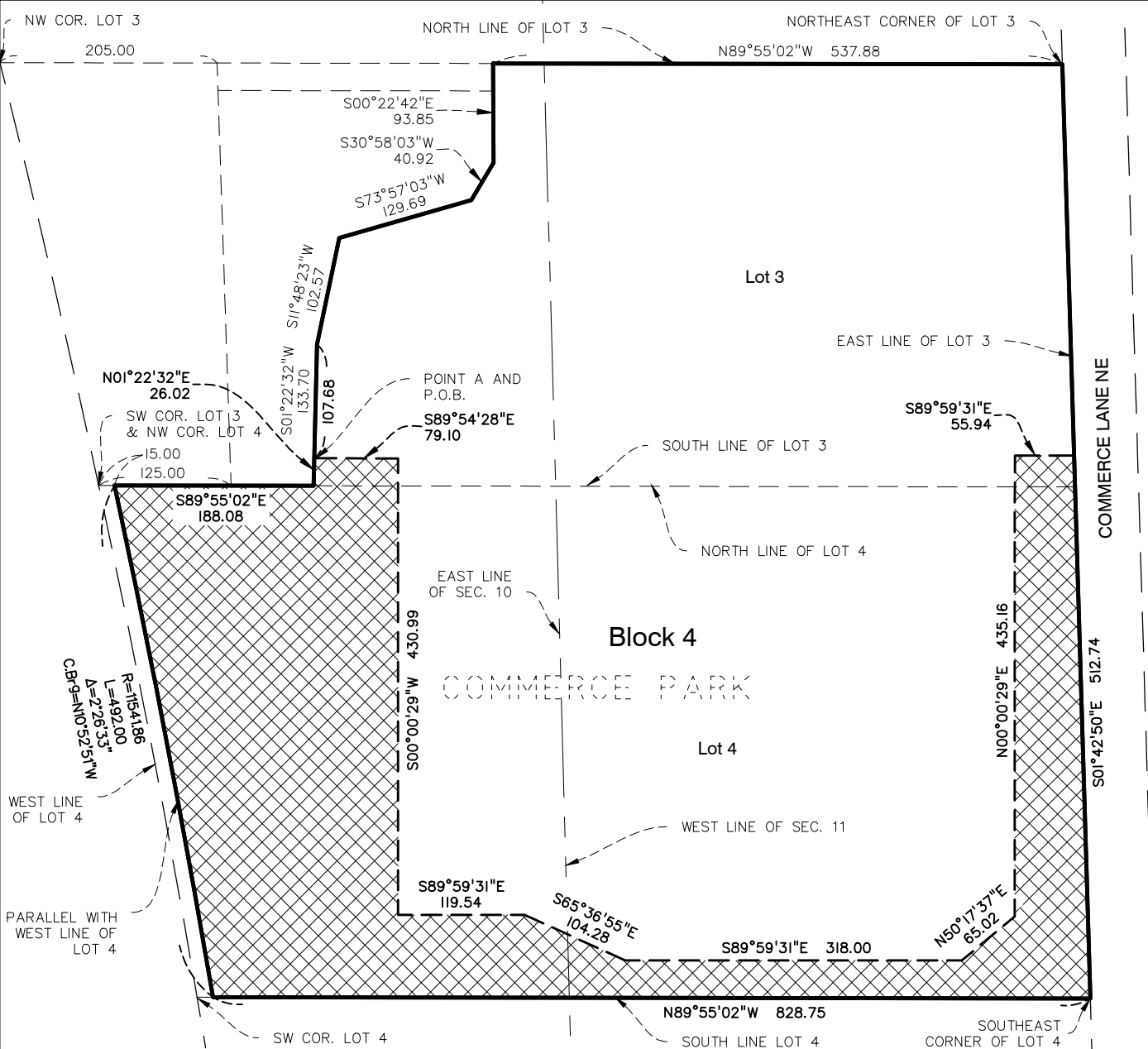
INGRESS AND EASEMENT EASEMENT VACATION
RIVER EDGE BUSINESS CENTER
FRIDLEY, MINNESOTA



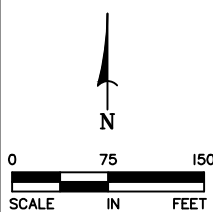
Alliant Engineering, Inc.
 733 Marquette Ave, Ste 700
 Minneapolis, MN 55402
 612.758.3080 MAIN
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EXHIBIT C

Legal Descriptions of the New Easements



 DRAINAGE AND UTILITY EASEMENT



Design File: 4000821	Checked By: DPE
Dwg Name: D&U EASEMENT	Drawn By: DPE
Date: 9/26/25	Scale: 1" = 75'

DRAINAGE AND UTILITY EASEMENT
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FRIDLEY, MINNESOTA



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Minneapolis, MN 55402
612.758.3080 MAIN
612.758.3099 FAX
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DESCRIPTION OF DRAINAGE AND UTILITY EASEMENT

An easement for drainage and utility purposes over, under, and across the following described property:

Those parts of Lot 3 and Lot 4, Block 4, COMMERCE PARK, lying in Section 11, Township 30, Range 24, according to the recorded plat thereof, Anoka County, Minnesota.

AND

That part of Lot 3, Block 4, COMMERCE PARK, lying in Section 10, Township 30, Range 24, according to the recorded plat thereof, Anoka County, Minnesota, which lies easterly of the following described line:

Commencing at the northeast corner of said Lot 3; thence North 89 degrees 55 minutes 02 seconds West, along the north line of said Lot 3, a distance of 537.88 feet to the point of beginning; thence South 00 degrees 22 minutes 42 seconds East a distance of 93.85 feet; thence South 30 degrees 58 minutes 03 seconds West a distance of 40.92 feet; thence South 73 degrees 57 minutes 03 seconds West, a distance of 129.69 feet; thence South 11 degrees 48 minutes 23 seconds West a distance of 102.57 feet; thence South 01 degree 22 minutes 32 seconds West a distance of 133.70 feet to the south line of said Lot 3; and said line there terminating.

AND

That part of Lot 4, Block 4, COMMERCE PARK, lying in Section 10, Township 30, Range 24, according to the recorded plat thereof, Anoka County, Minnesota, lying east of the following described line:

Beginning at a point on the north line of said Lot 4, distant 15.00 feet east of the northwest corner of said Lot 4; thence southerly parallel to the west line of said Lot 4 to the south line of said Lot 4; and there terminating.

Said easement is described as follows:

Commencing at the northeast corner of said Lot 3; thence North 89 degrees 55 minutes 02 seconds West, along the north line of said Lot 3, a distance of 537.88 feet; thence South 00 degrees 22 minutes 42 seconds East a distance of 93.85 feet; thence South 30 degrees 58 minutes 03 seconds West a distance of 40.92 feet; thence South 73 degrees 57 minutes 03 seconds West, a distance of 129.69 feet; thence South 11 degrees 48 minutes 23 seconds West a distance of 102.57 feet; thence South 01 degree 22 minutes 32 seconds West a distance of 107.68 feet to a point hereinafter referred to as Point A and the point of beginning; thence South 89 degrees 54 minutes 28 seconds East 79.10 feet; thence South 00 degrees 00 minutes 29 seconds West 430.99 feet; thence South 89 degrees 59 minutes 31 seconds East 119.54 feet; thence South 65 degrees 36 minutes 55 seconds East 104.28 feet; thence South 89 degrees 59 minutes 31 seconds East 318.00 feet; thence North 50 degrees 17 minutes 37 seconds East 65.02 feet; thence North 00 degrees 00 minutes 29 seconds East 435.16 feet; thence South 89 degrees 59 minutes 31 seconds East 55.94 feet to the east line of said Lot 3; thence South 01 degrees 42 minutes 50 seconds East 512.74 feet to the southeast corner of said Lot 4; thence North 89 degrees 55 minutes 02 seconds West, along the south line of said Lot 4, a distance of 828.75 feet to the southwest corner of the above described property; thence northerly 492.00 feet along the westerly line of said property, along a non-tangential curve concave to the west, having a radius of 11,541.86 feet, a central angle of 02 degrees 26 minutes 33 seconds, and a chord bearing of North 10 degrees 52 minutes 51 seconds West to the north line of said Lot 4; thence South 89 degrees 55 minutes 02 seconds East, along said north line of Lot 4, a distance of 188.08 feet to the intersection with a line bearing South 01 degrees 22 minutes 32 seconds West from the aforementioned Point A; thence North 01 degrees 22 minutes 32 seconds East 26.02 feet to said Point A and there closing.

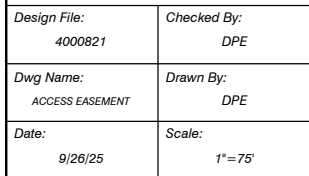
SHEET 2 OF 2 SHEETS

Design File: 4000821	Checked By: DPE
Dwg Name: D&U EASEMENT	Drawn By: DPE
Date: 9/26/25	Scale: 1" = 75'

DRAINAGE AND UTILITY EASEMENT
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Alliant Engineering, Inc.
 733 Marquette Ave, Ste 700
 Minneapolis, MN 55402
 612.758.3080 MAIN
 612.758.3099 FAX
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DESCRIPTION OF ACCESS EASEMENT

A 20.00 foot wide easement for access purposes over, under, and across the following described property:

Those parts of Lot 3 and Lot 4, Block 4, COMMERCE PARK, lying in Section 11, Township 30, Range 24, according to the recorded plat thereof, Anoka County, Minnesota.

AND

That part of Lot 3, Block 4, COMMERCE PARK, lying in Section 10, Township 30, Range 24, according to the recorded plat thereof, Anoka County, Minnesota, which lies easterly of the following described line:

Commencing at the northeast corner of said Lot 3; thence North 89 degrees 55 minutes 02 seconds West, along the north line of said Lot 3, a distance of 537.88 feet to the point of beginning; thence South 00 degrees 22 minutes 42 seconds East a distance of 93.85 feet; thence South 30 degrees 58 minutes 03 seconds West a distance of 40.92 feet; thence South 73 degrees 57 minutes 03 seconds West, a distance of 129.69 feet; thence South 11 degrees 48 minutes 23 seconds West a distance of 102.57 feet; thence South 01 degree 22 minutes 32 seconds West a distance of 133.70 feet to the south line of said Lot 3; and said line there terminating.

AND

That part of Lot 4, Block 4, COMMERCE PARK, lying in Section 10, Township 30, Range 24, according to the recorded plat thereof, Anoka County, Minnesota, lying east of the following described line:

Beginning at a point on the north line of said Lot 4, distant 15.00 feet east of the northwest corner of said Lot 4; thence southerly parallel to the west line of said Lot 4 to the south line of said Lot 4; and there terminating.

The centerline of said easement is described as follows:

Commencing at the northeast corner of said Lot 3; thence North 89 degrees 55 minutes 02 seconds West, along the north line of said Lot 3, a distance of 537.88 feet; thence South 00 degrees 22 minutes 42 seconds East a distance of 93.85 feet; thence South 30 degrees 58 minutes 03 seconds West a distance of 40.92 feet; thence South 73 degrees 57 minutes 03 seconds West, a distance of 129.69 feet; thence South 11 degrees 48 minutes 23 seconds West a distance of 102.57 feet; thence South 01 degree 22 minutes 32 seconds West a distance of 118.69 feet to the point of beginning of the centerline to be described; thence South 89 degrees 55 minutes 02 seconds East 201.44 feet; thence North 00 degrees 22 minutes 42 seconds West 321.33 feet; thence North 42 degrees 57 minutes 35 seconds East 55.64 feet; thence South 89 degrees 55 minutes 02 seconds East 470.21 feet to the east line of said Lot 3, and said centerline there terminating.

The sidelines of said easement are to be prolonged or shortened to terminate at said east line of Lot 3 and said westerly line of the property.

SHEET 2 OF 2 SHEETS

Design File: 4000821	Checked By: DPE
Dwg Name: ACCESS EASEMENT	Drawn By: DPE
Date: 9/26/25	Scale: 1" = 75'

ACCESS EASEMENT
RIVER EDGE BUSINESS CENTER
FRIDLEY, MINNESOTA



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612.758.3099 FAX
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River Edge Business Center

7350 Commerce Lane NE, Fridley, MN 55435

Easement Vacation Application

September 12th, 2025

Endeavor Development (the “Applicant”) is requesting to vacate two (2) easements at 7350 Commerce Lane NE to accommodate the development of a new 250,224 square foot warehouse/distribution center (referred to as “River Edge Business Center”). River Edge Business Center will transform the existing property and bring many benefits to the community. These benefits include bolstering the tax base, creation of jobs and improvements to public utilities/stormwater management facilities.

The existing onsite improvements will be demolished, and public utilities will be rerouted to make way for the new construction. The proposed storm water treatment facility will upgrade areawide capabilities and reduce flood potential. A sample building rendering and site plan for River Edge Business Center are attached in **Exhibit A** and **Exhibit B**.

The Applicant is requesting to vacate the following easement to accommodate the development:

1. Drainage and Utility Easement depicted in **Exhibit C**
2. Ingress and Egress Easement depicted in **Exhibit D**

The existing legal description of the property is also included as **Exhibit E**. Refer to ALTA Survey (also included in submittal) for depiction of existing Easement.

The Applicant is proposing to replace the vacated easements with a new Drainage and Utility Easement and a new Access Easement to allow the City of Fridley and authorized representatives continued access for maintenance and repair. The proposed easements are depicted in **Exhibit F** and **Exhibit G**.

Exhibit A

Renderings



Exhibit B

Site Plan

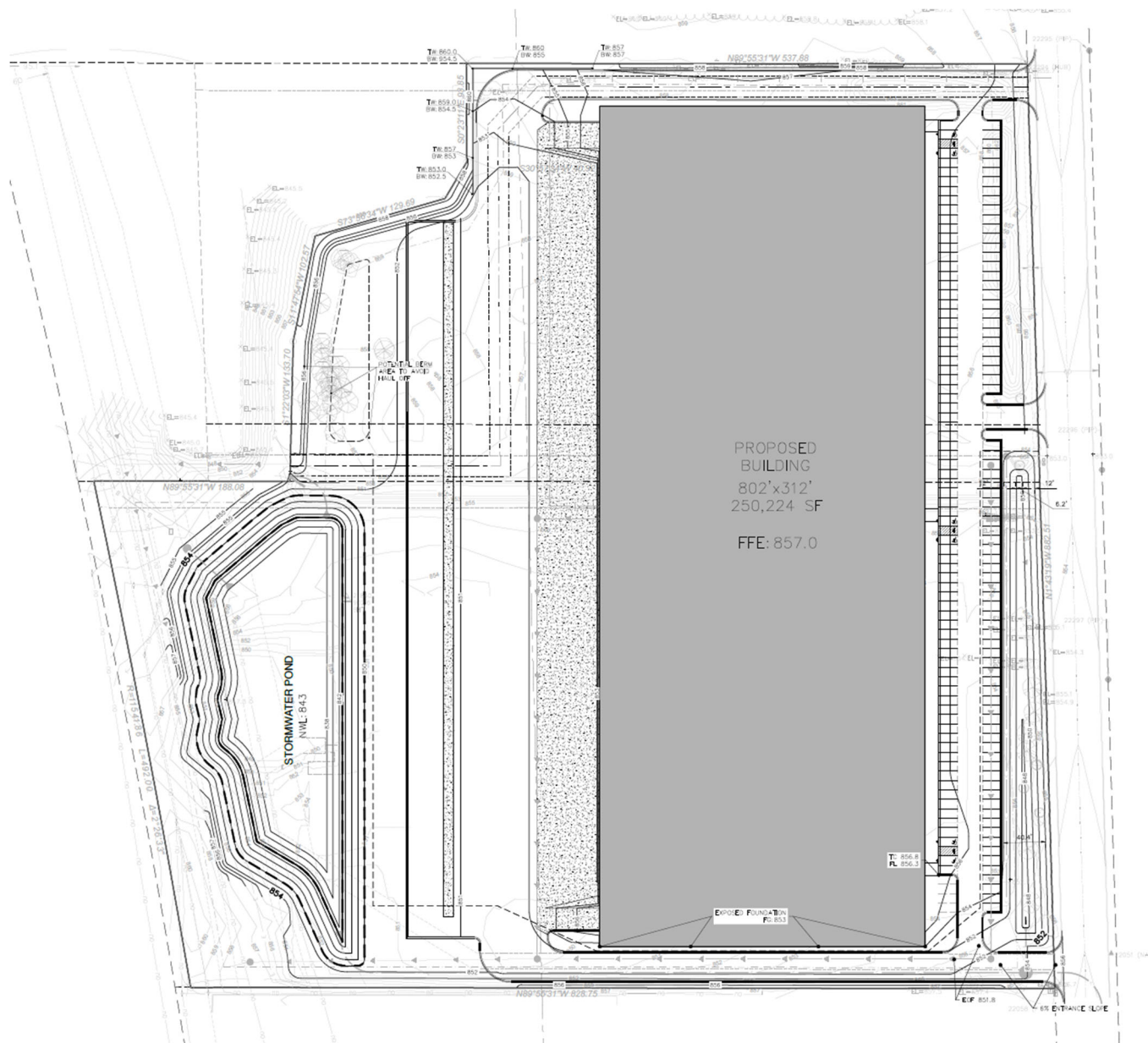
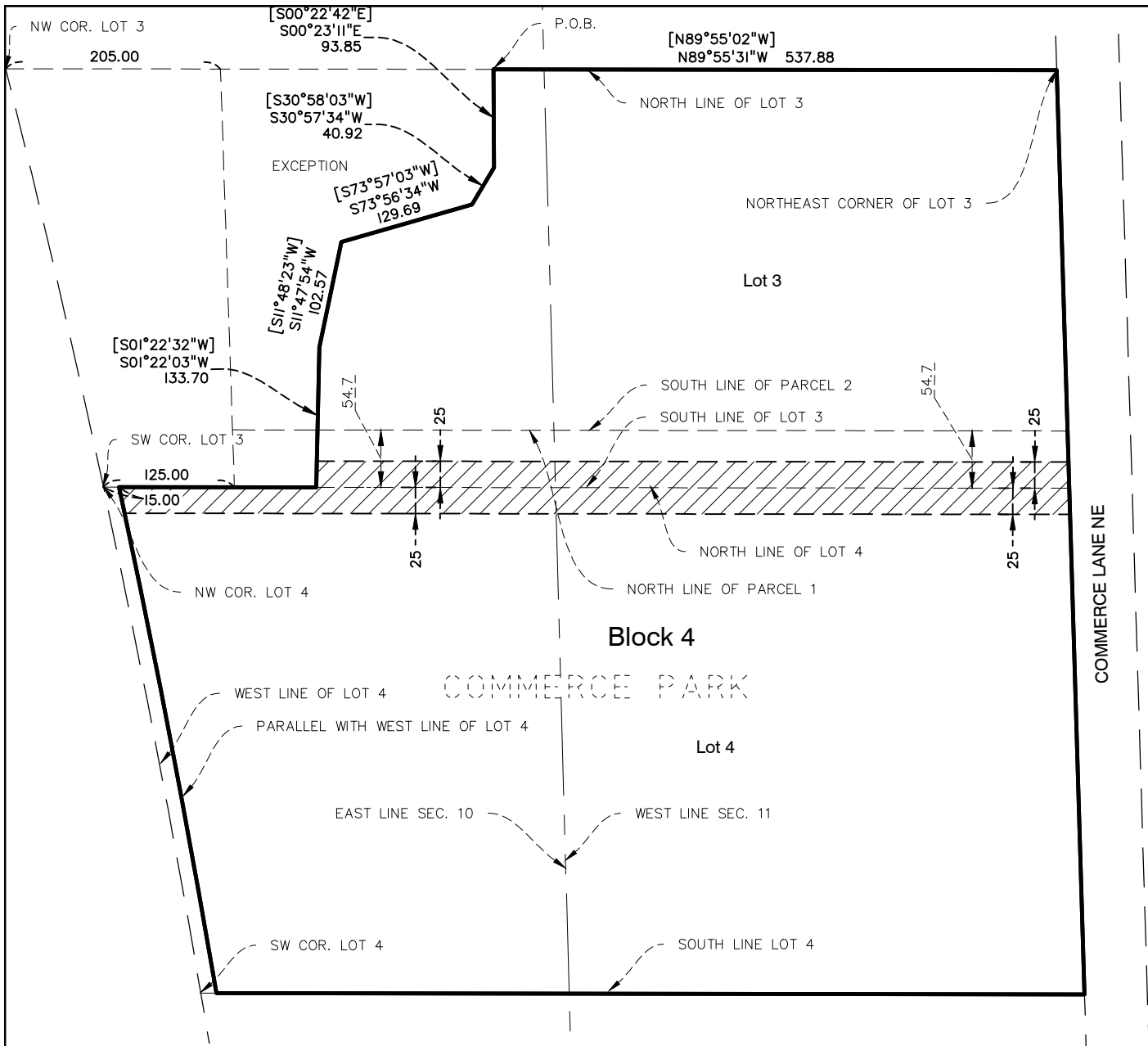


Exhibit C

Request to Vacate Drainage and Utility Easement



SHEET 1 OF 2 SHEETS

Design File: 4000821	Checked By: DPE
Dwg Name: ESMT VACATION.dwg	Drawn By: DPE
Date: 9/26/25	Scale: 1"=75'

DRAINAGE AND UTILITY EASEMENT VACATION
RIVER EDGE BUSINESS CENTER
FRIDLEY, MINNESOTA



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 Minneapolis, MN 55402
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DESCRIPTION OF EASEMENT TO BE VACATED

The drainage and utility easement per the plat of COMMERCE PARK, according to the recorded plat thereof, Anoka County, Minnesota, embraced within the following described land:

Parcel 1:

That part of Lot 4, Block 4, COMMERCE PARK, according to the recorded plat thereof, Anoka County, Minnesota, lying east of the following described line:

Beginning at a point on the north line of said Lot 4, distant 15.00 feet east of the northwest corner of said Lot 4; thence southerly parallel to the west line of said Lot 4 to the south line of said Lot 4; and there terminating.

AND

The South 54.70 feet of Lot 3, Block 4, COMMERCE PARK, according to the recorded plat thereof, Anoka County, Minnesota, lying East of the following described line.

Beginning at a point on the north line of said Lot 3, distant 205.00 feet east of the northwest corner of said Lot 3, thence southerly to a point on the south line of said Lot 3, distant 125.00 feet east of the Southwest corner of said Lot 3; and there terminating.

EXCEPT:

That part of Lot 3, Block 4, COMMERCE PARK, lying in Section 10, Township 30, Range 24, according to the recorded plat thereof, Anoka County, Minnesota, and which lies east of a line beginning at a point on the north line of said Lot 3 being 205.00 feet east of the northwest corner of said Lot 3; thence southerly to a point on the south line of said Lot 3 being 125.00 feet east of the southwest corner of said Lot 3 and which lies northwesterly of the following described line:

Commencing at the northeast corner of said Lot 3; thence North 89 degrees 55 minutes 02 seconds West, along the north line of said Lot 3, a distance of 537.88 feet to the point of beginning; thence South 00 degrees 22 minutes 42 seconds East a distance of 93.85 feet; thence South 30 degrees 58 minutes 03 seconds West a distance of 40.92 feet; thence South 73 degrees 57 minutes 03 seconds West, a distance of 129.69 feet; thence South 11 degrees 48 minutes 23 seconds West a distance of 102.57 feet; thence South 01 degree 22 minutes 32 seconds West a distance of 133.70 feet to the south line of said Lot 3; and said line there terminating.

