
Meeting Announcement and Agenda
Cambridge City Council - City Hall Council Chambers
Regular Meeting, Monday, December 21, 2015
3:00 pm

Members of the audience are encouraged to follow the agenda.
Copies of the agenda are on the table outside the Council Chambers door.
When addressing the Council, please state your name and address for the official record.

AGENDA

1. Call to Order & Pledge of Allegiance
2. Citizens Forum
3. Approval of Agenda (p. 1)
4. Consent Agenda Approvals
 - A. Warrants #101215 - #101502 and ACH/Wire items totaling \$1,259,495.95 (p. 3)
 - B. Regular and Summary City Council Minutes for December 7, 2015 (p. 46)
 - C. Approve Resolution R15-079 Certifying Delinquent Municipal Charges to Tax Roll (p. 55)
 - D. Approve Resolution R15-080 for the Greenberg Addition Preliminary Plat (p. 58)
 - E. Approve Resolution R15-081 for the Greenberg Addition Final Plat (p. 64)
 - F. Resolution R15-082 *Resolution Authorizing Approval and Execution of the Amended and Restated Joint Powers Agreement for the North Trunk Highway 65 Coalition* (P. 68)
 - G. Approval of Change Order #5 for the WWTF Project to Robert L Carr (p. 82)
 - H. Public Works Purchase of a 2009 John Deere Model 420EIT Backhoe Loader (p. 89)
5. Work Session
 - A. Receipt of Check from SEH for playground equipment
6. Unfinished Business
7. New Business
 - A. Public Hearing – Creation of Development District No. 6 (p. 90)
 1. Resolution R15-083 Adopting a Modification to the Development Program for Development District No. 6 and the Tax Increment Financing plan for the Establishment of Tax Increment Financing District No. 6-17
 - B. Public Hearing – Contract for Private Development with Oppidan (p. 174)
 1. Approve Contract for Private Development Agreement

- C. Authorize the Advertisement for Bids for a Tender Truck (p. 218)
- D. Temporary On-Sale Liquor License for Cambridge Fire Relief Association for January 16, 2016 at the Armed Forces Reserve and Community Center (p. 219)
- 8. Mayor's Report
- 9. Councilmembers' Concerns
- 10. City Attorney's Report
- 11. City Administrator's Report
 - A. Proposal from Craig Waldron for facilitating Council visioning session (p. 225)
 - B. Closed Session – This meeting is being closed under Minnesota Statutes §13D.05 to develop an offer on property (Lot 2 Block 1 North Frontage Road Commercial Plat 3rd Edition)
 - C. Closed Session – This meeting is being closed under Minnesota Statutes §13D.05 to develop a counter offer on property (Parcel ID 15.041.0020 located on Emerson Street)
- 12. Adjourn

Notice to the hearing impaired: Upon request to City staff, assisted hearing devices are available for public use.

Accommodations for wheelchair access, Braille, large print, etc. can be made by calling City Hall at 763-689-3211 at least three days prior to the meeting.

Unless otherwise noted, all meetings are at City Hall in Council Chambers

Upcoming Meetings

<u>Date</u>	<u>Time</u>	<u>Description</u>
Dec 22	7:00 pm	Isanti County Parks & Rec Commission (Isanti County Gov't Center)
Dec 23	9:30 am	NLX Passenger Rail Alliance (Pine City Gov't Center)
Dec 28	6:00 pm	Fire Dept. Meeting (Training Room)
Dec 28	7:00 pm	ECRDC (East Center Regional Development Commission) (Mora)
Jan 4	3:00 pm	City Council Meeting
Jan 4	5:00 pm	EDA Meeting
Jan 5	7:00 pm	Planning Commission Meeting
Jan 11	4:00 pm	Cambridge Public Library Task Force
Jan 19	6:00 pm	Cambridge City Council / EDA meeting (TUESDAY meeting due to MLK Holiday)

Upcoming Events

<u>Date</u>	<u>Time</u>	<u>Description</u>
Dec 24	All Day	Christmas Eve (City Offices Closed)
Dec 25	All Day	Christmas Day (City Offices Closed)
Dec 31	All Day	New Year's Eve
Jan 1	All Day	New Year's Day (City Offices Closed)

CAMBRIDGE CITY COUNCIL MEETING
 December 21, 2015
BILLS LIST

Disbursement Type:	Date	Check #s	Submitted For Approval
Prepaid Checks	11/12/2015	101215 - 101264	86,527.23
Prepaid Checks	11/20/215	101265 - 101354	241,559.52
Prepaid Checks	12/3/2015	101355 - 101439	322,138.20
Prepaid Checks	12/9/2015	101440 - 101502	192,796.67
Total Checks			843,021.62
PAID THROUGH ACH or WIRE Nov 2015:			
Payroll			193354.76
Federal Payroll Tax Withholding			60461.57
State Payroll Tax Withholding			11490.83
PERA Withholdings			48437.46
Deferred Comp Premiums			2880
Liquor Store Machine Lease Payment			84.77
Self Insurance & Flex			2863.77
ECE			40341.44
Sales & Use Tax Payments to State of MN			39611
Centerpoint			2592.73
Wright Express (City wide fuel cards)			6464.96
Connexus			1712.55
Midcontinent			4663.72
Reliance Life Insurance ACH			991.89
AFLAC			522.88
Total Paid through ACH or Wire			416,474.33
TOTAL SUBMITTED FOR APPROVAL			\$1,259,495.95

Vendor	Vendor Name	Description	Net Invoice Amount
306	ARC Irrigation, LLC	Winterization - Sandquist Park	765.00
Total 306:			765.00
521	Bellboy Corporation	Liquor Store Merchandise	240.00
521	Bellboy Corporation	Liquor Store Merchandise	1,853.20
521	Bellboy Corporation	Liquor Store Merchandise	65.03
Total 521:			2,158.23
551	Chas A. Bernick Inc.	Liquor Store Merchandise	175.10
551	Chas A. Bernick Inc.	Liquor Store Merchandise	1,773.35
551	Chas A. Bernick Inc.	Liquor Store Merchandise	900.00
Total 551:			2,848.45
906	Cambridge Napa Auto Parts	Repair & Maint Supplies - Planning	3.74
906	Cambridge Napa Auto Parts	Repair & Maint Supplies - PD	11.54
906	Cambridge Napa Auto Parts	Repair & Maint Supplies - Fire Dept	365.22
906	Cambridge Napa Auto Parts	Repair & Maint Supplies - Streets	625.01
906	Cambridge Napa Auto Parts	Repair & Maint Supplies - Parks	51.96
906	Cambridge Napa Auto Parts	Repair & Maint Supplies - WWTP	94.73
Total 906:			1,152.20
951	Cambridge True Value	Misc Operating Supplies - WWTP	33.34
951	Cambridge True Value	Misc Operating Supplies - Street Dept	12.98
951	Cambridge True Value	Small Tools - WWTP	417.02
951	Cambridge True Value	Postage - WWTP	15.44
Total 951:			478.78
1236	Comm of MMB, Treas Div	Admin Traffic Citation Fines - October	200.00
Total 1236:			200.00
1246	Commissioner of Transportation	Material Testing & Inspection	575.92
Total 1246:			575.92
1396	Dahlheimer Beverage, LLC	Credit Liquor Merchandise	6.15-
1396	Dahlheimer Beverage, LLC	Liquor Store Merchandise	14,255.48
1396	Dahlheimer Beverage, LLC	Credit Liquor Merchandise	219.50-
Total 1396:			14,029.83
1531	Dex Media	Directory Listing - Liquor Store	153.90
Total 1531:			153.90
1661	East Central Sanitation	Refuse Hauling - City Services	524.45

Vendor	Vendor Name	Description	Net Invoice Amount
Total 1661:			524.45
1716	Ehlers & Associates, Inc.	Debt Continuing Disclosure Reporting	868.75
1716	Ehlers & Associates, Inc.	Debt Continuing Disclosure Reporting	868.75
1716	Ehlers & Associates, Inc.	Debt Continuing Disclosure Reporting	868.75
1716	Ehlers & Associates, Inc.	Debt Continuing Disclosure Reporting	868.75
Total 1716:			3,475.00
1755	Empire Pipe Services	2016 Street Improvements Sanitary & Storm Se	7,685.85
Total 1755:			7,685.85
1811	ESRI Inc.	ArcGIS Maintenance	1,100.00
Total 1811:			1,100.00
1891	Fastenal Company	Small Tools - Water Dept	34.60
1891	Fastenal Company	Misc Operating Supplies - WWTF	835.85
1891	Fastenal Company	Misc Operating Supplies - WWTF	47.68
Total 1891:			918.13
2166	Grainger	Maintenance Supplies - City Hall	86.64
2166	Grainger	Repair & Maint - Plant	40.36
Total 2166:			127.00
2182	Grape Beginnings, Inc.	Liquor Store Merchandise	1,118.00
2182	Grape Beginnings, Inc.	Freight	24.75
2182	Grape Beginnings, Inc.	Liquor Store Merchandise	.00
Total 2182:			1,142.75
2188	Gratitude Farms	Animal Control Services	400.00
Total 2188:			400.00
2341	Hawkins, Inc.	Chemicals	659.00
Total 2341:			659.00
2626	Isanti County Attorney's Office	Prosecution Services - October	3,291.83
Total 2626:			3,291.83
2696	Isanti Ready-Mix, Inc.	Repairs & Maint - Parks	468.00
2696	Isanti Ready-Mix, Inc.	Repairs & Maint - Storm sewer	292.50
2696	Isanti Ready-Mix, Inc.	Repairs & Maint - Sanitary Sewer	580.00

Vendor	Vendor Name	Description	Net Invoice Amount
Total 2696:			1,340.50
2721	Jagusch Lawn Care	Abatement for 1503 Roosevelt St S	195.00
2721	Jagusch Lawn Care	Abatement for 1321 Pioneer Tr SE	180.00
Total 2721:			375.00
2796	Johnson Brothers Liquor Co	Liquor Store Merchandise	1,112.00
2796	Johnson Brothers Liquor Co	Freight Charge	22.80
2796	Johnson Brothers Liquor Co	Liquor Store Merchandise	78.00
2796	Johnson Brothers Liquor Co	Liquor Store Merchandise	1,044.45
2796	Johnson Brothers Liquor Co	Freight Charge	38.00
2796	Johnson Brothers Liquor Co	Liquor Store Merchandise	4,118.02
2796	Johnson Brothers Liquor Co	Freight Charge	67.62
2796	Johnson Brothers Liquor Co	Freight Charge	1.52
2796	Johnson Brothers Liquor Co	Liquor Store Merchandise	338.90
2796	Johnson Brothers Liquor Co	Freight Charge	8.10
2796	Johnson Brothers Liquor Co	Liquor Store Merchandise	1,799.50
2796	Johnson Brothers Liquor Co	Freight Charge	54.71
2796	Johnson Brothers Liquor Co	Liquor Store Merchandise	109.95
Total 2796:			8,793.57
2931	Kimball Midwest	Repair & Maint Supplies	673.35
Total 2931:			673.35
2986	Konica Minolta Business	BIZHUB 363 Copy Charge	8.46
2986	Konica Minolta Business	BIZHUB 363 Copy Charge	12.18
2986	Konica Minolta Business	BIZHUB 363 Monthly Ltop Agreement	110.99
2986	Konica Minolta Business	BIZHUB 363 Monthly Ltop Agreement	110.99
Total 2986:			242.62
3131	Leaf's Towing and Recovery	Towing Service - Case 15008524	125.00
Total 3131:			125.00
3461	McDonald Distributing Company	Credit Liquor Merchandise	18.80-
3461	McDonald Distributing Company	Liquor Store Merchandise	9,398.58
Total 3461:			9,379.78
3521	Menards	Misc Operating Supplies - WWTP	50.47
3521	Menards	Repair & Maint Supp - Parks	12.28
3521	Menards	Repair & Maint Supp - Parks	14.44
3521	Menards	Repair & Maint - Plant	14.98
3521	Menards	Repair & Maint - Plant	3.19

