



City Council Agenda

Monday, June 15, 2009

6:00 p.m.

Closed Executive Session

6:20 p.m.

Regular Meeting

City Council Chambers

(Times are Approximate)

- 6:00 p.m. **1. Roll Call**
Voting & Seating Order for June: Johnson; Pust; Ihlan;
Roe; Klausing
- 6:02 p.m. **Closed Executive Session**
Discuss Acquisition of portions of property located at 2690
Cleveland Avenue and 1947 County Road C for Road and
Construction purposes
- 6:20 p.m. **2. Approve Agenda**
- 6:25 p.m. **3. Public Comment**
- 6:30 p.m. **4. Council Communications, Reports, Announcements and
Housing and Redevelopment Authority Report**
- 5. Recognitions, Donations, Communications**
- 6:35 p.m. **6. Approve Minutes**
a. Approve Minutes of June 8, 2009 Meeting
- 6:40 p.m. **7. Approve Consent Agenda**
a. Approve Payments
b. Approve Business Licenses
c. Approve St. Rose of Lima Church One-day Gambling
Permit and Temporary Liquor License
d. Accept Target Corporation Donation of Seven Used Lap
Top Computers
e. Second Finding of Parcel Coverage and Structurally
Substandard Buildings in the Twin Lakes Redevelopment
Area
- 6:50 p.m. **8. Consider Items Removed from Consent**

9. General Ordinances for Adoption

10. Presentations

- 7:00 p.m. a. Joint Meeting with the Parks and Recreation Commission

11. Public Hearings

- 7:40 p.m. a. Public Hearing regarding AEON's request for establishment of TIF District 18 for HarMar Apartments
- 7:55 p.m. b. Public Hearing regarding Issuance of Conduit Debt Refunding Bonds for Eagle Crest Senior Housing/Presbyterian Homes

12. Business Items (Action Items)

- 8:00 p.m. a. Consider Issuing Conduit Debt Refunding Bonds for Eagle Crest Senior Housing/Presbyterian Homes
- 8:10 p.m. b. Approve City Abatement for Unresolved Violations of City Code at 3076 Woodbridge Street
- 8:15 p.m. c. Approve Request to issue a Ramsey County Court Citation for Unresolved Violations of City Code 2992 Victoria Street
- 8:20 p.m. d. Approve Request to issue a Ramsey County Court Citation for Unresolved Violations of City Code at 2174 Snelling Avenue
- 8:30 p.m. e. Adopt a Resolution Awarding Bid for Twin Lakes Infrastructure Improvements
- 8:40 p.m. f. Authorize Contract for Construction Engineering Services for Twin Lakes Phase I Infrastructure Improvements
- 8:50 p.m. g. Approve Request by Bituminous Roadways for Conditional Use for Outdoor Storage of aggregate materials and heavy equipment at 2280 Walnut Street (PF09-010)
- 9:10 p.m. h. Approve Acquisition of portions of property located at 2690 Cleveland Avenue and 1947 County Road C for Road and Construction purposes

13. Business Items – Presentations/Discussions

- 9:20 p.m. a. Twin Lakes Code Enforcement Report
- 9:30 p.m. b. Discuss 2010 Legislative Impacts and Property Values

9:35 p.m. **14. City Manager Future Agenda Review**

9:40 p.m. **15. Councilmember Initiated Items for Future Meetings**

16. Adjourn

Some Upcoming Public Meetings.....

Tuesday	Jun 16	6:00 p.m.	Housing & Redevelopment Authority
Monday	Jun 22	-	Rosefest Parade
Tuesday	Jun 23	6:30 p.m.	Public Works, Environment & Transportation Commission
Monday	Jun 29	6:00 p.m.	City Council Meeting
Wednesday	Jul 1	6:30 p.m.	Planning Commission
Monday	Jul 13	6:00 p.m.	City Council Meeting
Monday	Jul 20	6:00 p.m.	City Council Meeting

Meetings at City Hall unless otherwise noted.

Date: 6/15/09

Item: 6.a

Minutes of 6/08/09

No attachment

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 6/15/2009

Item No.: 7.a

Department Approval

City Manager Approval

Christopher K. Miller

W. J. Mahinen

Item Description: Approval of Payments

BACKGROUND

State Statute requires the City Council to approve all payment of claims. The following summary of claims has been submitted to the City for payment.

Check Series #	Amount
ACH Payments	\$189,405.55
55303-55375	\$199,929.74
Total	\$389,335.29

A detailed report of the claims is attached. City Staff has reviewed the claims and considers them to be appropriate for the goods and services received.

POLICY OBJECTIVE

Under Mn State Statute, all claims are required to be paid within 35 days of receipt.

FINANCIAL IMPACTS

All expenditures listed above have been funded by the current budget, from donated monies, or from cash reserves.

STAFF RECOMMENDATION

Staff recommends approval of all payment of claims.

REQUESTED COUNCIL ACTION

Motion to approve the payment of claims as submitted

Prepared by: Chris Miller, Finance Director

Attachments: A: n/a

Accounts Payable

Checks for Approval

User: mjenson

Printed: 06/09/2009 - 1:11 PM

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Description	Amount
0	06/06/2009	Golf Course	Operating Supplies	Office Depot- ACH	Card Stock Paper	14.93
0	06/06/2009	Water Fund	Clothing	Gander Mountain-ACH	Soft Paw Chukka	119.99
0	06/06/2009	General Fund	Training	St. Paul Bagelry-ACH	Bagels	14.90
0	06/06/2009	Golf Course	Operating Supplies	Home Depot- ACH	Electrical Supplies	40.65
0	06/06/2009	Information Technology	Contract Maintenance	Local Link, Inc.-ACH	Domain Names, Hosting	37.50
0	06/06/2009	General Fund	Operating Supplies	RadioShack-ACH	RCA Jack	10.65
0	06/06/2009	General Fund	Operating Supplies	RadioShack-ACH	Credit	-10.65
0	06/06/2009	Water Fund	Contract Maintenance	PayPal-ACH	Verisign Renewal	18.03
0	06/06/2009	Storm Drainage	Contract Maintenance	PayPal-ACH	Verisign Renewal	18.03
0	06/06/2009	Sanitary Sewer	Contract Maintenance	PayPal-ACH	Verisign Renewal	18.04
0	06/06/2009	P & R Contract Maintenance	Operating Supplies	Menards-ACH	Five Gallon Pales	34.43
0	06/06/2009	P & R Contract Maintenance	Operating Supplies	North Hgts Hardware Hank-ACH	Fasteners, Anchors	17.11
0	06/06/2009	P & R Contract Maintenance	Minor Equipment	Home Depot- ACH	Miter Saw, Compound Miter	610.03
0	06/06/2009	Recreation Fund	Operating Supplies	Target- ACH	Candy	28.16
0	06/06/2009	Recreation Fund	Operating Supplies	Walmart-ACH	Tie Dye	3.55
0	06/06/2009	Information Technology	Training	Amazon.com- ACH	Nimble Collaboration	31.89
0	06/06/2009	Information Technology	Use Tax Payable	Amazon.com- ACH	Sales/Use Tax	-1.94
0	06/06/2009	Telecommunications	Professional Services	Survey Monkey.com-ACH	Subscription Renewal	19.95
0	06/06/2009	General Fund	Training	BWI-Bill Batemen Bistro-ACH	Food During FEMA Training	12.90
0	06/06/2009	Community Development	Training	BWI-Bill Batemen Bistro-ACH	Food While At FEMA Training	10.78
0	06/06/2009	General Fund	Training	Guest Services-ACH	Meals During EMI Management	193.50
0	06/06/2009	General Fund	Training	Starbucks-ACH	Training	
0	06/06/2009	General Fund	Training	NWA Air-ACH	No Receipt	3.74
0	06/06/2009	Police - DWI Enforcement	Professional Services	Botach Tactical-ACH	Baggage Charge	15.00
0	06/06/2009	Police - DWI Enforcement	Use Tax Payable	Botach Tactical-ACH	Pelicans	1,767.79
0	06/06/2009	General Fund	Training	Guest Services-ACH	Sales/Use Tax	-107.89
0	06/06/2009	Community Development	Training	Guest Services-ACH	Meals During FEMA Training	96.75
0	06/06/2009	Recreation Fund	Operating Supplies	Guest Services-ACH	Weekly Food Charge-FEMA Training	96.75
0	06/06/2009	P & R Contract Maintenance	Operating Supplies	Half Price Books-ACH	Library Book	5.32
0	06/06/2009	P & R Contract Maintenance	Operating Supplies	North Hgts Hardware Hank-ACH	Mortar, Concrete Mix	20.46
0	06/06/2009	P & R Contract Maintenance	Operating Supplies	North Hgts Hardware Hank-ACH	No Receipt	11.48
0	06/06/2009	License Center	Office Supplies	Sony Government-ACH	Media for UPXC200	864.78

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Description	Amount
0	06/06/2009	License Center	Use Tax Payable	Sony Government-ACH	Sales/Use Tax	-52.78
0	06/06/2009	Boulevard Landscaping	Operating Supplies	Home Depot- ACH	Fence Hardware, Knife	78.55
0	06/06/2009	Recreation Fund	Operating Supplies	Target- ACH	Suckers	8.54
0	06/06/2009	Recreation Fund	Contract Maintenance	American Appliance-ACH	Water Cooler Service	88.00
0	06/06/2009	General Fund	Operating Supplies	Amazon.com- ACH	Pet Carrier	77.19
0	06/06/2009	General Fund	Use Tax Payable	Amazon.com- ACH	Sales/Use Tax	-4.71
0	06/06/2009	P & R Contract Maintenance	Operating Supplies	Midwest Fence-ACH	Loop Caps	45.94
0	06/06/2009	General Fund	Training	MN Fire Svc Cert Board-ACH	Fire Certification	20.00
0	06/06/2009	Police Forfeiture Fund	Professional Services	BUR*BNA Books-ACH	Law Officer's Pocket Manuals	988.32
0	06/06/2009	Police Forfeiture Fund	Use Tax Payable	BUR*BNA Books-ACH	Sales/Use Tax	-60.32
0	06/06/2009	Community Development	Training	Progressive Business Pub-ACH	Posting Govt Content-Webinar	199.00
0	06/06/2009	General Fund	Training	Intl Assn of Chief of Police -	Advanced Supervision Skills Training	760.00
0	06/06/2009	Information Technology	Computer Equipment	Newegg Computers-ACH	DPM Server Storage	940.32
0	06/06/2009	Information Technology	Use Tax Payable	Newegg Computers-ACH	Sales/Use Tax	-57.39
0	06/06/2009	Storm Drainage	Operating Supplies	Certified Laboratories-ACH	Safety Eyewere, Vests	34.88
0	06/06/2009	Boulevard Landscaping	Operating Supplies	Certified Laboratories-ACH	Safety Eyewere, Vests	34.87
0	06/06/2009	General Fund	Operating Supplies	Certified Laboratories-ACH	Safety Eyewere, Vests	34.87
0	06/06/2009	General Fund	Vehicle Supplies	PTS Tool Supply-ACH	Tube Bender, Adapters	156.92
0	06/06/2009	Recreation Fund	Operating Supplies	Cub Foods- ACH	Egg Dying Supplies	20.63
0	06/06/2009	General Fund	Operating Supplies	Target- ACH	Photo Supplies	18.08
0	06/06/2009	General Fund	Op Supplies - City Hall	Target- ACH	Cleaning Supplies	40.05
0	06/06/2009	Water Fund	Water Meters	Toll Company-ACH	Oxygen	48.38
0	06/06/2009	General Fund	Training	BWI-Bill Balemén Bistro-ACH	Lunch During Training	86.67
0	06/06/2009	General Fund	Training	Olympic News-ACH	No Receipt	6.12
0	06/06/2009	P & R Contract Maintenance	Operating Supplies	Jugs Sports-ACH	Snap Screen Leg	50.12
0	06/06/2009	P & R Contract Maintenance	Use Tax Payable	Jugs Sports-ACH	Sales/Use Tax	-3.05
0	06/06/2009	P & R Contract Maintenance	Operating Supplies	Certified Laboratories-ACH	Aerosol, Lemonize Plus	401.56
0	06/06/2009	P & R Contract Maintenance	Minor Equipment	Home Depot- ACH	Compressor	170.77
0	06/06/2009	General Fund	Operating Supplies	Target- ACH	Cleaning Supplies.	4.14
0	06/06/2009	General Fund	Training	NWA Air-ACH	Baggage Costs	60.00
0	06/06/2009	Water Fund	Water Meters	McMaster-Carr-ACH	Hex Bushing	126.45
0	06/06/2009	Information Technology	Operating Supplies	Crucial.Com-ACH	Dell Dimension Upgrade	53.36
0	06/06/2009	Recreation Fund	Operating Supplies	Michaels-ACH	Recital Supplies	70.23
0	06/06/2009	Recreation Fund	Operating Supplies	PetSmart-ACH	Animal Supplies	25.78
0	06/06/2009	General Fund	Conferences	Grand View Lodge Nisswa ACH	Women Police Conference	339.37
0	06/06/2009	Recreation Fund	Office Supplies	Office Depot- ACH	Office Supplies, Ice Show Paper	149.25
0	06/06/2009	General Fund	Operating Supplies	UPS Store-ACH	Shipping Costs	10.37
0	06/06/2009	License Center	Operating Supplies	Dollar Tree-ACH	Sponges	4.27
0	06/06/2009	Information Technology	Operating Supplies	Crucial.Com-ACH	1GB PIN DIMM	19.19
0	06/06/2009	P & R Contract Maintenance	Professional Services	Consolidated Container-ACH	Shipping	53.28
0	06/06/2009	General Fund	Operating Supplies	iBuyOfficeSupply-ACH	Gift Certificates	25.75
0	06/06/2009	Storm Drainage	Operating Supplies	iBuyOfficeSupply-ACH	Gift Certificates	25.76
0	06/06/2009	Water Fund	Operating Supplies	iBuyOfficeSupply-ACH	Gift Certificates	25.75
0	06/06/2009	Sanitary Sewer	Operating Supplies	iBuyOfficeSupply-ACH	Gift Certificates	25.75

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Description	Amount
0	06/06/2009	General Fund	Vehicle Supplies	Qquest-ACH	Manager Plus Software	389.00
0	06/06/2009	Recreation Fund	Operating Supplies	Signal Systems-ACH	Time Cards	77.73
0	06/06/2009	P & R Contract Maintenance	Operating Supplies	North Hgts Hardware Hank-ACH	No Receipts	33.71
0	06/06/2009	Golf Course	Operating Supplies	Home Depot- ACH	Electrical Supplies	24.62
0	06/06/2009	Recreation Fund	Office Supplies	Staples-ACH	Promo Displays	80.01
0	06/06/2009	General Fund	Operating Supplies	U of M Parking-ACH	Parking	7.00
0	06/06/2009	Recreation Fund	Operating Supplies	Ergo in Demand.com-ACH	Magazine Display	127.74
0	06/06/2009	Recreation Fund	Use Tax Payable	Ergo in Demand.com-ACH	Sales/Use Tax	-7.79
0	06/06/2009	License Center	Operating Supplies	Walgreens-ACH	Office Supplies	11.72
0	06/06/2009	Recreation Improvements	CP Amphitheater	Home Depot- ACH	Vise, Nails	124.41
0	06/06/2009	Recreation Fund	Operating Supplies	Target- ACH	Banquet Room Clocks	64.03
0	06/06/2009	Recreation Fund	Operating Supplies	Menards-ACH	Skate Park Supplies	104.70
0	06/06/2009	Recreation Fund	Operating Supplies	Home Depot- ACH	Skate Park Supplies	205.75
0	06/06/2009	General Fund	Vehicle Supplies	O'Reilly Automotive-ACH	Vehicle Maintenance Supplies	21.33
Check Total:						10,430.80
0	06/04/2009	Sanitary Sewer	09-02 Roselawn/HamlineVictoria	Stork Twin City Testing Corp.	Engineering Services	89.55
0	06/04/2009	General Fund	Vehicle Supplies	Zarnoth Brush Works, Inc.	2009 Blanket PO for Vehicle Repairs	313.72
0	06/04/2009	General Fund	211402 - HCMA - Medical Exp.		Flexible Benefit Reimbursement	102.63
0	06/04/2009	General Fund	Transportation	William Malinen	Mileage Reimbursement	211.24
0	06/04/2009	General Fund	211402 - HCMA - Medical Exp.		Flexible Benefit Reimbursement	52.99
0	06/04/2009	General Fund	211402 - HCMA - Medical Exp.		Flexible Benefit Reimbursement	1,411.00
0	06/04/2009	General Fund	211403 - Day Care Expense Ded.		Dependent Care Reimbursement	750.05
0	06/04/2009	General Fund	211403 - Day Care Expense Ded.		Dependent Care Reimbursement	166.15
0	06/04/2009	General Fund	211000 - Deferred Comp.	ICMA Retirement Trust 457-3002	Payroll Deduction for 6/2 Payroll	5,504.18
0	06/04/2009	General Fund	210600 - Union Dues Deduction	Local Teamsters #320	Payroll Deduction for June Union Dues	578.24
0	06/04/2009	General Fund	210600 - Union Dues Deduction	Local Teamsters #320	Overpayment in 2008	-242.76
0	06/04/2009	General Fund	211402 - HCMA - Medical Exp.		Flexible Benefit Reimbursement	111.16
0	06/04/2009	General Fund	Op Supplies - City Hall	Sherwin Williams	Paint	77.58
0	06/04/2009	Recreation Fund	Operating Supplies	Stitchin Post	T-Shirts	138.96
0	06/04/2009	General Fund	Vehicle Supplies	Catco Parts & Service Inc	2009 Blanket PO for Vehicle Repairs	573.14
0	06/04/2009	Community Development	Professional Services	BKBM Engineers	Professional Services Through 4/24/2009	1,560.00
0	06/04/2009	Sanitary Sewer	Operating Supplies	Davis Lock & Safe Inc	Keys	3.46
0	06/04/2009	P & R Contract Maintenance	Operating Supplies	Linder's Greenhouse	Annuals	122.25
0	06/04/2009	P & R Contract Maintenance	Operating Supplies	North Heights Hardware Hank	Hose, Couplings	34.96
0	06/04/2009	P & R Contract Maintenance	Operating Supplies	North Heights Hardware Hank	Paint	27.68
0	06/04/2009	P & R Contract Maintenance	Operating Supplies	North Heights Hardware Hank	Semi Smooth RLR	22.49
0	06/04/2009	P & R Contract Maintenance	Operating Supplies	AmSan Brissman-Kennedy, Inc.	Antibiotic Soap	155.59
0	06/04/2009	General Fund	Op Supplies - City Hall	AmSan Brissman-Kennedy, Inc.	White Rolls, Bath Tissue	139.44
0	06/04/2009	General Fund	Op Supplies - City Hall	AmSan Brissman-Kennedy, Inc.	Linens	120.09
0	06/04/2009	Sanitary Sewer	Operating Supplies	MacQueen Equipment	1"x600' (2500) Jetter Hose \$1542.00 Root	1,642.23

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Description	Amount
0	06/04/2009	Sanitary Sewer	Operating Supplies	MacQueen Equipment	1"x600' (2500) Jetter Hose \$1542.00 Root	1,767.59
0	06/04/2009	TIF District #17-Twin Lakes	Professional Services	WSB & Associates, Inc.	Professional Services 4/1-4/30	9,476.25
0	06/04/2009	P & R Contract Maintenance	Operating Supplies	Bryan Rock Products, Inc.	Red Ball Diamond Agg	1,772.00
0	06/04/2009	P & R Contract Maintenance	Operating Supplies	Praxair Distribution -	Carbon Dioxide	79.68
0	06/04/2009	Water Fund	Operating Supplies	Murphys Service Center Inc	Propane	33.06
0	06/04/2009	Water Fund	Operating Supplies	Murphys Service Center Inc	Propane	14.94
0	06/04/2009	Water Fund	Operating Supplies	Murphys Service Center Inc	Propane	29.89
0	06/04/2009	General Fund	Vehicle Supplies	Factory Motor Parts	2009 Blanket PO for Vehicle Repairs	445.15
0	06/04/2009	General Fund	Vehicle Supplies	Factory Motor Parts	2009 Blanket PO for Vehicle Repairs	228.89
0	06/04/2009	General Fund	Professional Services	Ratwik, Roszak & Maloney, PA	Legal Services March 2009	11,026.48
0	06/04/2009	General Fund	Professional Services	Ratwik, Roszak & Maloney, PA	Legal Services March 2009	12,141.32
0	06/04/2009	Recreation Fund	Professional Services	Ratwik, Roszak & Maloney, PA	Legal Services March 2009	62.00
0	06/04/2009	TIF District #17-Twin Lakes	Professional Services	Ratwik, Roszak & Maloney, PA	Legal Services March 2009	3,410.00
0	06/04/2009	General Fund	Professional Services	Ratwik, Roszak & Maloney, PA	Legal Services-April 2009	15,461.87
0	06/04/2009	General Fund	Professional Services	Ratwik, Roszak & Maloney, PA	Legal Services-April 2009	10,434.62
0	06/04/2009	Recreation Fund	Professional Services	Ratwik, Roszak & Maloney, PA	Legal Services-April 2009	2,386.37
0	06/04/2009	TIF District #17-Twin Lakes	Professional Services	Ratwik, Roszak & Maloney, PA	Legal Services-April 2009	3,405.50
0	06/04/2009	General Fund	Contract Maintenance Vehicles	Emergency Apparatus Maint. Inc	Pump Test	497.14
0	06/04/2009	General Fund	Use Tax Payable	Emergency Apparatus Maint. Inc	Sales/Use Tax	-3.18
0	06/04/2009	General Fund	Contract Maintenance Vehicles	Emergency Apparatus Maint. Inc	Pump Test	497.14
0	06/04/2009	General Fund	Use Tax Payable	Emergency Apparatus Maint. Inc	Sales/Use Tax	-3.18
0	06/04/2009	General Fund	Contract Maintenance Vehicles	Emergency Apparatus Maint. Inc	Pump Test	497.14
0	06/04/2009	General Fund	Use Tax Payable	Emergency Apparatus Maint. Inc	Sales/Use Tax	-3.18
0	06/04/2009	General Fund	Contract Maintenance Vehicles	Emergency Apparatus Maint. Inc	Pump Test	497.14
0	06/04/2009	General Fund	Use Tax Payable	Emergency Apparatus Maint. Inc	Sales/Use Tax	-3.18
0	06/04/2009	General Fund	Contract Maintenance Vehicles	Emergency Apparatus Maint. Inc	Pump Test	497.14
0	06/04/2009	General Fund	Use Tax Payable	Emergency Apparatus Maint. Inc	Sales/Use Tax	-3.18
0	06/04/2009	General Fund	Contract Maintenance Vehicles	Emergency Apparatus Maint. Inc	Engine 11 Repair	611.43
0	06/04/2009	General Fund	Use Tax Payable	Emergency Apparatus Maint. Inc	Sales/Use Tax	-21.81
0	06/04/2009	General Fund	Contract Maintenance Vehicles	Emergency Apparatus Maint. Inc	Engine 31 Repair	170.10
0	06/04/2009	General Fund	Use Tax Payable	Emergency Apparatus Maint. Inc	Sales/Use Tax	-0.81
0	06/04/2009	P & R Contract Maintenance	Operating Supplies	Certified Laboratories, Inc.	Clear Flush Block	193.08
0	06/04/2009	General Fund	Office Supplies	Unisource Worldwide-No Central	Copy Paper	182.14
0	06/04/2009	General Fund	Office Supplies	Unisource Worldwide-No Central	Copy Paper	517.33
0	06/04/2009	Golf Course	Operating Supplies	MTI Distributing, Inc.	Conversion Nozzle	880.86
0	06/04/2009	Community Development	Professional Services	TR Computer Sales, LLC	Permitworks Consultation	287.50
0	06/04/2009	TIF District #17-Twin Lakes	Professional Services	WSB & Associates, Inc.	Professional Services 3/1-3/31	77,074.32
0	06/04/2009	Water Fund	Operating Supplies	Murphys Service Center Inc	Propane	13.98
0	06/04/2009	Water Fund	Professional Services	Gopher State One Call	Billable Tickets	204.02
0	06/04/2009	Sanitary Sewer	Professional Services	Gopher State One Call	Billable Tickets	204.02
0	06/04/2009	Storm Drainage	Professional Services	Gopher State One Call	Billable Tickets	204.01
0	06/04/2009	Recreation Fund	Printing	Greenhaven Printing	Performance in the Park Flyers	1,649.68
0	06/04/2009	Recreation Fund	Use Tax Payable	Greenhaven Printing	Sales/Use Tax	-100.68

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Description	Amount
0	06/04/2009	Telecommunications	Printing	Greenhaven Printing	May/June Newsletter	5,153.53
0	06/04/2009	Telecommunications	Use Tax Payable	Greenhaven Printing	Sales/Use Tax	-314.53
0	06/04/2009	General Fund	Vehicle Supplies	Napa Auto Parts	2009 Blanket PO for Vehicle Repairs	186.16
0	06/04/2009	General Fund	Vehicle Supplies	Grainger Inc	2009 Blanket PO for Vehicle Repairs	236.27
0	06/04/2009	General Fund	Vehicle Supplies	Grainger Inc	2009 Blanket PO for Vehicle Repairs	28.37
0	06/04/2009	Recreation Fund	Memberships & Subscriptions	DMX Music	Skating Center Music	143.25
0	06/04/2009	Water Fund	Operating Supplies	Fastenal Company Inc.	HCS QPack	111.30
0	06/04/2009	Water Fund	Operating Supplies	Fastenal Company Inc.	HCS QPack	113.92
0	06/04/2009	Water Fund	Operating Supplies	Fastenal Company Inc.	HCS S/S	34.43
0	06/04/2009	Water Fund	Operating Supplies	Fastenal Company Inc.	FHN, HCS	38.04
0	06/04/2009	Water Fund	Operating Supplies	Fastenal Company Inc.	S/S HCS	83.87
0	06/04/2009	Water Fund	Operating Supplies	Northern Water Works Supply	Epoxy Base & Valve Plate	2,270.56
0	06/04/2009	Water Fund	Operating Supplies	Tessman Seed Co - St. Paul	Shady Grass Seed	437.28
0	06/04/2009	P & R Contract Maintenance	Operating Supplies	Allegis Corporation	Steel Weld on Hinge	71.70
Check Total:						178,974.75
55303	06/04/2009	General Fund	Contract Maintenance	AAA Striping Service Co	2009 Centerline Striping Contract	3,399.00
Check Total:						3,399.00
55304	06/04/2009	General Fund	Contract Maintenance	Acc Blacktop, Inc.	Mill With Operator	1,137.50
Check Total:						1,137.50
55305	06/04/2009	Sanitary Sewer	Accounts Payable	AUDREY ALMENDINGER	Refund check	10.49
Check Total:						10.49
55306	06/04/2009	Recreation Fund	Memberships & Subscriptions	ASCAP, Inc.	License Fee	321.24
Check Total:						321.24
55307	06/04/2009	General Fund	Clothing	Aspen Mills Inc.	CB Stork Blue	8.52
55307	06/04/2009	General Fund	Clothing	Aspen Mills Inc.	Jackets, Shirts	44.41
Check Total:						52.93
55308	06/04/2009	Street Construction	09-02 Roselawn/HamlineVictoria	Asphalt Surface Tech, Corp	Roselawn Ave	-18,887.93
55308	06/04/2009	Storm Drainage	09-02 Roselawn/HamlineVictoria	Asphalt Surface Tech, Corp	Roselawn Watermain	22,846.17
55308	06/04/2009	Sanitary Sewer	09-02 Roselawn/HamlineVictoria	Asphalt Surface Tech, Corp	Roselawn Sanitary Sewer	18,558.56

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Description	Amount
Check Total:						60,292.66
55309	06/04/2009	Equipment Replacement	FunRental - Copier Machines	Banc of America Leasing	Copier Lease	2,875.06
Check Total:						2,875.06
55310	06/04/2009	P & R Contract Maintenance	Operating Supplies	Beisswenger's Hardware	Space Heater	49.09
Check Total:						49.09
55311	06/04/2009	General Fund	Street Patching	Bevlor Utilities	Street Curb Permit Fee Refund	100.00
Check Total:						100.00
55312	06/04/2009	Police Forfeiture Fund	Professional Services	Bloomington Embroidery	T-Shirts	1,348.00
Check Total:						1,348.00
55313	06/04/2009	TIF District #17-Twin Lakes	Professional Services	Bonestroo	Environmental Site Assessment	1,250.00
Check Total:						1,250.00
55314	06/04/2009	General Fund	Vehicle Supplies	Boyer Sterling Trucks Inc	2009 Blanket PO for Vehicle Repairs	430.04
Check Total:						430.04
55315	06/04/2009	Recreation Fund	Professional Services	Jason Brown	Youth Lacrosse Coach	1,290.00
Check Total:						1,290.00
55316	06/04/2009	General Fund	Operating Supplies	Central Power Distributors Inc	Champion Loop	20.26
55316	06/04/2009	Storm Drainage	Operating Supplies	Central Power Distributors Inc	Champion Loop	20.26
55316	06/04/2009	General Fund	Operating Supplies	Central Power Distributors Inc	Chisel, Laminate Bar	25.53
55316	06/04/2009	Storm Drainage	Operating Supplies	Central Power Distributors Inc	Chisel, Laminate Bar	25.53
Check Total:						91.58
55317	06/04/2009	General Fund	Clothing	Cintas Corporation #470	Uniform Cleaning	33.20
55317	06/04/2009	P & R Contract Maintenance	Clothing	Cintas Corporation #470	Uniform Cleaning	2.66
55317	06/04/2009	General Fund	Clothing	Cintas Corporation #470	Uniform Cleaning	33.20

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Description	Amount
55317	06/04/2009	P & R Contract Maintenance	Clothing	Cintas Corporation #470	Uniform Cleaning	2.66
55317	06/04/2009	General Fund	Clothing	Cintas Corporation #470	Uniform Cleaning	33.20
55317	06/04/2009	P & R Contract Maintenance	Clothing	Cintas Corporation #470	Uniform Cleaning	2.66
Check Total:						107.58
55318	06/04/2009	Golf Course	Merchandise For Sale	Coca Cola Bottling Company	Beverages for Resale	143.78
Check Total:						143.78
55319	06/04/2009	General Fund	Contract Maintenance	Comcast Cable	Cable TV	4.69
Check Total:						4.69
55320	06/04/2009	Recreation Fund	Advertising	Dex Media East LLC	Yellow Pages Advertising	42.20
55320	06/04/2009	Golf Course	Advertising	Dex Media East LLC	Yellow Pages Advertising	42.20
Check Total:						84.40
55321	06/04/2009	General Fund	Memberships & Subscriptions	EMSRB	Application Renewal	100.00
Check Total:						100.00
55322	06/04/2009	General Fund	Career Development Training	Ted Fish	Tuition Reimbursement	603.60
Check Total:						603.60
55323	06/04/2009	Boulevard Landscaping	Operating Supplies	Fra-Dor Blackdirt & Recycle	Black Dirt	50.00
55323	06/04/2009	Pathway Maintenance Fund	Operating Supplies	Fra-Dor Blackdirt & Recycle	2009 Blanket PO for Black Dirt	50.00
55323	06/04/2009	Storm Drainage	Operating Supplies	Fra-Dor Blackdirt & Recycle	Black Dirt	20.00
55323	06/04/2009	Water Fund	Operating Supplies	Fra-Dor Blackdirt & Recycle	Black Dirt	123.66
Check Total:						243.66
55324	06/04/2009	Singles Program	Professional Services	Tony Garry	Singles Entertainment	100.00
Check Total:						100.00
55325	06/04/2009	Sanitary Sewer	Operating Supplies	General Repair Service	Chain	379.05

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Description	Amount
Check Total:						379.05
55326	06/04/2009	P & R Contract Maintenance	Operating Supplies	Hedberg Aggregates, Inc	Drain Sock	106.50
Check Total:						106.50
55327	06/04/2009	Water Fund	Accounts Payable	CHARLES HOLMEN	Refund check	8.64
Check Total:						8.64
55328	06/04/2009	Water Fund	Accounts Payable	Homes & More Realty	Refund check	24.98
Check Total:						24.98
55329	06/04/2009	General Fund	211600 - PERA Employers Share	ICMA Retirement Trust 401-1099	401a William Malinen-Employer Portion	309.50
Check Total:						309.50
55330	06/04/2009	General Fund	Employer Insurance	ING ReliaStar	High Deductable Savings Acct June	495.00
55330	06/04/2009	Information Technology	Employer Insurance	ING ReliaStar	High Deductable Savings Acct June	725.00
55330	06/04/2009	General Fund	Employer Insurance	ING ReliaStar	High Deductable Savings Acct June	200.00
55330	06/04/2009	General Fund	Employer Insurance	ING ReliaStar	High Deductable Savings Acct June	4,325.00
55330	06/04/2009	General Fund	Employer Insurance	ING ReliaStar	High Deductable Savings Acct June	333.00
55330	06/04/2009	General Fund	Employer Insurance	ING ReliaStar	High Deductable Savings Acct June	200.00
55330	06/04/2009	General Fund	Employer Insurance	ING ReliaStar	High Deductable Savings Acct June	600.00
55330	06/04/2009	General Fund	Employer Insurance	ING ReliaStar	High Deductable Savings Acct June	483.00
55330	06/04/2009	General Fund	Employer Insurance	ING ReliaStar	High Deductable Savings Acct June	265.00
55330	06/04/2009	General Fund	Employer Insurance	ING ReliaStar	High Deductable Savings Acct June	125.00
55330	06/04/2009	Telecommunications	Employer Insurance	ING ReliaStar	High Deductable Savings Acct June	253.00
55330	06/04/2009	Recreation Fund	Employer Insurance	ING ReliaStar	High Deductable Savings Acct June	865.00
55330	06/04/2009	Recreation Fund	Employer Insurance	ING ReliaStar	High Deductable Savings Acct June	200.00
55330	06/04/2009	P & R Contract Maintenance	Employer Insurance	ING ReliaStar	High Deductable Savings Acct June	415.00
55330	06/04/2009	Recreation Fund	Employer Insurance	ING ReliaStar	High Deductable Savings Acct June	491.00
55330	06/04/2009	General Fund	Employer Insurance	ING ReliaStar	High Deductable Savings Acct June	90.00
55330	06/04/2009	Community Development	Employer Insurance	ING ReliaStar	High Deductable Savings Acct June	370.00
55330	06/04/2009	Community Development	Employer Insurance	ING ReliaStar	High Deductable Savings Acct June	200.00
55330	06/04/2009	License Center	Employer Insurance	ING ReliaStar	High Deductable Savings Acct June	990.00
55330	06/04/2009	Sanitary Sewer	Employer Insurance	ING ReliaStar	High Deductable Savings Acct June	170.00
55330	06/04/2009	Water Fund	Employer Insurance	ING ReliaStar	High Deductable Savings Acct June	370.00
55330	06/04/2009	Golf Course	Employer Insurance	ING ReliaStar	High Deductable Savings Acct June	70.00

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Description	Amount
Check Total:						12,235.00
55331	06/04/2009	Water Fund	Professional Services	Instrumental Research, Inc.	Water Testing	180.00
Check Total:						180.00
55332	06/04/2009	Sanitary Sewer	Accounts Payable	GALE JALLEN	Refund check	11.42
Check Total:						11.42
55333	06/04/2009	P & R Contract Maintenance	Operating Supplies	JR Johnson Supply, Inc.	Glyphosate	133.12
55333	06/04/2009	P & R Contract Maintenance	Use Tax Payable	JR Johnson Supply, Inc.	Sales/Use Tax	-8.12
55333	06/04/2009	P & R Contract Maintenance	Operating Supplies	JR Johnson Supply, Inc.	Berger Retail Peat	94.25
55333	06/04/2009	P & R Contract Maintenance	Use Tax Payable	JR Johnson Supply, Inc.	Sales/Use Tax	-5.75
Check Total:						213.50
55334	06/04/2009	General Fund	Professional Services	Kennedy & Graven, Chartered	Services Through April 30, 2009	508.25
55334	06/04/2009	Housing & Redevelopment A	Professional Services	Kennedy & Graven, Chartered	Services Through April 30, 2009	725.00
55334	06/04/2009	General Fund	Professional Services	Kennedy & Graven, Chartered	Services Through Feb 28, 2009	153.75
55334	06/04/2009	General Fund	Professional Services	Kennedy & Graven, Chartered	Housing Improvement Area	2,152.50
Check Total:						3,539.50
55335	06/04/2009	General Fund	211200 - Financial Support		Case # 27-CV-09-4237	431.15
Check Total:						431.15
55336	06/04/2009	Risk Management	Insurance	League of MN Cities Ins Trust	Insurance Premium	47,902.25
55336	06/04/2009	Recreation Fund	Insurance	League of MN Cities Ins Trust	Insurance Premium	-907.00
55336	06/04/2009	Recreation Fund	Insurance	League of MN Cities Ins Trust	Insurance Premium	-870.00
Check Total:						46,125.25
55337	06/04/2009	General Fund	210600 - Union Dues Deduction	LELS	Payroll Deduction for June Union Dues	1,596.00
Check Total:						1,596.00
55338	06/04/2009	General Fund	210600 - Union Dues Deduction	Local Union 49	Payroll Deduction for June Union Dues	762.50

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Description	Amount
Check Total:						762.50
55339	06/04/2009	P & R Contract Maintenance	Operating Supplies	M/A Associates	Can Liners	611.92
Check Total:						611.92
55340	06/04/2009	General Fund	Operating Supplies	Martin Marietta Materials Inc	FA-2 Class A Aggregate per 2009 Material	24,829.41
Check Total:						24,829.41
55341	06/04/2009	P & R Contract Maintenance	Operating Supplies	Marv Huiras Greenhouse	Flowers	415.08
Check Total:						415.08
55342	06/04/2009	P & R Contract Maintenance	Operating Supplies	Menards	Heater	42.59
55342	06/04/2009	P & R Contract Maintenance	Operating Supplies	Menards	Landscape Items	240.83
Check Total:						283.42
55343	06/04/2009	Water Fund	Accounts Payable	MENSCH & DAVIS ENTERPRISE	Refund check	103.74
55343	06/04/2009	Water Fund	Accounts Payable	MENSCH & DAVIS ENTERPRISE	Refund check	46.26
Check Total:						150.00
55344	06/04/2009	P & R Contract Maintenance	Operating Supplies	MIDC Enterprises	Bushings, Adapters	83.65
55344	06/04/2009	P & R Contract Maintenance	Operating Supplies	MIDC Enterprises	Bushings, Couplings, Adapters	65.86
55344	06/04/2009	P & R Contract Maintenance	Operating Supplies	MIDC Enterprises	Coupling	3.72
Check Total:						153.23
55345	06/04/2009	General Fund	Vehicle Supplies	Midstates Equipment & Supply	Flange Gasket	65.80
Check Total:						65.80
55346	06/04/2009	Recreation Fund	Professional Services	Michael Miller/ISN	Umpire Adult Softball Games	4,575.00
55346	06/04/2009	Recreation Fund	Professional Services	Michael Miller/ISN	Umpire Adult Softball Games	4,625.00
Check Total:						9,200.00

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Description	Amount
55347	06/04/2009	General Fund	211200 - Financial Support	MN Child Support Payment Cntr	Payroll Deduction for 6/2 Payroll	587.50
					Check Total:	587.50
55348	06/04/2009	Recreation Fund	Professional Services	MN Dept of Natural Resources	Firearms Safety Class	172.50
					Check Total:	172.50
55349	06/04/2009	Recreation Fund	Professional Services	Morsound	Run for the Roses Announcer	250.00
					Check Total:	250.00
55350	06/04/2009	General Fund	Contract Maint. - City Hall	Nitti Sanitation Inc.	Regular Service	153.00
55350	06/04/2009	General Fund	Contract Maintenance	Nitti Sanitation Inc.	Regular Service	88.40
55350	06/04/2009	General Fund	Contract Maint. - City Garage	Nitti Sanitation Inc.	Regular Service	275.40
55350	06/04/2009	General Fund	Contract Maintenance	Nitti Sanitation Inc.	Regular Service	54.40
55350	06/04/2009	Golf Course	Contract Maintenance	Nitti Sanitation Inc.	Regular Service	108.80
55350	06/04/2009	Recreation Fund	Contract Maintenance	Nitti Sanitation Inc.	Regular Service	224.40
55350	06/04/2009	P & R Contract Maintenance	Contract Maintenance	Nitti Sanitation Inc.	Regular Service	516.80
					Check Total:	1,421.20
55351	06/04/2009	General Fund	Community Grants	North Suburban Senior Council	2009 City Contribution	6,000.00
					Check Total:	6,000.00
55352	06/04/2009	General Fund	Contract Maint. - City Hall	Patton's Painting, LLC	Painting	398.00
					Check Total:	398.00
55353	06/04/2009	General Fund	Operating Supplies	Philips Healthcare	Heart Start Pads	1,046.15
					Check Total:	1,046.15
55354	06/04/2009	Golf Course	Operating Supplies	Precision Turf & Chemical, Inc	Prolinks, Proscape	2,177.29
					Check Total:	2,177.29
55355	06/04/2009	General Fund	Employer Insurance	Premier Bank	HSA	911.55
55355	06/04/2009	General Fund	Employer Insurance	Premier Bank	HSA	300.00
55355	06/04/2009	General Fund	Employer Insurance	Premier Bank	HSA	286.15
55355	06/04/2009	P & R Contract Maintenance	Employer Insurance	Premier Bank	HSA	242.31

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Description	Amount
55355	06/04/2009	License Center	Employer Insurance	Premier Bank	HSA	228.46
55355	06/04/2009	General Fund	Employer Insurance	Premier Bank	HSA	170.77
55355	06/04/2009	Recreation Fund	Employer Insurance	Premier Bank	HSA	136.15
55355	06/04/2009	General Fund	Employer Insurance	Premier Bank	HSA	92.31
55355	06/04/2009	General Fund	Employer Insurance	Premier Bank	HSA	92.31
55355	06/04/2009	Community Development	Employer Insurance	Premier Bank	HSA	92.31
55355	06/04/2009	Water Fund	Employer Insurance	Premier Bank	HSA	92.31
55355	06/04/2009	Information Technology	Employer Insurance	Premier Bank	HSA	78.46
55355	06/04/2009	General Fund	Employer Insurance	Premier Bank	HSA	78.46
55355	06/04/2009	Community Development	Employer Insurance	Premier Bank	HSA	78.46
55355	06/04/2009	General Fund	Employer Insurance	Premier Bank	HSA	57.69
55355	06/04/2009	General Fund	Employer Insurance	Premier Bank	HSA	57.69
55355	06/04/2009	Community Development	Employer Insurance	Premier Bank	HSA	57.69
55355	06/04/2009	General Fund	211402 - HCMA - Medical Exp.	Premier Bank	HSA	1,093.34
Check Total:						4,146.42
55356	06/04/2009	P & R Contract Maintenance	Operating Supplies	PTS Tool Supply	Chisel, Hose	98.21
Check Total:						98.21
55357	06/04/2009	Water Fund	Rental	Quality Restoration Services,	Signs	136.07
Check Total:						136.07
55358	06/04/2009	Storm Drainage	Professional Services	Railroad Management Co. III, L	Storm Sewer Pipeline Crossings	82.50
55358	06/04/2009	Storm Drainage	Professional Services	Railroad Management Co. III, L	Storm Sewer Pipeline Crossings	82.50
55358	06/04/2009	Storm Drainage	Professional Services	Railroad Management Co. III, L	Storm Sewer Pipeline Crossings	90.75
Check Total:						255.75
55359	06/04/2009	General Fund	211200 - Financial Support	Rausch Sturm Israel & Hornik	Case # CV 074555	368.03
Check Total:						368.03
55360	06/04/2009	Contracted Engineering Svcs	Professional Services	Reed Construction Data	Construction Bulletin	214.02
55360	06/04/2009	Contracted Engineering Svcs	Professional Services	Reed Construction Data	Construction Bulletin	214.02
55360	06/04/2009	TIF District #17-Twin Lakes	Professional Services	Reed Construction Data	Construction Bulletin	728.16
Check Total:						1,156.20
55361	06/04/2009	Singles Program	Operating Supplies	Ron Rieschl	Single Supplies	20.00

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Description	Amount
					Check Total:	20.00
55362	06/04/2009	Recreation Fund	Professional Services	Norm Rolando	Safety Awareness/Self Defense Instructor	2,047.50
					Check Total:	2,047.50
55363	06/04/2009	Community Development	Deposits	Ronald Anderson Construction	Construction Deposit Refund	750.00
					Check Total:	750.00
55364	06/04/2009	Community Development	Office Supplies	Schwaab Inc	Rubber Stamp	20.28
					Check Total:	20.28
55365	06/04/2009	Community Development	Deposits	Skyway Remodeling	Construction Deposit Refund	750.00
					Check Total:	750.00
55366	06/04/2009	Golf Course	Vehicle Supplies	Suburban Ace Hardware	Power Equipment Parts	12.20
					Check Total:	12.20
55367	06/04/2009	General Fund	Vehicle Supplies	Tousley Ford Inc	2009 Blanket PO for Vehicle Repairs	62.89
					Check Total:	62.89
55368	06/04/2009	General Fund	Vehicle Supplies	Truck Utilities Mfg Co.	Service on Motor	189.80
					Check Total:	189.80
55369	06/04/2009	General Fund	Contract Maint. - City Garage	Trugreen L.P.	Lawn Service	107.57
55369	06/04/2009	General Fund	Contract Maint. - City Hall	Trugreen L.P.	Lawn Service	241.76
55369	06/04/2009	General Fund	Contract Maint. - City Garage	Trugreen L.P.	Lawn Service	86.27
					Check Total:	435.60
55370	06/04/2009	Water Fund	Professional Services	Twin City Water Clinic, Inc.	Water Analysis April 2009	200.00

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Description	Amount
Check Total:						200.00
55371	06/04/2009	Recreation Fund	Transportation	US Bank	Petty Cash Reimbursement	3.82
55371	06/04/2009	Recreation Fund	Operating Supplies	US Bank	Petty Cash Reimbursement	2.66
55371	06/04/2009	Recreation Fund	Operating Supplies	US Bank	Petty Cash Reimbursement	13.37
55371	06/04/2009	Recreation Fund	Professional Services	US Bank	Petty Cash Reimbursement	27.95
55371	06/04/2009	Recreation Fund	Operating Supplies	US Bank	Petty Cash Reimbursement	6.44
55371	06/04/2009	Recreation Fund	Operating Supplies	US Bank	Petty Cash Reimbursement	180.84
55371	06/04/2009	Recreation Fund	Operating Supplies	US Bank	Petty Cash Reimbursement	13.56
55371	06/04/2009	P & R Contract Maintenance	Operating Supplies	US Bank	Petty Cash Reimbursement	8.99
55371	06/04/2009	Singles Program	Operating Supplies	US Bank	Petty Cash Reimbursement	25.26
55371	06/04/2009	Recreation Improvements	CP Amphitheater	US Bank	Petty Cash Reimbursement	2.50
Check Total:						285.39
55372	06/04/2009	General Fund	Professional Services	Elizabeth Van Tassell	Clerical Work-Engineering Dept	1,010.00
Check Total:						1,010.00
55373	06/04/2009	General Fund	Vehicle Supplies	Waconia Farm Supply	Spindle, Seal, Bushing	214.37
Check Total:						214.37
55374	06/04/2009	Singles Program	Operating Supplies	Martha Weller	Singles Supplies Reimbursement	28.92
Check Total:						28.92
55375	06/04/2009	Sanitary Sewer	Accounts Payable	GLORIA WESTLUND	Refund check	17.03
55375	06/04/2009	Water Fund	Accounts Payable	GLORIA WESTLUND	Refund check	5.29
Check Total:						22.32
Report Total:						389,335.29

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 06-15-09
Item No.: 7.b

Department Approval

City Manager Approval

Christopher K. Miller

W. J. Mahinen

Item Description: Approval of 2009-2010 Business Licenses

BACKGROUND

Chapter 301 of the City Code requires all applications for business licenses to be submitted to the City Council for approval. The following application(s) is (are) submitted for consideration

Cigarette/Tobacco Products

Tower Glen Liquor
2216-R West County Rd D
Roseville, MN 55113

Veterinary Hospital

Suburban Animal Hospital
2581 N Cleveland Ave
Roseville MN 55113

Gas Pumps- Private

Midland Hills Country Club
2001 Fulham St.
Roseville MN 55113

Cigarette/Tobacco Products

Snyder's Drug Store #5015
1121 Larpenteur Ave
Roseville MN 55113

Massage Therapist

Diadra Decker
At Wright Touch
2233 Hamline Ave Suite 125
Roseville MN 55113

33 Cigarette/Tobacco Products
34 Gasoline Station
35 JNL Petroleum Developments LLC
36 DbA B-Dale BP
37 2151 N Dale St.
38 Roseville MN 55113

39
40 Pool/Billiards
41 Amusement Device
42 Al's Billiards
43 1319 W Larpenteur
44 Roseville MN 55113
45

46 **POLICY OBJECTIVE**
47 Required by City Code

48 **FINANCIAL IMPACTS**
49 The correct fees were paid to the City at the time the application(s) were made.

50 **STAFF RECOMMENDATION**
51 Staff has reviewed the application(s) and has determined that the applicant(s) meet all City requirements.

52 **REQUESTED COUNCIL ACTION**
53 Motion to approve the business license application(s) as submitted.
54

55
Prepared by: Chris Miller, Finance Director
Attachments: A: Applications
56



City of Roseville
Finance Department, License Division
2660 Civic Center Drive, Roseville, MN 55113
(651) 792-7036

Cigarette/Tobacco Products License Application

Business Name

TOWER GLEN LIQUOR

Business Address

2216-R WEST COUNTRY RD D, ROSEVILLE MN 55113

Business Phone

651-639-0122

Email Address

Person to Contact in Regard to Business License:

Name

MIKE PATEL

Address

- as above -

Phone

651-639-0122

I hereby apply for the following license(s) for the term of one year, beginning July 1, 2007, and ending June 30, 2010, in the City of Roseville, County of Ramsey, State of Minnesota.

License Required

Fee

Cigarette/Tobacco Products

\$100.00

The undersigned applicant makes this application pursuant to all the laws of the State of Minnesota and regulation as the Council of the City of Roseville may from time to time prescribe, including Minnesota Statue #176.182.

Signature

Date

6-1-07

If completed license should be mailed somewhere other than the business address, please advise.

Veterinary Hospital Application

If completed license should be mailed somewhere other than the business address, please advise.



City of Roseville
Finance Department, License Division
2660 Civic Center Drive, Roseville, MN 55113
(651) 792-7036

Gas Pumps - Private License Application

Business Name MIDLAND HILLS COUNTRY CLUB
Business Address 2001 FULHAM ST.
Business Phone 651-631-~~72~~ 0440
Email address _____

Person to Contact in Regard to Business License:

Name _____
Address Same
Phone _____

I hereby apply for the following license(s) for the term of one year, beginning July 1, 2009, and ending June 30, 2010, in the City of Roseville, County of Ramsey, State of Minnesota.

<u>License Required</u>	<u>Fee</u>
Gas Pumps - Private	\$60.00

The undersigned applicant makes this application pursuant to all the laws of the State of Minnesota and regulation as the Council of the City of Roseville may from time to time prescribe, including Minnesota Statute #176.182.

Signature [Signature]
Date 5-27-09

A fire inspection is required before issuance of a license. Please call 651-792-7341 to set up an inspection.

If completed license should be mailed somewhere other than the business address, please advise.



City of Roseville
Finance Department, License Division
2660 Civic Center Drive, Roseville, MN 55113
(651) 792-7036

Cigarette/Tobacco Products License Application

Business Name SNYDER'S DRUG STORE #5015
Business Address 1121 LARPELLEUR AVE, ST PAUL 55113
Business Phone 651-488-5570
Email Address N/A

Person to Contact in Regard to Business License:

Name [REDACTED]
Address [REDACTED]
Phone [REDACTED]

I hereby apply for the following license(s) for the term of one year, beginning July 1, 2009, and ending June 30, 2010, in the City of Roseville, County of Ramsey, State of Minnesota.

<u>License Required</u>	<u>Fee</u>
Cigarette/Tobacco Products	\$100.00

The undersigned applicant makes this application pursuant to all the laws of the State of Minnesota and regulation as the Council of the City of Roseville may from time to time prescribe, including Minnesota Statute #176.182.

Signature [Signature]
Date 5/29/09

If completed license should be mailed somewhere other than the business address, please advise.



Finance Department, License Division
2660 Civic Center Drive, Roseville, MN 55113
(651) 490-2212

Massage Therapist License

New License _____ Renewal X

For License year ending June 30, ~~200~~ 2010

1. Legal Name DIADRA DECKER

2. Home Address _____

3. Home Telephone 2400

4. Business Address 2233 Hamline Ave. N., Suite 125, 55113

5. Business Telephone (651) 329-1880

6. Date of Birth _____

7. Social Security Number 2400

8. Are you an U.S. citizen? Yes _____ No Y
Naturalized? Yes _____ No _____ If yes, give date and place _____

(Attach a copy of the naturalization papers)

9. Have you ever used or been known by any name other than the legal name given in number 1 above?
Yes _____ No _____ If yes, list each name along with dates and places where used.

10. Name and address of the licensed Massage Therapy Establishment that you expect to be employed by.

11. List all addresses at which you have lived during the last ten years. (Begin with the most recent)



City of Roseville
Finance Department, License Division
2660 Civic Center Drive, Roseville, MN 55113
(651) 792-7036

Cigarette/Tobacco Products License Application

Business Name JNL Petroleum Developments LLC DBA - B-Delta BP
Business Address 2151 N. Dale St. Roseville, MN 55113
Business Phone 651-489-8359
Email Address [REDACTED]

Person to Contact in Regard to Business License:

Name [REDACTED]

Address [REDACTED] 109

Phone [REDACTED]

I hereby apply for the following license(s) for the term of one year, beginning July 1, 2009, and ending June 30, 2010, in the City of Roseville, County of Ramsey, State of Minnesota.

License Required

Fee

Cigarette/Tobacco Products

\$100.00

The undersigned applicant makes this application pursuant to all the laws of the State of Minnesota and regulation as the Council of the City of Roseville may from time to time prescribe, including Minnesota Statute #176.182.

Signature [Signature]

Date 6/3/09

If completed license should be mailed somewhere other than the business address, please advise.



City of Roseville
Finance Department, License Division
2660 Civic Center Drive, Roseville, MN 55113
(651) 792-7036

Gasoline Station License Application

Business Name JNL Petroleum Developments LLC DBA - B-Dula BP
Business Address 2151 N. Dula St. Roseville, MN 55113
Business Phone 651-489-8359
Email Address f

Person to Contact in Regard to Business License:

Name JNL

Address

Phone

I hereby apply for the following license(s) for the term of one year, beginning July 1, 2009, and ending June 30, 2010, in the City of Roseville, County of Ramsey, State of Minnesota.

License Required

Gasoline Station

Fee

\$130.00

The undersigned applicant makes this application pursuant to all the laws of the State of Minnesota and regulation as the Council of the City of Roseville may from time to time prescribe, including Minnesota Statue #176.182.

Signature [Signature]

Date 6/3/09

A fire inspection is required before issuance of a license. Please call 651-792-7341 to set up an inspection.

If completed license should be mailed somewhere other than the business address, please advise.



City of Roseville
Finance Department, License Division
2660 Civic Center Drive, Roseville, MN 55113
(651) 792-7036

Amusement Device License Application

Business Name AL'S BILLIARDS
Business Address 1319 W. LARSEN AVE.
Business Phone 651-646-9508
Email Address ---

Person to Contact in Regard to Business License:

Name _____
Address _____
Phone _____

I hereby apply for the following license(s) for the term of one year, beginning July 1, 2009, and ending June 30, 2010, in the City of Roseville, County of Ramsey, State of Minnesota.

<u>License Required</u>	<u>Fee</u>	<u>Quantity</u>	<u>Total</u>
Amusement Device	\$15.00 (per machine)	<u>6</u>	<u>90.00</u>

The undersigned applicant makes this application pursuant to all the laws of the State of Minnesota and regulation as the Council of the City of Roseville may from time to time prescribe, including Minnesota Statute #176.182.

Signature Al Welsh
Date 6/4/09

A fire inspection is required before issuance of a license. Please call 651-792-7341 to set up an inspection.

If completed license should be mailed somewhere other than the business address, please advise.

City of Roseville
Finance Department, License Division
2660 Civic Center Drive, Roseville, MN 55113
(651) 792-7036

Pool/Billiards License Application

Business Name AL'S BILLIARDS
Business Address 1319 W. LARPELLE AVE.
Business Phone 651-646-9508
Email Address _____

Person to Contact in Regard to Business License:

Name _____
Address _____
Phone _____

I hereby apply for the following license(s) for the term of one year, beginning July 1, 2009, and ending June 30, 2010, in the City of Roseville, County of Ramsey, State of Minnesota.

<u>License Required</u>	<u>Fee</u>	<u>Quantity</u>	<u>Total</u>
Pool/Billiards	\$70.00 (first table)	<u>1</u>	<u>70.00</u>
	\$20.00 (each additional table)	<u>20</u>	<u>400.00</u>

The undersigned applicant makes this application pursuant to all the laws of the State of Minnesota and regulation as the Council of the City of Roseville may from time to time prescribe, including Minnesota Statue #176.182.

Signature Al Welch
Date 6/10/09

A fire inspection is required before issuance of a license. Please call 651-792-7341 to set up an inspection.

If completed license should be mailed somewhere other than the business address, please advise.