Parcel 2:

That part of Lot 3, Block 4, COMMERCE PARK, according to the recorded plat thereof, Anoka County, Minnesota, lying north of the South 54.70 feet of said Lot 3 and east of the following described line:

Beginning at a point on the north line of said Lot 3, distant 205.00 feet east of the Northwest corner of said Lot 3; thence southerly to a point on the south line of said Lot 3, distant 125.00 feet east of the Southwest corner of said Lot 3 and there terminating.

EXCEPT:

That part of Lot 3, Block 4, COMMERCE PARK, lying in Section 10, Township 30, Range 24, according to the recorded plat thereof, Anoka County, Minnesota, and which lies east of a line beginning at a point on the north line of said Lot 3 being 205.00 feet east of the northwest corner of said Lot 3; thence southerly to a point on the south line of said Lot 3 being 125.00 feet east of the southwest corner of said Lot 3 and which lies northwesterly of the following described line:

Commencing at the northeast corner of said Lot 3; thence North 89 degrees 55 minutes 02 seconds West, along the north line of said Lot 3, a distance of 537.88 feet to the point of beginning; thence South 00 degrees 22 minutes 42 seconds East a distance of 93.85 feet; thence South 30 degrees 58 minutes 03 seconds West a distance of 40.92 feet; thence South 73 degrees 57 minutes 03 seconds West, a distance of 129.69 feet; thence South 11 degrees 48 minutes 23 seconds West a distance of 102.57 feet; thence South 01 degree 22 minutes 32 seconds West a distance of 133.70 feet to the south line of said Lot 3; and said line there terminating.

SHEET 2 OF 2 SHEETS

Design File: 4000821	Checked By: DPE
Dwg Name: ESMT VACATION.dwg	Drawn By: DPE
Date: 9/26/25	Scale: 1" = 75'

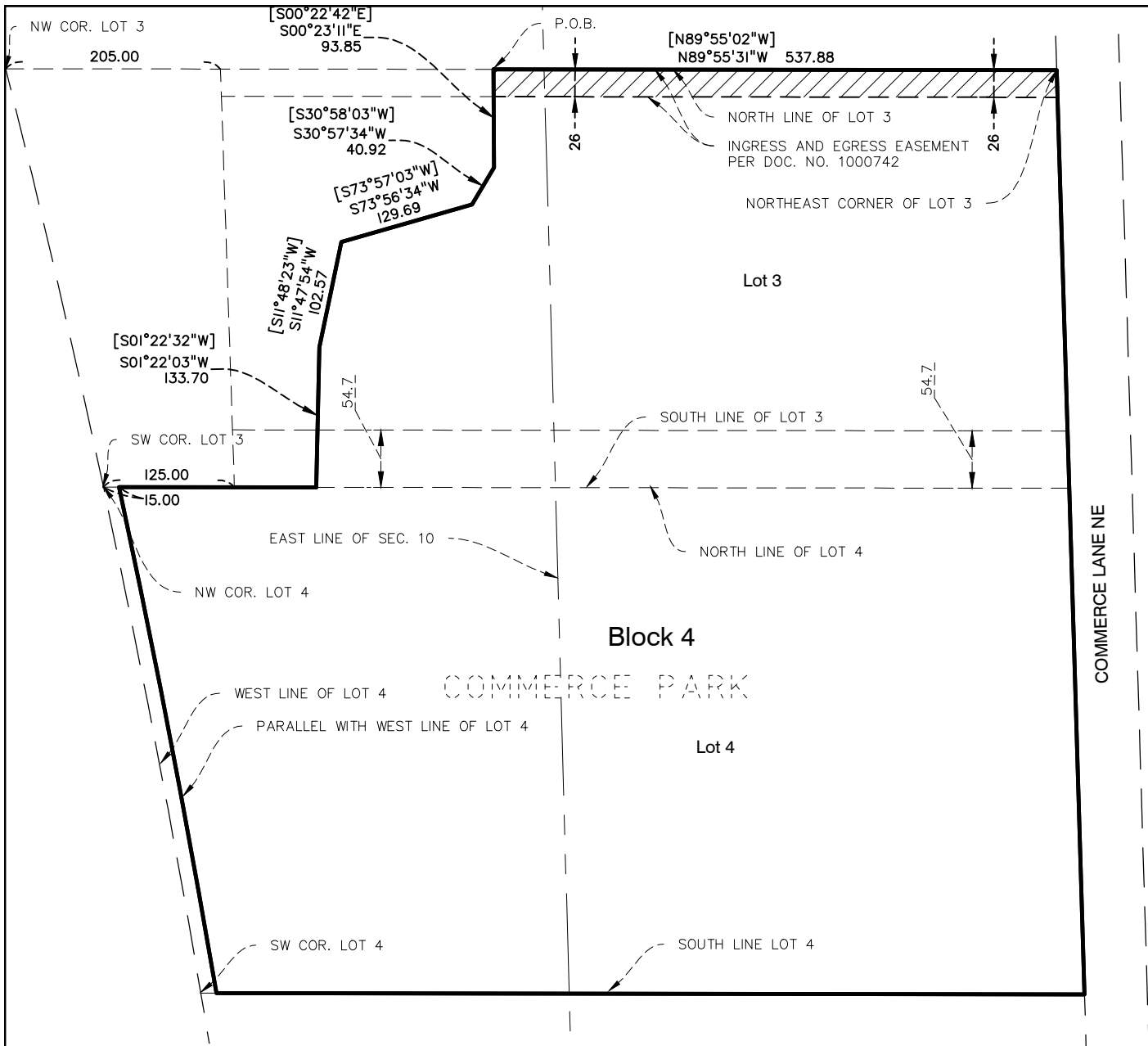
DRAINAGE AND UTILITY EASEMENT VACATION
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Exhibit D

Request to Vacate Ingress and Egress Easement



EASEMENT
VACATION AREA

[]

DENOTES DEED DIMENSION



N

0 75 150
SCALE IN FEET

SHEET 1 OF 2 SHEETS

Design File: 4000821	Checked By: DPE
Dwg Name: ESMT VACATION.dwg	Drawn By: DPE
Date: 9/24/25	Scale: 1"=75'

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FRIDLEY, MINNESOTA



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DESCRIPTION OF EASEMENT TO BE VACATED

That part of the ingress and egress easement over the north 26.00 feet of Lot 3, Block 4, COMMERCE PARK, according to the recorded plat thereof, Anoka County, Minnesota, as described in Document No. 1000742, on file and of record in the Office of the County Recorder, said county, that is embraced within the following described property:

That part of Lot 3, Block 4, COMMERCE PARK, according to the recorded plat thereof, Anoka County, Minnesota, lying north of the South 54.70 feet of said Lot 3 and east of the following described line:

Beginning at a point on the north line of said Lot 3, distant 205.00 feet east of the Northwest corner of said Lot 3; thence southerly to a point on the south line of said Lot 3, distant 125.00 feet east of the Southwest corner of said Lot 3 and there terminating.

EXCEPT:

That part of Lot 3, Block 4, COMMERCE PARK, lying in Section 10, Township 30, Range 24, according to the recorded plat thereof, Anoka County, Minnesota, and which lies east of a line beginning at a point on the north line of said Lot 3 being 205.00 feet east of the northwest corner of said Lot 3; thence southerly to a point on the south line of said Lot 3 being 125.00 feet east of the southwest corner of said Lot 3 and which lies northwesterly of the following described line:

Commencing at the northeast corner of said Lot 3; thence North 89 degrees 55 minutes 02 seconds West, along the north line of said Lot 3, a distance of 537.88 feet to the point of beginning; thence South 00 degrees 22 minutes 42 seconds East a distance of 93.85 feet; thence South 30 degrees 58 minutes 03 seconds West a distance of 40.92 feet; thence South 73 degrees 57 minutes 03 seconds West, a distance of 129.69 feet; thence South 11 degrees 48 minutes 23 seconds West a distance of 102.57 feet; thence South 01 degree 22 minutes 32 seconds West a distance of 133.70 feet to the south line of said Lot 3; and said line there terminating.

SHEET 2 OF 2 SHEETS

Design File: 4000821	Checked By: DPE
Dwg Name: ESMT VACATION.dwg	Drawn By: DPE
Date: 9/24/25	Scale: 1" = 75'

INGRESS AND EASEMENT EASEMENT VACATION
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 733 Marquette Ave, Ste 700
 Minneapolis, MN 55402
 612.758.3080 MAIN
 612.758.3099 FAX
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Exhibit E

Legal Description of Property

Real property in the City of Fridley, County of Anoka, State of Minnesota, described as follows:

Parcel 1:

That part of Lot 4, Block 4, COMMERCE PARK, according to the recorded plat thereof, Anoka County, Minnesota, lying east of the following described line:

Beginning at a point on the north line of said Lot 4, distant 15.00 feet east of the northwest corner of said Lot 4; thence southerly parallel to the west line of said Lot 4 to the south line of said Lot 4; and there terminating.

AND

The South 54.70 feet of Lot 3, Block 4, COMMERCE PARK, according to the recorded plat thereof, Anoka County, Minnesota, lying East of the following described line.

Beginning at a point on the north line of said Lot 3, distant 205.00 feet east of the northwest corner of said Lot 3, thence southerly to a point on the south line of said Lot 3, distant 125.00 feet east of the Southwest corner of said Lot 3; and there terminating.

EXCEPT:

That part of Lot 3, Block 4, COMMERCE PARK, lying in Section 10, Township 30, Range 24, according to the recorded plat thereof, Anoka County, Minnesota, and which lies east of a line beginning at a point on the north line of said Lot 3 being 205.00 feet east of the northwest corner of said Lot 3; thence southerly to a point on the south line of said Lot 3 being 125.00 feet east of the southwest corner of said Lot 3 and which lies northwesterly of the following described line:

Commencing at the northeast corner of said Lot 3; thence North 89 degrees 55 minutes 02 seconds West, along the north line of said Lot 3, a distance of 537.88 feet to the point of beginning; thence South 00 degrees 22 minutes 42 seconds East a distance of 93.85 feet; thence South 30 degrees 58 minutes 03 seconds West a distance of 40.92 feet; thence South 73 degrees 57 minutes 03 seconds West, a distance of 129.69 feet; thence South 11 degrees 48 minutes 23 seconds West a distance of 102.57 feet; thence South 01 degree 22 minutes 32 seconds West a distance of 133.70 feet to the south line of said Lot 3; and said line there terminating.

Parcel 2:

That part of Lot 3, Block 4, COMMERCE PARK, according to the recorded plat thereof, Anoka County, Minnesota, lying north of the South 54.70 feet of said Lot 3 and east of the following described line:

Beginning at a point on the north line of said Lot 3, distant 205.00 feet east of the Northwest corner of said Lot 3; thence southerly to a point on the south line of said Lot 3, distant 125.00 feet east of the Southwest corner of said Lot 3 and there terminating.

EXCEPT:

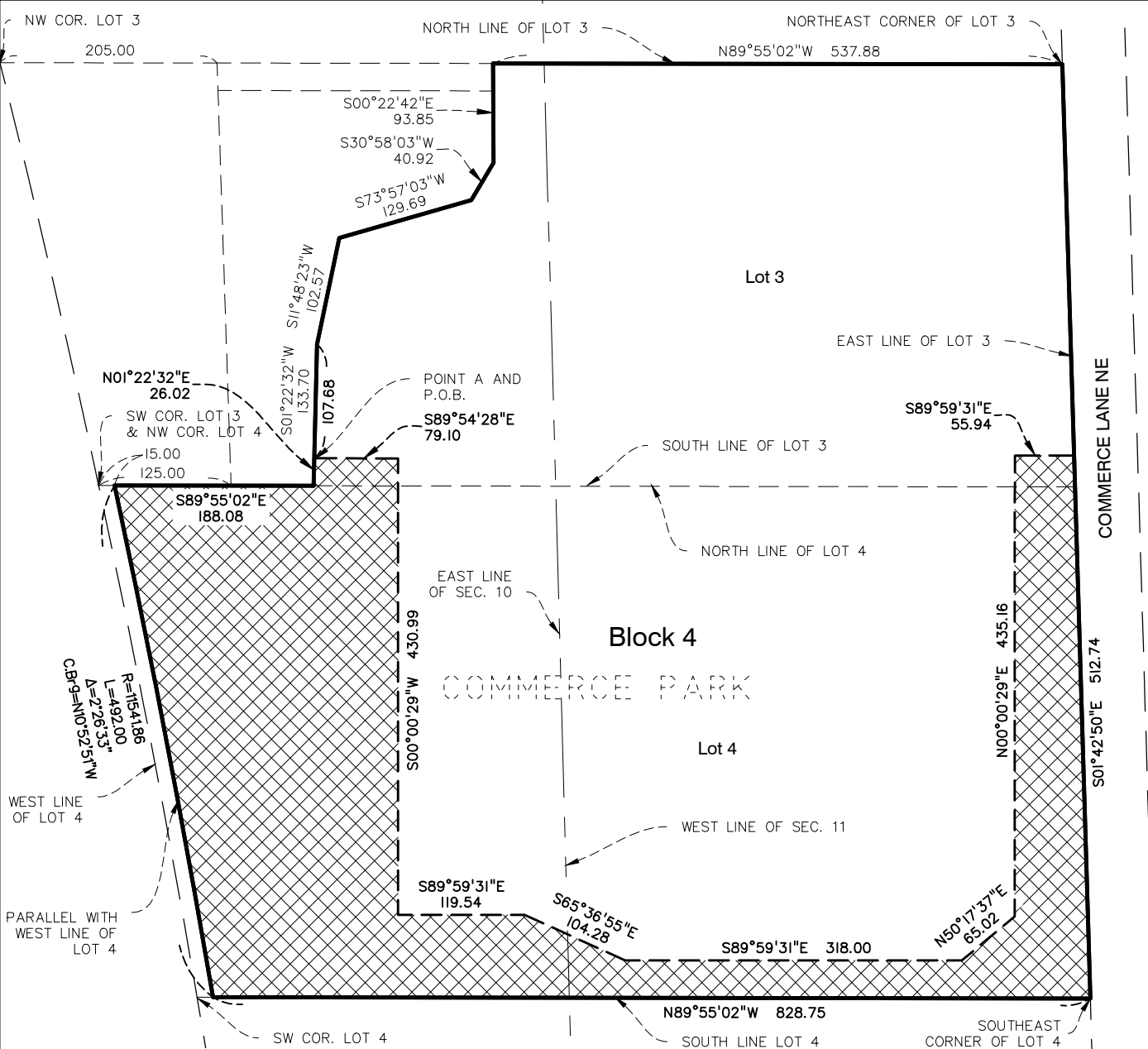
That part of Lot 3, Block 4, COMMERCE PARK, lying in Section 10, Township 30, Range 24, according to the recorded plat thereof, Anoka County, Minnesota, and which lies east of a line beginning at a point on the north line of said Lot 3 being 205.00 feet east of the northwest corner of said Lot 3; thence southerly to a point on the south line of said Lot 3 being 125.00 feet east of the southwest corner of said Lot 3 and which lies northwesterly of the following described line:

Commencing at the northeast corner of said Lot 3; thence North 89 degrees 55 minutes 02 seconds West, along the north line of said Lot 3, a distance of 537.88 feet to the point of beginning; thence South 00 degrees 22 minutes 42 seconds East a distance of 93.85 feet; thence South 30 degrees 58 minutes 03 seconds West a distance of 40.92 feet; thence South 73 degrees 57 minutes 03 seconds West, a distance of 129.69 feet; thence South 11 degrees 48 minutes 23 seconds West a distance of 102.57 feet; thence South 01 degree 22 minutes 32 seconds West a distance of 133.70 feet to the south line of said Lot 3; and said line there terminating.

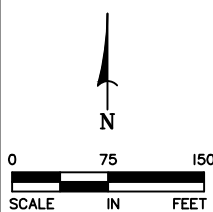
(All Abstract Property)

Exhibit F

Proposed Drainage and Utility Easement



 DRAINAGE AND UTILITY EASEMENT



Design File: 4000821	Checked By: DPE
Dwg Name: D&U EASEMENT	Drawn By: DPE
Date: 9/26/25	Scale: 1"=75'

DRAINAGE AND UTILITY EASEMENT
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FRIDLEY, MINNESOTA



Alliant Engineering, Inc.
733 Marquette Ave, Ste 700
Minneapolis, MN 55402
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

77

DESCRIPTION OF DRAINAGE AND UTILITY EASEMENT

An easement for drainage and utility purposes over, under, and across the following described property:

Those parts of Lot 3 and Lot 4, Block 4, COMMERCE PARK, lying in Section 11, Township 30, Range 24, according to the recorded plat thereof, Anoka County, Minnesota.

AND

That part of Lot 3, Block 4, COMMERCE PARK, lying in Section 10, Township 30, Range 24, according to the recorded plat thereof, Anoka County, Minnesota, which lies easterly of the following described line:

Commencing at the northeast corner of said Lot 3; thence North 89 degrees 55 minutes 02 seconds West, along the north line of said Lot 3, a distance of 537.88 feet to the point of beginning; thence South 00 degrees 22 minutes 42 seconds East a distance of 93.85 feet; thence South 30 degrees 58 minutes 03 seconds West a distance of 40.92 feet; thence South 73 degrees 57 minutes 03 seconds West, a distance of 129.69 feet; thence South 11 degrees 48 minutes 23 seconds West a distance of 102.57 feet; thence South 01 degree 22 minutes 32 seconds West a distance of 133.70 feet to the south line of said Lot 3; and said line there terminating.

AND

That part of Lot 4, Block 4, COMMERCE PARK, lying in Section 10, Township 30, Range 24, according to the recorded plat thereof, Anoka County, Minnesota, lying east of the following described line:

Beginning at a point on the north line of said Lot 4, distant 15.00 feet east of the northwest corner of said Lot 4; thence southerly parallel to the west line of said Lot 4 to the south line of said Lot 4; and there terminating.

Said easement is described as follows:

Commencing at the northeast corner of said Lot 3; thence North 89 degrees 55 minutes 02 seconds West, along the north line of said Lot 3, a distance of 537.88 feet; thence South 00 degrees 22 minutes 42 seconds East a distance of 93.85 feet; thence South 30 degrees 58 minutes 03 seconds West a distance of 40.92 feet; thence South 73 degrees 57 minutes 03 seconds West, a distance of 129.69 feet; thence South 11 degrees 48 minutes 23 seconds West a distance of 102.57 feet; thence South 01 degree 22 minutes 32 seconds West a distance of 107.68 feet to a point hereinafter referred to as Point A and the point of beginning; thence South 89 degrees 54 minutes 28 seconds East 79.10 feet; thence South 00 degrees 00 minutes 29 seconds West 430.99 feet; thence South 89 degrees 59 minutes 31 seconds East 119.54 feet; thence South 65 degrees 36 minutes 55 seconds East 104.28 feet; thence South 89 degrees 59 minutes 31 seconds East 318.00 feet; thence North 50 degrees 17 minutes 37 seconds East 65.02 feet; thence North 00 degrees 00 minutes 29 seconds East 435.16 feet; thence South 89 degrees 59 minutes 31 seconds East 55.94 feet to the east line of said Lot 3; thence South 01 degrees 42 minutes 50 seconds East 512.74 feet to the southeast corner of said Lot 4; thence North 89 degrees 55 minutes 02 seconds West, along the south line of said Lot 4, a distance of 828.75 feet to the southwest corner of the above described property; thence northerly 492.00 feet along the westerly line of said property, along a non-tangential curve concave to the west, having a radius of 11,541.86 feet, a central angle of 02 degrees 26 minutes 33 seconds, and a chord bearing of North 10 degrees 52 minutes 51 seconds West to the north line of said Lot 4; thence South 89 degrees 55 minutes 02 seconds East, along said north line of Lot 4, a distance of 188.08 feet to the intersection with a line bearing South 01 degrees 22 minutes 32 seconds West from the aforementioned Point A; thence North 01 degrees 22 minutes 32 seconds East 26.02 feet to said Point A and there closing.

SHEET 2 OF 2 SHEETS

Design File: 4000821	Checked By: DPE
Dwg Name: D&U EASEMENT	Drawn By: DPE
Date: 9/26/25	Scale: 1" = 75'

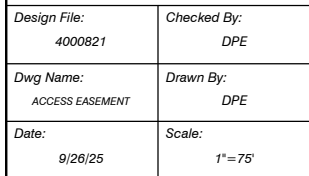
DRAINAGE AND UTILITY EASEMENT
RIVER EDGE BUSINESS CENTER
FRIDLEY, MINNESOTA



Alliant Engineering, Inc.
 733 Marquette Ave, Ste 700
 Minneapolis, MN 55402
 612.758.3080 MAIN
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Exhibit G

Proposed Access Easement



Alliant Engineering, Inc.
733 Marquette Ave, Ste 700
Minneapolis, MN 55402
612.758.3080 MAIN
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DESCRIPTION OF ACCESS EASEMENT

A 20.00 foot wide easement for access purposes over, under, and across the following described property:

Those parts of Lot 3 and Lot 4, Block 4, COMMERCE PARK, lying in Section 11, Township 30, Range 24, according to the recorded plat thereof, Anoka County, Minnesota.

AND

That part of Lot 3, Block 4, COMMERCE PARK, lying in Section 10, Township 30, Range 24, according to the recorded plat thereof, Anoka County, Minnesota, which lies easterly of the following described line:

Commencing at the northeast corner of said Lot 3; thence North 89 degrees 55 minutes 02 seconds West, along the north line of said Lot 3, a distance of 537.88 feet to the point of beginning; thence South 00 degrees 22 minutes 42 seconds East a distance of 93.85 feet; thence South 30 degrees 58 minutes 03 seconds West a distance of 40.92 feet; thence South 73 degrees 57 minutes 03 seconds West, a distance of 129.69 feet; thence South 11 degrees 48 minutes 23 seconds West a distance of 102.57 feet; thence South 01 degree 22 minutes 32 seconds West a distance of 133.70 feet to the south line of said Lot 3; and said line there terminating.

AND

That part of Lot 4, Block 4, COMMERCE PARK, lying in Section 10, Township 30, Range 24, according to the recorded plat thereof, Anoka County, Minnesota, lying east of the following described line:

Beginning at a point on the north line of said Lot 4, distant 15.00 feet east of the northwest corner of said Lot 4; thence southerly parallel to the west line of said Lot 4 to the south line of said Lot 4; and there terminating.

The centerline of said easement is described as follows:

Commencing at the northeast corner of said Lot 3; thence North 89 degrees 55 minutes 02 seconds West, along the north line of said Lot 3, a distance of 537.88 feet; thence South 00 degrees 22 minutes 42 seconds East a distance of 93.85 feet; thence South 30 degrees 58 minutes 03 seconds West a distance of 40.92 feet; thence South 73 degrees 57 minutes 03 seconds West, a distance of 129.69 feet; thence South 11 degrees 48 minutes 23 seconds West a distance of 102.57 feet; thence South 01 degree 22 minutes 32 seconds West a distance of 118.69 feet to the point of beginning of the centerline to be described; thence South 89 degrees 55 minutes 02 seconds East 201.44 feet; thence North 00 degrees 22 minutes 42 seconds West 321.33 feet; thence North 42 degrees 57 minutes 35 seconds East 55.64 feet; thence South 89 degrees 55 minutes 02 seconds East 470.21 feet to the east line of said Lot 3, and said centerline there terminating.