Vendor	Vendor Name	Description	Net Invoice Amount
Total 3521:			95.36
3676	MCSI Minnesota Computer	Contract base rate chg and overage charge - To	10.00
Total 3676:			10.00
3936	Moran USA, LLC	Liquor Store Merchandise	373.20
3936	Moran USA, LLC	Freight Charge	90.29
Total 3936:			463.49
4001	MVTL Laboratories Inc.	Testing	86.00
Total 4001:			86.00
4221	Northland Landscape Nursery	Mixed Granite & Pulverized Black Dirt	154.00
4221	Northland Landscape Nursery	Pulverized Black Dirt	24.00
Total 4221:			178.00
4476	Phillips Wine & Spirits	Liquor Store Merchandise	472.00
4476	Phillips Wine & Spirits	Freight Charge	15.20
4476	Phillips Wine & Spirits	Liquor Store Merchandise	1,979.70
4476	Phillips Wine & Spirits	Freight Charge	28.88
4476	Phillips Wine & Spirits	Liquor Store Merchandise	596.00
4476	Phillips Wine & Spirits	Freight Charge	21.28
Total 4476:			3,113.06
4661	Quill Corporation	Copy Paper - LS	119.66
Total 4661:			119.66
5181	Southern Wine & Spirits of Minnes	Liquor Store Merchandise	1,371.09
5181	Southern Wine & Spirits of Minnes	Freight Charge-Liquor Store	10.38
5181	Southern Wine & Spirits of Minnes	Liquor Store Merchandise	1,370.00
5181	Southern Wine & Spirits of Minnes	Freight Charge-Liquor Store	36.40
Total 5181:			2,787.87
5301	Steve's Tire Inc	Tires, Allignment, Install - PD	449.92
5301	Steve's Tire Inc	Tires, Allignment, Install - PD	139.95
5301	Steve's Tire Inc	Tire Install & Allignment - Streets	144.95
Total 5301:			734.82
5516	Thorpe Distributing Company	Liquor Store Merchandise	465.00
Total 5516:			465.00

Vendor	Vendor Name	Description	Net Invoice Amount
5601	TR Computer Sales LLC	LCD Touchscreen Monitor - LS	1,510.14
5601	TR Computer Sales LLC	Datto S2000 Offsite, LOOK@IT Server Monitori	560.00
Total 5601:			2,070.14
5686	U.S. Postal Service	Stamped Window Envelopes - Finance	9.40
Total 5686:			9.40
5713	United States of America	Refund for Overpayment of Water Bill #1-511	15.41
Total 5713:			15.41
5816	Viking Coca-Cola Bottling Co	Liquor Store Merchandise	415.25
Total 5816:			415.25
5831	Vinocopia	Liquor Store Merchandise	868.34
5831	Vinocopia	Freight Charge	21.00
Total 5831:			889.34
5886	Watson Co., Inc.	Credit Liquor Merchandise	99.01-
5886	Watson Co., Inc.	Liquor Store Merchandise	2,606.50
5886	Watson Co., Inc.	Misc Operating Supplies - LS	310.58
5886	Watson Co., Inc.	Freight Charge	6.00
Total 5886:			2,824.07
5891	Wirtz Beverage Minnesota	Liquor Store Merchandise	7,567.45
5891	Wirtz Beverage Minnesota	Freight Charge	76.96
5891	Wirtz Beverage Minnesota	Liquor Store Merchandise	720.66
5891	Wirtz Beverage Minnesota	Freight Charge	14.95
Total 5891:			8,380.02
5979	Wild Mountain Winery, Inc.	Liquor Store Merchandise	228.00
Total 5979:			228.00
6001	Wine Merchants	Liquor Store Merchandise	1,011.00
6001	Wine Merchants	Freight Charge	15.20
Total 6001:			1,026.20
Grand Totals:			86,527.23

Vendor	Vendor Name	Description	Net Invoice Amount
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Dated: 11/12/15

City Treasurer: *Caroline Moe*

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount
11/15	11/12/2015	101215	306	ARC Irrigation, LLC	101-20100	765.00
11/15	11/12/2015	101216	521	Bellboy Corporation	610-20100	2,158.23
11/15	11/12/2015	101217	906	Cambridge Napa Auto Parts	101-20100	1,152.20
11/15	11/12/2015	101218	951	Cambridge True Value	101-20100	478.78
11/15	11/12/2015	101219	551	Bernick's	610-20100	2,848.45
11/15	11/12/2015	101221	1236	Comm of MMB, Treas Div	213-20100	200.00
11/15	11/12/2015	101222	1246	Commissioner of Transportation	485-20100	575.92
11/15	11/12/2015	101223	1396	Dahlheimer Beverage, LLC	610-20100	14,029.83
11/15	11/12/2015	101224	1531	Dex Media	610-20100	153.90
11/15	11/12/2015	101225	1661	East Central Sanitation	101-20100	524.45
11/15	11/12/2015	101226	1716	Ehlers & Associates, Inc.	313-20100	3,475.00
11/15	11/12/2015	101227	1755	Empire Pipe Services	424-20100	7,685.85
11/15	11/12/2015	101228	1811	ESRI Inc.	101-20100	1,100.00
11/15	11/12/2015	101229	1891	Fastenal Company	602-20100	918.13
11/15	11/12/2015	101230	2166	Grainger	602-20100	127.00
11/15	11/12/2015	101231	2182	Grape Beginnings, Inc.	610-20100	1,142.75
11/15	11/12/2015	101232	2188	Gratitude Farms	101-20100	400.00
11/15	11/12/2015	101233	2341	Hawkins, Inc.	602-20100	659.00
11/15	11/12/2015	101235	2626	Isanti County Attorney's Office	101-20100	3,291.83
11/15	11/12/2015	101236	2696	Isanti Ready-Mix, Inc.	602-20100	1,340.50
11/15	11/12/2015	101237	2721	Jagusch Lawn Care	101-20100	375.00
11/15	11/12/2015	101238	2796	Johnson Bros - St Paul	610-20100	8,793.57
11/15	11/12/2015	101239	2931	Kimball Midwest	101-20100	673.35
11/15	11/12/2015	101240	2986	Konica Minolta Business	101-20100	242.62
11/15	11/12/2015	101241	3131	Leaf's Towing and Recovery	101-20100	125.00
11/15	11/12/2015	101242	3461	McDonald Distributing Company	610-20100	9,379.78
11/15	11/12/2015	101243	3676	MCSI Minnesota Computer	101-20100	10.00
11/15	11/12/2015	101245	3521	Menards	602-20100	95.36
11/15	11/12/2015	101246	3936	Moran USA, LLC	610-20100	463.49
11/15	11/12/2015	101247	4001	Minnesota Valley Testing Labs	602-20100	86.00
11/15	11/12/2015	101249	4221	Northland Landscape Nursery	101-20100	178.00
11/15	11/12/2015	101250	4476	Phillips St Paul	610-20100	3,113.06
11/15	11/12/2015	101251	4661	Quill Corporation	610-20100	119.66
11/15	11/12/2015	101252	5181	Southern Wine & Spirits of Minnesota	610-20100	2,787.87
11/15	11/12/2015	101253	5301	Steve's Tire Inc	101-20100	734.82
11/15	11/12/2015	101254	5516	Thorpe Distributing Company	610-20100	465.00
11/15	11/12/2015	101255	5601	TR Computer Sales LLC	101-20100	2,070.14
11/15	11/12/2015	101256	5686	U.S. Postal Service	101-20100	9.40
11/15	11/12/2015	101257	5713	United States of America	601-20100	15.41
11/15	11/12/2015	101258	5816	Viking Coca-Cola Bottling Co	610-20100	415.25
11/15	11/12/2015	101259	5831	Vinocopia	610-20100	889.34
11/15	11/12/2015	101261	5886	Watson Co., Inc.	610-20100	2,824.07
11/15	11/12/2015	101262	5979	Wild Mountain Winery, Inc.	610-20100	228.00
11/15	11/12/2015	101263	6001	Wine Merchants	610-20100	1,026.20
11/15	11/12/2015	101264	5891	Wirtz Beverage MN Wine & Spirits Inc	610-20100	8,380.02
Grand Totals:						86,527.23

Vendor	Vendor Name	Description	Net Invoice Amount
165	Allina Health	Health History, Physical, Questionnaire - Liquor	130.00
	Total 165:		130.00
216	American Water Works Associatio	AWWA Dues - T. Schwab	191.00
	Total 216:		191.00
306	ARC Irrigation, LLC	Winterization - Waste Treatment Plant	105.00
	Total 306:		105.00
319	Artisan Beer Company	Liquor Store Merchandise	41.25
	Total 319:		41.25
341	Aspen Mills	Uniform Allowance - Reserves	55.90
341	Aspen Mills	Uniform Allowance - M. Giese	16.50
341	Aspen Mills	Uniform Allowance - Reserves	17.70
341	Aspen Mills	Uniform Allowance - S. Machin	29.95
341	Aspen Mills	Uniform Allowance - K. Gross	89.70
341	Aspen Mills	Uniform Allowance - T. Dwyer	558.25
341	Aspen Mills	Uniform Allowance - Reserves	45.70
341	Aspen Mills	Uniform Allowance - M. Giese	224.00
341	Aspen Mills	Uniform Allowance - Reserves	41.95
341	Aspen Mills	Uniform Allowance - Reserves	45.70
341	Aspen Mills	Uniform Allowance - K. Gross	139.20
	Total 341:		1,264.55
521	Bellboy Corporation	Credit Liquor Merchandise	89.50-
521	Bellboy Corporation	Liquor Store Merchandise	2,002.37
521	Bellboy Corporation	Liquor Store Merchandise	71.00
	Total 521:		1,983.87
534	Benjamin, Jane	Yoga Instructor - Yoga Grant - Central Green P	304.99
	Total 534:		304.99
551	Chas A. Bernick Inc.	Liquor Store Merchandise	62.40
551	Chas A. Bernick Inc.	Liquor Store Merchandise	1,313.15
551	Chas A. Bernick Inc.	Credit Liquor Merchandise	54.24-
	Total 551:		1,321.31
586	Bjorklund Companies LLC	Sod	46.88
586	Bjorklund Companies LLC	Wash Sand	14.70
586	Bjorklund Companies LLC	Black Dirt	43.50