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 06/15/09
Item No.: 7.c

Department Approval

City Manager Approval

Christopher K. Miller

W. J. Mahinen

Item Description: St. Rose of Lima Church One Day Gambling and Temporary Liquor License

BACKGROUND

St. Rose of Lima Church has applied for an Exemption from Lawful Gambling Licensing Requirements to conduct lawful gambling activities on September 19, 2009 at St. Rose of Lima Catholic Church located at 2048 Hamline Ave North. They have also applied for a Temporary Liquor License for the same event.

The Minnesota Charitable Gambling Regulations allow any nonprofit organization, which conducts lawful gambling for less than five days per year, and total prizes do not exceed \$50,000.00 in value, to be exempt from the licensing requirements if the city approves.

COUNCIL ACTION REQUESTED

Motion approving St. Rose of Lima Church request to conduct a raffle and temporary liquor license on September 19, 2009 at St. Rose Catholic Church located at 2048 Hamline Ave North.

Minnesota Lawful Gambling

Page 1 of 2 9/08

LG220 Application for Exempt Permit

Fee is \$50 for each event

An exempt permit may be issued to a nonprofit organization that:

- conducts lawful gambling on five or fewer days, and
- awards less than \$50,000 in prizes during a calendar year.

For Board Use Only

Check # _____ \$ _____

ORGANIZATION INFORMATION

Organization name

Previous gambling permit number

St. Rose of Lima Catholic Church

Type of nonprofit organization. Check one.

- ☐ Fraternal ☒ Religious ☐ Veterans ☐ Other nonprofit organization

Mailing address

City

State

Zip Code

County

2048 Hamline Ave. N**Roseville****MN****55113****Ramsey**

Name of chief executive officer (CEO)

Daytime phone number

Email address

Organization signature

Attach a copy of ONE of the following for proof of nonprofit status. Check one.

Do not attach a sales tax exempt status or federal ID employer numbers as they are not proof of nonprofit status.

☐ Nonprofit Articles of Incorporation OR a current Certificate of Good Standing.

Don't have a copy? This certificate must be obtained each year from:

Secretary of State, Business Services Div., 180 State Office Building, St. Paul, MN 55155 Phone: 651-296-2803

☒ IRS income tax exemption [501(c)] letter in your organization's name.

Don't have a copy? To obtain a copy of your federal income tax exempt letter, have an organization officer contact the IRS at 877-829-5500.

☐ IRS - Affiliate of national, statewide, or international parent nonprofit organization (charter)If your organization falls under a parent organization, attach copies of both of the following:

- IRS letter showing your parent organization is a nonprofit 501(c) organization with a group ruling, and
- the charter or letter from your parent organization recognizing your organization as a subordinate.

☐ IRS - proof previously submitted to Gambling Control Board

If you previously submitted proof of nonprofit status from the IRS, no attachment is required.

GAMBLING PREMISES INFORMATION

Name of premises where gambling activity will be conducted (for raffles, list the site where the drawing will take place)

St. Rose of Lima parking lot

Address (do not use PO box)

City

Zip Code

County

2072 Hamline Ave. N.**Roseville****55113****Ramsey**

Date(s) of activity (for raffles, indicate the date of the drawing)

9/19/2009to **9/19/2009**

Check the box or boxes that indicate the type of gambling activity your organization will conduct:

- ☒ Bingo* ☒ Raffles ☐ Paddlewheels* ☐ Pull-Tabs* ☐ Tipboards*

* **Gambling equipment** for pull-tabs, bingo paper, tipboards, and paddlewheels must be obtained from a distributor licensed by the Gambling Control Board. EXCEPTION: Bingo hard cards and bingo number selection devices may be borrowed from another organization authorized to conduct bingo.

Also complete
Page 2 of this form.

Fill-in & Print Form

To find a licensed distributor, go to www.gcb.state.mn.us and click on List of Licensed Distributors, or call 651-639-4076.

Reset Form



Minnesota Department of Public Safety
ALCOHOL AND GAMBLING ENFORCEMENT DIVISION
 444 Cedar Street Suite 133, St. Paul MN 55101-5133
 (651) 201-7507 Fax (651) 297-5259 TTY (651) 282-6555
 WWW.DPS.STATE.MN.US



**APPLICATION AND PERMIT
 FOR A 1 TO 4 DAY TEMPORARY ON-SALE LIQUOR LICENSE**

TYPE OR PRINT INFORMATION

NAME OF ORGANIZATION St. Rose of Lima Catholic Church	DATE ORGANIZED 1939	TAX EXEMPT NUMBER _____	
STREET ADDRESS 2048 Hamline Ave. N.	CITY Roseville	STATE MN	ZIP CODE 55113
NAME OF PERSON MAKING APPLICATION <i>Susan Rernart</i>	BUSINESS PHONE (651) 357-1204	HOME PHONE ()	
DATES LIQUOR WILL BE SOLD September 19, 2009	TYPE OF ORGANIZATION CLUB (CHARITABLE) (RELIGIOUS) OTHER NONPROFIT		
ORGANIZATION OFFICER'S NAME _____	ADDRESS _____		
ORGANIZATION OFFICER'S NAME _____	ADDRESS _____		
ORGANIZATION OFFICER'S NAME _____	ADDRESS _____		

Location license will be used. If an outdoor area, describe

We will have alcohol available in the large tent setup in our parking lot and in the school cafeteria. Both areas will have food for sale as well. We would only have beer and wine.

Will the applicant contract for intoxicating liquor service? If so, give the name and address of the liquor licensee providing the service.

No

Will the applicant carry liquor liability insurance? If so, please provide the carrier's name and amount of coverage.

We have insurance coverage through our insurer- Catholic Mutual Insurance.

APPROVAL

APPLICATION MUST BE APPROVED BY CITY OR COUNTY BEFORE SUBMITTING TO ALCOHOL & GAMBLING ENFORCEMENT

CITY/COUNTY _____

DATE APPROVED _____

CITY FEE AMOUNT _____

LICENSE DATES _____

DATE FEE PAID _____

SIGNATURE CITY CLERK OR COUNTY OFFICIAL _____

APPROVED DIRECTOR ALCOHOL AND GAMBLING ENFORCEMENT _____

NOTE: Submit this form to the city or county 30 days prior to event. Forward application signed by city and/or county to the address above. If the application is approved the Alcohol and Gambling Enforcement Division will return this application to be used as the License for the event

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 6/15/09

Item No.: 7.d

Department Approval



City Manager Approval



Item Description: **Target Corporation Lap Top Donation**

BACKGROUND

In the event of a large scale emergency, City Staff will utilize the Emergency Operations Center (EOC) to provide a unified response and mitigate damage to life and property. Currently, the EOC has only two dedicated computers. This requires City Staff to move computers from their offices to their work stations in the EOC. Having dedicated computers strictly for the Emergency Operations Center would enhance EOC staff member's ability to operate during an Emergency.

The Target Corporation has donated seven used Dell Latitude D600 lap top computers. Five of the computers are to be used for the City of Roseville Emergency Operations Center, thus eliminating the need for City Staff to physically move computers to the EOC. The remaining two lap tops are to be used by East Metro Swat.

PROPOSED ACTION

Allow the city to accept the donation of the computers.

BUDGET IMPLICATIONS

Not applicable.

STAFF RECOMMENDATION

Allow the city to accept the donation of the computers.

REQUESTED COUNCIL ACTION

Request Council approve to accept the donation of the lap top computers from Target Corporation.

Prepared by: Sergeant Joshua Arneson, Roseville Police Department

REQUEST FOR COUNCIL ACTION

Date: June 15, 2009
Item No.: 7.e

Department Approval



City Manager Approval



Item Description: Second Finding of Parcel Coverage and Structurally Substandard
Buildings in the Twin Lakes Redevelopment Area

1.0 BACKGROUND

In June 2005, LHB, an architecture and engineering consulting firm, completed the *Report of Inspection Procedures and Results for Determining Qualifications of a Tax Increment Financing (TIF) District as a Redevelopment District—Roseville TIF No. 17*. In this report, LHB concluded that the area of then-proposed TIF No. 17 met the statutory requirements (§468.174 subd. 10) to qualify the area as a redevelopment TIF district.

With the lack of development in the Twin Lakes area since the creation of the existing TIF district, the anticipated increment within this district is diminishing. The City may want to decertify this district and create a new district sometime in the future. To qualify as a redevelopment TIF district, 70 percent of the area of each parcel is occupied by buildings, structures, utilities, or other improvements, and 50 percent of the buildings are structurally substandard. Given the imminent demolition of several of the buildings within the area, staff feels it is important to re-qualify the buildings as substandard prior to demolition in order to preserve the City's ability to create a new redevelopment TIF district in the future.

When creating a redevelopment TIF district, cities may include parcels with substandard buildings that were demolished prior to the establishment of the district. This can be accomplished by the city council passing a resolution that makes a finding that substandard structures occupied the site before the building is demolition. After finding the buildings substandard, a city has three years three years to approve a TIF district and request for certification from the County. Please note, that at this time, staff is not requesting the creation of a new district, but is requesting only that the Council make a new findings in order to keep the full array of options available to the City.

Staff retained the services of LHB to make a determination on whether the parcels continued to meet the coverage test and the buildings met the building condition test. The firm has completed this work and concluded that the area still meets the 70 percent parcel-coverage requirement and that ten of the sixteen remaining buildings are substandard and have continued to deteriorate since 2005 analysis. (See Attachment A to review the memorandum prepared by LHB.)

31 **POLICY OBJECTIVE**

32 By preserving the City's ability to create a new redevelopment TIF district within the Twin
33 Lakes redevelopment area in the future, the City is maintaining the broadest set of future options
34 related to TIF within the Twin Lakes redevelopment area.

35 **BUDGET IMPLICATIONS**

36 There are no budget implications resulting from this action.

37 **STAFF RECOMMENDATION**

38 Staff recommends that the City Council find ten of the sixteen buildings within the boundaries of
39 existing TIF District No. 17 structurally substandard. By finding these buildings substandard, the
40 City Council is preserving its ability to create a new redevelopment TIF district within the next
41 three years. Please note, that at this time, staff is not requesting the creation of a new district, but
42 is requesting only that the Council make a new findings in order to keep the full array of options
43 available to the City.

44 **REQUESTED COUNCIL ACTION**

45 By resolution, find the parcels identified in Exhibit A meet the 70 percent coverage requirement
46 and buildings, as listed on Exhibit A of the resolution, are structurally substandard.

Prepared by: Jamie Radel, Economic Development Associate

Attachments: A: Memorandum from LHB, June 9, 2009
B: Draft Resolution



250 Third Avenue North, Suite 450
Minneapolis, Minnesota 55401
612.338.2029
Fax 612.338.2088
www.LHBcorp.com

June 9, 2009

Patrick Trudgeon
Community Development Director
City of Roseville
2660 Civic Center Drive
Roseville, MN 55113

TIF ANALYSIS UPDATE FOR TWIN LAKES TIF DISTRICT NO. 17

LHB completed an analysis of a proposed Twin Lakes TIF District for the City of Roseville Department of Community Development on June 14, 2005. The final report concluded that 12 of the 18 buildings in the district were substandard by definition of Minnesota Statute 469.174, subdivision 10. In addition, the report concluded that the District met the coverage test and the substandard buildings were reasonably distributed throughout the District. On June 20, 2005, the Roseville City Council validated LHB's findings by certifying TIF District No. 17.

Since June of 2005, redevelopment activities within TIF District No. 17 have not proceeded on the anticipated schedule, and as such, the City wants to preserve its ability to create a new TIF District sometime in the future. In the meantime, several buildings within the existing TIF District No. 17 are deteriorating rapidly. Two buildings have already been removed (TIF no. 3-1 and 3-2).

Minnesota Statutes allow for buildings that are certified as substandard before demolition to be included in future TIF Districts up to three years after demolition. As a result, the City of Roseville requested LHB to re-evaluate the buildings that were found substandard in June of 2005 to enable the City Council to "re-certify" them as substandard before any potential demolition activity in the near future.

CONCLUSION

After evaluating the buildings within the proposed TIF District on May 20-21, 2009, and applying current statutory criteria for a Redevelopment District under *Minnesota Statutes, Section 469.174, Subdivision 10*, it is our professional opinion that all 10 remaining buildings still qualify as substandard buildings.

The remainder of this letter and the attached Summary Spreadsheet describe our process and findings in detail.

MINNESOTA STATUTE 469.174, SUBDIVISION 10 REQUIREMENTS

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

Interior Inspection

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

Exterior Inspection and Other Means

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

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

Documentation

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

June 2009 Process

In 2005, every one of the buildings found substandard in TIF District No. 17 was inspected on the interior and exterior. It did not seem practical to re-inspect every building interior for the 2009 analysis, so we asked City staff to pull all building permits for any building within TIF District No. 17. Our assumption was that if a property owner improved a building between our inspections in May of 2005 and now, they would have filed for a permit at City Hall.

We found that six building permits had been filed since June of 2005 within TIF District No. 17, but only one permit involved a building found substandard in 2005. The building at 2814 Cleveland Avenue North (TIF 1-3) received some minor electrical work, which would have had minimal, if any impact on our substandard findings.

Taking into account the fact that property owners might have made improvements to their buildings without going through the legal permitting process, we conducted exterior inspections and took photographs of each building in TIF District No. 17 to see if any apparent improvements had been made to the buildings. Our visual observations and comparisons of 2005 to 2009 photos confirmed that no investments or improvements have been made to the substandard buildings within TIF District No. 17. In fact, it appears that the buildings have deteriorated significantly since June of 2005 (See Diagram 1 example).



Diagram 1 – TIF No. 4-2 2005 Image on the left 2009 Image on the Right

We did not modify the replacement value of the buildings from our 2005 numbers, assuming that any increases or decreases in overall building replacement value would be similar to increases or decreases in the cost to fix substandard items in the buildings.

Qualification Requirements

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

A. Coverage Test

...“parcels consisting of 70 percent of the area of the district are occupied by buildings, streets, utilities, or paved or gravel parking lots”

The coverage required by the parcel to be considered occupied is defined under *Minnesota Statutes, Section 469.174, Subdivision 10(e)*, which states: “For purposes of this subdivision, a parcel is not occupied by buildings, streets, utilities, or paved or gravel parking lots unless 15 percent of the area of the parcel contains building, streets, utilities, or paved or gravel parking lots.”

Findings:

All 10 remaining substandard parcels are fully covered by buildings, parking lots or other improvements, which exceeds the 15 percent parcel requirement.

B. Condition of Buildings Test

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

1. Structurally substandard is defined under *Minnesota Statutes, Section 469.174, Subdivision 10(b)*, which states: “For purposes of this subdivision, ‘structurally substandard’ shall mean containing defects in structural elements or a combination of deficiencies in essential utilities and facilities, light and ventilation, fire protection including adequate egress, layout and condition of interior partitions, or similar factors, which defects or deficiencies are of sufficient total significance to justify substantial renovation or clearance.”

Definition of Substantial Renovation

Because “Substantial renovation” can mean different things to different people, LHB has attempted to clarify exactly what we consider to be “substantial renovation” as it relates to *Minnesota Statutes, Section 469.174, Subdivision 10(a) (1)*.

- a. First we researched national standards as to how much building owners should budget for annual maintenance and repair on their buildings as a percentage of replacement cost of the building.
 1. According to the University of California “*Facilities Renewal Budget Model*” report of 1999, building owners should budget between two and three percent of current replacement value of their buildings for maintenance and repair work. This does not include routine janitorial work and routine items such as changing light bulbs and filters.
 2. According to the Building Research Board of the National Research Council, one and one-half to three percent of a building’s replacement value should be budgeted for maintenance and repair.
- b. Based on this information, LHB utilized two and one-half percent as the desired amount of maintenance and repair that should be budgeted annually to keep a building in good working condition. We recognize through experience that only a small percentage of sophisticated building owners actually budget for and spend this amount of money every year on maintenance and repair. This is because most business owners are driven by other budgetary issues and tend to neglect the building maintenance and repair line items in their annual budgets.
- c. By establishing how much a building owner should be budgeting per year for maintenance and repairs, LHB is of the opinion that we could more easily establish an amount that would be considered “substantial” in comparison. If an owner is budgeting 2.5 percent of the building’s replacement cost annually, most business owners or home owners would have to take out a loan to cover the cost of a substantial building improvement. Assuming they had a fixed level of income to work with, they would have to keep the loan payment at a level very near the original 2.5 percent they should have been budgeting each year. In addition, they still would have to budget for the original 2.5 percent on top of the loan. In most cases, the mortgage terms would have to extend out to a point beyond the life expectancy of the building they were trying to improve, as most buildings built in the past fifty years are not designed to last beyond 40 years.
- d. Based on the calculations described above, we have defined substantial renovation for purposes of *Minnesota Statutes, Section 469.174, Subdivision 10(a)(1)*, as renovation with costs exceeding 20% of the building’s replacement value.

Findings:

All 10 of the remaining buildings exceed the criteria required to be determined substandard buildings.

2. Buildings are not eligible to be considered structurally substandard unless they meet certain additional criteria, as set forth in Subdivision 10(c) which states:
“A building is not structurally substandard if it is in compliance with the building code applicable to new buildings or could be modified to satisfy the building code at a cost of less than 15 percent of the cost of constructing a new structure of the same square footage and type on the site. The municipality may find that a building is not disqualified as structurally substandard under the preceding sentence on the basis of reasonably available evidence, such as the size, type, and age of the building, the average cost of plumbing, electrical, or structural repairs, or other similar reliable evidence.”

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

Findings:

All 10 of the remaining buildings exceed the building code deficiency criteria required to be determined substandard (Diagram 2).

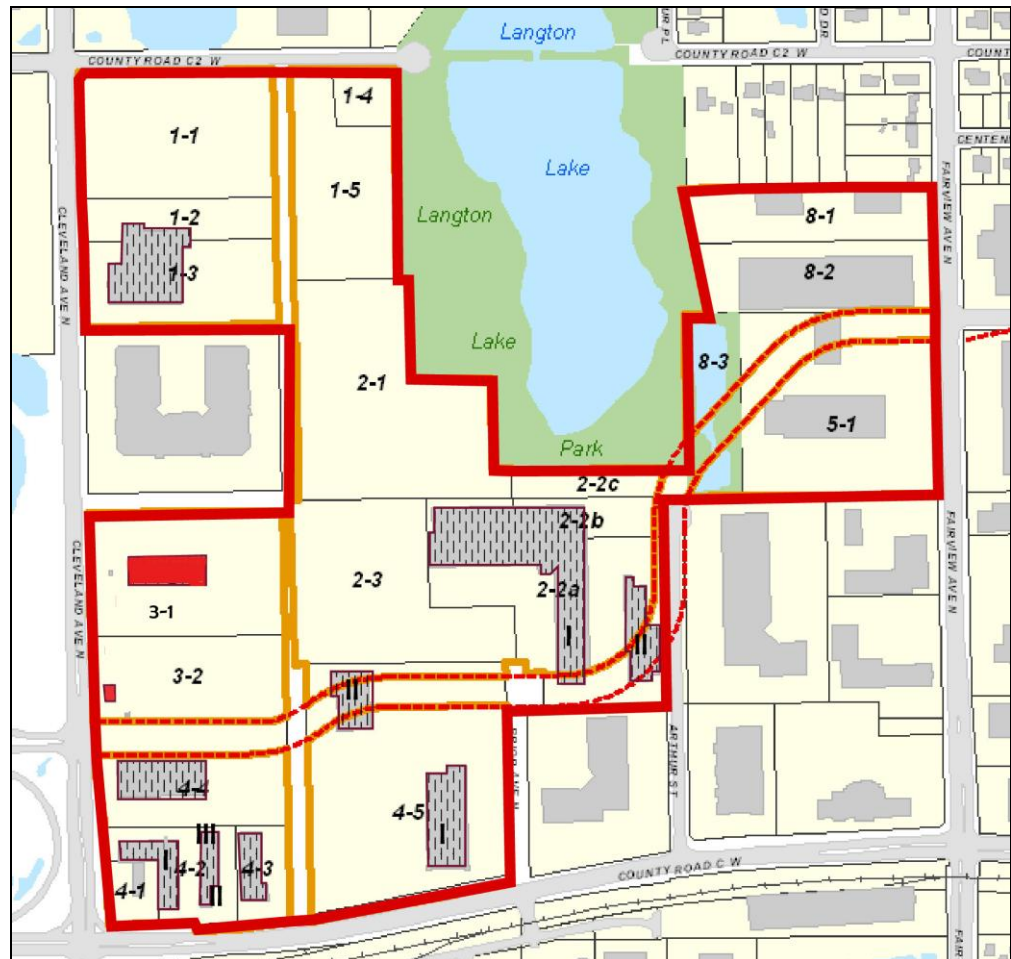


Diagram 2 – Distribution of Substandard Structures

Substandard structures indicated with Hatch
Red – Buildings Demolished between 2005 and 2009

TEAM CREDENTIALS

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

Michael has twenty-two years of architectural experience as project principal, project manager, project designer and project architect on municipal planning, educational, commercial and governmental projects. He is a Vice President at LHB and currently leads LHB's Minneapolis office. Michael completed a two-year Bush Fellowship at the Massachusetts Institute of Technology in 1999, earning Masters Degrees in City Planning and Real Estate Development. Michael has served on over 35 committees, boards and community task forces, including a term as City Council President and Chair of the Duluth/Superior Metropolitan Planning organization. He is currently Chair of the Planning Commission in Edina, Minnesota. He was one of four architects in the country to receive the National "Young Architects Citation" from the American Institute of Architects in 1997.

We have attached a summary worksheet for inclusion in your council resolution. Please contact me at (612) 752-6920 if you have any questions.

LHB INC.

A handwritten signature in black ink, appearing to read "MA Fischer", with a long horizontal stroke extending to the right.

MICHAEL A. FISCHER, AIA, LEED AP
VICE PRESIDENT

Attachment

c: 050166

TIF DISTRICT NO. 17
City of Roseville
Re-Evaluation



6/9/2009

TIF Code No.	PID #	Owner/Business	Property Address	Improved or Vacant	Survey Method Used	Site Area (S.F.)	Coverage Area of Improvements (S.F.)	Coverage Percent of Improvements	Coverage Quantity (S.F.)	No. of Buildings	Building Replacement Cost	15% of Replacement Cost	Building Code Deficiencies (w/o Energy Code)	No. of Buildings Exceeding 15% Criteria	20% of Replacement Cost	Meets 20% Structurally Substandard Criteria	No. of buildings determined substandard * 2005	Substandard Buildings 2009	
1-1	42923320001	Dorso Building Co.	0 Cleveland Ave. N.	Improved	No Buildings	220,414	220,414	100.0%	220,414	0									
1-2	42923320002	Dorso Building Co.	0 Cleveland Ave. N.	Improved	No Buildings	73,181	73,181	100.0%	73,181	0									
1-3	42923320003	Dorso Building Co.	2814 Cleveland Ave. N.	Improved	Interior & Exterior	146,797	146,797	100.0%	146,797	1	\$3,384,300	\$507,645	\$653,599	1	\$676,860	Yes	1	1	
1-4	42923320008	United Properties Investment	1984 County Rd C2W	Improved	No Buildings	31,799	6,025	18.9%	31,799	0									
1-5	42923320007	Pikovsky Management LLC	0 Mount Ridge Road N.	Improved	No Buildings	163,350	71,409	43.7%	163,350	0									
2-1	42923320012	Pik Terminal Co.	0 Mount Ridge Road N.	Improved	No Buildings	316,681	248,364	78.4%	316,681	0									
2-2a	42923340002	Pik Terminal Co. (I)	2680-2690 Prior Ave. N.	Improved	Interior & Exterior	297,515	297,515	100.0%	297,515	1	\$6,500,000	\$975,000	\$1,519,000	1	\$1,300,000	Yes	1	1	
		Pik Terminal Co. (I I)	2680-2690 Prior Ave. N.	Improved	Interior & Exterior	-				1	\$1,475,000	\$221,250	\$248,250	1	\$295,000	Yes	1	1	
2-2b	42923340001	Pik Terminal Co.	0 Prior Ave. N.	Improved	No Buildings	52,708	52,708	100.0%	52,708	0									
2-2c	42923310015	Pik Terminal Co.	0 Prior Ave. N.	Improved	No Buildings	46,609	39,653	85.1%	46,609	0									
2-3	42923330007	Pik Terminal Co.	0 Mount Ridge Road N.	Improved	No buildings	239,580	220,024	92%	239,580	0									
3-1	42923330001	Old Dominion Freight Line, Inc.	2750 Cleveland Ave. N.	Improved	Interior & Exterior	214,315	188,127	87.8%	214,315	1	\$1,008,000	\$151,200	\$178,000	1	\$201,600	Yes	1	SEE NOTE 1	
3-2	42923330002	XTRA Leasing	2700 Cleveland Ave. N.	Improved	Interior & Exterior	146,797	137,855	93.9%	146,797	1	\$108,000	\$16,200	\$37,500	1	\$21,600	Yes	1	SEE NOTE 1	
4-1	42923330004	Toll Gas	2650 Cleveland Ave. N.	Improved	Interior & Exterior	29,185	27,009	92.5%	29,185	1	\$360,000	\$54,000	\$46,000	0	\$72,000	No	0		
4-2	42923330009	Roseville Properties (I)	2660 Cleveland Ave. N.	Improved	Interior & Exterior	79,279	77,014	97.1%	79,279	1	\$1,800,000	\$270,000	\$342,000	1	\$360,000	Yes	1	1	
		Roseville Properties (I I)	2025 County Rd. C W	Improved	Interior & Exterior	-				1	\$272,000	\$40,800	\$94,500	1	\$54,400	Yes	1	1	
		Roseville Properties (I I I)	2019 County Rd. C W	Improved	Interior & Exterior	-				1	\$750,000	\$112,500	\$171,900	1	\$150,000	Yes	1	1	
4-3	42923330010	Roseville Properties	2001 County Rd. C W	Improved	Interior & Exterior	43,996	42,283	96.1%	43,996	1	\$1,200,000	\$180,000	\$297,000	1	\$240,000	Yes	1	1	
4-4	42923330003	Cummins Diesel	2690 Cleveland Ave. N.	Improved	Interior & Exterior	177,725	159,625	89.8%	177,725	1	\$2,800,000	\$420,000	\$554,000	1	\$560,000	Yes	1	1	
4-5	42923330011	IndianHead Site (I)	1947 County Rd. C W	Improved	Interior & Exterior	414,691	399,998	96.5%	414,691	1	\$3,000,000	\$450,000	\$516,000	1	\$600,000	Yes	1	1	
		IndianHead Site (I I)	1948 County Rd. C W	Improved	Interior & Exterior	-				1	\$1,300,000	\$195,000	\$236,000	1	\$260,000	Yes	1	1	
5-1	42923310019	Hagen Ventures, LLC (I)	2785 Fairview Ave. N.	Improved	Interior & Exterior	322,780	263,831	81.7%	322,780	1									
		Hagen Ventures, LLC (I I)	2786 Fairview Ave. N.	Improved	Interior & Exterior	-				1									
8-1	42923310017	MN Industrial Venture, LLC (I)	2825 Fairview Ave. N.	Improved	Not Inspected	119,354	83,285	69.8%	119,354	1									
		MN Industrial Venture, LLC (II)	2833-2837 Fairview Ave. N.	Improved	Not Inspected					1									
8-2	42923310018	MN Industrial Venture, LLC	2805-2823 Fairview Ave. N.	Improved	Not Inspected	147,233	121,108	82.3%	147,233	1									
8-3	42923310020	City of Roseville Stormwater Pond	1894 County Road C2 W	Vacant	No Buildings	89,298	47,790	53.5%	89,298	0									
TOTALS						3,373,287			3,373,287	18		\$3,593,595			\$4,791,460				
							Total Coverage Percent		100.0%	Code deficiency threshold			67%	12	Percent of Substandard Buildings		67%	12	10
														Percent of Substandard Buildings			56%		
* Building meets code deficiency criteria and structurally substandard criteria per State Statute																			

* Building meets code deficiency criteria and structurally substandard criteria per State Statute.

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Note 1: Building has been demolished.

**EXTRACT OF MINUTES OF MEETING
OF THE
CITY COUNCIL OF THE CITY OF ROSEVILLE**

* * * * *

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Roseville, County of Ramsey, Minnesota was duly held on the 15 day of June, 2009, at 6:00 p.m.

The following members were present:

and the following were absent: .

Member introduced the following resolution and moved its adoption:

RESOLUTION No. XXXXX

**RESOLUTION MAKING CERTAIN FINDINGS
WITH RESPECT TO SUBSTANDARD BUILDINGS IN THE
TWIN LAKES REDEVELOPMENT AREA
(REDEVELOPMENT PROJECT)**

WHEREAS, the City of Roseville, Minnesota (the "City") may consider creating a tax increment financing district including the parcels described on Exhibit A attached hereto (the "Parcels") as a "redevelopment district" to encourage redevelopment of the Parcels by private enterprise (collectively, the "Redevelopment Project");

WHEREAS, the condition of certain substandard buildings also described on Exhibit A attached hereto located on the Parcels (the "Buildings") may be demolished prior to the creation of a tax increment financing district;

WHEREAS, Minnesota Statutes, Sections 469.174 to 469.1799 (the "Tax Increment Act") provides that a City may create a tax increment financing district (the "TIF District") as a "redevelopment district" if the City finds by resolution that parcels consisting of 70% of the area of the TIF District are occupied by buildings, streets, utilities or other improvements, and more than 50% of the buildings, not including out buildings, are structurally substandard to a degree requiring substantial renovation or clearance;

WHEREAS, Minnesota Statutes, Section 469.174, subdivision 10(d), provides, among other things, that a parcel may be deemed to be occupied by a structurally substandard building if (1) the parcel was occupied by a substandard building within

1 three years of the filing of the request for certification of the parcel as part of the TIF
2 District with the county auditor; (2) the substandard building was demolished or removed
3 by the City, the demolition or removal was financed by the City or was done by a
4 developer under a development agreement with the City; and (3) the City found by
5 resolution, before the demolition or removal, that the parcel was occupied by a
6 structurally substandard building and that after demolition and clearance the City
7 intended to include the parcel within the district.

8 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
9 Roseville, Minnesota, as follows:

10 1. At least 70% of the area of each Parcel is occupied by the Buildings or
11 other buildings, structures, utilities or other improvements.

12 2. The Buildings are “structurally substandard” within the meaning of
13 Minnesota Statutes, Section 469.174, subdivision 10. The reasons and supporting facts
14 for this determination are on file with the staff of the City.

15 3. The Buildings may be demolished by the various owners thereof pursuant
16 to various development agreements with the City and the City may consider subsequently
17 including the Parcels in a redevelopment tax increment district established pursuant to
18 Minnesota Statutes, Section 469.174, subdivision 10, which TIF District, if established,
19 shall be established within three years of the date hereof.

20 4. Upon filing the request for certification of the tax capacity of the Parcels
21 as part of the TIF District, the City will notify the county auditor that the original tax
22 capacity of the Parcels must be adjusted as provided in Minnesota Statutes, Section
23 469.177, subdivision 1, paragraph (f).

24 The motion for the adoption of the foregoing resolution was duly seconded by Member
25

26 , and upon a vote being taken thereon, the following voted in favor thereof:
27

28 and the following voted against the same: none.
29

30 WHEREUPON said resolution was declared duly passed and adopted.
31

TIF DISTRICT NO. 17
City of Roseville
Re-Evaluation



6/9/2009

TIF Code No.	PID #	Owner/Business	Property Address	Improved or Vacant	Survey Method Used	Site Area (S.F.)	Coverage Area of Improvements (S.F.)	Coverage Percent of Improvements	Coverage Quantity (S.F.)	No. of Buildings	Building Replacement Cost	15% of Replacement Cost	Building Code Deficiencies (w/o Energy Code)	No. of Buildings Exceeding 15% Criteria	20% of Replacement Cost	Meets 20% Structurally Substandard Criteria	No. of buildings determined substandard * 2005	Substandard Buildings 2009	
1-1	42923320001	Dorso Building Co.	0 Cleveland Ave. N.	Improved	No Buildings	220,414	220,414	100.0%	220,414	0									
1-2	42923320002	Dorso Building Co.	0 Cleveland Ave. N.	Improved	No Buildings	73,181	73,181	100.0%	73,181	0									
1-3	42923320003	Dorso Building Co.	2814 Cleveland Ave. N.	Improved	Interior & Exterior	146,797	146,797	100.0%	146,797	1	\$3,384,300	\$507,645	\$653,599	1	\$676,860	Yes	1	1	
1-4	42923320008	United Properties Investment	1984 County Rd C2W	Improved	No Buildings	31,799	6,025	18.9%	31,799	0									
1-5	42923320007	Pikovsky Management LLC	0 Mount Ridge Road N.	Improved	No Buildings	163,350	71,409	43.7%	163,350	0									
2-1	42923320012	Pik Terminal Co.	0 Mount Ridge Road N.	Improved	No Buildings	316,681	248,364	78.4%	316,681	0									
2-2a	42923340002	Pik Terminal Co. (I)	2680-2690 Prior Ave. N.	Improved	Interior & Exterior	297,515	297,515	100.0%	297,515	1	\$6,500,000	\$975,000	\$1,519,000	1	\$1,300,000	Yes	1	1	
		Pik Terminal Co. (I I)	2680-2690 Prior Ave. N.	Improved	Interior & Exterior	-				1	\$1,475,000	\$221,250	\$248,250	1	\$295,000	Yes	1	1	
2-2b	42923340001	Pik Terminal Co.	0 Prior Ave. N.	Improved	No Buildings	52,708	52,708	100.0%	52,708	0									
2-2c	42923310015	Pik Terminal Co.	0 Prior Ave. N.	Improved	No Buildings	46,609	39,653	85.1%	46,609	0									
2-3	42923330007	Pik Terminal Co.	0 Mount Ridge Road N.	Improved	No buildings	239,580	220,024	92%	239,580	0									
3-1	42923330001	Old Dominion Freight Line, Inc.	2750 Cleveland Ave. N.	Improved	Interior & Exterior	214,315	188,127	87.8%	214,315	1	\$1,008,000	\$151,200	\$178,000	1	\$201,600	Yes	1	SEE NOTE 1	
3-2	42923330002	XTRA Leasing	2700 Cleveland Ave. N.	Improved	Interior & Exterior	146,797	137,855	93.9%	146,797	1	\$108,000	\$16,200	\$37,500	1	\$21,600	Yes	1	SEE NOTE 1	
4-1	42923330004	Toll Gas	2650 Cleveland Ave. N.	Improved	Interior & Exterior	29,185	27,009	92.5%	29,185	1	\$360,000	\$54,000	\$46,000	0	\$72,000	No	0		
4-2	42923330009	Roseville Properties (I)	2660 Cleveland Ave. N.	Improved	Interior & Exterior	79,279	77,014	97.1%	79,279	1	\$1,800,000	\$270,000	\$342,000	1	\$360,000	Yes	1	1	
		Roseville Properties (I I)	2025 County Rd. C W	Improved	Interior & Exterior	-				1	\$272,000	\$40,800	\$94,500	1	\$54,400	Yes	1	1	
		Roseville Properties (I I I)	2019 County Rd. C W	Improved	Interior & Exterior	-				1	\$750,000	\$112,500	\$171,900	1	\$150,000	Yes	1	1	
4-3	42923330010	Roseville Properties	2001 County Rd. C W	Improved	Interior & Exterior	43,996	42,283	96.1%	43,996	1	\$1,200,000	\$180,000	\$297,000	1	\$240,000	Yes	1	1	
4-4	42923330003	Cummins Diesel	2690 Cleveland Ave. N.	Improved	Interior & Exterior	177,725	159,625	89.8%	177,725	1	\$2,800,000	\$420,000	\$554,000	1	\$560,000	Yes	1	1	
4-5	42923330011	IndianHead Site (I)	1947 County Rd. C W	Improved	Interior & Exterior	414,691	399,998	96.5%	414,691	1	\$3,000,000	\$450,000	\$516,000	1	\$600,000	Yes	1	1	
		IndianHead Site (I I)	1948 County Rd. C W	Improved	Interior & Exterior	-				1	\$1,300,000	\$195,000	\$236,000	1	\$260,000	Yes	1	1	
5-1	42923310019	Hagen Ventures, LLC (I)	2785 Fairview Ave. N.	Improved	Interior & Exterior	322,780	263,831	81.7%	322,780	1									
		Hagen Ventures, LLC (I I)	2786 Fairview Ave. N.	Improved	Interior & Exterior	-				1									
8-1	42923310017	MN Industrial Venture, LLC (I)	2825 Fairview Ave. N.	Improved	Not Inspected	119,354	83,285	69.8%	119,354	1									
		MN Industrial Venture, LLC (II)	2833-2837 Fairview Ave. N.	Improved	Not Inspected					1									
8-2	42923310018	MN Industrial Venture, LLC	2805-2823 Fairview Ave. N.	Improved	Not Inspected	147,233	121,108	82.3%	147,233	1									
8-3	42923310020	City of Roseville Stormwater Pond	1894 County Road C2 W	Vacant	No Buildings	89,298	47,790	53.5%	89,298	0									
TOTALS						3,373,287			3,373,287	18		\$3,593,595			\$4,791,460				
							Total Coverage Percent		100.0%	Code deficiency threshold			67%	12	Percent of Substandard Buildings		67%	12	10
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* Building meets code deficiency criteria and structurally substandard criteria per State Statute																			

* Building meets code deficiency criteria and structurally substandard criteria per State Statute.

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Note 1: Building has been demolished.

Date: 6/15/09

Item: 10.a



To: Mayor, City Council Members and City Manager William Malinen
Cc: Roseville Parks and Recreation Commission
From: Lonnie Brokke, Director of Parks and Recreation
Date: June 9, 2009
Re: Joint Council/Commission Meeting on June 15, 2009

The Parks and Recreation Commission is looking forward to the joint Commission/City Council Meeting on Monday, June 15, 2009 at approximately 6:30 p.m. They have recommended the following topics and points from which to work in the following order:

1) Overall Resources:

- Staffing levels
- Is a Parks and Recreation reserve fund, similar to the pavement management fund, in our vision?
- Discuss referendum following the planning process

2) Park Improvement Program (PIP)/Tree Program:

- Use of Park intended funds for non Park related expenses i.e. street tree removals
- Resources for removal and for replacement
- Emerald Ash Borer

3) Master planning:

- Increase communication with the City Council
- Commitment to capital asset, i.e. HANC

4) Exploration of:

- Additional volunteers
- Additional contributions and donations

Thanks for taking the time and interest in meeting with the Commission.

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: June 15, 2009
Item No.: 11.a

Department Approval



City Manager Approval



Item Description: **Public Hearing for Proposed Tax Increment Financing (TIF) District No. 18 (Har Mar Apartments TIF District) within Development District No. 1**

1.0 BACKGROUND

On March 11, 2009, Aeon (the developer), the owners of the Har Mar Apartments, submitted a formal request to the City to consider the establishment of a housing tax increment financing (TIF) district on its parcel. The purpose of this request is to create a funding source to fill the projected financial gap in the second phase of its initiative to revitalize this aging apartment complex. As the Phase 2 project is proposed, Aeon would construct a new 48-unit apartment building consisting of a combination of affordable two- and three-bedroom units with underground parking. In its pro forma submitted as part of the TIF application, the developer identified a \$913,610 financial gap remaining after exhausting other funding sources.

While Aeon does not anticipate beginning construction on the new building until 2011, the developer has requested the creation of the TIF district at this time in order to capture the new value created through both the Phase 1 and Phase 2 elements of its project. The rehabilitation of the existing buildings (Phase 1), which received final land use approvals on June 8, 2009, is anticipated to commence during the 2009 construction season.

TIF is a financing tool available to local units of government to assist with “public costs” of private development using future property tax revenue as the funding sources. To generate tax increment, a TIF district must be established, which identifies the parcels whose future taxes will be collected, and, after a public hearing, a TIF plan is adopted by the City Council identifying how much increment will be generated in future tax increment based on a development scenario, the use of these funds, and the possible impacts to other taxing jurisdictions. A housing TIF district can collect increment for 25 years after the collection of the first increment (26 total years).

The State of Minnesota created housing TIF districts to help cities finance affordable housing projects and has created affordability tests to qualify projects for this type of district. Rental housing must meet one of the three affordability tests, which are:

- 20-50 test: 20 percent of the units are occupied by individuals whose incomes are 50 percent or less of the area median income

- 40-60 test: 40 percent of the units are occupied by individuals whose incomes are 60 percent or less of the area median income
- 50-80 test: 50 percent of the units are occupied by individuals whose incomes are 80 percent or less of the area median income

In order to create a TIF district, the City must follow the process that is prescribed in Minnesota Statute 469.175. The following is the list of required tasks and the date accomplished.

- Set Public Hearing Date: April 20, 2009 (Resolution 10703)
- Notification to County Commissioner: April 8, 2009
- Impact letter and draft TIF Plan to County and School District: May 14, 2009
- Public hearing notice: June 2, 2009 (published in *Roseville Review*)
- Hold public hearing: June 15, 2009
- Adopt TIF plan: July 13, 2009 (tentative)

Springsted, the City's financial consultant, has reviewed the detailed project information provided by the developer to determine if the project qualifies as a housing TIF district and developed a TIF plan for the proposed district, including the "but-for" test and financial projections. (See Attachment A to review the TIF Plan.)

A. Housing District Qualification: Springsted has determined that the 168 housing units within proposed TIF District No. 18 will meet either meet the 20-50 test or the 40-60 test with at least 20 percent of the units being affordable to persons at 50 percent of area median income or 40 percent of the units being affordable to persons at 60 percent of median income. The City will require formalization of the affordability mix as part of a future development agreement.

B. But-For Test: Springsted has conducted the "but-for" analysis for this project and has determined that it meets both statutory requirements. They conclude that the proposed development would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future, and the increased market value of the site that could reasonably be expected to occur without the use of tax increment would be less than the increase in market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the TIF District permitted by the TIF Plan.

C. Financial Projections: The 2009 assessed value for the Har Mar Apartments is \$5,000,000. Based on the rehabilitation of the 120 one-bedroom units in the five existing buildings and the construction of the new 48 two- and three-bedroom units, the estimated market value is \$12.2 million, which is based on a preliminary review of proposed development by a Ramsey County assessor. The \$7.2 million increase in market value translates into approximately \$2.2 million of potential increment over the life of the district.

If the City Council approves TIF District No. 18, the City will negotiate a development agreement with Aeon on the terms for use of the funds generated in the district. As the developer will not have a full understanding of its true financial gap until this project is awarded tax credits

through Minnesota Housing, staff does not anticipate bringing a development agreement forward until the project receives these credits. The City's TIF Policy will set general parameters by which to commence these negotiations. This policy advocates using the pay-as-you-go method of financing, which means that the developer is responsible for finding upfront financing for the project and that the City will reimburse the developer for eligible costs as the increment is generated. This form of financing decreases the risk to the City as it is not relying on projected future revenues to cover debt service on a City bond issuance. In addition, the policy also outlines a 20-year term as the guideline length of repayment for low-to-moderate income housing projects; however, the policy states that this term can be extended by the City Council to protect community interest.

2.0 POLICY OBJECTIVE

By holding the public hearing on proposed TIF 18, the City Council is advancing the discussion of affordable housing as advocated for through the goals and policies of the preliminarily approved 2030 Comprehensive Plan.

3.0 BUDGET IMPLICATIONS

The establishment of TIF District No. 18 does not have an impact to the City's budget. The existing market value of \$5 million, which includes the value of both buildings and land, will continue to generate tax income for the City and other taxing jurisdictions over the life of the district. The district will only capture value beyond that of the established base value.

4.0 STAFF RECOMMENDATION

Staff recommends that the City Council hold a public hearing on June 15, 2009, to take public comment on proposed TIF District No. 18. Holding this hearing does not obligate the Council to approve the district.

5.0 REQUESTED COUNCIL ACTION

Hold the required public hearing for proposed Tax Increment Financing District No. 18. No further action is required at this time. Consideration of the establishment of the TIF district will take place on July 13, 2009.

Prepared by: Jamie Radel, Economic Development Associate

Attachments: A: Development District No. 1
B: Tax Increment Financing Plan for Tax Increment Financing (Housing) District No. 18 within Development District No. 1

City of Roseville, Minnesota

Development Program

for

Development District No. 1

Dated: June 9, 2009 (DRAFT)

Approved:

Prepared by:

**SPRINGSTED INCORPORATED
380 Jackson Street, Suite 300
St. Paul, MN 55101-2887
(651) 223-3000
WWW.SPRINGSTED.COM**

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SECTION I

**DEVELOPMENT PROGRAM FOR
DEVELOPMENT DISTRICT NO. 1
AS OF JUNE 15, 2009**

The City of Roseville adopted a Development Program and created Development District No. 1 on October 13, 1982. At that time, Tax Increment Financing Districts No. 1 and No. 2 were also created within Development District No. 1 and Tax Increment Financing Plans were adopted. Subsequent to the initial tax increment financing activity in 1982 and continuing through 2005, Tax Increment Financing Districts Nos. 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, Hazardous Substance Subdistrict No. 11A, and Hazardous Substance Subdistrict No. 17A were created within Development District No. 1 and the appropriate Tax Increment Financing Plans were adopted and added to the Development Program. Additional tax increment financing activity within Development District No. 1 from 1995 through 2005 included the decertification of Tax Increment Financing Districts Nos. 2, 3, 4, 5, 6, 7, 8, 9, 14, and 15 and various modifications to the Development Program and the Tax Increment Financing Plans for the remaining Tax Increment Financing Districts Nos. 1, 10, 11, 12, 13, 16, and 17. All previous modifications and amendments to the Development Program and Tax Increment Financing Plans are hereby incorporated into this Restated Development Program.

This June 15, 2009 modification to the Development Program includes:

- (1) the creation of Tax Increment Financing District No. 18 within Development District No. 1 and the adoption and addition of its Tax Increment Financing Plan to the Development Program;

Attached to this Restated Development Program is Exhibit I-B, "Municipal Action Taken", which summarizes the City's tax increment activities within Development District No. 1 and its various Tax Increment Financing Districts. Also included is the following definitional section for reference and convenience. Please note that these terms shall, for purposes of this Restated Development Program, have the meanings herein specified, unless the context otherwise specifically requires:

"City" means the City of Roseville, Minnesota, a municipal corporation and political subdivision of the State of Minnesota.

"Comprehensive Plan" means the City's comprehensive plan which contains the objectives, policies, standards and programs to guide public and private land use, development, redevelopment and preservation for all lands and water within the City.

"Council" means the City Council of the City.

"County" means the County of Ramsey, Minnesota.

"Development District Act" or "City Development Districts Act" or "Act" means the statutory provisions of Minnesota Statutes, Sections 469.124 to 469.134, inclusive, as amended and supplemented from time to time.

"Development District No. 1" or "Development District" means the geographic area that was designated and created on October 13, 1982 pursuant to the Development District Act.

"Development Program" means the Development Program adopted on October 13, 1982 including all amendments and modifications adopted through June 20, 2005.

"Land Use Regulations" means all federal, state and local laws, rules, regulations, ordinances and plans relating to or governing the use or development of land in the County, including but not limited to environmental, zoning and building code laws and regulations.

"Port Authority Act" means the statutory provisions of Minnesota Statutes, Sections 469.48 to 469.068, inclusive, as amended and supplemented from time to time.

"Program" means the Restated Development Program for the Project Area.

"Project Area" means the real property located within the geographic boundaries of Development District No. 1.

"Restated Development Program" means this Program, which incorporates the Development Program as previously modified and as restated herein, for the Project Area and as it shall be modified or restated, from time to time hereafter, as defined in Minnesota Statutes, Section 469.125, subdivision 3.

"School District" means Independent School District No. 621 or Independent School District No. 623.

"State" means the State of Minnesota.

"Tax Increment Act" means the statutory provisions of Minnesota Statutes, sections 469.174 to 469.1799, inclusive, as amended and supplemented from time to time.

"Tax Increment Bonds" means the general obligation or revenue tax increment bonds issued and to be issued by the City to finance the public costs associated with the Project Area as stated in the Program and in the Tax Increment Plans for each of the Tax Increment Districts within the Project Area. The term "Tax Increment Bonds" shall also include any obligations issued to refund the Tax Increment Bonds.

"Tax Increment District" means any tax increment financing district presently established or to be established in the future within the Project Area.

"Tax Increment Plan" means the respective Tax Increment Financing Plan for each Tax Increment District located within the Project Area.

Section A Statement and Finding of Public Purpose

The Council of the City has determined that there was, and hereby reaffirms that there continues to be, a need for the City to take certain actions designed to encourage and facilitate the private sector to (1) recreate and reinforce a sense of residential place and security to create neighborhood cohesiveness through investment in neighborhood infrastructure and public improvements; (2) rehabilitate the existing housing stock and preserve existing residential neighborhoods wherever possible; (3) revitalize property to create a safe, attractive, comfortable, convenient and efficient area for residential use; (4) develop and redevelop underutilized, blighted, contaminated and unused land located within its corporate limits; (5) improve the tax base of the City, the County and the School District, thereby enabling them to better utilize existing public facilities and provide needed public services; (6) improve the general economy of the City, the County and the State; and, (7) provide additional employment opportunities for residents of the City and the surrounding area. Specifically, the City has determined and reaffirms that there is property within the City that is unused due to a variety of factors, including fragmented ownership, contamination or blighted improvements, which have resulted in a lack of private investment. Further, it was found and is reaffirmed that there are certain underutilized parcels of property within the City which are potentially more useful, productive and valuable than are being realized under existing conditions. As a result, the property is not providing adequate employment opportunities or living environments and is not contributing to the tax base and general economy of the City, the County, the School District and the State to its full potential.

Therefore, the Council has determined and hereby reaffirms that it is necessary to exercise its authority to develop, implement and finance a Program for improving the Project Area to (1) recreate and reinforce a sense of residential place and security to create neighborhood cohesiveness through investment in neighborhood infrastructure and public improvements; (2) rehabilitate the existing housing stock and preserve existing residential neighborhoods wherever possible; (3) revitalize property to create a safe, attractive, comfortable, convenient and efficient area for residential use; (4) facilitate clean up of contaminated properties; (5) improve and maintain the natural environment; (6) provide an impetus for private development and redevelopment; (7) maintain and increase employment; (8) utilize, enhance and supplement existing potential; and, (9) facilitate other activities as outlined in Section I, Subsection F.1. of the Program.

The Council has also determined and hereby reaffirms (1) that the proposed development or redevelopment would not occur solely through private investment in the foreseeable future; (2) that the Tax Increment Plans proposed herein are consistent with the Program; (3) that the Tax Increment Plans would afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development or redevelopment of the Project Area by private enterprise; and (4) that the Program conforms to the Comprehensive Plan of the City.

The Council has further determined and hereby reaffirms that the welfare of the City, School District, County and State requires active promotion, attraction, encouragement and development of economically sound housing, industry and commerce to carry out its stated public purpose objectives.

Section B Statutory Authority

The Council has determined and hereby reaffirms that it continues to be desirable and in the public interest to designate a specific area within the corporate limits of the City as the Project Area and to establish, develop and implement a Program pursuant to the provisions of the Development District Act and the Port Authority Act (collectively, the “Acts”), as amended and supplemented from time to time.

Funding of the necessary activities and improvements in the Project Area shall be accomplished, in part, with any funds the Council has or may have available from any source, including funds made available by the City and through tax increment financing pursuant to the Tax Increment Act.

The Tax Increment Act authorizes the establishment of tax increment districts within the Project Area pursuant to the requirements set forth in Section 469.174. The Tax Increment Act also designates the types of tax increment districts and establishes the limitations and requirements that apply to activities and public improvements which can be financed for each type of tax increment district.

It is the intention of the City, notwithstanding the enumeration of specific goals and objectives in the Program, that the City shall have and enjoy with respect to the Project Area the full range of powers and duties conferred upon the City pursuant to the Acts, the Tax Increment Act, and such other legal authority as the City may have or enjoy from time to time.

Section C Property Description

The boundaries of the Project Area are coterminous with the corporate boundaries of the City and are illustrated on Exhibit I-A.

Section D Rehabilitation

For some projects, property owners within the Project Area will be encouraged to rehabilitate their properties to conform with the applicable State and local codes and ordinances, as well as any design standards. Potential owners who may purchase property within the Project Area from the City may be required to rehabilitate their properties as a condition of sale of land. The City will provide such rehabilitation assistance as may be available from federal, State, County, or local sources.

Section E Relocation

The City accepts its responsibility for providing for relocation, if and when applicable, pursuant to Minnesota Statutes and federal law.

Section F Development Program

1. Statement of Objectives. The Council originally determined, and its determinations are hereby reaffirmed, that the establishment of the Project Area and the adoption of the Program will provide the City with the ability to achieve certain public purpose goals not otherwise obtainable in the foreseeable future without City intervention in the normal development or redevelopment process. These public purpose goals include: (1) restoration and improvement of the tax base and tax revenue generating capacity of the Project Area; (2) increased employment opportunities; (3) realization of comprehensive planning goals; (4) removal of blighted conditions and environmental contamination; (5) preservation and enhancement of the natural environment of the community and implementation of the Natural Resource Management Plan dated June, 2002; and, (6) revitalization of the property within the Project Area to create an attractive, comfortable, convenient and efficient area for housing, industrial, commercial, and related uses.

The Program objectives for the Project Area include the following:

- a. Revitalize property to create a safe, attractive, comfortable, convenient and efficient area for residential use.
- b. Create and reinforce a sense of residential place and security which creates neighborhood cohesiveness through City investment in neighborhood infrastructure and public improvements, including landscaping, park improvements, local street modifications to reduce traffic impacts, street construction or repaving, curb and gutter construction or replacement and streetlight installation or updating.
- c. Encourage infill development and redevelopment that is compatible in use and scale with surrounding neighborhoods.
- d. Rehabilitate existing housing stock and preserve existing residential neighborhoods wherever possible.
- e. Demolish and reconstruct, where necessary, aging residential buildings to preserve neighborhoods.
- f. Provide a link between seniors moving out of existing single family homes and young families seeking first time purchase options.
- g. Develop and promote housing programs that encourage the retention and attraction of young families with children.
- h. Provide alternate housing for seniors to enable them to remain a vital part of the community.

- i. Develop new housing in partnership with federal, state and regional agencies, non profit community groups and private sector development partners.
- j. Develop and promote programs that provide choice and diversity in housing stock to include a variety of affordable housing options.
- k. Provide information regarding the importance of quality and diverse housing opportunities and close-knit neighborhoods to foster a sense of community.
- l. Promote and secure the prompt development or redevelopment of certain property in the Project Area, which property is not now in productive use or in its highest and best use, in a manner consistent with the City's Comprehensive Plan, which will where practicable, mitigate existing adverse environmental conditions and cause a minimum adverse impact on the environment and thereby promote and secure the development or redevelopment of other land in the City.
- m. Promote and secure additional employment opportunities within the Project Area and the City for residents of the City and the surrounding area, thereby improving living standards, reducing unemployment and the loss of skilled and unskilled labor and other human resources in the City.
- n. Secure the increased valuation of property subject to taxation by the City, the School District, the County and other taxing jurisdictions in order to better enable such entities to pay for governmental services and programs required to be provided by them.
- o. Provide for the financing and construction of public improvements in the Project Area necessary for the orderly and beneficial development or redevelopment of the Project Area.
- p. Promote the concentration of new desirable residential, commercial, office, and other appropriate development or redevelopment in the Project Area so as to develop and maintain the area in a manner compatible with its accessibility and prominence in the City.
- q. Encourage local business expansion, improvement, development and redevelopment whenever possible.
- r. Encourage the renovation and expansion of historical structures.
- s. Eliminate physical deterrents to the development or redevelopment of the land.
- t. Create a desirable and unique character within the Project Area through quality land use alternatives and design quality in new and remodeled buildings.
- u. Encourage and provide maximum opportunity for private development or redevelopment of existing areas and structures which are compatible with the Program.

v. Create viable environments which will facilitate and enable the construction, upgrading and maintaining of housing stock, maintaining housing health and safety quality standards, and maintaining and strengthening individual neighborhoods.

w. Stimulate private activity and investment to stabilize, enhance and balance the City's housing supply.

x. Eliminate code violations, remediate environmental contamination and eliminate nuisance and other negative conditions that adversely affect neighborhoods or are obstacles to the objectives of the Program.

y. Remove substandard structures.

2. Revitalization Project Proposals and Public Facilities. Revitalization within the Project Area must be financially feasible, marketable and compatible with longer range City development plans. The following activities represent the development activities that may occur within the Project Area.

- a. clearance and redevelopment
- b. rehabilitation of remaining buildings
- c. relocation of buildings and inhabitants of buildings
- d. vacation of rights-of-way
- e. dedication of new rights-of-way and pedestrian walkways
- f. construction and expansion of commercial and industrial buildings
- g. land acquisition
- h. soil improvement and site preparation
- i. installation or replacement of public improvements
- j. environmental cleanup
- k. water retention measures including ponds, infiltration systems and rain gardens

3. Open Space to be Created. Open space may be created for the purpose of enhancing housing developments through the development of open space and pedestrian walkways, the installation of special landscaping on residential and public properties, and the creation of recreational facilities, including parks and walkways, to improve the quality of life, transportation and physical facilities.

4. Environmental Controls. To the extent proposed development or redevelopment raises environmental concerns, all municipal actions, public improvements and private development or redevelopment shall be carried out in a manner consistent with applicable environmental standards or approvals.