The sidelines of said easement are to be prolonged or shortened to terminate at said east line of Lot 3 and said westerly line of the property.

SHEET 2 OF 2 SHEETS

Design File: 4000821	Checked By: DPE
Dwg Name: ACCESS EASEMENT	Drawn By: DPE
Date: 9/26/25	Scale: 1" = 75'

ACCESS EASEMENT
RIVER EDGE BUSINESS CENTER
FRIDLEY, MINNESOTA



Alliant Engineering, Inc.
733 Marquette Ave, Ste 700
Minneapolis, MN 55402
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com



AGENDA REPORT

Meeting Date: November 10, 2025

Meeting Type: City Council

Submitted By: Wally Wysopal, City Manager

Title

Ordinance No. 1435, Public Hearing and First Reading Amending the Initiatives, Referendums and Recall Chapter of the Fridley City Charter

Background

The Fridley City Charter (Charter) is a document that describes the City's unique form of government. It is authorized by Minnesota Statute (M.S.) Chapter 410. The Charter was first adopted by voters in 1957 and has been periodically updated since then. In accordance with M.S. § 410.12, subd. 7 the City posted a notice of this evening's Public Hearing in the Official Publication and on the City's website.

Ordinance

The recommended amendments to the Chapter are compiled into Ordinance No. 1435. Substantive revisions to the Chapter include:

- Section 5.01 adds definitions
- Section 5.04 changes the threshold of signatures required for an Initiative Petition from 15% of the total number of votes cast in the last state general election in the City to 5% of the total number of votes cast in the last Presidential Election in the City
- Section 5.10 changes the threshold of signatures required for a Referendum Petition from 15% of the total number of votes cast in the last state general election in the City to 5% of the total number of votes cast in the last Presidential Election in the City.

Analysis

M.S. § 410.12 addresses procedures for amending a city charter including Fridley's. Section 410.12 allows for a charter to be amended in any of the following ways:

1. Petition
 - a. Residents petitioning the Commission
 - b. City Council initiating a petition to the voters
2. By Ordinance
 - a. Submitted by Commission to Council
 - b. Submitted by Council to Commission.

The amendment under consideration is promulgated by ordinance from the Commission to the City Council.

Vision Statement

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

The power to amend the City Charter is shared among the City Council, Charter Commission and voters whose roles and responsibilities are identified in the following chapters of the Fridley City Charter.

Chapter 1, Section 101 of the Fridley Charter defines a Home Rule Charter Commission as:

"A body of 15 Fridley residents appointed by the district court who work collaboratively to evaluate and propose changes to the Fridley City Charter that reflect the importance of the Charter to enable effective government operations that reflect the values of residents."

The question with regard to the Charter Commissions authority to propose amendments to the Charter is: how does the Charter Commission reflect the values of the residents when they are appointed positions by the court and not elected by the voters?

The Mayor and Council are elected directly by the voters. Chapter 2, Section 2.02 of the Charter defines the elected officials are "composed of a Mayor and four (4) Councilmembers who shall be eligible voters as defined by Section 1.04.1 of this Charter."

The many powers of the City of Fridley are exercised through the City Council, and are articulated in Chapter 1, Section 1.04. The breadth and scope of these powers are expansive with the final item in the list providing: "In addition to the powers herein and hereafter granted, the City of Fridley shall have full power to deal with all matters of municipal concern and have complete self-government in harmony with and subject to the Constitution and laws of the State of Minnesota."

Upon examination of these chapters of the Charter it becomes clear that power to amend the Charter is shared in unique and specific ways. The Charter Commission has the power to propose changes to the City Charter at any time and acts like a standing constitutional convention. If the City Charter does not work or proves to be faulty in operation, voters may initiate a petition to the Charter Commission, and the Commission must act. It has no discretion.

The Charter Commission's power to make amendments is limited. Section 101 limits amendments to only to those that "enable effective government operations that reflect the values of the voters." However, the Charter does not provide the Charter Commissioners with the power to determine the "values of the residents." The power to determine the values of the voters comes directly from a petition of the residents or from the City Council as the duly elected representatives of the voters in Chapter 1, Section 104.01. This may seem overly obvious as the Commissioners are not elected officials but appointed by the Court.

The proposed changes to Chapter 5 include proposals that clarify language to make the Charter easier to understand and comprehend. It also, however, includes substantive changes to the signature threshold requirements for petitions and recalls. They are substantive as they reduce the requirement by 67%. Using the last election as a baseline the current Charter requires 2,080 signatures to initiate a petition or referendum. The proposed language reduces that threshold to 693, a reduction of 1,387 or 67%.

Vision Statement

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

In his role as an elected official the Mayor sent a letter to the Commission on April 8, 2025 (attached) requesting the Commission clarify its intentions and purposes for the reduction in threshold limits. Further he offered an invitation for dialogue on the issue. At the October 6, 2025, Charter Commission meeting the Mayor's letter and request was acknowledged. However, the Commission chose to move and approve the entire chapter "as is" without clarifying the reason or purposes for the signature threshold changes.

The Mayor's letter is instrumental as it indicates that the Councilmembers are not aware of any concerns on the part of the voters posed by the existing signature threshold limits. Therefore, it was asking the Commission to provide reason for the amendments. Additionally, staff have never received any call concerning the same. Therefore, the City Council should be surprised by the proposal to amend the signature threshold limits. Consequently, it leaves the Charter Commission in a position of over-reach as the sole determiner of resident values and not sharing in the powers of amendment.

For the reasons stated above, staff recommend the Council not approve a first reading of Ordinance No. 1435.

Next steps

Should the Council advance the recommended amendment, staff anticipate the following schedule:

- November 24 – the Council will conduct the second reading of the Ordinance;
- November 28 – the Ordinance will be published in the Official Publication;
- February 26 – pursuant to M.S. § 410.12 subd. 7, "an ordinance amending a city charter shall not become effective until 90 days after passage and publication."

Financial Impact

None.

Recommendation

Staff recommend the City Council conduct the Public Hearing.

Staff recommend the City Council not approve a first reading of Ordinance No. 1435, Amending the Initiatives, Referendums and Petitions Chapter of the Fridley City Charter.

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

- Ordinance No. 1435
- Mayor Ostwald letter to the Charter Commission

Vision Statement

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

Ordinance No. 1435

Amending the Initiative, Referendum and Recall Chapter of the Fridley City Charter

The Fridley City Charter Commission has completed its review of the Fridley City Charter Chapter 5 and has recommended an amendment of the City Charter by Ordinance to the City Council on October 6, 2025. The Fridley City Council hereby finds after review, examination and recommendation of the Charter Commission that the Fridley City Charter should be hereby amended and the City of Fridley does ordain:

Fridley City Charter Chapter 5. Initiative, Referendum and Recall

Section 5.01 Definitions

Circulator: a person who presents a petition to others for signature.

City Charter, Charter: The City of Fridley's (City) local constitution.

Committee: A group of at least five registered voters who sponsor a proposed initiative.

Electorate: All people in the City who are entitled to vote in an election.

Initiative: A proposed law or Charter amendment to be placed before the Electorate during a special or General Election.

Malfeasance: An illegal act by an elected official performed in their official capacity.

Nonfeasance: Neglect or refusal to perform official duties.

Ordinance: City law enacted by the Fridley City Council (Council).

Petitioner: a person who initiates a petition.

Recall: A proposed initiative that seeks to remove any elected Councilmember of the City.

Referendum: A proposed initiative that seeks to prevent an existing law or Charter amendment from taking effect.

Registered Voter: An eligible voter who complies with voting registration procedures and requirements as established by State law.

Section ~~5.01~~, 5.02 Powers Reserved by the People

~~The people of the City of Fridley reserve to themselves the power, in accordance with the provisions of this Charter, to initiate and adopt any ordinance, except an ordinance appropriating money or authorizing the levy of taxes; to require any ordinance when passed by the Council to be referred to the electorate for approval or disapproval; and to recall elected public officials. These powers shall be called the initiative, the referendum, and the recall, respectively.)~~

In accordance with the provisions of the Charter, the people of the City reserve the power to:

- Initiate a petition to adopt an ordinance (except an ordinance appropriating money or authorizing the levy of taxes) to be voted on by the electorate;
- Require an ordinance when passed by the Council to be referred (referendum) to the electorate for approval or disapproval; and
- Recall any elected Councilmember and remove such Councilmember from office by a vote of the electorate of the City.

A petition for an initiative, referendum or recall may be submitted, signed and circulated upon the grounds authorized by State law and the Constitution of the State of Minnesota.

Section 5.02. Expenditures by Petitioners

~~No member of any initiative, referendum, or recall committee, no circulator of a signature paper, and no signer of any such paper, or any other person, shall accept or offer any reward, monetary or otherwise, for service rendered in connection with the circulation thereof. This shall not prevent the committee from paying for legal advice and from incurring an expense not to exceed \$200 for stationery, copying, printing, and notaries' fees. A sworn statement substantiating such expenses shall be turned over to the City Clerk within five (5) days following the filing of a sufficient petition. Any violation of the provisions of this Section is a misdemeanor. Any violation of this Section shall be reported by the City Clerk to the proper authorities for prosecution under State Statutes applying thereto.~~

Section 5.03 Initiative, Referendum and Recall ~~Further Regulations~~

1. No rewards, monetary or otherwise, may be accepted by:

- Any person who is a member of an initiative, referendum or recall committee;
- Any person who circulates a petition for initiative, referendum or recall; or
- Any person who signs a petition for initiative, referendum or recall.

2. Committees for an initiative, referendum or recall may pay for legal advice and incur related committee expenses not to exceed \$1,000. A sworn statement substantiating such expenses must be turned over to the City Clerk within five business days following the filing of a sufficient petition. Any violation of the provisions of this Section is a misdemeanor. Any violation of this Section must be reported by the City Clerk to the proper authorities pursuant to State law.

~~1.3. A lawful petition under this Charter may be submitted, signed and circulated upon an ordinance to be initiated, or upon an ordinance to be made the subject of a referendum or on a proceeding for recall upon the grounds authorized by law and required by the Constitution of the State of Minnesota.~~ Reasons stated infor the proposed petition are to be stated and noted in the petition itself. A petition for any other purpose may be made in accordance with procedures established by this Charter or under provisions of State law ~~as may be elsewhere provided.~~

~~2.4. A petition under this Charter shall~~for an initiative, referendum or recall must be filed ~~in with~~ the ~~office of the~~ City Clerk ~~as one (1) instrument, which instrument shall and~~ contain any all required documents (appropriate to the petition), a copy of any ordinance proposed, covered or affected, and all the supporting signature papers and affidavits ~~attached in support of the same.~~

~~3.5. A petition shall for an initiative, referendum or recall must~~ be circulated by a registered voter of the City. A valid petition ~~shall may only~~ be signed by registered voters of the City. ~~All the signatures on any petition need not be on one (1) signature paper.~~ The circulator of the petition shall must be certified as the circulator of the petition by an attached notarized affidavit which states:

- ~~(1)~~ that the circulator has signed the petition;
- ~~(2)~~ that each signature was signed in the circulator's presence;
- ~~(3)~~ the signature is from the person who signed the petition in front of the circulator; and
- ~~(4)~~ that each signer affirmed they were a registered voter at the residence stated thereon indicated on the petition.

Any signature paper petition lacking the notarized affidavit ~~shall be is~~ void. If ~~void voided~~, the signatures on that paper shall may not be used in the calculation of the signatures needed to fulfill the petition requirement.

~~4.6. The insufficiency or irregularity of a petition shall may~~ not prejudice the filing of any new petition for the same purpose, nor ~~shall it~~ prevent the Council from referring any ordinance proposed to the electorate at the next ~~regular or special elections~~ special or General Election, ~~or otherwise acting favorably upon the same.~~

~~5.7. The Council may provide by ordinance such any~~ further regulations for ~~the an~~ initiative, referendum, ~~and or~~ recall not inconsistent with this Charter ~~as it deems necessary.~~

~~6.8. The City Clerk, upon receipt of documented information that any signature on any petition paper has been falsely attested to, shall promptly forward such information to the proper authority for prosecution under State Statutes applying thereto. If the City Clerk finds that any documented information or signature on any petition for an initiative, referendum or recall has been falsely attested to, the City Clerk must promptly forward such information to the proper authorities pursuant to State law.~~

9. The City Clerk must provide to a committee member circulating a petition for an initiative, referendum or recall, written instructions delineating the correct and proper procedure for circulating the petition.

INITIATIVE

Section 5.04 ~~Initiation of Measures~~ Initiative Petitions

Any five ~~(5)~~ registered voters may form a committee for the initiation of any ordinance as provided in Section ~~5.03.015.02~~. Before circulating any petition the committee ~~shall~~ must file a copy of the proposed ordinance with the City Clerk along with the names and addresses of members of said committee. The committee ~~shall~~ must attach a verified copy of the proposed ordinance to each of the signature papers ~~herein described~~, along with their names and addresses as sponsors ~~thereof of the petition~~. ~~A verified copy of the proposed ordinance shall be a copy to which the City Clerk affixes the words: "Proposed Ordinance on File. Fridley City Clerk: _____ Date: _____"~~ A verified copy of the initiative must be a copy to which the City Clerk has affixed the words: "Proposed Ordinance on File. Fridley City Clerk _____, Date _____."

Section 5.05 Form of Initiative Petitions ~~and of Signature Papers~~

The completed petition for the adoption of any ordinance not yet in effect, ~~shall~~ must consist of the ordinance, ~~together with~~ all the signature papers and affidavits ~~thereto~~ attached. ~~Such petition shall not be~~ Petitions are not complete unless signed by at least ~~fifteen percent (15%)~~ of the total number of votes cast ~~at in~~ the last ~~state general election~~ Presidential Election in the City. Each signature paper ~~shall page must~~ be in substantially the following form:

INITIATIVE PETITION

Proposing an ordinance to _____ (stating the purpose of the ordinance), a copy of which ordinance is ~~hereto~~ attached. This ordinance is sponsored by the following committee of registered voters:

Name (Please Print)	Address (Please Print)
1.	
2.	
3.	
4.	
5.	

The undersigned registered voters, understanding the terms and the nature of the ordinance ~~hereto~~ attached, petition the Council for its adoption, or, ~~in lieu thereof~~, for its submission to the electorate for their approval.

Name (Please Print)	Birth Year	Address (Please Print)	Signature
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At the end of each group of signatures papers ~~shall be appended~~must be the affidavit of the circulator ~~mentioned~~detailed in Section 5.03.~~03~~.

Section 5.06 Filing of Initiative Petitions~~and Action Thereon~~

Within ~~ten (10)~~ business days after the filing of the completed petition, the City Clerk ~~shall ascertain by examination will determine if~~ the number of signatures ~~appended thereto~~submitted ~~and whether this number is at least fifteen percent (15%) of the total number of votes cast at the last state general election~~ Presidential Election in the City. If the City Clerk finds the petition insufficient or irregular, the City Clerk ~~shall~~must at once notify one ~~(1)~~ or more members of the petition committee of that fact, stating the reasons for the insufficiency or irregularity. The committee ~~shall~~will then be given ~~ten (10)~~ business days in which to file additional signature papers and to correct the petition in all other particulars with the City Clerk. The calculation of the ten business days begins on the date the letter is ~~postmarked~~received by the City Clerk. The City Clerk ~~shall have~~has five ~~(5)~~ business days to verify the sufficiency of the additional signature papers or corrected petition. If at the end of that period the petition is found to be still insufficient or irregular, the petition ~~shall~~must be filed ~~in the City Clerk's office with the City Clerk~~ and no further action ~~shall~~will be taken. The City Clerk ~~shall~~must notify one ~~(1)~~ or more members of the petition committee of that fact.

Section 5.07 Action of the Council on Sufficient Initiative Petitions

~~A. Completed Petition With Signatures Under 25%~~

~~When the completed petition is found to be sufficient, with the number of signers of the petition not less than fifteen percent (15%) and less than twenty-five percent (25%) of the total votes cast at the last state general election, the City Clerk shall transmit the initiative petition to the Council at its next meeting, stating the number of petitioners and the percentage of the total number of registered voters which they constitute. The Council shall at once read the ordinance and shall thereupon provide for a public hearing upon the ordinance. After holding the public hearing, the ordinance shall be finally acted upon by the Council not later than sixty-five (65) days after the date upon which it was submitted to the Council by the City Clerk. If the Council passes the ordinance as submitted, the ordinance shall become effective and need not be submitted to the electorate. If the Council fails to pass the proposed ordinance, or passes it in a form different from that set forth in the petition and unsatisfactory to a majority of the petition committee, the proposed ordinance shall be submitted by the Council to the electorate at the next regular municipal election.~~

~~B. Completed Petition With Signatures of 25% or More~~

~~When the completed petition is found to be sufficient with the number of signers of the petition equal to at least twenty-five percent (25%) or more of the total votes cast at the last state general~~

~~election, the City Clerk shall transmit the initiative petition to the Council at its next meeting, stating the number of petitioners and the percentage of the total number of registered voters which they constitute. The Council shall at once read the ordinance and shall thereupon provide for a public hearing upon the ordinance. After holding the public hearing, the ordinance shall be finally acted upon by the Council not later than sixty-five (65) days after the date upon which it was submitted to the Council by the City Clerk. If the Council passes the ordinance as submitted, the ordinance shall become effective and need not be submitted to the electorate. If the Council fails to pass the proposed ordinance or passes it in a form different from that set forth in the petition, the Council shall call for an election and place the question on the ballot. If the petition is submitted by July 1st of an even year, the question shall be placed on the next regular municipal election ballot. If the petition is submitted after July 1st of an even year or during an odd year, the Council shall call for a special election subject to Minnesota Election Law.~~

1. Generally. When the completed petition is found to be sufficient the City Clerk must transmit the initiative petition to the Council at its next meeting. The notification to the Council must include the number of petitioners and the percentage of the total number of votes cast in the previous Presidential Election. The Council must read the ordinance and call for a public hearing regarding the ordinance. After holding the public hearing, the ordinance must be finally acted upon by the Council no later than 65 calendar days after it was submitted to the Council by the City Clerk. If the Council passes the ordinance as submitted the ordinance becomes effective.

2. Signatures between 5-15%. If the Initiative Petition was submitted with the number of signatures between 5-15% of the total number of votes cast in the previous Presidential Election and the Council fails to pass the ordinance or passes it in a form different from that set forth in the petition, the committee-proposed ordinance must be submitted by the Council to the electorate at the next municipal election.

3. Signatures greater than 15%. If the Initiative Petition was submitted with the number of signatures greater than 15% of the total number of votes cast in the previous Presidential Election and the Council fails to pass the ordinance or passes it in a form different from that set forth in the petition before July 1 of an even year the committee-proposed ordinance must be placed on the next regular municipal election ballot. If the Council fails to pass the ordinance or passes it in a form different from that set forth in the petition after July 1 of an odd year the Council must call for a special election subject to State law.

Section 5.08 Initiative Ballots

The ballots used when voting upon such proposed ordinance ~~shall~~must state the substance of the ordinance and ~~shall~~must give the electorate the opportunity to vote either "Yes" or "No" on the question of adoption. If a majority of those voting on any such ordinance vote in favor of it, it ~~shall thereupon will~~ become an ordinance of the City. Any number of proposed ordinances may be voted upon ~~at in~~ the same election;~~but the voter shall be allowed to vote for or against each separately. If there is more than one proposed ordinance on the ballot in the same election, a voter must be~~

~~allowed to vote for or against each separately.~~ In the case of inconsistency between two ~~(2)~~ or more ~~initiative~~ ordinances ~~to be~~ approved by the ~~voters~~electorate, the ordinances ~~shall will~~ not go into effect until the ~~City~~ Council has had ~~sixty (60)~~ calendar days to resolve the inconsistencies.

Section 5.09 Initiation of Charter Amendments

~~The ways to~~Procedures to initiate amendments to this Charter are set forth in ~~Minnesota Statutes~~State law.

REFERENDUM

Section 5.10 ~~The~~Referendum Petitions

~~If prior to the date when an ordinance takes effect a petition signed by at least fifteen per cent (15%) of the total votes cast at the last state general election in the City request that any such ordinance be repealed or be submitted to a vote of the electors, the ordinance shall thereby be prevented from going into operation.~~

An ordinance will be void if prior to the effective date of the ordinance, 5% of the total votes cast at the last Presidential Election file a petition to request it be repealed or be submitted to a vote of the electorate.

Section 5.11 Form of Referendum Petitions

Any five ~~(5)~~ registered voters may form a committee for the purpose of petitioning for a referendum as provided in Section 5.03.~~04~~. Before circulating any petition, the committee ~~shall~~ must file a copy of the proposed referendum petition and a copy of the ordinance proposed to be repealed with the City Clerk along with the names and addresses of members of said committee. The committee ~~shall~~ must attach a verified copy of the referendum and the ordinance to be repealed to each of the signature papers ~~herein described~~, along with their names and addresses as sponsors ~~thereof~~. A verified copy of the ordinance proposed to be repealed to the referendum ~~shall~~ must be a copy to which the ~~city clerk~~City Clerk has affixed the words: "Proposed Ordinance on File. Fridley City Clerk ____, Date ____." A referendum petition ~~shall~~ must read as follows:

REFERENDUM PETITION

Proposing the repeal of an ordinance to (stating the purpose of the ordinance), a copy of which ordinance is ~~hereto~~ attached. The proposed repeal is sponsored by the following committee of registered voters:

Name (Please Print)	Address (Please Print)
1.	
2.	
3.	
4.	

5.

The undersigned registered voters, understanding the nature of the ordinance ~~hereto~~ attached and believing it to be detrimental to the welfare of the City, petition the Council for its submission to the electorate for their approval or disapproval.

Name (Please Print)	Birth Year	Address (Please Print)	Signature
---------------------	------------	------------------------	-----------

~~At the end of each group of signatures papers shall be appended the affidavit of the circulator mentioned in Section 5.03.03. Each signature page must have the affidavit of the circulator attached.~~

Section 5.12 Filing of Referendum Petitions

1. Referendum Petition Proposing Repeal of Charter Amendment

The requirements for the purposes of petitioning for a referendum repealing a charter amendment are set forth in ~~Minnesota State Statutes~~State law.

2. Referendum Petition Proposing Repeal of an Ordinance

Within ~~ten (10)~~ business days after the filing of the completed referendum petition, the City Clerk ~~shall~~ must ascertain by examination the number of signatures ~~appended thereto~~ and whether ~~this the~~ number is at least ~~fifteen percent (15%)~~ of the total number of votes cast at the last ~~state general election~~ Presidential Election in the City. If the City Clerk finds the petition insufficient or irregular, the City Clerk ~~shall~~ must at once notify one ~~(1)~~ or more members of the petition committee of that fact, stating the reasons for the insufficiency or irregularity. The committee ~~will have~~ shall then be given ten (10) business days in which to file additional signature papers and to correct the petition in all other particulars with the City Clerk. The calculation of the ten business days begins on the date the letter is ~~postmarked~~ received by the City Clerk. If at the end of that period the petition is found to be still insufficient or irregular, the petition ~~shall~~ must be filed in the City Clerk's office, no further action ~~shall~~ will be taken, and the ordinance ~~will become~~ becomes effective immediately or on the date specified. The City Clerk ~~shall~~ must notify one ~~(1)~~ or more members of the petition committee of that fact.