Vendor	Vendor Name	Description	Net Invoice Amount
	Total 586:		105.08
661	Boyle, Eugene G.	Electrical Billing	5,974.00
	Total 661:		5,974.00
776	Business Telephone Products	Extend Data Cable to Network Switch	362.60
	Total 776:		362.60
969	Cardmember Service	Lodging Wastewater Training - L. Fedor, C. Edb	187.64
969	Cardmember Service	Office Supplies - Streets	160.18
969	Cardmember Service	Fall Maintenance Expo - Streets	200.00
969	Cardmember Service	Maint Supp - Street Lights	658.81
969	Cardmember Service	Meals - Staff	50.50
969	Cardmember Service	2015 Land Use Planning Workshop - T. Blank	110.00
969	Cardmember Service	2015 Land Use Planning Workshop - M. Westov	110.00
969	Cardmember Service	2015 Land Use Planning Workshop - T. Schwab	110.00
969	Cardmember Service	Region III Institute - C. Levitski	276.00
969	Cardmember Service	Region III Institute - L. Nisley	276.00
	Total 969:		2,139.13
1336	Crystal Springs Ice	Liquor Store Merchandise	150.12
	Total 1336:		150.12
1396	Dahlheimer Beverage, LLC	Liquor Store Merchandise	25,953.44
1396	Dahlheimer Beverage, LLC	Liquor Store Merchandise	355.40
	Total 1396:		26,308.84
1481	Department of Human Services	Janitor Service - Liquor Store - October	225.00
	Total 1481:		225.00
1491	Department of Public Safety	Retailer's (Buyers) Card for Liquor or Wine	20.00
	Total 1491:		20.00
1612	Durling, Jim	MnDOT Bldg - Painting	1,120.00
	Total 1612:		1,120.00
1738	Electrical Installation & Maintenan	Initial Billing of Camera System at WWTF	12,000.00
	Total 1738:		12,000.00
1851	Extreme Beverage LLC	Liquor Store Merchandise	174.50

Vendor	Vendor Name	Description	Net Invoice Amount
	Total 1851:		174.50
1921	Ferguson Waterworks	Meters & Repairs	1,272.47
	Total 1921:		1,272.47
1949	First Advantage	Pre-Employment Drug Test - LS	53.00
	Total 1949:		53.00
2011	Franklin Outdoor Advertising	Dec Advertising - Northbound Liquor	424.36
	Total 2011:		424.36
2046	G & K Services, Inc.	Rug Rentals - LS	103.51
2046	G & K Services, Inc.	Uniform, Rug, and Towel Rentals - Street Dept	120.26
2046	G & K Services, Inc.	Uniform Rental - Maintenance	2.49
2046	G & K Services, Inc.	Uniform, Rug, and Towel Rentals - Water/Wast	115.58
2046	G & K Services, Inc.	Rug Rentals	14.43
2046	G & K Services, Inc.	Rug Rentals - LS	103.53
2046	G & K Services, Inc.	Rug Rentals - City Hall	20.16
2046	G & K Services, Inc.	Rug Rentals - Police Dept	16.32
2046	G & K Services, Inc.	Uniform, Rug, and Towel Rentals - Street Dept	102.74
2046	G & K Services, Inc.	Uniform Rental - Maintenance	2.49
2046	G & K Services, Inc.	Uniform, Rug, and Towel Rentals - Water/Wast	115.58
2046	G & K Services, Inc.	Rug Rentals	17.43
	Total 2046:		734.52
2056	Gary Carlson Equipment Co.	Repair and Maint - Wastewater Plant	312.00
	Total 2056:		312.00
2059	Synchrony Bank	Misc Operating Supplies - Wastewater	26.97
	Total 2059:		26.97
2084	Gibbons, Shirlee	Overpayment of Final Water Bill 1-2441	66.43
	Total 2084:		66.43
2277	Hahn, James	Overpayment of Final Water Bill 1-14960 & 1-14	47.14
2277	Hahn, James	Overpayment of Final Water Bill 1-14960 & 1-14	12.43
	Total 2277:		59.57
2306	Hardrives, Inc.	Cold Mix	570.00
2306	Hardrives, Inc.	Storm Repairs	576.65
2306	Hardrives, Inc.	7038 Fines	240.73

Vendor	Vendor Name	Description	Net Invoice Amount
	Total 2306:		1,387.38
2341	Hawkins, Inc.	Chemicals	1,972.83
	Total 2341:		1,972.83
2486	IBEW Local 110	Union Dues - November	360.00
	Total 2486:		360.00
2539	Indian Island Winery	Liquor Store Merchandise	232.32
	Total 2539:		232.32
2636	Minnesota Equipment	Repair & Maint Supplies - WWTF	13.30
	Total 2636:		13.30
2661	Isanti County Historical Society	City Park Legacy Grant - Archaeological Survey	150.00
	Total 2661:		150.00
2681	Isanti County Sheriff's Office	Hard Drive Replacement NAS	42.66
	Total 2681:		42.66
2701	Isanti Rental, Inc.	Boom Lift Rental - Lights & City Hall Flagpole R	377.20
	Total 2701:		377.20
2776	JJ Taylor Dist. of Minn.	Liquor Store Merchandise	939.55
2776	JJ Taylor Dist. of Minn.	Delivery Charge	3.00
	Total 2776:		942.55
2796	Johnson Brothers Liquor Co	Liquor Store Merchandise	720.59
2796	Johnson Brothers Liquor Co	Liquor Store Merchandise	2,484.70
2796	Johnson Brothers Liquor Co	Freight Charge	66.86
2796	Johnson Brothers Liquor Co	Liquor Store Merchandise	1,394.07
2796	Johnson Brothers Liquor Co	Freight Charge	31.91
2796	Johnson Brothers Liquor Co	Liquor Store Merchandise	1,948.14
2796	Johnson Brothers Liquor Co	Freight Charge	17.22
2796	Johnson Brothers Liquor Co	Liquor Store Merchandise	278.46
2796	Johnson Brothers Liquor Co	Freight Charge	3.68
2796	Johnson Brothers Liquor Co	Liquor Store Merchandise	3,597.32
2796	Johnson Brothers Liquor Co	Freight Charge	81.30
2796	Johnson Brothers Liquor Co	Liquor Store Merchandise	22,498.82
2796	Johnson Brothers Liquor Co	Freight Charge	182.26
2796	Johnson Brothers Liquor Co	Liquor Store Merchandise	800.00
2796	Johnson Brothers Liquor Co	Freight Charge	15.00

Vendor	Vendor Name	Description	Net Invoice Amount
2796	Johnson Brothers Liquor Co	Liquor Store Merchandise	4,170.80
2796	Johnson Brothers Liquor Co	Freight Charge	32.25
2796	Johnson Brothers Liquor Co	Freight Charge	4.50
2796	Johnson Brothers Liquor Co	Credit Liquor Merchandise	10.00-
2796	Johnson Brothers Liquor Co	Credit Liquor Merchandise	6.54-
2796	Johnson Brothers Liquor Co	Credit Liquor Merchandise	2.76-
2796	Johnson Brothers Liquor Co	Credit Liquor Merchandise	11.33-
2796	Johnson Brothers Liquor Co	Credit Liquor Merchandise	36.90-
2796	Johnson Brothers Liquor Co	Credit Liquor Merchandise	36.90-
2796	Johnson Brothers Liquor Co	Credit Liquor Merchandise	9.71-
2796	Johnson Brothers Liquor Co	Credit Liquor Merchandise	112.75-
2796	Johnson Brothers Liquor Co	Credit - Freight Chg	1.52-
2796	Johnson Brothers Liquor Co	Credit Liquor Merchandise	112.75-
2796	Johnson Brothers Liquor Co	Credit - Freight Chg	1.52-
Total 2796:			37,985.20
2881	KEEPRS, Inc.	Uniform Allowance - A. Rackow	149.98
Total 2881:			149.98
2926	Killmer Electric Co., Inc.	Misc Light Repairs	1,234.10
2926	Killmer Electric Co., Inc.	Pole Replacement	1,011.39
Total 2926:			2,245.49
2961	Knife River Corp	Pavement Repairs Bus Garage & MnDot	873.18
Total 2961:			873.18
2971	Knudson Tree Experts, Inc	Removals and Trimming	2,295.00
Total 2971:			2,295.00
3086	Landworks Construction, Inc.	Concrete Ramps	4,000.00
Total 3086:			4,000.00
3176	LELS	Union Dues - November	517.00
Total 3176:			517.00
3371	Marco Inc	Copier Rental - Sharp MX2300N Copier	260.00
Total 3371:			260.00
3416	Marudas Print Services	Laser Vouchers	547.69
Total 3416:			547.69
3461	McDonald Distributing Company	Credit Liquor Merchandise	143.17-

Vendor	Vendor Name	Description	Net Invoice Amount
3461	McDonald Distributing Company	Liquor Store Merchandise	5,856.80
3461	McDonald Distributing Company	Liquor Store Merchandise	27.00
Total 3461:			5,740.63
3521	Menards	Small Tools - WWTP	15.75
3521	Menards	Small Tools - WWTP	27.96
3521	Menards	Maintenance Supplies - City Hall	9.99
3521	Menards	MnDOT Facility Operating Costs	26.37
3521	Menards	Repair & Maint - Plant	40.54
3521	Menards	Repair & Maint - Plant	9.98
3521	Menards	Repair & Maint - Plant	112.17
3521	Menards	Downtown Decorations	39.40
3521	Menards	Downtown Decorations	28.05
3521	Menards	Repair & Maint - Airport	6.36
3521	Menards	Downtown Decorations	46.93
3521	Menards	Repair & Maint Supp - Parks	60.94
3521	Menards	Misc Operating Supplies - Streets	7.99
3521	Menards	Misc Operating Supplies - Airport	25.93
Total 3521:			458.36
3542	Metro Payroll Inc.	eKlock Enterprise - September	238.00
Total 3542:			238.00
3666	Minnesota Child Support Payment	Child Support Withholdings	131.05
Total 3666:			131.05
3816	MN Department of Agriculture	2016 Tree Care Registry Renewal	25.00
Total 3816:			25.00
4001	MVTL Laboratories Inc.	Lab Supplies	640.00
4001	MVTL Laboratories Inc.	Lab Supplies	480.00
Total 4001:			1,120.00
4089	Nelson, Loren	Refund All ST and Penalties from an Unbuildabl	196.08
4089	Nelson, Loren	Refund All ST and Penalties from an Unbuildabl	229.24
Total 4089:			425.32
4091	New France Wine	Liquor Store Merchandise	280.00
Total 4091:			280.00
4131	Nordberg's Electric Supply Inc	Cooler Door Breaker - Liquor Store	91.88

Vendor	Vendor Name	Description	Net Invoice Amount
Total 4131:			91.88
4223	Northland PCC, Inc.	Trip Hazard Repair	9,169.48
Total 4223:			9,169.48
4286	Ole's Window Cleaning	Window Cleaning - Liquor Store	138.94
Total 4286:			138.94
4426	Paustis Wine Company	Liquor Store Merchandise	1,598.17
4426	Paustis Wine Company	Freight Chg	23.75
Total 4426:			1,621.92
4476	Phillips Wine & Spirits	Credit Liquor Merchandise	7.23-
4476	Phillips Wine & Spirits	Credit Liquor Merchandise	24.80-
4476	Phillips Wine & Spirits	Liquor Store Merchandise	883.75
4476	Phillips Wine & Spirits	Freight Charge	23.55
4476	Phillips Wine & Spirits	Liquor Store Merchandise	1,157.08
4476	Phillips Wine & Spirits	Freight Charge	18.62
4476	Phillips Wine & Spirits	Liquor Store Merchandise	961.40
4476	Phillips Wine & Spirits	Freight Charge	26.59
4476	Phillips Wine & Spirits	Liquor Store Merchandise	44.50
4476	Phillips Wine & Spirits	Liquor Store Merchandise	3,304.00
4476	Phillips Wine & Spirits	Freight Charge	60.75
Total 4476:			6,448.21
4653	Quanrud, Brie	Overpayment of Final Water Bill 1-548	39.61
Total 4653:			39.61
4824	RITE Enterprises Inc	Register System - LS	8,727.85
4824	RITE Enterprises Inc	Register System - LS	1,391.52
Total 4824:			10,119.37
4919	Rupp, Anderson, Squires, &	September Legal Expense	1,022.00
4919	Rupp, Anderson, Squires, &	September Legal Expense	5,722.55
Total 4919:			6,744.55
4956	Sandstone Distributing Company	Liquor Store Merchandise	269.00
4956	Sandstone Distributing Company	Freight Charge	5.75
Total 4956:			274.75
5056	SelectAccount	Participant Fees - November	9.40
5056	SelectAccount	Participant Fees - November	9.40