5. Private Development and Reuse of Property. The Program goals and objectives are to be achieved in a cost efficient and timely manner by assisting and encouraging the private sector whenever reasonably possible. Generally, the City will proceed by contracting with the private sector (developer, builder, user, owner and so forth) for the reuse of land or building that is part of the Project Area. The City may acquire any property, real or personal, that is necessary or

convenient for the implementation of the Program. The City will acquire property if it believes there is a likelihood that the property can be reused in the foreseeable future and if the City can identify sources of revenue to pay for such property. Generally, the City will enter into a contract with the private sector for the reuse of the property. However, there may be parcels that are so important to a proposed redevelopment or reuse that the City may find it difficult or impractical to enter into any contract without first owning or having control of the parcel, either through negotiation or by use of eminent domain. The City may also acquire, from willing sellers or by use of eminent domain, parcels as part of a long-term redevelopment effort. In such instances, the acquisition should meet a stated Program goal or objective, revenues should have been identified to pay for them and the parcels should be held only until sufficient parcels have been acquired to allow Program goals and objectives to be implemented.

Section G Administration

The City Manager shall serve as Administrator of the Project Area pursuant to the provisions of the Development District Act, provided however that such powers may only be exercised at the direction of the Council. No action taken by the Administrator shall be effective without Council authorization.

A developer or redeveloper may be any person, business, corporation (for-profit or non-profit) or government unit, including the City. A developer or redeveloper may initiate a plan and participate with the City in the development or redevelopment thereof.

Section H Parcels to be Acquired

The City may acquire any of the parcels illustrated on Exhibit I-A by gift, dedication, condemnation or direct purchase from willing sellers in order to achieve the objectives of the Program.

Section I Public Improvement Costs

The estimated public improvement costs and the amount of bonded indebtedness, including interest thereon, to be incurred within the Project Area for the benefit of the Project Area and its Tax Increment Districts are set forth in the individual Tax Increment Financing Plans.

Section J Sources of Revenue

Anticipated revenue sources to assist in the financing of the public improvement costs located within the Tax Increment Districts and the Project Area include (1) general obligation and/or revenue tax increment obligations with interest; (2) the direct use of tax increments; (3) the borrowing of available funds, including without limitation interest-bearing City short-term or long-term loans; (4) interfund loans or advances; (5) interfund transfers, both in and out; (6) land sale or lease proceeds; (7) levies; (8) grants from any public or private source; (9) developer payments; (10) loan repayments or other advances originally made with tax increments as permitted by Minnesota Statutes; and (11) any other revenue source derived from the City's activities within the Project Area as required to finance the costs as set forth in each of the Tax Increment Financing Plans. All revenues are available for all tax increment eligible expenses within the Project Area as allowed by Minnesota Statutes.

MAP OF DEVELOPMENT DISTRICT NO. 1

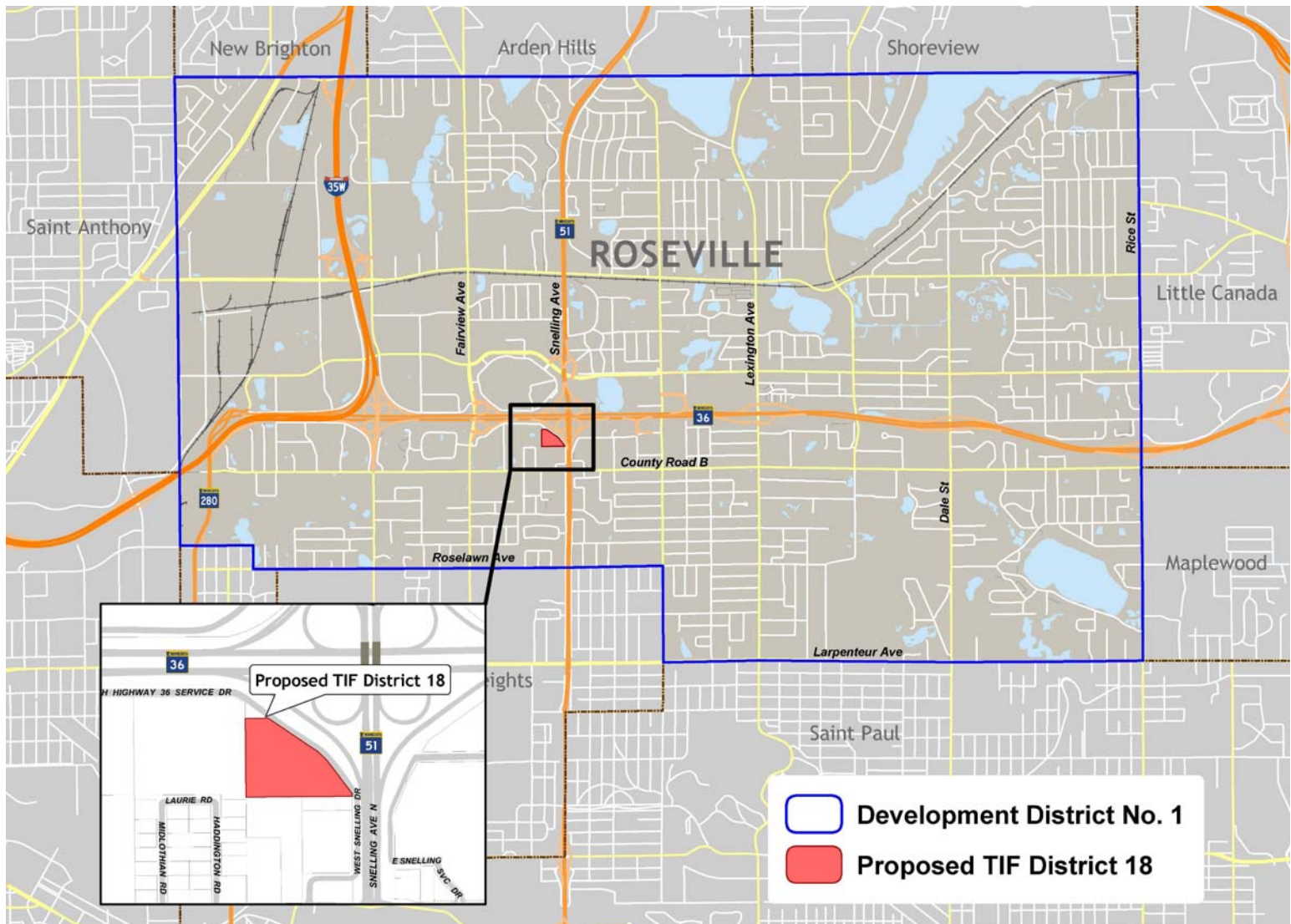


EXHIBIT I-B**MUNICIPAL ACTION TAKEN**

The following municipal actions were taken in connection with the tax increment financing activities of the City of Roseville pursuant to Minnesota Statutes, Sections 469.001 to 469.047, 469.048 to 469.068, 469.124 to 469.134, and 469.174 to 469.1799, inclusive, as amended and supplemented from time to time:

October 13, 1982: Creation of Development District No. 1 and adoption of a Development Program; creation of Redevelopment District No. 1 as a redevelopment tax increment district and adoption of a Tax Increment Financing Plan; creation of Redevelopment District No. 2 as a redevelopment tax increment district and adoption of a Tax Increment Financing Plan.

May 9, 1983: Modification of the Development Program Development District No. 1 and Tax Increment Financing Plans for Redevelopment Districts No. 1 and No. 2 to reflect increased project expenses.

September 24, 1984: Creation of [Municipal] Development District No. 3 and adoption of a Development Program; creation of Tax Increment Financing District No. 3 as a redevelopment district and adoption of a Tax Increment Financing Plan.

December 16, 1985: Modification of the Development Program Development District No. 1 to include the area of Development District No. 3/Tax Increment Financing District No. 3; modification of the Tax Increment Financing Plan for Tax Increment Financing District No. 1 (previously referred to as Redevelopment District No. 1) to reflect the addition of forty two parcels, increased project expenses and the deletion of ten parcels; modification of the Tax Increment Financing Plan for Tax Increment Financing District No. 2 (previously referred to as Redevelopment District No. 2) to reflect the addition of three parcels and the deletion of twelve parcels; creation of Tax Increment Financing District No. 4 as a redevelopment district and adoption of a Tax Increment Financing Plan.

July 14, 1986: Modification of the Development Program for Development District No. 1; creation of Tax Increment Financing District No. 5 as a redevelopment district and adoption of a Tax Increment Financing Plan.

January 12, 1987: Modification of the Development Program for Development District No. 1; creation of Tax Increment Financing District No. 6 as a housing district and adoption of a Tax Increment Financing Plan; creation of Tax Increment Financing District No. 7 as a redevelopment district and adoption of a Tax Increment Financing Plan; creation of Tax Increment Financing District No. 8 as an economic development district and adoption of a Tax Increment Financing Plan.

July 13, 1987: Modification of the Development Program for Development District No. 1; creation of Tax Increment Financing District No. 9 as a redevelopment district and adoption of a Tax Increment Financing Plan.

October 1988: Creation of Tax Increment Financing District No. 10 as a redevelopment district and adoption of a Tax Increment Financing Plan.

October 23, 1989: Modification of the Development Program for Development District No. 1 and Tax Increment Financing Plans for Tax Increment Financing Districts No. 1 through No. 10.

March 26, 1990: Modification of the Development Program for Development District No. 1 and Tax Increment Financing Plans for Tax Increment Financing Districts No. 1 through No. 10; creation of Tax Increment Financing District No. 11 as a redevelopment district and adoption of a Tax Increment Financing Plan;

creation of Tax Increment Financing District No. 12 as a redevelopment district and adoption of a Tax Increment Financing Plan.

September 10, 1990: Modification of the Tax Increment Financing Plans for Tax Increment Financing districts No. 1 through No. 12.

December 10, 1990: Creation of a Redevelopment Project Area and adoption of a Redevelopment Plan to exercise housing and redevelopment authority powers; creation of Industrial Development District No. 1 and adoption of an Industrial Development Plan to exercise port authority powers.

December 17, 1990: Modification of the Tax Increment Financing Plans for Tax Increment Financing Districts No. 1 through No. 12 to reflect increased project costs within Development District No. 1.

July 8, 1992: Modification of the Tax Increment Financing Plans for Tax Increment Financing Districts No. 1 through No. 12.

September 23, 1991: Modification of the Development Program for Development District No. 1; the Redevelopment Plan for the Redevelopment Project Area and the Industrial Development District No. 1 Plan for Industrial Development District No. 1 to reflect increased geographic areas.

April 26, 1993: Modification of the Development Program for Development District No. 1; creation of Tax Increment Financing District No. 13 as a redevelopment district and adoption of a Tax Increment Financing Plan.

February 28, 1994: Modification of the Development Program for Development District No. 1; creation of Tax Increment Financing District No. 14 as a redevelopment district and adoption of a Tax Increment Financing Plan.

April 11, 1994: Modification of the Tax Increment Financing Plans for Tax Increment Financing Districts No. 1 through No. 13 to reflect increased project costs.

September 26, 1994: Creation of Tax Increment Financing District No. 11A as a hazardous substance subdistrict and adoption of a Tax Increment Financing Plan.

June 12, 1995: Modification of the Development Program for Development District No. 1; creation of Tax Increment Financing District No. 16 as a redevelopment district and adoption of a Tax Increment Financing Plan.

December 31, 1997: Decertification of Tax Increment Financing District No. 8.

December 16, 1996: Modification of the Development Program for Development District No. 1 and the Tax Increment Financing Plans for Tax Increment Financing Districts No. 1 through No. 14 and No. 16 to reassert the powers of Minnesota Statutes, Sections 469.124 through 469.134.

March 24, 1997: Modification of the Development Program for Development District No. 1; creation of Tax Increment Financing District No. 15 as a redevelopment district and adoption of a Tax Increment Financing Plan.

November 27, 2000: Modification of the Tax Increment Financing Plan for Tax Increment Financing District No. 2 to reflect the elimination of eight parcels; modification of the Tax Increment Financing Plan for Tax Increment Financing District No. 10 to reflect the elimination of six parcels; decertification of Tax Increment Financing Districts No. 5, No. 6, No. 7 and No. 9; modification of the Tax Increment Financing Plans for Tax Increment Financing Districts No. 1 through No. 7 and No. 9 through No. 11 to reflect increased project costs.

December 17, 2001: Decertification of Tax Increment Financing Districts No. 2, No. 3, No. 4, No. 14 and No. 15.

December 8, 2003: Modification of the Tax Increment Financing Plan for Tax Increment Financing District No. 12 to reflect increased project expenses, increased bonded indebtedness and increased sources of revenues.

June 20, 2005: Modification of the Tax Increment Financing Plan for Tax Increment Financing District No. 11 to reflect the elimination of twenty-one parcels; modification of the Tax Increment Financing Plan for Hazardous Substance Subdistrict No. 11A to reflect the elimination of twenty-one parcels; creation of Tax Increment Financing District No. 17 as a redevelopment district and adoption of a Tax Increment Financing Plan; creation of Hazardous Substance Subdistrict No. 17A and adoption of a Tax Increment Financing Plan; restatement of the Development Program for Development District No. 1 and modification of the Tax Increment Financing Plans for Tax Increment Financing Districts No. 1, 10, 11, 12, 13, and 16.

June 15, 2009: Modification of the Development Program for Development District No. 1; creation of Tax Increment Financing District No. 18 as a housing district and adoption of a Tax Increment Financing Plan.

City of Roseville, Minnesota

Tax Increment Financing Plan

for

Tax Increment Financing (Housing) District No. 18

Within

Development District No. 1

(Har Mar Apartments Project)

Dated: June 9, 2009 (DRAFT)

Approved:

Prepared by:

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Section A Definitions

The terms defined in this section have the meanings given herein, unless the context in which they are used indicates a different meaning:

"Authority" means the Roseville Housing and Redevelopment Authority, Minnesota.

"City" means the City of Roseville, Minnesota; also referred to as a "Municipality".

"City Council" means the City Council of the City; also referred to as the "Governing Body".

"County" means Ramsey County, Minnesota.

"Development District" means the City's Development District No. 1 in the City, originally created October 13, 1982, which is described in the corresponding Development Program.

"Development Program" means the Restated Development Program for the Development District dated June 20, 2005.

"Project Area" means the geographic area of the Development District.

"School District" means Roseville Area School District No. 623, Minnesota.

"State" means the State of Minnesota.

"TIF Act" means Minnesota Statutes, Sections 469.174 through 469.1799, both inclusive.

"TIF District" means Tax Increment Financing (Housing) District No. 18.

"TIF Plan" means the tax increment financing plan for the TIF District (this document).

Section B Statement and Finding of Public Purpose

See Section A of the Development Program for the Development District.

Section C Statutory Authorization

See Section B of the Development Program for the Development District.

Section D Statement of Objectives

See Section F.1. of the Development Program for the Development District.

Section E Designation of Tax Increment Financing District as a Housing District

Pursuant to the TIF Act, the City seeks to create TIF District No. 18 and adopt a TIF Plan for the TIF District. The Authority will review the TIF Plan prior to City adoption. TIF District No. 18 is a Housing District.

Housing districts are a type of tax increment financing district that consist of a project intended for occupancy, in part, by persons or families of low and moderate income. Low and moderate income is defined in federal, state, and

municipal legislation. A project does not qualify if more than 20% of the square footage of buildings that receive assistance from tax increments consist of commercial, retail or other nonresidential use.

In addition, housing districts are subject to various income limitations and requirements for residential property. For owner occupied residential property, 95% of the housing units must be initially purchased and occupied by individuals whose family income is less than or equal to the income requirements for qualified mortgage bond projects under section 143(f) of the Internal Revenue Code. For residential rental property, the property must satisfy the income requirements for a qualified residential rental project as defined in section 142(d) of the Internal Revenue Code.

The TIF District meets the above qualifications for these reasons:

1. The planned improvements consist of the following:
 - a. No owner-occupied housing units.
 - b. 168 rental units, for which one of the following will apply:
 - o at least 20% of the rental units will be occupied by persons with incomes no greater than 50% of area median income
 - o at least 40% of the rental units will be occupied by persons with incomes no greater than 60% of area median income
2. No improvements are planned other than housing.
3. The City will require in the development agreement that the income limitations for all rental units apply for the duration of the TIF District.

Tax increment revenues derived from a housing district must be used solely to finance the cost of housing projects as defined above. The cost of public improvements directly related to the housing projects and the allocated administrative expenses of the City may be included in the cost of a housing project.

Section F Duration of the TIF District

Housing districts may remain in existence 25 years from the date of receipt by the City of the first tax increment. Modifications of this plan (see Section Z) shall not extend these limitations.

The City elects to receive increment beginning in tax payable year 2013 pursuant to Minnesota Statutes, Section 469.175, subdivision 1(a)(8)(b). The City reserves the right to allow the TIF District to remain in existence the maximum duration allowed by law, through the year 2038. The City will decertify TIF District No. 18 once the projected increment has been received to fulfill the existing TIF District obligations. All tax increments from taxes payable in the year the TIF District is decertified shall be paid to the City.

Section G Property to be Included in the TIF District

The TIF District is an approximate 5.42-acre area of land located within the Project Area. A map showing the location of the TIF District is shown in Exhibit I. The boundaries, area, and parcel encompassed by the TIF District are described below:

<u>Parcel ID Number</u>	<u>Legal Description</u>
09-29-23-44-0247 *	The south 7 acres of the NE Quarter of the SE Quarter of the SE Quarter (NE¼ of SE¼ of SE¼), Section Nine (9), Township Twenty-Nine (29), Range Twenty-Three (23), according to the Government Survey thereof, all subject to roadway easements.

*The parcel listed above will be replatted; as a result new parcel ID numbers and legal descriptions will replace that listed above.

The area encompassed by the TIF District shall also include all street or utility right-of-ways located upon or adjacent to the property described above.

Section H Property to be Acquired in the TIF District

The City may acquire and sell any or all of the property located within the TIF District. The City does not anticipate acquiring any such property at this time, but may reimburse developers for the cost of such acquisition.

Section I Specific Development Expected to Occur Within the TIF District

The proposed project includes the redevelopment of the Har Mar Apartments project. The project is expected to be completed in two phases. Phase 1 shall consist of the complete rehabilitation of 120 existing one-bedroom apartment units within five buildings. Phase 2 shall consist of the construction of 48 two-and three-bedroom apartment units within one building. Phase 1 shall also include the subdivision, reconfiguration and redevelopment of the site, which will reduce surface parking, maximize green space, and connect the buildings through landscaping and improved walkways.

The proposed project will transform a blighted, semi-vacant property into a 168-total-unit apartment community for persons and families of low to moderate income. The project will comply with the Tax Increment Financing (Housing) District income requirements for rental property (i.e., either 20% of the units must be rented to persons whose income is 50% or less of area median income or 40% must be rented to persons 60% or less of area median income).

Ten of the 168 rehabilitated and constructed apartments will provide housing for individuals experiencing long-term homelessness and who earn less than 30% of the area median income (AMI). Ninety-six one-bedroom units will be restricted for persons or families who earn less than 60% AMI. The remaining 12 one-bedroom units will be unrestricted at market rate. All of the 48 two-and three-bedroom units will be restricted for those earning less than 60% AMI. Therefore the project will comply with the provisions of a Housing TIF District whereby at least 40% of the units will be restricted for persons with 60% or less AMI.

The City anticipates using tax increment revenues to finance a portion of the rehabilitation and construction costs, through property acquisition, associated with Phase 2 of the project as well as related administrative expenses to reduce the cost of providing affordable housing in the City, as described further in Section K.

Phase 1 of the project is expected to commence construction in summer of 2009 and be completed by August 2010; Phase 2 of the project is expected to commence construction in April 2010, and be completed by March 2011. Partial assessments are anticipated on January 2, 2011, and the fully completed project will be 100% assessed and on the tax rolls as of January 2, 2012, for taxes payable in 2013.

At the time this document was prepared there were no signed development contracts with regards to the above described development.

Section J Findings and Need for Tax Increment Financing

In establishing the TIF District, the City makes the following findings:

- (1) The TIF District qualifies as a housing district;

See Section E of this document for the reasons and facts supporting this finding.

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

The proposed development is a rental housing project consisting of the rehabilitation of approximately 120 units and the new construction of approximately 48 units in the City of Roseville. All but 12 of the total units rehabilitated will be affordable to persons at or below 60% of the area median income. The City has reviewed project information submitted by the proposed developer showing that the cost of providing low-to-moderate income housing makes the proposed development infeasible without some level of assistance.

Creating high-quality affordable housing in the proposed TIF district area entails the acquisition and subdivision of the existing property, complete rehabilitation of the existing buildings, the construction of new affordable housing and improvements to related infrastructure. Phase 1 and Phase 2 will be financed separately with each phase securing an allocation of low-income housing tax credits. Although Phase 1 of the project has secured funding from multiple additional sources, Phase 2 funding is not anticipated to leverage as many additional funding sources and shows a financing gap to be filled with TIF. Therefore, it is believed that Phase 2 would not happen “But-For” the TIF. Furthermore, the funding entities participating in the Phase 1 financing require the completion of Phase 2 of the Project, which constructs the 48 new affordable family-sized units. Therefore, we conclude that the proposed Project (Phases 1 and 2) would not happen “But-For” the TIF.

The increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the TIF District permitted by the TIF Plan. Without the TIF District, the City has no reason to expect that the rehabilitation and new construction would occur without assistance similar to that provided in this plan. [If we are to agree with the assumption] that the proposed project maximizes the site density, then it is reasonable to assume that no development will occur that will create a greater market value than that which is proposed in this project. Therefore, the City concludes as follows:

- a. The City’s estimate of the amount by which the market value of the site will increase without the use of tax increment financing is \$0, beyond a small amount attributable to appreciation in land value.
- b. If all development occurs as proposed, the total increase in market value would be approximately \$16,917,395, which includes a 2.5% annual market value inflator.
- c. The present value of tax increment revenues from the District for the maximum duration of as permitted by the TIF Plan is estimated to be \$938,650 (See Exhibit V).

- d. Even if some development other than the proposed development were to occur, the Council finds that no alternative would occur that would produce a market value increase greater than \$15,978,745 (the amount in clause b less the amount in clause c) without tax increment assistance.

A comparative analysis of estimated market values both with and without establishment of the TIF District and the use of tax increments assumes no development will occur on the site without assistance. The site is controlled by a developer that only anticipates creating an affordable housing project requiring assistance. We assume the estimated market value without creation of the district would only increase at most by an incremental inflationary amount. The increase in estimated market value of the proposed development (less the indicated subtractions) exceeds the estimated market value of the site absent the establishment of the TIF District and the use of tax increments.

- (3) The TIF Plan conforms to the general plan for development or redevelopment of the City as a whole; and

The reasons and facts supporting this finding are that the TIF District is properly zoned, and the TIF Plan has been approved by the City Planning Commission and will generally complement and serve to implement policies adopted in the City's Comprehensive Plan.

- (4) The TIF Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development of the Project Area by private enterprise.

The reasons and facts supporting this finding are that the development activities are necessary so that development and redevelopment by private enterprise can occur within the Project Area.

Section K Estimated Public Costs

The estimated public costs of the TIF District are listed below. Such costs are eligible for reimbursement from tax increments of the TIF District.

Land/Building acquisition	\$913,610
Site Improvements/Demolition costs	0
Installation of public utilities	0
Streets and sidewalks	0
Bond/Note principal	0
Bond/Note interest, inc. capitalized interest	1,027,207
Administrative expenses	219,461
Other –Potential Affordable Housing Costs	59,337
Total	<u>\$2,219,615</u>

The City reserves the right to administratively adjust the amount of any of the items listed above or to incorporate additional eligible items, so long as the total estimated public cost is not increased.

Section L Estimated Sources of Revenue

Tax Increment revenue	\$2,194,615
Interest on invested funds	25,000
Bond/Note proceeds	0
Real estate sales	0
Other	0
Total	<u><u>\$2,219,615</u></u>

The City anticipates providing financial assistance to the proposed development on a pay-as-you-go technique. Under the pay-as-you-go scenario, future tax increments received from the property within the TIF District are distributed to the developer/owner as reimbursement for public costs incurred (see Section K).

The City reserves the right to finance any or all public costs of the TIF District using pay-as-you-go assistance, internal funding, general obligation or revenue debt, or any other financing mechanism authorized by law. The City also reserves the right to use other sources of revenue legally applicable to the Project Area to pay for such costs including, but not limited to, special assessments, utility revenues, federal or state funds, and investment income.

Section M Estimated Amount of Bonded Indebtedness

The City does not anticipate issuing tax increment bonds to finance the estimated public costs of the TIF District. However it reserves the right to issue an amount that would not exceed \$1,005,000 (\$913,610 plus 10% overage).

Section N Original Net Tax Capacity

The County Auditor shall certify the original net tax capacity of the TIF District. This value will be equal to the total net tax capacity of all property in the TIF District as certified by the State Commissioner of Revenue. For districts certified between January 1 and June 30, inclusive, this value is based on the previous assessment year. For districts certified between July 1 and December 31, inclusive, this value is based on the current assessment year.

The Estimated Market Value of all property within the TIF District as of January 2, 2008, for taxes payable in 2009, is \$5,000,000. Upon establishment of the TIF District, and subsequent reclassification of a portion of the property to rental from affordable rental, it is estimated that the original net tax capacity of the TIF District will be approximately \$39,286.

Each year the County Auditor shall certify the amount that the original net tax capacity has increased or decreased as a result of:

- (1) changes in the tax-exempt status of property;
- (2) reductions or enlargements of the geographic area of the TIF District;
- (3) changes due to stipulation agreements or abatements; or
- (4) changes in property classification rates.

Section O Original Tax Capacity Rate

The County Auditor shall also certify the original tax capacity rate of the TIF District. This rate shall be the sum of all local tax rates that apply to property in the TIF District. This rate shall be for the same taxes payable year as the original net tax capacity.

In future years, the amount of tax increment generated by the TIF District will be calculated using the lesser of (a) the sum of the current local tax rates at that time or (b) the original tax capacity rate of the TIF District.

The sum of all local tax rates that apply to property in the TIF District, for taxes levied in 2008 and payable in 2009, was 89.848% as shown below. The County Auditor shall certify this amount as the original tax capacity rate of the TIF District.

<u>Taxing Jurisdiction</u>	<u>Final 2008/2009 Local Tax Rate</u>
City of Roseville	24.545%
Ramsey County	46.546%
SD # »#623	10.624%
Other	8.133%
Total	89.848%

**Section P Projected Retained Captured Net Tax Capacity and
Projected Tax Increment**

The City anticipates that the project will be completed by December 31, 2012 creating a total tax capacity for TIF District No. 18 of \$99,289 as of January 2, 2013. The captured tax capacity as of that date is estimated to be \$60,003 and the first full year of tax increment is estimated to be \$53,911 payable in 2014. A complete schedule of estimated tax increment from the TIF District is shown in Exhibit III.

The estimates shown in this TIF Plan assume that affordable rental housing class rates remain at 0.75% of the estimated market value, market rate rental housing class rates remain at 1.25% of the estimated market value, and assume a 2.5% annual increase in market values.

Each year the County Auditor shall determine the current net tax capacity of all property in the TIF District. To the extent that this total exceeds the original net tax capacity, the difference shall be known as the captured net tax capacity of the TIF District.

The County Auditor shall certify to the City the amount of captured net tax capacity each year. The City may choose to retain any or all of this amount. It is the City's intention to retain 100% of the captured net tax capacity of the TIF District. Such amount shall be known as the retained captured net tax capacity of the TIF District.

Exhibit II gives a listing of the various information and assumptions used in preparing a number of the exhibits contained in this TIF Plan. Exhibit III shows the projected tax increment generated over the anticipated life of the TIF District.

Section Q Use of Tax Increment

Each year the County Treasurer shall deduct 0.36% of the annual tax increment generated by the TIF District and pay such amount to the State's General Fund. Such amounts will be appropriated to the State Auditor for the cost of

financial reporting and auditing of tax increment financing information throughout the state. Exhibit III shows the projected deduction for this purpose over the anticipated life of the TIF District.

The City has determined that it will use 100% of the remaining tax increment generated by the TIF District for any of the following purposes:

- (1) pay for the estimated public costs of the TIF District, including any eligible pooling projects, (see Section K) and County administrative costs associated with the TIF District (see Section T);
- (2) pay principal and interest on tax increment bonds or other bonds issued to finance the estimated public costs of the TIF District;
- (3) accumulate a reserve securing the payment of tax increment bonds or other bonds issued to finance the estimated public costs of the TIF District;
- (4) pay all or a portion of the county road costs as may be required by the County Board under M.S. Section 469.175, Subdivision 1a; or
- (5) return excess tax increments to the County Auditor for redistribution to the City, County and School District.

Tax increments from property located in one county must be expended for the direct and primary benefit of a project located within that county, unless both county boards involved waive this requirement. Tax increments shall not be used to circumvent levy limitations applicable to the City.

Tax increment shall not be used to finance the acquisition, construction, renovation, operation, or maintenance of a building to be used primarily and regularly for conducting the business of a municipality, county, school district, or any other local unit of government or the State or federal government, or for a commons area used as a public park, or a facility used for social, recreational, or conference purposes. This prohibition does not apply to the construction or renovation of a parking structure or of a privately owned facility for conference purposes.

If there exists any type of agreement or arrangement providing for the developer, or other beneficiary of assistance, to repay all or a portion of the assistance that was paid or financed with tax increments, such payments shall be subject to all of the restrictions imposed on the use of tax increments. Assistance includes sale of property at less than the cost of acquisition or fair market value, grants, ground or other leases at less than fair market rent, interest rate subsidies, utility service connections, roads, or other similar assistance that would otherwise be paid for by the developer or beneficiary.

Section R Excess Tax Increment

In any year in which the tax increments from the TIF District exceed the amount necessary to pay the estimated public costs authorized by the TIF Plan, the City shall use the excess tax increments to:

- (1) prepay any outstanding tax increment bonds;
- (2) discharge the pledge of tax increments thereof;
- (3) pay amounts into an escrow account dedicated to the payment of the tax increment bonds; or
- (4) return excess tax increments to the County Auditor for redistribution to the City, County and School District. The County Auditor must report to the Commissioner of Education the amount of any excess tax increment redistributed to the School District within 30 days of such redistribution.

Section S Tax Increment Pooling and the Five Year Rule

As permitted under Minnesota Statutes, Section 469.1763, subdivision 2(b) and subdivision 3(a)(5), any expenditures of increment from the TIF District to pay the cost of a "housing project" as defined in Minnesota Statutes, Section 469.174, subd. 11 will be treated as an expenditure within the district for the purposes of the "pooling rules" and the "five year rule". The City does not currently anticipate that tax increments will be spent outside the TIF District (except allowable administrative expenses), but such expenditures are expressly authorized in this TIF Plan.

Section T Limitation on Administrative Expenses

Administrative expenses are defined as all costs of the City other than:

- (1) amounts paid for the purchase of land;
- (2) amounts paid for materials and services, including architectural and engineering services directly connected with the physical development of the real property in the project;
- (3) relocation benefits paid to, or services provided for, persons residing or businesses located in the project;
- (4) amounts used to pay principal or interest on, fund a reserve for, or sell at a discount bonds issued pursuant to section 469.178; or
- (5) amounts used to pay other financial obligations to the extent those obligations were used to finance costs described in clause (1) to (3).

Administrative expenses include city staff time used to establish and administer the TIF District, the amounts paid for services provided by bond counsel, fiscal consultants, planning or economic development consultants, and actual costs incurred by the County in administering the TIF District. Tax increments may be used to pay administrative expenses of the TIF District up to the lesser of (a) 10% of the total estimated public costs authorized by the TIF Plan or (b) 10% of the total tax increment expenditures for the project.

Section U Limitation on Property Not Subject to Improvements - Four Year Rule

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

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

Section V Estimated Impact on Other Taxing Jurisdictions

Exhibit IV shows the estimated impact on other taxing jurisdictions if the maximum projected retained captured net tax capacity of the TIF District was hypothetically available to the other taxing jurisdictions. The City believes that there will be no adverse impact on other taxing jurisdictions during the life of the TIF District, since the proposed

development would not have occurred without the establishment of the TIF District and the provision of public assistance. A positive impact on other taxing jurisdictions will occur when the TIF District is decertified and the development therein becomes part of the general tax base.

The fiscal and economic implications of the proposed tax increment financing district, as pursuant to Minnesota Statutes, Section 469.175, Subdivision 2, are listed below.

1. The total amount of tax increment that will be generated over the life of the district is estimated to be \$2,202,544.
2. To the extent the project in the proposed TIF District No. 18 generates any public cost impacts on city-provided services such as police and fire protection, public infrastructure, and borrowing costs attributable to the district, such costs will be levied upon the taxable net tax capacity of the City, excluding that portion captured by the District.
3. The amount of tax increments over the life of the district that would be attributable to school district levies, assuming the school district's share of the total local tax rate for all taxing jurisdictions remained the same, is estimated to be **\$260,438**.
4. The amount of tax increments over the life of the district that would be attributable to county levies, assuming the county's share of the total local tax rate for all taxing jurisdictions remained the same is estimated to be **\$1,141,034**.
5. No additional information has been requested by the county or school district that would enable it to determine additional costs that will accrue to it due to the development proposed for the district. To our knowledge neither entity has adopted standard questions in a written policy on information requested for fiscal and economic implications.

Section W Prior Planned Improvements

The City shall accompany its request for certification to the County Auditor (or notice of district enlargement), with a listing of all properties within the TIF District for which building permits have been issued during the 18 months immediately preceding approval of the TIF Plan. The County Auditor shall increase the original net tax capacity of the TIF District by the net tax capacity of each improvement for which a building permit was issued.

There have been no building permits issued in the last 18 months in conjunction with any of the properties within the TIF District.

Section X Development Agreements

If within a project containing a housing district, more than 25% of the acreage of the property to be acquired by the City is purchased with tax increment bonds proceeds (to which tax increment from the property is pledged), then prior to such acquisition, the City must enter into an agreement for the development of the property. Such agreement must provide recourse for the City should the development not be completed.

The City anticipates entering into an agreement for development, but does not anticipate acquiring any property located within the TIF District.

Section Y Assessment Agreements

The City may, upon entering into a development agreement, also enter into an assessment agreement with the developer, which establishes a minimum market value of the land and improvements for each year during the life of the TIF District.

The assessment agreement shall be presented to the County Assessor who shall review the plans and specifications for the improvements to be constructed, review the market value previously assigned to the land, and so long as the minimum market value contained in the assessment agreement appears to be an accurate estimate, shall certify the assessment agreement as reasonable. The assessment agreement shall be filed for record in the office of the County Recorder of each county where the property is located. Any modification or premature termination of this agreement must first be approved by the City, County, and School District.

The City does not anticipate entering into an assessment agreement at this time.

Section Z Modifications of the Tax Increment Financing Plan

Any reduction or enlargement in the geographic area of the Project Area or the TIF District, increase in the amount of bonded indebtedness to be incurred, increase in that portion of the captured net tax capacity to be retained by the City, increase in the total estimated public costs, or designation of additional property to be acquired by the City shall be approved only after satisfying all the necessary requirements for approval of the original TIF Plan. This paragraph does not apply if:

- (1) the only modification is elimination of parcels from the TIF District; and
- (2) the current net tax capacity of the parcels eliminated equals or exceeds the net tax capacity of those parcels in the TIF District's original net tax capacity, or the City agrees that the TIF District's original net tax capacity will be reduced by no more than the current net tax capacity of the parcels eliminated.

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

Section AA Administration of the Tax Increment Financing Plan

Upon adoption of the TIF Plan, the City shall submit a copy of such plan to the Minnesota Department of Revenue. The City shall also request that the County Auditor certify the original net tax capacity and net tax capacity rate of the TIF District. To assist the County Auditor in this process, the City shall submit copies of the TIF Plan, the resolution establishing the TIF District and adopting the TIF Plan, and a listing of any prior planned improvements. The City shall also send the County Assessor any assessment agreement establishing the minimum market value of land and improvements in the TIF District, and shall request that the County Assessor review and certify this assessment agreement as reasonable.

The County shall distribute to the City the amount of tax increment as it becomes available. The amount of tax increment in any year represents the applicable property taxes generated by the retained captured net tax capacity of the TIF District. The amount of tax increment may change due to development anticipated by the TIF Plan, other development, inflation of property values, or changes in property classification rates or formulas. In administering and implementing the TIF Plan, the following actions should occur on an annual basis:

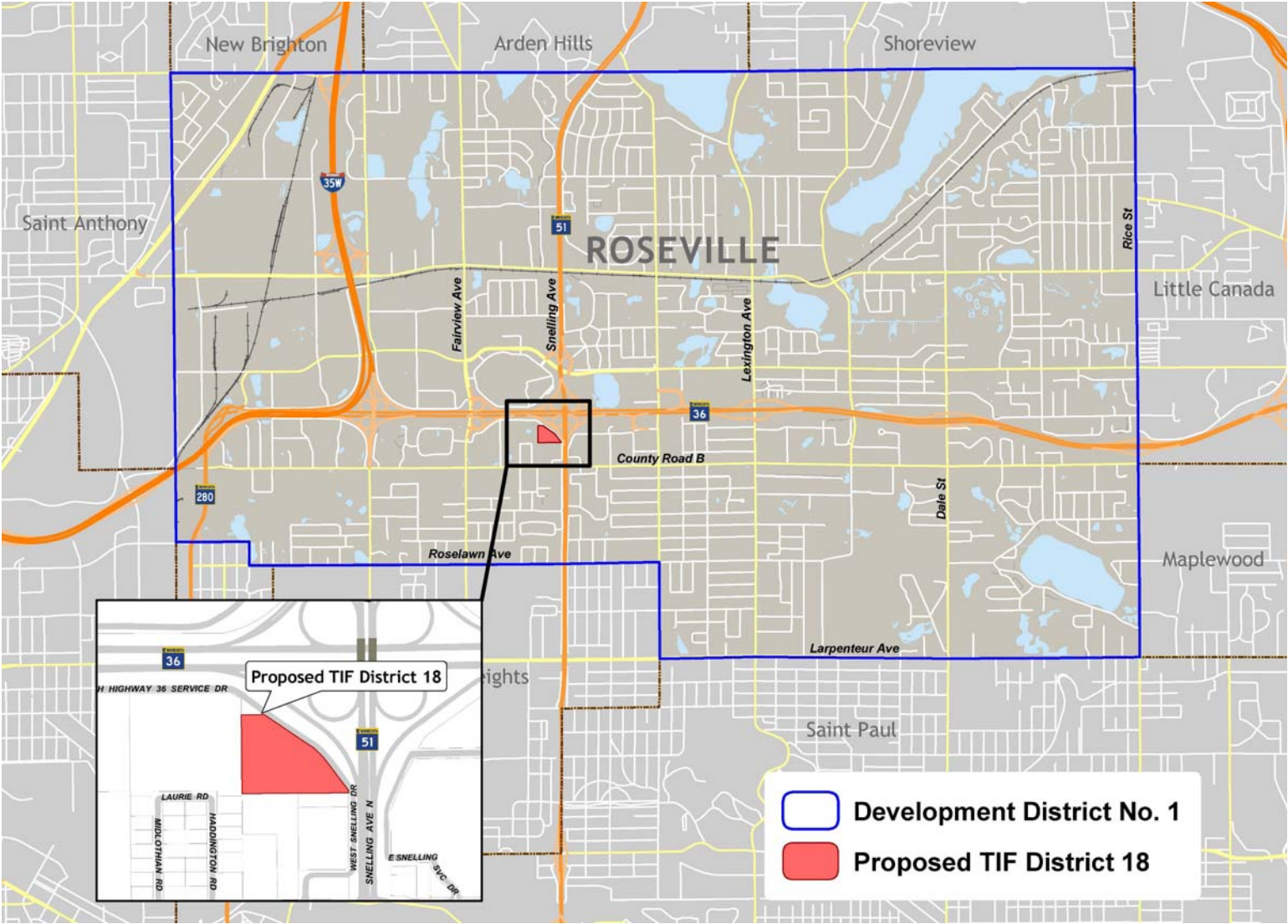
- (1) prior to July 1, the City shall notify the County Assessor of any new development that has occurred in the TIF District during the past year to insure that the new value will be recorded in a timely manner.
- (2) if the County Auditor receives the request for certification of a new TIF District, or for modification of an existing TIF District, before July 1, the request shall be recognized in determining local tax rates for the current and subsequent levy years. Requests received on or after July 1 shall be used to determine local tax rates in subsequent years.
- (3) each year the County Auditor shall certify the amount of the original net tax capacity of the TIF District. The amount certified shall reflect any changes that occur as a result of the following:
 - (a) the value of property that changes from tax-exempt to taxable shall be added to the original net tax capacity of the TIF District. The reverse shall also apply;
 - (b) the original net tax capacity may be modified by any approved enlargement or reduction of the TIF District;
 - (c) if laws governing the classification of real property cause changes to the percentage of estimated market value to be applied for property tax purposes, then the resulting increase or decrease in net tax capacity shall be applied proportionately to the original net tax capacity and the retained captured net tax capacity of the TIF District.

The County Auditor shall notify the City of all changes made to the original net tax capacity of the TIF District.

Section AB Financial Reporting and Disclosure Requirements

The City will comply with all reporting requirements for the TIF District under Minnesota Statutes, Section 469.175, subdivisions 5 and 6.

MAP OF TAX INCREMENT FINANCING (HOUSING) DISTRICT NO. 18
AND
MAP OF DEVELOPMENT DISTRICT NO. 1



Assumptions Report

City of Roseville, Minnesota
Tax Increment Financing (Housing) District No. 18
Proposed Har Mar Apartments Project
TIF Plan Exhibits: \$12.2M EMV - Full 25+ years

Type of Tax Increment Financing District	Housing
Maximum Duration of TIF District	25 years from 1st increment

Projected Certification Request Date	06/30/09
Decertification Date	12/31/38 (26 Years of Increment)

	<u>2008/2009</u>
Base Estimated Market Value	\$5,000,000

Original Net Tax Capacity	\$39,286
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	Assessment/Collection Year			
	2009/2010	2010/2011	2011/2012	2012/2013
Base Estimated Market Value	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000
Estimated Decrease in Value - Bldg Demo		(\$0)	(\$0)	(\$0)
Estimated Increase in Value - New Construction	0	0	3,721,865	5,352,835
Total Estimated Market Value	5,000,000	5,000,000	8,721,865	10,352,835
Total Net Tax Capacity	\$39,286	\$39,286	\$69,036	\$81,359

City of Roseville	24.545%
Ramsey County	46.546%
ISD #623	10.624%
Other	8.133%

Local Tax Capacity Rate	89.848%	2008/2009
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Fiscal Disparities Contribution From TIF District	NA
Administrative Retainage Percent (maximum = 10%)	10.00%
Pooling Percent	0.00%

<u>Bonds</u>		<u>Note (Pay-As-You-Go)</u>	
Bonds Dated	NA	Note Dated	02/01/10
Bond Issue @ 0.00% (NIC)	\$0	Note Rate	4.50%
Eligible Project Costs	\$0	Note Amount	\$913,610
Present Value Date & Rate	06/30/09	4.50% PV Amount	\$909,776
Present Value Date & Rate	06/30/09	5.00% PV Amount	\$841,743

Notes

Calculation assumes no changes to future tax rates, class rates, or market values.
Construction schedule: Phase 1 25% renovated by Dec. 31, 2009 and 100% by Dec. 31, 2010.
Phase 2 40% constructed by Dec. 31, 2011 and 100% by Dec. 31, 2012.
Payable 2009 Tax Rates and Class Rates were provided by Ramsey County.
Total project value of \$12.2M as provided by Ramsey County Assessor.
Base value of \$5.0M for taxes payable 2009 - expected to be frozen for life of district.
includes a 2.5% market value inflator.

Projected Tax Increment Report

City of Roseville, Minnesota
 Tax Increment Financing (Housing) District No. 18
 Proposed Har Mar Apartments Project
 TIF Plan Exhibits: \$12.2M EMV - Full 25+ years

Annual Period Ending (1)	Total Market Value (2)	Total Net Tax Capacity (3)	Less: Original Net Tax Capacity (4)	Retained Captured Net Tax Capacity (5)	Times: Tax Capacity Rate (6)	Annual Gross Tax Increment (7)	Less: State Aud. Deduction 0.360% (8)	Subtotal Gross Tax Increment (9)	Less: Admin. Retainage 10.00% (10)	Annual Net Revenue (11)	P.V. Annual Net Rev. To 06/30/09 4.50%
12/31/09		39,286	39,286	0	89.848%	0	0	0	0	0	0
12/31/10	5,000,000	39,286	39,286	0	89.848%	0	0	0	0	0	0
12/31/11	5,000,000	39,286	39,286	0	89.848%	0	0	0	0	0	0
12/31/12	8,721,865	69,036	39,286	0	89.848%	0	0	0	0	0	0
12/31/13	10,352,835	81,359	39,286	42,074	89.848%	37,802	136	37,666	3,767	33,899 *	28,112
12/31/14	12,731,041	99,289	39,286	60,003	89.848%	53,911	194	53,717	5,372	48,345	38,365
12/31/15	13,049,317	101,771	39,286	62,485	89.848%	56,142	202	55,940	5,594	50,346	38,233
12/31/16	13,375,550	104,315	39,286	65,029	89.848%	58,428	210	58,218	5,822	52,396	38,076
12/31/17	13,709,938	106,923	39,286	67,637	89.848%	60,771	219	60,552	6,055	54,497	37,897
12/31/18	14,052,687	109,596	39,286	70,310	89.848%	63,173	227	62,946	6,295	56,651	37,699
12/31/19	14,404,004	112,336	39,286	73,050	89.848%	65,634	236	65,398	6,540	58,858	37,481
12/31/20	14,764,104	115,144	39,286	75,859	89.848%	68,158	245	67,913	6,791	61,122	37,247
12/31/21	15,133,207	118,023	39,286	78,737	89.848%	70,744	255	70,489	7,049	63,440	36,994
12/31/22	15,511,537	120,974	39,286	81,688	89.848%	73,395	264	73,131	7,313	65,818	36,728
12/31/23	15,899,325	123,998	39,286	84,712	89.848%	76,112	274	75,838	7,584	68,254	36,448
12/31/24	16,296,808	127,098	39,286	87,812	89.848%	78,898	284	78,614	7,861	70,753	36,155
12/31/25	16,704,228	130,275	39,286	90,990	89.848%	81,752	294	81,458	8,146	73,312	35,849
12/31/26	17,121,834	133,532	39,286	94,247	89.848%	84,679	305	84,374	8,437	75,937	35,534
12/31/27	17,549,880	136,871	39,286	97,585	89.848%	87,678	316	87,362	8,736	78,626	35,208
12/31/28	17,988,627	140,292	39,286	101,007	89.848%	90,752	327	90,425	9,043	81,382	34,873
12/31/29	18,438,343	143,800	39,286	104,514	89.848%	93,904	338	93,566	9,357	84,209	34,530
12/31/30	18,899,301	147,395	39,286	108,109	89.848%	97,134	350	96,784	9,678	87,106	34,180
12/31/31	19,371,784	151,079	39,286	111,794	89.848%	100,444	362	100,082	10,008	90,074	33,823
12/31/32	19,856,078	154,856	39,286	115,571	89.848%	103,838	374	103,464	10,346	93,118	33,460
12/31/33	20,352,480	158,728	39,286	119,442	89.848%	107,316	386	106,930	10,693	96,237	33,092
12/31/34	20,861,292	162,696	39,286	123,410	89.848%	110,882	399	110,483	11,048	99,435	32,719
12/31/35	21,382,825	166,763	39,286	127,478	89.848%	114,536	412	114,124	11,412	102,712	32,342
12/31/36	21,917,395	170,933	39,286	131,647	89.848%	118,282	426	117,856	11,786	106,070	31,961
12/31/37	22,465,330	175,206	39,286	135,920	89.848%	122,122	440	121,682	12,168	109,514	31,578
12/31/38	23,026,963	179,586	39,286	140,300	89.848%	126,057	454	125,603	12,560	113,043	31,192
						\$2,202,544	\$7,929	\$2,194,615	\$219,461	\$1,975,154	\$909,776

* Delay receipt of increment until 2013 due to delayed construction

Estimated Impact on Other Taxing Jurisdictions Report

City of Roseville, Minnesota
Tax Increment Financing (Housing) District No. 18
Proposed Har Mar Apartments Project
TIF Plan Exhibits: \$12.2M EMV - Full 25+ years

Taxing Jurisdiction	Without Project or TIF District		With Project and TIF District					
	2008/2009 Taxable Net Tax Capacity (1)	2008/2009 Local Tax Rate	2008/2009 Taxable Net Tax Capacity (1)	Projected Retained Captured Net Tax + Capacity	New Taxable Net Tax = Capacity	Hypothetical Adjusted Local Tax Rate (*)	Hypothetical Decrease In Local Tax Rate (*)	Hypothetical Tax Generated by Retained Captured N.T.C. (*)
City of Roseville	9,145,388	24.545%	9,145,388	\$135,920	9,281,308	24.186%	0.359%	32,873
Ramsey County	123,546,836	46.546%	123,546,836	135,920	123,682,756	46.495%	0.051%	63,196
ISD #623	63,060,104	10.624%	63,060,104	135,920	63,196,024	10.601%	0.023%	14,409
Other (2)	---	8.133%	---	135,920	---	8.133%	---	---
Totals		89.848%				89.415%	0.433%	

*** Statement 1:** If the projected Retained Captured Net Tax Capacity of the TIF District was hypothetically available to each of the taxing jurisdictions above, the result would be a lower local tax rate (see Hypothetical Adjusted Tax Rate above) which would produce the same amount of taxes for each taxing jurisdiction. In such a case, the total local tax rate would decrease by 0.433% (see Hypothetical Decrease in Local Tax Rate above). The hypothetical tax that the Retained Captured Net Tax Capacity of the TIF District would generate is also shown above.

Statement 2: Since the projected Retained Captured Net Tax Capacity of the TIF District is not available to the taxing jurisdictions, then there is no impact on taxes levied or local tax rates.

(1) Taxable net tax capacity = total net tax capacity - captured TIF - fiscal disparity contribution, if applicable.

(2) The impact on these taxing jurisdictions is negligible since they represent only 9.05% of the total tax rate.

Market Value Analysis Report

City of Roseville, Minnesota
Tax Increment Financing (Housing) District No. 18
Proposed Har Mar Apartments Project
TIF Plan Exhibits: \$12.2M EMV - Full 25+ years

<u>Assumptions</u>			
	Present Value Date		06/30/09
	P.V. Rate - Gross T.I.		5.00%
	Increase in EMV With TIF District		\$16,917,395
	Less: P.V of Gross Tax Increment		<u>938,650</u>
	Subtotal		\$15,978,745
	Less: Increase in EMV Without TIF		<u>0</u>
	Difference		\$15,978,745
	Year	Annual Gross Tax Increment	Present Value @ 5.00%
1	2013	37,802	30,719
2	2014	53,911	41,723
3	2015	56,142	41,381
4	2016	58,428	41,015
5	2017	60,771	40,628
6	2018	63,173	40,223
7	2019	65,634	39,800
8	2020	68,158	39,362
9	2021	70,744	38,910
10	2022	73,395	38,446
11	2023	76,112	37,971
12	2024	78,898	37,486
13	2025	81,752	36,992
14	2026	84,679	36,492
15	2027	87,678	35,985
16	2028	90,752	35,473
17	2029	93,904	34,958
18	2030	97,134	34,438
19	2031	100,444	33,916
20	2032	103,838	33,392
21	2033	107,316	32,867
22	2034	110,882	32,342
23	2035	114,536	31,817
24	2036	118,282	31,293
25	2037	122,122	30,771
26	2038	<u>126,057</u>	<u>30,250</u>
		\$2,202,544	\$938,650

Projected Pay-As-You-Go Note Report
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City of Roseville, Minnesota
Tax Increment Financing (Housing) District No. 18
Proposed Har Mar Apartments Project
TIF Plan Exhibits: \$12.2M EMV - Full 25+ years

Note Date: 02/01/10
Note Rate: 4.50%
Amount: \$913,610

Date (1)	Principal (2)	Interest (3)	P & I (4)	Semi-Annual Net Revenue (5)	Capitalized Interest (6)	Loan Balance Outstanding (7)
						913,610.00
02/01/10	0.00	0.00	0.00	0.00	0.00	913,610.00
08/01/10	0.00	0.00	0.00	0.00	20,556.23	934,166.23
02/01/11	0.00	0.00	0.00	0.00	21,018.74	955,184.97
08/01/11	0.00	0.00	0.00	0.00	21,491.66	976,676.63
02/01/12	0.00	0.00	0.00	0.00	21,975.22	998,651.85
08/01/12	0.00	0.00	0.00	0.00	22,469.67	1,021,121.52
02/01/13	0.00	0.00	0.00	0.00	22,975.23	1,044,096.75
08/01/13	0.00	16,949.50	16,949.50	16,949.50	6,542.68	1,050,639.43
02/01/14	0.00	16,949.50	16,949.50	16,949.50	6,689.89	1,057,329.32
08/01/14	382.59	23,789.91	24,172.50	24,172.50	0.00	1,056,946.73
02/01/15	391.20	23,781.30	24,172.50	24,172.50	0.00	1,056,555.53
08/01/15	1,400.50	23,772.50	25,173.00	25,173.00	0.00	1,055,155.03
02/01/16	1,432.01	23,740.99	25,173.00	25,173.00	0.00	1,053,723.02
08/01/16	2,489.23	23,708.77	26,198.00	26,198.00	0.00	1,051,233.79
02/01/17	2,545.24	23,652.76	26,198.00	26,198.00	0.00	1,048,688.55
08/01/17	3,653.01	23,595.49	27,248.50	27,248.50	0.00	1,045,035.54
02/01/18	3,735.20	23,513.30	27,248.50	27,248.50	0.00	1,041,300.34
08/01/18	4,896.24	23,429.26	28,325.50	28,325.50	0.00	1,036,404.10
02/01/19	5,006.41	23,319.09	28,325.50	28,325.50	0.00	1,031,397.69
08/01/19	6,222.55	23,206.45	29,429.00	29,429.00	0.00	1,025,175.14
02/01/20	6,362.56	23,066.44	29,429.00	29,429.00	0.00	1,018,812.58
08/01/20	7,637.72	22,923.28	30,561.00	30,561.00	0.00	1,011,174.86
02/01/21	7,809.57	22,751.43	30,561.00	30,561.00	0.00	1,003,365.29
08/01/21	9,144.28	22,575.72	31,720.00	31,720.00	0.00	994,221.01
02/01/22	9,350.03	22,369.97	31,720.00	31,720.00	0.00	984,870.98
08/01/22	10,749.40	22,159.60	32,909.00	32,909.00	0.00	974,121.58
02/01/23	10,991.26	21,917.74	32,909.00	32,909.00	0.00	963,130.32
08/01/23	12,456.57	21,670.43	34,127.00	34,127.00	0.00	950,673.75
02/01/24	12,736.84	21,390.16	34,127.00	34,127.00	0.00	937,936.91
08/01/24	14,272.92	21,103.58	35,376.50	35,376.50	0.00	923,663.99
02/01/25	14,594.06	20,782.44	35,376.50	35,376.50	0.00	909,069.93
08/01/25	16,201.93	20,454.07	36,656.00	36,656.00	0.00	892,868.00
02/01/26	16,566.47	20,089.53	36,656.00	36,656.00	0.00	876,301.53
08/01/26	18,251.72	19,716.78	37,968.50	37,968.50	0.00	858,049.81
02/01/27	18,662.38	19,306.12	37,968.50	37,968.50	0.00	839,387.43
08/01/27	20,426.78	18,886.22	39,313.00	39,313.00	0.00	818,960.65
02/01/28	20,886.39	18,426.61	39,313.00	39,313.00	0.00	798,074.26
08/01/28	22,734.33	17,956.67	40,691.00	40,691.00	0.00	775,339.93
02/01/29	23,245.85	17,445.15	40,691.00	40,691.00	0.00	752,094.08
08/01/29	25,182.38	16,922.12	42,104.50	42,104.50	0.00	726,911.70
02/01/30	25,748.99	16,355.51	42,104.50	42,104.50	0.00	701,162.71
08/01/30	27,776.84	15,776.16	43,553.00	43,553.00	0.00	673,385.87
02/01/31	28,401.82	15,151.18	43,553.00	43,553.00	0.00	644,984.05
08/01/31	30,524.86	14,512.14	45,037.00	45,037.00	0.00	614,459.19
02/01/32	31,211.67	13,825.33	45,037.00	45,037.00	0.00	583,247.52
08/01/32	33,435.93	13,123.07	46,559.00	46,559.00	0.00	549,811.59
02/01/33	34,188.24	12,370.76	46,559.00	46,559.00	0.00	515,623.35
08/01/33	36,516.97	11,601.53	48,118.50	48,118.50	0.00	479,106.38
02/01/34	37,338.61	10,779.89	48,118.50	48,118.50	0.00	441,767.77
08/01/34	39,777.73	9,939.77	49,717.50	49,717.50	0.00	401,990.04
02/01/35	40,672.72	9,044.78	49,717.50	49,717.50	0.00	361,317.32
08/01/35	43,226.36	8,129.64	51,356.00	51,356.00	0.00	318,090.96
02/01/36	44,198.95	7,157.05	51,356.00	51,356.00	0.00	273,892.01
08/01/36	46,872.43	6,162.57	53,035.00	53,035.00	0.00	227,019.58
02/01/37	47,927.06	5,107.94	53,035.00	53,035.00	0.00	179,092.52
08/01/37	50,727.42	4,029.58	54,757.00	54,757.00	0.00	128,365.10
02/01/38	51,868.79	2,888.21	54,757.00	54,757.00	0.00	76,496.31
08/01/38	54,800.33	1,721.17	56,521.50	56,521.50	0.00	21,695.98
02/01/39	21,695.98	488.16	22,184.14	22,184.14	0.00	0.00
	\$1,057,329	\$883,487.32	\$1,940,816.64	\$1,940,816.64	\$143,719.32	
			Surplus Tax Increment	34,337.36		
			Total Net Revenue	\$1,975,154.00		

REQUEST FOR COUNCIL ACTION

Date: 06/15/09
Item No.: 11.b

Department Approval

City Manager Approval

Christopher K. Miller

W. J. Mahinen

Item Description: Public Hearing to Consider Issuing Conduit Refunding Bonds for Eagle Crest Inc. / Presbyterian Homes

BACKGROUND

State Statute provides for the issuance of tax-exempt bonds by municipalities for the benefit of housing or long-term care facilities that are deemed to be in the best interest of the City, and to provide care at an affordable cost. The bonds are considered conduit debt and do not constitute a financial obligation in any part by the City. However, the City must still meet all legal requirements prior to issuing any tax-exempt bonds or refunding bonds, including holding a public hearing.