Section 5.13 Referendum Petitions; Suspension of Effect of Ordinance

When a referendum petition is filed with the City Clerk, the ordinance sought to be reconsidered ~~shall~~ will be suspended from taking effect. Such suspension ~~shall~~ terminates when:

1. There is a final determination of insufficiency of the petition; ~~or~~
2. The petitioner's committee withdraws the petition; ~~or~~
3. The ~~council~~ Council repeals the ordinance; or

4. Upon seven business days after canvass of election is completed when a majority of those voting on any such ordinance vote in favor of it.

Section 5.14 Action of the Council on Sufficient Referendum Petitions

If the referendum petition or amended referendum petition is found to be sufficient, the City Clerk ~~shall~~ must transmit the referendum petition to the Council at the next regular Council meeting. The Council ~~shall thereupon~~ must reconsider the ordinance and either repeal it or ~~by aye and nay vote~~ re-affirm its adherence to the ordinance as passed. If the Council votes to reaffirm the ordinance ~~by~~ before August 1st of an even year, the question ~~shall~~ must be placed on the next regular municipal election ballot. If ~~approved after the Council votes to reaffirm the ordinance after~~ August 1st of an even year, the Council ~~shall~~ must immediately order a special election to be held subject to ~~Minnesota Election Law~~ State law.

Section 5.15 Referendum Ballots

The ballots used in any referendum election ~~shall~~ must conform to the rules laid down in Section 5.08 of this Charter for initiative ballots.

RECALL

Section 5.16 ~~The~~ Recall Petitions

Any five ~~(5)~~ registered voters may form a committee for the purpose of bringing about the recall of any elected ~~officer~~ Councilmember of the City as provided in Section 5.03-04.

Before circulating any petition, the committee ~~shall~~ must file with the City Clerk a copy of a statement naming the elected ~~officer~~ Councilmember whose removal is sought, a statement of the grounds for removal in ~~less than~~ not more than two hundred fifty (250) words, and their intention to bring about the recall with their names and addresses as members of ~~said the circulating~~ committee. The statement of grounds for removal of the elected ~~officer~~ Councilmember must identify malfeasance or nonfeasance of conduct in the ~~officer's~~ Councilmember's performance of official duties. ~~Malfeasance constitutes an illegal or harmful act which an elected official should not perform in an official capacity. Nonfeasance is the neglect or refusal to perform official duties.~~ The committee ~~shall~~ must also attach a verified copy of said statement to each of the signature papers ~~herein described~~, together with their names and addresses as sponsors ~~thereof~~. A verified copy of said statement ~~shall~~ must be a copy to which the ~~city clerk shall~~ City Clerk must affix the following words: "Proposed Recall Statement on File. Fridley City Clerk (Attest): ____ Date: ____.

Section 5.17 Form of Recall Petitions

~~The petition for the recall of~~ Recall petitions for any elected official ~~shall~~ must consist of the statement identical with that filed with the City Clerk together with all the signature papers and affidavits ~~thereto~~ attached. Such petitions ~~shall not be considered to be~~ are not complete unless signed by at least ~~twenty five percent (25%)~~ of the total number of votes cast in the last ~~state~~

~~general election~~ Presidential Election in the Ward or City represented by the office holder. Each signature paper ~~shall~~ must be in substantially the following form:

RECALL PETITION

Proposing the recall of _____ from office as _____ ~~which recall is sought~~ for the reasons set forth in the attached statement. This movement is sponsored by the following committee of registered voters:

Name	Address
1.	
2.	
3.	
4.	
5.	

The undersigned registered voters, understanding the nature of the charges against the ~~officer~~ Councilmember herein sought to be recalled, desire the holding of a recall election for that purpose.

Name	Birth Year	Address	Signature
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At the end of each group of signatures papers ~~shall~~ must be ~~appended~~ attached the affidavit of the circulator mentioned in Section 5.03.03.

Section 5.18 Filing of Recall Petitions

Within ~~thirty~~ (30) business days after the filing of the original proposed petition, the committee ~~shall~~ must file the completed petition ~~in the Office of~~ with the City Clerk. The City Clerk ~~shall~~ must examine the petition within ~~the next ten~~ (10) business days, ~~and if~~ If the City Clerk finds ~~it the petition~~ irregular, or finds that the number of signers is less than ~~twenty-five percent~~ (25%) of the total number of votes cast at the last ~~state general election~~ Presidential Election in the Ward or City represented by the office holder, the City Clerk ~~shall~~ must ~~at once~~ notify one ~~(1)~~ or more members of the petition committee advising the reasons for the insufficiency or irregularity. The committee ~~shall then be given~~ has ~~ten~~ (10) business days in which to file additional signature papers and to correct the petition in all other respects, but they may not change the statement of the grounds upon which the recall is sought. The calculation of the ~~ten~~ 10 business days begins on the date the letter is ~~postmarked~~ received by the City Clerk. The City Clerk ~~shall have~~ has five ~~(5)~~ business days to verify the sufficiency of the additional signature papers or corrected petition. If at the end of that time the City Clerk finds the petition still insufficient or irregular, the City Clerk must notify at least one ~~(1) or more of the~~ members of the recall petition committee ~~shall be notified to that effect and the petition shall be filed in the City Clerk's office~~. No further action ~~shall~~ will be taken ~~thereon~~.

Section 5.19 Recall Election Procedure

If the petition or amended petition is found sufficient, the City Clerk ~~shall~~must transmit it to the Council without delay, and ~~shall also officially~~ notify the person sought to be recalled of the sufficiency of the petition and of the pending action. ~~The Council shall at its next meeting, by resolution, provide for the holding of a special recall election subject to Minnesota Election Law. At its next regularly scheduled meeting, the Council must call for a special election, pursuant to State law.~~

~~Section 5.20. Procedure at Recall Election~~

~~The Clerk shall include with the published notice of the election the statement of the grounds for the recall and also, in not more than five hundred (500) words, the answer of the elected officer concerned in justification of his/her conduct in office. Candidates to succeed the officer to be recalled shall be nominated in the usual way, and the election shall be conducted, as far as possible, in accordance with the usual procedure in municipal elections.~~

The City Clerk must post notice of the election including grounds for the recall petition and response of the elected Councilmember concerned. Candidates to succeed the Councilmember to be recalled may be nominated in the usual way and an election must be conducted in accordance with State law.

~~Section 5.21.5.20~~ Form of Recall Ballot

1. If the ~~officer~~Councilmember sought to be recalled resigns within ~~ten~~(10) business days after the receipt by the Council of the completed recall petition, the Council ~~shall~~must declare the office vacant and ~~shall then~~ fill the vacancy for the unexpired term in accordance with the ~~City Charter, Section 2.06.~~

2. If the ~~officer~~Councilmember sought to be recalled does not resign within ~~ten~~(10) business days after the receipt by the Council of the completed recall petition, the question to be placed on the ballot at the recall election ~~referenced in Section 5.19 of the Charter shall~~must be: "Shall _____ be recalled?"; ~~the name of the officer whose recall is sought being inserted in the blank, and those~~ Those voting ~~shall~~must be permitted to vote "Yes" or "No" upon this question. If a majority of those voting on the question of recall vote in favor of recall (a majority voting "Yes"), the ~~officer~~Councilmember ~~shall~~must be promptly removed from office. The Council ~~shall~~must then fill the vacancy for the unexpired term in accordance with the ~~City Charter, Section 2.06.~~ If a majority of those voting on the question of recall vote against recall (a majority voting "No"), the ~~officer~~Councilmember ~~shall~~will continue in office with no further action required.

~~Section 5.22. Instructions to Petitioners~~

~~The City Clerk shall provide to every person circulating a petition for the initiation of an ordinance, for the initiation of Charter amendments, for a referendum, or for the recall of an elected official, written instructions delineating the correct and proper procedure for circulating the petition. The instructions provided will clearly define falsification of a signature and false attestation of a signature and will cite those ordinances, laws, or statutes relating to such acts.~~

Passed and adopted by the City Council of the City of Fridley on this xx day of [month], 2025.

Dave Ostwald - Mayor

Melissa Moore - City Clerk

Public Hearing: November 10, 2025

First Reading: November 10, 2025

Second Reading:

Publication:



Memorandum

Date: April 8, 2025

To: Fridley Charter Commission

CC: Fridley City Council, Wally Wysopal, Melissa Moore, Beth Kondrick

From: Dave Ostwald, Mayor

Re: Thank you

Dear Chair Johnson and Charter Commission members,

Thank you for last night's joint meeting. The Council and I were most pleased by your invitation and appreciative of your warm welcome. I continue to find the Commissioners to be a wonderful group of very dedicated citizens who take the responsibility for guardianship of the Charter seriously. As Mayor I applaud your dedication to its purposes and appreciate the commitment of time to the cause.

I hope that my Council colleagues and I were able to contribute positively to your mission by providing helpful insights into City priorities and by providing updates on important projects. Likewise, I appreciated learning more about your personal backgrounds and Commission priorities, including potential by-law changes and updates to Chapter Five of the Charter.

Regarding the latter, you have done a lot of good work over many months. I offer that further dialogue may be in order for the City Council to better understand the purposes for considering the threshold limitation changes for citizen lead initiatives. As Commissioner Reynolds mentioned, Chapter Five is one of the most essential chapters of the Charter. Therefore, I ask for more opportunities to understand its impact prior to considering a final recommendation by the Commission.

Thank you again for your dedication and commitment to the City of Fridley. I look forward to hearing back from you.

Sincerely,

A handwritten signature in black ink, appearing to read 'David Ostwald', followed by a horizontal line.

David Ostwald, Mayor



AGENDA REPORT

Meeting Date: November 10, 2025

Meeting Type: City Council

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

Title

Public Hearing and Resolution No. 2025-150, Ordering Final Plans, Specifications and Calling for Bids for Street Rehabilitation Project No. ST2026-01

Background

Following discussion and direction from the Fridley City Council (Council), the Public Works Department has prepared a feasibility report regarding the proposed roadway and utility improvements (Improvements) included as part of the Street Rehabilitation Project No. ST2026-01 (Project). On October 13, 2025, the report was presented to Council and a Public Hearing on Improvements was set for November 10, 2025 by Resolution No. 2025-134. The Hearing on Improvements was advertised in accordance with statutory requirements and officially published in the Star Tribune on October 23, 2025 and October 30, 2025. Additionally, adjacent property owners subject to special assessment were mailed notice of the public hearing on October 24, 2025. The mailing to each property owner included a preliminary assessment estimate and project update.

The project is approximately 2.1 miles in length and is proposed for streets within the Melody Manor neighborhood (Ward 1), as shown in the attached project area map. The streets and underground utilities in the area were originally constructed in the 1960s. Since their initial construction, they have received periodic preventative maintenance, including seal coating, as recently as 2006 or 2009. The proposed streets have not received significant rehabilitation since their initial construction with the exception of Symphony Street and 74th Avenue, which were reconstructed in 2000. A total of 149 properties located within the project area are proposed to be assessed in accordance with the City of Fridley's (City) Roadway Major Maintenance Financing Policy.

On June 24, 2025, an open house was held for property owners and residents within the project to allow residents the opportunity to meet the project team in-person and ask questions regarding the proposed street project. In advance of the open house, property owners and residents were invited to view a virtual presentation on the project website ahead of the open house that provided a project overview, a tentative schedule, expected construction impacts, and

Vision Statement

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

special assessment details. The project website also had a link for an online survey for property owners and residents to fill out that included contact information, coordination of upcoming private work, property information, drainage or access concerns and complimentary camera inspection of sanitary sewer service.

On October 2, 2025, an open house was held for property owners and residents. The open house featured a formal presentation highlighting the project area, project improvements scope, schedule and information on special assessments. Public feedback received was incorporated into the development of the Project feasibility report and will be implemented with the Project as is feasible.

Proposed street rehabilitation with the Project will include asphalt reclaiming, asphalt paving, concrete curb & gutter spot replacement, and miscellaneous utility repairs. The existing pavement within the Project will be replaced by new bituminous pavement overtop aggregate base fortified by in-place pavement reclamation. Spot replacement of concrete curb & gutter will only occur along segments that are severely damaged, settled, or restrict the conveyance of storm water.

Proposed improvements to the water distribution system will include the replacement of approximately 5,600 lineal feet of existing watermain, 11 fire hydrants and rehabilitation or replacement of other system appurtenances throughout the project. Locations for replacement of watermain and other system facilities were identified by Public Works staff based upon existing condition and functionality. The proposed water utility improvements are located along 5th Street, 74th Avenue, Symphony Street, Able Street, and 76th Avenue. The watermain work will include replacement of the main and a portion of the services.

Proposed improvements to the existing sanitary sewer and storm sewer networks will include minor work for manhole and inlet adjustments, castings will be either replaced or reset as a part of the paving. The existing system structures are generally in good condition and are expected to exceed the service life of the proposed pavement rehabilitation.

Costs for the Project will be paid using a combination of funding sources including the City's Minnesota State Aid System (MSAS) funding, special assessments to benefiting properties and Utility CIP funds (water, sanitary sewer, and storm sewer). Comments received at the public hearing will be considered and used in preparation of the finals for the Project.

Following the Public Hearing on Improvements, the Council will be asked to address Resolution No. 2025-150 to consider ordering final plans, specifications and calling for bids for the Project. If the Council elects to proceed with the Project by approving the attached resolution, staff will finalize the design in February 2026, and construction would be completed between May and September 2026.

Vision Statement

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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 Project is budgeted in the adopted Capital Investment Plan for 2025-2029.

Recommendation

Staff recommend the City Council conduct the Public Hearing.

Staff recommend the approval of Resolution No. 2025-150, Ordering Final Plans, Specifications and Calling for Bids for Street Rehabilitation Project No. ST2026-01.

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. 2025-150
- Map of 2026 Street Rehabilitation Project Area
- Public Hearing Advertisement in Star Tribune
- Mailed Public Hearing on Improvements Notice (Sample)

Vision Statement

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

Resolution No. 2025-150

Ordering Final Plans, Specifications and Calling for Bids for Street Rehabilitation Project No. ST2026-01

Whereas, the City of Fridley (City) has prepared a Capital Investment Program (CIP) to systematically and regularly reconstruct and rehabilitate streets and utilities within the City to maintain infrastructure quality and performance; and

Whereas, the construction of certain roadway and utility improvements (Improvements) are included within Street Rehabilitation Project No. ST2026-01 (Project) as identified within the CIP and deemed to be in the interest of the City and property owners affected thereby; and

Whereas, pursuant to the direction of the Fridley City Council (Council), the City's Engineering Division has prepared a feasibility report and estimates of costs thereof for the Improvements; and

Whereas, Resolution No. 2025-134 adopted October 13, 2025, received the feasibility report and set a public hearing regarding the estimated costs, funding and construction of the Improvements for the date of November 10, 2025; and

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

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

Whereas, at said Hearing on Improvements, the Council heard all those parties that desired to address the Council regarding said Improvements in whole or in part.

Now, therefore it be 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 and utility improvements, including pavement reclamation, bituminous asphalt paving, concrete curb & gutter spot replacement, water main replacement and utility repairs including the street segments as follows:

4th Street from 75th Avenue to 76th Avenue
5th Street from 75th Avenue to Osborne Road (CSAH 8)
76th Avenue from Western Terminus to 5th Street
76th Avenue from Van Buren Street to Able Street

75th Avenue from University Avenue East Service Road to Lyric Lane
 75th Avenue from Jackson Street to Able Street
 74th Avenue from University Avenue East Service Road to Lyric Lane
 Symphony Street from 73rd Avenue North Service Drive to 74th Avenue
 Van Buren Street from 73rd Avenue North Service Drive to Osborne Road (CSAH 8)
 Able Street from 73rd Avenue North Service Drive to 76th Avenue

3. The Improvements be incorporated in Street Rehabilitation Project No. ST2026-01.
4. That the work effecting the Improvements under said 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 cost 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 10th day of November, 2025.

Dave Ostwald – Mayor

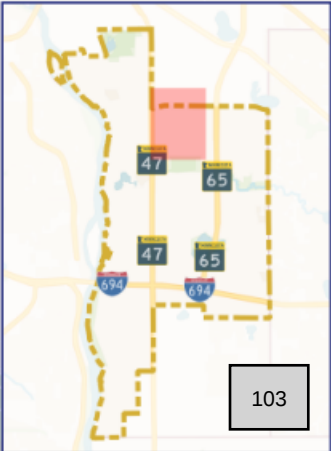
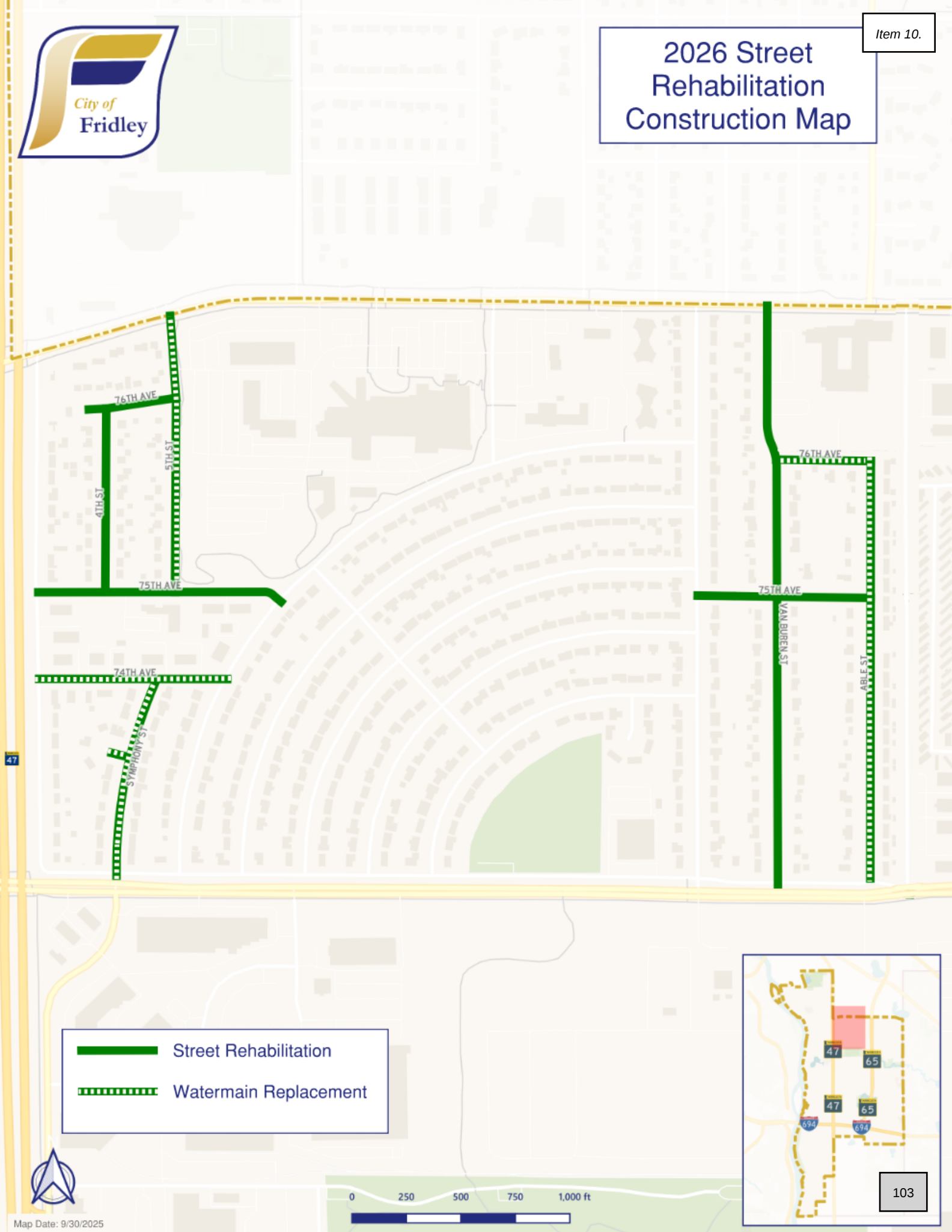
Attest:

Melissa Moore – City Clerk



2026 Street Rehabilitation Construction Map

Item 10.



City of Fridley
Notice of Hearing on
Street Rehabilitation Project
Project No. ST 2026-01

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 10th day of November 2025, 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, pavement reclamation, water main, and utility repairs including the street segments as follows:

4TH STREET	from 75TH AVENUE to 76TH AVENUE
5TH STREET	from 75TH AVENUE to OSBORNE ROAD (CSAH 8)
76TH AVENUE	from WESTERN TERMINUS to 5TH STREET
76TH AVENUE	from VAN BUREN STREET to ABLE STREET
75TH AVENUE	from UNIVERSITY AVENUE EAST SERVICE ROAD to LYRIC LANE
75TH AVENUE	from JACKSON STREET to ABLE STREET
74TH AVENUE	from UNIVERSITY AVENUE EAST SERVICE ROAD to LYRIC LANE
SYMPHONY STREET	from 73RD AVENUE NORTH SERVICE DRIVE to 74TH AVENUE
VAN BUREN STREET	from 73RD AVENUE NORTH SERVICE DR to OSBORNE RD (CSAH 8)
ABLE STREET	from 73RD AVENUE NORTH SERVICE DRIVE to 76TH AVENUE

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 \$3,340,000. 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.

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 CityClerk@FridleyMN.gov or (763) 571-3450.

Published: Star Tribune
 October 23, 2025
 October 30, 2025



Fridley Civic Campus

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

October 22, 2025

PW25-042

Subject: Notice of Public Hearing for Street Rehabilitation Project No. ST2026-01

Dear Property Owner:

The Fridley City Council will conduct a public hearing to consider authorizing construction of the Street Rehabilitation Project No. ST2026-01. A presentation will be given before Council that will provide information on estimated costs, funding, special assessments, and construction.

When: Monday, November 10, 2025; 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 \$4,400.00. 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:
SUBJECT PROPERTY ADDRESS:

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

Sincerely,

A handwritten signature in black ink, appearing to read 'James'.

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

Publication and Project Area Map (Back of Page)

City of Fridley
Notice of Hearing on
Street Rehabilitation Project
Project No. ST2026-01

Now, therefore, notice is hereby given that on the 10th day of November 2025, 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, pavement reclamation, water main, and utility repairs including the street segments as follows:

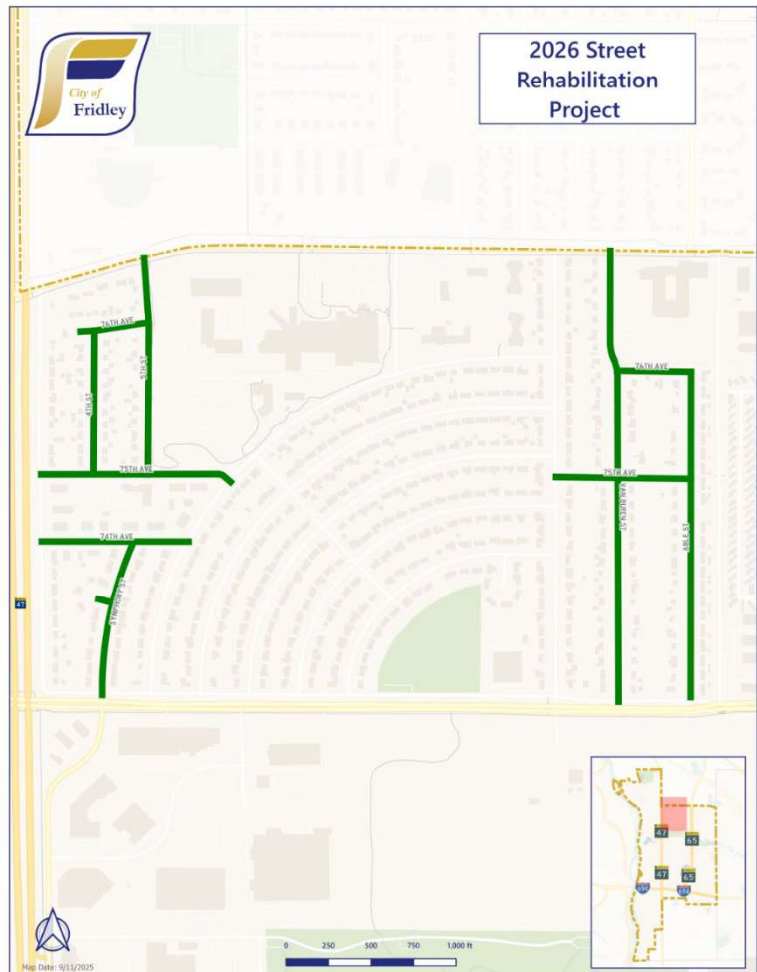
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ABLE STREET	from 73RD AVENUE NORTH SERVICE DRIVE to 76TH AVENUE

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 \$3,340,000. 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.