Vendor	Vendor Name	Description	Net Invoice Amount
5056	SelectAccount	Participant Fees - November	14.10
5056	SelectAccount	Participant Fees - November	14.10
5056	SelectAccount	Participant Fees - November	2.35
5056	SelectAccount	Participant Fees - November	23.50
5056	SelectAccount	Participant Fees - November	51.70
5056	SelectAccount	Participant Fees - November	4.70
5056	SelectAccount	Participant Fees - November	6.25
5056	SelectAccount	Participant Fees - November	32.90
5056	SelectAccount	Participant Fees - November	9.40
5056	SelectAccount	Participant Fees - November	6.25
5056	SelectAccount	Participant Fees - November	9.40
5056	SelectAccount	Participant Fees - November	6.30
5056	SelectAccount	Participant Fees - November	23.50
5056	SelectAccount	Participant Fees - November	18.80
Total 5056:			242.05
5066	Sensus USA	Autoread Software Support	404.36
5066	Sensus USA	Autoread Software Support	1,213.09
Total 5066:			1,617.45
5116	Short, Elliot, Hendrickson Inc	CAMBR City Eng. Services	2,494.65
5116	Short, Elliot, Hendrickson Inc	CAMBR 2015 Streets Const	12,608.04
5116	Short, Elliot, Hendrickson Inc	CAMBR 2016 Streets Feasibility	18,844.38
5116	Short, Elliot, Hendrickson Inc	CAMBR WWTF Improv CA	2,087.00
5116	Short, Elliot, Hendrickson Inc	CAMBR 2016 St Imp P&S	20,133.05
Total 5116:			56,167.12
5181	Southern Wine & Spirits of Minnes	Liquor Store Merchandise	84.00
5181	Southern Wine & Spirits of Minnes	Liquor Store Merchandise	3,984.83
5181	Southern Wine & Spirits of Minnes	Freight Charge-Liquor Store	31.26
5181	Southern Wine & Spirits of Minnes	Liquor Store Merchandise	1,681.00
5181	Southern Wine & Spirits of Minnes	Freight Charge-Liquor Store	29.40
Total 5181:			5,810.49
5251	Star	Advertising Liquor Store	521.00
5251	Star	Public Notice Council Meeting Minutes	11.60
Total 5251:			532.60
5256	Star 95 Car Wash & Detailing	Squad Car Washes	7.50
5256	Star 95 Car Wash & Detailing	Fire Dept One Star Washes	15.50
5256	Star 95 Car Wash & Detailing	Squad Car Washes	7.50
Total 5256:			30.50
5261	Star Quality Glass	Signs - Parks	414.72

Vendor	Vendor Name	Description	Net Invoice Amount
Total 5261:			414.72
5301	Steve's Tire Inc	Repairs and Maint Supplies - PD	716.92
5301	Steve's Tire Inc	Repairs and Maint Labor - PD	139.95
5301	Steve's Tire Inc	Repairs and Maint Supplies - Parks	661.83
Total 5301:			1,518.70
5321	Streicher's - Minneapolis	Uniform Allowance - J. Harvey	222.98
5321	Streicher's - Minneapolis	Uniform Allowance - T. Peetz	149.97
5321	Streicher's - Minneapolis	Uniform Allowance - J. Harvey	179.98
Total 5321:			552.93
5336	Sunshine Printing	Envelopes - Liquor Store	125.36
Total 5336:			125.36
5421	TDS Metrocom	Phone Service - Airport	53.57
Total 5421:			53.57
5446	The American Bottling Company	Liquor Store Merchandise	145.92
Total 5446:			145.92
5491	The Wine Company	Liquor Store Merchandise	300.00
5491	The Wine Company	Freight charge	15.00
Total 5491:			315.00
5516	Thorpe Distributing Company	Liquor Store Merchandise	343.50
Total 5516:			343.50
5553	TKO Wines Inc	Liquor Store Merchandise	505.00
Total 5553:			505.00
5581	Total Control Systems, Inc.	WTP Lightning Damage	8,859.92
Total 5581:			8,859.92
5661	True Brands	Liquor Merchandise	1,136.41
5661	True Brands	Misc supplies - LS	65.88
5661	True Brands	Freight Charge	145.56
Total 5661:			1,347.85
5666	TruGreen Commercial	Fall Aeration - Liquor Store	80.15

Vendor	Vendor Name	Description	Net Invoice Amount
Total 5666:			80.15
5816	Viking Coca-Cola Bottling Co	Liquor Store Merchandise	197.00
Total 5816:			197.00
5876	Walter E. Olson & Son, Inc.	Class #5 Gravel	756.00
Total 5876:			756.00
5886	Watson Co., Inc.	Misc Operating Supplies - LS	13.89
5886	Watson Co., Inc.	Credit - Operating Supplies	27.00-
5886	Watson Co., Inc.	Liquor Store Merchandise	2,199.68
5886	Watson Co., Inc.	Misc Operating Supplies - LS	94.06
5886	Watson Co., Inc.	Freight Charge	6.00
Total 5886:			2,286.63
5891	Wirtz Beverage Minnesota	Liquor Store Merchandise	3,132.96
5891	Wirtz Beverage Minnesota	Freight Charge	24.04
5891	Wirtz Beverage Minnesota	Liquor Store Merchandise	1,304.00
5891	Wirtz Beverage Minnesota	Freight Charge	16.29
5891	Wirtz Beverage Minnesota	Liquor Store Merchandise	23.94
5891	Wirtz Beverage Minnesota	Freight Charge	1.15
5891	Wirtz Beverage Minnesota	Credit Liquor Merchandise	61.31-
Total 5891:			4,441.07
5995	WiMacTel Inc.	WiMac Tel Payphone Advantage Service	60.00
Total 5995:			60.00
6001	Wine Merchants	Liquor Store Merchandise	292.00
6001	Wine Merchants	Freight Charge	6.08
Total 6001:			298.08
6021	Wolcyn Tree Farms and Nursery	Balsam Fir and Spruce Tips	568.50
Total 6021:			568.50
Grand Totals:			241,559.52

Dated: 11/20/15

City Treasurer: Caroline [Signature]

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount
11/15	11/20/2015	101265	165	Allina Health	610-20100	130.00
11/15	11/20/2015	101266	216	American Water Works Association	601-20100	191.00
11/15	11/20/2015	101267	306	ARC Irrigation, LLC	602-20100	105.00
11/15	11/20/2015	101268	319	Artisan	610-20100	41.25
11/15	11/20/2015	101269	341	Aspen Mills	101-20100	1,264.55
11/15	11/20/2015	101270	521	Bellboy Corporation	610-20100	1,983.87
11/15	11/20/2015	101271	534	Jane Benjamin	101-20100	304.99
11/15	11/20/2015	101272	586	Bjorklund Companies LLC	602-20100	105.08
11/15	11/20/2015	101273	661	Eugene G. Boyle	101-20100	5,974.00
11/15	11/20/2015	101275	776	Business Telephone Products	601-20100	362.60
11/15	11/20/2015	101276	969	Cardmember Service	101-20100	2,139.13
11/15	11/20/2015	101277	551	Bernick's	610-20100	1,321.31
11/15	11/20/2015	101278	1336	Crystal Springs Ice	610-20100	150.12
11/15	11/20/2015	101279	1396	Dahlheimer Beverage, LLC	610-20100	26,308.84
11/15	11/20/2015	101280	1481	Department of Human Services	610-20100	225.00
11/15	11/20/2015	101281	1491	Department of Public Safety	610-20100	20.00
11/15	11/20/2015	101282	1612	Jim Durling	417-20100	1,120.00
11/15	11/20/2015	101283	1738	Electrical Installation & Maintenance Co	602-20100	12,000.00
11/15	11/20/2015	101284	1851	Extreme Beverage LLC	610-20100	174.50
11/15	11/20/2015	101285	1921	Ferguson Waterworks #2516	601-20100	1,272.47
11/15	11/20/2015	101286	1949	First Advantage	610-20100	53.00
11/15	11/20/2015	101287	2011	Franklin Outdoor Advertising	610-20100	424.36
11/15	11/20/2015	101288	2046	G & K Services, Inc.	101-20100	734.52
11/15	11/20/2015	101289	2056	Gary Carlson Equipment Co.	602-20100	312.00
11/15	11/20/2015	101290	2084	Shirlee Gibbons	601-20100	66.43
11/15	11/20/2015	101291	2277	James Hahn	601-20100	59.57
11/15	11/20/2015	101292	2306	Hardrives, Inc.	101-20100	1,387.38
11/15	11/20/2015	101293	2341	Hawkins, Inc.	601-20100	1,972.83
11/15	11/20/2015	101294	2486	IBEW Local 110	101-20100	360.00
11/15	11/20/2015	101295	2539	Indian Island Winery	610-20100	232.32
11/15	11/20/2015	101296	2661	Isanti County Historical Society	101-20100	150.00
11/15	11/20/2015	101297	2681	Isanti County Sheriff's Office	101-20100	42.66
11/15	11/20/2015	101298	2701	Isanti Rental, Inc.	101-20100	377.20
11/15	11/20/2015	101299	2776	JJ Taylor Dist. of Minn.	610-20100	942.55
11/15	11/20/2015	101300	2796	Johnson Bros - St Paul	610-20100	37,985.20
11/15	11/20/2015	101301	2881	KEEPRS, Inc.	101-20100	149.98
11/15	11/20/2015	101302	2926	Killmer Electric Co., Inc.	101-20100	2,245.49
11/15	11/20/2015	101303	2961	Knife River Corp	101-20100	873.18
11/15	11/20/2015	101304	2971	Knudson Tree Experts, Inc	101-20100	2,295.00
11/15	11/20/2015	101307	3086	Landworks Construction, Inc.	443-20100	4,000.00
11/15	11/20/2015	101308	3176	LELS	101-20100	517.00
11/15	11/20/2015	101309	3371	Marco Inc	101-20100	260.00
11/15	11/20/2015	101310	3416	Marudas Print Services	101-20100	547.69
11/15	11/20/2015	101311	3461	McDonald Distributing Company	610-20100	5,740.63
11/15	11/20/2015	101312	3521	Menards	211-20100	458.36
11/15	11/20/2015	101313	3542	Metro Payroll Inc.	101-20100	238.00
11/15	11/20/2015	101314	3666	Minnesota Child Support Payment	101-20100	131.05
11/15	11/20/2015	101315	2636	Minnesota Equipment	602-20100	13.30
11/15	11/20/2015	101316	3816	MN Department of Agriculture	101-20100	25.00
11/15	11/20/2015	101317	4001	Minnesota Valley Testing Labs	602-20100	1,120.00
11/15	11/20/2015	101318	4089	Loren Nelson	603-20100	425.32
11/15	11/20/2015	101319	4091	New France Wine	610-20100	280.00
11/15	11/20/2015	101320	4131	Nordberg's Electric Supply Inc	610-20100	91.88
11/15	11/20/2015	101321	4223	Northland PCC, Inc.	443-20100	9,169.48
11/15	11/20/2015	101322	4286	Ole's Window Cleaning	610-20100	138.94
11/15	11/20/2015	101323	4426	Paustis Wine Company	610-20100	1,621.92
11/15	11/20/2015	101324	4476	Phillips St Paul	610-20100	6,448.21