Eagle Crest Inc. / Presbyterian Homes has requested that the City provide conduit refunding bonds for the purposes of refinancing existing debt and new capital improvements for their facility located at 2925-45 Lincoln Drive in Roseville as well as their Arden Hills facilities. The total amount of refinancing is estimated to be \$23,390,000. The City has participated in similar financing arrangements for Presbyterian Homes in 1993, 1998, and 2007.

The City's Bond Counsel of Briggs & Morgan, has reviewed the legal and financing agreements, and will be in attendance to answer any Council inquiries.

POLICY OBJECTIVE

Generally speaking, the public policy reason for City participation in these financings is to promote greater investment in the City's long-term care facilities than would otherwise occur by market factors alone. Allowing the bonds to be issued tax-exempt (where applicable) makes the bonds more attractive to investors and results in lower borrowing costs compared to traditional financing methods. This in turn, provides more available dollars for the proposed project.

FINANCIAL IMPACTS

There is no fiscal impact on the part of the City. All costs of debt issuance will be paid by the applicant.

STAFF RECOMMENDATION

Staff recommends the Council approve the issuance of conduit refunding bonds for Eagle Crest Inc. / Presbyterian Homes.

27 **REQUESTED COUNCIL ACTION**

28 Motion to adopt the attached resolution authorizing the issuance of conduit refunding bonds for Eagle Crest
29 Inc. / Presbyterian Homes.

30

Prepared by: Chris Miller, Finance Director

Attachments: A: Resolution authorizing the issuance of conduit refunding bonds for Eagle Crest Inc. / Presbyterian
Homes, as prepared by Bond Counsel.

31 EXTRACT OF MINUTES OF A MEETING OF THE
32 CITY COUNCIL OF THE CITY OF
33 ROSEVILLE, MINNESOTA

34 Pursuant to due call and notice thereof, a regular or special meeting of the City Council of the City of
35 Roseville, Minnesota, was duly held in the City Hall in said City on Monday, June 15, 2009,
36 commencing at 6:00 P.M.

37 The following Councilmembers were present:

38
39 and the following were absent:

40 Member _____ introduced the following resolution and moved its adoption:

41 RESOLUTION NO. _____

42 RESOLUTION AUTHORIZING THE ISSUANCE, SALE, AND DELIVERY OF THE CITY OF
43 ROSEVILLE, MINNESOTA SENIOR HOUSING REVENUE REFUNDING BONDS
44 (EAGLECREST PROJECT), SERIES 2009 AND APPROVING THE FORM OF AND
45 AUTHORIZING THE EXECUTION AND DELIVERY OF THE BONDS AND VARIOUS
46 DOCUMENTS RELATING THERETO
47

48 WHEREAS, the City of Roseville, Minnesota (the "City"), is a political subdivision of the State of
49 Minnesota.

50 WHEREAS, Minnesota Statutes, Chapter 462C, as amended (the "Housing Program Act"),
51 authorizes and empowers municipalities of the State of Minnesota to issue and sell revenue bonds and
52 lend the proceeds thereof to an organization described in Section 501(c)(3) of the Internal Revenue
53 Code of 1986, as amended (the "Code") for the purpose of providing financing or refinancing for the
54 acquisition of multifamily housing developments authorized thereby.

55 WHEREAS, the City is authorized by the Housing Program Act to issue revenue obligations to
56 finance or refinance multifamily rental housing developments designed and intended to be used
57 primarily by elderly or physically handicapped persons.

58 WHEREAS, the Issuer is authorized by Minnesota Statutes, Chapter 469.152 through 469.1651,
59 relating to municipal industrial development (the "Industrial Development Act" and together with the
60 Housing Program Act, the "Act"), to issue revenue obligations for the purpose of promoting the welfare
61 of the state by providing necessary health care facilities, so that adequate health care services are
62 available to residents of the state at reasonable cost.

63 WHEREAS, as pursuant to the terms of the Housing Program Act, on June 25, 1998, the Issuer
64 issued its \$26,545,000 Senior Housing Revenue Refunding Bonds (College Properties, Inc. Project)
65 Series 1998 (the "1998 Bonds") and loaned the proceeds to College Properties, Inc., a Minnesota
66 nonprofit corporation ("College Properties") to refund and refinance certain tax exempt debt of the
67 Issuer which had been loaned to College Properties and to finance the acquisition and construction of a
68 36-unit memory care facility connected to College Properties' existing independent and assisted living
69 facility in the City pursuant to a loan agreement dated as of June 1, 1998. The assets of College
70 Properties were acquired by PHS/EagleCrest, Inc., formerly known as PHM/EagleCrest, Inc., a
71 Minnesota nonprofit corporation ("PHS") on September 24, 1999 and on April 25, 2007 PHS formed
72 EagleCrest Senior Housing, LLC, a Minnesota limited liability company, of which PHS is the sole
73 member (the "Borrower"). On July 1, 2007 the Issuer issued its \$23,720,000 Senior Housing Refunding
74 Revenue Bonds (EagleCrest Project), Series 2007 (the "Prior Bonds") pursuant to an Indenture of Trust,
75 dated as of July 1, 2007, between the Issuer and U.S. Bank National Association, in St. Paul,
76 Minnesota, as trustee. The proceeds derived from the sale of the Prior Bonds were loaned to the
77 Borrower. The proceeds of the Prior Bonds were applied by the Borrower to refinance the acquisition,
78 construction and equipping of a multifamily rental housing facility known as EagleCrest, consisting of
79 127 units of independent living apartments, 91 units of assisted living and 36 units for memory care
80 located at 2925-45 Lincoln Drive North in the City (the "Project"); and

81 WHEREAS, the Borrower's affiliate, Presbyterian Homes of Arden Hills, Minnesota (the "Affiliate")
82 currently has an outstanding taxable obligation payable to U.S. Bank National Association consisting of
83 a construction and term loan in the original principal amount of \$4.2 million, of which approximately
84 \$4.1 million remains outstanding (the "Prior Taxable Debt") which was used to finance improvements
85 to the common areas, hallways and room conversions to the McKnight Care Center, located at 3220
86 Lake Johanna Boulevard in the City of Arden Hills, Minnesota.

87 WHEREAS, the Borrower has requested the Issuer to issue senior housing revenue refunding bonds
88 in the maximum aggregate principal amount of \$23,390,000 in accordance with the provisions of the
89 Act and to loan the proceeds thereof to the Borrower to provide for the (i) refinancing of the Project by
90 redemption of the Prior Bonds; (ii) financing certain capital improvements to the Project; (iii) payment
91 in full of the outstanding Prior Taxable Debt; and (iv) payment of certain costs of issuance of the
92 Bonds; and

93 WHEREAS, the Bonds will be issued under an Indenture of Trust, to be dated on or after June 1,
94 2009 (the "Indenture"), between the City and U.S. Bank National Association (the "Trustee"), and the
95 Bonds and the interest on the Bonds: (i) shall be payable solely from the revenues pledged therefor; (ii)
96 shall not constitute a debt of the City within the meaning of any constitutional or statutory limitation;
97 (iii) shall not constitute nor give rise to a pecuniary liability of the City or a charge against its general
98 credit or taxing powers; and (iv) shall not constitute a charge, lien, or encumbrance, legal or equitable,
99 upon any property of the City other than the City's interest in the Project and in the Amended and
100 Restated Financing Agreement dated on or after June 1, 2009 (the "Financing Agreement"), among the
101 City, the Borrower and the Trustee.

102 WHEREAS, pursuant to the terms of the Financing Agreement, the City will use the proceeds of the
103 sale of Bonds to acquire from the Trustee and amend and restate a loan of the
104 proceeds of the Prior Bonds and the Financing Agreement evidencing such loan in the principal
105 amount of \$23,390,000 (the "Bond Mortgage Loan") to the Borrower in connection with the Project.
106 The Borrower will use the proceeds of the Bond Mortgage Loan to effect the refinancing of the Project
107 by refunding the Prior Bonds, the payment in full of the Prior Taxable Debt, the financing of certain
108 capital improvements to the Project, and to pay certain costs of issuance of the Bonds. The Borrower's
109 repayment obligations in respect of the Bond Mortgage Loan will be evidenced by a Bond Mortgage
110 Note, dated June 26, 2009 (the "Bond Mortgage Note"), executed by the Borrower and delivered to the
111 City, which Bond Mortgage Note will be endorsed by the City to the Trustee pursuant to the Indenture.

112 WHEREAS, the Borrower will cause to be delivered to the Trustee on the date of issuance of the
113 Bonds a direct-pay Credit Enhancement Agreement, to be dated on or after June 1, 2009 (the "Credit
114 Enhancement Agreement"), between the Federal Home Loan Mortgage Corporation ("Freddie Mac")
115 and the Trustee, which will provide for: (i) draws in an amount equal to loan repayments due from the
116 Borrower with respect to the Bond Mortgage Loan; and (ii) liquidity draws by the Trustee to the extent
117 remarketing proceeds are insufficient to pay the purchase price of Bonds tendered for purchase if the
118 Bonds are issued as variable rate bonds for the period that the Bonds bear interest at a variable rate.

119 WHEREAS, Oak Grove Commercial Mortgage, LLC, a Delaware limited liability company (the
120 "Servicer") will act as initial servicer for the Bond Mortgage Loan.

121 WHEREAS, to evidence the Borrower's reimbursement obligations to Freddie Mac for draws made
122 under the Credit Enhancement Agreement, the Borrower and Freddie Mac will enter into a
123 Reimbursement and Security Agreement, to be dated on or after June 1, 2009 (the "Reimbursement
124 Agreement").

125 WHEREAS, to secure the Borrower's reimbursement obligations to Freddie Mac under the
126 Reimbursement Agreement and to secure the Borrower's obligations to the Issuer and the Trustee under
127 the Financing Agreement, the Borrower will execute and deliver to the Issuer and Freddie Mac an
128 Amended and Restated Multifamily Mortgage, Assignment of Rents, Security Agreement and Fixture
129 Financing Statement, to be dated on or after June 1, 2009 (the "Mortgage"), with respect to the Project.
130 The Issuer will assign its interests in the Mortgage to the Trustee pursuant to an Assignment of
131 Amended and Restated Multifamily Mortgage, Assignment of Rents, Security Agreement and Fixture
132 Financing Statement, dated on or after June 1, 2009 (the "Mortgage Assignment").

133 WHEREAS, the City, the Trustee and Freddie Mac propose to enter into an Assignment and
134 Intercreditor Agreement, to be dated on or after June 1, 2009 (the "Intercreditor Agreement"), in
135 connection with Freddie Mac's provision of credit enhancement under the Credit Enhancement
136 Agreement.

137 WHEREAS, the City, the Trustee, the Borrower and Freddie Mac propose to enter into a
138 Consolidation Agreement, to be dated on or after June 1, 2009 (the "Consolidation Agreement"), in
139 connection with the Project.

140 WHEREAS, a public hearing on the Project was held on this date, after notice was published and
141 materials made available for public inspection at the City Hall, all as required by the Act and Section
142 147(f) of the Internal Revenue Code of 1986, as amended, at which public hearing all those appearing
143 who desired to speak were heard and written comments were accepted.

144 NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
145 ROSEVILLE, MINNESOTA, AS FOLLOWS:

146 1. The City acknowledges, finds, determines, and declares that the issuance of the Bonds is
147 authorized by the Act and is consistent with the purposes of the Act and that the issuance of the Bonds
148 and the other actions of the City under the Indenture, the Financing Agreement, and this resolution
149 constitute a public purpose and are in the best interests of the City.

150 2. The Borrower have agreed, and it is hereby determined, that any and all costs incurred
151 by the City in connection with the refinancing of the Project and the financing of certain capital
152 improvements to the Project, including reasonable attorneys' fees, whether or not the Bonds are issued,
153 will be paid by the Borrower.

154 3. For the purposes set forth above, there is hereby authorized the issuance, sale and
155 delivery of the Bonds in the original aggregate principal amount of \$23,390,000. The Bonds shall
156 initially bear interest at a variable rate not to exceed the maximum interest rate per annum established
157 by the terms of the Indenture or in the alternative fixed rates as set forth in the Indenture. The Bonds
158 shall be numbered, shall be dated, shall mature, shall be subject to redemption prior to maturity, shall
159 be in such form, and shall have such other terms, details, and provisions as are prescribed in the
160 Indenture, in the form now on file with the City, with the amendments referenced herein. The City
161 hereby authorizes the Bonds to be issued as "tax-exempt bonds" the interest on which is not includable
162 in gross income for federal and State of Minnesota income tax purposes.

163 All of the provisions of the Bonds, when executed as authorized herein, shall be deemed to be a part
164 of this resolution as fully and to the same extent as if incorporated verbatim herein and shall be in full
165 force and effect from the date of execution and delivery thereof. The Bonds shall be substantially in the
166 form on file with the City, which is hereby approved, with such necessary and appropriate variations,
167 omissions, and insertions (including changes to the principal amount, the maturity schedule, optional
168 and mandatory redemption terms, mandatory sinking fund payment schedules, and other terms and
169 provisions of the Bonds) as the Mayor and the City Manager of the City (the "Mayor" and "City
170 Manager," respectively), in their discretion, shall determine. The execution of the Bonds with the
171 manual or facsimile signatures of the Mayor and the City Manager and the delivery of the Bonds by the
172 City shall be conclusive evidence of such determination.

173 The Bonds and the interest thereon are not general or moral obligations of the City. The Bonds and the
174 interest thereon are limited obligations of the City, payable solely from the Trust Estate pledged
175 therefore under the Indenture, including, without limitation, its interest in payments received under the
176 Bond Mortgage Note and the Credit Enhancement Agreement.

177 4. The City Council hereby authorizes and directs the Mayor and the City Manager to
178 execute the Indenture and to deliver the Indenture to the Trustee and hereby authorizes and directs the
179 execution of the Bonds in accordance with the Indenture, and hereby provides that the Indenture shall
180 provide the terms and conditions, covenants, rights, obligations, duties, and agreements of the
181 bondholders, the City, and the Trustee as set forth therein.

182 All of the provisions of the Indenture, when executed as authorized herein, shall be deemed to be a
183 part of this resolution as fully and to the same extent as if incorporated verbatim herein and shall be in
184 full force and effect from the date of execution and delivery thereof. The Indenture shall be
185 substantially in the form on file with the City on the date hereof, and is hereby approved, with such
186 changes as shall be approved by the Mayor and the City Manager, and with such necessary and
187 appropriate variations, omissions, and insertions as are not materially inconsistent with such form and
188 as the Mayor and the City Manager, in their discretion, shall determine; provided that the execution and
189 delivery thereof by the Mayor and the City Manager shall be conclusive evidence of such
190 determination.

191 5. The Mayor and the City Manager are hereby designated as the representatives of the
192 City with respect to the issuance of the Bonds and the transactions related thereto and are hereby
193 authorized and directed to accept and execute the Bond Purchase Agreement, to be dated on or after the
194 date of adoption of this resolution (the "Bond Purchase Agreement"), between Piper Jaffray & Co. (the
195 "Underwriter"), the City, and the Borrower. All of the provisions of the Bond Purchase Agreement,
196 when executed and delivered as authorized herein, shall be deemed to be a part of this resolution as
197 fully and to the same extent as if incorporated verbatim herein and shall be in full force and effect from
198 the date of execution and delivery thereof. The Bond Purchase Agreement shall be substantially in the
199 form on file with the City on the date hereof, and is hereby approved, with such necessary and
200 appropriate variations, omissions, and insertions as are not materially inconsistent with such form as the
201 Mayor and the City Manager, in their discretion, shall determine; provided that the execution thereof by
202 the Mayor and the City Manager shall be conclusive evidence of such determination.

203 6. The Mayor and the City Manager are hereby authorized and directed to execute the
204 Financing Agreement with the Borrower and the Trustee, and when executed and delivered as
205 authorized herein, the Financing Agreement shall be deemed to be a part of this resolution as fully and
206 to the same extent as if incorporated verbatim herein and shall be in full force and effect from the date
207 of execution and delivery thereof. The Financing Agreement shall be substantially in the form on file
208 with the City on the date hereof, which is hereby approved, with such necessary variations, omissions,
209 and insertions as are not materially inconsistent with such forms and as the Mayor and the City
210 Manager, in their discretion, shall determine; provided that the execution thereof by the Mayor and the
211 City Manager shall be conclusive evidence of such determination.

212 The Mayor and the City Manager are hereby authorized and directed to accept the Bond Mortgage
213 Note. The Mayor and the City Manager are hereby authorized and directed to endorse the Bond
214 Mortgage Note to the Trustee, without recourse, for the benefit of the owners of the Bonds. The Mayor
215 and the City Manager are hereby authorized and directed to execute and deliver the Intercreditor
216 Agreement and the Consolidation Agreement and, when executed and delivered as authorized herein,
217 the Intercreditor Agreement and the Consolidation

218 7. Agreement shall each be deemed to be a part of this resolution as fully and to the same
219 extent as if incorporated verbatim herein and shall each be in full force and effect from the date of
220 execution and delivery thereof. The Intercreditor Agreement and the Consolidation Agreement shall be
221 substantially in the form on file with the City on the date hereof, which is hereby approved, with such
222 necessary variations, omissions, and insertions as are not materially inconsistent with such form and as
223 the Mayor and the City Manager, in their discretion, shall determine; provided that the execution
224 thereof by the Mayor and the City Manager shall be conclusive evidence of such determination. The
225 Mayor and the City Manager are hereby authorized and directed to execute and deliver all other
226 instruments and documents necessary to accomplish the purposes for which the Bonds are to be issued
227 and the Indenture, the Financing Agreement, the Intercreditor Agreement, the Consolidation Agreement
228 and the Bond Purchase Agreement are to be executed and delivered, including the Mortgage
229 Assignment and any other document related to the consolidation, amendment and restatement of the
230 outstanding mortgages related to the Project. The City Council hereby authorizes the preparation and
231 filing of Uniform Commercial Code financing statements (with respect to the assignment of the
232 interests of the City in the Financing Agreement, the Bond Mortgage Note, and the other loan
233 documents, other than the Unassigned Rights (as defined in the Indenture), to the Trustee, for the
234 benefit of the owners of the Bonds).

235 8. The City hereby consents to the preparation and distribution of an Official Statement
236 with respect to the offer and sale of the Bonds (the "Official Statement") as requested by the
237 Underwriter and the Borrower; provided that it is understood that the City has not been requested to
238 participate in the preparation of or to review the Official Statement and has not done so. The City has
239 made no independent investigation of the facts and statements set forth in the Official Statement;
240 accordingly, the City assumes no responsibility with respect thereto including, without limitation, as to
241 matters relating to the accuracy, fairness, completeness, or sufficiency of the Official Statement, except
242 any information specifically relating to the City under the heading "THE ISSUER" and "NO
243 LITIGATION-The Issuer" in the Official Statement.

244 9. The Mayor, the City Manager, and other officers of the City are authorized upon request
245 to furnish certified copies of all proceedings and records of the City relating to the Bonds, and such
246 other affidavits and certificates as may be required to show the facts relating to the Bonds as such facts
247 appear from the books and records in the officers' custody and control or as otherwise known to them;
248 and all such certified copies, certificates and affidavits, including any heretofore furnished, shall
249 constitute representations of the City as to the truth of all statements contained herein. Such officers,
250 employees, and agents of the City are hereby authorized to execute and deliver, on behalf of the City,
251 all other certificates, instruments, and other written documents that may be requested by bond counsel,
252 the Underwriter, the Trustee, Freddie Mac, or other persons or entities in conjunction with the issuance
253 of the Bonds and the expenditure of the proceeds of the Bonds. Without imposing any limitations on the
254 scope of the preceding sentence, such officers and employees are specifically authorized to execute and
255 deliver a certificate relating to federal tax matters including matters relating to arbitrage and arbitrage
256 rebate, a receipt for the proceeds derived from the sale of the Bonds, an order to the Trustee with
257 respect to the delivery of the Bonds and the application of the proceeds derived from the sale of the
258 Bonds, a general certificate of the City with respect to the issuance of the Bonds, and an Information
259 Return for Tax-Exempt Private Activity Bond Issues, Form 8038 (Rev. September 2007).

260 10. All covenants, stipulations, obligations, representations, and agreements of the City
261 contained in this resolution or contained in the Indenture or other documents referred to above shall be
262 deemed to be the covenants, stipulations, obligations, representatives, and agreements of the City to the
263 full extent authorized or permitted by law, and all such covenants, stipulations, obligations,
264 representations, and agreements shall be binding upon the City. Except as otherwise provided in this
265 resolution, all rights, powers, and privileges conferred, and duties and liabilities imposed, upon the City
266 by the provisions of this resolution or of the respective Indenture or other documents referred to above
267 shall be exercised or performed by the City, or by such officers, board, body, or agency as may be
268 required or authorized by law to exercise such powers and to perform such duties. No covenant,
269 stipulation, obligation, representation, or agreement herein contained or contained in the Indenture or
270 other documents referred to above shall be deemed to be a covenant, stipulation, obligation,
271 representation, or agreement of any elected official, officer, agent, or employee of the City in that
272 person's individual capacity, and neither the members of the City Council of the City nor any officer or
273 employee executing the Bonds shall be liable personally on the Bonds or be subject to any personal
274 liability or accountability by reason of the issuance thereof.

275 11. Except as herein otherwise expressly provided, nothing in this resolution or in tile
276 Indenture, expressed or implied, is intended or shall be construed to confer upon any person, fine, or
277 corporation other than the City, and the Trustee, as fiduciary for owners of the Bonds, any right,
278 remedy, or claim, legal or equitable, under and by reason of this resolution or any provision hereof or of
279 the Indenture or any provision thereof; this resolution, the Indenture and all of their provisions being
280 intended to be, and being for the sole and exclusive benefit of the City and the Trustee as fiduciary for
281 owners of the Bonds issued under the provisions of this resolution and the Indenture, and the Borrower
282 to the extent expressly provided in the Indenture.

283 12. In case any one or more of the provisions of this resolution, or of the documents
284 mentioned herein, or of the Bonds issued hereunder shall for any reason be held to be illegal or invalid,
285 such illegality or invalidity shall not affect any other provision of this resolution, or of the
286 aforementioned documents, or of the Bonds, but this resolution, the aforementioned documents, and the
287 Bonds shall be construed and endorsed as if such illegal or invalid provisions had not been contained
288 therein. The terms and conditions set forth in the Indenture, the pledge of revenues derived from the
289 Project referred to in the Indenture, the pledge of collateral derived from the Project referred to in the
290 Indenture, the creation of the funds provided for in the Indenture, the provisions relating to the
291 application of the proceeds derived from the sale of the Bonds pursuant to and under the Indenture, and
292 the application of said- revenues, collateral, and other money are all commitments, obligations, and
293 agreements on the part of the City contained in the Indenture, and the invalidity of the Indenture shall
294 not affect the commitments, obligations, and agreements on the part of the City to create such funds and
295 to apply said revenues, other money, and proceeds of the Bonds for the purposes, in the manner, and
296 according to the terms and conditions fixed in the Indenture, it being the intention hereof that such
297 commitments on the part of the City are as binding as if contained in this resolution separate and apart
298 from the Indenture.

299 All acts, conditions, and things required by the laws of the State of Minnesota, relating to the adoption
300 of this resolution, to the issuance of the Bonds, and to the execution of the Indenture and the other
301 documents referred to above to happen, exist, and be performed

302 13. precedent to and in the enactment of this resolution, and precedent to the issuance of the
303 Bonds, and precedent to the execution of the Indenture and the other documents referred to above have
304 happened, exist, and have been performed as so required by law.

305 14. The members of the City Council of the City, officers of the City, and attorneys and
306 other agents or employees of the City are hereby authorized to do all acts and things required by them
307 by or in connection with this resolution and the Indenture and the other documents referred to above for
308 the full, punctual, and complete performance of all the terms, covenants, and agreements contained in
309 the Bonds, the Indenture, the Financing Agreement, and the other documents referred to above, and this
310 resolution.

311 15. The Mayor and the City Manager are hereby designated and authorized to take such
312 administrative actions as are permitted or required in connection with the issuance of the Bonds and
313 pursuant to the Indenture, the Financing Agreement, the Intercreditor Agreement, the Consolidation
314 Agreement, the Bond Purchase Agreement and the Mortgage Assignment.

315 16. The Mayor and the City Manager of the City are authorized and directed to execute and
316 deliver any and all certificates, agreements, or other documents which are required by the Indenture, the
317 Financing Agreement, the Bond Purchase Agreement, the Intercreditor Agreement, the Consolidation
318 Agreement or any other agreements, certificates, or documents which are deemed necessary by bond
319 counsel to evidence the validity or enforceability of the Bonds, the Indenture, or the other documents
320 referred to in this resolution, or to evidence compliance with Section 103(b)(4)(A) of the Internal
321 Revenue Code of 1954, as amended, and applicable Treasury Regulations promulgated thereunder, and
322 applicable provisions of Sections 141-150 of the Internal Revenue Code of 1986, as amended, and
323 applicable Treasury Regulations promulgated thereunder; and all such agreements or representations
324 when made shall be deemed to be agreements or representations, as the case may be, of the City.

325 17. If for any reason the Mayor is unable to execute and deliver those documents referred to
326 in this resolution, any other member of the City Council of the City, or any officer of the City duly
327 delegated to act on behalf of the Mayor, may execute and deliver such documents with the same force
328 and effect as if such documents were executed by the Mayor. If for any reason the City Manager
329 is unable to execute and deliver the documents referred to in this resolution, such documents may be
330 executed and delivered by any member of the City Council or any officer of the City duly delegated to
331 act on behalf of the City Manager, with the same force and effect as if such documents were executed
332 and delivered by the City Manager.

333 The motion for the adoption of the foregoing resolution was duly seconded by member
334 _____, and after full discussion thereof and upon vote being taken thereon, the
335 following voted in favor thereof:

336 and the following voted against the same:

337 whereupon said resolution was declared duly passed and adopted.

338 STATE OF MINNESOTA
339 COUNTY OF RAMSEY
340 CITY OF ROSEVILLE
341
342

343 I, the undersigned, being the duly qualified and acting Manager of the City of Roseville,
344 Minnesota, DO HEREBY CERTIFY that I have compared the attached and foregoing extract of
345 minutes with the original thereof on file in my office, and that the same is a full, true and complete
346 transcript of the minutes of a meeting of the City Council of said City duly called and held on the
347 date therein indicated, insofar as such minutes relate to the authorization of the issuance of the
348 \$23,390,000 Senior Housing Revenue Refunding Bonds (EagleCrest Project) Series 2009.

349 WITNESS my hand this ____ day of June, 2009.

350 _____
351 City Manager

352 (SEAL)
353
354

Date: 6/15/09
Item: 12.a
Eagle Crest/
Presbyterian Homes

See Item 11.b

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 6-15-09
Item No.: 12.b

Department Approval



City Manager Approval



Item Description: **Community Development Department Request to Perform a City Abatement for Unresolved Violation of City Code at 3076 Woodbridge Street.**

BACKGROUND

- The subject property is a single family home.
- The current owner is listed as Mr. Vernon and Mrs. Florida Staff.
- Notice was sent April 23, 2009, and May 13, 2009, requesting violations be corrected.
- Current violations include:
 - Junk and debris stored outside (a violation of City Code Section 407.02.D and 407.03.H).
 - Three unlicensed vehicles in driveway (a violation of City Code Section 407.02.O).
- A status update, including pictures, will be provided at the public hearing.

POLICY OBJECTIVE

The City goals within the Comprehensive Plan are to protect and improve property values (Goal 3, 4, and 5; page 6 and, Section 3) and to adhere to performance standards which protect the integrity of the housing units and the neighborhood (Policy 6, page 8, Section 3).

FINANCIAL IMPACTS

City Abatement:

An abatement would encompass the following:

- Disposal of junk/debris:
 - Approximately - \$500.00
- Impounding three vehicles:
 - Approximately - \$0.00
- Total: Approximately - \$500.00.

In the short term, costs of the abatement will be paid out of the HRA budget, which has allocated \$100,000 for abatement activities. The property owner will then be billed for actual and administrative

25 costs. If charges are not paid, staff is to recover costs as specified in Section 407.07B. Costs will be
26 reported to Council following the abatement.

27 **STAFF RECOMMENDATION**

28 Staff recommends that the Council direct Community Development staff to abate the above referenced
29 public nuisance violations at 3076 Woodbridge Street.

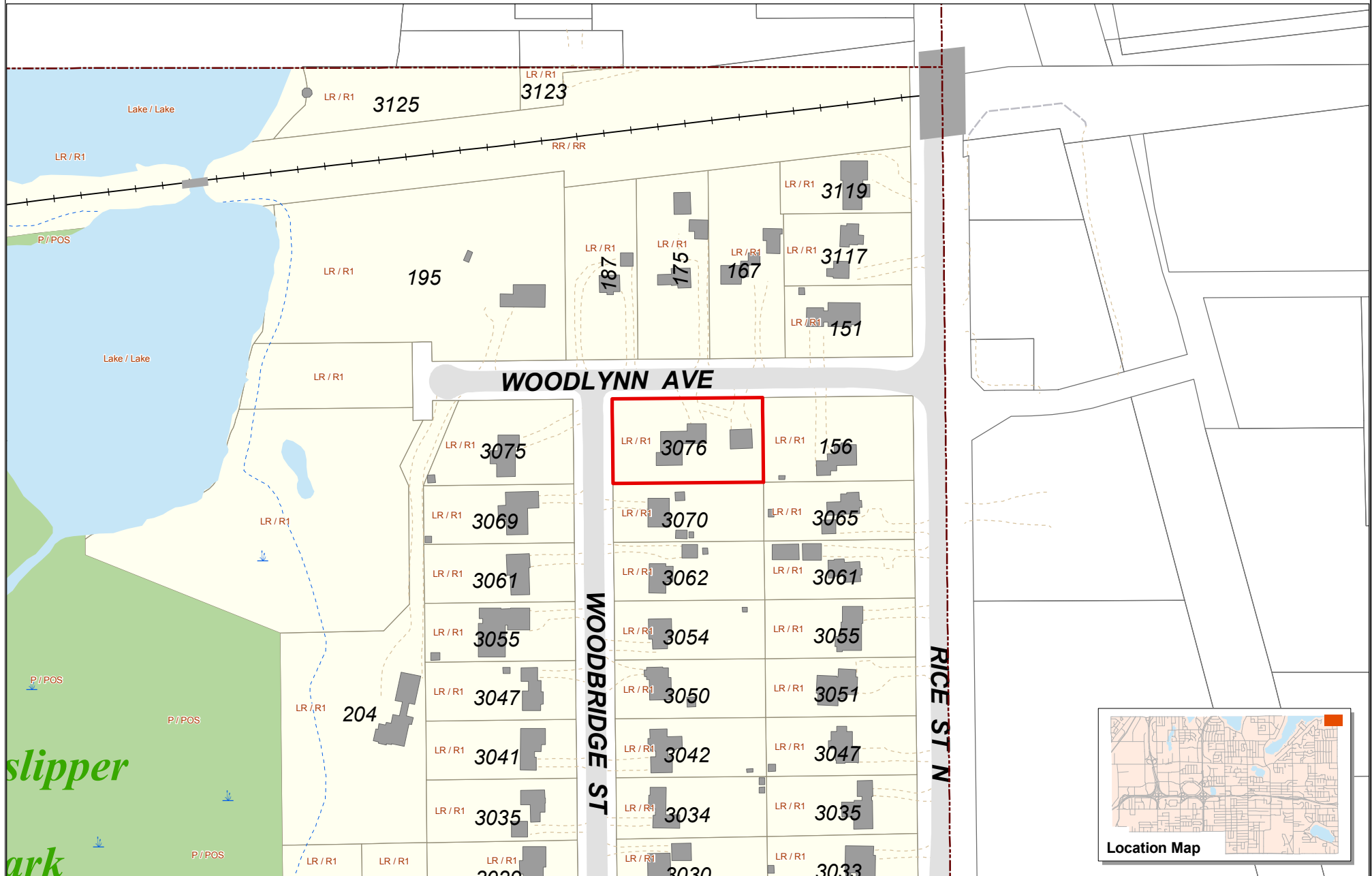
30 **REQUESTED COUNCIL ACTION**

31 Direct Community Development staff to abate the above referenced public nuisance violation at 3076
32 Woodbridge by hiring a general contractor to remove the junk/debris and schedule the impounding of
33 the three vehicles. The property owner will then be billed for actual and administrative costs. If
34 charges are not paid, staff is to recover costs as specified in Section 407.07B. Costs will be reported to
35 Council following the abatement.

36 Prepared by: Don Munson, Permit Coordinator

Attachments: A: Map of 3076 Woodbridge.

3076 Woodbridge St



Prepared by:
Community Development Department
Printed: May 29, 2009

Site Location

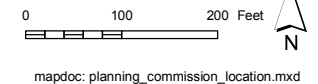
LR / R1 Comp Plan / Zoning Designations

Data Sources

* Ramsey County GIS Base Map (5/14/2009)
For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

Disclaimer

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact 651-792-7085. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2000), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.



ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 06-15-09
Item No.: 12.c

Department Approval

City Manager Approval



Item Description: **Community Development Department Request to issue a Ramsey County Court Citation for Unresolved Violations of City Code at 2992 Victoria Street.**

BACKGROUND

- The subject property is a single-family detached home.
- The current owner is Kimberly Granse who lives in the property.
- Original public nuisance notices were sent in September of 2008 regarding the following violations:
 - Tent type garage in rear yard (a violation of City Code Section 1010.03 and 1010.04).
 - Gravel driveway extension (a violation of City Code Section 1018.05.C.7).
- The property owner requested an extension until Spring of 2009 to remove the tent structure and cover or remove the gravel driveway expansion. An inspection on June 2, 2009 revealed that the violations have not been corrected.
- A status update, including pictures, will be provided at the public hearing.

POLICY OBJECTIVE

The City goals within the Comprehensive Plan are to protect and improve property values (Goal 3, 4, and 5; page 6 and, Section 3) and to adhere to performance standards which protect the integrity of the housing units and the neighborhood (Policy 6, page 8, Section 3).

FINANCIAL IMPACTS

Ramsey County Court Citation:

A court citation would not result in additional cost for the city as the prosecuting attorney performs these cases as part of their contract.

23 **STAFF RECOMMENDATION**

24 Staff recommends the Council direct Community Development staff to issue a Ramsey County Court
25 Citation to Kimberly Granse to ensure she abates the public nuisances and City Code violations as soon
26 as possible.

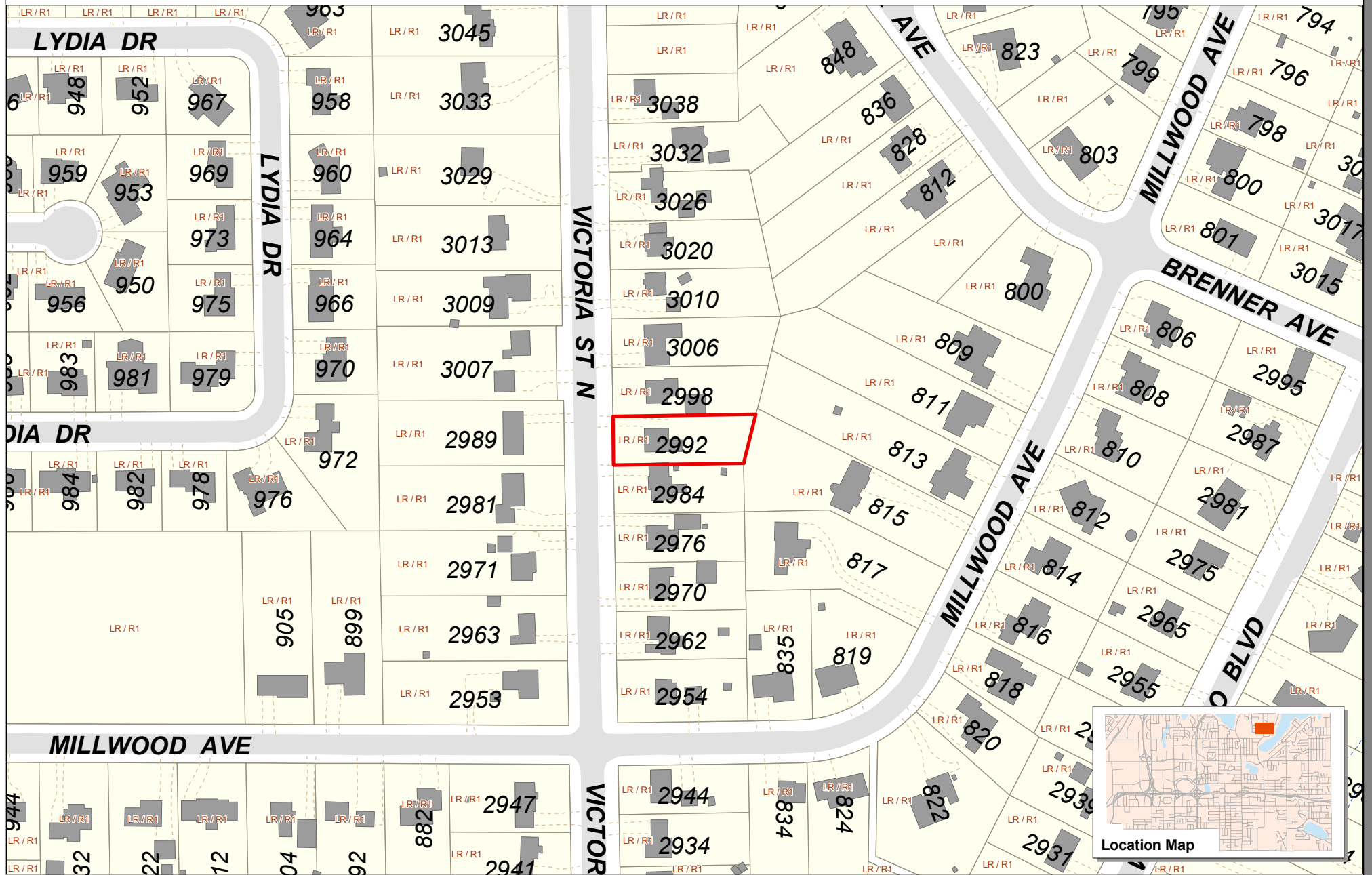
27 **REQUESTED COUNCIL ACTION**

28 Direct Community Development staff to abate the remaining City Code violations and public nuisances
29 at 2992 Victoria Street by issuing a Ramsey County Court Citation to the owner of 2992 Victoria
30 Street.

31 Prepared by: Don Munson, Permit Coordinator

Attachments: A: Map of 2992 Victoria Street

2992 Victoria St



Prepared by:
Community Development Department
Printed: May 29, 2009

Site Location

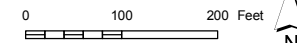
Comp Plan / Zoning
Designations

Data Sources

* Ramsey County GIS Base Map (5/14/2009)
For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

Disclaimer

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mapdoc: planning_commission_location.mxd

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 06-15-09
Item No.: 12.d

Department Approval

City Manager Approval



Item Description: **Community Development Department Request to issue a Ramsey County Court Citation for Unresolved Violations of City Code at 2174 Snelling Avenue.**

BACKGROUND

- The subject property is a multi-tenant commercial property.
- The current owner is Mr. Todd Young who operates an attorney office out of this property.
- Violations include:
 - An inoperable and severely damaged vehicle, constituting a public nuisance, has been placed in-front of Mr. Young's Law Office in a landscape area (a violation of City Code Section 407.02.O).
 - Mr. Young claims the vehicle is 'evidence' and refuses to remove it.
- A status update, including pictures, will be provided at the public hearing.

POLICY OBJECTIVE

The City goals within the Comprehensive Plan are to protect and improve property values (Goal 3, 4, and 5; page 6 and, Section 3) and to adhere to performance standards which protect the integrity of the housing units and the neighborhood (Policy 6, page 8, Section 3).

FINANCIAL IMPACTS

Because Mr. Young claims the vehicle is evidence, its removal (impounding) by the City could involve the City in litigation.

A court citation would not result in additional cost for the city as the prosecuting attorney performs these cases as part of their contract.

STAFF RECOMMENDATION

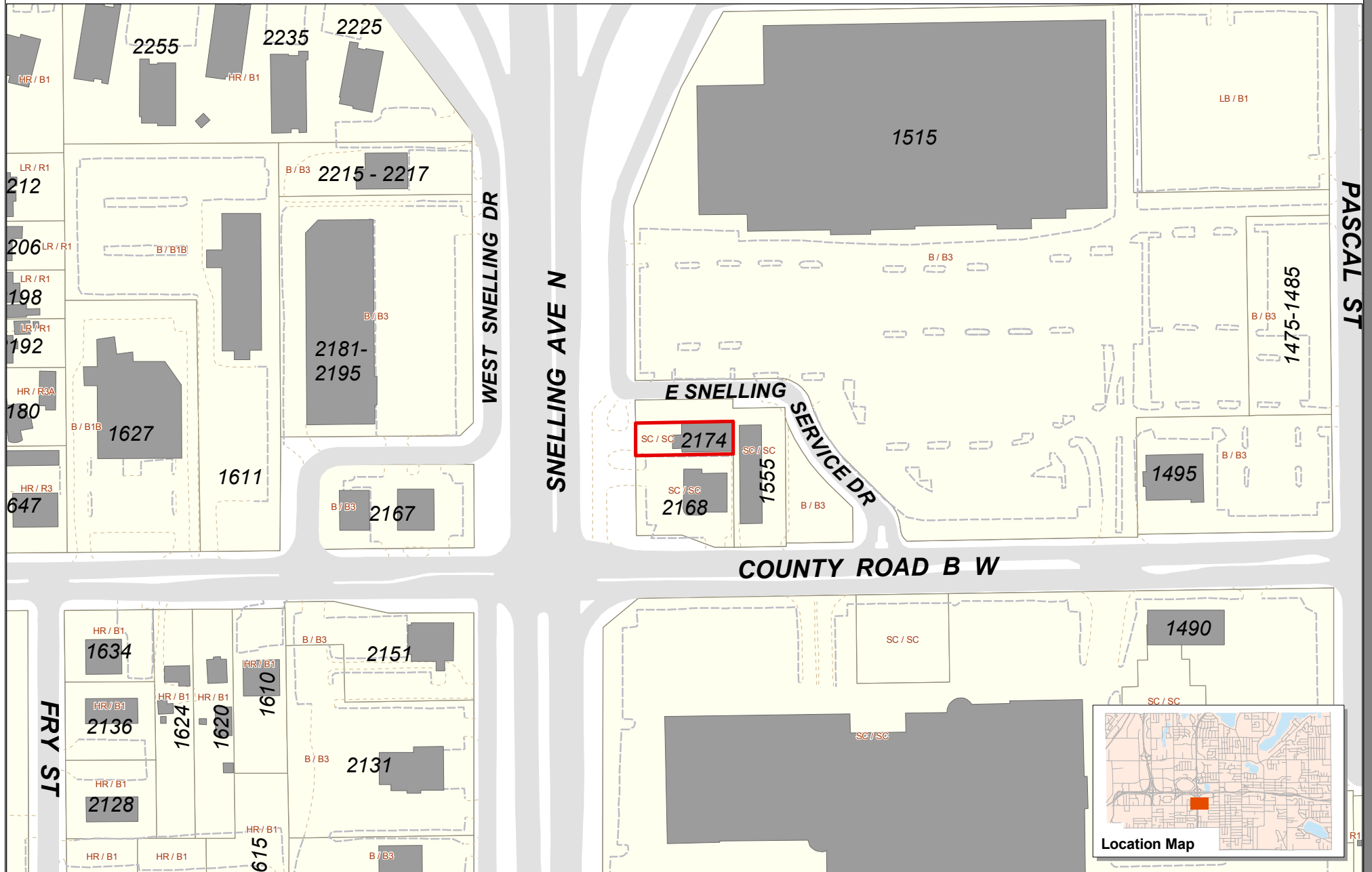
Staff recommends the Council direct Community Development staff to issue a Ramsey County Court Citation to Mr. Todd Young to ensure he abates the public nuisance as soon as possible.

REQUESTED COUNCIL ACTION

Direct Community Development staff to abate the public nuisance at 2174 Snelling Avenue by issuing a Ramsey County Court Citation to the owner.

Prepared by: Don Munson, Permit Coordinator
Attachments: A: Map of 2174 Snelling Avenue

2174 Snelling Ave N



Prepared by:
Community Development Department
Printed: June 3, 2009



Site Location

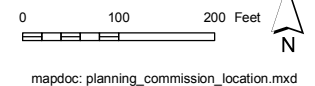
Comp Plan / Zoning
Designations
LR / R1

Data Sources

* Ramsey County GIS Base Map (6/1/2009)
For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

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ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 6/15/09
Item No.: 12.e

Department Approval



City Manager Approval



Item Description: Award Bid for Twin Lakes Infrastructure Improvements

BACKGROUND

The Twin Lakes Infrastructure Improvements Project consists of the construction of Twin Lakes Parkway, between Cleveland Avenue and Mount Ridge Road, and the construction of Mount Ridge Road, between Twin Lakes Parkway and County Road C-2. The project was advertised for bid in May. The bids were opened at 10 a.m. on Monday, June 1, 2009. The contract as bid included a base bid as well as a number of alternates. These were added to ensure that the awarded bid would meet our budget for this project. What follows is a brief description of the bid alternates.

1. Building removal- in order to construct the improvements two buildings need to be removed. Roseville Properties is seeking bids to remove the remaining buildings on their site. We included this work as an alternate in case Roseville Properties was able to get a lower bid for the work. We are recommending that this work be included in the project. Roseville Properties has not found a lower bid for this work and has concurred that the demolition of these buildings be included in the City's contract. This adds \$130,000.00 to the base bid.
2. Decorative Pavers vs. Decorative Concrete- a portion of the project is adding streetscape detail to the roadway, roundabout areas, and sidewalks. This detail can be provided through colored and stamped concrete or pavers. The base bid included colored concrete. The alternate is to construct this detail with concrete pavers. Staff has concerns about the long term maintenance costs of pavers and longevity. We are recommending that we stay with the base bid for this alternate. This alternate would have added \$1506 to the cost of the project.
3. Additional landscaping on Mt. Ridge Road- this alternate is to add additional landscaping through rain gardens along Mt. Ridge Road. In keeping with the green infrastructure goals for this project, staff wanted to know if the addition of these gardens would be within the project budget. These rain gardens are not required to meet the City's or Rice Creek Watershed's rules. We do not recommend that we include this work for this contract. Additional landscaping in this area could be included in a future phase of Twin Lakes area improvements. This alternate would add \$37,071 to the cost of the project.
4. LED vs. Inductive lighting- The base bid included LED street lights. In the interest of ensuring that the lighting costs would remain within the project budget, we requested an alternate bid for inductive technology lighting. Both technologies have lower energy

costs than traditional lighting. Since the LED street lights have a higher energy savings, we are recommending that we stay with the base bid on this item. Accepting the alternate would save \$7900 on the construction costs. The City will save this cost over time in energy savings and maintenance costs.

5. Remote telemetry system- The storm water reuse system is a lift station that will be managed using a local telemetry system. This system will monitor the moisture in the soil and the amount of water being stored in the storm water reuse vault. When there is insufficient water in the vault, it will automatically switch to a potable water supply. This alternate is to connect this local telemetry system into the City's Supervisory Control and Data Acquisition (SCADA) monitoring system. All of the City's lift stations are remotely monitored through SCADA and staff is notified of system failures. Without this system, staff would have to make frequent site visits to check to ensure the system is working as designed. We are recommending that this work be included in the project. This adds \$8,800.00 to the base bid.

POLICY OBJECTIVE

Based on past practice, the City Council has awarded the contract to the lowest responsible bidder. In the case of the Twin Lakes Infrastructure Improvements, the apparent low bidder is Eureka Construction, of Lakeville, Minnesota. Reference checks indicate they are a qualified contractor for this project. What follows is a summary of the base bids for this project:

Contractor	Bid
Eureka Construction	\$2,822,429.45
Belair Builders	\$2,852,926.43
Carl Bolander & Sons	\$2,865,319.57
Veit & Compnay, Inc	\$2,876,798.06
Thomas & Sons Construction	\$2,979,457.53
Landwehr Construction, Inc	\$2,993,754.00
Forest Lake Contracting	\$3,161,747.50
Park Construction	\$3,333,258.79

FINANCIAL IMPACTS

The City received 8 bids for this project. The low base bid was submitted by Eureka Construction., \$2,822,429.45, is 16.5% lower than the final Engineer's base bid construction estimate of \$3,379,191.24. The total bid for this project adding Alternatives 1 and 5 to the base bid is \$2,961,229.45. This is 16% lower than the 90% plan estimate for construction (\$3,523,725) discussed with the Council in April of this year.

STAFF RECOMMENDATION

Approval of a resolution awarding bid for Twin Lakes Infrastructure Improvements Project in the amount of \$2,961,229.45 to Eureka Construction, of Lakeville, Minnesota.

62 **REQUESTED COUNCIL ACTION**

63 Approval of a resolution awarding bid for Twin Lakes Infrastructure Improvements Project in
64 the amount of \$2,961,229.45 to Eureka Construction, of Lakeville, Minnesota.

Prepared by: Debra Bloom, City Engineer and Duane Schwartz, Public Works Director

Attachments: A: Resolution

**EXTRACT OF MINUTES OF MEETING
OF CITY COUNCIL
CITY OF ROSEVILLE
RAMSEY COUNTY, MINNESOTA**

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Roseville, County of Ramsey, Minnesota, was duly held in the City Hall at 2660 Civic Center Drive, Roseville, Minnesota, on Monday, the 15th day of June, 2009, at 6:00 o'clock p.m.

The following members were present: and the following were absent:

Councilmember introduced the following resolution and moved its adoption:

**RESOLUTION No.
RESOLUTION AWARDING BIDS
FOR TWIN LAKES INFRASTRUCTURE IMPROVEMENTS PROJECT**

WHEREAS, pursuant to advertisement for bids for the improvement, according to the plans and specifications thereof on file in the office of the Manager of said City, said bids were received on Monday June 1, 2009, at 10:00 a.m., opened and tabulated according to law and the following bids were received complying with the advertisement:

Contractor	Bid
Eureka Construction	\$2,822,429.45
Belair Builders	\$2,852,926.43
Carl Bolander & Sons	\$2,865,319.57
Veit & Compnay, Inc	\$2,876,798.06
Thomas & Sons Construction	\$2,979,457.53
Landwehr Construction, Inc	\$2,993,754.00
Forest Lake Contracting	\$3,161,747.50
Park Construction	\$3,333,258.79

WHEREAS, Alternates 1 & 5 have been identified as work to be included in this contract adding \$138,800.00 to the base bid.

WHEREAS, it appears that Eureka Construction, of Lakeville, Minnesota, is the lowest responsible bidder at the tabulated price, including alternates, of \$2,961,229.45, and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville, Minnesota:

1. The Mayor and Manager are hereby authorized and directed to enter into a contract with Tower Asphalt, Inc., of Lakeland, Minnesota for \$2,961,229.45 in the name of the City of Roseville for the above improvements according to the plans and specifications thereof heretofore approved by the City Council and on file in the office of the City Engineer.
2. The City Engineer is hereby authorized and directed to return forthwith to all bidders the deposits made with their bids except the deposits of the successful bidder and the next lowest bidder shall be retained until contracts have been signed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville, Minnesota:

The motion for the adoption of the foregoing resolution was duly seconded by and upon vote being taken thereon, the following voted in favor and the following voted against the same:

Whereupon said resolution was declared duly passed and adopted.

1 STATE OF MINNESOTA)
2) ss
3 COUNTY OF RAMSEY)
4
5
6

7 I, the undersigned, being the duly qualified City Manager of the City of Roseville, County of
8 Ramsey, State of Minnesota, do hereby certify that I have carefully compared the attached and foregoing
9 extract of minutes of a regular meeting of said City Council held on the 15th day of June, 2009, with the
10 original thereof on file in my office.

11
12 WITNESS MY HAND officially as such Manager this 15th day of June, 2009.
13
14
15

16 _____
17 City Manager

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 6/15/09
Item No.: 12.f

Department Approval



City Manager Approval



Item Description: Authorize Contract for Construction Engineering Services for Twin Lakes Phase I Infrastructure Improvements

BACKGROUND

The City Council awarded a contract to WSB and Associates for the Twin Lakes infrastructure improvements in 2008. Subsequently later in the year the Council authorized staff to finalize plans and prepare bid documents for Twin Lakes Phase I Infrastructure improvements. These improvements include the construction of Twin Lakes Parkway between Cleveland Avenue and Mount Ridge Road and Mount Ridge Road between Twin Lakes Parkway and County road C-2. The project includes the construction of utilities and storm water improvements meeting Rice Creek Watershed District permit requirements as well as streetscape elements including sidewalks. The project was advertised for bid in May and is proposed to be awarded on June 15th to the low bidder. Construction is expected to begin as early as the week of June 22nd. As the design services contract only included services to take the project to award of bid we need to contract for construction engineering services. This would include field inspection services, project management, construction contract administration, and field environmental inspection, testing, and reporting.

Staff considered soliciting proposals from multiple firms for this work. After discussing with other firms not currently associated with this project we chose not to do a formal request for proposals. This decision was made due to the unique design of storm water treatment facilities for this project and the project understanding that the current team has gained through the design process. Construction engineering costs are closely related to the time it takes to construct a project and the hourly rates of the assigned personnel. We have compared the hourly rates of the WSB team and have determined they are very competitive and in most recent proposals for other projects lower than their competitors. They have proposed a cost estimated at \$320,194 or approximately 10% of construction cost assuming a 24 week construction schedule. This cost is in line with what similar projects typically require for construction engineering. This schedule does meet the requirements of the city's agreement with the Metropolitan Council.

POLICY OBJECTIVE

The Twin Lakes project has long been identified as a priority for the City. The awarding of a contract for construction engineering services is critical in order to complete the majority of the Phase I improvements before the end of this year. Metro Transit is under construction for their park-and-ride parking structure along Mount Ridge Road. This facility is expected to be open by the end of the year. The city typically awards engineering contracts to the firm best qualified to deliver the desired outcome at a cost that is competitive.

33 **FINANCIAL IMPACTS**

34 The cost proposed for this project is in the range of what one would typically expect for construction
35 engineering services. WSB and Associates have agreed to city staff providing some of the field
36 inspection once the city's other projects are completed in mid to late summer. This will potentially
37 reduce the cost of this contract by \$50,000 or more. The proposal from WSB and Associates for
38 \$320,194 is assuming the city is not able to provide any field inspection.

39 This project is being funded by grant monies, TIF balances, and cost allocation from the Metro Transit
40 project. Ultimately the city will be reimbursed for the TIF balance contribution through future cost
41 allocations from redevelopment.

42 **STAFF RECOMMENDATION**

43 Authorize a contract with WSB & Associates for construction engineering services for Twin Lakes
44 Phase I Infrastructure Improvements. (See attachment A)

45 **REQUESTED COUNCIL ACTION**

46 Motion to authorize a contract with WSB & Associates for construction engineering services for Twin
47 Lakes Phase I Infrastructure Improvements in the amount of \$320,194.

Prepared by: Duane Schwartz, Public works Director
Attachments: A: WSB and Associates Proposal and Contract

**CITY OF ROSEVILLE
CONSULTANT SERVICES AGREEMENT**

THIS IS AN AGREEMENT entered into the ____ day of _____, 2009, by and between the City of Roseville, Minnesota, hereinafter referred to as the City, and WSB and Associates., hereinafter referred to as the Consultant.

WITNESSETH:

WHEREAS, the City desires to hire the Consultant to complete Twin Lakes AUAR SubArea I Infrastructure Improvements- Construction Observation, and the Consultant desires to perform those services for the compensation and on the terms described herein.

NOW, THEREFORE, the parties hereto do mutually agree as follows:

- I. Scope of Services. The Consultant shall perform those Services as are described in the attached Exhibit A.
- II. Term. This Agreement shall be effective upon the approval of the City Council and execution by the Mayor and City Manager and shall continue until terminated by either party upon a seven (7) day written notice thereof.
- III. Compensation. The fees for the Consultant's services will be billed on and in accordance with the hourly rate shown in the attached Exhibit B. Consultant's compensation for the Exhibit A work is estimated at \$320,194.00. Fees shall be paid within thirty (30) days following receipt of a monthly invoice and status report detailing the services performed.
- IV. Schedule. Exhibit C contains a schedule for completion of the scope of services. It is understood that if the schedule is delayed, through no fault of the Consultant, so that it is no longer possible to complete the work in 2009, the hourly rates shown on the attached Exhibit B can be updated to the current year hourly rates, so long as those rates do not increase more than 5%.
- V. Indemnification. The Consultant shall defend, indemnify and hold harmless the City and its officials, agents, and employees from any loss, claim, liability, and expense (including reasonable attorney's fees and expenses of litigation) arising out of consultant performance of the service of this contract.
- VI. Assignment. This Agreement shall not be assigned, sublet, or transferred without the written consent of the City.
- VII. Conflict of Interest. The Consultant agrees to immediately inform, by written notice, the City Engineer of possible contractual conflicts of interest in representing the City, as well as property owners or developers on the same project. Conflicts of interest may be grounds for termination of this Agreement.