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 CityClerk@FridleyMN.gov or (763) 571-3450.

Published: Star Tribune
 October 23, 2025
 October 30, 2025





AGENDA REPORT

Meeting Date: November 10, 2025

Meeting Type: City Council

Submitted By: Paul Bolin, Community Development Director
 Stacy Stromberg, Assistant Community Development Director
 Nancy Abts, Senior Planner

Title

Resolution No. 2025-149, Approving Conditional Use Permit, CUP #25-02 to Allow an Indoor Cannabis Cultivation Facility at 40 77th Avenue NE (Ward 3)

Background

Regulatory History

Minnesota Statutes Chapter 342 was passed in 2023, establishing a regulatory framework for the State's recreational cannabis industry. In response to this legislation, the City of Fridley (City) adopted Ordinance 1426, Cannabis and Hemp Businesses, effective January 2025.

Through its Office of Cannabis Management (OCM), the State licenses specific types of cannabis businesses, ranging from cannabis producers to processors, transporters, and retailers. Cities have been given limited authority to further regulate legalized cannabis, most notably through land use restrictions. Cannabis uses are treated similarly to other uses in the City, with retail facilities generally located in business zoning districts and production and processing uses located in industrial and manufacturing districts.

Under the city's Cannabis and Hemp Businesses ordinance and the zoning code, cannabis cultivation may occur within M-1, M-2, and M-3 Industrial zoning districts and requires a Conditional Use Permit (CUP). Cultivation is only allowed within an enclosed building.

Request

Mark Doherty of Grown Rogue Unlimited LLC, a Medford, Oregon-based cannabis company, requests approval for an indoor cannabis cultivation facility. Grown Rogue proposes to operate within the former Johnson Printing building located at 40 77th Avenue NE.

Grown Rogue has cultivation operations in three states, including both indoor and outdoor cultivation areas in their home state of Oregon, and indoor cultivation facilities in New Jersey and Michigan. Indoor operations include sealed cultivation and processing rooms that do not exchange air with the exterior. This ensures controlled growing conditions for the cannabis as well as limiting odors. Air exchanges with outdoor air will be filtered through carbon filtration systems. Their proposed facility will meet operational and security standards imposed by OCM.

Vision Statement

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

The facility will be developed in phases. Phase 1 includes updates to the existing 12,000 square foot office area (which will be used for secured entry, locker rooms, and general office space) and construction of approximately 30,000 square feet of cultivation and processing space. The entire building is approximately 107,700 square feet, leaving additional warehouse space for future phased cultivation expansion.

Grown Rogue does not propose to process cannabis extract at this site. Instead, they will prepare dried cannabis and pre-rolls. All products must be tested by a licensed cannabis testing facility. The dried cannabis and pre-rolls must be transported to cannabis wholesalers or retail facilities by a licensed cannabis transporter and can only be sold by licensed cannabis retail facilities. No product will be available to consumers at the property.

Analysis

The subject property is located on 77th Avenue, west of University Avenue and immediately east of the railroad corridor. It is zoned M-2, Heavy Industrial.

Parking

For Phase 1, the applicant anticipates 80 employees working over two shifts. There are 40 parking spaces required for the 12,000 square foot office portion of the project. An additional 15 spaces are needed for the 30,000 warehouse space utilized in Phase 1, requiring 55 parking spaces as the project is currently presented. The applicant reports the property has 85 parking spaces, which is adequate for the use.

If the entire non-office component of the building was developed as future cultivation space under the 1 parking stall per 2,000 square feet of warehouse space, the property would require a total of 88 parking spaces. If additional parking is required, there is extensive space for additional parking spaces to be striped on the existing paved area to the south of the current parking stalls.

Landscaping and Screening

There are no exterior alterations to the property that require an updated landscaping or screening plan. Fridley's public safety department recommends vegetation thinning and removing ground-level brush across the site to improve visibility, particularly on the south end of the property.

Use

The M-2, Heavy Industrial zoning district allows cannabis cultivation as a Conditional Use. Conditions for Cannabis Cultivation uses are established in the Principal Use-Specific Standards chapter of Code and are included as stipulations 1-4 in the CUP.

Additionally, Findings for Approval for CUP's (the Procedures chapter of Code) were used to evaluate the petitioner's request.

Vision Statement

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

CUP Findings for Approval	Analysis	Condition
The potential for the proposed use to be in harmony with the general purpose and intent of the Zoning Code and the Comprehensive Plan.	The comprehensive plan guides the site for Industrial land uses. Zoning code allows indoor cannabis cultivation as a conditional use.	Not needed
The effect of the proposed use upon the health, safety and general welfare of occupants of surrounding lands.	OCM is responsible for overseeing the health and safety impacts of the licensed activities.	# 1
The existing and anticipated traffic conditions.	Traffic and parking generation are consistent with previous and surrounding land use.	Not needed
The effect on values of property in the surroundings.	The proposed use is consistent with previous and surrounding land uses.	Not needed

Staff find that the application meets the standards for issuing a CUP.

A Notice of Public Hearing before the City Council was published in the October 3, 2025 edition of the Official Publication.

Prior Action

The Planning Commission held a public hearing on this application at their October 15 meeting. Following a brief discussion, the Commission unanimously recommended approval of the CUP.

Financial Impact

No financial impact.

Recommendation

Staff recommends approval of Resolution No. 2025-149, Approving Conditional Use Permit, CUP #25-02 to Allow an Indoor Cannabis Cultivation Facility at 40 77th Avenue NE (Ward 3).

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. 2025-149
- Petitioner's application, narrative and drawings

Vision Statement

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

Resolution No. 2025-149

Approving Conditional Use Permit, CUP #25-02 to Allow an Indoor Cannabis Cultivation Use at 40 77th Avenue NE

Whereas, on September 12, 2025, the City of Fridley (City) received an application to allow an indoor cannabis cultivation use at 40 77th Avenue NE; and

Whereas, Chapter 612 of the City Code (Code) allows indoor cannabis cultivation in the M-2, Heavy Industrial zoning district by a Conditional Use Permit (CUP); and

Whereas, on October 15, 2025, the Planning Commission held a public hearing to consider a request by Mark Doherty of Grown Rogue Unlimited LLC on behalf of property owner Frank Shear Associates LLP, for the property generally located at 40 77th Avenue NE, legally as shown on Exhibit B, CUP #25-02, to allow an indoor cannabis cultivation use within the existing building; and

Whereas, at the October 15, 2025, meeting, the Planning Commission unanimously recommended approval of CUP #25-02 with the stipulations represented in Exhibit A; and

Whereas, on November 10, 2025, the Fridley City Council (Council) approved the stipulations in Exhibit A to this resolution as the conditions on CUP #25-02; and

Whereas, the petitioner, Mark Doherty, was presented with Exhibit A, the conditions for CUP #25-02 at the November 10, 2025, City Council meeting; and

Whereas, Section 650.01.9.e.1 (Procedures) of the Code states that this CUP will become null and void one year after the Council approval date if work has not commenced or if the petitioner has not petitioned the Council for an extension.

Now, therefore be it resolved, that the City Council of the City of Fridley hereby approves CUP #25-02 and the stipulations represented in Exhibit A are hereby adopted by the City Council of the City of Fridley;

Passed and adopted by the City Council of the City of Fridley this 10th day of November 2025.

Dave Ostwald – Mayor

Attest:

Melissa Moore – City Clerk

Exhibit A

Stipulations

1. The cannabis cultivation facility must comply with all licensing requirements of the Office of Cannabis Management.
2. The cannabis cultivation business may only plant, grow, harvest, store, trim, or otherwise manipulate cannabis products inside of a completely enclosed structure within a limited access area. The cannabis cultivation facility may transport regulated cannabis in an outdoor portion of its limited access area only in compliance with state and local laws and regulations.
3. The provided odor mitigation plan identifies all odor emitting aspects of the business, as well as mitigations to be implemented to ensure odor is not readily detectable beyond the boundaries of the immediate site. Mitigation measures identified in the plan are required upon establishment of the business and to remain operational for the full duration of the business. The completely enclosed facility must be managed to prevent nuisance odors from being detectable from outside of the property.
4. The cannabis cultivation business agrees to comply with an approved National Fire Protection Association (NFPA) standard.
5. The cannabis cultivation business must obtain any permits needed for building alterations for the proposed use.
6. All parking for the use must be as provided for in the application. Parking for future expansions must be accommodated on site in accordance with Code Chapter 631 Off-Street Parking.
7. The cannabis cultivation business must not conduct any Cannabis or Hemp Manufacturing, or Cannabis or Hemp Processing or Extraction activities unless a separate Conditional Use Permit is granted.

Exhibit B

That part of Lot 5, REVISED AUDITOR'S SUBDIVISION NO. 77, Anoka County, Minnesota, described as follows:

Commencing at the intersection of the center line of Osborne Road, as now laid out, with the Easterly right-of-way line of Northern Pacific Railroad; thence northeasterly along said center line of Osborne Road, 436.50 feet, said center line has an assumed bearing of N. $51^{\circ} 03' 20''$ E; thence N. $15^{\circ} 40' 00''$ W, a distance of 436.5 feet to the point of beginning; thence S. $51^{\circ} 03' 20''$ W, parallel with the center line of said Osborne Road, 436.5 feet to the Easterly right-of-way line of said Northern Pacific Railroad; thence Northerly, along said Easterly right-of-way to its intersection of the north line of said Lot 5; thence N. $89^{\circ} 57' 31''$ E, along said north line, 425.48 feet to its intersection with a line bearing $18^{\circ} 05' 56''$ W from the point of beginning; thence S. $18^{\circ} 05' 56''$ E, a distance of 596.44 feet to the point of beginning, EXCEPT the North 33.00 feet taken for 77th Avenue.



Fridley Civic Campus

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

Permit Information:

Permit Type: Conditional Use Permit
Permit Subtype: Industrial
Permit Number: CUP25-000002
Work Description: Cannabis Cultivation Facility

Property Information:

Address: 40 77TH AVE NE
City, State and Zip: FRIDLEY, MN 55432
PIN: 103024110024

Property Owner Information:

Property Owner: SHEAR FRANK ASSOCIATES
Property Owner Address: 40 77TH AVE NE
FRIDLEY, MN 55432

Applicant Information:

Name: Grown Rogue Unlimited, LLC
Address: 550 Airport Road
Medford, OR 97504
Phone: (315) 534-9278

Application Information:

Zoning District	M-2 Heavy Industrial
Other	
Submittal Requirements	
Is the applicant the property owner?	No
Property Owner Email	
Property Owner Phone Number	612-751-9109
Will your project require a parking lot expansion of four (4) or more parking stalls.	No

Payment Information:

Payment Date	Received From	Payment Amount
09/12/2025	Mark Doherty	\$1,500.00
09/12/2025	Mark Doherty	\$41.25

Signature:

Application Date:

Application Date: 09/12/2025
60-Day Deadline: 11/11/2025
120-Day Extension: 01/10/2026

Review Dates:

Activity Name	Completion Date	Activity Status
Planning Commission Meeting	10/15/2025	
City Council Meeting	11/10/2025	Pending
File with County		



Community Development Department
 7071 University Ave NE
 Fridley, MN 55432
 (763) 752-3592 | www.FridleyMN.gov

PROPERTY OWNER AUTHORIZATION FORM

I hereby affirm that I am the owner of the property located at:

Property Address/Location: 40 77th Ave. NE Fridley, MN 55432

Parcel ID Number: 10 - 34 - 24 - 11 - 0024

Project/Activity for which application(s) is being made: CUP - Cannabis Cultivaiton

Name of Owner: Frank Shear Associates, LLP

Address 1825 Major Drive North City Golden Valley State MN Zip Code 55422

Phone Number 612-751-9109 Email cabanaanna@aol.com

By signing below, I authorize the individual identified in the following section to act as my authorized agent with regard to any and all application(s) made to the City of Fridley for the activities described. The individual identified below shall remain in this capacity with regard to any applications and subsequently issued permits related to these activities indefinitely unless an express written request to terminate this authorization, signed by me, is submitted to the City.



Owner Signature

September 12, 2025

Date

Authorized Agent Name: Mark Doherty

Company Name (if applicable): Grown Rogue Unlimited, LLC

Address 550 Airport Rd. City Medford State OR Zip Code 97504

Phone Number (315) 534-9278 Email markd@grownrogue.com

**Once completed, please return this form to the City of Fridley
 or upload with your permit or license application**

Conditional Use Permit – Project Narrative

City of Fridley Minnesota

Submitted: 9/12/2025

Purpose:

This Conditional Use Permit (CUP) request seeks approval to establish a cannabis cultivation at 40 77th Ave. NE, Fridley, MN.

Petitioner Information:

Grown Rogue Unlimited, LLC.

550 Airport Road

Medford, OR 97504

Submitted by: Mark Doherty, VP Construction and Facilities Management

markd@grownrogue.com

(315) 534-9278

Property Address:

40 77th Ave. NE, Fridley, Minnesota

Anoka County PID: 10-30-24-11-0024

Legal Description:

Real property in the City of Fridley, County of Anoka, State of Minnesota.

That part of Lot 5, REVISED AUDITOR'S SUBDIVISION NO. 77, Anoka County, Minnesota, described as follows:

Commencing at the intersection of the center line of Osborne Road, as now laid out, with the Easterly right-of-way line of Northern Pacific Railroad; thence northeasterly along said center line of Osborne Road, 436.50 feet, said center line has an assumed bearing of N. 51° 03' 20" E; thence N. 15° 40' 00" W, a distance of 436.5 feet to the point or beginning; thence S. 51° 03' 20" W, parallel with the center line of said Osborne Road, 436.5 feet to the Easterly right-of-way line of said Northern Pacific Railroad; thence Northerly, along said Easterly right-of-way to its intersection of the north line of said Lot 5; thence N. 89° 57' 31" E, along said north line, 425.48 feet to its intersection with a line bearing N. 18° 05' 56" W from the point of beginning; thence S. 18° 05' 56" E, a distance of 596.44 feet to the point of beginning, EXCEPT the North 33.00 feet taken for 77th Avenue.

Zoning:

Zoned M2 – Heavy Industrial District

Introduction

This Conditional Use Permit (CUP) request seeks approval to establish a cannabis cultivation facility within an existing 107,700 square-foot industrial building located at 40 77th Ave. NE, Fridley, MN. The City of Fridley allows cannabis cultivation as a Special Use Permit in the M1, M2, and M3 districts, subject to certain conditions. This narrative demonstrates the applicant's conformity with those requirements and outlines the project details.

Ownership and Operator

Grown Rogue Unlimited, LLC ("Grown Rogue"), as buyer, entered into a Real Estate Purchase Agreement dated August 10, 2025 with Frank Shear Associates, LLP, as seller, for the subject property. Founded in 2016, Grown Rogue is an experienced licensed cannabis cultivation company that currently operates facilities in Oregon, Michigan, and New Jersey.

Facility Description and Development

Grown Rogue will develop a highly secure, state-of-the-art, and energy-efficient cultivation facility serving the Minnesota cannabis market, in conformity with rules and regulations as set forth by the OCM and other State and Local officials. The existing 12,000 SF office area will be retained for secured entry, a security office, IT systems, locker rooms, and general office space, largely consistent with the current layout. The warehouse interior will be remodeled into sealed cultivation rooms, plant processing areas, final packaging, vault storage, and secure shipping and receiving bays.

The project will proceed in phases:

- Phase 1: Limited office modifications and buildout of approximately 30,000 SF of secured cultivation and processing space within the warehouse.
- Future Phases: Expansion of cultivation operations to the full building footprint, subject to code compliance, zoning requirements, and future permit approvals.
- The facility will comply with all applicable local, state, and national codes and will conform to NFPA 420 once adopted.

Odor Mitigation

Cannabis cultivation and harvesting emit volatile organic compounds (VOCs), detectable as odor. Grown Rogue implements a comprehensive odor mitigation plan to ensure VOCs are not detectable beyond the property boundary:

- Room-in-room construction: Cultivation areas are built with 4–6" insulated metal panels (closed-cell foam and metal sheathing), fully sealed during installation.
- Positive-pressure HVAC: Sealed cultivation and processing rooms do not exchange air with the exterior; any required air exchange passes through carbon filtration systems sized to eliminate odor.
- Air purification: Approved oxidizing air purification systems inside the building neutralize VOCs.

- Maintenance and oversight: An onsite facilities management team, supported by third-party service contracts, ensures odor control systems remain fully operational.

Security and Staffing

The facility prioritizes safety and security with onsite security staff during operating hours and 24/7 video surveillance. Employees will operate the facility in two shifts between 5:00 a.m. and 12:00 a.m., employing approximately 80 staff members. The property has 85 parking stalls, including 4 ADA-accessible spaces, which is sufficient to support shift-based operations.

Exterior and Site Conditions

No outdoor storage is proposed. Exterior changes are limited to adjusting egress points and modifying rear overhead doors at the loading dock. All door changes will comply with applicable design standards. No exterior signage is proposed. There will be no modifications to utility services, stormwater runoff, or impervious/pervious surfaces, existing grading, drainage, or landscaping. The site contains no wetlands, and none will be impacted. The project does not trigger EAW/EIS thresholds.

Alignment with the Comprehensive Plan

This proposal supports the City of Fridley's Comprehensive Plan by revitalizing an underutilized industrial site and retaining advanced employment opportunities in the community.

Submitted by:

Mark E. Doherty, VP of Construction and Facilities Management

Grown Rogue Unlimited, LLC

markd@grownrogue.com

(315) 534-9278

GROWN ROGUE

www.grownrogue.com
info@grownrogue.com

GROWN ROGUE IS A FLOWER-FORWARD CANNABIS COMPANY ROOTED IN OREGON'S ROGUE VALLEY—LONG ALIGNED WITH HUMBOLDT FOR ITS LEGACY AND CRAFT. WE DELIVER CONSISTENT, QUALITY FLOWER AT SCALE THROUGH DISCIPLINED, COST-EFFICIENT OPERATIONS.

ABOUT US

The genesis of what Grown Rogue has become today, started with humble beginnings over 15 years ago when founders, Obie and Sarah Strickler started in the Oregon Medical Marijuana Program. With a focus on alternative health and the vision of providing high quality and safe medicine, Obie and Sarah located the perfect property, nestled on a south facing mountain slope, with gravity fed spring water to begin their cannabis journey. Starting with 15 hand dug holes in the beautiful mountains of the Rogue Valley, these two Southern Oregon natives took their vision of superior cannabis products that enhance experiences first to Oregon and now to multiple states. While Sarah and Obie continue to expand the business outward, the roots of Grown Rogue will always be anchored in strong family values, authenticity, and integrity.



OBIE & SARAH STRICKLER -

Chamber of Commerce Board Members

OBIE STRICKLER -

Chairs the Jackson County Marijuana Advisory Committee

SARAH STRICKLER -

Downtown Medford Association (DMA)

Member of the Travel Medford Tourism Council (TMTC)

Liason for the DMA on the 2040 Vision Implementation Committee

Downtown Medford Economic Improvement Committee (EID)

Member of the Rogue Valley Timbers Soccer Club

COMMUNITY

At Grown Rogue we believe in the power of community. From the start community has been something we have been dedicated to, and prioritize. From establishing ourselves as one of the first ever cannabis companies to join our local Chamber of Commerce to serving on several local boards and non-profit organizations that support our community needs. When devastating Wild Fires raged through our community in 2020, Grown Rogue helped organize the Jackson County Fire Relief Fund. With over \$70,000 raised going directly to United Way to help those in need who were displaced during the fires. Grown Rogue strives to lead by example.

Not only do we commit ourselves to the communities we operate in, we're committed to our team and the health and well-being of our team members. We organize and offer leadership trainings within our organization to help team members grow as leaders and inspire teamwork and collaboration. We're not just growing plants, we're growing leaders!

Oregon

80,000 SQ FT OUTDOOR GARDENS
50,000 SQ FT INDOOR CULTIVATION
EMPLOYING OVER 120 COMMUNITY MEMBERS

Michigan

EXPANDED IN 2020
80,000 SQ FT INDOOR CULTIVATION

New Jersey

EXPANDED IN 2024
50,000 SQ FT INDOOR CULTIVATION



NOT FOR
CONSTRUCTION

GROWN ROGUE MN

40 77th AVE. NORTHEAST
FRIDLEY, MN 55432

SCHEMATIC

[illegible]

THIS SHEET IS PART OF A COMPLETE SET. REFER TO DRAWING INDEX FOR COMPLETE LIST OF DOCUMENTS. SHEET SIZE 30 X 42

VERVE PROJECT NO.:	25095
ISSUE DATE:	9/11/2025

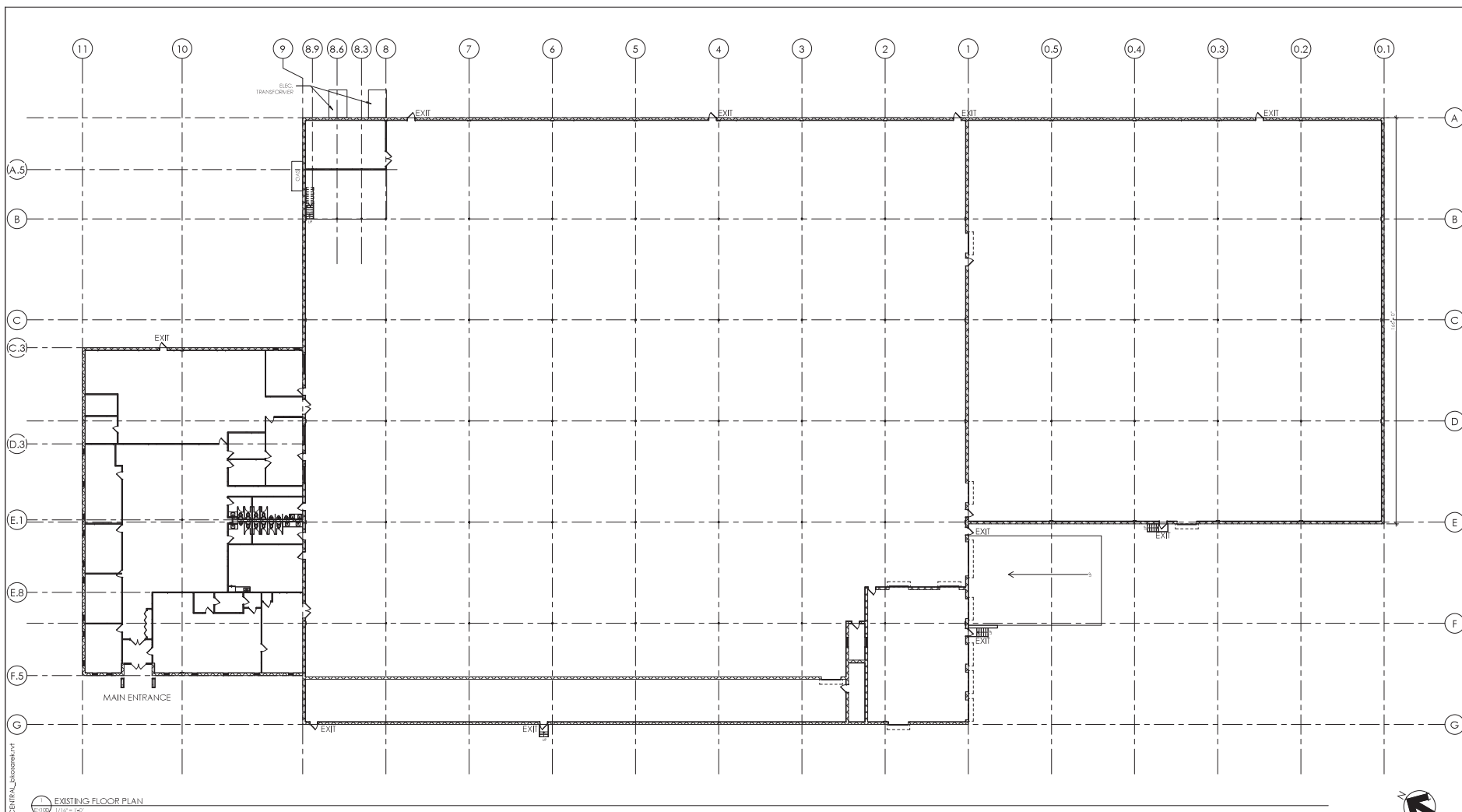
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EXISTING CONDITIONS

SHEET NO.