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount
11/15	11/20/2015	101325	4653	Brie Quanrud	601-20100	39.61
11/15	11/20/2015	101326	4824	RITE	610-20100	10,119.37
11/15	11/20/2015	101327	4919	Rupp, Anderson, Squires, &	101-20100	6,744.55
11/15	11/20/2015	101328	4956	Sandstone Distributing Company	610-20100	274.75
11/15	11/20/2015	101329	5056	SelectAccount	602-20100	242.05
11/15	11/20/2015	101330	5066	Sensus USA	602-20100	1,617.45
11/15	11/20/2015	101331	5116	Short, Elliot, Hendrickson Inc	424-20100	56,167.12
11/15	11/20/2015	101332	5181	Southern Wine & Spirits of Minnesota	610-20100	5,810.49
11/15	11/20/2015	101333	5251	Star	101-20100	532.60
11/15	11/20/2015	101334	5256	Star 95 Car Wash & Detailing	101-20100	30.50
11/15	11/20/2015	101335	5261	Star Quality Glass	101-20100	414.72
11/15	11/20/2015	101336	5301	Steve's Tire Inc	101-20100	1,518.70
11/15	11/20/2015	101337	5321	Streicher's	101-20100	552.93
11/15	11/20/2015	101338	5336	Sunshine Printing	610-20100	125.36
11/15	11/20/2015	101339	2059	Synchrony Bank	602-20100	26.97
11/15	11/20/2015	101340	5421	TDS	211-20100	53.57
11/15	11/20/2015	101341	5446	The American Bottling Company	610-20100	145.92
11/15	11/20/2015	101342	5491	The Wine Company	610-20100	315.00
11/15	11/20/2015	101343	5516	Thorpe Distributing Company	610-20100	343.50
11/15	11/20/2015	101344	5553	TKO Wines Inc	610-20100	505.00
11/15	11/20/2015	101345	5581	Total Control Systems, Inc.	704-20100	8,859.92
11/15	11/20/2015	101346	5661	True Brands	610-20100	1,347.85
11/15	11/20/2015	101347	5666	TruGreen Processing Center	610-20100	80.15
11/15	11/20/2015	101348	5816	Viking Coca-Cola Bottling Co	610-20100	197.00
11/15	11/20/2015	101349	5876	Walter E. Olson & Son, Inc.	101-20100	756.00
11/15	11/20/2015	101350	5886	Watson Co., Inc.	610-20100	2,286.63
11/15	11/20/2015	101351	5995	WiMacTel Inc.	211-20100	60.00
11/15	11/20/2015	101352	6001	Wine Merchants	610-20100	298.08
11/15	11/20/2015	101353	5891	Wirtz Beverage MN Wine & Spirits Inc	610-20100	4,441.07
11/15	11/20/2015	101354	6021	Wolcyn Tree Farms and Nursery	101-20100	568.50
Grand Totals:						<u>241,559.52</u>

Vendor	Vendor Name	Description	Net Invoice Amount
11	3D Specialties, Inc.	Signs	443.01
Total 11:			443.01
44	Absolute Portable Restrooms	Handicap Unit - Parks	855.00
44	Absolute Portable Restrooms	Handicap Unit - Parks	855.00
44	Absolute Portable Restrooms	Regular & Handicap Unit - Customer Appreciati	380.00
44	Absolute Portable Restrooms	Handicap Unit - Parks	855.00
44	Absolute Portable Restrooms	Regular Unit - Snowflake Parade	200.00
Total 44:			3,145.00
179	American Janes Grill & Bar	Credit Card Charges - Wine Tasting Event	2,125.01
179	American Janes Grill & Bar	Wine Glasses & Vendors - Wine Tasting Event	1,200.12
179	American Janes Grill & Bar	Meals - Senate Bonding Committee Visit	300.00
Total 179:			3,625.13
226	AMSOIL INC	fuel and additives	260.56
Total 226:			260.56
319	Artisan Beer Company	Liquor Store Merchandise	96.00
Total 319:			96.00
341	Aspen Mills	Uniform Allowance - T. Dwyer	285.45
341	Aspen Mills	Uniform Allowance - Reserves	515.40
341	Aspen Mills	Uniform Allowance - Fire Dept	196.40
Total 341:			997.25
381	Auto Value Cambridge	Battery	97.99
Total 381:			97.99
521	Bellboy Corporation	Liquor Store Merchandise	1,766.55
521	Bellboy Corporation	Liquor Store Merchandise	1,547.60
521	Bellboy Corporation	Liquor Store Merchandise	126.15
521	Bellboy Corporation	Misc Supplies - LS	68.60
521	Bellboy Corporation	Liquor Store Merchandise	34.00
Total 521:			3,542.90
551	Chas A. Bernick Inc.	Liquor Store Merchandise	274.20
551	Chas A. Bernick Inc.	Liquor Store Merchandise	3,546.00
551	Chas A. Bernick Inc.	Liquor Store Merchandise	296.80
551	Chas A. Bernick Inc.	Liquor Store Merchandise	2,292.40
Total 551:			6,409.40

Vendor	Vendor Name	Description	Net Invoice Amount
555	Bertleson One Source	Copy Paper	25.50
	Total 555:		25.50
586	Bjorklund Companies LLC	Wash Sand	2,382.57
	Total 586:		2,382.57
1156	City of Mpls Receivables	APS Transaction Fee - October	207.00
	Total 1156:		207.00
1279	CompView Inc.	City Council/Public Access Recording Equipme	12,849.36
1279	CompView Inc.	City Council/Public Access Recording Equipme	21,578.64
	Total 1279:		34,428.00
1316	Crawford's Equipment, Inc.	Equipment Rental - Street Dept	110.00
	Total 1316:		110.00
1336	Crystal Springs Ice	Liquor Store Merchandise	103.64
1336	Crystal Springs Ice	Liquor Store Merchandise	73.72
	Total 1336:		177.36
1396	Dahlheimer Beverage, LLC	Liquor Store Merchandise	1,018.00
1396	Dahlheimer Beverage, LLC	Liquor Store Merchandise	19,589.84
1396	Dahlheimer Beverage, LLC	Liquor Store Merchandise	20,837.95
1396	Dahlheimer Beverage, LLC	Liquor Store Merchandise	104.70
1396	Dahlheimer Beverage, LLC	Liquor Store Merchandise	24,414.00
1396	Dahlheimer Beverage, LLC	Liquor Store Merchandise	1,248.00
	Total 1396:		67,212.49
1432	Davids Hydro Vac Inc.	Clean Out Waste Water Treatment Vault	3,322.00
	Total 1432:		3,322.00
1631	Earl F. Andersen, Inc.	Signs	153.32
	Total 1631:		153.32
1686	Ecolab Pest Elimination Div.	Pest Control and Odor Units - LS	91.91
	Total 1686:		91.91
1765	Enforcement Lighting	Repair & Maint Labor - Vehicles	400.00
1765	Enforcement Lighting	Universal Tablet Mount	1,680.00

Vendor	Vendor Name	Description	Net Invoice Amount
Total 1765:			2,080.00
1851	Extreme Beverage LLC	Liquor Store Merchandise	79.30
1851	Extreme Beverage LLC	Credit Liquor Store Merchandise	29.94
Total 1851:			49.36
1891	Fastenal Company	Shop Gloves	249.80
1891	Fastenal Company	Shop Safety Glasses	48.72
Total 1891:			298.52
1916	Fergus Power Pump, Inc.	Hauling - Fall 2015	46,177.56
Total 1916:			46,177.56
1974	Flaherty's Happy Tyme Company	Liquor Store Merchandise	293.10
Total 1974:			293.10
2046	G & K Services, Inc.	Rug Rentals - LS	103.51
2046	G & K Services, Inc.	Uniform, Rug, and Towel Rentals - Street Dept	120.26
2046	G & K Services, Inc.	Uniform Rental - Maintenance	2.49
2046	G & K Services, Inc.	Uniform, Rug, and Towel Rentals - Water/Wast	115.58
2046	G & K Services, Inc.	Rug Rentals	14.43
2046	G & K Services, Inc.	Rug, Towel, & Tablecloth Rentals - LS	387.56
2046	G & K Services, Inc.	Uniform, Rug, and Towel Rentals - Street Dept	102.74
2046	G & K Services, Inc.	Uniform Rental - Maintenance	2.49
2046	G & K Services, Inc.	Uniform, Rug, and Towel Rentals - Water/Wast	115.72
2046	G & K Services, Inc.	Rug Rentals	17.43
Total 2046:			982.21
2090	Glacial Ridge Winery Inc	Liquor Store Merchandise	142.44
Total 2090:			142.44
2136	Gopher	Volleyball Net	127.53
Total 2136:			127.53
2188	Gratitude Farms	Animal Control Services	400.00
Total 2188:			400.00
2271	Hach Company	Wastewater Lab Supplies	103.14
Total 2271:			103.14
2341	Hawkins, Inc.	Chemicals	5,496.59

Vendor	Vendor Name	Description	Net Invoice Amount
Total 2341:			5,496.59
2411	Hillyard Inc.	Maintenance Supplies - City Hall	99.09
2411	Hillyard Inc.	Maintenance Supplies - City Hall	19.38
Total 2411:			118.47
2421	Redpath and Company	Review of IRS Form 990 for Fire Relief Assoc	679.00
Total 2421:			679.00
2776	JJ Taylor Dist. of Minn.	Liquor Store Merchandise	1,169.05
2776	JJ Taylor Dist. of Minn.	Freight Chg	3.00
2776	JJ Taylor Dist. of Minn.	Liquor Store Merchandise	627.20
2776	JJ Taylor Dist. of Minn.	Delivery Charge	3.00
Total 2776:			1,802.25
2796	Johnson Brothers Liquor Co	Liquor Store Merchandise	1,197.50
2796	Johnson Brothers Liquor Co	Freight Charge	21.28
2796	Johnson Brothers Liquor Co	Liquor Store Merchandise	196.00
2796	Johnson Brothers Liquor Co	Liquor Store Merchandise	1,533.95
2796	Johnson Brothers Liquor Co	Freight Charge	36.48
2796	Johnson Brothers Liquor Co	Liquor Store Merchandise	582.30
2796	Johnson Brothers Liquor Co	Freight Charge	6.60
2796	Johnson Brothers Liquor Co	Liquor Store Merchandise	1,468.76
2796	Johnson Brothers Liquor Co	Freight Charge	25.84
2796	Johnson Brothers Liquor Co	Liquor Store Merchandise	183.92
2796	Johnson Brothers Liquor Co	Freight Charge	2.78
2796	Johnson Brothers Liquor Co	Liquor Store Merchandise	1,727.55
2796	Johnson Brothers Liquor Co	Freight Charge	50.16
2796	Johnson Brothers Liquor Co	Liquor Store Merchandise	109.95
2796	Johnson Brothers Liquor Co	Liquor Store Merchandise	351.00
2796	Johnson Brothers Liquor Co	Freight Charge	4.94
2796	Johnson Brothers Liquor Co	Liquor Store Merchandise	475.55
2796	Johnson Brothers Liquor Co	Freight Charge	4.56
2796	Johnson Brothers Liquor Co	Liquor Store Merchandise	586.35
2796	Johnson Brothers Liquor Co	Freight Charge	15.20
2796	Johnson Brothers Liquor Co	Liquor Store Merchandise	1,224.55
2796	Johnson Brothers Liquor Co	Freight Charge	22.80
2796	Johnson Brothers Liquor Co	Liquor Store Merchandise	78.00
2796	Johnson Brothers Liquor Co	Liquor Store Merchandise	841.39
2796	Johnson Brothers Liquor Co	Freight Charge	19.76
2796	Johnson Brothers Liquor Co	Liquor Store Merchandise	1,850.85
2796	Johnson Brothers Liquor Co	Freight Charge	54.71
2796	Johnson Brothers Liquor Co	Liquor Store Merchandise	65.97
2796	Johnson Brothers Liquor Co	Liquor Store Merchandise	3,794.76
2796	Johnson Brothers Liquor Co	Freight Charge	51.06
2796	Johnson Brothers Liquor Co	Liquor Store Merchandise	4,298.40
2796	Johnson Brothers Liquor Co	Freight Charge	72.75