1
2 VIII. Ownership of Work. Should the City elect to terminate this Agreement under Section II
3 hereof, Consultant shall promptly provide all work-product to the City for which payment
4 has been made and the City shall be entitled to utilize the work in any manner determined
5 by the City to be in its best interests.
6

7 IX. Notices. All notices to be given hereunder shall be in writing and shall be deemed given
8 on the earlier of receipt or three (3) business days after deposit in the United States mail,
9 postage prepaid, addressed to:
10

11 A. City of Roseville
12 Attn: City Engineer
13 2660 Civic Center Drive
14 Roseville, MN 55113
15

16 B. WSB & Associates Inc.
17 Attn: Jupe Hale
18 701 Xenia Avenue South, Suite 300
19 Minneapolis, MN 55416
20

21 IX. Attachments. All attachments referenced in the Agreement are attached to and
22 incorporated into this Agreement, and are part hereof as though they were fully set forth
23 in the body of this Agreement.
24

25
26 *(signature page follows)*

THIS AGREEMENT was adopted by the City Council in and for the City of Roseville, Minnesota, on the ____ day of _____, 2009.

CITY OF ROSEVILLE

Its Mayor

Its City Manager

THIS AGREEMENT was accepted by _____ on the _____ day of _____, 2009.

Bret A. Weiss, President

Anthony Heppelmann, Principal/ Vice President



Twin Lakes Construction Inspection
Services Contract- Exhibit A

Infrastructure ■ Engineering ■ Planning ■ Construction

701 Xenia Avenue South
Suite 300
Minneapolis, MN 55416
Tel: 763 541-4800
Fax: 763 541-1700

April 16, 2009

Ms. Deb Bloom, City Engineer
City of Roseville
2660 Civic Center Drive
Roseville, Minnesota 55113

Re: Request for Proposals – Construction Inspection Services
Twin Lakes AUAR SubArea 1 Improvements – Phase 1

Dear Ms. Bloom:

Here at WSB and Associates, Inc. we pride ourselves on the work that we do and the infrastructure improvements we have a role in implementing. It is especially satisfying when we are able to be involved in the project from design to completion. Having been the City's consultant during the design process, we are pleased to have the opportunity to propose our services for the construction phase of the project. Our history with and knowledge of the project, combined with our field staff's experience, makes us fully qualified to administer the construction phase of the project.

Our project team will be led by **Jupe Hale, PE**, who will perform the construction management duties. Jupe's experience as project manager for the design phase will ensure a smooth transition to the construction phase of the project. Jupe will be assisted by Andrew Plowman, PE, who has also been involved in the design of the Twin Lakes project, and will help with questions relating to the design. As part of the team, Hoisington Koegler Group Inc. will assist in questions related to the landscaping and lighting. Paul Paige and Ana Nelson have also been involved in the final design, and their involvement is important to ensure the aesthetic desires of the City are met.

Should you have any questions regarding this proposal, please do not hesitate to contact Jupe or me directly. We look forward to your favorable review of our proposal and to your selection of WSB and Associates, Inc. as your construction administration team.

Sincerely,

WSB & Associates, Inc.

Tony Heppelmann, PE
Vice President
763.287.7199

Jupe Hale, PE
Project Manager
763.287.8311

Enclosures

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Minneapolis ■ St. Cloud
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Project Understanding

The first phase of the Twin Lakes AUAR SubArea 1 Improvements includes construction of the first segment of Twin Lakes Parkway from Cleveland Avenue (across from the I-35W Ramps) to a roundabout at Mount Ridge Road and Mount Ridge Road from Twin Lakes Parkway to County Road C2. This phase is the first segment of an overall project that extends from Cleveland Avenue to Fairview Avenue. As more development and funding become available, future phases will be built. It is important to consider the overall development plan in each phase.

This phase of construction is being done in conjunction with the Metro Transit Park and Ride Parking Lot and Iona Road construction. Metro Transit has agreed to pay the City of Roseville \$1.5 million for the cost of the infrastructure improvements on Twin Lakes Parkway and Mount Ridge Road, with the agreement that the project would be significantly completed by October 30, 2009. WSB & Associates, Inc. (WSB) understands the significance of timing and deadlines, as the project design team has already been involved with the final design of the project as well as in the coordination for several months.

Construction Considerations

This project has presented many challenges, and WSB and Hoisington Kogler Group, Inc. (HKgi) have collaborated on innovative design solutions. One of the key design solutions is using landscaping and underground infiltration basins to handle storm water, in addition to an underground facility designed to use re-use storm water as irrigation. These have been implemented to reduce the cost of buying Right of Way to place drainage ponds, make the project environmentally friendlier than most roadways of its type, and to make the area aesthetically pleasing.

The area, currently, is industrial in nature and has soils that are shown to be heavily contaminated. As part of that, any soil that has been disturbed and found to be contaminated must be handled accordingly dictated by the RAP/CCP report. This means that excavated material that is deemed to have contamination may need to be stockpiled and then hauled to a specified landfill or reused on site. However, the applications to reuse the material on site are few and quite stringent.

As part of this project, a roundabout is being built as traffic control for the intersection of Twin Lakes Parkway and Mount Ridge Road. Eventually, Twin Lakes Parkway will extend to the east, and a stub will be built for future development to the south. In addition to the geometry and grades of the roundabout, the landscaping in the central island is important to the visibility and safety of the roundabout as well as the aesthetic appeal of the area.



The following tasks describe the scope of work WSB anticipates for the successful delivery of the Twin Lakes AUAR SubArea 1 Improvement – Phase 1 project. Each task description includes the estimated number of hours required for the work and utilizes the attached WSB's 2009 Fee Schedule to determine hourly rates. We have assumed a 24 week construction schedule for the basis of this estimate.

Detailed Work Tasks

Task 1 – Project/Contract Management

Our Project Manager and Project Engineer for construction will be Jupe Hale and Andrew Plowman, respectively. Jupe and Andrew will conduct the preconstruction meeting. Andrew will conduct all the weekly field meetings. Jupe will be involved in the meetings but not, necessarily, attend every meeting. Andrew's role will be to supervise the observer and surveyors and troubleshoot any questions regarding design and constructability. Jupe and Andrew will monitor the contractor's progress relative to the project schedule and, if appropriate, issue a notice should the contractor fall behind. Andrew will be available for questions from the owners, public, staff, contractors, and utility companies. Jupe will review and sign the monthly pay vouchers and perform all other general contract administration required. Jupe will dedicate four hours per week to the project, and Andrew will dedicate eight hours per week, ensuring both proactive contract management and ability to complete and administer all documentation for the project.

In addition, Hoisington Koegler Group (HKgi) will be providing support for questions regarding the landscaping, irrigation, and lighting. In addition, they will be providing shop drawing review of the various landscape and lighting items. They will attend weekly meetings when the project progresses to constructing items that HKgi designed. It is assumed that HKgi will be needed for half the construction schedule (12 weeks).

Estimated hours and fees for this task:

- Jupe Hale (WSB) - 24 weeks x 4 hrs/wk x \$126/hour = \$12,096
 - Andrew Plowman (WSB) - 24 weeks x 8 hrs/wk x \$96/hour = \$18,432
 - Ana Nelson (HKgi) - 12 weeks x 4 hrs/wk x \$90/hour = \$4,320
- Total = \$34,848

Task 2 – Construction Observation

WSB will provide full-time construction observation on the project. The project inspector will provide the City with daily and weekly reports and track quantities for payment purposes. The observers will make sure the project is built to the project and City specifications. Any deviations or potential change orders will be brought to the attention of the City.

To have an understanding of the progress of the adjacent project and to ensure conflicts do not occur, the inspector will coordinate construction activities with the Metro Transit Park and Ride/Iona Drive Construction and attend their weekly construction meetings.

The inspector will schedule all the necessary materials testing with Braun Intertec for Geotechnical, Concrete, Bituminous, and Environmental Testing. A final walk-through inspection for punch-list items and final closeout procedures will be completed. The erosion control inspections will be performed in compliance with the SWPPP.

HKgi will also provide construction observation in the form of interim progress review of installation and material inspection of the pavers, lighting, irrigation plants and planting soils. They will provide a weekly walk through of the project and create punchlist related items. They will also provide staking review and approval, to ensure the landscape and lighting plan constructed according to the plan.

Estimated hours and fees for this task:

- WSB Inspector: 24 weeks x 48 hrs/wk x \$86/hour = \$99,072
 - Ana Nelson (HKgi): 12 weeks x 10 hrs/wk x \$90/hour = \$10,800
 - Paul Paige (HKgi): 12 weeks x 2 hrs/wk x \$135/hour = \$3,240
- Total = \$113,112

Task 3 – Construction Staking

WSB will provide construction staking for the project. Components of the staking are:

- Line and grade stakes for all utility improvements
- Cut sheets for all utility improvements, including the infiltration basin and cistern.
- Line and grade stakes for all street improvements, including curb stakes, sidewalks, etc.
- Cut sheets for all street improvements
- Collect the survey data needed for the record drawings, including top nut of hydrants, top of casting, and invert elevations of all storm and sanitary sewer structures.

Estimated hours and fees for this task:

- Staking: 24 weeks x 15 hours/week x \$140/hour (2-person crew) = \$50,400
 - As-Built Survey: 50 hours x \$140/hour (2-person crew) = \$7,000
- Total = \$57,400

Task 4 – Record Drawing Preparation

WSB will prepare the record drawings based on the as-built survey information. The record drawings will be prepared in accordance with the requirements of the City of Roseville. WSB's field employees are trained in CADD software and are readily available at the completion of the construction season to provide timely preparation of the record drawings. Digital files can be provided if requested.

Estimated hours and fees for this task:

- 40 hours x \$86/hour = \$3,440

**Task 5 – Environmental
Soils Testing**

Braun Intertec will be providing environmental oversight during excavation activities. The construction site has areas of contamination. Braun Intertec will provide an on-site technician to screen the soil and make determinations about how excavated materials need to be handled according to the RAP/CCP. Braun Intertec will provide services to test the soil and groundwater. They will also prepare a final RAP/CCP Implementation Report and attend one meeting with the MPCA, one meeting with WSB and the City, and attend the preconstruction meeting.

Estimated Fees for this task:

Total = \$69,758

**See attached summary of environmental testing services.*

**Task 6 – Braun Intertec
Geotechnical Services**

Braun Intertec will also be providing material observation and testing services for this project. They will provide concrete and bituminous testing, soil material testing, and general engineering oversight. They prepared the geotechnical report for this project, so they are very familiar with the soils in this area.

Estimated Fees for this task:

Total: \$37,316

**See attached summary of geotechnical services.*

**Task 7 – Landscape Shop
Drawing Review**

HKgi will provide shop drawing review for the irrigation, paver mockups, wall stone, bollards, lighting, metals, planting soils and plant materials, as well as any additional items landscaping or lighting related. As well, HKgi will provide CADD details and record drawings for the details and layouts used in design.

Estimated hours and fees for this task:

- Ana Nelson: 48 hours x \$90/hour = \$4,320



Project Schedule

The schedule for the construction administration will follow the construction schedule created by WSB and the City in cooperation with Metro Transit. We assume the project will start on June 22, 2009. The anticipated duration of the project will be 24 weeks, with the possibility of some final work finishing in the Spring of 2010. However, traffic will be open by October 30, 2009, at the latest.

Fees

The estimated hours for project management and construction observation are based solely on anticipated weekly hours and the construction duration provided in the project schedule. It is important to note that actual hours for contract management and construction observation will be dictated by the actual construction schedule.

Construction staking and record drawing preparation indicate total project hours based on similar-size projects we have done in the past. All estimated hours are multiplied by the appropriate hourly rates per WSB's 2009 Fee Schedule (attached). The total estimated cost for the construction administration is \$320,194 which represents approximately 10% of the engineer's opinion of probable cost of construction.



2009 Fee Schedule

	<i>Billing Rate/Hour</i>
Principal	\$134.00
Associate	\$126.00
Sr. Project Manager/Sr. Project Engineer	\$121.00
Project Manager II/Project Engineer III	\$112.00
Project Manager/Project Engineer II/Engineering Specialist III	\$105.00
Project Engineer/Registered Land Surveyor/Engineering Specialist II	\$96.00
Graduate Engineer II/Engineering Specialist I/Sr. Construction Observer	\$86.00
Graduate Engineer/Engineering Technician V/Construction Observer	\$76.00
Engineering Technician IV/Scientist III	\$68.00
Engineering Technician III/Scientist II	\$62.00
Engineering Technician II/Scientist I	\$56.00
Engineering Technician I	\$49.00
Office Technician II	\$62.00
Office Technician I	\$33.00
Survey (Two-Person Crew/GPS Crew)	\$140.00
Survey (Three-Person Crew/Expanded GPS Crew)	\$167.00

Costs associated with word processing, vehicle mileage, cell phones, reproduction of common correspondence and mailing are included in the above hourly rates.

Reimbursable expenses include costs associated with plan, specification and report reproduction, permit fee, delivery cost, etc.

Rate Schedule is adjusted annually.

Mr. Jupe Hale
WSB & Associates, Inc.
701 Xenia Avenue South
Suite 300
Minneapolis, MN 55416

Service Description: RAP/CCP Implementation

Work Location: Mount Ridge Road & Twin Lakes Pkwy
Roseville, MN

Estimator: Jason Kunze

Description:	Quantity:	Units:	Unit Price:	Extension:
Soil Screening/Field Analysis (estimated daily field oversight costs during excavation activities)				
Technician IV	10.00	Hours	90.00	900.00
CADD/Graphics Operator	0.50	Hour	86.00	43.00
Vehicle, per day	1.00	Days	37.00	37.00
Vehicle, per mile	60.00	Miles	0.75	45.00
PID w/10.6 eV lamp, per day	1.00	Days	90.00	90.00
Trimble R8 Rover (horizontal and vertical), per hour	1.00	Hour	52.00	52.00
Phase Total:				\$1,167.00
Soil Chemistry (pricing per sample, with quantity/parameters dictated by field conditions and the MPCA)				
RCRA metals: As,Ba,Cd,Cr,Hg,Pb,Se,Ag, soil	1.00	Test	128.00	128.00
Gasoline Range Organics (GRO) - soil	1.00	Test	41.00	41.00
Diesel Range Organics (DRO) - Soil	1.00	Test	50.00	50.00
VOC, MDH 466 List - Soil	1.00	Test	135.00	135.00
Polyaromatic Hydrocarbons (PAHs) ppm - Soil	1.00	Test	190.00	190.00
Phase Total:				\$544.00
Groundwater Chemistry (same assumptions as Soil Chemistry listed above)				
RCRA metals: As,Ba,Cd,Cr,Hg,Pb,Se,Ag, water	1.00	Test	128.00	128.00
Gas Range Organics (GRO), water	1.00	Test	41.00	41.00
Diesel Range Organics (DRO) - Water	1.00	Test	50.00	50.00
VOC, MDH 465 List - Water	1.00	Test	135.00	135.00
Polyaromatic Hydrocarbons (PAHs) - Water	1.00	Test	190.00	190.00
Phase Total:				\$544.00
Project Reporting (preparation of the RAP/CCP Implementation Report)				
Scientist-in-Training	40.00	Hours	93.00	3,720.00
Senior Scientist	30.00	Hours	149.00	4,470.00
Principal Scientist	8.00	Hours	167.00	1,336.00
CADD/Graphics Operator	6.00	Hour	86.00	516.00
Phase Total:				\$10,042.00
Project Meetings (1 w/ MPCA, 1 w/ WSB & City, and 1 pre-con meeting)				
Scientist-in-Training	12.00	Hours	93.00	1,116.00
Senior Scientist	3.00 Meetings 4.00 Hours per Meeting	12.00	Hours	1,788.00
Principal Scientist	3.00 Meetings 4.00 Hours per Meeting	4.00	Hours	668.00
Vehicle, per mile	1.00 Meeting at 4.00 Hours per Meeting	350.00	Miles	262.50
Phase Total:				\$3,834.50

Project Management (Daily Estimate) during Implement of RAP/CCP

Scientist-in-Training	2.00 Hours	93.00	186.00
Senior Scientist	0.50 Hours	149.00	74.50
Phase Total:			\$260.50

SUMMARY

Soil Screening/Field Analysis (assumes 30 days at \$1,167 per day)	35,010
Soil Chemistry (assumes 20 samples @ \$544 per sample)	10,880
Groundwater Chemistry (assumes 4 samples at \$544 per sample)	2,176
Project Reporting	10,042
Project Meetings	3,835
Project Management (assumes 30 days at \$260.50 per day)	7,815
Total:	\$69,758

April 21, 2009

Proposal BL-08-02387D

Jupe Hale, PE
WSB & Associates, Inc.
701 Xenia Avenue South, Suite 300
Minneapolis, MN 55416

Re: Infrastructure Improvements – Phase I
Twin Lakes Redevelopment
Northeast Quadrant of Cleveland Avenue and County Road C
Roseville, Minnesota

Dear Mr. Hale:

Braun Intertec is pleased to submit this proposal to provide quality control observation and testing services during Phase I of the Infrastructure Improvements for the Twin Lakes Project in Roseville, Minnesota.

Based on our conversations, it is our understanding this project is designated as a State-aid road, but this project will not be receiving any State-aid or Federal-aid.

Our Understanding of Project

We understand Phase I of the Infrastructure Improvements for the Twin Lakes Redevelopment project will include the construction of Twin Lakes Parkway from Cleveland Avenue to the first roundabout intersection and Mount Ridge Road, from north of the roundabout with Twin Lakes Parkway to County Road C2. Roadway construction is anticipated to include construction of curb and gutters, sidewalks and boulevard improvements.

Along with construction of the proposed road alignments, we understand Phase I will also include the installation of new below-grade storm sewer, sanitary sewer and watermain utilities along the proposed road alignments. Typical watermain and storm sewer utility depths are anticipated for the project. However, we understand portions of the new sanitary sewer alignments will be in excess of 20 feet below grade.

Available Project Information

This proposal is based on our review of the documents described below. We will submit a revised scope of services and cost if the project changes.

- Construction Plan and Profile Sheets 26 to 31, 40 to 42, and 49 to 52, prepared by WSB and dated March 20, 2009.
- Geotechnical report prepared by Braun Intertec, under project number BL-08-02387 and dated April 2, 2009.
- Discussions with you.

Scope of Services

We will provide technicians or engineers – working under the direction of a Professional Engineer – to perform our observation and testing services. Observation and testing services will be performed on an on-call, as-needed basis as requested and scheduled by you or the project contractors. We have reviewed the available project information and propose to:

- Observe and evaluate the suitability of geologic materials exposed in the bottoms of road and utility excavations or surfaces for fill and/or structure/road support.
- Observe and evaluate the suitability of prospective fill materials.
- Measure the in-place dry density, moisture content and relative compaction of fill placed for pavement and/or utility support, and of utility backfill for compliance with the project documents – this task includes performing laboratory Proctor tests to provide maximum dry densities from which the relative compaction of fill can be determined, as well as the use of a nuclear density gauge to measure in-place dry densities and moisture contents.
- Observe proof-rolls of pavement subgrades to evaluate subgrade strength and the ability of the subgrades to support pavement materials.
- Sample and test aggregate base and bituminous pavement materials for compliance with the project documents – this task includes laboratory gradation and Proctor testing of aggregate base material and Rice specific gravity, Marshall density, asphalt content and extracted aggregate gradation tests of the bituminous.
- Measure the temperature of the bituminous pavement at initial laydown and during rolling for compliance with the project documents, and to help the contractor develop a roll pattern for effective compaction.
- Measure the in-place density of the fresh bituminous with a nuclear density gauge to help the contractor develop a roll pattern for effective compaction.
- Measure the thickness and density of the compacted bituminous pavement by the core method for compliance with the project documents – this task includes coring equipment rental.
- Sample and test fresh concrete associated with curb-and-gutter and sidewalks for compliance with the project documents, and cast test cylinders for laboratory compressive strength testing. We assume that we will be able to appropriately dispose of excess concrete (and associated wash water) on site at no additional cost to us.
- Measure and report the compressive strength of the concrete test cylinders for compliance with the project documents.

- Provide project management for the quality control observation and testing services described above – this task includes scheduling field personnel, reviewing observation and test reports, and communicating with you, the project contractor(s), other project team members and the building official, as needed.

Scheduling Assumptions

Based on our understanding of the project and the available project information, we assume the work for this phase of the project will proceed according to the following schedules:

- General road grading and excavation, and the placement and compaction of excavation backfill and required additional fill for pavement areas, will be substantially complete in two weeks. A technician is anticipated to be onsite half-time during this time for compaction testing.
- Utility installations will be substantially complete in six weeks. A technician is anticipated to be onsite half-time for compaction testing.
- Periodic excavation observations of road, structure and pipe subgrades are anticipated during road and utility installation. We have anticipated 20 hours onsite for an engineering assistant or geotechnical engineer to evaluate the suitability of subgrades.
- Placement and compaction of bituminous pavement will be substantially complete in six days.
- Concrete pavement/sidewalks will be completed in twelve placements and curb-and-gutter will also require twelve placements.

If the pace of construction is different than described above, this proposal should be revised.

Cost

We will furnish the services described herein for an estimated fee of about **\$ 37,316**. A tabulation showing hourly and/or unit rates associated with our proposed scope of services is attached.

Our work will extend over several invoicing periods. As such, for work that is performed during the course of each invoicing period, we will submit partial progress invoices.

Additional Services and Overtime

It is difficult to estimate all of the services, and the quantity of each service, that will be required for any project. Our services are also directly controlled by the schedule and performance of others. For these reasons, our actual hourly or unit quantities and associated fees may vary from those reported herein.

If the number of hours or units ultimately required exceed those assumed for purposes of this proposal, they will be invoiced at the hourly or unit rates shown in the attached tabulation. If services are ultimately required that have not been identified or described herein, they will be invoiced in accordance with our current Schedule of Charges. Prior to exceeding our estimated fees, we will update you regarding the progress of our work. Fees associated with additional services will be summarized in a Change Order and submitted to you for review and authorization.

This proposal was developed with the understanding that the scope of services defined herein will be required and requested during our normal work hours of 7:00 am to 4:00 pm, Monday through Friday. Services that we are asked to provide to meet the project requirements or a contractor's construction schedule outside our normal work hours will be invoiced using an overtime rate factor. The factor for services provided outside our normal work hours or on Saturday will be 1.25 times the normal hourly rate for the service provided. The factor for services provided on Sunday or legal holidays will be 1.5 times the normal hourly rate for the service provided.

General Remarks

We will be happy to meet with you to discuss our proposed scope of services further and clarify the various scope components.

We appreciate the opportunity to present this proposal to you. It is provided in duplicate so the original can be retained for your records and the ***copy can be signed and returned to us. Please return the signed copy in its entirety.***

The proposed fee is based on the scope of services described and the assumptions that our services will be authorized within 30 days and that others will not delay us beyond our proposed schedule.

We include the Braun Intertec General Conditions, which provide additional terms and are a part of our agreement.

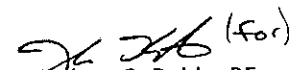
To have questions answered or schedule a time to meet and discuss our approach to this project further, please call Josh Van Abel at 952.995.2310 or Matt Ruble at 952.995.2224.

Sincerely,

BRAUN INTERTEC CORPORATION



Josh J. Van Abel, PE
Project Engineer


(for)
Mathew P. Ruble, PE
Principal Engineer

Attachments:
Table 1. Estimated Costs
General Conditions – CMT (6/15/06)

c: Andy Plowman, WSB and Associates, Inc.

The proposal is accepted, and you are authorized to proceed.

Authorizer's Firm

Authorizer's Signature

Authorizer's Name (please print or type)

Authorizer's Title

Date

Proposal Twin Lake Redevelopment

BRAUN
INTERTEC

Braun Intertec Corporation

Client: WSB & Associates, Inc.

Project: Twin Lakes Infrastructure - Phase I, Roseville, MN

<i>Braun Intertec Proposal #: Braun Intertec Proposal No.: BL-08-02387D</i>		<i>Prepared: 4/21/2009</i>
Service Description:	Phase Total	
Soil Observations & Testing	17,420.00	
Concrete Observations & Testing	7,755.00	
Pavement Observations & Testing	6,131.00	
Engineering & Project Management	6,010.00	
Estimated Project Total:		37,316.00

Braun Intertec Corporation

Client: WSB & Associates, Inc.

Project: Twin Lakes Infrastructure - Phase I, Roseville, MN

Braun Intertec Proposal No.: BL-08-02387D					Prepared: 4/21/2009			
Service Description:					Qty:	Units:	Unit Price:	Extension:
Soil Observations & Testing								
Excavation Observations					20.00	Hours	76.00	1,520.00
Utilities	5.00	Trips at	4.00	Hours				
Compaction Testing					160.00	Hours	60.00	9,600.00
Embankments	10.00	Trips at	4.00	Hours				
Utilities	30.00	Trips at	4.00	Hours				
Proofroll Observations					20.00	Hours	80.00	1,600.00
	5.00	Trips at	4.00	Hours				
Sieve analysis through No. 200 Sieve (ASTM C 136, D 1140 or C 117)					8.00	Tests	90.00	720.00
Nuclear moisture-density meter charge, per hour					160.00	Hours	8.00	1,280.00
Proctor Test (ASTM D 698 or ASTM D 1557)					10.00	Tests	120.00	1,200.00
Trip charge					50.00	Trips	30.00	1,500.00
Phase Total:								\$ 17,420.00
Concrete Observations & Testing								
Concrete Testing					60.00	Hours	60.00	3,600.00
Sidewalks	12.00	Trips at	2.50	Hours				
Curb & Gutter	12.00	Trips at	2.50	Hours				
Concrete Cylinder Pick up					15.00	Hours	55.00	825.00
	15.00	Trips at	1.00	Hour				
Compressive strength of 4 x 8" concrete cylinders (ASTM C 39), per unit					120.00	Tests	18.00	2,160.00
Sidewalks	12.00	Sets of	5.00					
Curb & Gutter	12.00	Sets of	5.00					
Trip charge					39.00	Trips	30.00	1,170.00
Phase Total:								\$ 7,755.00
Pavement Observations & Testing								
Bituminous Observations & Testing					18.00	Hours	76.00	1,368.00
	6.00	Trips at	3.00	Hours				
Bituminous Coring					12.00	Hours	130.00	1,560.00
	4.00	Trips at	3.00	Hours				
Rice specific gravity (ASTM D 2041)					6.00	Tests	60.00	360.00
Asphalt Content (ASTM D 2172/6307)					6.00	Tests	110.00	660.00
Extracted aggregate gradation (ASTM D 5444)					6.00	Tests	78.00	468.00
Marshall density testing, triple specimen (AASHTO T245)					6.00	Tests	90.00	540.00
Thickness and density of pavement core (ASTM D 2726)					25.00	Tests	35.00	875.00
Trip charge					10.00	Trips	30.00	300.00
Phase Total:								\$ 6,131.00

Table 1: Estimated Costs

<i>Braum Intertec Proposal No.: BL-08-02387D</i>		<i>Prepared: 4/21/2009</i>		
Service Description:	Qty:	Units:	Unit Price:	Extension:
Engineering & Project Management				
Project Engineer	33.00	Hours	120.00	3,960.00
Senior Project Manager	6.00	Hours	140.00	840.00
Project Assistant	22.00	Hours	55.00	1,210.00
Phase Total:				\$ 6,010.00
Estimated Project Total:				\$ 37,316.00

General Conditions

Our agreement ("Agreement") with you consists of these General Conditions and the accompanying written proposal or authorization.

Section 1: Our Responsibilities

1.1 We will provide the services specifically described in our Agreement with you. You agree that we are not responsible for services that are not fairly included in our specific undertaking. Unless otherwise agreed in writing, our findings, opinions, and recommendations will be provided to you in writing. You agree not to rely on oral findings, opinions, or recommendations without our written approval.

1.2 In performing our professional services, we will use that degree of care and skill ordinarily exercised under similar circumstances by reputable members of our profession practicing in the same locality. If you direct us to deviate from our recommended procedures, you agree to hold us harmless from claims, damages, and expenses arising out of your direction.

1.3 We will reference our field observations and sampling to available reference points, but we will not survey, set, or check the accuracy of those points unless we accept that duty in writing. Locations of field observations or sampling described in our report or shown on our sketches are based on information provided by others or estimates made by our personnel. You agree that such dimensions, depths, or elevations are approximations unless specifically stated otherwise in the report. You accept the inherent risk that samples or observations may not be representative of things not sampled or seen and, further, that site conditions may change over time.

1.4 Our duties do not include supervising your contractors or commenting on, overseeing, or providing the means and methods of their work, unless we accept such duties in writing. We will not be responsible for the failure of your contractors to perform in accordance with their undertakings, and the providing of our services will not relieve others of their responsibilities to you or to others.

1.5 We will provide a health and safety program for our employees, but we will not be responsible for contractor, job, or site health or safety unless we accept that duty in writing.

1.6 You will provide, at no cost to us, appropriate site safety measures as to work areas to be observed or inspected by us. Our

employees are authorized by you to refuse to work under conditions that may be unsafe.

1.7 Estimates of our fees or other project costs will be based on information available to us and on our experience and knowledge. Such estimates are an exercise of our professional judgment and are not guaranteed or warranted. Actual costs may vary. You should allow a contingency in addition to estimated costs.

Section 2: Your Responsibilities

2.1 You will provide us with prior geotechnical and other reports, specifications, plans, and information to which you have access about the site. You agree to provide us with all plans, changes in plans, and new information as to site conditions until we have completed our work.

2.2 You will provide access to the site. In the course of our work some site damage is normal even when due care is exercised. We will use reasonable care to minimize damage to the site. We have not included the cost of restoration of normal damage in the estimated charges.

2.3 You agree to provide us, in a timely manner, with information that you have regarding buried objects at the site. We will not be responsible for locating buried objects at the site unless we accept that duty in writing. You agree to hold us harmless from claims, damages, losses, and related expenses involving buried objects of which you had knowledge but did not timely call to our attention or correctly show on the plans you or others on your behalf furnished to us.

2.4 You will notify us of any knowledge or suspicion of the presence of hazardous or dangerous materials in a sample provided to us. You agree to provide us with information in your possession or control relating to contamination at the work site. If we observe or suspect the presence of contaminants not anticipated in our Agreement, we may terminate our work without liability to you or to others, and we will be paid for the services we have provided.

2.5 Neither this Agreement nor the providing of services will operate to make us an owner, operator, generator, transporter, treater, storer, or a disposal facility within the meaning of the Resource Conservation Recovery Act, as amended, or within the meaning of any other law governing the handling, treatment, storage, or disposal of hazardous materials. You agree to hold us harmless and indemnify us from any such claim or loss.

2.6 Monitoring wells are your property, and you are responsible for their permitting, maintenance, and abandonment unless we accept that duty in writing.

2.7 You agree to make disclosures required by law. In the event you do not own the site, you acknowledge that it is your duty to inform the owner of the discovery or release of contaminants at the site. You agree to hold us harmless and indemnify us from claims related to disclosures made by us that are required by law and from claims related to the informing or failure to inform the site owner of the discovery of contaminants.

Section 3: Reports and Records

3.1 We will furnish reports to you in duplicate. We will retain analytical data for seven years and financial data for three years.

3.2 Our reports, notes, calculations, and other documents and our computer software and data are instruments of our service to you, and they remain our property but are subject to a license to you for your use in the related project for the purposes disclosed to us. You may not transfer our reports to others or use them for a purpose for which they were not prepared without our written approval, which will not be unreasonably withheld. You agree to indemnify and hold us harmless from claims, damages, losses, and expenses, including attorney fees, arising out of such a transfer or use. At your request, we will provide endorsements of our reports or letters of reliance, but only if the recipients agree to be bound by the terms of our agreement with you and only if we are paid the administrative fee stated in our then current Schedule of Charges.

3.3 Because electronic documents may be modified intentionally or inadvertently, you agree that we will not be liable for damages resulting from change in an electronic document occurring after we transmit it to you. In case of any difference or ambiguity between an electronic and a paper document, the paper document shall govern.

3.4 If you do not pay for our services in full as agreed, we may retain work not yet delivered to you and you agree to return to us all of our work that is in your possession or under your control. You agree not to use or rely upon our work for any purpose whatsoever until it is paid for in full.

3.5 Samples remaining after tests are conducted and field and laboratory equipment that cannot be adequately cleansed of contaminants are and continue to be your property. They will be discarded or returned to you, at our discretion, unless within 15 days of the report date you give us written direction to store or transfer the materials at your expense.

Section 4: Compensation

4.1 You will pay for services as agreed upon or according to our then current Schedule of Charges if there is no other written agreement as to price. An estimated cost is not a firm figure. You agree to pay all sales taxes and other taxes based on your payment of our compensation. Our performance is subject to credit approval and payment of any specified retainer.

4.2 You will notify us of billing disputes within 15 days. You will pay undisputed portions of invoices on receipt. You agree to pay interest on unpaid balances beginning 30 days after invoice dates at the rate of 1.5% per month, or at the maximum rate allowed by law.

4.3 If you direct us to invoice another, we will do so, but you agree to be responsible for our compensation unless you provide us with that person's written acceptance of all terms of our Agreement and we agree to extend credit to that person and to release you.

4.4 You agree to compensate us in accordance with our fee schedule if we are asked or required to respond to legal process arising out of a proceeding related to the project and as to which we are not a party.

4.5 If we are delayed by factors beyond our control, or if project conditions or the scope or amount of work change, or if changed labor union conditions result in increased costs, decreased efficiency, or delays, or if the standards or methods change, we will give you timely notice and we will receive an equitable adjustment of our compensation. If you and we do not reach agreement on such compensation within 30 days of our written application, we may terminate without liability to you or others.

4.6 If you fail to pay us within 60 days following invoice date, we may consider the default a total breach of our Agreement and, at our option, terminate our duties without liability to you or to others.

4.7 In consideration of our providing insurance to cover claims made by you, you hereby waive any right of offset as to fees otherwise due us.

Section 5: Disputes, Damage, and Risk Allocation

5.1 Each of us will exercise good faith efforts to resolve disputes without litigation. Such efforts will include, but not be limited to, a meeting(s) attended by each party's representative(s) empowered to resolve the dispute. Before either of us commences an action against the other, disputes (except collections) will be submitted to mediation.

5.2 Neither of us will be liable for special, incidental, consequential, or punitive damages, including but not limited to those arising from delay, loss of use, loss of profits or revenue, loss of financing commitments or fees, or the cost of capital.

5.3 We will not be liable for damages unless suit is commenced within two years of the date of injury or loss or within two years of the date of the completion of our services, whichever is earlier. We will not be liable unless you have notified us of the discovery of the claimed breach of contract, negligent act, or omission within 30 days of the date of discovery and unless you have given us an opportunity to investigate and to recommend ways of mitigating damages.

5.4 For you to obtain the benefit of a fee which includes a reasonable allowance for risks, you agree that our aggregate liability will not exceed the fee paid for our services or \$50,000, whichever is greater, and you agree to indemnify us from all liability to others in excess of that amount. If you are unwilling to accept this allocation of risk, we will increase our aggregate liability to \$100,000 provided that, within 10 days of the date of our Agreement, you provide payment in an amount that will increase our fees by 10%, but not less than \$500, to compensate us for the greater risk undertaken. This increased fee is not the purchase of insurance.

5.5 If you do not pay us within 60 days of invoice date, or if you make a claim against us that is resolved in our favor, you agree to reimburse our expenses, including but not limited to attorney fees, staff time, expert witness fees, and other costs of collection or litigation.

5.6 The law of the state in which our servicing office is located will govern all disputes. Each of us waives trial by jury. No employee acting within the scope of employment shall have individual liability for his or her acts or omissions, and you agree not make a claim against individual employees.

Section 6: General Indemnification

6.1 We will indemnify and hold you harmless from and against demands, damages, and expenses to the comparative extent they are caused by our negligent acts or omissions or those negligent acts or omissions of persons for whom we are legally responsible. You will indemnify and hold us harmless from and against demands, damages, and expenses to the comparative extent they are caused by your negligent acts or omissions or those negligent acts or omissions of persons for whom you are legally responsible.

6.2 To the extent it may be necessary to indemnify either of us under Section 6.1, you and we expressly waive, in favor of the other only, any immunity or exemption from liability that exists under any worker compensation law.

6.3 You agree to indemnify us against losses and costs arising out of claims of patent or copyright infringement as to any process or system that is specified or selected by you or by others on your behalf.

Section 7: Miscellaneous Provisions

7.1 We will provide a certificate of insurance to you upon request. Any claim as an Additional Insured shall be limited to losses caused by our sole negligence.

7.2 This Agreement is our entire agreement. It supersedes prior agreements. It may be modified only in a writing, making specific reference to the provision modified.

7.3 Neither of us will assign or transfer any interest, any claim, any cause of action, or any right against the other. Neither of us will assign or otherwise transfer or encumber any proceeds or expected proceeds or compensation from the project or project claims to any third person, whether directly or as collateral or otherwise.

7.4 Our Agreement may be terminated early only in writing. We will receive an equitable adjustment of our compensation in the event of early termination.

Revised 6-15-06

REQUEST FOR CITY COUNCIL ACTION

DATE: 6/15/2009

ITEM NO: 12.g

Department Approval



City Manager Approval



Item Description: Request by Bituminous Roadways for **conditional use** approval to allow the outdoor storage of aggregate materials and heavy equipment at 2280 Walnut Street (PF09-010).

1.0 REQUESTED ACTION

Bituminous Roadways seeks approval of outdoor storage of aggregate materials and heavy equipment as a CONDITIONAL USE in support of the operation of an asphalt plant at 2280 Walnut Street.

Project Review History

- Application submitted: March 6, 2009; Determined complete: March 9, 2009
- Sixty-day review deadline: May 5, 2009; **Extended by applicant until July 2, 2009**
- Project report recommendation: May 6, 2009
- Planning Commission action: May 6, 2009
- PWET Commission Meeting: May 26, 2009
- Anticipated City Council action: June 15, 2009

2.0 SUMMARY OF STAFF RECOMMENDATION

The Planning Division, the Planning Commission, and the Public Works, Environment, and Transportation (PWET) Committee recommend approval of the proposed CONDITIONAL USE; see Section 7 of this report for the detailed recommendation.

3.0 SUMMARY OF SUGGESTED ACTION

By motion, **APPROVE** the proposed CONDITIONAL USE, pursuant to §1007 (Industrial Districts) and §1013 (Conditional Uses) of the City Code; see Section 8 of this report for the detailed action.

4.0 BACKGROUND

The property at 2280 Walnut Street has a Comprehensive Plan designation of Industrial (I) and a zoning classification of General Industrial District (I-2). Part of this property is used for semi trailer parking, and the remainder of the site remains vacant.

This request for CONDITIONAL USE approval has been prompted by the need for outdoor stockpiles of the aggregate inputs for asphalt processing, and heavy equipment to move it. Asphalt processing itself is a permitted manufacturing use in the I-2 District.

Such applications were formerly referred to as conditional use *permits*, but the word “permit” is being eliminated in an effort to sharpen the distinction between land use approvals and building permits. Although this represents a change in terminology, the nature of conditional use approvals will remain the same because they never actually involved permits *per se*.

5.0 STAFF COMMENTS

Section 1007.015 (Industrial District Uses) of the City Code allows outdoor storage of materials and equipment as a CONDITIONAL USE in an I-2 district, as long as the items being stored are concealed by screening of at least 8 feet in height as specified in §1007.03B (Storage). Screening of the southern and eastern sides of the storage areas is not shown on the proposed site plan (included with this staff report as Attachment D), but because the screening is required by the City Code there is no need to add a specific condition to an approval of the CONDITIONAL USE request.

Section 407.02M (Unlawful Parking) of the City Code further requires all vehicles, which includes trucks and heavy equipment, to be parked on paved surfaces. As with the screening requirements noted above, Planning Division staff recommends relying on existing regulations in the City Code rather than attaching additional conditions to an approval of the proposed CONDITIONAL USE.

As illustrated the proposed site plan, the stockpiles of aggregate materials would be distributed throughout much of the site; because of this and the large size of the proposed stockpiles, Planning Division staff believes that it would be appropriate to treat them like buildings for setback purposes. Specifically, the piles of aggregate materials should be set back a minimum of 40 feet from property lines adjacent to public streets and a minimum of 20 feet from a rear or side property line (which coincides with the railroad right-of-way in this case). The proposed site plan is consistent with these recommended setbacks.

Asphalt is 100% recyclable, and because asphalt production and road construction relies heavily on recycled materials, the proposed stockpiles would be comprised of asphalt millings, asphalt rubble, and concrete rubble reclaimed from pavement that is being replaced elsewhere as well as raw aggregates and discarded roofing shingles.

Bituminous Roadways’ proposal to stockpile reclaimed rubble asphalt and rubble cement for recycling into new asphalt would involve periodic crushing of the reclaimed asphalt and cement. Similar recycling operations have been approved in the past as *interim* uses, but in those instances the crushing was not integral to the principal, permitted use on the site as it would be in this case. Since the reclaimed materials subject to the proposed crushing are to be stored outdoors, they are necessarily part of the proposed CONDITIONAL USE; therefore the crushing itself can also be reviewed against the conditional use criteria.

6.0 REVIEW OF CONDITIONAL USE CRITERIA

Section 1013.01 (Conditional Uses) of the City Code requires the Planning Commission and City Council to consider the following criteria when reviewing a CONDITIONAL USE application:

- a. Impact on traffic;
- b. Impact on parks, streets, and other public facilities;

- c. Compatibility of the site plan, internal traffic circulation, landscaping, and structures with contiguous properties;
- d. Impact of the use on the market value of contiguous properties;
- e. Impact on the general public health, safety, and welfare; and
- f. Compatibility with the City's Comprehensive Plan.

Impact on traffic: The 7th edition of the Institute of Transportation Engineers manual indicates that land uses like light-industrial parks and laboratories, manufacturing, warehousing, and "heavy industry" (all permitted uses in the I-2 District) generate an average about 43 vehicle trips per acre of land area on the average day, whereas the proposed outdoor storage would only generate up to 8.6 trips per acre per day. For additional reference, a trucking terminal – another conditionally-permitted use in the I-2 District – generates an average of 82 trips per acre on a given day. Even considering traffic from the proposed outdoor storage *and* the asphalt plant, the site would only generate up to 18 trips per acre on its heaviest days. The Planning Division has thus determined that the proposed use would not have any greater impact on traffic than other allowed uses.

Impact on parks, streets and other public facilities: Water and sewer infrastructure should see relatively minor impacts since the outdoor storage use would rely on water primarily as a periodic dust palliative, and the facility as a whole will have to meet all of the pertinent erosion control, pollution prevention, and storm water management requirements of the City and other Federal, State, or regional regulatory agencies in order to receive the required building and operating permits. There are no parks in the vicinity of the subject property and the truck traffic will generally utilize highways as much as possible when approaching and leaving the site.

Compatibility ... with contiguous properties: The proposed outdoor storage will produce stockpiles of materials, traffic, and noise that cannot help but be noticed from the contiguous properties, but this property and much of what surrounds it is described by §1007.03 (General Industrial Districts) as being "designed primarily for [uses] whose external physical effects will be felt by surrounding districts." Reduction of entrances to the site from 5 accesses to 3, adequate internal circulation, paved operational areas, and perimeter landscaping and screening consistent with the zoning requirements, will all help to reduce the inevitable impacts to contiguous properties.

Impact of the use on the market value of contiguous properties: When a property is assigned Zoning and Comprehensive Plan land use designations, careful consideration is given to protecting the value of surrounding properties. In light of this, and because the proposed outdoor storage is among the uses that are allowed (conditionally or otherwise) in the I-2 District and is consistent with the "industrial" designation of the Comprehensive Plan, the Planning Division has determined that the proposed industrial storage use will not have a significant impact on the market value of the contiguous industrial and business properties.

Impact on the general public health, safety, and welfare: Asphalt processing plants, including the necessary stockpiles of aggregate inputs and rubble crushing operations, must operate within the permit requirements of the Minnesota Pollution Control Agency (MPCA) as well as the requirements of other State and Federal agencies pertaining to air emissions, noise, odors, and fugitive dust. During the May 3, 2006 public hearing related to a similar recycling operation to be located in the Twin Lakes area, a contractor specializing in concrete recycling explained that vibrations from crushing operations are typically not felt beyond 150 feet, and the City Planner was able to confirm the limited range of the noticeable vibrations by inspecting another active

crushing operation; the 150-foot radii around the rubble and crushed piles of materials on this site are almost entirely within the property boundaries.

The Planning Division staff has evaluated additional data pertaining dust and noise from concrete crushing operations and believes that the outdoor storage and limited recycling of aggregate materials consistent with the requirements of the applicable regulatory agencies would have no discernable impact on the general public health, safety, and welfare.

Compatibility with the City's Comprehensive Plan: Screened outdoor storage of materials and heavy equipment is a conditionally permitted use in the I-2 General Industrial District and is compatible with the industrial designation of the Comprehensive Plan.

7.0 RECOMMENDATION

On May 6, 2009, the Planning Commission held a public hearing to consider the CONDITIONAL USE. There were no comments from the public. The Planning Commission had questions about the specific request and questions about the operation of the asphalt plant. Specifically, a question was raised regarding the amount of emissions from the asphalt plant. The applicant noted that his industry needs to comply with federal and state regulations regarding emissions. The applicant stated that he could provide additional information regarding what these standards are and how his company would address them at the Roseville plant. (See Attachment H).

On a 4-2 vote, the Planning Commission voted recommend the approval of the CONDITIONAL USE subject to the comments and findings outlined in this report and the following two conditions:

- a. Outdoor stockpiles of aggregate materials shall be located on the property such that they meet or exceed the property line setbacks required for buildings in the same zoning district; and
- b. Rubble asphalt and concrete crushing operations shall be limited to a maximum of two 3-week periods per calendar year and shall be separated by a minimum of 120 days. The hours of crushing shall be limited to 7 am – 7 pm.

At the May 18, 2009 City Council meeting, the City Council referred the application from Bituminous Roadways to the Roseville Public Works, Environment, and Transportation Commission (PWET) for their review and input. Specifically, the City Council requested that PWET take a look at the following issues:

PWET met on May 26, 2009 to review the proposal. After discussion, the commission recommended the following conditions be placed upon the approval of the Bituminous Roadways application for outdoor storage of materials related to operating an asphalt production plant:

- The City be provided Material Data Safety Sheets for all materials used as part of the operation.
- Recommend working with the Watershed District on a storm water plan for the site that doesn't include infiltration.

- 157 • Consider storm water reuse for dust control and tire tracking control with tire
158 wash off system.
159 • Create a noise control contingency plan that would include back up alarm
160 mitigation. Consider alternative's if allowed by OSHA such as camera systems or
161 lights. The plan would include no banging of truck tailgates.
162 • The City of Roseville may require a future study of ways to mitigate dust if initial
163 control plan is not effective.
164

165 The motion to include these conditions of approval passed 5-0.

166 **8.0 SUGGESTED ACTION**

167 **By motion, approve the proposed CONDITIONAL USE** allowing outdoor storage of equipment
168 and materials at 2280 Walnut Street, based on the comments and findings contained in Sections
169 5 & 6 of this report and the following conditions:

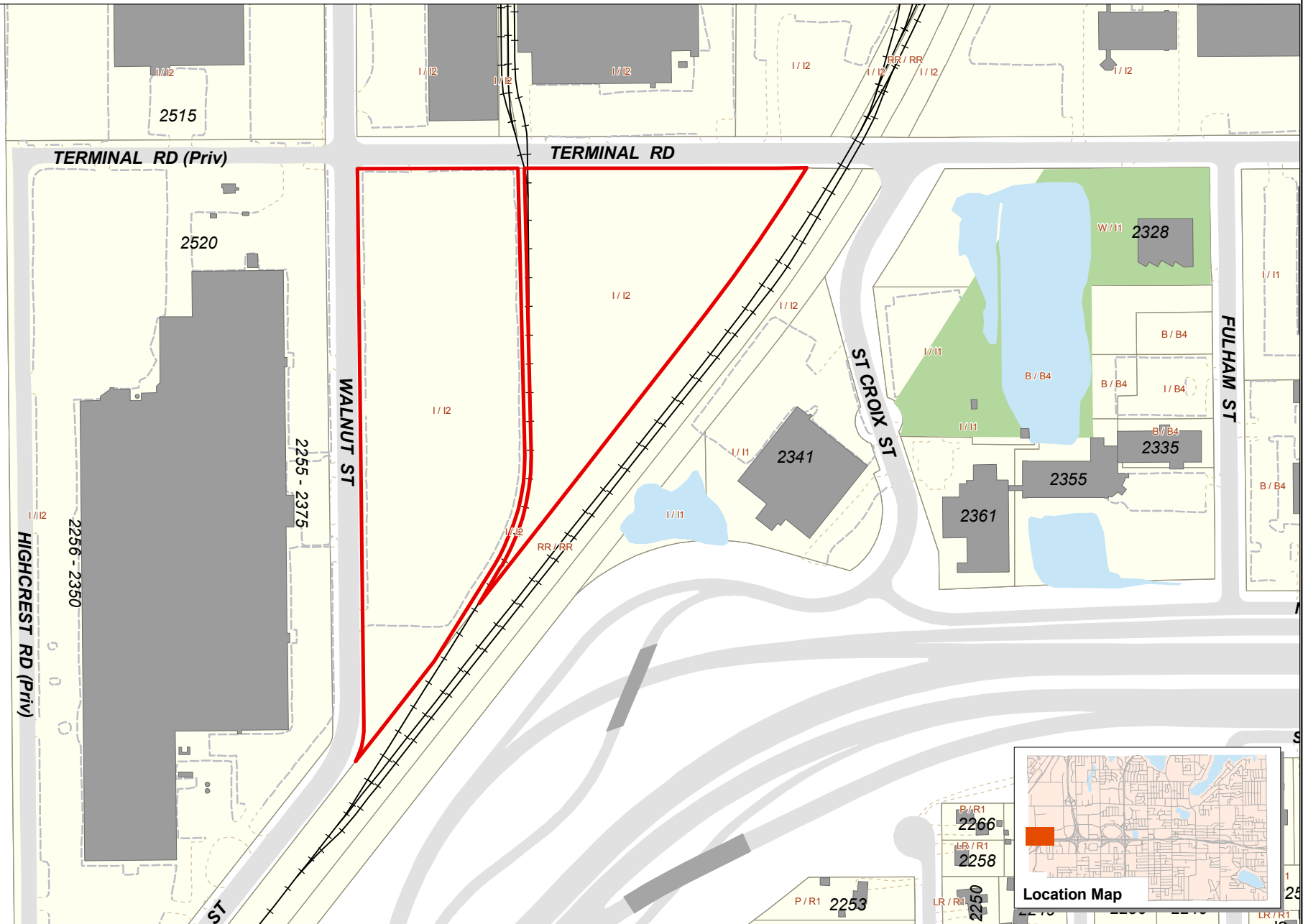
- 170 1) Outdoor stockpiles of aggregate materials shall be located on the property such that they
171 meet or exceed the property line setbacks required for buildings in the same zoning district.
172 2) Rubble asphalt and concrete crushing operations shall be limited to a maximum of two 3-
173 week periods per calendar year and shall be separated by a minimum of 120 days. The hours
174 of crushing shall be limited to 7 am – 7 pm.
175 3) The City shall be provided Material Data Safety Sheets for all materials used as part of the
176 operation.
177 4) The applicant shall work with the Rice Creek Watershed District on a storm water plan for
178 the site that doesn't include infiltration.
179 5) The applicant shall consider storm water reuse for dust control and tire tracking control with
180 tire wash off system.
181 6) The applicant shall create a noise control contingency plan that would include back up alarm
182 mitigation. Consider alternative's if allowed by OSHA such as camera systems or lights. The
183 plan would include no banging of truck tailgates.
184 7) The City of Roseville may require a future study of ways to mitigate dust if initial control
185 plan is not effective.

**Prepared by: Patrick Trudgeon, Community
Development Director (651) 792-7071**

Attachments: A: Area map
 B: Aerial photo
 C: Applicant narrative

D: Proposed site plan
E: Proposed landscape plan
F: Illustrations of proposed screening
G: Planning Commission minutes
H: Letter from applicant dated May 8, 2009
I: Letter from Meritex dated May 13, 2009
J: Letter from Minn. Comm. Railway dated May 13,
 2009
K: Response from Bituminous Roadways regarding
 PWET's conditions.

Attachment A: Location Map for Planning File 09-010



Prepared by:
Community Development Department
Printed: March 13, 2009



Site Location

LR / R1 Comp Plan / Zoning
Designations

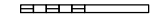
Data Sources

* Ramsey County GIS Base Map (3/2/2009)
For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

Disclaimer

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact 651-792-7085. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2000), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.

0 100 200 Feet



mapdoc: planning_commission_location.mxd

Attachment B: Aerial Map of Planning File 09-010





C.U.P. NARRATIVE: PROPOSED BITUMINOUS ROADWAYS, INC. FACILITY – ROSEVILLE

April 3, 2009

Conditional Use Permit (C.U.P.) Criteria

The proposed Bituminous Roadways facility will manufacture and distribute finished construction products from raw materials, both new and recycled. This is consistent with the permitted uses in the I-2 General Industrial District.

A Conditional Use Permit will be required because of the proposed outdoor storage of aggregates and equipment. The CUP criteria as listed in the zoning ordinance are addressed below.

1. Impact on Traffic

Traffic generated will be consistent with surrounding industrial uses, with trucks bringing in raw materials such as aggregate and rubble pavement. The primary season for use will be the 8 month period from April through November. The amount of trucks per day will vary based on area construction activity and subsequent product demand.

A peak day will generate approximately 125 round trip truck visits by trucks bringing in aggregate. We estimate that 65 percent of the traffic will be from the south with 35 percent from the north.

Averaged over the 8 month construction season, the outdoor storage of aggregates will generate approximately 60 truck round trips per day. These trip numbers are based on trucking of all aggregate, and may be reduced through the use of rail aggregate delivery service.

Adequate internal circulation exists within the proposed site plan for incoming trucks to proceed into the site without interrupting the flow of off-site traffic.

2. Impact on Parks, Streets, Other Public Facilities

No impacts to parks or other public facilities are foreseen.

Area streets appear to have been designed adequately for the industrial use of the area. This use will be consistent with its industrial neighbors. In addition, the proposed drainage plan will eliminate most of the direct surface stormwater runoff to surrounding streets exhibited by the current site.

3. Compatibility with Contiguous Properties

The site is separated from contiguous properties on the north and west by existing streets and on the east and south by streets, railroad right-of-way and electric transmission easements.

The existing streets and neighboring properties will be additionally buffered by a 3 foot± high earth berm with an 8 foot high opaque fence and/or landscape screening. All internal pavement is setback a minimum of 40 feet from the right-of-way. Sufficient internal traffic ways have been reserved to prevent the use of city streets other than for ingress and egress to the site. The number of driveway accesses has been reduced from 5 existing to 3 proposed.

4. Impact on Market Value of Contiguous Properties

No impacts to contiguous property values or other property in the near vicinity are expected.

The property is currently being used for outside storage of trailers and equipment with little to no screening. The proposed conditional use permit is for outside storage of aggregates and equipment, and will incorporate a earth berm, an opaque fence and / or landscaping. The proposed use will be an improvement from the current use of the property; as a result, there should be no adverse affect on property values.

5. Impact on Public Health, Safety, and General Welfare

Noise

The site must operate in compliance with State noise standards. Vehicles and equipment will operate with standard noise reduction features such as mufflers. Bituminous Roadways will invest significant resources into perimeter berms and landscaping that will reduce noise emissions from the site.

Fugitive Dust

The entire operational area of the site will be paved. The stock piles and conveyors will be watered on a scheduled basis. The air quality will also be regulated through the Minnesota Pollution Control Agency's (MPCA) air quality permit required for the adjacent asphalt plant.

Crushing

The rubble asphalt and concrete stockpiled on site will be periodically crushed for use as a raw material in production of new asphalt or base material. Crushing will be performed by portable crushing plants brought on site for the approximately 2 to 3 week period needed to complete the crushing. Crushing is expected to occur twice annually.