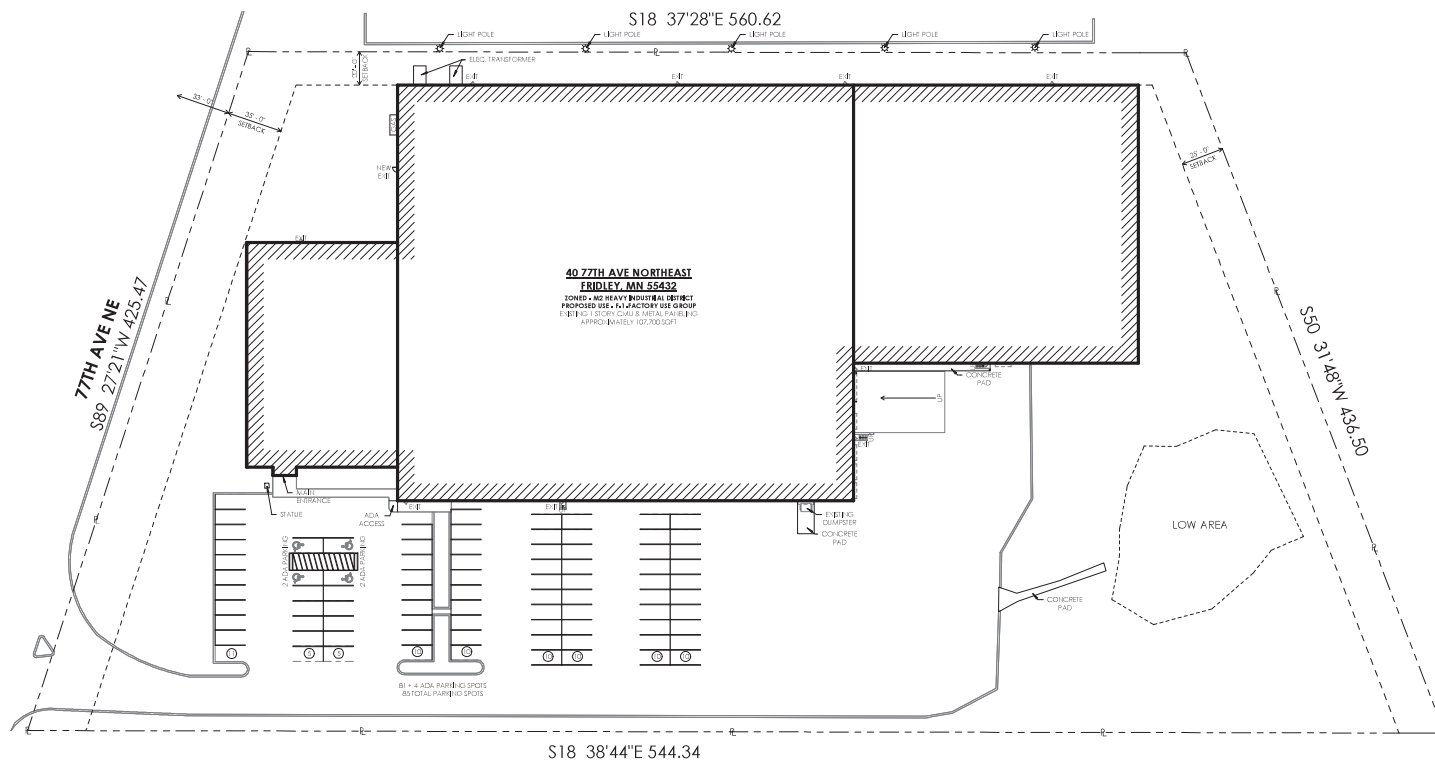
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120

220



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NOT FOR
CONSTRUCTION

GROWN ROGUE MN

40 77th AVE, NORTHEAST
FRIDLEY, MN 55432

SCHEMATIC

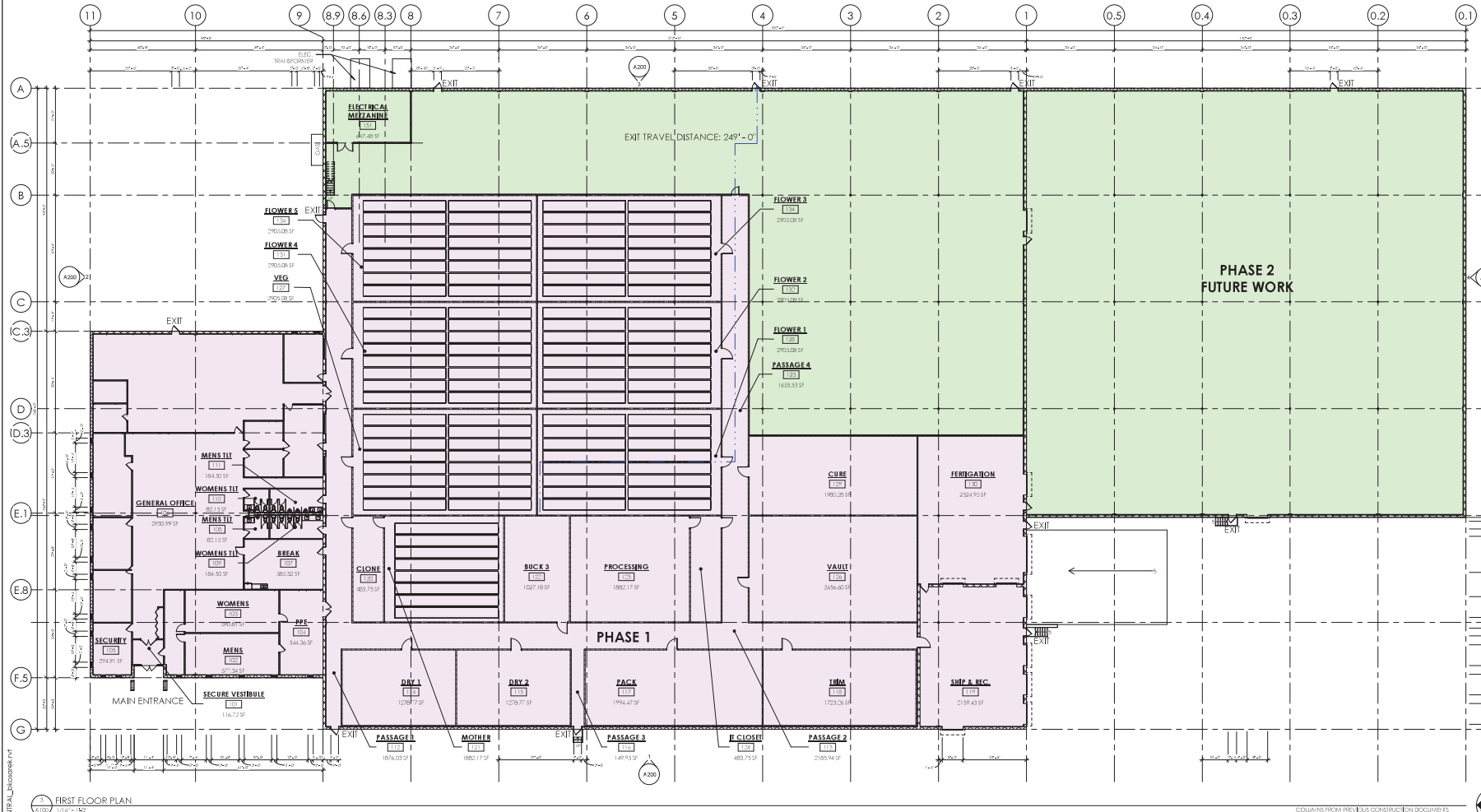
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TO DRAWING INDEX FOR COMPLETE SET OF
DOCUMENTS. SHEET 302 OF 349.VERVE PROJECT NO.: 25095
REVISION DATE: 9/11/2025SHEET NAME:
FLOOR PLAN

SHEET NO.

122

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NOT FOR
CONSTRUCTION

GROWN ROGUE MN

40 77th AVE, NORTHEAST
FRIDLEY, MN 55432

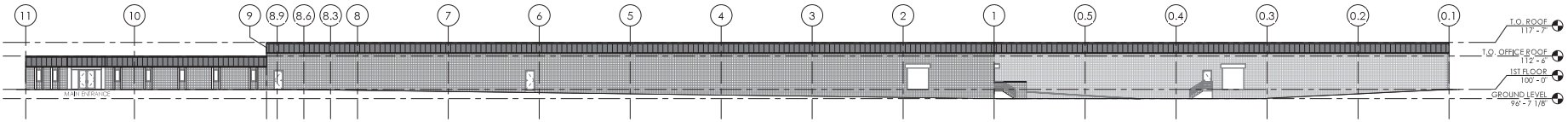
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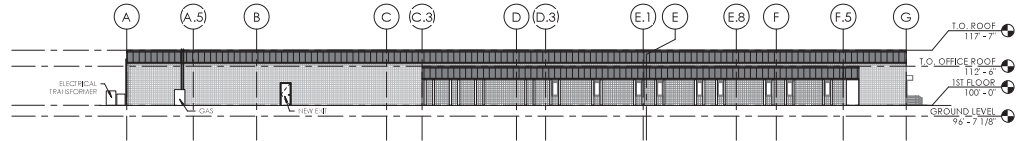
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SHEET DATE: 9/11/2025

SHEET NAME:
EXTERIOR ELEVATIONS

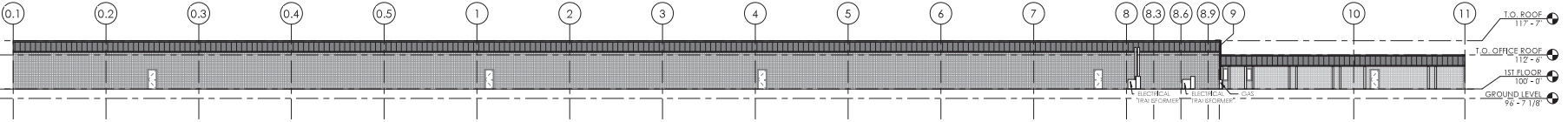
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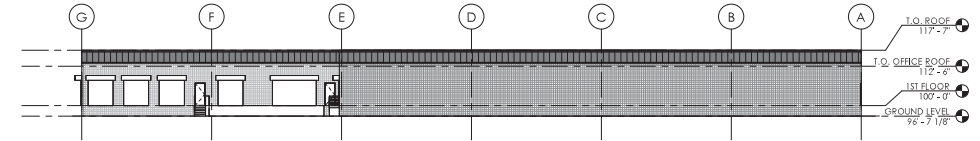
SOUTH ELEVATION
1/16" = 1'-0"



WEST ELEVATION
1/16" = 1'-0"



NORTH ELEVATION
1/16" = 1'-0"



EAST ELEVATION
1/16" = 1'-0"



www.alliant.com

CLIENT
GROWN ROGUE UNLIMITED
PROPERTY ADDRESS
**40 77TH AVENUE NE
FRIDLEY, MINNESOTA**

CERTIFICATE OF SURVEY

DOCUMENT

DATE DESCRIPTION

DRAWN BY: MT

JOB NO. 400002

SCALE 1" = 60'

FIELD DATE: 09/02/25

FIELD CREA: CSJE

Sheet 1 of 1

PROPERTY DESCRIPTION

That part of Lot 5, REVISED AUDITOR'S SUBDIVISION NO. 77, Anoka County, Minnesota, described as follows:

Commencing at the intersection of the center line of Osborne Road, as now laid out, with the Easterly right-of-way line of Northern Pacific Railroad; thence northwesterly along said center line of Osborne Road, 436.50 feet, said center line has an assumed bearing of N. 51° 03' 20" E; thence N. 15° 47' 00" W, a distance of 435.0 feet to the point of beginning; thence S. 51° 03' 20" W, parallel with the center line of said Osborne Road, 435.5 feet to the Easterly right-of-way line of said Northern Pacific Railroad; thence Northerly, along said Easterly right-of-way to its intersection of the north line of said Lot 5; thence N. 89° 57' 31" E, along said north line, 425.48 feet to its intersection with a line bearing 18° 05' 56" W from the point of beginning; thence S. 18° 05' 56" E, a distance of 596.44 feet to the point of beginning, EXCEPT the North 33.00 feet taken for 77th Avenue.

(Abstract Property)

NOTES

- This survey and the property description shown here on are based upon information found in the commitment for title insurance prepared by First American Title Insurance Company National Commercial Services, file no. NCS-1273059-MPLS, Rev. 1, dated August 4, 2025.
- The basis of bearings is assumed.
- All distances are in feet.
- The property has vehicular access to 77th Avenue Northeast, public right of ways, via curb cuts.
- The locations of existing public utilities on or serving the property are depicted based on Gopher State One Call Ticket Nos. 252411178 and 252411089, available city maps, records and observed evidence locations. Lacking excavation, underground utility locations may not be exact. Verify critical utilities prior to construction or design.
- The area of subject property is 284,843 square feet or 6.839 acres.

LEGEND

- SET CAP IRON MONUMENT 57366
- FOUND IRON MONUMENT
- ✕ WATER VALVE
- TELEPHONE BOX
- ⊙ SANITARY MANHOLE
- △ SIGN
- ▷ FLARED END SECTION
- ELECTRIC BOX
- ✱ LIGHT
- BOLLARD
- ⊙ DECIDUOUS TREE
- ⊙ CONIFEROUS TREE
- ELECTRIC OUTLET
- COMMUNICATION BOX
- TRANSFORMER
- ⬢ POWER POLE
- ELECTRIC METER
- ▼ ROOF DRAIN
- GAS METER
- GUY WIRE
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- OVERHEAD UTILITIES
- FENCE
- DIAPHRAGM OF TREES
- CONCRETE
- BITUMINOUS

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.

Daniel Ekrem

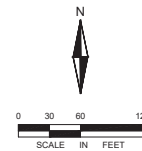
Print Name

Signature

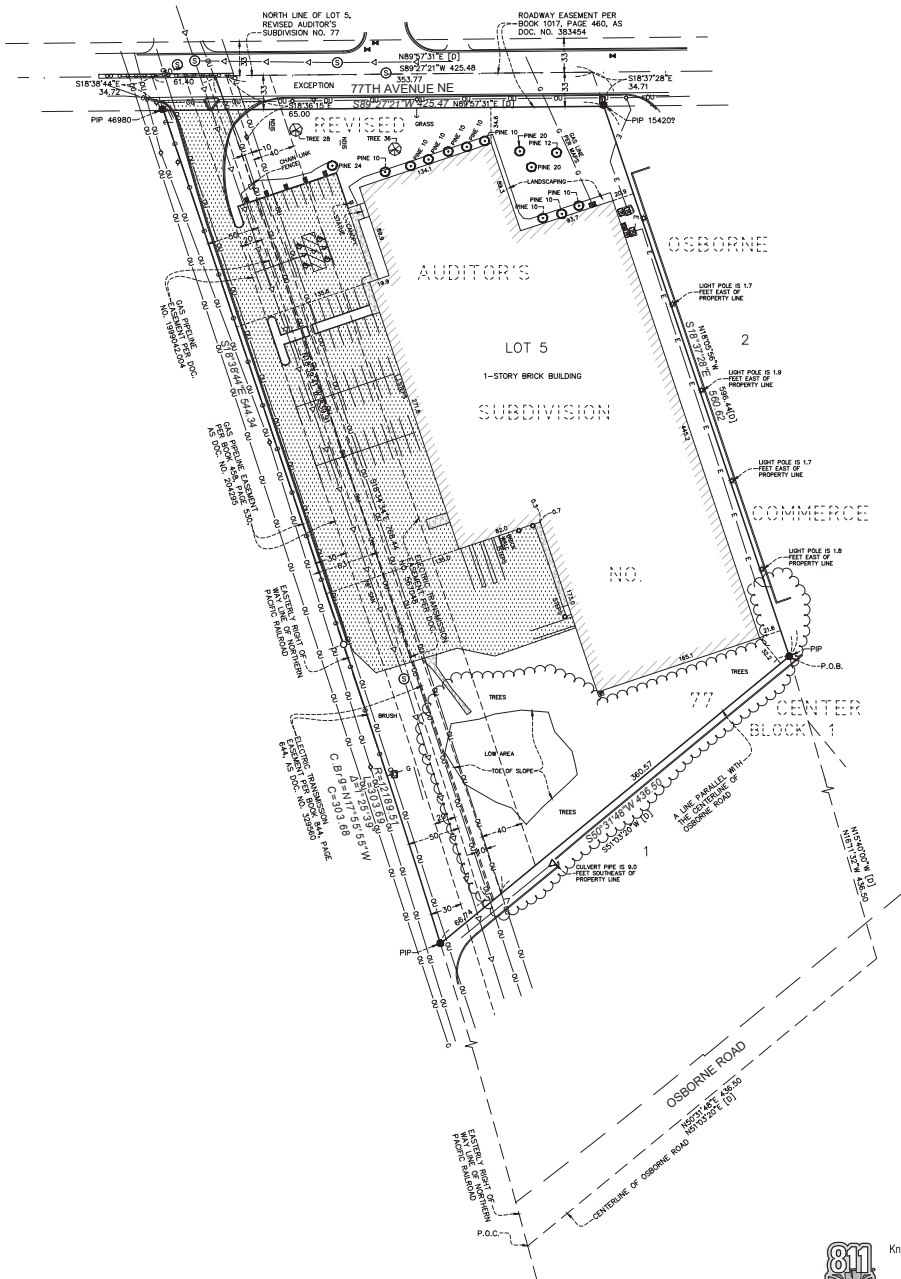
September 11, 2025

Date

57366
License Number



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AGENDA REPORT

Meeting Date: November 10, 2025

Meeting Type: City Council

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

Title

Resolution No. 2025-139, Receiving Feasibility Report and Calling for Public Hearing on the Street Rehabilitation Project No. ST2026-02

Background

On September 22, 2025, the City Council (Council) approved Resolution No. 2025-118 directing preparation of a feasibility report for the Street Rehabilitation Project No. ST2026-02. The proposed project includes pavement rehabilitation for the following street segments: Viron Road/Trunk Highway 65 East Service Drive, 63rd Avenue, Skywood Lane, 53rd Avenue, Lincoln Street and 52nd Avenue (Wards 1 & 2).

This proposed project is a maintenance project to improve pavement quality. Engineering and Public Works staff reviewed the roadway pavements and established that it would be advantageous to perform a rehabilitation in 2026 on these segments in advance of any future neighborhood street project.

On October 8, 2025, an Open House was held for the proposed improvements included in the Street Rehabilitation Project No. ST2026-02. Staff provided an overview of the project including information regarding construction impacts, anticipated schedule, special assessments and payment schedule. Following the presentation, the meeting was opened to attendees for questions and comments. The information presented was also posted to the City of Fridley's (City) project webpage and those unable to attend were encouraged to review the material presented and provide feedback.

143 notices for the Open House were mailed to residents and property owners within the project area, with five attendees signed in at the Open House.

The attached feasibility report addresses the project area's infrastructure history, proposed improvements, estimated costs and funding sources as well as consideration for public comments received through correspondence with staff to date.

Please refer to the completed feasibility report, which concludes:

1. The project is necessary as included in the City's proposed Long-Term Street Maintenance Program.

Vision Statement

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

2. The project is cost-effective and will result in reduced maintenance requirements within the project area and a long-term savings to the City.
3. The project is feasible and is funded in the proposed FY2026 budget.

Financial Impact

Funding for this project is derived from several sources including the Street Maintenance Division's operating budget, Municipal State Aid Street funding, and special assessments in accordance with City policy.

Recommendation

Staff recommend the approval of Resolution No. 2025-139, Receiving Feasibility Report and Calling for Public Hearing on the Street Rehabilitation Project No. ST2026-02.

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. 2025-139
- Feasibility Report with Attachments

Vision Statement

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

Resolution No. 2025-139

Receiving Feasibility Report and Calling for Public Hearing on the Street Rehabilitation Project No. ST2026-02

Whereas, pursuant to Resolution 2025-118 approved by the Fridley City Council on September 22, 2025, a Feasibility Report has been prepared by the City of Fridley Public Works Department with reference to the improvements listed in Exhibit A, and this report was received by the City Council on November 10, 2025; and

Whereas, the City of Fridley staff has determined this project as necessary under maintenance operations to maintain roadway quality and performance; and

Whereas, the report cited above concludes that the proposed project is necessary, cost-effective and feasible.

Now, therefore be it resolved, that the City Council of the City of Fridley hereby receives the Feasibility Report for the Street Rehabilitation Project No. ST2026-02; and

Be it further resolved, that the Council shall consider the improvement of such streets in accordance with the report and the assessment of abutting property within the City of Fridley for all or a portion of the cost of the improvement pursuant to Minnesota Statutes, Chapter 429 at an estimated total cost of the improvement of \$427,000; and

Be it further resolved, that a Public Hearing shall be held on such proposed improvements on the 8th Day of December 2025, in the Council Chambers of the Fridley City Hall at 7:00 p.m. and Public Works staff shall give mailed notice, and the clerk shall give published notice of such hearing and improvement as required by law.

Passed and adopted by the City Council of the City of Fridley this 10th day of November, 2025.

Dave Ostwald – Mayor

Attest:

Melissa Moore – City Clerk



Feasibility Report for Street Rehabilitation Project No. ST2026-02

November 2025



**CITY OF FRIDLEY, MINNESOTA
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION**



**FEASIBILITY REPORT
FOR
STREET REHABILITATION PROJECT
NO. ST2026-02**

November 2025

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



James P. Kosluchar, P.E.