Vendor	Vendor Name	Description	Net Invoice Amount
2796	Johnson Brothers Liquor Co	Credit Liquor Merchandise	37.20-
2796	Johnson Brothers Liquor Co	Credit - Freight Chg	1.52-
2796	Johnson Brothers Liquor Co	Credit Liquor Merchandise	8.28-
2796	Johnson Brothers Liquor Co	Credit - Freight Chg	.25-
Total 2796:			20,908.42
2879	KDH Safety, LLC	Safety Training - Street Dept	216.68
2879	KDH Safety, LLC	Safety Training - Water Dept	216.66
2879	KDH Safety, LLC	Safety Training - Wastewater Dept	216.66
Total 2879:			650.00
3019	Krona, Kenneth W.	Band for Wine Tasting	250.00
Total 3019:			250.00
3261	Locators & Supplies Inc.	Misc Operating Supplies - Street Dept	174.56
Total 3261:			174.56
3461	McDonald Distributing Company	Credit Liquor Merchandise	45.00-
3461	McDonald Distributing Company	Credit Liquor Merchandise	240.61-
3461	McDonald Distributing Company	Liquor Store Merchandise	35.00
3461	McDonald Distributing Company	Liquor Store Merchandise	11,282.18
3461	McDonald Distributing Company	Liquor Store Merchandise	239.00
3461	McDonald Distributing Company	Liquor Store Merchandise	426.80
3461	McDonald Distributing Company	Liquor Store Merchandise	10,805.85
3461	McDonald Distributing Company	Liquor Store Merchandise	4,080.00
3461	McDonald Distributing Company	Liquor Store Merchandise	103.00
3461	McDonald Distributing Company	Liquor Store Merchandise	1,008.00
3461	McDonald Distributing Company	Liquor Store Merchandise	143.00
3461	McDonald Distributing Company	Liquor Store Merchandise	220.35
Total 3461:			28,057.57
3521	Menards	Repair & Maint - Plant	140.83
3521	Menards	Misc Operating Supplies - WWTP	26.93
3521	Menards	Misc Operating Supplies - Police Dept	16.45
3521	Menards	MnDOT Facility Remodeling Costs	92.94
3521	Menards	Small Tools - Parks	12.99
3521	Menards	Misc Operating Supplies - WWTP	26.45
3521	Menards	Misc Operating Supplies - Streets	29.52
3521	Menards	Misc Operating Supplies - Airport	3.79
3521	Menards	Misc Operating Supplies - WWTP	22.33
3521	Menards	MnDOT Facility Remodeling Costs	32.98
3521	Menards	MnDOT Facility Remodeling Costs	169.09
3521	Menards	Small Tools - Water	48.81
3521	Menards	Misc Operating Supplies - Snowflake Parade	7.99
3521	Menards	Misc Operating Supplies - WWTP	67.72
3521	Menards	Misc Operating Supplies - Snowflake Parade	59.82

Vendor	Vendor Name	Description	Net Invoice Amount
3521	Menards	Downtown Decorations	15.78
3521	Menards	Repair & Maint - Plant	40.04
3521	Menards	Misc Operating Supplies - Liquor Store	164.98
3521	Menards	Misc Operating Supplies - Police Dept	29.97
3521	Menards	Repair & Maint - Plant	33.98
3521	Menards	MnDOT Facility Remodeling Costs	40.93
3521	Menards	Small Tools - Fire Dept	69.96
3521	Menards	Repair & Maint - Plant	2.79-
3521	Menards	Repair & Maint - Plant	90.78
3521	Menards	Repair & Maint - Plant	93.29
3521	Menards	Small Tools - Fire Dept	89.55
Total 3521:			1,425.11
3595	Midwest Lock & Safe, Inc.	Repairs and Maint - Water Plant	1,131.28
Total 3595:			1,131.28
3666	Minnesota Child Support Payment	Child Support Withholdings-	131.05
Total 3666:			131.05
4006	MWOA	MWOA Dues-Payment for 2 Years	25.00
Total 4006:			25.00
4011	NAC Mechanical & Electrical	Repairs & Maint - City Hall	5,297.94
Total 4011:			5,297.94
4066	North Central Laboratories	Lab Supplies	238.88
Total 4066:			238.88
4071	NCPERS Minnesota	Group Vol Life Ins - PERA	352.00
Total 4071:			352.00
4091	New France Wine	Liquor Store Merchandise	532.00
4091	New France Wine	Liquor Store Merchandise	800.00
4091	New France Wine	Liquor Store Merchandise	272.00
Total 4091:			1,604.00
4171	Northern Business Products, Inc.	Office Supplies - PD	90.94
4171	Northern Business Products, Inc.	Office Supplies - PD	150.13
Total 4171:			241.07
4176	Northern Dewatering, Inc.	Rental - Pump and Box	547.00

Vendor	Vendor Name	Description	Net Invoice Amount
	Total 4176:		547.00
4286	Ole's Window Cleaning	Window Cleaning - Liquor Store	138.94
	Total 4286:		138.94
4321	O'Reilly Automotive Inc.	Repair & Maint Supplies - PD	6.39
	Total 4321:		6.39
4325	ORB Management Corporation	Indoor Aquatics Center - Cultivation & Planning	11,920.13
	Total 4325:		11,920.13
4426	Paustis Wine Company	Liquor Store Merchandise	633.47
4426	Paustis Wine Company	Freight Chg	12.50
	Total 4426:		645.97
4476	Phillips Wine & Spirits	Liquor Store Merchandise	2,808.85
4476	Phillips Wine & Spirits	Freight Charge	59.80
4476	Phillips Wine & Spirits	Liquor Store Merchandise	247.70
4476	Phillips Wine & Spirits	Freight Charge	9.12
4476	Phillips Wine & Spirits	Liquor Store Merchandise	44.50
4476	Phillips Wine & Spirits	Liquor Store Merchandise	1,300.80
4476	Phillips Wine & Spirits	Freight Charge	31.92
4476	Phillips Wine & Spirits	Liquor Store Merchandise	129.00
4476	Phillips Wine & Spirits	Freight Charge	1.52
4476	Phillips Wine & Spirits	Liquor Store Merchandise	1,187.90
4476	Phillips Wine & Spirits	Freight Charge	34.96
4476	Phillips Wine & Spirits	Liquor Store Merchandise	851.28
4476	Phillips Wine & Spirits	Freight Charge	15.58
4476	Phillips Wine & Spirits	Freight Charge	.38
4476	Phillips Wine & Spirits	Liquor Store Merchandise	4,598.50
4476	Phillips Wine & Spirits	Freight Charge	67.50
4476	Phillips Wine & Spirits	Liquor Store Merchandise	4,501.50
4476	Phillips Wine & Spirits	Freight Charge	32.25
	Total 4476:		15,923.06
4584	Prime Mechanical Insulation, Inc.	Repairs & Maint - Wastewater Plant	1,755.00
	Total 4584:		1,755.00
4626	Purchase Power	Postage Meter Refill	500.00
	Total 4626:		500.00
4701	Railroad Management Company II	License Fees - 48" Storm Sewer Pipeline Crossi	176.86

Vendor	Vendor Name	Description	Net Invoice Amount
Total 4701:			176.86
4707	Ramsey Police Department	Taser Training Cartridges	400.00
Total 4707:			400.00
4724	Ray's Garage	Unit #6 - 6 Months Storage	390.00
Total 4724:			390.00
4824	RITE Enterprises Inc	Barcode Scanner	267.19
Total 4824:			267.19
4836	RJM Distributing, Inc.	Liquor Store Merchandise	109.90
Total 4836:			109.90
4841	Roach Golf Cars	Rental of golf car for wine tasting event	106.87
Total 4841:			106.87
4956	Sandstone Distributing Company	Liquor Store Merchandise	246.75
4956	Sandstone Distributing Company	Freight Charge	5.75
Total 4956:			252.50
4993	Schultz, Sara	Overpayment on Final Water Bill 1-777	79.66
Total 4993:			79.66
5116	Short, Elliot, Hendrickson Inc	CAMBR TH 95 PreDesign	9,424.70
Total 5116:			9,424.70
5181	Southern Wine & Spirits of Minnes	Liquor Store Merchandise	2,299.18
5181	Southern Wine & Spirits of Minnes	Freight Charge-Liquor Store	23.08
5181	Southern Wine & Spirits of Minnes	Liquor Store Merchandise	752.00
5181	Southern Wine & Spirits of Minnes	Freight Charge-Liquor Store	22.40
5181	Southern Wine & Spirits of Minnes	Liquor Store Merchandise	4,914.07
5181	Southern Wine & Spirits of Minnes	Freight Charge-Liquor Store	45.85
5181	Southern Wine & Spirits of Minnes	Liquor Store Merchandise	35.60
5181	Southern Wine & Spirits of Minnes	Freight Charge-Liquor Store	1.40
5181	Southern Wine & Spirits of Minnes	Liquor Store Merchandise	2,766.67
5181	Southern Wine & Spirits of Minnes	Freight Charge-Liquor Store	54.37
Total 5181:			10,914.62
5249	Staples Advantage	Office Supplies	42.69
5249	Staples Advantage	Office Supplies - Admin	5.79

Vendor	Vendor Name	Description	Net Invoice Amount
5249	Staples Advantage	Office Supplies - Bldg Dept	4.98
Total 5249:			53.46
5251	Star	Public Notice Planning Commission Meeting	7.46
5251	Star	Public Notice Airport Advisory Board Vacancies	13.80
5251	Star	Public Notice Council Meeting Minutes	10.00
Total 5251:			31.26
5301	Steve's Tire Inc	Repairs and Maint Supplies - Parks	169.90
5301	Steve's Tire Inc	Repairs and Maint Supplies - Water	133.44
Total 5301:			303.34
5321	Streicher's - Minneapolis	Credit Uniform Allowance	54.99
5321	Streicher's - Minneapolis	Uniform Allowance - J. Peck	62.98
5321	Streicher's - Minneapolis	Uniform Allowance - J. Peck	54.99
5321	Streicher's - Minneapolis	Uniform Allowance - J. Peck	69.99
Total 5321:			132.97
5391	TM Johnson Bros., Inc.	Filters - Liquor Store	207.07
Total 5391:			207.07
5553	TKO Wines Inc	Liquor Store Merchandise	825.60
Total 5553:			825.60
5601	TR Computer Sales LLC	Misc Oper Supplies - Bldg Dept	6.99
5601	TR Computer Sales LLC	Computer - EOC	1,859.00
5601	TR Computer Sales LLC	Datto S2000 Offsite, LOOK@IT Server Monitori	560.00
Total 5601:			2,425.99
5751	US Internet	Monthly Internet Fees - December	36.90
5751	US Internet	Monthly Internet Fees - December	36.85
5751	US Internet	Monthly Internet Fees - December	36.85
5751	US Internet	Monthly Internet Fees - December	36.85
Total 5751:			147.45
5801	Verizon Wireless	wireless phone service - PD	783.27
5801	Verizon Wireless	wireless phone service - Bldg Dept	30.57
5801	Verizon Wireless	wireless phone service - Planning	81.38
5801	Verizon Wireless	wireless phone service - Bldg Dept	104.92
5801	Verizon Wireless	wireless phone service - Planning	32.01
5801	Verizon Wireless	wireless phone service - WWTP	99.61