The portable crushing plants are covered by MPCA air quality permits that require the plant operators to observe state regulations on allowable noise, fugitive particulate (dust) and ambient air quality standards. A web link to the general MPCA permit is as follows:
<http://www.pca.state.mn.us/publications/aggregate-generalpermit2008.pdf>

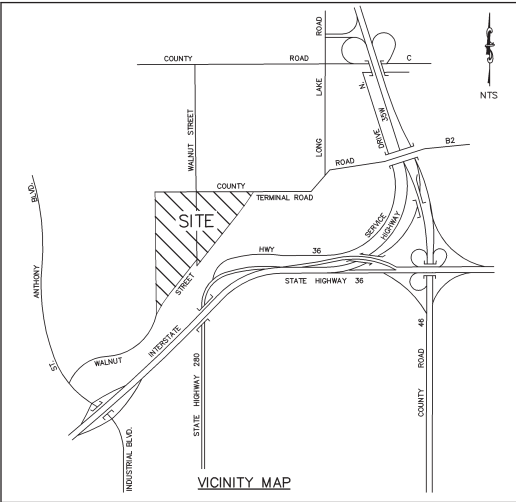
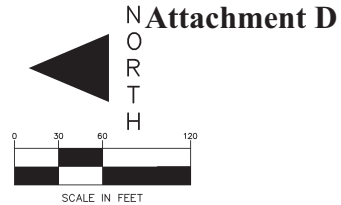
6. Compatibility with City's Comprehensive Plan

The property is guided Industrial. The comprehensive plan designation states: "Industrial deals with showrooms, warehousing, laboratories, manufacturing uses and related office uses, and truck/transportation terminals (I-2 Zone Only)".

This conditional use is consistent with the above statement.

Bituminous Roadways is committed to being a responsible corporate citizen of Roseville and a good neighbor to surrounding properties. We are excited about this facility and look forward to discussing our plan at upcoming meetings.

BITUMINOUS ROADWAYS - ROSEVILLE



APPLICANT:

BITUMINOUS ROADWAYS, INC.
9050 JEFFERSON TRAIL WEST
INVER GROVE HEIGHTS, MN 55077
CONTACT: KENT PETERSON
651-686-7001

LANDOWNER:

MERITEX
24 UNIVERSITY AVENUE NE, SUITE 200
MINNEAPOLIS, MN 55413
CONTACT: DANIEL WILLIAMS
651-855-9671

ENGINEER:

ANDERSON ENGINEERING OF MN, LLC
13605 1ST AVENUE NORTH, SUITE 100
PLYMOUTH, MN 55441
CONTACT: GARY JOHNSON
763-412-4000

LANDSCAPE ARCHITECT:

THE NATURE GROUP, INC.
211 NORTH 1ST STREET, SUITE 150
MINNEAPOLIS, MN 55401
CONTACT: CURT CLAEYS
612-929-2049

SITE DATA:

ADDRESS: 2280 WALNUT STREET
P.I.D. - 082923320001
LEGAL DESCRIPTION: SEE SURVEY, PARCEL 3
SITE AREA: 14.62 AC.
ZONING I-2 GENERAL INDUSTRIAL
MIN PARCEL SIZE: 43,560 SF
SETBACKS (BUILDING)
FRONT: 40'
SIDE: 40'
REAR: 20'
(PARKING)
FRONT: 40' OR 20' WITH SCREEN/LANDSCAPING
REAR: 5'

MAX. BUILDING HEIGHT: 45' (60' FOR OFFICES)
MAX. BUILDING COVERAGE: 40% ONE STORY BLDG,
60% GREATER THAN ONE STORY BLDG.

SCREENING - 8' MIN. HEIGHT, TANKS SCREENED
FROM EYE LEVEL AT STREET

AREA SUMMARY:

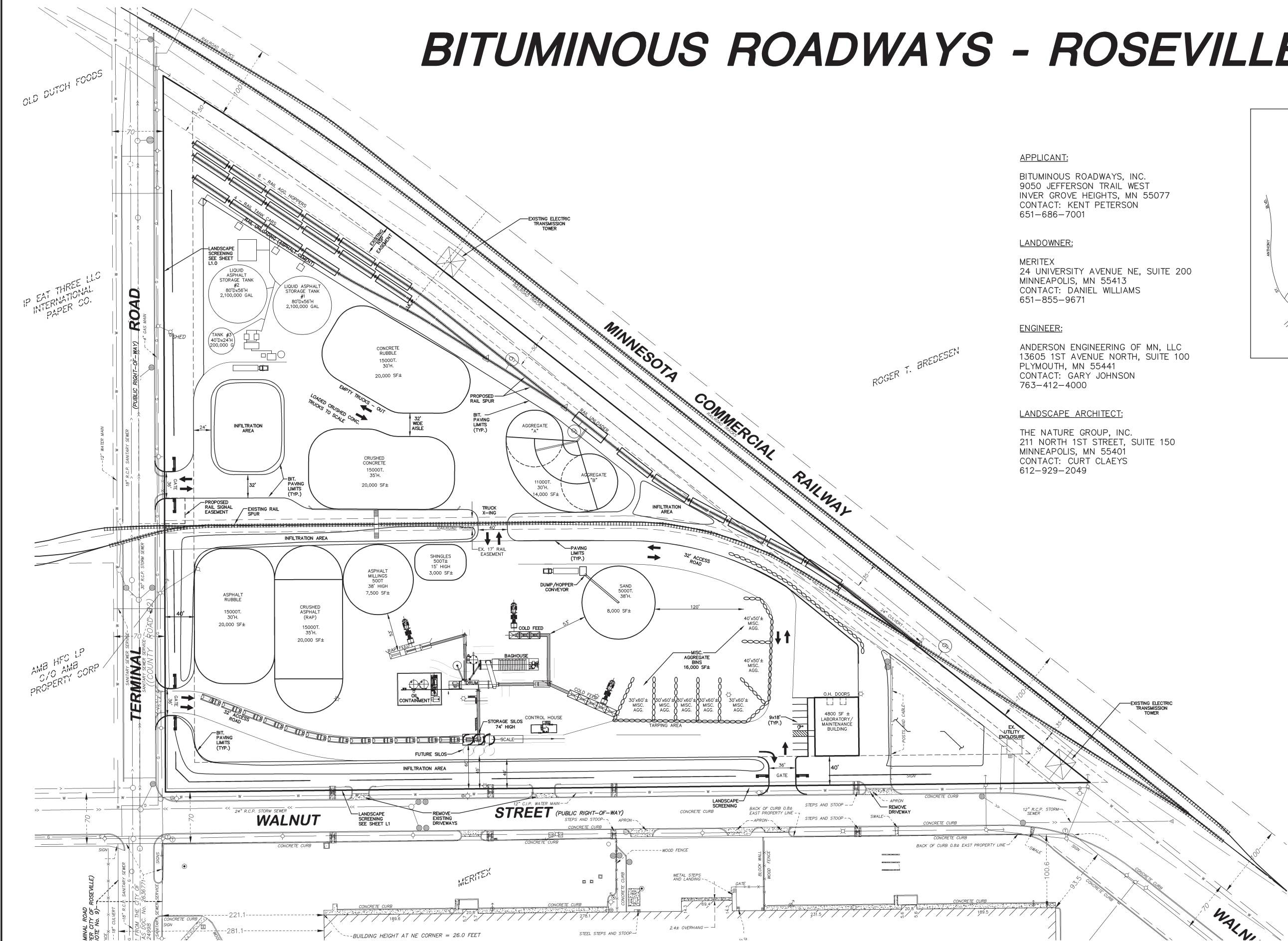
TOTAL SITE AREA = 636,715 SF (14.62 AC.)
PAVED/IMPERVIOUS = 391,222 SF (8.98 AC.)
OUTDOOR STORAGE = 128,500 SF (2.95 AC.)
PARKING

REQUIRED:
GREATER OF: 1 PER 1000 SF (BLDG) = 5 STALLS
OR 2 PER 3 EMPLOYEES = 4 STALLS
PROVIDED:
8 STALLS AT BUILDING

NOTES:
BOUNDARY & SITE FEATURES FROM A SURVEY DATED
JAN 29, 2007 BY EGAN FIELD & NOWAK,
TOPOGRAPHY FROM RAMSEY COUNTY LIDAR.

PLAN SHEET INDEX (C.U.P. SUBMITTAL)

- C1 - PRELIMINARY SITE PLAN
- C2 - PRELIMINARY GRADING, DRAINAGE & EROSION CONTROL PLAN
- C3 - PRELIMINARY UTILITY PLAN
- C4 - SCREENING PLAN W/ CROSS SECTION VIEW
- L1.0 - CONCEPT LANDSCAPE PLAN
- X1 - EXISTING CONDITIONS MAP



DESIGNED: GRJ			I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.		
DRAWN: PSH			PRINT NAME: GARY R. JOHNSON, P.E.		
CHECKED BY:			SIGNATURE: NOT FOR CONSTRUCTION		
NO. DATE DESCRIPTION OF REVISIONS			DATE MARCH 6, 2009 LICENSE # 42010		
1	3-6-09	C.U.P. SUBMITTAL	Anderson Engineering of Minnesota, LLC CIVIL ENGINEERING AND LAND SURVEYING 13605 1st AVENUE NORTH, SUITE 100, PLYMOUTH, MN 55441 TEL (763) 412-4000 FAX (763) 412-4090		
			BITUMINOUS ROADWAYS ROSEVILLE, MINNESOTA BITUMINOUS ROADWAYS, INC.		
			PRELIMINARY SITE PLAN		
			COMM. NO. 12345 PLOTTED: 12345 DRAWING NO. C1		



the nature group, inc.
landscape architecture and construction

211 North First Street
Suite 150
Minneapolis, Minnesota 55401
tel: 612.929.2049 fax: 612.285.8044

CONCEPT LANDSCAPE PLAN
Bituminous Roadways Inc.
Asphalt Plant
Roseville, Minnesota

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE PROVISIONS OF THE STATE OF MINNESOTA.

NOT FOR CONSTRUCTION

CURT H. CLAEYS
DATE: _____ REG. NO. 5613

Construction Drawing: 3-4-09

revisions		comments
date	no.	
3-4-09	1	CITY SUBMITTAL

designed by:CHC
drafted by:JWD

L1.1



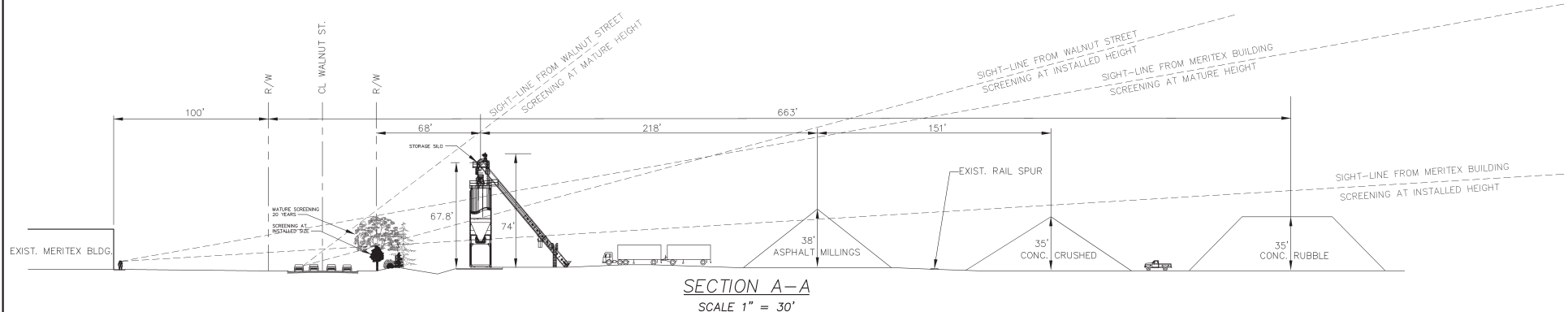
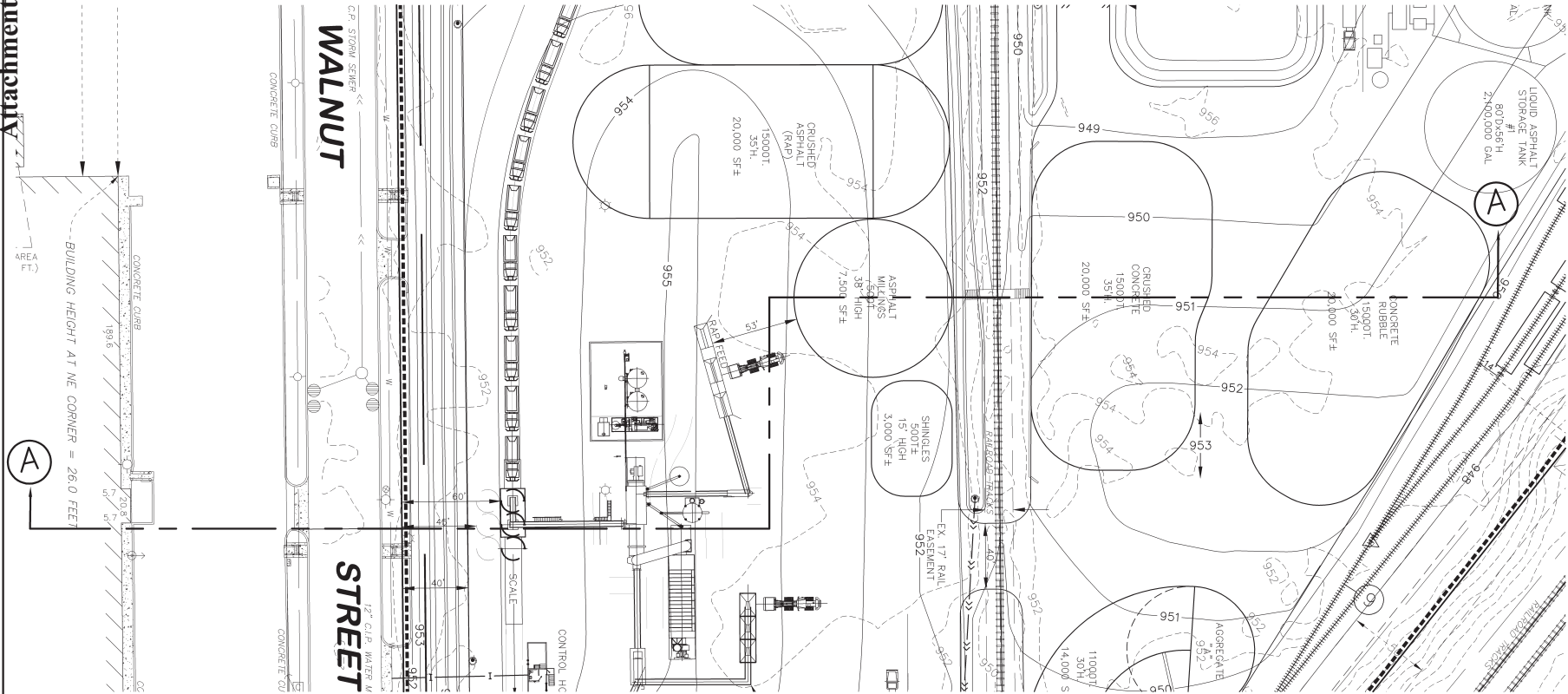
Site Entry, Current View
Wednesday, March 11, 2009



Site Entry, Installation (2010)
Wednesday, March 11, 2009



Site Entry, 20 Years (2030)
Wednesday, March 11, 2009



		DESIGNED: GRJ		Anderson Engineering of Minnesota, LLC CIVIL ENGINEERING AND LAND SURVEYING 13000 1st AVENUE NORTH, SUITE 100, PLYMOUTH, MN 55441 TEL (763) 412-4000 FAX (763) 412-4000		BITUMINOUS ROADWAYS ROSEVILLE, MINNESOTA BITUMINOUS ROADWAYS, INC.		SCREENING PLAN/ CROSS SECTION VIEW		COMM. NO. 12345	PLOTTED: DRAWING NO.
		DRAWN: PSH									
		CHECKED BY:		PRINT NAME: GARY B. JOHNSON, P.E.							
				SIGNATURE: NOT FOR CONSTRUCTION							
				DATE: MARCH 5, 2009 LICENSE # 42010							
1 3-6-09 C.U.P. SUBMITTAL											
NO. DATE		DESCRIPTION OF REVISIONS									

**EXTRACT OF THE MAY 6, 2009
DRAFT ROSEVILLE PLANNING COMMISSION MEETING**

d. PLANNING FILE 09-010

**Request by Bituminous Roadways (with Meritex Enterprises, Inc.) for
CONDITIONAL USE APPROVAL to allow outdoor storage of aggregate materials
and heavy equipment at 2280 Walnut Street in an I-2 District**

Vice Chair Boerigter opened the Public Hearing for Planning File 09-011.

Community Development Director Patrick Trudgeon provided staff's analysis of the request of the request of Bituminous Roadways for outdoor storage of aggregate materials and heavy equipment as a CONDITIONAL USE in support of the operation of an asphalt plant at 2280 Walnut Street. Mr. Trudgeon advised that staff conditioned approval on the applicant providing additional screening, between Highway 36 and the rail line; and that the maximum height of thirty-eight feet (38') for stock piles was indicated, while recognizing that the stock pile height would fluctuate, but that setbacks of forty feet (40') from the public right-of-way and twenty feet (20') from the rail line was assigned.

Mr. Trudgeon advised that staff had some concern with continual crushing and impacts to the area, and had thus limited it to no more than twice annually, and no longer than 2-3 weeks per event, as well as indicting that it be done during the winter months for less disruption with less outdoor use by adjacent property owners. Mr. Trudgeon noted that the proposed use was located in an industrial area, and that this was a major consideration in staff's review of the use related to the community's general health, safety and welfare due to potential dust and odor issues. Mr. Trudgeon further advised that staff had held extensive discussions with applicants on the need for regulating this principal asphalt use; but also noted that the use was highly regulated and permit-monitored by the Minnesota Pollution Control Agency (MPCA) with federal emission regulations. Staff concluded that, based on that monitoring and regulation, the use should create no adverse affects.

Staff recommended APPROVAL of the request for a CONDITIONAL USE allowing outdoor storage of equipment and materials at 2280 Walnut Street; based on the comments and findings of Sections 5 and 6, and the conditions of Section 7 of the project report dated May 06, 2009.

Commissioner Wozniak expressed concern with the proposed use and storage capacity of the facility, as well as material storage on site. Commissioner Wozniak questioned staff's interpretation of traffic impacts, based on Attachment C to the report and provided by the applicant and calculation of trips/acre and in accordance with ITE manual data. Commissioner Wozniak expressed further concern related to outdoor storage of materials in addition to intermittent crushing operations, and impacts to general health, safety and welfare of the community.

Mr. Trudgeon noted that this use was permitted and anticipated in a heavy industrial zoning district such as this; and noted that the outdoor storage is the only reason for the Conditional Use application. Mr. Trudgeon further noted that, once in operation, if and

when complaints were heard, the use would be required to come into compliance as applicable. Mr. Trudgeon advised that industry standards were broad due to the variety of general industrial uses; and addressed concerns related to potential odors and dust from the site and aggregate materials. Mr. Trudgeon provided an analysis compiled by Associate Planner Bryan Lloyd indicating various noise levels on site, and surrounding decibel rings; opining that the noise from Highway 36 impacted the surrounding area more than the crushing activities.

Further discussion included the eight foot (8') wall above a three foot (3') berm for a total of eleven feet (11') in screening, with a cross-section exhibited to provide visual site lines indicative of that wall; and future mature height of trees on site; existing and proposed parking needs being met; and potential redevelopment of the Meritex site based on continued additions to the building to-date.

Vice Chair Boerigter noted that Meritex was located across from the site and appeared unconcerned that there would be any noise or emission impacts to their building.

Commissioner Wozniak noted previous proposals limiting operations during daytime; and requested that such a condition be included in any approval.

Mr. Trudgeon noted that a condition further clarifying hours for crushing operations may be indicated; and that staff had attempted to provide some general stipulations, but noted that the operations were seasonal and related to road construction projects.

Applicant Representatives:

Kent Peterson, President, Bituminous Roadways, Inc.

John Kittleson, Vice President, Bituminous Roadways, Inc.

Gary Johnson, Anderson Engineering

Lonnie Provencher, North Marq

Mr. Peterson expressed the applicant's enthusiasm to locate in Roseville; and their intent to do their best to be good neighbors. Mr. Peterson addressed specifics of the crushing operations, considerations for their needs, and willingness to limit operations to daytime hours. However, Mr. Peterson noted the need for some periodic paving required at night for Interstate highway work, and accommodating those needs. Mr. Peterson advised that they were open to City dictates for operations; but obviously would like to run as long as possible during peak construction months.

Discussion included City Code requirements for construction activities; need to further define daytime hours; the applicant's intent for crushing periods during the spring and again in late fall based on limited storage areas on site and use of the aggregate materials; and the nature of the drum mix plant and output of 400 tons/hour, with 300,000 ton per year possible.

Mr. Peterson reviewed similar operations they currently have in Shakopee, Inver Grove Heights and Minneapolis; with expectations that this plant would have higher production based on new construction and technologies.

Commissioner Gottfried sought additional emission information from the applicant and typical studies or references for similar asphalt operations.

Mr. Peterson reviewed the Minneapolis plant's location on two (2) acres adjacent to an apartment building, with no complaints related to odor or dust. Mr. Peterson opined that there was no incentive for the firm to create negative impacts related to noise and/or emissions, and further opined that there shouldn't be anything significant, other than smoke from the intense heating of materials. Mr. Peterson advised that this new plan would be producing asphalt with lower temperatures and was considered an innovative move in the industry for "warm mix" asphalt, mixed fifty (50) degrees lower than typical.

Mr. Peterson reviewed Environmental Protection Agency (EPA) regulations for containment, with a concrete containment area for outdoor storage of the aggregate materials proposed by the firm, even though containment with only an earthen berm was required.

Mr. Peterson further reviewed specifics related to stormwater retention on site; with Mr. Johnson providing further specifics. Mr. Johnson advised that stormwater retention was being planned based on Rice Creek Watershed District (RCWD) regulations; however, he noted that formal application to the RCWD was pending until tonight's request was heard by the Planning Commission. Mr. Johnson reviewed the intended perimeter infiltration ditches to the east and west side ponds; reviewed location of proposed infiltration basins and conveyance to wet retention areas.

Further discussion included the intent for the applicant to use natural gas for heating the materials; MPCA regulations for filters for air emissions, a series of filter bags for air to flow through and dust pulled out of the air and augured back into the drum of the asphalt plant for reuse in the aggregate materials again; providing minimal airborne dust emissions and providing an efficient method for waste energy recovery and control of particulates.

Mr. Peterson noted that the warm mix asphalt was a great incentive for the firm as it used less energy, had lower emissions, low smoke and provided more cost-efficient operations.

Additional discussion included the existing rail line spur; right-of way ownership; and proposed additional and separate spur on site for use exclusively by Bituminous Roadways, with the firm negotiating directly with the rail line owners and not involving the City.

Commissioner Wozniak advised that he had done some research on line using EPA tables produced in 2002, and providing estimated emissions for drum plants, based on hot mix, not warm mix; and questioned the volatility and hazardous nature of such pollutants. Commissioner Wozniak recognized that the data was based on 390 asphalt plants around the country and that they may have many variations; however, he opined that while the conditional use approval was for outdoor storage of aggregate materials and heavy equipment, he couldn't separate that from the operations and overall use.

Mr. Peterson recognized Commissioner Wozniak's concerns; however, he noted that the industry was monitored by the MPCA, with an initial stack test done to meet those

requirements as a base line, followed by annual readings for production and calculations of total emissions to ensure compliance.

Public Comment

No one appeared to speak for or against.

Vice Chair Boerigter closed the Public Hearing at this time.

MOTION

Member Boerigter moved, seconded by Member Cook to RECOMMEND TO THE CITY COUNCIL APPROVAL of CONDITIONAL USE allowing outdoor storage of equipment and materials at 2280 Walnut Street; based on the comments and findings of Sections 5 and 6, and the conditions of Section 7 of the project report dated May 06, 2009; amended as follows

- ***Staff was to review past considerations for this type of use from 2006 for guidance on hours for crushing operations before submission to the City Council.***

Vice Chair Boerigter spoke in support of the motion; while recognizing the operations, he expressed confidence that sufficient federal and state controls were in place to monitor pollution and/or hazardous materials issues. Vice Chair Boerigter opined that it wasn't the City's job to impose additional restrictions over and above those regulations and City Code. Vice Chair Boerigter noted that the asphalt plant was a permitted use, even though it wouldn't be very feasible without stockpiles of aggregate materials. Vice Chair Boerigter opined that this was a more productive use for the site, in this highly industrial area, than its current use; and suggested that if the intent was to get rid of all asphalt production plants, that should be considered by lobbying at the state or federal level. Vice Chair Boerigter noted that we need asphalt or concrete for various modes of transportation in today's world; and it seemed unfair to pawn such a use off on another community when this is the most industrial site in Roseville, and conveniently connected to the freeway system for transport. Vice Chair Boerigter noted that lack of public comment at this public hearing; and expressed confidence in adjacent engineering firms and their apparent lack of concern about vibrations and/or noise from the site.

Commissioner Cook spoke in support of the motion; opining that this location seemed logical with its central location to the freeway system and surrounding communities; and suggested that there may be an environmental net gain in not trucking the materials as far. Commissioner Cook expressed some concern regarding noise and odor; and expressed interest in obtaining additional information exhibiting an "odor ring," as well as the noise ring presented, if such data was available from the MPCA or other sources. Commissioner Cook opined that residents on the south side of Highway 36 were more likely to hear more noise from Highway 36 than from this plant; however, noted that this was a very subjective assumption on his part.

Commissioner Gottfried concurred with concerns expressed by Commissioner Wozniak related to air emissions; however, noted that this was a heavy industrial area and this would be the most logical site in Roseville. Commissioner Gottfried concurred with comments of Vice Chair Boerigter related to wishing the plant on another suburb; and

concurred with Commissioner Cook regarding the net carbon footprint with locating the plant in this central location. Commissioner Gottfried noted the lack of public comment regarding this proposed use; and opined that the carbon dioxide impacts from traffic on Highway 36 to residents adjacent on the south would probably have more danger.

Commissioner Gisselquist noted that he resided closest to the proposed plant; and noted the background hum of traffic from Highway 36 on a continual basis. Commissioner Gisselquist also noted the lack of neighbors present to comment; and further noted the benefit of having a large industrial area far-removed from residential properties. Commissioner Gisselquist spoke in support of the motion; opining that this was a good use of the site to generate some revenue.

At the request of Commissioner Gottfried and for the record, Mr. Paschke verified that the typical public hearing notice was provided; and verified that the application had received a full staff review, including that of City Engineer Debra Bloom.

Mr. Trudgeon advised that staff was not as concerned with traffic generation from the site as they were with wear and tear to the roadway; and noted that staff would have a continuing dialogue with the applicant regarding this concern. Mr. Trudgeon advised that, being in an industrial area, the roadway was constructed to higher standards than a standard roadway.

Commissioner Best opined that this was a good use of the property; and spoke in support of the motion and of this industrial use. Commissioner Best further opined that he was not concerned with outdoor storage of materials and equipment, since this was an industrial area. Commissioner Best also expressed his confidence that other monitoring agencies provided sufficient environmental safeguards and regulations.

Commissioner Wozniak opined that this was our City, and what if those other agencies didn't sufficiently monitor the environmental issues.

Commissioner Best opined that, until a zero emission asphalt plant was available, we still needed roads to drive on.

Commissioner Wozniak suggested that cities needed to start saying "no," and provide incentive for these companies to come up with new technologies.

Commissioner Best noted that this plant represented some of those new initiatives, such as warm-mix versus hot-mix asphalt.

Ayes: 4

Nays: 2 (Gottfried; Wozniak)

Motion carried.



9050 JEFFERSON TRAIL WEST/ INVER GROVE HEIGHTS, MN 55077 / PHONE (651) 686-7001 / FAX (651) 687-9857

May 8, 2009

Pat Trudgeon
Community Development Director
City of Roseville
2660 Civic Center Drive
Roseville, MN 55113

Dear Mr. Trudgeon:

Last Wednesday when the Roseville Planning Commission was considering the request of Bituminous Roadways for conditional use approval to allow the outside storage of aggregate materials and heavy equipment at 2280 Walnut Street there were some questions that arose regarding the air emissions, noise, and odor that will be generated by the proposed asphalt plant on the site. I would like to address these concerns.

The asphalt plant will be a brand new manufactured plant utilizing the latest emission control technology available which allows the plant to meet and exceed air quality requirements.

Air Emissions

The owner or operator of an asphalt plant must calculate each year the actual emission for the plant and ensure that all emissions remain less than or equal to the thresholds listed in the table below.

HAP	5 tons/year for a single HAP 12.5 tons/year total for all HAPs
PM	50 tons/year
PM ₁₀	50 tons/year for an Attainment A 25 tons/year for a Nonattainment
VOC	50 tons/year
SO ₂	50 tons/year
NO _x	50 tons/year
Pb	0.5 tons/year

Asphalt plants are required to submit an annual air emissions inventory that address each of the criteria air pollutants listed above. This inventory report is required to be submitted to the Minnesota Pollution Control Agency by no later than March 1st of the following year. Emissions calculated are for the

previous calendar 12-month period. A copy of the 2008 inventory report for Bituminous Roadways' Shakopee asphalt plant is attached.

You will notice on the attached report that there is nothing reported for Hazardous Air Pollutants (HAPs). Asphalt plants were originally listed as one of the types of sources for which the U.S. Environmental Protection Agency (USEPA) would be issuing regulations to limit emissions of HAPs. Those standards are called National Emissions Standards for Hazardous Air Pollutants (NESHAPs). The EPA has decided to drop asphalt plants from the categories of sources that need HAP regulations (i.e. asphalt plants are 'de-listed'). There are no NESHAPs standards for asphalt plants.

Odor

The most common odor detected at an asphalt plant comes from the hydrocarbons driven off the liquid asphalt cement. Overheating the materials during the drying process is the primary cause. As fuel has become more and more expensive, most owners and operators have become more aware of the cost of overheating materials and have learned to control temperature with greater precision.

Warm Mix Pavement Technology

The new asphalt plant that Bituminous Roadways proposes for its Roseville facility will utilize technology allowing the production of warm mix asphalt. Warm mix asphalt technology decreases the hot mixed asphalt production temperature by 30 to 100 degrees Fahrenheit. This allows for reduced energy consumption, lowered emissions, and the elimination of visible smoke and odor.

Noise

There are a few common sources of noise emanating from an asphalt production facility. Some are derived directly from the asphalt production components, including the burner and exhaust stack. Others are generated from movement of the product, including trucks and loaders. Recent advancements in asphalt production equipment design have drastically reduced sound levels. It is often possible to participate in conversations using normal speaking tones while adjacent to most facility components at new facilities.

The site must operate in compliance with State noise standards. Vehicles and equipment will operate with standard noise reduction features such as mufflers. Bituminous Roadways will invest significant resources into perimeter berms and landscaping that will reduce noise emissions from the site.

I hope the above information helps answer some of the questions that arose at Wednesday's meeting and alleviates concerns. If there are any other questions or concerns that I can answer or further clarify, please do not hesitate to contact me.

Sincerely,

A handwritten signature in purple ink that reads "Kent Peterson". The signature is fluid and cursive, with the first name "Kent" and last name "Peterson" clearly distinguishable.

Kent Peterson
President



Minnesota Pollution Control Agency
Environmental Analysis and Outcomes Division
Environmental Data Management Unit
Michael Smith
520 Lafayette Road N
St. Paul, MN 55155-4194

2008 Air Emission Inventory For Hot Mix Asphalt Option D Registration Permittees

Facility: Bituminous Roadways Inc - E500R
Facility ID#: 13900106

Please make corrections to the Emission Inventory Contact information below, if necessary:

Inventory Contact Name: Todd Smedhammer
Inventory Contact Title: Plant Manager
Mailing Address: 9050 Jefferson Trl W
Inver Grove Heights, MN 55077

Phone: (651)686-7001
Fax: (651)687-9857
Email: todds@bitroads.com

Total Facility Emissions (all emission for the whole facility):

Carbon monoxide (CO) total: 16.06 tons/year
Nitrogen oxide (NO_x) total: 3.15 tons/year
Lead (Pb) total: .0001 tons/year
Particulate matter smaller than 10 microns (PM₁₀) total: 7.10 tons/year
Particulate matter (PM) total: 10.90 tons/year
Sulfur dioxide (SO₂) total: .41 tons/year
Volatile organic compound (VOC) total: 5.83 tons/year

Please provide the following information used to calculate the Total Facility Emissions:

Hot Mix Asphalt Throughput:

Process Description	Throughput (asphalt mix)	Units	Amount Fuel Burned	Units	Control Type (circle one)
Batch Plant					
Rotary Dryer (natural gas)		tons		cubic (*) feet	fabric filter wet system
Rotary Dryer (No. 2 fuel oil)		tons		gallons	fabric filter wet system
Rotary Dryer (No. 6 fuel oil/waste oil)		tons		gallons	fabric filter wet system
Drum Mix Plant					
Drum Mix (natural gas)	<u>242,407</u>	tons	<u>654,498</u>	cubic (*) feet	<u>fabric filter</u> wet system
Drum Mix (No.2 fuel oil)		tons		gallons	fabric filter wet system
Rotary Dryer (No. 6 fuel oil/waste oil)		tons		gallons	fabric filter wet system



Minnesota Pollution Control Agency
Environmental Analysis and Outcomes Division
Environmental Data Management Unit
Michael Smith
520 Lafayette Road N
St. Paul, MN 55155-4194

Stationary Internal Combustion Engines, Generator(s):

Report either fuel usage or hours of operation, but do not list the same information both ways.

Fuel usage

Fuel Type	Fuel Burned	Units
No. 1 & 2 distillate oil, units less than 600 hp		gallons
No. 1 & 2 distillate oil, units greater than 600 hp		gallons
Natural gas, 4 cycle units		cubic feet (*)
Natural gas, 2 cycle units		cubic feet (*)

Hours of operation

Fuel Type	Hours of Operation	Horse Power Design Capacity	Units
			horsepower
			horsepower
			horsepower

Miscellaneous Fuel Usage, AC Heater:

Fuel Type	Amount Fuel Burned	Units
Natural gas	6400	cubic feet (*)
No. 1 & 2 distillate oil		gallons
No. 5 & 6 residual/waste oil		gallons
Liquefied petroleum gas		gallons

Unpaved Roads:

Round trip miles traveled on unpaved roads (**)	Credit Record Keeping Option (circle one)
61	☒ 0% 50% 75%

(*) Natural gas may be identified in ccf (hundred cubic feet), therms, or cubic feet on gas bill. If natural gas amounts are not in cubic feet, please identify what units you are giving natural gas amounts.

(**) Please do not Report the total vehicle miles traveled. Report the distance of one round-trip only.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervised by qualified personnel. The information submitted is, to the best of my knowledge and belief, true, accurate and complete. I understand that the data provided in this document will be used by the MPCA to calculate a fee, which the facility will be required to pay under Minn. R. 7002.0065, based on the tons of pollution emitted by the facility.

Signature and Title of Company Official:

Todd Smedshammer

Date:

1-14-09

Name and Title of Company Official (please print):

Todd Smedshammer Plant Manager

Forms must be received by April 1, please mail us this form with an original signature. A copied or faxed signature is unacceptable.

Please contact Michael Smith (651) 757-2733 with any questions.

Emission Totals

Sheet 3		Monthly or Yearly Emissions					
Fill in grayed boxes as applicable for the month (for calculating 12 month rolling sum) or year (for calculating emission inventory)							
Dec-05 Annual Estimate							
		SHAKOPEE					
Tons of HMA (Natural gas fired)	242407						
Tons of HMA (Fuel A fired)	0						
Tons of HMA (Fuel B fired)							
Gallons Generator Fuel	0	Gallons of Misc. Fuel for AC Heater (Fuel A)	0	Cubic Feet of Misc. Fuel for AC Heater (Fuel B)	6450		
Emissions (lb)	PM	PM₁₀	SO₂	NO_x	VOC	CO	Pb
HMA plant (NG)	3490.6608	3490.6608	824.1838	6302.582	7757.024	31512.91	0.15029234
HMA plant (Fuel A)	0	0	0	0	0	0	0
HMA plant (Fuel B)	0	0	0	0	0	0	0
Load Out with site specific information	0	0			0	0	
Load Out without site specific information	126.53645	126.536454			947.568963	327.00704	
Silo Filling with site specific information	0	0			0	0	
Silo Filling without site specific information	142.0505	142.050502			2954.214109	286.04026	
Generator	0	0	0	0	0	0	N/A
Misc. Fuel A - Propane, No. 2 or No. 6 fuel oil, or Waste or Used Oil	0	0	0	0	0	0	0.0000
Misc. Fuel B - Natural Gas	0.04902	0.04902	0.00387	0.645	0.035475	0.5418	N/A
Mat'l Handling	4227.5781	4227.57808					
Roads (0% credit)	13817.199	6205.6192					
Roads (50% credit)	0	0					
Roads (75% credit)	0	0					
***SUM (TONS)	10.9020	7.0962	0.4121	3.1516	5.8294	16.0632	0.0001
*** Sum total calculated by adding the values in the column and dividing by 2000 lbs/ton							



MERITEX®

May 13, 2009

Pat Trudgeon
Community Development Director
City of Roseville
2660 Civic Center Drive
Roseville, MN 55113

Dear Mr. Trudgeon:

The purpose of this letter is to express our support of the Bituminous Roadways application currently being reviewed by the City of Roseville.

As an adjacent property owner and current owner of the subject property, we have reviewed the proposed use with a considerable amount of scrutiny in efforts to determine if Bituminous Roadways' proposed use represents the 'highest and best use' of the property. After reviewing Bituminous Roadways operations, site plans, noise and odor impacts, environmental standards/regulations, and the zoning ordinance we feel that they are an excellent fit to the Roseville Industrial Park and welcome them as a neighbor.

Please call at (651) 855-9671 should you have any questions.

Sincerely,

Daniel K. Williams
Chief Investment Officer

DKW/bh

www.meritex.com

24 University Avenue NE, Suite 200
Minneapolis, MN 55413
651 . 855 . 9700 (main)
651 . 855 . 9701 (fax)

Minnesota Commercial Railway

COMMERCIAL TRANSLOAD OF
MINNESOTA

John W. Gohmann, Chairman, President
14047 Petronella Drive, Suite 201
Libertyville, Ill. 60048
p. 847-549-0486, fax 847-549-0485
toll free: 888-489-2326
email: johngohmann@msn.com

May 13, 2009

Pat Trudgeon,
Community Development Director,
City of Roseville,
2600 Civic Center Drive,
Roseville, MN 55113

Via fax and US Mail

RE: Bituminous Roadways Application for Site Approval Near Walnut Street

Dear Pat:

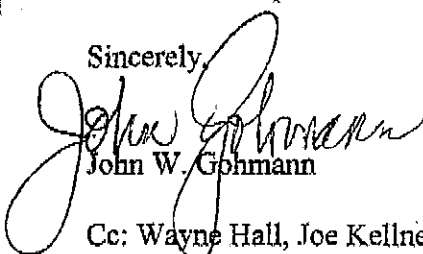
Bituminous Roadways has proven time after time, wherever they have been, to be excellent, community minded neighbors and they operate very professional facilities.

The site they have chosen is an excellent location for not only the City of Roseville's present and future needs for very competitively priced and nearby Roadway surfacing materials, but, also for the general area.

As you know, we have provided competitive and neighbor friendly rail service to support the business community of Roseville going on 23 years now, and we will work with Roseville and Bituminous to continue that tradition. We view this as an important new customer to provide business to us to help us continue that tradition.

We urge the City Council to now approve the Planning Commission's recommendation for this new important business for Roseville on this sight.

Sincerely,


John W. Gohmann

Cc: Wayne Hall, Joe Kellner

CHOICE INDUSTRIAL AND RELOAD SITES

Efficient, On Time Service Connecting Daily with All the Railroads of
the Twin Cities. Intermodal, Reload, and Trucking Provided by our
Subsidiary, Commercial Transload of Minnesota



FAXED

Pat Trudgeon

From: Kent Peterson [petersonk@bitroads.com]
Sent: Tuesday, June 09, 2009 9:57 AM
To: Pat Trudgeon; Duane Schwartz
Subject: Response to Public Works/Environmental Commission
Attachments: Ponding changes 5-29-09.pdf; BR CRUSHED MSDS.doc; emissions.xls

Hi Pat and Duane,

Here is my response to the issues and conditions discussed at the Public Works/Environmental Commission meeting.

1. **MSDS sheets** - Attached is an MSDS for crushed asphalt and concrete.
2. **Expected emissions from Roseville plant utilizing warm mix asphalt technology.** I have attached an emissions table that shows 2008 emissions from our three asphalt plants plus a column for expected emissions from our proposed Roseville plant.
3. **No stormwater infiltration. If infiltration used, install groundwater monitoring wells.** Attached are applicable portions of the Rice Creek Watershed rules. While the rules show a preference to include infiltration as at least a portion of the design, there is some language allowing approval with no infiltration, especially in the case of existing contamination. It appears we can meet the Rice Creek rules without the use of infiltration by slightly modifying the South Wet Pond (increase in normal water elevation) and making the proposed infiltration area within the tanker truck turning circle a wet pond. We have had preliminary discussions with the Watershed and will be meeting with them on Thursday of this week. Our understanding is they will be open to alternative ideas and the lesser use of infiltration given the other constraints of our site and use.
4. **Stormwater Reuse (consider)** - We will further investigate this as construction plans are developed. One idea might be to install a manhole adjacent to the lot behind the maintenance building, with a pipe to draw from a point several feet below the water surface and above the bottom. Installation of an electric pump in this sump could allow us to fill trucks for on-site watering while minimizing issues with floatables and/or sediment that can become an issue in water re-use.
5. **Trackout Control (consider)** - We plan to make provisions on the site to accommodate a wheel wash system sometime in the future. This wash or process water will be kept as a separate system from stormwater. The pavement draining to this system will be minimized to avoid overwhelming the settlement and treatment cells, washing the waste out with stormwater.
6. **Backup alarm/ tail gate noise (contingency plan)** - Tailgate noise can be mitigated by posting signs instructing our trucks not to bang their tailgates. Backup alarms are indeed required by OSHA but the one in the link below emits a sound like a cat scratching against a wall and dissipates quickly with distance.
<http://www.reverseinsafety.co.uk/news-letters/noise-news.html>
7. **Mechanical dust control (contingency plan)** - We will have to investigate this further. Keep in mind that we are proposing fence and landscape screening along the perimeter of the property.

Sincerely,

Kent Peterson
Bituminous Roadways, Inc.

6/10/2009

office or the District web site at <http://ricecreek.org/permit/suretyschedule>.

An applicant may submit a performance bond or an irrevocable letter of credit to the District to secure performance of permit conditions for activities for which the required surety amount as determined above is in excess of \$5,000. The performance bond or letter of credit must be submitted before the permit is issued.

(c) Form and Contents of Performance Bond or Letter of Credit:

(1) The performance bond or irrevocable letter of credit must be in a form acceptable to the District and from a surety licensed to do business in Minnesota.

(2) The performance bond or irrevocable letter of credit must be in favor of the District and conditioned upon the performance of the party obtaining the performance bond or letter of credit of the activities authorized in the permit, and compliance with all applicable laws, including the District's rules, the terms and conditions of the permit and payment when due of any fees or other charges required by law, including the District's rules. The performance bond or irrevocable letter of credit must provide that if the performance bond conditions are not met, the District may make a claim against the performance bond or letter of credit.

(d) Release of Performance Surety. Upon written notification from permittee of completion of the permitted project, the District will inspect the project to determine if it is constructed in accordance with the terms of the permit and District rules. If the project is completed in accordance with the terms of the permit and District rules and the party providing the performance surety does not have an outstanding balance of money owed to the District for the project, including but not limited to unpaid permit fees, the District will release the performance bond or letter of credit, or return the cash surety if applicable. Final inspection compliance includes, but is not limited to, confirmation that all erosion and sediment control BMPs and stormwater management features have been constructed or installed as designed and are functioning properly, and completion of all required monitoring of wetland mitigation areas. The District may return a portion of the surety if it finds that a portion of the surety is no longer warranted to assure compliance with District rules.

RULE C STORMWATER MANAGEMENT PLANS

1. POLICY. It is the policy of the Board of Managers to manage stormwater and snowmelt runoff on a local, regional or subwatershed basis and promote natural infiltration of runoff throughout the District to:

(a) Maximize infiltration on individual sites through Better Site Design practices and advanced stormwater management to control runoff volume increases.

(b) Provide effective water quality treatment before discharge to surface waterbodies and wetlands, while considering the historic use of District water features.

(c) Ensure that future peak rates of runoff are less than or equal to existing rates.

- (d) Minimize land use impacts and improve operational and maintenance efficiency by siting stormwater management basins, when needed, regionally unless local resources would be adversely affected.

2. REGULATION. A permit incorporating an approved stormwater management plan is required under this rule for new development, redevelopment, or additions to an existing site, consistent with the following:

- (a) A permit is required for industrial, commercial, institutional or multi-unit residential development or redevelopment only for a site at least one acre in size.

- (b) A permit is required for single-family residential development or redevelopment only for a site at least five acres in size.

- (c) Notwithstanding paragraph (b), a permit is not required for construction of a single family detached dwelling on an unplatted lot.

- (d) The site size thresholds of paragraphs (a) and (b) and the exception of paragraph (c) do not apply if the site is:

- (1) Within the 100-year floodplain;
- (2) Within 1,000 feet of a public water or protected wetland; or
- (3) Within 300 feet of Rice Creek, Clearwater Creek, Hardwood Creek or a public ditch.

- (e) If redevelopment will (i) disturb fifty percent or more of existing impervious surface or (ii) increase impervious surface by fifty percent or more, the requirement of paragraph 5(b) will account for all impervious surface on the site. For the purpose of this paragraph, the extent of disturbance is the area of exposure of underlying soils. This paragraph does not apply to public linear projects subject to paragraph 5(f).

- (f) A permit is not required for construction on an individual lot within a residential subdivision if it conforms to a development plan approved by the District.

- (g) A permit is required for public linear projects except for mill and overlay of a public roadway, sidewalk or trail that does not create additional impervious surface.

3. STORMWATER MANAGEMENT PLAN MODELING REQUIREMENTS.

- (a) A hydrograph method or computer program based on Natural Resources Conservation Service Technical Release #20 (TR-20) and subsequent guidance must be used to analyze stormwater runoff for the design or analysis of flows and water levels within and off the project site. Composite Curve Numbers shall not include directly connected impervious surfaces.

- (b) In determining Curve Numbers to model runoff in the post-development condition, the Hydrologic Soil Group (HSG) of areas within construction limits is to be shifted down one classification (or ½ classification for HSG A) to account for the impacts of grading on soil structure unless the project specifications incorporate soil amendments in accordance with District Soil Amendment Guidelines.

- (c) The 100-year critical event analysis of flood levels, storage volumes, and flow rates for waterbodies and stormwater management basins must include both the 24-hour rainfall and the 10-day snowmelt events. The 10-day snowmelt event is simulated by a 7.2-inch, 10-day spring runoff event during which it is assumed the ground is frozen solid and no infiltration occurs (CN set to 100 for all areas).
4. STORMWATER MANAGEMENT PLAN FRAMEWORK.
- (a) When a stormwater basin is necessary, regional siting is preferred when regional management would not divert supply away from a local recharge area or groundwater-dependent natural resource. In evaluating the appropriateness of peak flow and water quality management in an existing regional basin, the District will consider whether it previously approved the basin and whether the basin was designed for build-out of the site to the extent proposed.
- (b) A water management plan or ordinances of the local land use authority may contain other or more strict requirements than these rules impose. The stormwater management plan must conform to the District-approved local water management plan.
- (c) The proposed project must not adversely affect water level off the site during or after construction.
- (d) A landlocked basin may be provided an outlet only if it:
- (1) Retains a hydrologic regime that complies with District Wetland Alteration Rule F;
 - (2) Provides sufficient dead storage volume to retain back-to-back 100-year 24-hour rainfalls and runoff; and
 - (3) Does not create adverse downstream flooding or water quality conditions as a result of increased discharge rate or volume, or other factors.
5. WATER QUALITY AND VOLUME CONTROL.
- (a) Activity creating impervious surface shall address the use of Better Site Design (BSD) techniques as outlined in Chapter 4, "Minnesota Stormwater Manual" (MPCA, 2006 and subsequent revisions). Better Site Design involves techniques applied early in the design process to reduce impervious cover, conserve natural areas and use pervious areas to more effectively treat stormwater runoff and promote a treatment train approach to runoff management.
- (b) Water quality and infiltration BMPs must be sized to infiltrate and/or retain the runoff volume generated within the contributing area by a two-year (2.8-inch) storm under the developed condition. BMPs shall be selected on the basis of site-specific conditions, including soil types, depth to water table and the presence of known or suspected contaminated soils. A site with soils classified as Hydrologic Soil Group (HSG) A or B must meet this standard through infiltration for at least that part of the site where HSG A or B soil is present.
- (c) For impervious surface other than net increase required to be treated during

redevelopment pursuant to paragraph 2(e) above, the standard is the 0.8-inch event rather than the 2.8-inch event.

(d) Where infiltration is not feasible, filtration is preferred. Infiltration is considered not feasible where soils do not support infiltration, documented soil contaminants preclude the use of infiltration practices, or there is inadequate separation from the water table.

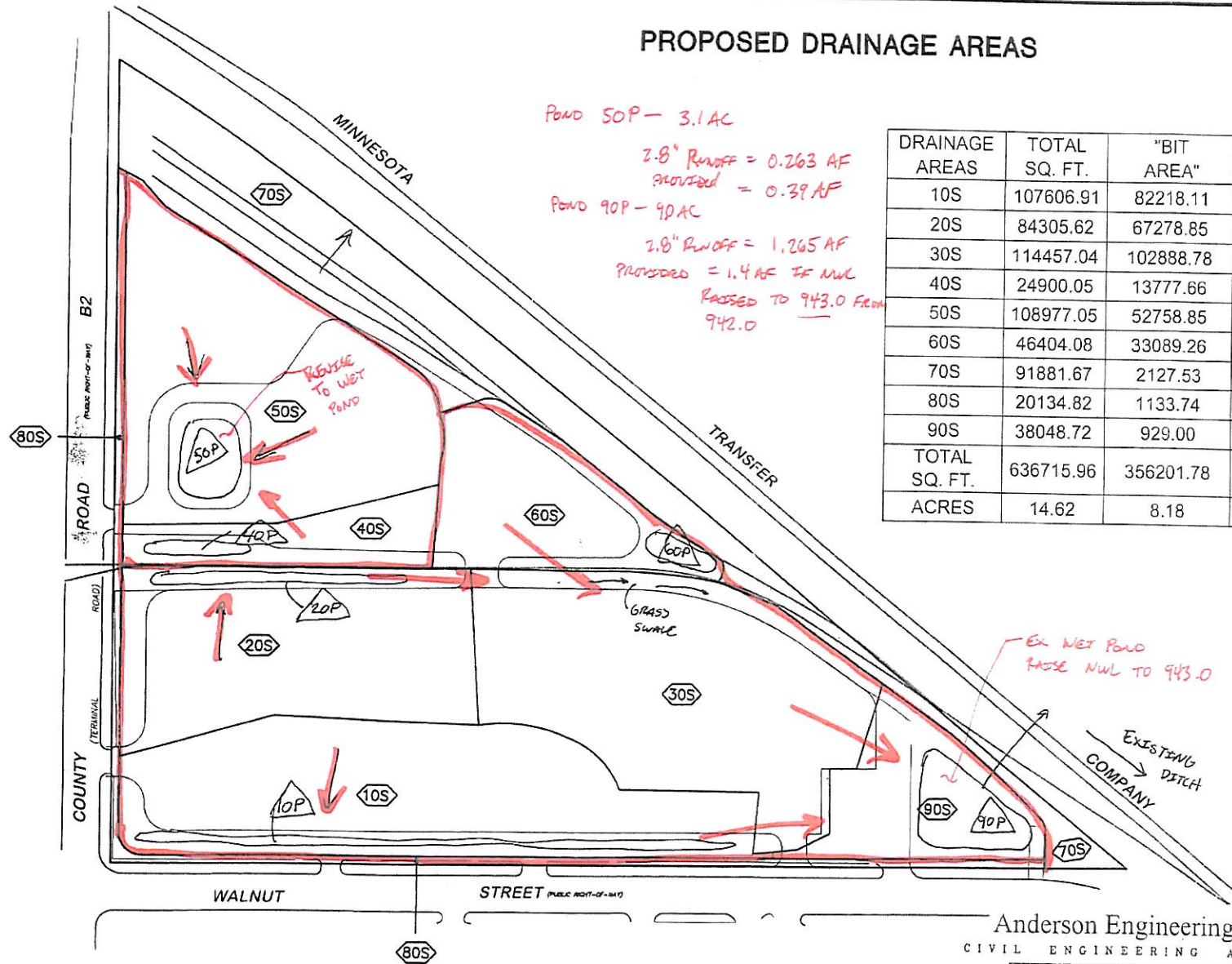
(e) For a site or part of a site characterized by HSG C or D soils, the stormwater management plan shall focus on incorporation of water quality BMPs. The order of preference for BMP's is biofiltration, filtration, wetland treatment system, extended detention basin, NURP ponding.

(f) The runoff volume infiltration/detention standard of paragraph (b) is modified for public linear (roadway, sidewalk and trail) projects not part of an industrial, commercial, institutional or residential development as follows:

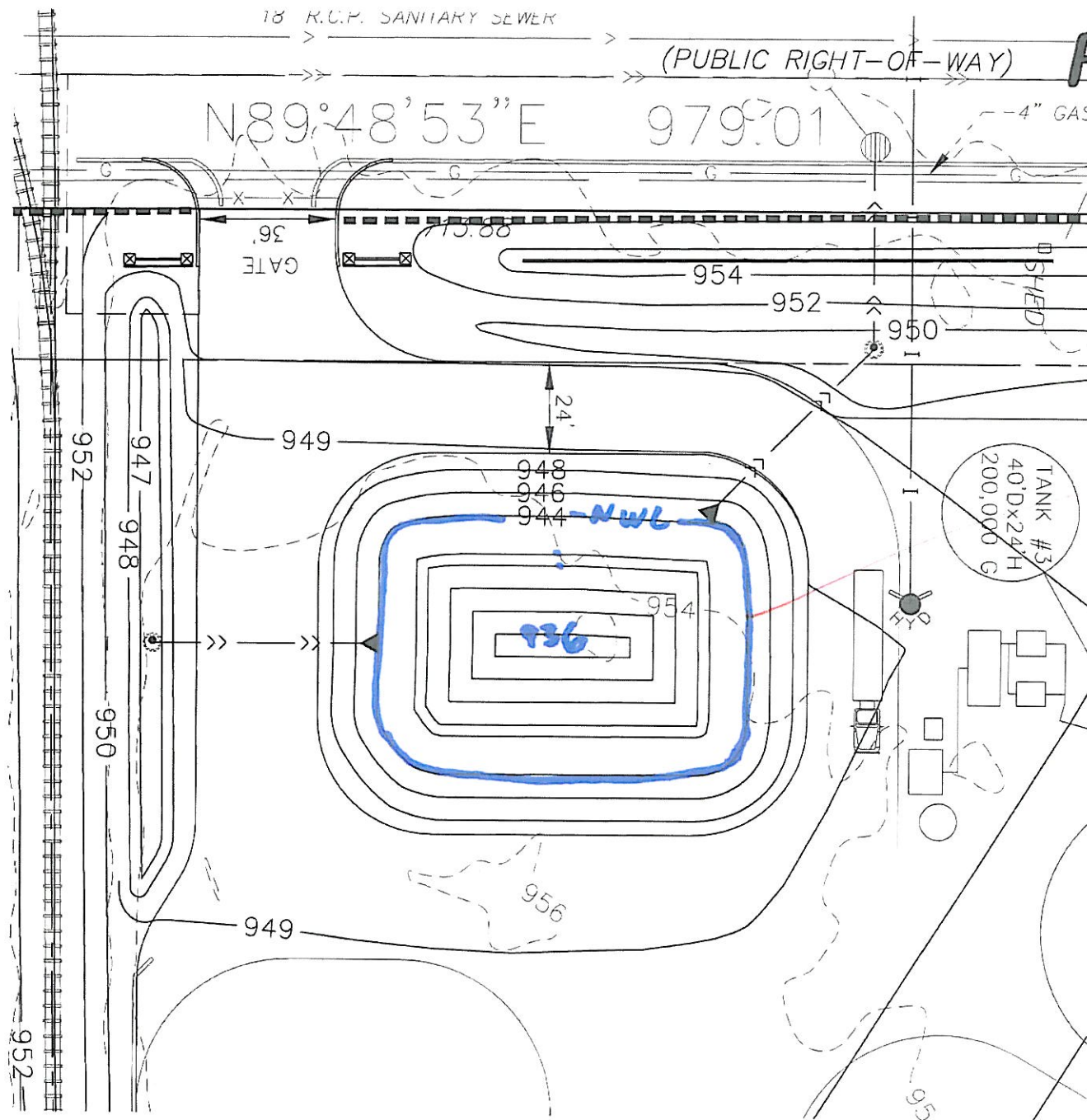
Project Type	Roadway Classification	Standard
New Construction (≥ 1.0 acre impervious)	Arterial, County Road or Highway	Standard for non-linear projects applies to runoff from the new and reconstructed impervious surface
	Collector, Subcollector or Access	Standard for non-linear projects applies to runoff from the new and reconstructed impervious surface and the directly connected impervious surfaces within the project corridor
Reconstruction or New Construction (< 1.0 acre impervious)	Arterial, County Road or Highway	Infiltration of 1.0-inch of runoff from the new and reconstructed impervious surface
	Collector, Subcollector or Access	Infiltration of 0.8-inch of runoff from the new and reconstructed impervious surface and the directly connected impervious surfaces within the project corridor
Rehabilitation	All	No water quality/volume control requirement
Mill & Overlay	All	No Rule C permit required

(1) Specific site conditions may make infiltration difficult, undesirable, or impossible. These conditions may qualify a public linear project applicant for Alternative Compliance Sequencing. The applicant must also submit a request to the District for Alternative Compliance Sequencing. All requests shall indicate the specific site conditions present and document via a grading plan, utility plan, or well location map.