Date: November 3, 2025

Registration No. 26460

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Introduction

The City of Fridley has an ongoing obligation to maintain its streets in an efficient manner, and to provide a high level of service while maintaining a minimum budget. To enable the City to identify improvements that will provide for an efficient level of service and life-cycle cost, staff inspect and rate the City's pavements on a regular basis. The City has also developed a pavement improvement plan based on resurfacing pavement and base treatment with intermittent sealcoating. The goal is to provide maintenance improvements at scheduled intervals. For example:

Activity	Schedule
Initial Construction	Year 0
Street Maintenance	Year 8
Street Maintenance	Year 16
Resurfacing	Year 24
Street Maintenance	Year 32
Street Maintenance	Year 40
Reconstruction	Year 48

This is an ideal and aggressive sequence for street maintenance. Note that the final reconstruction may be substituted with resurfacing activities if the roadway base is in good condition, with the intent to extend road life for an additional cycle of 24 years.

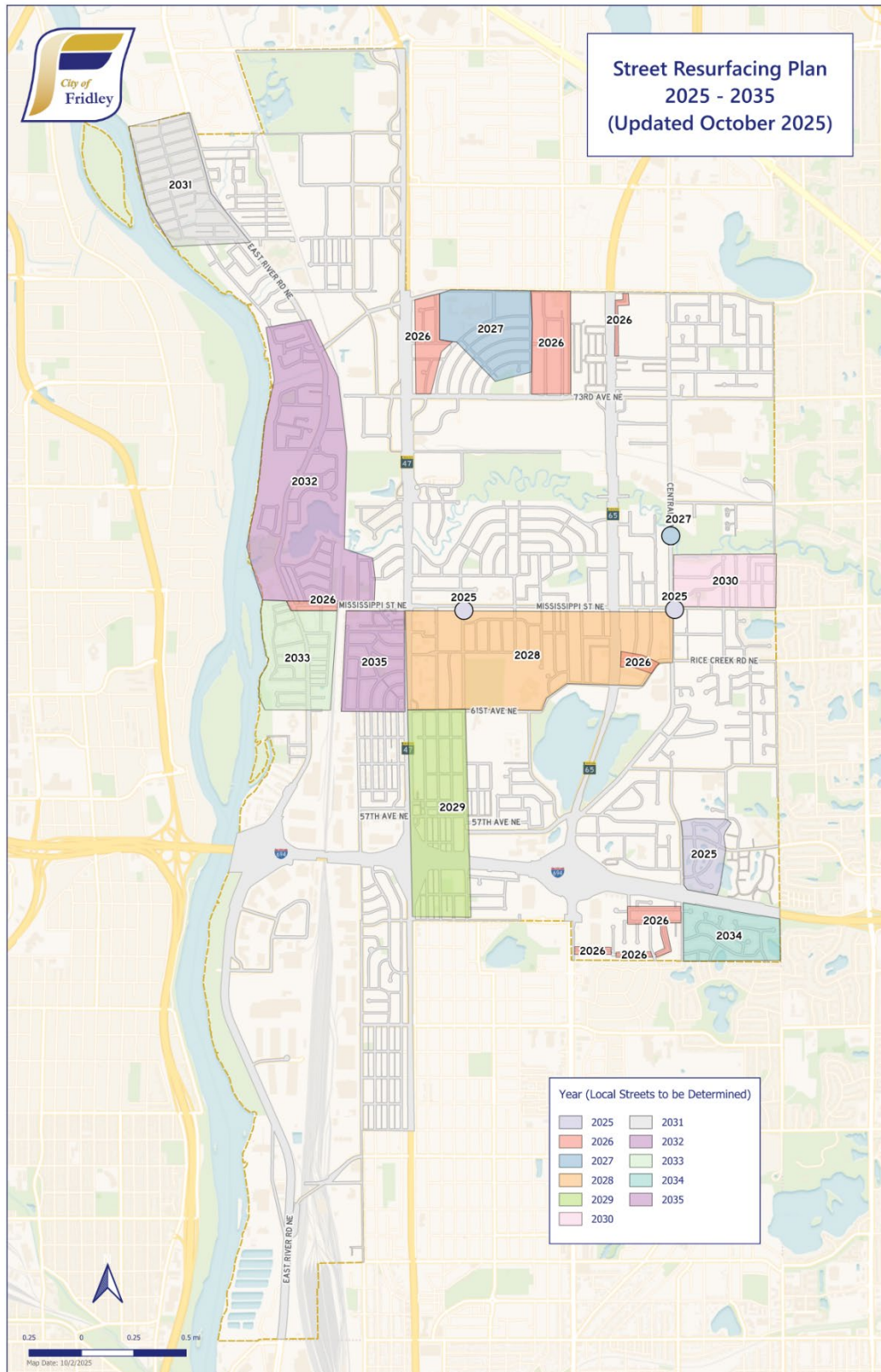
Due to the variability with budgets, road configurations, traffic patterns, condition of utilities, source of funds, other projects, etc., the basic schedule above varies and fluctuates for each roadway segment.

As part of identifying the best candidate for this year's pavement resurfacing project, City of Fridley Engineering Division staff worked with Street Maintenance Division staff to develop a list of candidate projects. Factors including physical pavement characteristics and budgetary considerations among others were then considered to assist in selection of the best candidate.

The Engineering Division monitors existing pavements through semi-annual inspections. From this inspection information, the Engineering Division prepares a Street Resurfacing Plan consistent with the Street Capital Improvement Plan, which designates candidate street segments for construction, reconstruction, and rehabilitation. The City of Fridley also performs preventative surface maintenance (e.g. sealcoating), routine crack sealing and pothole patching maintenance. The amount of street maintenance on this segment is increasing annually due to the rapid deterioration of the existing pavements.

The Engineering Division has prepared a Street Resurfacing Plan consistent with the Long-Term Street Maintenance Program, which designates candidate street segments for construction, reconstruction, and rehabilitation. The Plan identifies the areas within the city and the anticipated year for maintenance projects. Please refer to the following map summarizing the Long-Term Street Maintenance Program.

Pavement Resurfacing Plan



Background

The Street Rehabilitation Project No. ST2026-02 is composed of three distinct project locations across the City of Fridley. The proposed project scope includes pavement rehabilitation across all project locations. The project extents and street segment history of each project location are included below.

See Figure A in the appendices for a map of proposed project location.

Viron Road / Trunk Highway 65 East Service Drive

Street segments selected for rehabilitation include:

VIRON RD/TH 65 E SERVICE DR from FIRESIDE DRIVE to OSBORNE RD (CSAH 8)

The street and underground utilities along Viron Road/Trunk Highway 65 East Service Drive were originally constructed in the mid-1960s. In 1993, the street was reconstructed where it received 1.5 inches of bituminous overlay. The street has received routine sealcoat treatment as part of the City's roadway maintenance program, with the last occurring in 2016.

Currently, the street is approximately 30 feet wide and provides 2-way traffic with no shoulder striping between Fireside Drive and Osborne Road (CSAH 8). Construction records and pavement core data indicate an existing pavement thickness ranging from 1.5 to 3 inches and an underlying stabilized subgrade of 6 inches.

Viron Road/Trunk Highway 65 East Service Drive is categorized as a collector city street with an estimated Annual Average Daily Traffic of approximately 1600 vehicles per day. Heavy vehicle traffic along this segment is considered low to typical.

Highlands Neighborhood

Street segments selected for rehabilitation include:

63RD AVENUE from TH 65 EAST SERVICE DRIVE to EAST MOORE LAKE DRIVE

The street and underground utilities along 63rd Avenue were originally constructed in the late 1950s to the late 1970s. Since its initial construction, the street has received routine sealcoat treatment as part of the City's roadway maintenance program, with the last occurring in 2012.

Currently, the street is approximately 35 feet wide and provides 2-way traffic with no shoulder striping between Trunk Highway 65 East Service Drive and East Moore Lake Drive. Construction records and pavement core data indicate an existing pavement thickness ranging from 3.5 to 4.5 inches and an underlying aggregate base thickness of 6 inches.

63rd Avenue is categorized as a local city street with an estimated Annual Average Daily Traffic of approximately 1200 vehicles per day. Heavy vehicle traffic along this segment is considered low to typical.

Marian Hills Neighborhood

Street segments selected for rehabilitation include:

SKYWOOD LANE	from FILLMORE STREET to 150' WEST OF MATTERHORN DRIVE
53 RD AVENUE	from FILLMORE STREET to 150' WEST OF MATTERHORN DRIVE
LINCOLN STREET	from BUCHANAN STREET to 53 RD AVENUE
52 ND AVENUE	from TAYLOR STREET TO 550' EAST OF TAYLOR STREET

The streets and underground utilities along Skywood Lane, 53rd Avenue, Lincoln Street and 52nd Avenue within the project limits were initially constructed from the late 1950s to early 1960s. In 1993, 53rd Avenue was reconstructed where it received 5.5 inches of bituminous pavement and 4 inches of aggregate base. In 2003, Skywood Lane, Lincoln Street and 52nd Avenue were reconstructed as part of the City's 2003 Street Improvement Project No. ST2003-1 where it received 3.5 inches of bituminous pavement, 6 inches of aggregate base and concrete curb & gutter. These streets have also received routine maintenance throughout its pavement life, including sealcoat treatment, with the last occurring in 2017.

Existing street widths are 30 feet and 32 feet for Skywood Lane, 53rd Avenue, Lincoln Street and 52nd Avenue, respectively, and all streets provide 2-way traffic with no shoulder striping. Construction records and pavement core data indicate existing pavement thicknesses ranging from 3.5 to 8.5 inches and an underlying aggregate base of 6 inches.

Each street is categorized as a local city street with approximate Annual Average Daily Traffic (AADT) of 2,200, 550 and less than 500 for Skywood Lane, 52nd Avenue, Lincoln Street and 53rd Avenue, respectively. Heavy traffic along these street segments is considered to be low to typical.

Proposed Improvements

Overview & Public Engagement

The total project area includes approximately 1.25 miles of proposed street improvements across three distinct project areas. The proposed improvements include pavement rehabilitation.

In preparation of the project's feasibility report, staff conducted preliminary public outreach with project residents through an in-person open house in October 2025 and virtual informational presentation uploaded to the City's project webpage. Invitations for the open house were mailed to residents and property owners in the project area and included a project

questionnaire. Staff encouraged residents to provide feedback through the questionnaire, phone calls or by email to connect with staff about upcoming private construction that may conflict with the street project. Residents and property owners unable to attend were also encouraged to review the materials presented on the project webpage and provide feedback to staff. Staff have compiled resident feedback from the open house and questionnaires and will address these items in the final design as is feasible.

Staff also completed a Living Streets evaluation of the project area and will address the findings as feasible in the design of the project. The Living Streets Worksheet has been included as Figure B of the appendices.

In September, Resolution No. 2025-118 was adopted by the City of Fridley City Council to initiate the Street Rehabilitation Project No. ST2026-02 and prepare a preliminary report, plans and specifications.

Pavement Improvements

Proposed pavement improvements are determined based upon several factors including the current pavement condition, last major roadway maintenance, and the need for coordinated utility improvements. The two pavement rehabilitation methods presented for this project are full-depth reclamation (FDR) and mill & overlay.



Exhibit 1. Full-depth pavement reclamation.

Full-depth reclamation grinds and reduces the existing pavement to aggregate for in-place reuse in the roadway base. Mill & overlay preserves some of the existing pavement, partially grinding and removing the pavement to a specified depth. In both instances, new asphalt is then installed to match the existing roadway conditions.

Viron Road / Trunk Highway 65 East Service Drive

Construction records and pavement cores along the corridor indicate a pavement thickness of 1.5 to 3 inches and underlying aggregate base thickness 6 inches.

Current pavement distresses, as seen in Exhibit 2, indicate a greater deterioration that is consistent with a pavement of this age. Additionally,

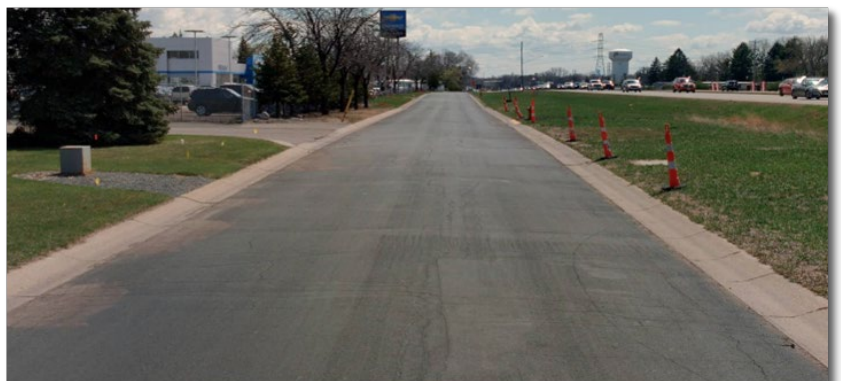


Exhibit 2. Viron Rd/TH 65 E Service Drive looking south.

severe fatigue cracking indicate potential failures in the underlying aggregate base.

To address the deteriorating pavement and aggregate base conditions along the corridor, staff recommend a full-depth reclamation and pavement rehabilitation. The fortified reclaimed aggregate base section would be capped with a 3.5" bituminous pavement section, installed in two lifts and consistent with the City's typical urban roadway section.

63rd Avenue

Construction records and pavement cores along the corridor indicate a pavement thickness of 3.5 to 4.5 inches and underlying aggregate base thickness of 6 inches.

Current pavement distresses, as seen in Exhibit 3, indicate a greater deterioration that is consistent with a pavement of this age. Additionally, severe fatigue cracking indicate potential failures in the underlying aggregate base.



Exhibit 3. 63rd Avenue looking west.

To address the deteriorating pavement and aggregate base conditions along the corridor, staff recommend a full-depth reclamation and pavement rehabilitation. The fortified reclaimed aggregate base section would be capped with a 3.5" bituminous pavement section, installed in two lifts and consistent with the City's typical urban roadway section.

Skywood Lane/53rd Avenue/Lincoln Street/52nd Avenue

Construction records and pavement cores along Skywood Lane, Lincoln Street and 52nd Avenue indicate an existing pavement thickness of 3 to 4 ½ inches and aggregate base thickness of 6 inches. 53rd Avenue was found to have an existing pavement thickness of 5 ½ to 8 ½ inches with a 4-inch thick underlying aggregate base. Current pavement distress patterns are consistent with typical signs of surface-level wear and indicate no significant deterioration of the roadway base.



Exhibit 4. Skywood Lane looking east.

Based upon the existing roadway sections, current pavement distresses, and underlying soil conditions, staff recommends a 1 ½" mill and pavement overlay across all street segments in this project location. It is anticipated that a pavement mill and resurfacing should result in a pavement surface lasting 20 years or more. It should be noted that reflective cracking from the remaining

existing pavement is to be expected after such milling and resurfacing. This distressing cannot be controlled without a full reconstruction of the roadway segment.

Water Utility Improvements

There are currently no proposed water utility improvements in the project area in addition to those performed concurrently with other improvements. No severe defects to the existing main and system appurtenances were identified by Public Works staff in this project location. Water system appurtenances, including gate valves, located within the pavement improvement area will be either replaced or reset as part of the street improvement operations.

Sanitary Sewer Improvements

In preparation for the project, Public Works Utilities Division staff also evaluated the existing sanitary sewer main, structures and surface facilities across the project area. Staff did not identify any severe defects with the existing system and there are currently no major proposed improvements to the sanitary sewer system in conjunction with the project. Minor improvements to system surface features, including salvage/reinstall or replacement of manhole casting, will be completed as part of the project's pavement improvements.

In coordination with the project, the City provides a complimentary inspection service to interested project residents to televise existing sewer service laterals for severe root intrusion, deterioration or other defects. Property owners have been notified and may coordinate with the Public Works Department to complete a video inspection of their service line. Any subsequent cleaning or repair services for resident service laterals are born by and are the responsibility of the property owner, per City Code.

Storm Sewer Improvements

Review of the existing storm sewer system throughout the project area identified no major rehabilitation or replacement needs in conjunction with the project. Minor improvements to be completed with the pavement rehabilitation include replacement of existing catch basin and manhole castings in poor condition and readjustment of other surface utilities within the pavement area.

During preliminary public outreach, staff were notified of multiple localized drainage issues within the project area. While all drainage issues are unique, staff will investigate all reported drainage concerns and include drainage improvements as is feasible with the final design.

Private Utility Coordination

The proposed project scope will be provided to private utilities in an effort to coordinate system repairs and upgrades with the upcoming project construction. At this time, no private utilities have provided notification of upcoming upgrades or repairs in the proposed project area.

Estimated Costs

The project cost is estimated to be \$427,000. This estimate includes a 15% contingency for minor changes in project scope. All costs expressed in this report are preliminary but are expected to stay within the budgeted amount.

An itemized breakdown of estimated project costs can be found on Figure C of the Appendices.

Funding Sources

The proposed improvements are to be funded through a combination of sources including Street Maintenance Division's operating budget, Minnesota State Aid System (MSAS) funding, and special assessments to benefitting properties. Per the City's Roadway Major Maintenance Financing Policy, assessable project costs would be limited to those associated with street/pavement improvements.

A breakdown of the preliminary project budget and special assessment funding can be found in Figure D of the appendices.

Proposed Improvements

Proposed improvements with the project are estimated at \$427,000 and would be funded using monies from the Street Maintenance Division's operating budget, the City's MSAS account as well as special assessments to benefitting properties as defined by the City's Roadway Major Maintenance Financing Policy.

Special Assessments

The City's Roadway Major Maintenance Financing Policy currently identifies assessable costs to benefitting properties as all pavement improvement costs with the exclusion of those within common areas, major utility improvement locations or adjacent to City-owned property.

Using the preliminary project scope and previous applications of the City's assessment policy for Low Density Residential (single family, duplex, etc.) and Non-Low Density Residential (high density residential, commercial, etc.) properties, staff have estimated the following preliminary special assessments: \$4,300 per unit and \$46.79 per front-foot for low density residential and non-low density residential properties along the Viron Road/Trunk Highway 65 East Service Drive/63rd Avenue project area, respectively, and \$1,800 per unit for low density residential properties along the Skywood Lane/53rd Avenue/Lincoln Street/52nd Avenue project area. It should be noted that the three project areas were not combined for special benefit evaluations due to varying proposed improvements and property types as well as the lack of a combined

benefit between distinct project areas. Variances in the preliminary special assessment rates among project areas are a reflection of these considerations.

Street Maintenance Division's Operating Budget Funding

A portion of the project will be funded through the Street Maintenance Division's operating budget. Since suspension of (chip) seal coating projects a few years ago due to premature pavement stripping issues we have experienced, Public Works staff have decided to allocate this funding to pavement mill/overlay and pavement reclaim rehabilitation projects. Approximately \$101,000 from the 2025 Street Maintenance Division's operating budget will be encumbered and reallocated toward the project.

Construction

Construction sequencing will include access considerations for all properties. Minor exceptions to this may include critical construction items including asphalt construction, which is most likely to occur during weekday daytime hours. For all street segments, the project will be phased in a manner to best preserve access.

Project coordination with residents and the public will be accomplished through weekly project updates distributed to the project email list and posted to the City's project webpage. Project residents subject to additional disruptions, including driveway access restrictions shall receive written notice at least 24 hours in advance.

In order to balance project duration and construction pricing, the project is proposed to start in May 2026 and conclude by September 2026.

Summary

The work proposed for the Street Rehabilitation Project number ST2026-02 is consistent with the City of Fridley's Active Transportation Plan, Long-Term Street Maintenance Program, 2026-2030 Capital Investment Program and can be fully funded by its 2026 Budget. The project is cost-effective, necessary and feasible from an engineering standpoint as described in this report. The Engineering Division recommends that the City Council approve this project for final design as presented.

Appendices

Figure A – Project Area Map

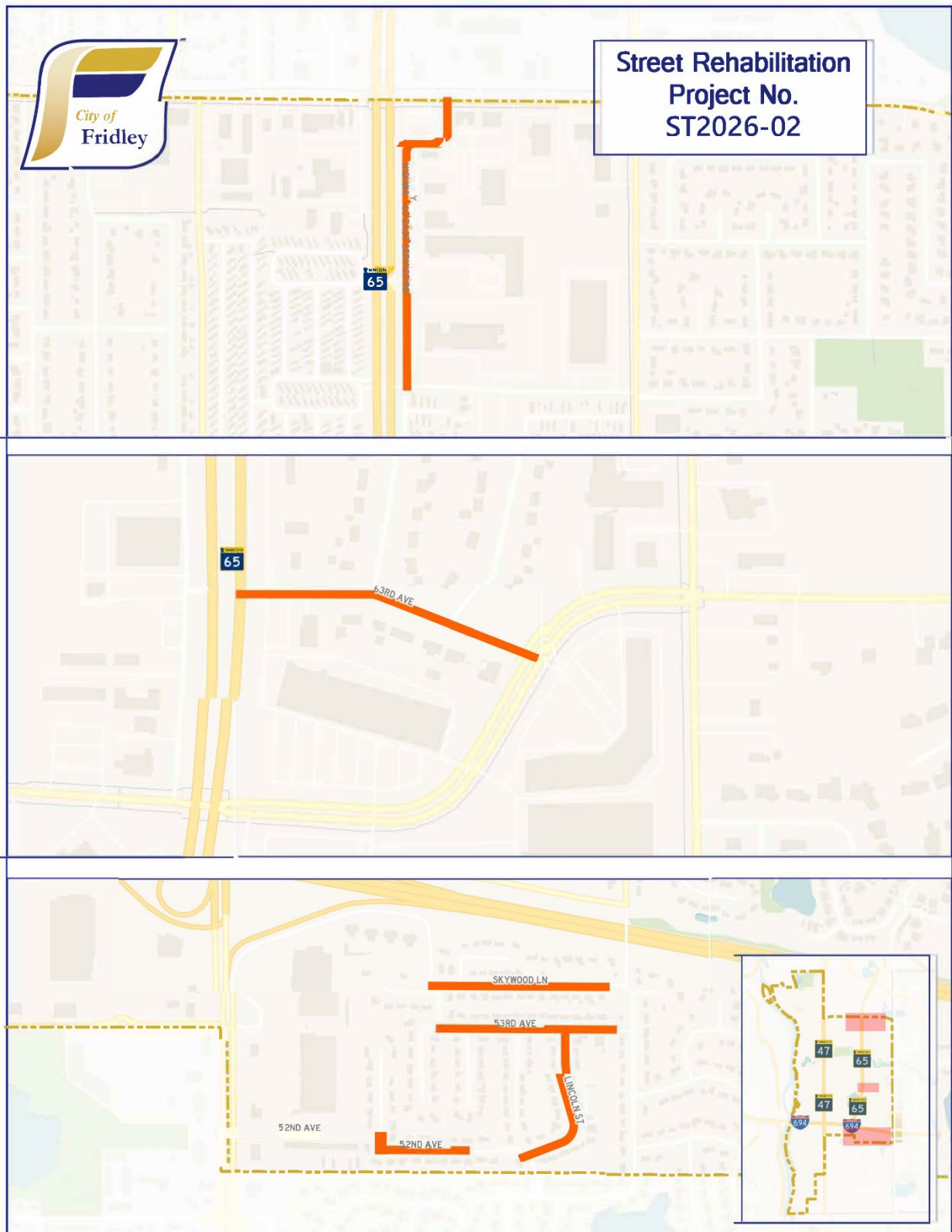


Figure B – Living Streets Worksheet

Project Narrative

1) Project Information:

Street Rehabilitation Project No. ST2026-02

2) Project Manager:

Brandon Brodhag, P.E.