Vendor	Vendor Name	Description	Net Invoice Amount
Total 5801:			1,131.76
5816	Viking Coca-Cola Bottling Co	Liquor Store Merchandise	317.25
5816	Viking Coca-Cola Bottling Co	Liquor Store Merchandise	319.50
5816	Viking Coca-Cola Bottling Co	Credit Liquor Merchandise	4.00-
Total 5816:			632.75
5831	Vinocopia	Liquor Store Merchandise	104.00
5831	Vinocopia	Freight Charge	2.50
5831	Vinocopia	Liquor Store Merchandise	547.17
5831	Vinocopia	Freight Charge	12.50
Total 5831:			666.17
5861	Walmart Community Card	Misc Operating Supplies - Police Dept	20.13
5861	Walmart Community Card	Misc Operating Supplies - Police Dept	26.93
5861	Walmart Community Card	Office Supplies - LS	30.26
Total 5861:			77.32
5886	Watson Co., Inc.	Credit - Operating Supplies	13.50-
5886	Watson Co., Inc.	Liquor Store Merchandise	2,056.69
5886	Watson Co., Inc.	Misc Operating Supplies - LS	103.73
5886	Watson Co., Inc.	Freight Charge	6.00
5886	Watson Co., Inc.	Credit - Operating Supplies	13.50-
5886	Watson Co., Inc.	Misc Operating Supplies - LS	117.42
5886	Watson Co., Inc.	Liquor Store Merchandise	2,459.05
5886	Watson Co., Inc.	Misc Operating Supplies - LS	200.16
5886	Watson Co., Inc.	Freight Charge	6.00
Total 5886:			4,922.05
5891	Wirtz Beverage Minnesota	Liquor Store Merchandise	7,473.06
5891	Wirtz Beverage Minnesota	Freight Charge	89.61
5891	Wirtz Beverage Minnesota	Liquor Store Merchandise	890.00
5891	Wirtz Beverage Minnesota	Freight Charge	10.35
5891	Wirtz Beverage Minnesota	Liquor Store Merchandise	1,319.17
5891	Wirtz Beverage Minnesota	Freight Charge	10.35
5891	Wirtz Beverage Minnesota	Liquor Store Merchandise	180.00
5891	Wirtz Beverage Minnesota	Freight Charge	2.30
5891	Wirtz Beverage Minnesota	Credit Liquor Merchandise	437.50-
5891	Wirtz Beverage Minnesota	Credit Liquor Merchandise	572.00-
5891	Wirtz Beverage Minnesota	Credit Liquor Merchandise	37.50-
Total 5891:			8,927.84
5929	West Bend Mutual Insurance Com	City's Portion of Ski Club Liability Insurance	600.00

Vendor	Vendor Name	Description	Net Invoice Amount
Total 5929:			600.00
6001	Wine Merchants	Liquor Store Merchandise	214.50
6001	Wine Merchants	Freight Charge	4.56
6001	Wine Merchants	Liquor Store Merchandise	72.00
6001	Wine Merchants	Freight Charge	2.28
Total 6001:			293.34
6020	W L Construction Supply LLC	Diamond Blades	819.98
Total 6020:			819.98
6076	Zep Sales and Service	Zep Brake Wash and O-Shine	416.62
Total 6076:			416.62
Grand Totals:			322,138.20

Dated: 12/3/15

City Treasurer: Caroline Moe

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount
12/15	12/03/2015	101355	11	3D Specialties, Inc.	101-20100	443.01
12/15	12/03/2015	101356	44	Absolute Portable Restrooms	101-20100	3,145.00
12/15	12/03/2015	101357	179	American Janes Grill & Bar	101-20100	1,500.12
12/15	12/03/2015	101358	179	American Janes Grill & Bar	610-20100	2,125.01
12/15	12/03/2015	101359	226	AMSOIL INC	101-20100	260.56
12/15	12/03/2015	101360	319	Artisan	610-20100	96.00
12/15	12/03/2015	101361	341	Aspen Mills	101-20100	997.25
12/15	12/03/2015	101362	381	Auto Value Cambridge	101-20100	97.99
12/15	12/03/2015	101363	521	Bellboy Corporation	610-20100	3,542.90
12/15	12/03/2015	101364	555	Bertleson One Source	101-20100	25.50
12/15	12/03/2015	101365	586	Bjorklund Companies LLC	101-20100	2,382.57
12/15	12/03/2015	101366	551	Bernick's	610-20100	6,409.40
12/15	12/03/2015	101367	1156	Minneapolis Finance Department	101-20100	207.00
12/15	12/03/2015	101368	1279	CompView Inc.	419-20100	34,428.00
12/15	12/03/2015	101369	1316	Crawford's Equipment, Inc.	101-20100	110.00
12/15	12/03/2015	101370	1336	Crystal Springs Ice	610-20100	177.36
12/15	12/03/2015	101371	1396	Dahiheimer Beverage, LLC	610-20100	67,212.49
12/15	12/03/2015	101372	1432	Davids Hydro Vac Inc.	602-20100	3,322.00
12/15	12/03/2015	101373	1631	Earl F. Andersen, Inc.	101-20100	153.32
12/15	12/03/2015	101374	1686	Ecolab Pest Elimination Div.	610-20100	91.91
12/15	12/03/2015	101375	1765	Enforcement Lighting	417-20100	2,080.00
12/15	12/03/2015	101376	1851	Extreme Beverage LLC	610-20100	49.36
12/15	12/03/2015	101377	1891	Fastenal Company	101-20100	298.52
12/15	12/03/2015	101378	1916	Fergus Power Pump, Inc.	602-20100	46,177.56
12/15	12/03/2015	101379	1974	Flaherty's Happy Tyne Company	610-20100	293.10
12/15	12/03/2015	101380	2046	G & K Services, Inc.	101-20100	982.21
12/15	12/03/2015	101381	2090	Glacial Ridge Winery Inc	610-20100	142.44
12/15	12/03/2015	101382	2136	Gopher	101-20100	127.53
12/15	12/03/2015	101383	2188	Gratitude Farms	101-20100	400.00
12/15	12/03/2015	101384	2271	Hach Company	602-20100	103.14
12/15	12/03/2015	101385	2341	Hawkins, Inc.	602-20100	5,496.59
12/15	12/03/2015	101386	2411	Hillyard / Minneapolis	101-20100	118.47
12/15	12/03/2015	101387	2776	JJ Taylor Dist. of Minn.	610-20100	1,802.25
12/15	12/03/2015	101388	2796	Johnson Bros - St Paul	610-20100	20,908.42
12/15	12/03/2015	101389	2879	KDH Safety, LLC	101-20100	650.00
12/15	12/03/2015	101390	3019	Kenneth W. Krona	610-20100	250.00
12/15	12/03/2015	101391	3261	Locators & Supplies Inc.	101-20100	174.56
12/15	12/03/2015	101393	3461	McDonald Distributing Company	610-20100	28,057.57
12/15	12/03/2015	101394	3521	Menards	101-20100	1,425.11
12/15	12/03/2015	101395	3595	Midwest Lock & Safe, Inc.	601-20100	1,131.28
12/15	12/03/2015	101396	3666	Minnesota Child Support Payment	101-20100	131.05
12/15	12/03/2015	101397	4006	MWOA	602-20100	25.00
12/15	12/03/2015	101398	4011	NAC Mechanical & Electrical	101-20100	5,297.94
12/15	12/03/2015	101399	4071	NCPERS Minnesota	101-20100	352.00
12/15	12/03/2015	101400	4091	New France Wine	610-20100	1,604.00
12/15	12/03/2015	101401	4066	NCL of Wisconsin, Inc.	602-20100	238.88
12/15	12/03/2015	101402	4171	Northern Business Products, Inc.	101-20100	241.07
12/15	12/03/2015	101403	4176	Northern Dewatering, Inc.	602-20100	547.00
12/15	12/03/2015	101404	4286	Ole's Window Cleaning	610-20100	138.94
12/15	12/03/2015	101405	4325	ORB Management Corporation	101-20100	11,920.13
12/15	12/03/2015	101406	4321	O'Reilly Auto Parts	101-20100	6.39
12/15	12/03/2015	101407	4426	Paustis Wine Company	610-20100	645.97
12/15	12/03/2015	101408	4476	Phillips St Paul	610-20100	15,923.06
12/15	12/03/2015	101409	4584	Prime Mechanical Insulation, Inc.	602-20100	1,755.00
12/15	12/03/2015	101410	4626	Purchase Power	101-20100	500.00
12/15	12/03/2015	101411	4701	Railroad Management Company III, LLC	603-20100	176.86
12/15	12/03/2015	101412	4707	Ramsey Police Department	101-20100	400.00

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount
12/15	12/03/2015	101413	4724	Ray's Garage	610-20100	390.00
12/15	12/03/2015	101414	2421	Redpath and Company	101-20100	679.00
12/15	12/03/2015	101415	4824	RITE	610-20100	267.19
12/15	12/03/2015	101416	4836	RJM Distributing, Inc.	610-20100	109.90
12/15	12/03/2015	101417	4841	Roach Golf Cars	610-20100	106.87
12/15	12/03/2015	101418	4956	Sandstone Distributing Company	610-20100	252.50
12/15	12/03/2015	101419	4993	Sara Schultz	601-20100	79.66
12/15	12/03/2015	101420	5116	Short, Elliot, Hendrickson Inc	221-20100	9,424.70
12/15	12/03/2015	101421	5181	Southern Wine & Spirits of Minnesota	610-20100	10,914.62
12/15	12/03/2015	101422	5249	Staples Advantage	101-20100	53.46
12/15	12/03/2015	101423	5251	Star	101-20100	31.26
12/15	12/03/2015	101424	5301	Steve's Tire Inc	601-20100	303.34
12/15	12/03/2015	101425	5321	Streicher's	101-20100	132.97
12/15	12/03/2015	101426	5553	TKO Wines Inc	610-20100	825.60
12/15	12/03/2015	101427	5391	TM Johnson Bros., Inc.	610-20100	207.07
12/15	12/03/2015	101428	5601	TR Computer Sales LLC	101-20100	2,425.99
12/15	12/03/2015	101429	5751	US Internet	602-20100	147.45
12/15	12/03/2015	101430	5801	Verizon Wireless	602-20100	1,131.76
12/15	12/03/2015	101431	5816	Viking Coca-Cola Bottling Co	610-20100	632.75
12/15	12/03/2015	101432	5831	Vinocopia	610-20100	666.17
12/15	12/03/2015	101433	6020	W L Construction Supply LLC	101-20100	819.98
12/15	12/03/2015	101434	5861	Walmart Community/RFCSLLC	101-20100	77.32
12/15	12/03/2015	101435	5886	Watson Co., Inc.	610-20100	4,922.05
12/15	12/03/2015	101436	5929	West Bend Mutual Insurance Company	704-20100	600.00
12/15	12/03/2015	101437	6001	Wine Merchants	610-20100	293.34
12/15	12/03/2015	101438	5891	Wirtz Beverage MN Wine & Spirits Inc	610-20100	8,927.84
12/15	12/03/2015	101439	6076	Zep Sales and Service	101-20100	416.62
Grand Totals:						<u>322,138.20</u>