PROPOSED DRAINAGE AREAS



DRAINAGE AREAS	TOTAL SQ. FT.	"BIT AREA"	"GRAVEL AREA"	"GREEN AREA"
10S	107606.91	82218.11	0.00	25388.80
20S	84305.62	67278.85	3554.98	13471.79
30S	114457.04	102888.78	2893.33	8674.93
40S	24900.05	13777.66	4297.16	6825.23
50S	108977.05	52758.85	0.00	56218.20
60S	46404.08	33089.26	7267.30	6047.52
70S	91881.67	2127.53	31600.18	58153.96
80S	20134.82	1133.74	200.00	18801.08
90S	38048.72	929.00	0.00	37119.72
TOTAL SQ. FT.	636715.96	356201.78	49812.95	230701.23
ACRES	14.62	8.18	1.14	5.30



↑ NORTH
1" = 40'

12345

5/29/09

"WET"
POND,
SAME FOOT-
PRINT
MORE OR LESS
AS PRIOR
INF. AREA

Material Safety Data Sheet



EFFECTIVE DATE:
June 1, 2009
Page 1 of 3

1. PRODUCT AND COMPANY IDENTIFICATION

Product Identifier: Crushed Asphalt and/or Crushed Concrete
Common Name: Recycled Asphalt and/or Recycled Concrete
Product description: Product is crushed recycled asphalt, concrete and/or similar materials originating as non-contaminated construction debris.
Department of Transportation: Hazard Classification... N/A. Shipping Name... N/A.

MANUFACTURER:

Bituminous Roadways, Inc.
9050 Jefferson Trail
Inver Grove Heights, MN 55077
Prepared by: Kirk Leabo

EMERGENCY TELEPHONE NUMBERS:

651-686-7001 (USA)

612-366-2796 (USA)

2. PHYSICAL PROPERTIES (N/A = not applicable) (N/E = not established)

BOILING POINT: N/A

SPECIFIED GRAVITY (H₂O = 1): 2.3-2.8

VAPOR DENSITY (air = 1): N/E

PERCENT VOLATILES

BY VOLUME: N/E

FREEZING POINT: N/A

APPEARANCE AND ODOR: PIECES OF CRUSED CONCRETE AND/OR ASPHALT MATERIAL, ORDERLESS

VAPOR PRESSURE: N/A

SOLUBILITY IN WATER,

% BY WEIGHT: NEGLIGIBLE

EVAPORATION RATE

(Butyl Acetate = 1): N/E

3. HAZARDOUS INGREDIENTS

MATERIAL	%	PEL	TVL	CAS NUMBER
CRUSHED ASPHALT AND/OR	100	10 mg/m ^{3*}	10 mg/m ³	N/E
CRUSHED CONCRETE (1) (2)		5 mg/m ^{3**}		
CRYSTALLINE SILICA		0.3 mg/m ^{3***}	0.05 mg/m ^{3****}	14808-060-7
		0.1 mg/m ^{3****}		

NOTE: (1) CRUSHED ASPHALT AND/OR CONCRETE CONTAIN ROCK AND SAND. NATUIRAL SAND INCLUDES QUARTZ, A FORM OF CRYSTALLINE SILICA. COMPOSITION VARIES. (2) MATERIAL MAY INCLUDE SMALL PERCENTAGES (LESS THAN 15%) OF GLASS, PORCELAIN, OR OTHER CERAMIC MATERIALS.

* TOTAL DUST, PARTICULATES NOT OTHERWISE REGULATED.

** RESPIRABLE DUST, PNOR.

*** TOTAL SILICA.

**** RESPIRABLE SILICA.

4. FIRE AND EXPLOSION HAZARD DATA

FLASH POINT (Test Method): N/A

FLAMMABLE LIMITS IN AIR, % by volume LOWER: N/A UPPER: N/A

EXTINGUISHING MEDIA: NONE

SPECIAL FIRE FIGHTING PROCEDURES: NONE

UNUSUAL FIRE AND EXPLOSION HAZARDS: NONE

4. EMERGENCY PHONE NUMBER 651-686-7001 (USA)

5. HEALTH HAZARD INFORMATION (EFFECTS OF ACUTE OVEREXPOSURE)

SWALLOWING: NO SIGNIFICANT HAZARD POSED

SKIN CONTACT: SHORT TERM IRRITATION

INHALATION: PRODUCT FRAGMENTS MAY INCLUDE FINE SILICA (QUARTZ) DUST. PROLONGED OR ROUTINE INHALATION OF FINE QUARTZ DUST CAN LEAD TO THE LUNG DISEASE KNOWN AS SILICOSIS.

EYE CONTACT: SHORT TERM IRRITATION

(EFFECTS OF REPEATED OVEREXPOSURE)

ACUTE: AIRBORNE PARTICLES CAN CAUSE EYE IRRITATION. INHALATION OF VERY HIGH LEVELS OF AIRBORNE DUST MAY PRODUCE COUGHING AND IRRITATION.

CHRONIC: PROLONGED AND ROUTINE INHALATION OF RESPIRABLE QUARTZ DUST CAN LEAD TO THE LUNG DISEASE KNOWN AS SILICOSIS. EARLY SYMPTOMS OF SILICOSIS INCLUDE COUGHING, WHEEZING, SHORTNESS OF BREATH, AND INCREASED LIKELIHOOD OF OTHER LUNG PROBLEMS.

(OTHER HEALTH HAZARDS)

MEDICAL CONDITIONS AGGRAVATED BY EXPOSURE: PRIOR SKIN PROBLEMS SUCH AS DERMATITIS. PRIOR RESPIRATORY TRACT CONDITIONS SUCH AS BRONCHITIS.

(EMERGENCY AND FIRST AID PROCEDURES)

SWALLOWING: SEEK MEDICAL ADVICE, BUT INGESTION OF SMALL AMOUNTS OF THE MATERIAL IS NOT EXPECTED TO POSE A SIGNIFICANT HEALTH HAZARD.

SKIN: WASH SKIN WITH WATER AND MILD SOAP.

INHALATION: REMOVE TO FRESH AIR. SEEK MEDICAL ATTENTION IF DISCOMFORT OR IRRITATION PERSISTS.

EYES: FLUSH EYES WITH LARGE AMOUNTS OF WATER. SEEK MEDICAL ATTENTION.

(SUSPECTED CANCER AGENT?)

NO FEDERAL OSHA

NO NTP

YES IARC (INTERNATIONAL AGENCY FOR RESEARCH ON CANCER)

NOTE: IARC LISTS CRYSTALLINE SILICA AS HUMAN CARCINOGEN. CRYSTALLINE SILICA POSES A HEALTH HAZARD WHEN IT IS INHALED AS A DUST.

6. REACTIVITY DATA

STABILITY (Conditions To Avoid – None)		HAZARDOUS POLYMERIZATION (Conditions To Avoid – None)	
Unstable	Stable	May Occur	Will Not Occur
	X		X

INCOMPATIBILITY (Materials To Avoid) – STRONG OXIDIZERS, SUCH AS STRONG ACIDS.

HAZARDOUS COMBUSTION OR DECOMPOSITION PRODUCTS – CARBON DIOXIDE, SULFUR DIOXIDE.

7. SPILL OR LEAK PROCEDURES

STEPS TO BE TAKEN IF MATERIAL IS RELEASED OR SPILLED – MATERIAL DOES NOT POSE HAZARD TO IMMINENT HAZARD TO WORKERS OR THE ENVIRONMENT. TRANSFER SPILLED MATERIAL TO CONTAINERS FOR REUSE OR DISPOSAL WITH NORMAL TRASH. USE NORMAL GOOD HYGIENE PRACTICES TO MINIMIZE EXPOSURE (WEAR SKIN AND EYE PROTECTION, AS NECESSARY).
WASTE DISPOSAL METHOD – PRODUCT IS NOT CLASSIFIED AS HAZARDOUS WASTE.

8. SPECIAL PROTECTION INFORMATION

RESPIRATORY PROTECTION – IF AIRBORNE CONCENTRATIONS EXCEED OSHA PERMISSIBLE EXPOSURE LIMITS, WEAR NIOSH-APPROVED RESPIRATORS TO ACHIEVE EXPOSURES BELOW THE PEL.
VENTILATION – N/A.

PROTECTIVE GLOVES – AVOID PROLONGED OR REPEATED CONTACT WITH PRODUCT.

EYE PROTECTION – AVOID EYE CONTACT; WEAR SAFETY GLASSES OR GOGGLES, AS NEEDED.

OTHER PROTECTIVE EQUIPMENT – COVERALLS OR OTHER WORK CLOTHING THAT MINIMIZES SKIN CONTACT WITH PRODUCT.

9. SPECIAL PRECAUTIONS

PRECAUTIONS TO BE TAKEN IN HANDLING AND STORING: NONE.

10. ADDITIONAL INFORMATION

SKIN EXPOSURE TO ASPHALT CAN CAUSE WORKERS TO EXPERIENCE PHOTSENSITIZATION, A CONDITION WHERE THE EXPOSED AREA OF SKIN BECOMES VERY SENSITIVE TO SUN LIGHT AND OTHER SOURCES OF ULTRAVIOLET (UV) LIGHT. WITHOUT EXPOSURE TO UV, SENSITIVE SKIN MAY APPEAR TO BE SUNBURNED. WITH EXPOSURE TO UV, THE SKIN MAY BLISTER AND DEVELOP SORES.

AS WITH ANY CHEMICAL, SKIN CONTACT WITH THIS PRODUCT, AND THE BREATHING OF DUST SHOULD BE MINIMIZED. WE STRONGLY RECOMMEND THAT THE PRECAUTIONS STATED IN THIS MSDS BE FOLLOWED WHEN HANDLING THE PRODUCT.

Bituminous Roadways, Inc. believes the information contained herein is accurate; however, Bituminous Roadways, Inc. makes no guarantees with respect to such accuracy and assumes no liability in connection with the use of the information contained herein which is not intended to be and should not be construed as legal advice or as insuring compliance with any federal, state or local laws or regulations. Any party using this product should review all such laws, rules, or regulations prior to use.

NO WARRANTY IS MADE, EXPRESS OR IMPLIED, OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR OTHERWISE.

Air Emissions

The owner or operator of an asphalt plant must calculate each year the actual emissions for the plant and ensure that all emissions remain less than or equal to the thresholds listed below

Criteria Air Pollutant	Threshold Limit	Actual Emissions for 2008			New Plant w/ Warm Mix Asphalt
		BR - IGH	BR - Minneapolis	BR - Shakopee	
PM	50 tons/year	15.71	3.39	10.91	13.5
PM10	50 tons/year for attainment A	8.82	1.66	7.1	8.8
	25 tons/year for a Nonattainment				
VOC	50 tons/year	4.61	1.02	5.83	4.2
SO2	50 tons/year	1.03	0.2	0.41	0.4
Nox	50 tons/year	2.87	1.06	3.15	3.4
Pb	0.5 tons/year	0.002	0	0.0001	0.0001
Annual Asphalt Production (tons) =		191,517	85,010	242,407	300,000

PM = Particulate matter

PM10 = Particulate matter less than 10 um in size

VOC = Volatile organic compound

SO2 = Sulfur Dioxide

NOx = Nitrogen Oxide

Pb = Lead

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 06/15/09
Item No.: 12.h

Department Approval

City Manager Approval

P. Trudgeon

W. Mahinen

Item Description: Consider Acquisition of portions of property located at 2690 Cleveland Ave. and 1947 County Road C, City of Roseville for road and construction purposes

BACKGROUND

The City is in the process of negotiating with the property owners within the Twin Lakes redevelopment area to acquire portions of their property for road and infrastructure purposes.

Prior to the June 15, 2009 Regular Meeting, the City Council will be meeting in closed Executive Session to discuss the possible acquisition of portions of 2690 Cleveland Ave. and 1947 County Rd. C, City of Roseville. The property, owned by Roseville Acquisitions LLC, is needed to construct Phase I of the Twin Lakes infrastructure project.

As a result of the Executive Session, the City Council may be taking formal action in regards to the purchase of the aforementioned properties. A resolution to authorizing the purchase of 2690 Cleveland Ave. and 1947 County Rd. C has been included as part of this case.

POLICY OBJECTIVE

The action being considered will lead to the construction of infrastructure in the Twin Lakes redevelopment area. Twin Lakes has long been indentified in the Roseville Comprehensive Plan as in important redevelopment area for the City.

BUDGET IMPLICATIONS

The costs for the acquisition of 2690 Cleveland Ave. and 1947 County Road C will initially be funded from the existing balances of Twin Lakes TIF District #17. As the property within Twin Lakes redevelops, property owners will pay their prorated share of the infrastructure costs as outlined in the Twin Lakes Infrastructure Study.

REQUESTED COUNCIL ACTION

Will be based on City Council discussion at the June 15, 2009 Executive Session

Prepared by: Patrick Trudgeon, Community Development Director (651) 792-7071

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 06-15-2009
Item No.: 13.a

Department Approval

City Manager Approval



Item Description: **Update to City Council on Code Enforcement actions taken to resolve current public nuisance violations at various Twin Lakes properties.**

BACKGROUND

At the March 30, 2009 City Council meeting the Council directed staff to inspect the Twin Lakes redevelopment area and act upon any public nuisances observed. Staff inspected the Twin Lakes area in early April and observed certain violations. A majority of the violations regarded unsecured vacant buildings and graffiti on the same buildings. On May 11, 2009, staff presented an update on the status of property owner's corrections to the violations.

At the May 11th meeting, staff noted that Roseville, Properties owners of several properties within Twin Lakes, had indicated that they were planning on demolishing buildings that contained graffiti. Staff recommended that the City hold off taking any further action on the property owned by Roseville Properties for a period of 60-90 days in order to allow Roseville Properties time to tear down the buildings. The City Council instructed staff to continue to work with the property owner and report back at the June 15, 2009 City Council meeting. Since the May 11th meeting, Roseville Properties has been getting quotes for the tear down of buildings at 2660 Cleveland, and 1947 County Road C.

Staff will provide the City Council with a verbal update on the status of the remaining code enforcement items at the June 15th meeting.

POLICY OBJECTIVE

The City goals within the Comprehensive Plan are to protect and improve property values (Goal 3, 4, and 5; page 6 and, Section 3) and to adhere to performance standards which protect the integrity of the housing units and the neighborhood (Policy 6, page 8, Section 3).

FINANCIAL IMPACTS

The cost of abatements, if utilized, are collected from the affected property owners. In the short term, costs of abatements on commercial properties are paid out of the Community Development Department budget. Each property owner is then billed for actual and administrative costs. If charges are not paid, staff recovers costs as specified in Section 407.07B.

STAFF RECOMMENDATION

Will be provided at the June 15, 2009 City Council meeting.

27 **REQUESTED COUNCIL ACTION**

28

29 Will be provided at the June 15, 2009 City Council meeting.

Prepared by: Patrick Trudgeon, Community Development Director (651) 792-7071

Attachments: None

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 06/15/09
Item No.: 13.b

Department Approval

City Manager Approval

Christopher K. Miller

W. J. Mahinen

Item Description: Discuss 2010 Legislative Impacts and Property Values

BACKGROUND

As part of the annual budget process, the City Council has historically held a discussion on legislative impacts and expected trends in citywide property values. The purpose of this discussion is to provide a general sense of any new operational impacts that could influence the Council's eventual budget priorities and spending decisions.

A brief overview of each topic is presented below.

Legislative Impacts

The 2009 Legislative Session featured a number of impasses and vetoes between the Minnesota House, Senate, and Governor's office. However, there are a number of new laws that were enacted and other significant events that took place, that are expected to impact Roseville. They include:

- ❖ Levy Limits
- ❖ Market Value Homestead Credit Reimbursement reduction
- ❖ Tax Increment Financing

Each of these items is addressed in greater detail below. There were a number of other laws that were enacted but they are not expected to have any substantive impact on the City with respect to the 2010 Budget. Where applicable, they will be addressed at future Council meetings. The League of MN Cities is in the process of preparing a 2009 Law Summary Handbook which will summarize any legislative changes that were made. We expect the Handbook to be completed later this month, and we will make it available to the Council at that time.

Levy Limits

Levy limits remain in place for 2010 and 2011. However, the City's 2009 Levy was approximately \$950,000 below its levy limit when factoring in allowable exemptions. We expect this limit to increase in 2010, but at this time we do not know how much. For what it's worth, the Implicit Price Deflator for State and Local Governments (a component used in calculating the allowable levy limit increase) is trending at about 1% over the past year.

MVHC Reimbursement

The 2009 legislative session ended without an agreement on how to balance the State budget. As a result, the governor is expected to use his unallotment power which essentially allows him to reduce, defer, or suspend appropriations to address any state revenue shortfall.

It is widely expected that the governor will use his unallotment power to reduce local government aid (LGA) and market value homestead credit (MVHC) reimbursement. At this point we don't know how much the governor's reductions will be. However, throughout the session none of the tax bills being advanced had any LGA or MVHC for Roseville. For 2010 and possibly beyond, it is expected that Roseville will lose \$400,000 in state aid.

Tax Increment Financing

The Legislature did allow two general changes regarding tax increment financing (TIF) intended to provide added flexibility given the current economic conditions. The five-year rule was extended to 10 years for redevelopment, and renewal and renovation TIF districts for those certified between June 30, 2003, and April 30, 2009. They also extended the four-year knockdown rule to six years for those districts certified between Jan. 1, 2005, and April 20, 2009.

These changes would apply to the City's Twin Lakes TIF District established in 2005. City Staff will provide a broader overview on these implications at a later date.

2009 Property Values

Earlier this year, City Staff received information from the Ramsey County Assessor's Office which provided an aggregate look at next year's property values. The full report is included in *Attachment A*, and is in the form of a memo from the Assessor's Office.

The Council is strongly cautioned in attempting to extrapolate Roseville-specific information from this report as it does NOT contain all of the information that is needed to determine property value impacts. For example, some of the stated property value is captured in TIF districts. In addition, the City receives a fiscal disparity contribution which affects our local tax rate. This information is not yet available.

However, initial reviews suggest that Roseville's tax base could decline in 2010 by as much as 3%. This in of itself does NOT mean that the City will collect less tax dollars. A decline in the tax base simply means that the City's tax rate, independent of all other factors, will increase. Bear in mind that the City establishes an annual tax levy independent of the property tax base. In effect, we get what we levy for.

At the household level, the affect on individual homeowners will vary significantly due to the relative change in each home's valuation. While many homes will see decreases in value, others may stay the same or even possibly increase. A similar effect occurred with this year's property taxes. As a result, some homes will see a decline in their property taxes and some will see an increase – independent of the levy the City's establishes for 2010.

POLICY OBJECTIVE

Not applicable.

FINANCIAL IMPACTS

The financial impacts on 2010 legislative impacts and property values are not entirely known at this time.

77 Staff will continue to monitor these effects as we proceed through the budget pocess.

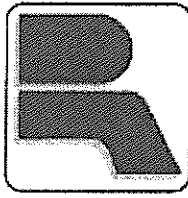
78 **STAFF RECOMMENDATION**

79 Staff Recommends the Council incorporate the 2010 estimated legislative impacts and property values into
80 the 2010 Budget process

81 **REQUESTED COUNCIL ACTION**

82 For information purposes only. No formal action is required

83
Prepared by: Chris Miller, Finance Director
Attachments: A: Memo on 2010 Property Value from the Ramsey County Assessor's Office



RAMSEY COUNTY

*Ramsey County Assessor's Office
Stephen Baker, County Assessor*

Date: March 18, 2009
To: Ramsey County Citizens and Web Visitors
From: Stephen L. Baker CAE, SAMA,
Subject: 2009 payable 2010 Assessment Report

Today we begin mailing the 2009 tax statement and the 2009 payable 2010 valuation notice to each Ramsey County property owner. The valuation notice included the assessors' proposed estimated market value, the proposed limited market value, the proposed taxable market value, and the proposed property classification for 2009 payable 2010.

This year we are again reducing values for most residential properties. The total countywide reduction in residential market value is \$2.32 billion before adding back the value from new construction. After factoring in all changes in value including limited market value and new construction, countywide total value total will decline by \$2.556 billion to \$45.733 billion. Taxable market value will decline \$2.427 billion to \$46,255,290,900. This is a decline of taxable market value of 4.98%, compared to last year's decline of only 0.9%.

Last year as we prepared this report we were cautiously optimistic that in 2008 we would see the bottom of the residential real estate market and begin to experience early stages of recovery. Indeed by mid 2008 the market was beginning to show improved activity. This recovery appears to have been doused by the cold waters of the collapsing Wall Street investment houses and the spreading financial crisis. Residential sales activity continued to decline, we had 2,970 arms length residential sales in 2008 in Ramsey County, down from the peak of 7,905 in 2004. Median residential estimated market value also continued to fall and at \$191,600 is now only slightly above the \$191,200 median value in 2004 and is lower than the median value in 2005, 2006, 2007 and 2008.

Now the market retrenchment appears to be poised to spread into the commercial markets. While actual commercial sale prices have not yet fallen significantly there is growing market discussion of rising capitalization rates, falling occupancy levels, and stagnating or falling rents. It is widely anticipated that 2009 will not be a good year for commercial real estate. For the 2009 assessment we individually reviewed many of the retail properties in Ramsey County.

Apartment markets continue to be relatively stable with most properties holding in value, however we do have more declining apartment values this year than we have had in many years.

The assessor's office continues to actively track the market activity and we are prepared to again follow the prices determined by market in 2009 for our 2010 assessment. We continue to closely

monitor all sales including short-sales and foreclosure activity. Foreclosures and the resulting bank REO sales constitute a significant threat to some areas of the county and we continue to adjust values to reflect their influence but do not use them in our valuation models as comparable market activity. We anticipate the gap between the median price of non-lender-mediated sales and the price of lender-mediated will continue to widen in the coming year as markets stabilize, but also as lenders continue to aggressively price their REO properties to reduce inventory.

Recent Foreclosure Totals for Ramsey County

	Jan	Feb	Yearly Total
2006	104	99	1,498
2007	169	159	2,346
2008	302	238	3,023
2009	207	216	423 <i>(only two months)</i>

2009 Assessment

The percentage changes in 2009 aggregate value *(excluding new construction but including land)* by property class, for the City of St. Paul and for the suburbs taken together and countywide are as follows:

	<u>Overall</u>	<u>Residential</u>	<u>Commercial/Industrial</u>	<u>Apartments</u>
City of Saint Paul	-5.9%	-7.4%	-1.0%	-4.3%
Suburban Ramsey	-4.8%	-6.2%	-1.4%	+0.3%
Countywide	-5.3%	-6.7%	-1.30%	-2.5%

Median Values for 2009 are as follow:

	<u>Residential</u>	<u>Commercial/Industrial</u>	<u>Apartments</u>
City of Saint Paul	\$167,400	\$442,600	\$500,000
Suburban Ramsey	\$210,800	\$829,000	\$881,400
Countywide	\$191,600	\$569,500	\$549,800

Taxpayer Review Options

The final quality-control step in the development and finalization of the 2009 assessment is the review process triggered by the taxpayers after they receive their valuation notice. It is at this point that the taxpayers bring to our attention any proposed valuations that appear to be inaccurate.

There are three main options for our citizens in this review process. They can attend one of the open book meetings, they can appeal to the Ramsey County Special Board of Appeal and Equalization, or they can file a petition with the Minnesota Tax Court.

Open Book Meetings

The assessor's office will again be holding open book meetings with the public. The intent of these meetings is to provide an opportunity for property owners to meet individually with a county appraiser to review their property information for accuracy, discuss how their property was valued, and to answer questions about the assessment.

The 2009 meetings are scheduled as follows:

For City Properties

April 1 and 3, 10:00 a.m. - 7:00 p.m.

Property Records & Revenue Conference Center, 90 West Plato Blvd., St. Paul

For Suburban Properties

April 6 thru April 8 - 10:00 a.m. - 7:00 p.m.

Property Records & Revenue Conference Center, 90 West Plato Blvd., St. Paul

Taxpayers will be asked to fill out a registration form prior to meeting with an Assessor.

We request owners bring a copy of their 2009 Valuation Notice.

County Board of Appeal and Equalization

Step 1 – Taxpayers may request a formal review by the County Assessor by completing a County Board of Appeal and Equalization form, which can be obtained from our office. Appeal forms must be postmarked by May 15, 2009.

Their appeal will be reviewed and they will be notified by mail of the result.

Step 2 – If they still are not satisfied with our response to their appeal, they may appear before the County Board of Appeal and Equalization in person, by letter, or through an authorized personal representative. They must call 651.266.2131 in advance to get on the Board agenda. All appearances will be by appointment only. The 2009 County Board of Appeal and Equalization will meet at the Ramsey County Property Records and Revenue Building at 90 W. Plato Boulevard St. Paul MN. The Special Board of Appeal and Equalization will convene June 17, 2009 and conclude on or before June 30, 2009. The meeting times will be from 8:30 a.m. to 5:00 p.m.

Minnesota Tax Court

Taxpayers have until April 30, 2009, to file an appeal with the Minnesota Tax Court for the 2008 payable 2009 valuation. The deadline for filing an appeal of the 2009 payable 2010 assessment is not until April 30, 2010.

If you would like additional information about this year's assessment, please call or email.

We are happy to provide you any additional information you feel to be helpful.
Our office may be reached at 266-2150.

RAMSEY COUNTY ESTIMATED MARKET VALUE TOTALS

SORTED BY PROPERTY TYPE AND CITY/SUBURBAN

2008 payable 2009 vs. 2009 payable 2010

CITY ST. PAUL	2008 pay 2009ESTIMATED MARKET VALUE TOTALS with AI	2009 pay 2010 ADDED IMPROVEMENT	2009 pay 2010 ESTIMATED MARKET VALUE TOTALS with AI	ESTIMATED MARKET VALUE INCREASE FROM 2008 p 2009 TO 2009 p 2010 Including Added Improvements	ESTIMATED MARKET VALUE INCREASE FROM 2008 p 2009 TO 2009 p 2010 Without Added Improvements	Growth 08 to 09 Asmt
RESIDENTIAL	15,934,634,400	46,058,400	14,797,085,700	-1,137,548,700	-1,183,607,100	-7.4%
AGRICULTURAL HIGH VALUE	4,778,300	0	4,036,400	-741,900	-741,900	-15.5%
APARTMENT	2,319,624,900	40,199,100	2,260,866,300	-58,758,600	-98,957,700	-4.3%
COMMERCIAL/ INDUSTRIAL	4,231,598,700	31,585,300	4,215,624,200	-15,974,500	-47,559,800	-1.1%
TOTAL	22,490,636,300	117,842,800	21,277,612,600	-1,213,023,700	-1,330,866,500	-5.9%
SUBURBS	2008 pay 2009ESTIMATED MARKET VALUE TOTALS with AI	2009 pay 2010 ADDED IMPROVEMENT	2009 pay 2010 ESTIMATED MARKET VALUE TOTALS with AI	ESTIMATED MARKET VALUE INCREASE FROM 2008 p 2009 TO 2009 p 2010 Including Added Improvements	ESTIMATED MARKET VALUE INCREASE FROM 2008 p 2009 TO 2009 p 2010 Without Added Improvements	
RESIDENTIAL	18,419,209,500	59,983,800	17,344,513,500	-1,074,696,000	-1,134,679,800	-6.2%
AGRICULTURAL HIGH VALUE	54,590,800	0	39,359,700	-15,231,100	-15,231,100	-27.9%
APARTMENT	1,458,711,600	21,681,800	1,484,413,500	25,701,900	4,020,100	+0.3%
COMMERCIAL/ INDUSTRIAL	5,598,029,900	68,503,200	5,587,261,500	-10,768,400	-79,271,600	-1.4%
TOTAL	25,530,541,800	150,168,800	24,455,548,200	-1,074,993,600	-1,225,162,400	-4.8%
COUNTY WIDE	2008 pay 2009ESTIMATED MARKET VALUE TOTALS with AI	2009 pay 2010 ADDED IMPROVEMENT	2009 pay 2010 ESTIMATED MARKET VALUE TOTALS with AI	ESTIMATED MARKET VALUE INCREASE FROM 2008 p 2009 TO 2009 p 2010 Including Added Improvements	ESTIMATED MARKET VALUE INCREASE FROM 2008 p 2009 TO 2009 p 2010 Without Added Improvements	
RESIDENTIAL	34,353,843,900	106,042,200	32,141,599,200	-2,212,244,700	-2,318,286,900	-6.7%
AGRICULTURAL HIGH VALUE	59,369,100	0	43,396,100	-15,973,000	-15,973,000	-26.9%
APARTMENT	3,778,336,500	61,880,900	3,745,279,800	-33,056,700	-94,937,600	-2.5%
COMMERCIAL/ INDUSTRIAL	9,829,628,600	100,088,500	9,802,885,700	-26,742,900	-126,831,400	-1.3%
TOTAL	48,021,178,100	268,011,600	45,733,160,800	-2,288,017,300	-2,556,028,900	-5.3%
						-4.8%

(Reported Values Exclude Personal Property, Manufactured Homes, and State Assessed Utility & Railroad Property)

(All 2009 pay 2010 Values are subject to review and change until conclusion of the Board of Appeal and Equalization in June 2009)

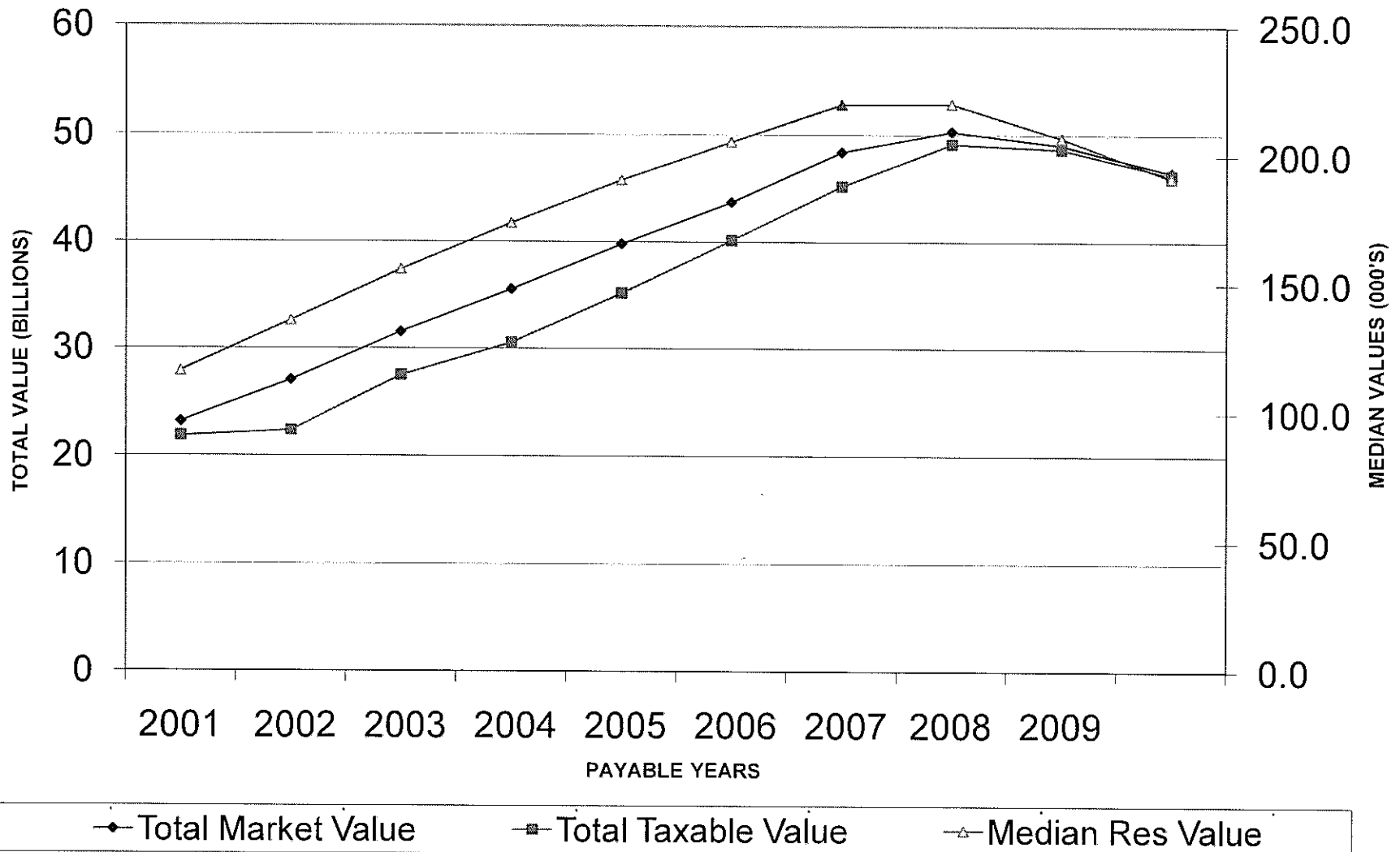
(2008 p 2009 Values Taken From the 2008 Fall Mini, 2009 p 2010 Values Taken From Preliminary 2009 Spring Mini run 3-12-09.

(Includes Added Improvement for 2008 p 2009 and 2009 p 2010)

(Includes Vacant Land for all Property Types)

Prepared 3/12/2009 JS/SB

TREND OF TOTAL COUNTYWIDE ESTIMATED AND TAXABLE VALUE VS.
MEDIAN RESIDENTIAL VALUE 2001 -2010



09P10	PRELIMINARY 2009 Pay 2010 Value Summary by District												
District	EMV Taxable Real	EMV Taxable Personal	EMV Taxable Man Hm	Taxable EMV ALL	TMV Real	TMV Personal	TMV Man Hm	TMV ALL	Tax Cap Real	Tax Cap Personal	Tax Cap Man Hm	TCAP All	Exempt Value
City of St Paul	21,438,164,000	322,672,100	0	21,760,836,100	21,324,815,400	321,442,500	0	21,646,257,900	261,337,698	6,389,334	0	267,727,032	8,755,773,600
St Paul Airport	0	27,625,600	0	27,625,600	0	27,625,600	0	27,625,600	0	536,259	0	536,259	0
Total City	21,438,164,000	350,297,700	0	21,788,461,700	21,324,815,400	349,068,100	0	21,673,883,500	261,337,698	6,925,593	0	268,263,291	8,755,773,600
Arden Hills	1,178,460,000	8,458,100	6,091,700	1,193,009,800	1,176,415,500	8,458,100	6,091,700	1,190,965,300	15,920,255	167,511	59,766	16,147,532	607,154,300
Blaine	46,310,200	65,200	0	46,375,400	46,310,200	65,200	0	46,375,400	908,204	1,304	0	909,508	1,343,000
Fairgrounds	0	653,500	0	653,500	0	653,500	0	653,500	0	10,496	0	10,496	114,137,600
Falcon Heights	415,513,300	2,442,100	0	417,955,400	414,009,300	2,442,100	0	416,451,400	4,463,123	48,842	0	4,511,965	752,279,400
Gem Lake	112,409,200	495,500	0	112,904,700	102,898,600	495,500	0	103,394,100	1,288,375	9,910	0	1,298,285	2,276,200
Lauderdale	174,251,800	1,331,200	0	175,583,000	173,609,900	1,331,200	0	174,941,100	2,092,497	26,624	0	2,119,121	34,203,800
Little Canada	969,298,700	6,336,400	8,995,900	984,631,000	966,581,300	6,336,400	8,929,500	981,847,200	12,474,097	125,835	87,857	12,687,789	174,615,700
Maplewood	3,767,772,700	22,766,300	19,891,900	3,810,430,900	3,752,618,300	22,766,300	19,856,000	3,795,240,600	48,426,205	451,902	192,415	49,070,522	636,129,600
Mounds View	991,020,400	6,510,300	14,004,700	1,011,535,400	988,284,900	6,510,300	13,968,900	1,008,764,100	12,824,102	127,343	134,401	13,085,846	83,377,700
New Brighton	2,006,040,900	13,155,800	8,993,300	2,028,190,000	2,002,896,400	13,155,800	8,993,300	2,025,047,500	23,872,340	260,553	87,998	24,220,891	460,655,400
North Oaks	1,225,564,600	4,323,000	0	1,229,887,600	1,197,849,500	4,323,000	0	1,202,172,500	13,399,285	86,460	0	13,485,745	77,260,300
North St Paul	865,849,900	4,194,200	0	870,044,100	862,839,400	4,194,200	0	867,033,600	9,644,232	77,226	0	9,721,458	106,310,000
Roseville	4,312,133,800	25,175,900	1,434,300	4,338,744,000	4,272,589,400	25,175,900	1,434,300	4,299,199,600	57,693,054	499,926	13,913	58,206,893	436,438,600
Shoreview	3,021,764,000	13,732,100	4,407,600	3,039,903,700	3,016,087,800	13,732,100	4,377,300	3,034,197,200	34,733,798	273,142	42,395	35,049,335	194,489,200
Spring Lk Park	13,997,300	36,500	0	14,033,800	13,984,800	36,500	0	14,021,300	144,153	730	0	144,883	2,167,400
St Anthony	302,344,800	900,700	0	303,245,500	301,428,100	900,700	0	302,328,800	4,027,690	17,264	0	4,044,954	15,831,100
Vadnais Hgts	1,471,546,600	11,367,600	3,607,900	1,486,522,100	1,465,423,900	11,367,600	3,607,900	1,480,399,400	18,352,336	225,302	35,826	18,613,464	120,643,700
White Bear Lk	2,330,554,700	21,170,500	0	2,351,725,200	2,324,281,800	21,170,500	0	2,345,452,300	27,614,845	414,114	0	28,028,959	338,478,600
White Bear Twn	1,359,022,400	3,485,300	0	1,362,507,700	1,356,696,100	3,485,300	0	1,360,181,400	15,464,101	69,436	0	15,533,537	134,949,400
Total Suburbs	24,563,855,300	146,600,200	67,427,300	24,777,882,800	24,434,807,200	146,600,200	67,258,900	24,648,666,300	303,342,692	2,893,920	654,571	306,891,183	4,292,741,000
County Wide	46,002,019,300	496,897,900	67,427,300	46,566,344,500	45,759,622,600	495,668,300	67,258,900	46,322,549,800	564,680,390	9,819,513	654,571	575,154,474	13,048,514,600
	Note 1												
	EMV, TMV and Tcap for Real and Personal Property was taken from the Preliminary												
	2009 Assessment Abstract run 03/12/09												
	EMV and TMV for Manufactured Homes was taken from a value list run from ACS on												
	3/12/09 (09 Payable 09 Assessment)												
	EMV for Exempt Property was taken from a value list run from ACS on 3/12/09												
	Note 2												
	EMV for Exempt Property includes value for Leased Public Property which is also												
	included in the Personal Property Taxable EMV												
	JG 03/12/2009												

08P09	PRELIMINARY 2008 Pay 2009 Value Summary by District												
District	EMV Taxable Real	EMV Taxable Personal	EMV Taxable Man Hm	Taxable EMV ALL	TMV Real & Personal	TMV Personal	TMV Man Hm	TMV ALL	Tax Cap Real	Tax Cap Personal	Tax Cap Man Hm	TCAP All	Exempt Value
City of St Paul	22,654,870,000	321,710,500	0	22,976,580,500	22,484,327,300	320,821,000	0	22,805,148,300	273,550,678	6,377,694	0	279,928,372	8,532,571,300
St Paul Airport	0	26,140,800	0	26,140,800	0	26,140,800	0	26,140,800	0	507,610	0	507,610	418,700
Total City	22,654,870,000	347,851,300	0	23,002,721,300	22,484,327,300	346,961,800	0	22,831,289,100	273,550,678	6,885,304	0	280,435,982	8,532,990,000
Arden Hills	1,226,665,800	8,458,100	6,130,700	1,241,254,600	1,221,632,400	8,458,100	6,108,900	1,236,199,400	16,408,630	167,511	57,744	16,633,885	597,802,700
Blaine	47,457,700	65,200	0	47,522,900	47,457,700	65,200	0	47,522,900	931,154	1,304	0	932,458	1,343,000
Fairgrounds	0	594,000	0	594,000	0	594,000	0	594,000	0	9,606	0	9,606	114,137,400
Falcon Heights	427,056,100	2,442,100	0	429,498,200	425,027,500	2,442,100	0	427,469,600	4,577,005	48,842	0	4,625,847	752,193,400
Gem Lake	117,196,900	495,500	0	117,692,400	105,838,000	495,500	0	106,333,500	1,325,123	9,910	0	1,335,033	2,244,200
Lauderdale	182,382,900	1,331,200	0	183,714,100	181,376,100	1,331,200		182,707,300	2,170,892	26,624	0	2,197,516	34,203,800
Little Canada	1,006,943,100	6,330,100	8,975,000	1,022,248,200	1,001,508,700	6,330,100	8,966,600	1,016,805,400	12,699,836	125,709	87,079	12,912,624	174,152,900
Maplewood	3,919,075,300	23,600,900	19,921,500	3,962,597,700	3,897,745,100	23,600,900	19,878,300	3,941,224,300	49,851,041	468,821	188,917	50,508,779	613,697,000
Mounds View	1,042,601,800	6,510,300	14,119,300	1,063,231,400	1,039,519,500	6,510,300	14,112,000	1,060,141,800	13,390,713	127,343	133,513	13,651,569	80,480,200
New Brighton	2,082,930,800	13,155,800	8,935,200	2,105,021,800	2,078,597,800	13,155,800	8,935,000	2,100,688,600	24,618,065	260,553	86,421	24,965,039	449,888,500
North Oaks	1,236,990,900	4,323,000	0	1,241,313,900	1,211,466,300	4,323,000	0	1,215,789,300	13,508,035	86,460	0	13,594,495	77,260,300
North St Paul	920,716,300	4,380,200	0	925,096,500	917,219,100	4,380,200	0	921,599,300	10,207,595	80,196	0	10,287,791	104,817,300
Roseville	4,472,985,300	28,449,800	1,430,500	4,502,865,600	4,426,971,200	28,449,800	1,428,600	4,456,849,600	59,286,548	564,654	14,261	59,865,463	406,957,000
Shoreview	3,198,421,800	13,708,700	4,416,500	3,216,547,000	3,184,347,800	13,708,700	4,409,800	3,202,466,300	36,663,147	272,674	42,599	36,978,420	189,941,400
Spring Lk Park	15,459,900	36,500	0	15,496,400	15,432,600	36,500	0	15,469,100	158,711	730	0	159,441	2,167,400
St Anthony	311,044,800	900,700	0	311,945,500	310,114,600	900,700	0	311,015,300	4,113,258	17,264	0	4,130,522	15,517,500
Vadnais Hgts	1,547,596,500	11,367,600	3,746,100	1,562,710,200	1,537,237,000	11,367,600	3,745,400	1,552,350,000	19,112,846	225,302	35,847	19,373,995	102,636,600
White Bear Lk	2,460,598,600	22,800,300	0	2,483,398,900	2,425,642,200	22,800,300	0	2,448,442,500	28,537,638	445,930	0	28,983,568	340,961,300
White Bear Twn	1,418,597,000	3,482,700	0	1,422,079,700	1,410,271,900	3,482,700	0	1,413,754,600	16,067,167	69,397	0	16,136,564	122,850,000
Total Suburbs	25,634,721,500	152,432,700	67,674,800	25,854,829,000	25,437,405,500	152,432,700	67,584,600	25,657,422,800	313,627,404	3,008,830	0	317,282,615	4,183,251,900
County Wide	48,289,591,500	500,284,000	67,674,800	48,857,550,300	47,921,732,800	499,394,500	67,584,600	48,488,711,900	587,178,082	3,894,134	646,381	597,718,597	12,716,241,900
	Note 1												
	EMV, TMV and Tcap for Real and Personal Property was taken from the 2008												
	Assessment Abstract run 10/3/08												
	EMV and TMV for Manufactured Homes was taken from a value list run from ACS on												
	2/2/09												
	EMV for Exempt Property was taken from a value list run from ACS on 2/2/09												
	Note 2												
	EMV for Exempt Property includes value for Leased Public Property which is also												
	included in the Personal Property Taxable EMV												
	JG 2/3/2009												

MEDIAN ESTIMATED MARKET VALUE OF RESIDENTIAL IN RAMSEY COUNTY***

2008 Assessment Payable 2009 to 2009 Assessment Payable 2010 Sorted by City						2009
		2008 p 2009	2009 p 2010		Average	
JURISDICTION	# Parcels	Median Value	Median Value	% Change	Value	
SUNRAY-BATTLECREEK	1	4,863	180,100	158,800	-11.83%	174,580
GREATER EAST SIDE	2	7,062	161,600	141,500	-12.44%	141,579
WEST SIDE	3	3,720	178,950	155,600	-13.05%	165,208
DAYTON'S BLUFF	4	4,016	136,100	123,450	-9.29%	128,433
PAYNE-PHALEN	5	6,904	154,400	141,300	-8.48%	144,441
NORTH END	6	5,640	146,700	135,800	-7.43%	141,327
THOMAS DALE	7	3,061	136,300	113,000	-17.09%	112,065
SUMMIT-UNIVERSITY	8	3,779	204,500	188,700	-7.73%	241,759
WEST SEVENTH	9	3,287	177,200	166,500	-6.04%	180,642
COMO	10	3,689	220,050	206,100	-6.34%	215,133
HAMLIN-MIDWAY	11	3,305	185,100	173,100	-6.48%	177,594
ST ANTHONY PARK	12	1,685	279,900	264,700	-5.43%	282,217
MERRIAM	13	3,862	282,200	259,500	-8.04%	299,681
MACALESTER-GROVELAND	14	6,282	281,500	262,900	-6.61%	294,773
HIGHLAND	15	6,493	271,950	268,000	-1.45%	312,663
SUMMIT HILL	16	1,824	380,300	353,400	-7.07%	418,943
DOWNTOWN	17	1,957	156,400	141,600	-9.46%	171,824
AIRPORT	20					
ARDEN HILLS	25	2,506	281,200	260,500	-7.36%	291,795
BLAINE	29					
FAIRGROUNDS	30					
FALCON HEIGHTS	33	1,292	268,200	259,600	-3.21%	270,763
GEM LAKE	37	155	290,000	270,800	-6.62%	438,869
LAUDERDALE	47	644	192,700	182,200	-5.45%	184,198
LITTLE CANADA	53	2,619	227,800	209,800	-7.90%	221,151
MAPLEWOOD	57	11,226	209,100	195,300	-6.60%	211,730
MOUNDS VIEW	59	3,175	196,500	183,200	-6.77%	190,853
NEW BRIGHTON	63	6,212	225,600	214,500	-4.92%	234,930
NORTH OAKS	67	1,557	622,800	591,400	-5.04%	662,716
NORTH ST. PAUL	69	3,593	194,900	179,500	-7.90%	191,828
ROSEVILLE	79	10,960	227,200	213,900	-5.85%	228,044
ST. ANTHONY	81	606	210,900	197,200	-6.50%	212,857
SHOREVIEW	83	9,381	252,900	238,000	-5.89%	266,853
SPRING LAKE PARK	85	69	212,500	190,000	-10.59%	188,426
VADNAIS HEIGHTS	89	4,312	231,500	212,750	-8.10%	237,567
WHITE BEAR LAKE	93	7,652	210,400	194,100	-7.75%	227,012
WHITE BEAR TOWN	97	4,330	247,350	239,900	-3.01%	265,268
SUBURBS	70,289	224,700	210,800	-6.19%	242,784	
CITY	71,429	184,100	167,400	-9.07%	204,674	
COUNTYWIDE	141,718	206,800	191,600	-7.35%	223,574	

*Excludes added improvement in 2009 values, lease public property, and exempt property, and vacant land.

**Residential property includes single-family, duplexes, triplexes, condos and townhomes.

Mar-09

MEDIAN ESTIMATED MARKET VALUE OF SINGLE-FAMILY** IN RAMSEY COUNTY*

2008 Assessment Payable 2009 to 2009 Assessment Payable 2010 Sorted by City

JURISDICTION	#	# Parcels	2008 p 2009 Median Value	2009 p 2010 Median Value	% Change	2009 Average Value
SUNRAY-BATTLECREEK	1	4,363	180,800	159,100	-12.00%	174,262
GREATER EAST SIDE	2	5,255	161,200	142,900	-11.35%	142,473
WEST SIDE	3	3,045	177,150	153,900	-13.12%	162,211
DAYTON'S BLUFF	4	3,194	134,500	121,100	-9.96%	125,843
PAYNE-PHALEN	5	4,923	152,600	143,100	-6.23%	145,900
NORTH END	6	4,793	144,700	136,100	-5.94%	140,796
THOMAS DALE	7	2,153	133,000	113,700	-14.51%	111,875
SUMMIT-UNIVERSITY	8	1,846	180,600	171,100	-5.26%	234,793
WEST SEVENTH	9	2,371	171,500	162,800	-5.07%	165,735
COMO	10	3,455	220,100	207,000	-5.95%	217,341
HAMLIN-MIDWAY	11	2,903	181,600	170,300	-6.22%	172,989
ST ANTHONY PARK	12	1,077	313,400	299,800	-4.34%	313,817
MERRIAM	13	3,253	279,150	259,000	-7.22%	303,208
MACALESTER-GROVELAND	14	5,650	284,150	264,900	-6.77%	302,955
HIGHLAND	15	4,511	280,050	278,000	-0.73%	328,005
SUMMIT HILL	16	1,063	453,900	409,300	-9.83%	480,655
DOWNTOWN	17	21	365,100	303,300	-16.93%	329,286
AIRPORT	20					
ARDEN HILLS	25	2,077	299,150	278,800	-6.80%	315,660
BLAINE	29					
FAIRGROUNDS	30					
FALCON HEIGHTS	33	1,134	273,100	264,200	-3.26%	278,031
GEM LAKE	37	153	290,000	270,800	-6.62%	420,029
LAUDERDALE	47	480	197,200	186,150	-5.60%	194,372
LITTLE CANADA	53	1,251	255,700	228,000	-10.83%	277,171
MAPLEWOOD	57	8,906	220,100	205,400	-6.68%	225,199
MOUNDS VIEW	59	2,829	199,700	186,300	-6.71%	195,238
NEW BRIGHTON	63	5,016	236,200	224,600	-4.91%	249,993
NORTH OAKS	67	1,393	622,400	563,400	-9.48%	662,345
NORTH ST. PAUL	69	3,360	195,600	180,000	-7.98%	192,117
ROSEVILLE	79	8,417	237,000	223,900	-5.53%	246,121
ST. ANTHONY	81	153	255,700	246,800	-3.48%	306,759
SHOREVIEW	83	6,565	275,600	262,200	-4.86%	306,541
SPRING LAKE PARK	85	34	215,250	191,350	-11.10%	190,212
VADNAIS HEIGHTS	89	2,577	252,600	245,300	-2.89%	280,926
WHITE BEAR LAKE	93	6,376	213,500	196,200	-8.10%	231,568
WHITE BEAR TOWN	97	3,387	249,800	241,400	-3.36%	275,823
SUBURBS		54,108	236,600	222,400	-6.00%	261,096
CITY		53,876	183,200	168,100	-8.24%	206,991
COUNTYWIDE		107,984	214,300	199,700	-6.81%	234,101

*Excludes added improvement in 2009 values, lease public property, and exempt property, and vacant land.

** Single-family includes LUC 545, 1/2 double dwelling.

Mar-09

MEDIAN ESTIMATED MARKET VALUE OF TOWNHOMES IN RAMSEY COUNTY*

2008 Assessment Payable 2009 to 2009 Assessment Payable 2010 Sorted by City or District

Arrayed By District and City		2008 p 2009		2009 p 2010		2009
District / Jurisdiction		Parcel Count	Median Value	Median Value	% Change	Average Value
SUNRAY-BATTLECREEK	1	171	156,700	137,700	-12.13%	144,278
GREATER EAST SIDE	2	71	180,300	144,600	-19.80%	159,582
WEST SIDE	3	89	148,300	Data Missing		
DAYTON'S BLUFF	4	39	223,100	190,800	-14.48%	179,133
PAYNE-PHALEN	5	47	139,000	Data Missing		
NORTH END	6	123	172,300	Data Missing		
THOMAS DALE	7	20	123,600	120,050	-2.87%	108,415
SUMMIT-UNIVERSITY	8	173	183,700	180,000	-2.01%	235,214
WEST SEVENTH	9	92	207,300	211,050	1.81%	281,100
COMO	10	8	148,700	132,100	-11.16%	127,700
HAMLIN-MIDWAY	11			Data Missing		
ST ANTHONY PARK	12	71	162,200	161,600	-0.37%	157,339
MERRIAM	13	4	128,500	135,300	5.29%	136,700
MACALESTER-GROVELAND	14	28	233,450	277,800	19.00%	276,896
HIGHLAND	15	60	272,300	237,950	-12.61%	245,785
SUMMIT HILL	16	25	339,000	353,400	4.25%	309,748
DOWNTOWN	17	9	447,300	414,500	-7.33%	463,544
ARDEN HILLS	25	349	171,800	171,800	0.00%	187,090
FALCON HEIGHTS	33	15	514,000	448,000	-12.84%	371,827
GEM LAKE	37					
LAUDERDALE	47	42	232,300	227,900	-1.89%	224,069
LITTLE CANADA	53	308	234,050	230,250	-1.62%	221,887
MAPLEWOOD	57	951	183,350	170,500	-7.01%	187,467
MOUNDS VIEW	59	32	225,000	218,600	-2.84%	188,731
NEW BRIGHTON	63	440	191,950	177,700	-7.42%	192,848
NORTH OAKS	67	143	697,100	705,500	1.20%	696,408
NORTH ST. PAUL	69	105	166,700	163,300	-2.04%	180,624
ROSEVILLE	79	672	220,900	203,200	-8.01%	240,762
ST. ANTHONY	81	148	182,650	175,850	-3.72%	190,347
SHOREVIEW	83	1,814	177,400	168,500	-5.02%	191,994
SPRING LAKE PARK	85	35	182,000	167,100	-8.19%	186,691
VADNAIS HEIGHTS	89	689	189,000	180,600	-4.44%	205,232
WHITE BEAR LAKE	93	669	203,650	199,200	-2.19%	218,081
WHITE BEAR TOWN	97	620	282,350	280,000	-0.83%	269,336
SUBURBS		7,032	196,700	188,400	-4.22%	218,347
CITY		1,030	172,700	163,900	-5.10%	194,117
COUNTYWIDE		8,062	194,400	185,500	-4.58%	215,251

*Excludes added improvement in 2009 values, lease public property, and exempt property, and vacant land.

Mar- 09

MEDIAN ESTIMATED MARKET VALUE OF CONDOS IN RAMSEY COUNTY*

2008 Assessment Payable 2009 to 2009 Assessment Payable 2010 Sorted by City or District

Jurisdiction	#	Count	2008 p 2009 Median Value	2009 p 2010 Median Value	% Change	2009 Average Value
SUNRAY-BATTLECREEK	1	123	121,400	109,800	-9.56%	111,079
GREATER EAST SIDE	2	161	150,000	142,500	-5.00%	132,878
WEST SIDE	3	96	138,600	119,200	-14.00%	124,040
DAYTON'S BLUFF	4	137	127,300	118,700	-6.76%	120,691
PAYNE-PHALEN	5	83	100,700	95,800	-4.87%	90,517
NORTH END	6	184	131,500	114,300	-13.08%	122,750
THOMAS DALE	7	250	56,000	56,000	0.00%	76,766
SUMMIT-UNIVERSITY	8	1,155	205,000	184,200	-10.15%	199,206
WEST SEVENTH	9	464	219,800	198,700	-9.60%	238,353
COMO	10	126	146,500	139,200	-4.98%	140,194
HAMLIN-MIDWAY	11	12	122,000	115,900	-5.00%	116,900
ST ANTHONY PARK	12	371	227,800	208,300	-8.56%	206,005
MERRIAM	13	113	173,500	157,300	-9.34%	165,991
MACALESTER-GROVELAND	14	300	133,050	92,450	-30.51%	104,193
HIGHLAND	15	535	198,200	175,100	-11.65%	189,254
SUMMIT HILL	16	478	232,100	206,900	-10.86%	231,974
DOWNTOWN	17	1,915	156,000	139,800	-10.38%	160,410
ARDEN HILLS	25	72	118,000	104,600	-11.36%	98,040
FALCON HEIGHTS	33	131	200,700	191,300	-4.68%	199,167
GEM LAKE	37					
LAUDERDALE	47	104	138,800	118,000	-14.99%	112,153
LITTLE CANADA	53	612	107,700	88,250	-18.06%	91,895
MAPLEWOOD	57	1,278	150,100	129,900	-13.46%	133,551
MOUNDS VIEW	59	259	151,000	133,100	-11.85%	132,793
NEW BRIGHTON	63	668	163,800	145,600	-11.11%	145,516
NORTH OAKS	67	19	430,800	409,300	-4.99%	404,374
NORTH ST. PAUL	69	77	160,200	146,600	-8.49%	158,425
ROSEVILLE	79	1,696	114,600	97,700	-14.75%	115,495
ST. ANTHONY	81	294	156,750	133,250	-14.99%	174,178
SHOREVIEW	83	973	151,900	133,800	-11.92%	134,064
SPRING LAKE PARK	85					
VADNAIS HEIGHTS	89	701	136,300	119,200	-12.55%	123,707
WHITE BEAR LAKE	93	514	160,200	151,000	-5.74%	175,028
WHITE BEAR TOWN	97	305	144,600	127,300	-11.96%	135,187

SUBURBS	7,703	139,700	122,500	-12.31%	132,242
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CITY	6,503	169,300	152,400	-9.98%	171,966
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COUNTYWIDE	14,206	148,300	132,250	-10.82%	150,426
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*Excludes exempt property, lease public property, added improvement in the 2009 values, and vacant land.