3) Is the project area, or streets it intersects, referenced in any of the following plans:

City's Active Transportation Plan

Safe Routes to School Plan (Hayes, North Park, Stevenson, Fridley Middle)

Roadway Corridor Study (ex: East River Road corridor study, TH 47/65 corridor study)

Transit Overlay District

Fridley Park System Improvement Plan

Local Water Management Plan

Stormwater Retrofit Analysis

4) If so, how does the plan reference Living Street components within the project area or streets it intersects?

53rd Avenue and Highway 65 are listed as designated for trail/sidewalk. They are not listed as priority routes.

Existing Conditions

5) Describe existing and projected modal volumes, if available:

Volumes	Existing	Projected (Year)
Average Daily Traffic	N/A	
Pedestrian Counts	N/A	
Bicycle Counts	N/A	
Truck Volumes	N/A	
Transit Volumes	N/A	
Speed Conditions	N/A	

6) Detail crash data, if available, and known conflict locations:

a. Do crashes tend to be between certain modes?

No

b. Are there known conflict points between specific modes?

No

7) Who are the users of the project area and through what mode do they travel?

- *The area includes residential users, as well as people visiting industrial areas along Viron Rd*

8) How does the existing area accommodate different modes travelling north-south and/or east-west? Are additional routes needed?

- *All traffic is on roadway*

9) Are there any problematic or dangerous pedestrian crossings in the area? How can those crossings be addressed? If so, do they comply with the Local Road Research Board Uncontrolled Pedestrian Crosswalk Reference Guide?

- *Highway 65 is a dangerous pedestrian crossing; however, the project roadways border but do not cross Highway 65.*

10) Describe any public transit facilities along the project area:

None

11) Describe any significant destinations along the routes or for which the project area is a connector (schools, parks, libraries, Civic Campus, commercial corridors):

None

12) Are there areas of identified speeding or other dangerous driving? How can these areas be addressed?

No

13) Describe any barriers to pedestrian/bicyclist movement in the project area. How can these barriers be addressed?

Lack of sidewalk/trail facilities

14) Are there known water quality or quantity concerns in the project area or downstream of the project area?

- *Known flooding issues to Norton Creek*
- *Known water quality impairments to Rice Creek*

- *Known impairments to Sullivan Lake*

15) How does the existing area manage stormwater? How can stormwater management be improved?

Generally untreated

16) Describe the existing landscaping. Any opportunities for enhanced vegetation or water conservation?

Mark any Living Streets components exist in the project and on streets that it intersects?

- ☐ Trails, sidewalks, and on-street, striped bike lanes
- ☐ Median islands
- ☐ Accessible pedestrian signals
- ☐ Curb extensions/bump outs
- ☐ Narrower travel lanes/road diets
- ☐ Speed limits and other traffic calming improvements
- ☐ Safe crossing facilities, including pavement markings
- ☐ Safe and effective lighting
- ☐ Diverse tree plantings
- ☐ Stormwater management
- ☐ Pollinator-friendly/water efficient landscaping
- ☐ Bike racks
- ☐ Benches
- ☐ Water fountains
- ☐ Waste receptacles
- ☐ Public art
- ☐ Other components as determined based on latest and best "Living Streets" standards

17) Are there any areas that are "under-lit"?

No

18) Describe any user needs/challenges along the project corridor that you have observed or been informed of:

None

Proposed Conditions:

- 1) What public engagement has been done or is planned related to Living Streets components?

None

- 2) What modes does the proposed facility accommodate?

None

- 3) How does the proposed facility accommodate different modes north-south and/or east-west?

N/A

- 4) How does the proposed facility assist different modes in reaching significant destinations?

N/A

- 5) Does the proposed landscaping enhance the urban forest or promote pollinator habitat/water-efficient landscaping?

N/A

- 6) Does the proposed project improve any identified water quality or quantity concerns within or downstream of the project area?

N/A

- 7) Does the proposed project remediate any design challenges that prevent pedestrian/bicyclist movement?

No

- 8) Provide an alternative cross section that was considered, list trade-offs associated with alternative cross-section:

- 9) If Living Streets components are not included, mark and explain which exception under the Living Streets policy is the motivation to not include the components:

___ The project involves a transportation system on which certain modes and users are prohibited either by law or significant safety reasons.

___ The street jurisdiction (Anoka County of the State of Minnesota for non-city streets) refuses suggested plans.

X The cost of accommodation is excessively disproportionate to the need or probable use.

___ The corridor has severe topographic, environmental, historic or natural resource constraints.

___ There is a well-documented absence of current and future need.

___ Other exceptions are allowed when recommended by the Public Works, Building & Community Standards, Parks and Recreation, and Police and Fire departments, and approved by the City Council.

Figure B - Opinion of Probable Cost

STREET REHABILITATION PROJECT
 PROJECT NO. ST2026-02
 CITY OF FRIDLEY, MN
 11/5/2025



ITEM NO.	MnDOT SPEC NO.	DESCRIPTION	NOTES	UNIT	UNIT PRICE	TOTAL ESTIMATED QUANTITY	TOTAL AMOUNT
SCHEDULE 1 - VIRON ROAD / TH 65 EAST SERVICE DRIVE							
Part A - Streets							
1	2021.501	Mobilization		LS	\$11,000.00	1	\$11,000.00
2	2104.503	Sawing Bituminous Pavement (Full Depth)		LF	\$3.00	52	\$156.00
4	2105.607	Common Excavation (P) (Excess Reclaim)		CY	\$25.00	390	\$9,750.00
5	2112.519	Subgrade Preparation (P)		RDST	\$600.00	16.21	\$9,726.00
6	2215.504	Full Depth Reclamation (P)		SY	\$2.50	4671	\$11,677.50
7	2331.603	Bituminous Joint Saw & Seal		LF	\$3.00	1300	\$3,900.00
8	2357.506	Bituminous Material For Tack Coat		GAL	\$4.00	285	\$1,140.00
9	2360.509	Type Sp 9.5 Wearing Course Mix (3,C)		TON	\$95.00	385	\$36,575.00
10	2360.509	Type Sp 12.5 Non Wearing Course Mix (3,C)		TON	\$90.00	515	\$46,350.00
11	2506.062	Adjust Gate Valve Box (Water)		EA	\$500.00	6	\$3,000.00
12	2506.602	Adjust Existing Frame and Ring Casting (Sanitary)		EA	\$750.00	4	\$3,000.00
14	2563.601	Traffic Control		LS	\$3,000.00	1	\$3,000.00
16	2573.502	Storm Drain Inlet Protection		EA	\$200.00	5	\$1,000.00
SCHEDULE 1 - VIRON ROAD / TH 65 EAST SERVICE DRIVE - CONSTRUCTION SUBTOTAL							\$140,274.50
15% CONTINGENCY							\$21,041.18
SCHEDULE 1 - VIRON ROAD / TH 65 EAST SERVICE DRIVE - CONSTRUCTION TOTAL							\$161,315.68

Figure B - Opinion of Probable Cost

STREET REHABILITATION PROJECT
 PROJECT NO. ST2026-02
 CITY OF FRIDLEY, MN
 11/5/2025



ITEM NO.	MnDOT SPEC NO.	DESCRIPTION	NOTES	UNIT	UNIT PRICE	TOTAL ESTIMATED QUANTITY	TOTAL AMOUNT
SCHEDULE 2 - 63RD AVENUE							
Part A - Streets							
1	2021.501	Mobilization		LS	\$7,000.00	1	\$7,000.00
2	2104.503	Sawing Bituminous Pavement (Full Depth)		LF	\$3.00	265	\$795.00
4	2105.607	Common Excavation (P) (Excess Reclaim)		CY	\$25.00	244	\$6,100.00
5	2112.519	Subgrade Preparation (P)		RDST	\$600.00	8.66	\$5,196.00
6	2215.504	Full Depth Reclamation (P)		SY	\$2.50	2922	\$7,305.00
7	2331.603	Bituminous Joint Saw & Seal		LF	\$3.00	900	\$2,700.00
8	2357.506	Bituminous Material For Tack Coat		GAL	\$4.00	175	\$700.00
9	2360.509	Type Sp 9.5 Wearing Course Mix (3,C)		TON	\$95.00	245	\$23,275.00
10	2360.509	Type Sp 12.5 Non Wearing Course Mix (3,C)		TON	\$90.00	325	\$29,250.00
11	2506.062	Adjust Gate Valve Box (Water)		EA	\$500.00	6	\$3,000.00
12	2506.602	Adjust Existing Frame and Ring Casting (Sanitary)		EA	\$750.00	2	\$1,500.00
14	2563.601	Traffic Control		LS	\$3,000.00	1	\$3,000.00
16	2573.502	Storm Drain Inlet Protection		EA	\$200.00	5	\$1,000.00
SCHEDULE 2 - 63RD AVENUE - CONSTRUCTION SUBTOTAL							\$90,821.00
15% CONTINGENCY							\$13,623.15
SCHEDULE 2 - 63RD AVENUE - CONSTRUCTION TOTAL							\$104,444.15

Figure B - Opinion of Probable Cost

STREET REHABILITATION PROJECT
 PROJECT NO. ST2026-02
 CITY OF FRIDLEY, MN
 11/5/2025



ITEM NO.	MnDOT SPEC NO.	DESCRIPTION	NOTES	UNIT	UNIT PRICE	TOTAL ESTIMATED QUANTITY	TOTAL AMOUNT
SCHEDULE 3 - SKYWOOD LANE							
Part A - Streets							
1	2021.501	Mobilization		LS	\$3,000.00	1	\$3,000.00
2	2215.504	Mill Bituminous Surface (1.5" Depth)		SY	\$1.50	3460	\$5,190.00
3	2357.506	Bituminous Material For Tack Coat		GAL	\$4.00	208	\$832.00
4	2360.509	Type SP 9.5 Wearing Course Mix (3,C)		TON	\$95.00	285	\$27,075.00
5	2563.601	Traffic Control		LS	\$1,500.00	1	\$1,500.00
SCHEDULE 3 - SKYWOOD LANE - CONSTRUCTION SUBTOTAL							\$37,597.00
15% CONTINGENCY							\$5,639.55
SCHEDULE 3 - SKYWOOD LANE - CONSTRUCTION TOTAL							\$43,236.55

Figure B - Opinion of Probable Cost

STREET REHABILITATION PROJECT
PROJECT NO. ST2026-02
CITY OF FRIDLEY, MN
11/5/2025



ITEM NO.	MnDOT SPEC NO.	DESCRIPTION	NOTES	UNIT	UNIT PRICE	TOTAL ESTIMATED QUANTITY	TOTAL AMOUNT
SCHEDULE 4 - 53RD AVENUE							
Part A - Streets							
1	2021.501	Mobilization		LS	\$4,000.00	1	\$4,000.00
2	2215.504	Mill Bituminous Surface (1.5" Depth)		SY	\$1.50	3910	\$5,865.00
3	2357.506	Bituminous Material For Tack Coat		GAL	\$4.00	235	\$940.00
4	2360.509	Type SP 9.5 Wearing Course Mix (3,C)		TON	\$95.00	325	\$30,875.00
5	2563.601	Traffic Control		LS	\$1,300.00	1	\$1,300.00
SCHEDULE 4 - 53RD AVENUE - CONSTRUCTION SUBTOTAL							\$42,980.00
15% CONTINGENCY							\$6,447.00
SCHEDULE 4 - 53RD AVENUE - CONSTRUCTION TOTAL							\$49,427.00

Figure B - Opinion of Probable Cost

STREET REHABILITATION PROJECT
PROJECT NO. ST2026-02
CITY OF FRIDLEY, MN
11/5/2025



ITEM NO.	MnDOT SPEC NO.	DESCRIPTION	NOTES	UNIT	UNIT PRICE	TOTAL ESTIMATED QUANTITY	TOTAL AMOUNT
SCHEDULE 5 - LINCOLN STREET							
Part A - Streets							
1	2021.501	Mobilization		LS	\$3,000.00	1	\$3,000.00
2	2215.504	Mill Bituminous Surface (1.5" Depth)		SY	\$1.50	3211	\$4,816.50
3	2357.506	Bituminous Material For Tack Coat		GAL	\$4.00	195	\$780.00
4	2360.509	Type SP 9.5 Wearing Course Mix (3,C)		TON	\$95.00	265	\$25,175.00
5	2563.601	Traffic Control		LS	\$1,000.00	1	\$1,000.00
SCHEDULE 5 - LINCOLN STREET - CONSTRUCTION SUBTOTAL							\$34,771.50
15% CONTINGENCY							\$5,215.73
SCHEDULE 5 - LINCOLN STREET - CONSTRUCTION TOTAL							\$39,987.23

Figure B - Opinion of Probable Cost

STREET REHABILITATION PROJECT
 PROJECT NO. ST2026-02
 CITY OF FRIDLEY, MN
 11/5/2025



ITEM NO.	MnDOT SPEC NO.	DESCRIPTION	NOTES	UNIT	UNIT PRICE	TOTAL ESTIMATED QUANTITY	TOTAL AMOUNT
SCHEDULE 6 - 52ND AVENUE EASTERN PORTION							
Part A - Streets							
1	2021.501	Mobilization		LS	\$2,000.00	1	\$2,000.00
2	2215.504	Mill Bituminous Surface (1.5" Depth)		SY	\$1.50	2252	\$3,378.00
3	2357.506	Bituminous Material For Tack Coat		GAL	\$4.00	135	\$540.00
4	2360.509	Type SP 9.5 Wearing Course Mix (3,C)		TON	\$95.00	190	\$18,050.00
5	2563.601	Traffic Control		LS	\$800.00	1	\$800.00
SCHEDULE 6 - 52ND AVENUE EASTERN PORTION - CONSTRUCTION SUBTOTAL							\$24,768.00
15% CONTINGENCY							\$3,715.20
SCHEDULE 6 - 52ND AVENUE EASTERN PORTION - CONSTRUCTION TOTAL							\$28,483.20

Figure D - Funding Sources

STREET REHABILITATION PROJECT

PROJECT NO. ST2026-02

CITY OF FRIDLEY, MN

11/5/2025

**Funding Sources**

No.	Description	Estimated Construction Amount	2026 Budgeted Amount
1	Special Assessments*	\$326,415.68	-
2	Street Maintenance Division's Operating	\$100,584.32	\$420,000.00
GRAND TOTAL		\$427,000.00	\$420,000.00

*Note that Special Assessments amounts are calculated need for Estimated Amount based on the project estimate, and the Budgeted Amount is calculated based upon the project scope and property information.

Special Assessment Breakdown**Assessments (Viron Road/TH 65 East Service Drive)**

Non-LDR (Commercial) - Front-Footage	3448	x	\$46.79	=	\$161,315.68
TOTAL					\$161,315.68

Assessments (63rd Avenue)

Low-Density Residential (LDR) - Unit	7	x	\$4,300.00	=	\$30,100.00
Non-LDR (Commercial) - Front-Footage	301	x	\$54.74	=	\$11,700.00
TOTAL					\$30,100.00

Assessments (Skywood/53rd Avenue/Lincoln Street/52nd Avenue)

Low-Density Residential (LDR) - Unit	75	x	\$1,800.00	=	\$135,000.00
TOTAL					\$135,000.00

SPECIAL ASSESSMENT GRAND TOTAL \$326,415.68

Figure E – Project Schedule

The tentative schedule for this project is as follows:

PRELIMINARY ACTIVITIES

Neighborhood Informational Meeting:	October 8, 2025
Feasibility Report	November 10, 2025
Preliminary Assessment Hearing:	December 8, 2025

DESIGN AND SUBMITTALS

Agency Submittals Complete:	January 2026
Design Completed:	January 2026

LETTING, AWARD, AND CONSTRUCTION

Resolution Advertising for Bids:	January 2026
First Advertisement for Bids:	January 2026
Bid Letting:	January 2026
Contract Award:	February 2026
Begin Construction (earliest):	May 2026
Complete Construction (deadline):	September 2026

FINAL ACTIVITIES

Final Assessment Hearing:	October 2026
Certified Assessment Roll Complete:	November 2026

Note: Subsequent activities may be influenced by changes in schedule of previous activities.



AGENDA REPORT

Meeting Date: November 10, 2025

Meeting Type: City Council

Submitted By: James Kosluchar, Director of Public Works and Engineering
 Brandon Brodhag, Assistant City Engineer
 Carl Lind, Graduate Engineer

Title

Resolution No. 2025-151, Approving Change Order No. 1 for Trunk Highway 47 (University Avenue) Lighting Project

Background

Attached is Change Order No. 1 for the Trunk Highway 47 (University Avenue) Lighting Project (Project). The Project is identified in the 2025-2029 Capital Investment Program (CIP) and includes the construction of roadway and pedestrian-scale lighting along Trunk Highway 47 (University Avenue) from 53rd Avenue to 85th Avenue. The Project is also identified in the State Transportation Improvement Program (STIP), with up to \$1,947,240 in grant funding awarded to the Project through the Highway Safety Improvement Program (STIP).

In October 2024, the Project was bid and awarded under contract to MP Technologies, LLC of Annandale, MN (Contractor) in the amount of \$1,874,690.25. Throughout construction, the Contractor and staff have worked through modifications to the Project to avoid conflicts and improve performance and resiliency of the installed lighting systems.

The amount of this Change Order is \$303,999.99. Total work included in the Change Order would increase the original contract by 16.2%, which exceeds the 5% contingency approved with the project award. Of the base contract, \$1,687,221.23 of costs are eligible for federal HSIP participation with the remaining 10% local match (\$187,469.02) to be funded by the City of Fridley's (City) Municipal State Aid (MSA) account. The remaining \$260,018.77 in federal HSIP funds already assigned to the Project are available for use on additional eligible costs. Utilizing these surplus HSIP funds, the Change Order results in a net increase in local match funds of \$43,981.22, totaling \$231,450.24 for the Project. The 2025-2029 CIP identifies up to \$400,000 in MSA funding for this purpose.

A summary of the changes incorporated in the Change Order and their financial impact are included below:

Lighting System D Extension (CO1.01)

During preconstruction discussions with the Contractor and other project stakeholders in June 2025, it was discovered that the Minnesota Department of Transportation (MnDOT) had removed existing lighting units along the corridor since the Project's design, specifically near the ramps to/from Interstate

Vision Statement

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

I-694. To achieve the Project goal of continuous and uniform lighting along the corridor, additional lighting units, conduit and wiring were designed and installed with the Project to extend the lighting system from 53rd Avenue to 57th Avenue.

Item CO1.01 accounted for approximately \$216,543.74 of the Change Order and will be funded by remaining federal HSIP funds and local match through the City's MSA account.

Lighting Systems A & F Relocation (CO1.02)

During construction, the Contractor and staff identified a conflict between the proposed lighting systems and the City's existing watermain on the west side of University Avenue between 61st Avenue and Mississippi Street (CSAH 6). With minimal space for adjustment in the western boulevard, lighting units in this segment were modified to dual-head fixtures and relocated to the median.

Item CO1.02 accounted for approximately \$72,181.25 of the Change Order and will be funded by remaining federal HSIP funds and local match through the City's MSA account.

Minor Lighting System Modifications (CO1.03)

City staff and the Contractor coordinated other minor modifications during construction in an effort to improve constructability, performance and resiliency of the installed lighting systems. An example of these modifications is the relocation of select lighting units to accommodate future roundabout configurations at intersections along the University Avenue corridor.

Item CO1.03 accounted for approximately \$15,275 of the Change Order and will be funded by remaining federal HSIP funds and local match through the City's MSA account.

The Contractor has completed the installation of all lighting systems within the base contract and all systems are currently operational. The modified and additional lighting units identified in this Change Order are currently in production, with delivery and installation anticipated in December, weather-permitting.

Financial Impact

The Project is identified and budgeted in the 2025-2029 Capital Investment Program (CIP). Federal grant funding in the amount of \$1,947,240 has been allocated to the Project through the federal Highway Safety Improvement Program (HSIP), with a 10% local match and all ineligible costs being funded by the City's Municipal State Aid (MSA) account.

Additional costs associated with the attached Change Order are to be funded by these sources as follows:

- Project Federal HSIP Grant Funds - \$260,018.77
- MSA Local Funds - \$43,981.22

Recommendation

Staff recommends the approval of Resolution No. 2025-151, Approving Change Order No. 1 for Trunk Highway 47 (University Avenue) Lighting Project

Vision Statement

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

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. 2025-151
- Change Order No. 1

Vision Statement

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

Resolution No. 2025-151

Approving Change Order No. 1 for Trunk Highway 47 (University Avenue) Lighting Project

Whereas, the Trunk Highway 47 (University Avenue) Lighting Project (Project) is identified in the 2025-2029 Capital Investment Program and includes the construction of roadway and pedestrian-scale lighting along Trunk Highway 47 (University Avenue) from 53rd Avenue to 85th Avenue; and

Whereas, the Project is funded through the Highway Safety Improvement Program (HSIP) with a 10% local fund match, and

Whereas, Resolution No. 2024-151, adopted October 28, 2024, awarded the Project under a contract with MP Technologies, LLC of Annandale, MN (Contractor) in the amount of \$1,968,424.76 which includes a 5% contingency; and

Whereas, City of Fridley (City) staff directed changes to the Project quantities and items that are incorporated into this change order to improve the quality and performance of the Project; and

Whereas, additional work was desired by the City that modified the original contract from \$1,874,690.25 to \$2,178,690.24 (a 16.2% increase); and

Whereas, the Contractor performed work as directed by City staff.

Now, therefore be it resolved, that the City Council of the City of Fridley hereby approves Change Order No. 1 for the Trunk Highway 47 (University Avenue) Lighting Project in the amount of \$303,999.99.

Passed and adopted by the City Council of the City of Fridley this 10th day of November, 2025.

Dave Ostwald – Mayor

Attest:

Melissa Moore – City Clerk



Fridley Public Works Department

7071 University Avenue N.E. Fridley, MN 55432
763-572-3566 | FridleyMN.gov

11/4/2025

Item 13.

MP Technologies, LLC
9938 State Highway 55 NW
Annandale, MN 55302

SUBJECT: Trunk Highway 47 (University Avenue) Lighting Project - Change Order No. 1

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
CO1.01	Lighting System D Extension	LS	1.00	\$ 216,543.74	\$ 216,543.74
CO1.02	Lighting Systems A & F Relocation	LS	1.00	\$ 72,181.25	\$ 72,181.25
CO1.03	Minor Lighting System Modifications	LS	1.00	\$ 15,275.00	\$ 15,275.00
CHANGE ORDER NO. 1 TOTAL =				\$	303,999.99

Original Contract Amount:	\$	1,874,690.25	
Prior Change Orders Approved:	\$	-	
This Change Order:	\$	303,999.99	16.2% of Original Contract Amount
Proposed Contract Amount	\$	2,178,690.24	16.2% of Original Contract Amount

Submitted and approved by James Kosluchar, Director of Public Works, on _____ Day of _____, 2025

James P. Kosluchar, Director of Public Works

Approved and accepted this _____th Day of _____, 2025 by MP Technologies, LLC

MP Technologies, LLC Representative

Approved and accepted this 10th Day of November, 2025 by the City of Fridley

David Ostwald, Mayor

Walter T. Wysopal, City Manager