RESIDENTIAL SALES BETWEEN 10/1/07 AND 9/30/08

By District

Jurisdiction		Sale Count	Median Price	Average Price	Stdev.	Minimum Price	Maximum Price
SUNRAY-BATTLECREEK	1	112	182,250	198,444	63,363	95,000	480,000
GREATER EAST SIDE	2	166	164,950	163,102	34,169	35,910	275,000
WEST SIDE	3	64	180,000	191,792	57,213	102,000	433,000
DAYTON'S BLUFF	4	52	161,750	161,881	37,924	83,500	254,000
PAYNE-PHALEN	5	126	159,000	161,930	48,383	63,900	368,000
NORTH END	6	115	164,900	170,407	78,902	57,000	825,000
THOMAS DALE	7	24	149,500	145,438	43,939	46,300	245,000
SUMMIT-UNIVERSITY	8	98	252,000	308,573	216,815	103,600	1,650,000
WEST SEVENTH	9	183	205,000	251,507	121,371	59,500	683,765
COMO	10	121	220,000	229,064	66,070	133,000	535,000
HAMLIN-MIDWAY	11	80	181,200	183,902	29,108	78,400	281,000
ST ANTHONY	12	61	241,500	259,020	74,028	115,000	492,000
MERRIAM	13	91	259,000	298,781	129,199	123,708	730,000
MACALESTER-GROVELAND	14	209	275,000	302,770	127,045	72,000	1,100,000
HIGHLAND	15	237	259,900	302,542	130,977	105,000	890,000
SUMMIT HILL	16	48	376,500	429,293	259,787	131,000	1,500,000
DOWNTOWN	17	108	199,000	201,474	76,152	71,000	475,000
ARDEN HILLS	25	57	270,000	292,082	138,555	80,900	675,000
FALCON HEIGHTS	33	30	267,750	283,083	70,713	169,500	443,500
GEM LAKE	37	1	1,725,000	1,725,000	1,725,000	1,725,000	
LAUDERDALE	47	14	197,102	216,983	60,250	122,500	342,500
LITTLE CANADA	53	60	225,000	268,226	177,310	71,000	809,833
MAPLEWOOD	57	301	205,000	222,052	79,445	91,000	823,000
MOUNDS VIEW	59	51	212,000	214,391	65,651	107,000	590,000
NEW BRIGHTON	63	149	220,000	231,490	86,679	85,000	561,000
NORTH OAKS	67	39	635,000	806,968	483,621	305,000	2,275,000
NORTH ST. PAUL	69	75	190,000	211,399	63,041	109,000	399,999
ROSEVILLE	79	257	230,000	244,880	109,739	65,500	1,040,000
ST. ANTHONY	81	40	257,000	240,913	83,685	82,500	475,000
SHOREVIEW	83	218	240,500	294,953	193,876	86,900	1,850,000
SPRING LAKE	85	1	172,600	172,600	172,600	172,600	
VADNAIS	89	109	217,500	244,099	152,078	102,000	1,272,739
WHITE BEAR	93	190	211,500	246,375	179,083	97,000	1,970,000
WHITE BEAR	97	88	284,500	304,966	177,167	77,445	1,525,000
CITY		1,895	207,000	238,794	127,360	35,910	1,650,000
SUBURBS		1,680	224,800	263,622	178,755	65,500	2,275,000
COUNTYWIDE		3,575	215,000	250,462	154,145	35,910	2,275,000

**Residential property includes single-family, duplexes, triplexes, condos and townhomes.

The sales reported here include some sales that do not satisfy the State of Minnesota tests as a valid market indicator. The state sales study for this period included a total of 2,970 sales, not the 3,575 reported here.

MEDIAN ESTIMATED MARKET VALUE OF APARTMENTS IN RAMSEY COUNTY*

2008 Assessment Payable 2009 to 2009 Assessment Payable 2010 Sorted by City

JURISDICTION	# Parcels	2008p2009	2009p2010	% Change	2009 Average
		Median Value	Median Value		Value
SUNRAY-BATTLECREEK 1	38	2,933,500	2,905,100	-0.97%	4,330,032
GREATER EAST SIDE 2	100	624,000	568,500	-8.89%	1,196,585
WEST SIDE 3	66	350,750	324,550	-7.47%	648,380
DAYTON'S BLUFF 4	115	351,500	317,900	-9.56%	689,990
PAYNE-PHALEN 5	168	360,000	318,550	-11.51%	729,276
NORTH END 6	152	643,000	589,050	-8.39%	1,011,284
THOMAS DALE 7	81	343,100	300,000	-12.56%	590,973
SUMMIT-UNIVERSITY 8	216	454,200	446,150	-1.77%	782,395
WEST SEVENTH 9	73	399,000	378,600	-5.11%	1,614,090
COMO 10	28	713,800	708,000	-0.81%	3,639,982
HAMLIN-MIDWAY 11	79	428,000	394,800	-7.76%	591,489
ST ANTHONY PARK 12	79	540,000	511,200	-5.33%	1,301,871
MERRIAM 13	245	500,000	475,000	-5.00%	678,951
MACALESTER-GROVEL 14	122	626,000	622,500	-0.56%	786,406
HIGHLAND 15	154	910,800	915,300	0.49%	2,053,249
SUMMIT HILL 16	113	648,900	648,900	0.00%	858,901
DOWNTOWN 17	38	625,000	627,500	0.40%	3,572,218
AIRPORT 20	3	3,600,000	3,600,000	0.00%	
ARDEN HILLS 25	10	315,100	315,100	0.00%	967,260
FALCON HEIGHTS 33	23	679,800	638,000	-6.15%	1,280,030
LAUDERDALE 47	17	911,200	911,200	0.00%	1,425,212
LITTLE CANADA 53	36	480,000	432,000	-10.00%	2,532,456
MAPLEWOOD 57	95	1,017,500	1,028,000	1.03%	2,380,077
MOUNDS VIEW 59	67	420,000	320,000	-23.81%	1,212,646
NEW BRIGHTON 63	66	935,000	888,300	-4.99%	2,412,256
NORTH OAKS 67	6	1,633,400	1,633,400	0.00%	5,482,917
NORTH ST. PAUL 69	63	460,000	414,000	-10.00%	1,024,268
ROSEVILLE 79	100	1,102,100	1,007,800	-8.56%	2,806,408
ST. ANTHONY 81	23	1,112,400	1,112,600	0.02%	3,550,361
SHOREVIEW 83	16	2,947,350	3,034,550	2.96%	4,197,156
SPRING LAKE PARK 85	1	583,000	553,900	-4.99%	553,900
VADNAIS HEIGHTS 89	20	1,551,000	1,551,000	0.00%	2,202,255
WHITE BEAR LAKE 93	58	1,975,950	1,975,950	0.00%	2,998,926
WHITE BEAR TWP 97	1	3,900,000	3,900,000	0.00%	3,900,000
CITY OF ST PAUL	1,867	520,000	500,000	-3.85%	1,114,114
SUBURBS	602	926,800	881,400	-4.90%	2,276,396
COUNTYWIDE	2,469	572,000	549,800	-3.88%	1,397,505

*Excludes added improvement in 2009 values, leases public property, exempt property, and vacant land.

MEDIAN ESTIMATED MARKET VALUE OF APARTMENTS IN CITY OF ST. PAUL*

2007 Assessment Payable 2008 to 2008 Assessment Payable 2009 Sorted by Land Use Code (LUC)

PROPERTY DESC.	LUC	# PARCELS	2007 p 2008	2008 p 2009	% Change
			Median Value	Median Value	
4 TO 9 UNITS	401	835	375,000	351,000	-6.40%
10 TO 19 UNITS	402	465	673,200	660,000	-1.96%
20 TO 49 UNITS	403	244	1,440,000	1,373,050	-4.65%
50 TO 99 UNITS	404	63	3,990,000	3,850,000	-3.51%
VACANT LAND	405	160	51,000	48,000	-5.88%
APT MISC. IMPROV	406				
FRATERNITY/SORORITY	407	6	402,600	402,600	0.00%
100 PLUS UNITS	408	93	7,350,000	7,301,000	-0.67%

MEDIAN ESTIMATED MARKET VALUE OF APARTMENTS IN SUBURBS*

2008 Assessment Payable 2009 to 2009 Assessment Payable 2010 Sorted by LUC

PROPERTY DESC.	LUC	# PARCELS	2008p2009	2009p2010	% Change
			Median Value	Median Value	
4 TO 9 UNITS	401	168	400,000	360,000	-10.00%
10 TO 19 UNITS	402	134	901,000	856,000	-4.99%
20 TO 49 UNITS	403	108	1,975,900	1,975,950	0.00%
50 TO 99 UNITS	404	80	4,532,000	4,546,000	0.31%
APT MISC IMPROV	405	54	62,400	62,400	0.00%
100 PLUS UNITS	408	58	7,658,500	7,670,500	0.16%
ALL SUBURBAN		548	988,000	936,700	-5.19%

*Excludes added improvement in 2009 values, lease public property, exempt property, and vacant land.

MEDIAN ESTIMATED MARKET VALUE OF COMMERCIAL PROPERTY IN RAMSEY COUNTY*

2008 Assessment Payable 2009 to 2009 Assessment Payable 2010 Sorted by City / District

JURISDICTION	# Parcels	2008 p 2009	2009 p 2010	% Change	Maximum Value	
		Median Value	Median Value			
SUNRAY-BATTLECREEK	1	70	767,850	862,500	12.33%	23,500,000
GREATER EAST SIDE	2	110	323,500	323,500	0.00%	18,299,100
WEST SIDE	3	219	444,650	458,800	3.18%	25,000,000
DAYTON'S BLUFF	4	167	293,650	286,000	-2.61%	22,500,000
PAYNE-PHALEN	5	335	280,100	261,550	-6.62%	22,000,000
NORTH END	6	329	344,700	315,950	-8.34%	8,514,000
THOMAS DALE	7	199	458,300	442,500	-3.45%	7,094,000
SUMMIT-UNIVERSITY	8	168	389,000	386,400	-0.67%	11,178,300
WEST SEVENTH	9	232	457,500	461,700	0.92%	22,575,000
COMO	10	63	604,000	552,500	-8.53%	19,800,000
HAMLIN-MIDWAY	11	182	484,450	484,450	0.00%	17,640,000
ST ANTHONY PARK	12	249	933,900	884,000	-5.34%	18,785,300
MERRIAM	13	233	521,100	532,600	2.21%	26,250,000
MACALESTER-GROVELAND	14	144	457,800	459,450	0.36%	3,767,200
HIGHLAND	15	134	729,000	696,300	-4.49%	28,462,500
SUMMIT HILL	16	113	719,200	696,800	-3.11%	11,638,100
DOWNTOWN	17	255	390,800	395,750	1.27%	95,000,000
AIRPORT	20					
ARDEN HILLS	25	90	2,050,000	2,050,000	0.00%	100,000,000
BLAINE	29	24	885,800	875,000	-1.22%	5,500,000
FAIRGROUNDS	30					
FALCON HEIGHTS	33	19	822,300	822,300	0.00%	10,715,200
GEM LAKE	37	31	482,250	500,750	3.84%	4,137,600
LAUDERDALE	47	16	764,700	675,850	-11.62%	3,399,100
LITTLE CANADA	53	238	488,600	488,800	0.04%	16,910,400
MAPLEWOOD	57	389	900,900	936,650	3.97%	250,000,000
MOUNDS VIEW	59	82	1,126,750	1,126,750	0.00%	106,402,200
NEW BRIGHTON	63	202	953,700	938,700	-1.57%	10,450,000
NORTH OAKS	67	14	2,789,300	2,700,000	-3.20%	32,631,200
NORTH ST. PAUL	69	119	468,750	451,650	-3.65%	12,500,000
ROSEVILLE	79	433	1,673,700	1,620,700	-3.17%	95,000,000
ST. ANTHONY	81	39	909,550	913,850	0.47%	15,120,000
SHOREVIEW	83	121	1,209,800	1,182,600	-2.25%	47,500,000
SPRING LAKE PARK	85	2	199,000	199,000	0.00%	230,000
VADNAIS HEIGHTS	89	194	884,450	843,100	-4.68%	15,750,000
WHITE BEAR LAKE	93	348	473,750	476,150	0.51%	11,500,000
WHITE BEAR TWP	97	68	1,130,050	1,028,900	-8.95%	11,780,600
CITY OF ST PAUL		3,202	445,500	442,600	-0.65%	95,000,000
SUBURBS		2,429	840,000	829,000	-1.31%	250,000,000
COUNTYWIDE		5,631	567,000	569,500	0.44%	250,000,000

*Excludes added improvement in 2009 values, lease public property, exempt property, and vacant land.

ALL RAMSEY COUNTY COMMERCIAL PROPERTY BY LAND USE CODE

2008 Payable 2009 Assessment VS. 2009 Payable 2010 Assessment

By Land Use Code -COUNTYWIDE

LUC Property Use	2009 Count	2008 Median Value	2009 Median Value	Change in Median	2009 Average Value
				Value 2008 to 2009	
310 FOOD & DRINK PROCESS PLANTS & STORAGE	18	1,259,850	1,259,850	0.0%	1,936,239
320 FOUNDRIES & HEAVY MANUFACT PLANTS	18	1,500,000	2,032,700	35.5%	3,144,033
330					
340 MANUFACTURING & ASSEMBLY LIGHT	291	1,191,000	1,186,200	-0.4%	1,841,977
350	1	1,612,400	1,675,000	3.9%	1,675,000
390 GRAIN ELEVATORS	2	2,136,750	2,136,750	0.0%	2,136,750
399 OTHER INDUSTRIAL STRUCTURES	25	349,450	345,000	-1.3%	1,224,276
410 MOTELS & TOURIST CABINS	23	1,976,600	1,976,600	0.0%	2,569,626
411 HOTELS	19	4,725,000	4,900,400	3.7%	6,284,205
412 NURSING HOMES & PRIVATE HOSPITALS	27	2,400,000	2,375,000	-1.0%	2,425,526
415 TRAILER/ MOBILE HOME PARK	29	2,049,300	2,049,300	0.0%	2,945,348
419 OTHER COMMERCIAL HOUSING	2	1,628,500	1,628,500	0.0%	1,628,500
420 SMALL DETACHED RETAIL (UNDER 10,000 SF)	552	367,100	370,500	0.9%	445,569
421 SUPERMARKETS	29	2,800,000	2,908,900	3.9%	3,956,047
422 DISCOUNT STORES & JR DEPT STORES	17	11,000,000	11,245,500	2.2%	12,105,571
423 MEDIUM DETACHED RETAIL	90	1,900,750	1,906,800	0.3%	2,188,051
424 FULL LINE DEPARTMENT STORES	11	9,000,000	9,000,000	0.0%	8,474,573
425 NEIGHBORHOOD SHOPPING CENTER	88	2,973,100	2,973,100	0.0%	3,751,001
426 COMMUNITY SHOPPING CENTER	21	13,193,000	12,000,000	-9.0%	14,544,619
427 REGIONAL SHOPPING CENTER	4	63,250,000	64,250,000	1.6%	63,375,000
428 VETERINARY CLINIC	26	556,500	529,550	-4.8%	625,442
429 MIXED RESIDENTIAL/COMMERCIAL	666	339,950	340,750	0.2%	571,792
430 RESTAURANT, CAFETERIA, AND/OR BAR	209	501,000	514,300	2.7%	813,015
431 SMALL STRIP CENTER	75	916,900	917,000	0.0%	1,077,552
432 CONVENIENCE STORE	145	648,800	636,400	-1.9%	709,848
433 MIXED RETAIL /COMMERCIAL	37	519,400	555,200	6.9%	760,084
434 RETAIL CONDO	12	233,250	233,250	0.0%	472,408
435 DRIVE-IN RESTAURANT/FOOD SERVICE FACILITY	133	689,600	713,600	3.5%	716,488
437 DAYCARE CENTERS	33	800,900	803,900	0.4%	873,252
441 FUNERAL HOMES	30	733,750	733,750	0.0%	942,677
442 MEDICAL CLINICS & OFFICES	102	450,000	449,400	-0.1%	604,674
443	50	3,527,000	3,653,500	3.6%	5,111,504
444 FULL SERVICE BANKS	78	1,452,100	1,446,200	-0.4%	1,775,605
446	5	100,000,000	100,000,000	0.0%	96,503,440
447 OFFICE BUILDINGS (1-2 STORIES)	491	625,000	615,800	-1.5%	1,595,636
448 OFFICE BUILDINGS (3 OR MORE STORIES, WALKUP)					
449 OFFICE BUILDINGS (3 OR MORE STORIES, ELEVATOR)	118	4,655,950	4,655,950	0.0%	9,330,643
450 CONDOMINIUM OFFICE UNITS	458	285,100	273,600	-4.0%	339,402
451 GAS STATION	40	447,300	461,900	3.3%	528,380
452 AUTOMOTIVE SERVICE STATION	334	434,400	442,500	1.9%	686,093
453 CAR WASHES	22	398,500	398,350	0.0%	544,682
454 AUTO CAR SALES & SERVICE	83	653,650	651,300	-0.4%	1,396,017
455 COMMERCIAL GARAGES	7	220,300	220,300	0.0%	724,557
456 PARKING GARAGE STRUCTURE & LOTS	12	190,500	223,350	17.2%	544,692
457 PARKING RAMP	57	12,000	12,000	0.0%	851,604
458 COMMERCIAL CONDO OUTLOT	1	100	100	0.0%	100
460 THEATERS	6	1,068,000	1,068,000	0.0%	3,927,767
463 GOLF COURSES	23	748,900	680,800	-9.1%	5,899,217
464 BOWLING ALLEYS	8	1,172,150	1,201,050	2.5%	1,496,188
465 LODGE HALLS & AMUSEMENT PARKS	33	447,500	462,000	3.2%	569,688
479 FLEX INDUSTRIAL BUILDINGS	177	2,542,700	2,529,000	-0.5%	3,204,475
480 COMMERCIAL WAREHOUSES	719	770,000	752,500	-2.3%	1,436,835
481 MINI WAREHOUSE	25	2,541,200	2,671,800	5.1%	2,618,492
482 COMMERCIAL TRUCK TERMINALS21		2,524,450	2,593,600	2.7%	2,785,743
483 CONDO WAREHOUSE	42	366,350	366,350	0.0%	726,443
485 RESEARCH & DEVELOPMENT FACILITY	10	3,886,550	5,288,550	36.1%	7,332,950
490 MARINE SERVICE FACILITY	3	1,134,100	1,134,100	0.0%	1,069,933
496 MARINA (SMALL BOAT)					
499 OTHER COMMERCIAL STRUCTURES	126	402,600	399,750	-0.7%	918,490
ALL CITY	3,237	445,500	442,600	-0.7%	1,242,036
ALL SUBURBS	2,447	840,000	829,000	-1.3%	2,130,073
ALL COUNTYWIDE	5,684	567,000	569,550	0.4%	1,624,342

* Excludes added improvement, and State assessed railroad and utility property

* Excludes Vacant Commercial and Industrial Land Parcels

CITY OF ST. PAUL COMMERCIAL PROPERTY BY LAND USE CODE

2008 Payable 2009 Assessment VS. 2009 Payable 2010 Assessment

By land Use Code -City of St. Paul only

LUC	Property Use	2009 Count	2008 Median Value	2009 Median Value	Change in Median Value 2008 to 2009	2009 Average Value
310	FOOD & DRINK PROCESS PLANTS & STORAGE	12	902,700	902,700	0.0%	1,163,925
320	FOUNDRIES & HEAVY MANUFACT PLANTS	15	1,500,000	1,500,000	0.0%	2,661,813
340	MANUFACTURING & ASSEMBLY LIGHT	137	1,009,300	914,600	-9.4%	1,472,425
390	GRAIN ELEVATORS	2	2,136,750	2,136,750	0.0%	2,136,750
399	OTHER INDUSTRIAL STRUCTURES	15	321,300	337,400	5.0%	872,920
410	MOTELS & TOURIST CABINS	8	982,250	1,089,750	10.9%	1,587,400
411	HOTELS	7	6,000,000	6,000,000	0.0%	9,417,014
412	NURSING HOMES & PRIVATE HOSPITALS	17	954,400	954,400	0.0%	1,556,924
419		1	550,000	550,000	0.0%	550,000
420	SMALL DETACHED RETAIL (UNDER 10,000 SF)	423	348,400	347,400	-0.3%	415,249
421	SUPERMARKETS	18	1,867,950	1,669,400	-10.6%	2,386,644
422	DISCOUNT STORES & JR DEPT STORES	5	12,600,000	12,000,000	-4.8%	12,513,900
423	MEDIUM DETACHED RETAIL	36	1,274,400	1,217,500	-4.5%	1,623,344
424	FULL LINE DEPARTMENT STORES	4	10,370,000	10,370,000	0.0%	11,213,175
425	NEIGHBORHOOD SHOPPING CENTER	29	2,450,000	2,500,000	2.0%	3,308,934
426	COMMUNITY SHOPPING CENTER	8	8,675,000	9,530,000	9.9%	10,933,563
428	VETERINARY CLINIC	10	459,100	459,100	0.0%	446,120
429	MIXED RESID/COMMERCIAL	581	327,550	328,200	0.2%	543,399
430	RESTAURANT, CAFETERIA, AND/OR BAR	126	418,650	402,500	-3.9%	585,285
431	SMALL STRIP CENTER	27	941,300	941,300	0.0%	1,065,367
432	CONVENIENCE STORE	75	539,900	537,800	-0.4%	624,959
433	MIXED RETAIL /COMMERCIAL	25	192,400	218,100	13.4%	710,800
434		5	850,000	850,000	0.0%	895,260
435	DRIVE-IN RESTAURANT/FOOD SERVICE FACILITY	65	652,900	633,600	-3.0%	640,412
437	DAYCARE CENTERS	12	650,500	650,500	0.0%	699,558
441	FUNERAL HOMES	19	717,000	717,000	0.0%	859,042
442	MEDICAL CLINICS & OFFICES	66	347,950	373,200	7.3%	603,355
443		24	4,553,600	4,752,850	4.4%	6,781,992
444	FULL SERVICE BANKS	36	1,436,800	1,406,600	-2.1%	1,870,375
447	OFFICE BUILDINGS (1-2 STORIES)	259	451,200	460,400	2.0%	1,049,812
448	OFFICE BUILDINGS (3 OR MORE STORIES, WALKUP)					
449	OFFICE BUILDINGS (3 OR MORE STORIES, ELEVATOR)	81	4,515,050	4,602,600	1.9%	10,579,621
450	CONDOMINIUM OFFICE UNITS	144	251,200	249,750	-0.6%	444,452
451	GAS STATION	20	419,400	466,550	11.2%	467,420
452	AUTOMOTIVE SERVICE STATION	199	348,450	339,000	-2.7%	477,582
453	CAR WASHES	10	419,200	433,950	3.5%	472,730
454	AUTO CAR SALES & SERVICE	36	288,000	281,200	-2.4%	401,000
455	COMMERCIAL GARAGES	3	176,000	153,200	-13.0%	154,500
456	PARKING GARAGE STRUCTURE & LOTS	12	190,500	223,350	17.2%	544,692
457	PARKING RAMP	57	12,000	12,000	0.0%	851,604
460	THEATERS	2	809,900	844,100	4.2%	844,100
463	GOLF COURSES	13	401,000	474,800	18.4%	4,449,762
464	BOWLING ALLEYS	3	605,000	605,000	0.0%	712,267
465	LODGE HALLS & AMUSEMENT PARKS	19	365,000	365,000	0.0%	493,205
479	FLEX INDUSTRIAL BUILDINGS	39	2,912,500	2,766,900	-5.0%	3,810,490
480	COMMERCIAL WAREHOUSES	431	680,400	640,200	-5.9%	1,283,759
481	MINI WAREHOUSE	11	2,182,400	2,531,100	16.0%	2,426,536
482	COMMERCIAL TRUCK TERMINALS	6	1,188,200	1,108,150	-6.7%	1,134,183
483		11	503,400	503,400	0.0%	546,655
485	RESEARCH & DEVELOPMENT FACILITY	2	5,992,450	5,552,700	-7.3%	5,552,700
499	OTHER COMMERCIAL STRUCTURES	71	222,300	213,600	-3.9%	709,421
ALL CITY		3,237	445,500	442,600	-0.7%	1,242,036

* Excludes added improvement, and State assessed railroad and utility property

* Excludes Vacant Commercial and Industrial Land Parcels

SUBURBAN COMMERCIAL PROPERTY BY LAND USE CODE

2008 Payable 2009 Assessment VS. 2009 Payable 2010 Assessment

By land Use Code -SUBURBAN ONLY

LUC	Property Use	2009 Count	2008 Median Value	2009 Median Value	Change in Median Value 2008 to 2009	2009 Average Value
310	FOOD & DRINK PROCESS PLANTS & STORAGE	6	3,389,050	3,389,050	0.0%	3,480,867
320	FOUNDRIES & HEAVY MANUFACT PLANTS	3	2,700,400	2,565,400	-5.0%	5,555,133
340	MANUFACTURING & ASSEMBLY LIGHT	154	1,447,200	1,455,350	0.6%	2,170,735
350		1	1,612,400	1,675,000	3.9%	1,675,000
399	OTHER INDUSTRIAL STRUCTURES	10	447,400	408,950	-8.6%	1,751,310
410	MOTELS & TOURIST CABINS	15	2,875,000	2,697,000	-6.2%	3,093,480
411	HOTELS	12	4,442,500	4,661,250	4.9%	4,456,733
412	NURSING HOMES & PRIVATE HOSPITALS	10	3,336,950	3,256,750	-2.4%	3,902,150
415	TRAILER/ MOBILE HOME PARK	29	2,049,300	2,049,300	0.0%	2,945,348
419	OTHER COMMERCIAL HOUSING	1	2,707,000	2,707,000	0.0%	2,707,000
420	SMALL DETACHED RETAIL (UNDER 10,000 SF)	129	444,000	441,300	-0.6%	544,988
421	SUPERMARKETS	11	7,150,000	7,200,000	0.7%	6,524,159
422	DISCOUNT STORES & JR DEPT STORES	12	10,750,000	11,122,750	3.5%	11,935,433
423	MEDIUM DETACHED RETAIL	54	2,353,800	2,343,900	-0.4%	2,564,522
424	FULL LINE DEPARTMENT STORES	7	8,700,000	8,700,000	0.0%	6,909,657
425	NEIGHBORHOOD SHOPPING CENTER	59	3,425,000	3,450,000	0.7%	3,968,288
426	COMMUNITY SHOPPING CENTER	13	15,500,000	15,750,000	1.6%	16,766,808
427	REGIONAL SHOPPING CENTER	4	63,250,000	64,250,000	1.6%	63,375,000
428	VETERINARY CLINIC	16	657,050	657,050	0.0%	737,519
429	MIXED RESID/COMMERCIAL	85	420,150	420,300	0.0%	765,868
430	RESTAURANT, CAFETERIA, AND/OR BAR	83	937,100	875,000	-6.6%	1,158,725
431	SMALL STRIP CENTER	48	872,250	886,000	1.6%	1,084,406
432	CONVENIENCE STORE	70	711,000	702,900	-1.1%	800,801
433		12	767,500	767,500	0.0%	862,758
434	RETAIL CONDO	7	144,900	144,900	0.0%	170,371
435	DRIVE-IN RESTAURANT/FOOD SERVICE FACILITY	68	789,000	789,000	0.0%	789,207
437	DAYCARE CENTERS	21	865,500	865,500	0.0%	972,505
441	FUNERAL HOMES	11	880,000	880,000	0.0%	1,087,136
442	MEDICAL CLINICS & OFFICES	36	480,700	484,450	0.8%	607,092
443		26	3,234,700	3,207,250	-0.8%	3,569,515
444	FULL SERVICE BANKS	42	1,470,000	1,497,000	1.8%	1,694,374
446		5	100,000,000	100,000,000	0.0%	96,503,440
447	OFFICE BUILDINGS (1-2 STORIES)	232	995,050	960,000	-3.5%	2,204,981
449	OFFICE BUILDINGS (3 OR MORE STORIES, ELEVATOR)	37	4,871,650	4,900,000	0.6%	6,596,395
450	CONDOMINIUM OFFICE UNITS	314	286,800	286,800	0.0%	291,227
451	GAS STATION	20	484,550	460,300	-5.0%	589,340
452	AUTOMOTIVE SERVICE STATION	135	675,650	681,500	0.9%	993,454
453	CAR WASHES	12	386,700	385,350	-0.3%	604,642
454	AUTO CAR SALES & SERVICE	47	2,117,700	1,971,700	-6.9%	2,158,157
455		4	1,089,700	1,089,700		1,152,100
458	COMMERCIAL CONDO OUTLOT	1	100	100	0.0%	100
460	THEATERS	4	4,797,150	4,797,150	0.0%	5,469,600
463	GOLF COURSES	10	971,600	883,250	-9.1%	7,783,510
464	BOWLING ALLEYS	5	1,349,100	1,349,100	0.0%	1,966,540
465	LODGE HALLS & AMUSEMENT PARKS	14	662,750	662,750	0.0%	673,486
479	FLEX INDUSTRIAL BUILDINGS	138	2,521,350	2,500,500	-0.8%	3,033,209
480	COMMERCIAL WAREHOUSES	288	926,400	916,750	-1.0%	1,665,918
481	MINI WAREHOUSE	14	2,772,050	2,813,700	1.5%	2,769,314
482	COMMERCIAL TRUCK TERMINALS	15	2,762,650	2,902,100	5.0%	3,446,367
483	CONDO WAREHOUSE	31	344,300	344,300	0.0%	790,239
485	RESEARCH & DEVELOPMENT FACILITY	8	3,886,550	5,288,550	36.1%	7,778,013
490	MARINE SERVICE FACILITY	3	1,134,100	1,134,100	0.0%	1,069,933
496	MARINA (SMALL BOAT)					
499	OTHER COMMERCIAL STRUCTURES	55	473,600	489,700	3.4%	1,188,378
ALL SUBURBS		2,447	840,000	829,000	-1.3%	2,130,073

* Excludes added improvement, and State assessed railroad and utility property

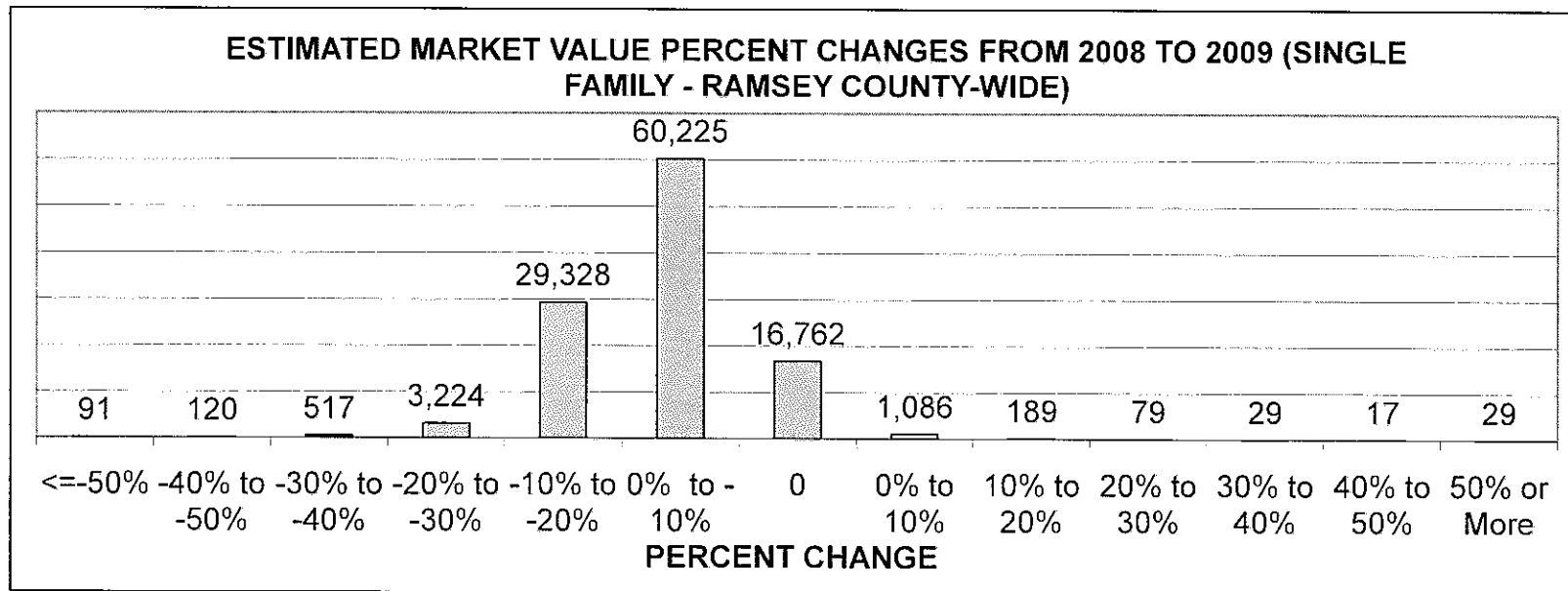
* Excludes Vacant Commercial and Industrial Land Parcels

AGGREGATE CHANGE FOR COUNTYWIDE COMMERCIAL VALUES - BY LAND USE CODE

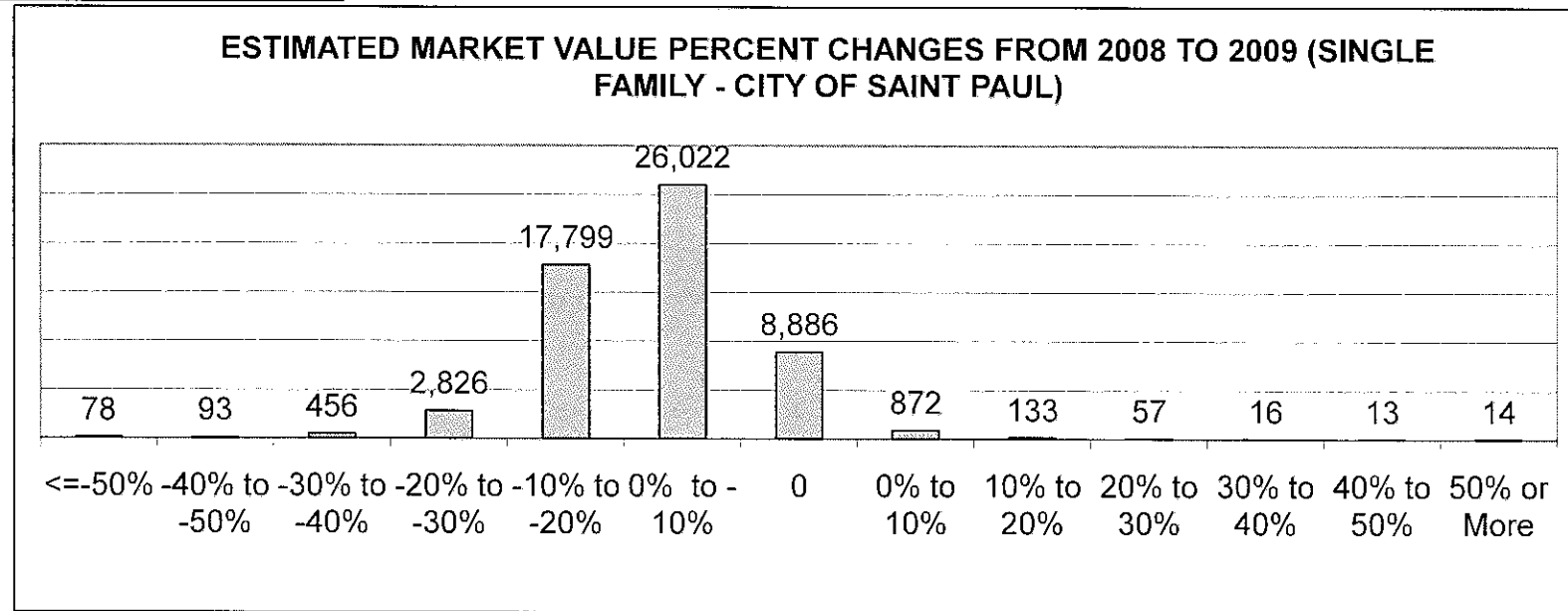
2008 PAYABLE 2009 VS 2009 PAYABLE 2010

LUC	PARCEL COUNT	TOTAL 2008 VALUE	TOTAL 2009 VALUE	AGGREGATE CHANGE
300	612	155,590,200	155,338,600	-0.16%
310	20	34,732,900	34,852,300	0.34%
320	18	59,001,100	56,592,600	-4.26%
340	302	551,673,200	536,015,400	-2.92%
350		1,612,400	1,675,000	3.74%
390	2	4,273,500	4,273,500	0.00%
399	22	29,628,100	30,606,900	3.20%
400	1425	365,067,000	368,620,800	0.96%
410	23	60,620,600	59,101,400	-2.57%
411	18	115,135,900	119,399,900	3.57%
412	27	63,909,600	65,489,200	2.41%
415	29	83,164,700	85,415,100	2.63%
419	1	3,257,000	3,257,000	0.00%
420	553	247,208,400	245,953,900	-0.51%
421	27	116,786,300	114,725,350	-1.80%
422	16	206,088,200	205,794,700	-0.14%
423	88	200,719,600	196,924,600	-1.93%
424	11	96,408,300	93,220,300	-3.42%
425	86	330,633,800	330,088,100	-0.17%
426	21	321,430,000	305,437,000	-5.24%
427	4	251,500,000	253,500,000	0.79%
428	27	16,290,800	16,261,500	-0.18%
429	677	384,375,800	380,813,800	-0.94%
430	211	171,663,700	169,920,100	-1.03%
431	75	80,780,300	80,816,400	0.04%
432	146	103,433,000	102,928,000	-0.49%
433	24	27,772,000	28,123,100	1.25%
434	12	5,668,900	5,668,900	0.00%
435	135	94,830,200	95,292,900	0.49%
437	31	28,293,800	28,817,300	1.82%
441	31	28,591,600	28,280,300	-1.10%
442	103	61,305,400	61,676,700	0.60%
443	50	250,911,600	255,575,200	1.82%
444	76	137,769,500	138,497,200	0.53%
446		502,680,000	482,517,200	-4.18%
447	5	800,295,000	783,457,100	-2.15%
448				
449	124	1,121,462,400	1,101,015,900	-1.86%
450	450	158,442,900	155,446,300	-1.93%
451	42	21,730,700	21,135,200	-2.82%
452	343	229,105,900	229,155,200	0.02%
453	23	12,028,500	11,983,000	-0.38%
454	86	120,671,300	115,869,400	-4.14%
455	3	5,082,300	5,071,900	-0.21%
456	12	4,554,200	6,536,300	30.32%
457	55	48,730,700	48,541,400	-0.39%
458	1	100	100	0.00%
460	6	24,118,200	23,566,600	-2.34%
463	23	120,366,900	135,682,000	11.29%
464	8	11,911,700	11,969,500	0.48%
465	34	18,367,900	18,799,700	2.30%
479	172	573,513,500	567,192,000	-1.11%
480	711	1,055,574,100	1,033,084,600	-2.18%
481	23	66,172,700	65,462,300	-1.09%
482	21	61,106,200	58,500,600	-4.45%
483	42	30,484,100	30,510,600	0.09%
485	9	73,762,200	73,329,500	-0.59%
490	3	3,814,000	3,209,800	-18.82%
496				
499	115	115657800	115,729,700	0.06%

Change in Assessed Value	Number of Parcels
<=-50%	91
-40% to -50%	120
-30% to -40%	517
-20% to -30%	3,224
-10% to -20%	29,328
0% to -10%	60,225
0	16,762
0% to 10%	1,086
10% to 20%	189
20% to 30%	79
30% to 40%	29
40% to 50%	17
50% or More	29

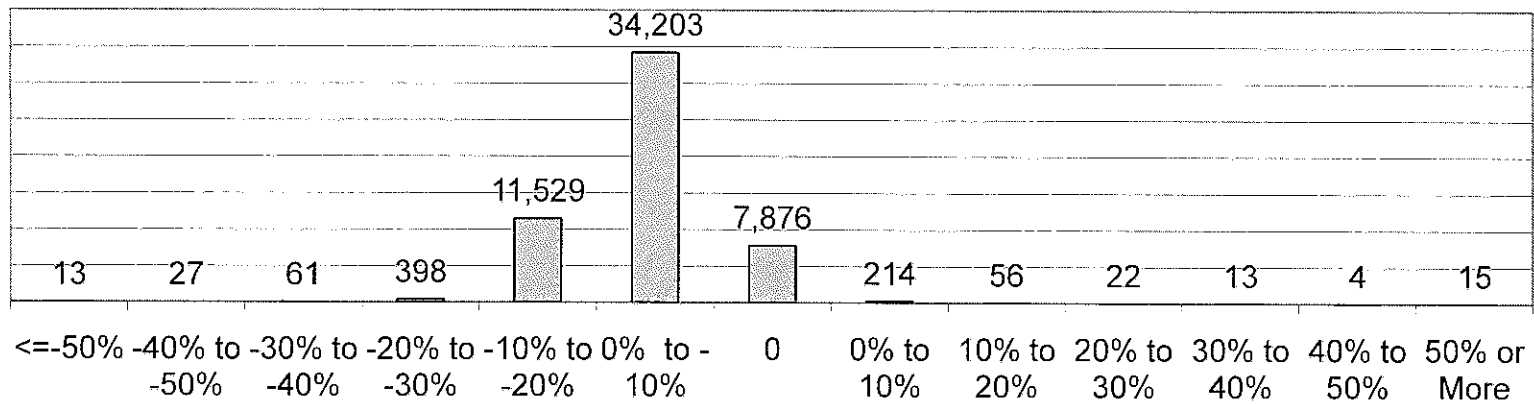


Change in Assessed Value	Number of Parcels
<=-50%	78
-40% to -50%	93
-30% to -40%	456
-20% to -30%	2,826
-10% to -20%	17,799
0% to -10%	26,022
0	8,886
0% to 10%	872
10% to 20%	133
20% to 30%	57
30% to 40%	16
40% to 50%	13
50% or More	14



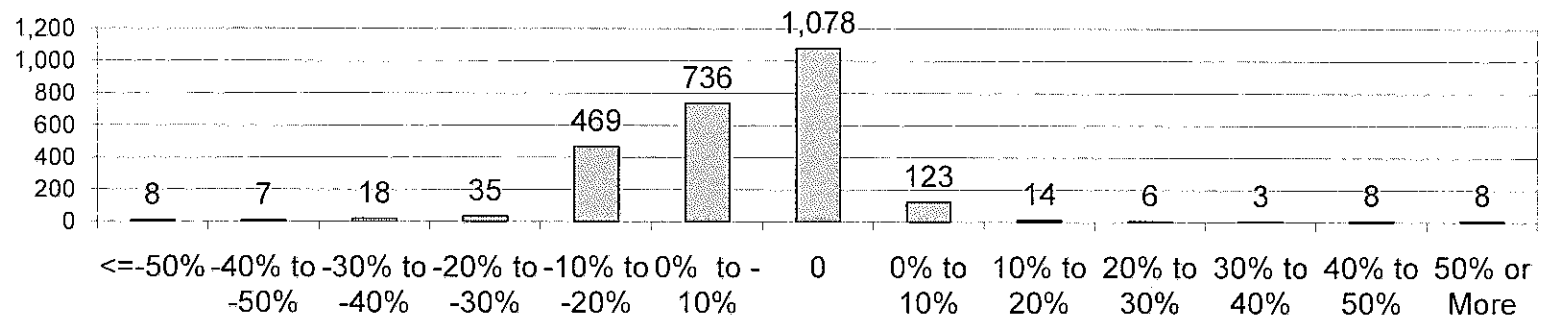
Change in Assessed Value	Number of Parcels
<=-50%	13
-40% to -50%	27
-30% to -40%	61
-20% to -30%	398
-10% to -20%	11,529
0% to -10%	34,203
0	7,876
0% to 10%	214
10% to 20%	56
20% to 30%	22
30% to 40%	13
40% to 50%	4
50% or More	15

ESTIMATED MARKET VALUE PERCENT CHANGES FROM 2008 TO 2009(SINGLE FAMILY - SUBURBAN RAMSEY COUNTY)



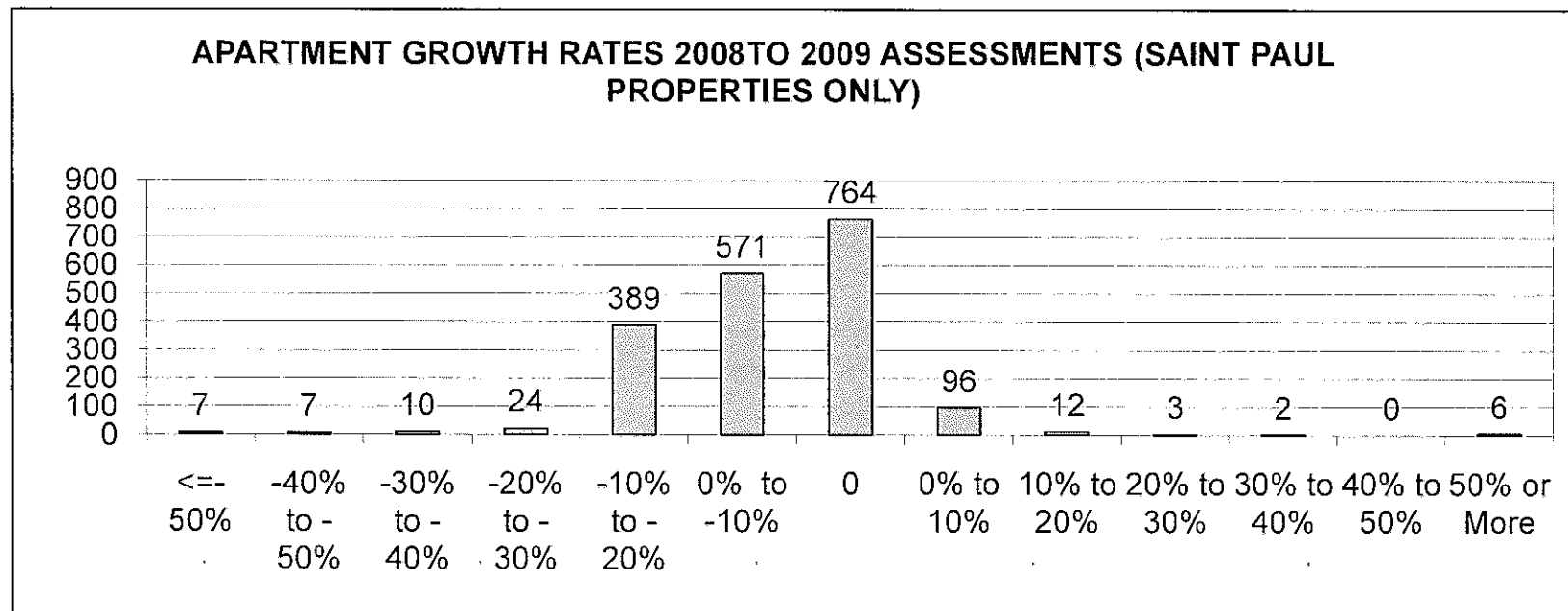
Change in Assessed Value	Number of Parcels
<=-50%	8
-40% to -50%	7
-30% to -40%	18
-20% to -30%	35
-10% to -20%	469
0% to -10%	736
0	1,078
0% to 10%	123
10% to 20%	14
20% to 30%	6
30% to 40%	3
40% to 50%	8
50% or More	8

APARTMENT GROWTH RATES 2008 TO 2009 ASSESSMENTS (RAMSEY COUNTY)

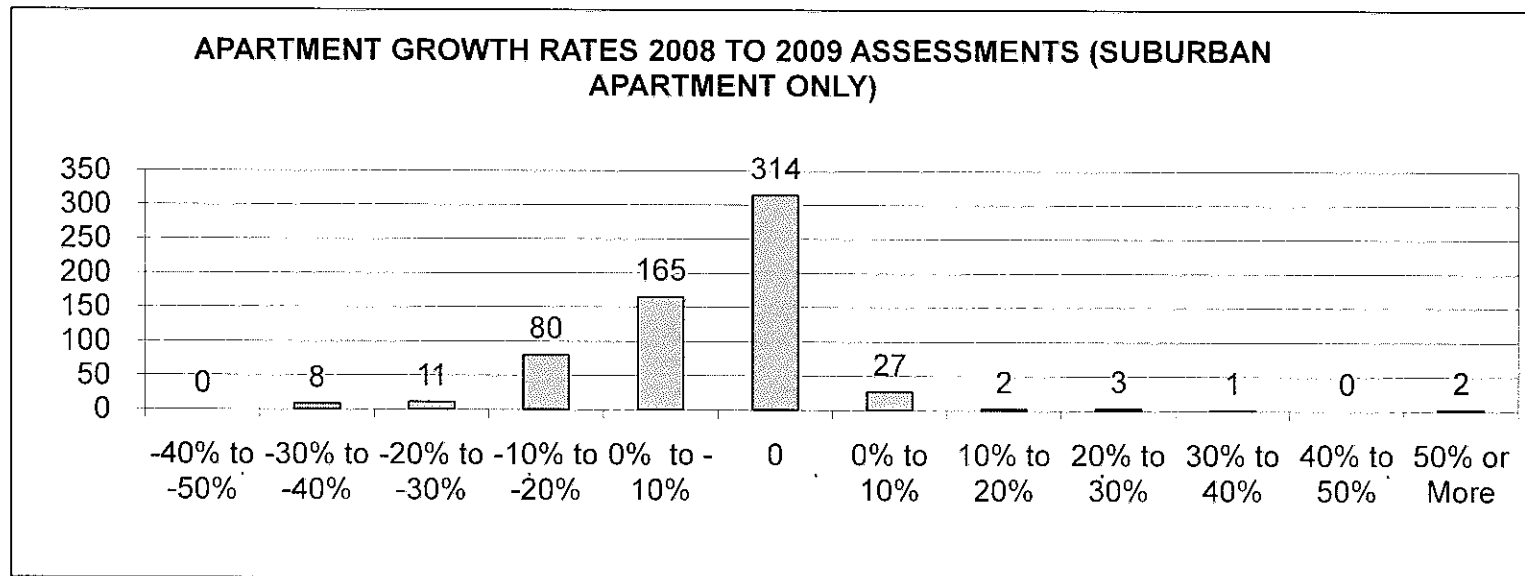


2006 Growth Stratification for St. Paul Apartments

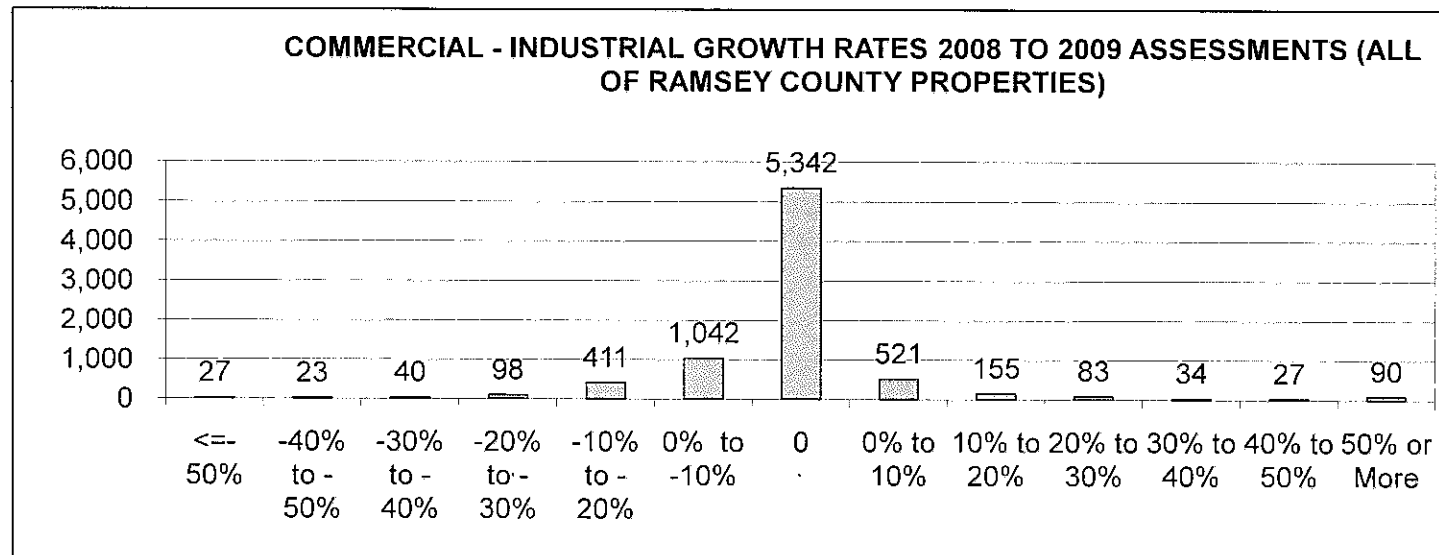
Change in Assessed Value	Number of Parcels
<=-50%	7
-40% to -50%	7
-30% to -40%	10
-20% to -30%	24
-10% to -20%	389
0% to -10%	571
0	764
0% to 10%	96
10% to 20%	12
20% to 30%	3
30% to 40%	2
40% to 50%	0
50% or More	6



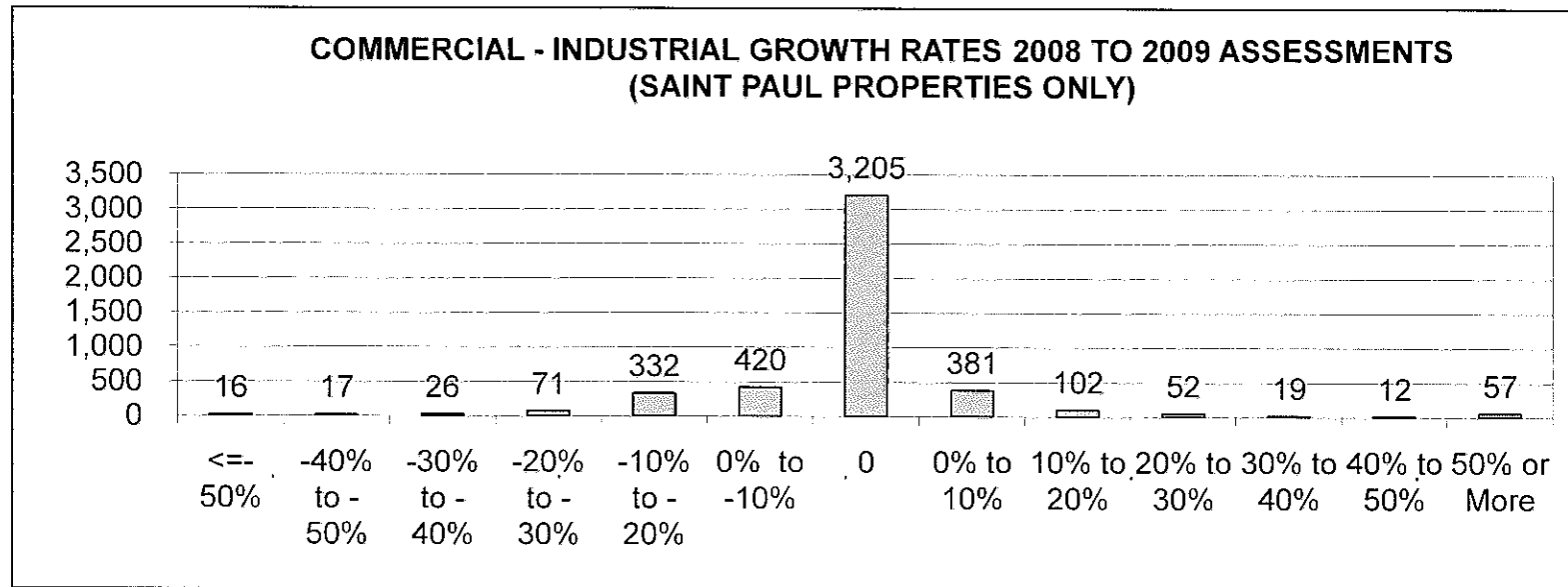
Change in Assessed Value	Number of Parcels
<=-50%	1
-40% to -50%	0
-30% to -40%	8
-20% to -30%	11
-10% to -20%	80
0% to -10%	165
0	314
0% to 10%	27
10% to 20%	2
20% to 30%	3
30% to 40%	1
40% to 50%	0
50% or More	2



Change in Assessed Value	Number of Parcels
<=-50%	27
-40% to -50%	23
-30% to -40%	40
-20% to -30%	98
-10% to -20%	411
0% to -10%	1,042
0	5,342
0% to 10%	521
10% to 20%	155
20% to 30%	83
30% to 40%	34
40% to 50%	27
50% or More	90



Change in Assessed Value	Number of Parcels
<=-50%	16
-40% to -50%	17
-30% to -40%	26
-20% to -30%	71
-10% to -20%	332
0% to -10%	420
0	3,205
0% to 10%	381
10% to 20%	102
20% to 30%	52
30% to 40%	19
40% to 50%	12
50% or More	57



Change in Assessed Value	Number of Parcels
<=-50%	11
-40% to -50%	6
-30% to -40%	14
-20% to -30%	27
-10% to -20%	79
0% to -10%	622
0	2,137
0% to 10%	140
10% to 20%	53
20% to 30%	31
30% to 40%	15
40% to 50%	15
50% or More	33