Vendor	Vendor Name	Description	Net Invoice Amount
341	Aspen Mills	Uniform Allowance - T. Schuster	381.75
	Total 341:		381.75
381	Auto Value Cambridge	Repair & Maint Supp-Veh/Eq	3.58
	Total 381:		3.58
521	Bellboy Corporation	Liquor Store Merchandise	2,069.20
521	Bellboy Corporation	Liquor Store Merchandise	145.71
	Total 521:		2,214.91
551	Chas A. Bernick Inc.	Liquor Store Merchandise	95.78
551	Chas A. Bernick Inc.	Liquor Store Merchandise	2,801.81
	Total 551:		2,897.59
586	Bjorklund Companies LLC	Black Dirt	21.75
	Total 586:		21.75
776	Business Telephone Products	Phone System Annual Maintenance Agreement	1,971.42
	Total 776:		1,971.42
906	Cambridge Napa Auto Parts	Maint Supplies - City Hall	424.61
906	Cambridge Napa Auto Parts	Repair & Maint Supplies - PD	36.84
906	Cambridge Napa Auto Parts	Repair & Maint Supplies - Streets	1,135.86
906	Cambridge Napa Auto Parts	Repair & Maint Supplies - Parks	289.72
906	Cambridge Napa Auto Parts	Repair & Maint Supplies - Water	181.86
906	Cambridge Napa Auto Parts	Repair & Maint Supplies - WWTP	152.25
	Total 906:		2,221.14
951	Cambridge True Value	Misc Operating Supplies - Street Dept	9.98
951	Cambridge True Value	Lab Supplies - WWTP	11.00
951	Cambridge True Value	Misc Operating Supplies - WWTP	11.00
	Total 951:		9.98
969	Cardmember Service	Squad Car Printer Paper	262.28
969	Cardmember Service	MS Office 365	106.86
969	Cardmember Service	MS Office 365	106.86
969	Cardmember Service	MS Office 365	106.86
969	Cardmember Service	Microsoft Surface Pro3 Tablets Keyboards & St	333.28
969	Cardmember Service	School Supplies - S. Machin	60.00
969	Cardmember Service	USB Car Chargers	29.98
969	Cardmember Service	Meals - S. Machin School	6.58
969	Cardmember Service	Meals - S. Machin School	19.89
969	Cardmember Service	Meals - S. Machin School	6.07

Vendor	Vendor Name	Description	Net Invoice Amount
969	Cardmember Service	Meals - S. Machin School	10.46
969	Cardmember Service	Meals - S. Machin School	10.46
969	Cardmember Service	Microsoft Surface Pro3 Tablets Sales Tax Credi	1,920.54-
969	Cardmember Service	Microsoft Surface Pro3 Tablets Sales Tax Credi	2,753.58-
969	Cardmember Service	Microsoft Surface Pro3 Tablets Sales Tax Credi	1,920.54-
969	Cardmember Service	Microsoft Surface Pro3 Tablets Sales Tax Credi	1,920.54-
969	Cardmember Service	Microsoft Surface Pro3 Tablets & Urban Armor	7,027.82
969	Cardmember Service	Floorliners and Window Deflectors	312.85
969	Cardmember Service	Meals - S. Machin School	11.72
969	Cardmember Service	Meals - S. Machin School	11.96
969	Cardmember Service	Meals - S. Machin School	10.46
969	Cardmember Service	Meals - S. Machin School	10.14
969	Cardmember Service	Meals - S. Machin School	8.28
969	Cardmember Service	Meals - S. Machin School	11.98
969	Cardmember Service	Meals - S. Machin School	7.89
969	Cardmember Service	Meals - S. Machin School	12.75
969	Cardmember Service	Meals - S. Machin School	12.30
969	Cardmember Service	Meals - S. Machin School	8.18
969	Cardmember Service	Meals - S. Machin School	11.63
969	Cardmember Service	Meals - S. Machin School	8.11
969	Cardmember Service	Meals - S. Machin School	12.78
969	Cardmember Service	Meals - S. Machin School	11.72
969	Cardmember Service	Meals - S. Machin School	12.95
969	Cardmember Service	Meals - S. Machin School	10.46
969	Cardmember Service	Meals - S. Machin School	17.16
969	Cardmember Service	Meals - S. Machin School	12.75
969	Cardmember Service	Meals - S. Machin School	23.17
969	Cardmember Service	Meals - S. Machin School	12.75
969	Cardmember Service	Meals - S. Machin School	17.17
969	Cardmember Service	Meals - S. Machin School	10.46
969	Cardmember Service	Meals - S. Machin School	7.90
969	Cardmember Service	Meals - S. Machin School	13.85
969	Cardmember Service	Meals - S. Machin School	12.75
Total 969:			186.32
1296	Corrpro Companies	Annual Service Agreement - Xylite Street Tank	820.00
Total 1296:			820.00
1302	Countryside Flagpole	Flagpole City Hall	673.00
Total 1302:			673.00
1396	Dahlheimer Beverage, LLC	Credit Liquor Merchandise	225.90-
1396	Dahlheimer Beverage, LLC	Liquor Store Merchandise	7,347.42
Total 1396:			7,121.52
1631	Earl F. Andersen, Inc.	Signs	104.75

Vendor	Vendor Name	Description	Net Invoice Amount
Total 1631:			104.75
1661	East Central Sanitation	Refuse Hauling - City Services & Fluorescent B	537.15
Total 1661:			537.15
1891	Fastenal Company	Snow Removal Materials	230.88
1891	Fastenal Company	Snow Removal Materials	153.92
1891	Fastenal Company	Snow Removal Materials	96.70
1891	Fastenal Company	Shop Gloves	49.20
Total 1891:			530.70
1921	Ferguson Waterworks	Meters & Repairs	1,272.57
Total 1921:			1,272.57
2046	G & K Services, Inc.	Rug Rentals - LS	65.89
2046	G & K Services, Inc.	Uniform, Rug, and Towel Rentals - Street Dept	120.26
2046	G & K Services, Inc.	Uniform Rental - Maintenance	2.49
2046	G & K Services, Inc.	Uniform, Rug, and Towel Rentals - Water/Wast	115.72
2046	G & K Services, Inc.	Rug Rentals	14.43
Total 2046:			318.79
2059	Synchrony Bank	Repair& Maint Supplies - Airport	34.50
2059	Synchrony Bank	Misc Operating Supplies - Water	101.48
2059	Synchrony Bank	Misc Operating Supplies - Wastewater	101.49
Total 2059:			237.47
2166	Grainger	Repair & Maint - Plant	152.15
Total 2166:			152.15
2171	Granite Electronics, Inc.	Installed Front Mount Radio & Antenna	389.75
Total 2171:			389.75
2271	Hach Company	Lab Supplies	392.94
Total 2271:			392.94
2376	Henry's Waterworks Inc.	Repair & Maint - Hydrants	251.55
Total 2376:			251.55
2411	Hillyard Inc.	Maintenance Supplies - City Hall	11.60
2411	Hillyard Inc.	Maintenance Supplies - MnDOT Bldg	11.59

Vendor	Vendor Name	Description	Net Invoice Amount
Total 2411:			23.19
2539	Indian Island Winery	Liquor Store Merchandise	223.68
Total 2539:			223.68
2626	Isanti County Attorney's Office	Prosecution Services - November	3,291.83
Total 2626:			3,291.83
2796	Johnson Brothers Liquor Co	Liquor Store Merchandise	1,891.25
2796	Johnson Brothers Liquor Co	Freight Charge	38.00
2796	Johnson Brothers Liquor Co	Liquor Store Merchandise	123.00
2796	Johnson Brothers Liquor Co	Liquor Store Merchandise	2,087.05
2796	Johnson Brothers Liquor Co	Freight Charge	18.24
2796	Johnson Brothers Liquor Co	Liquor Store Merchandise	650.45
2796	Johnson Brothers Liquor Co	Freight Charge	16.72
2796	Johnson Brothers Liquor Co	Liquor Store Merchandise	272.00
2796	Johnson Brothers Liquor Co	Freight Charge	4.56
2796	Johnson Brothers Liquor Co	Liquor Store Merchandise	980.65
2796	Johnson Brothers Liquor Co	Freight Charge	27.36
2796	Johnson Brothers Liquor Co	Credit Liquor Merchandise	34.00-
2796	Johnson Brothers Liquor Co	Credit - Freight Chg	1.52-
2796	Johnson Brothers Liquor Co	Credit Liquor Merchandise	3.88-
2796	Johnson Brothers Liquor Co	Credit - Freight Chg	.05-
Total 2796:			6,069.83
2931	Kimball Midwest	Repair & Maint Supplies - Vehic/Equip	33.43
Total 2931:			33.43
2986	Konica Minolta Business	BIZHUB 363 Copy Charge	5.18
2986	Konica Minolta Business	BIZHUB 363 Copy Charge	8.98
2986	Konica Minolta Business	BIZHUB 363 Monthly Ltop Agreement	110.99
2986	Konica Minolta Business	BIZHUB 363 Monthly Ltop Agreement	110.99
Total 2986:			236.14
3056	Lake Superior Laundry Inc.	Fire Dept Rugs	11.34
Total 3056:			11.34
3146	League of MN Cities Ins Trust	Municipality Coverage - CMC 38315	35,117.75
Total 3146:			35,117.75
3461	McDonald Distributing Company	Liquor Store Merchandise	118.30
3461	McDonald Distributing Company	Credit Liquor Merchandise	131.52-
3461	McDonald Distributing Company	Liquor Store Merchandise	6,516.35

Vendor	Vendor Name	Description	Net Invoice Amount
3461	McDonald Distributing Company	Liquor Store Merchandise	4,434.20
3461	McDonald Distributing Company	Liquor Store Merchandise	582.10
Total 3461:			11,519.43
3521	Menards	Repair & Maint Supp - Fire Dept	33.76
3521	Menards	Repair & Maint Supp - Street Dept	29.54
3521	Menards	Snowthrower - Airport	299.00
3521	Menards	Repair & Maint - Lift Stations	47.97
3521	Menards	Repair & Maint - Plant	131.31
3521	Menards	Misc Operating Supplies - Water	5.49
3521	Menards	Maintenance Supplies - City Hall	16.08
3521	Menards	Misc Operating Supplies - Fire Dept	25.98
3521	Menards	Repair & Maint - Plant	29.67
3521	Menards	Small Tools - Streets	22.49
3521	Menards	Misc Operating Supplies - Streets	13.92
3521	Menards	Repair & Maint Supp - Street Lighting	50.94
3521	Menards	Misc Operating Supplies - Water	8.49
Total 3521:			714.64
3542	Metro Payroll Inc.	eKlock Enterprise - October	289.00
Total 3542:			289.00
3659	Minnesota BCA	Predatory Offender Training - T. Schuster	25.00
Total 3659:			25.00
3661	Minnesota Chiefs of Police Associ	2016 Voting Membership	230.00
Total 3661:			230.00
3953	Minnesota Police and Peace Offic	2016 Membership - T.Schuster, S.Machin, T.Dw	384.00
3953	Minnesota Police and Peace Offic	2016 Membership - T.Schuster, S.Machin, T.Dw	200.00
Total 3953:			584.00
4426	Paustis Wine Company	Credit Merchandise Liquor Store	79.00-
4426	Paustis Wine Company	Credit - Freight Chg	1.25-
4426	Paustis Wine Company	Liquor Store Merchandise	2,277.95
4426	Paustis Wine Company	Freight Chg	35.00
Total 4426:			2,232.70
4476	Phillips Wine & Spirits	Credit Liquor Merchandise	48.00-
4476	Phillips Wine & Spirits	Credit - Freight Chg	1.52-
4476	Phillips Wine & Spirits	Liquor Store Merchandise	287.90
4476	Phillips Wine & Spirits	Freight Charge	6.08
4476	Phillips Wine & Spirits	Liquor Store Merchandise	1,218.65
4476	Phillips Wine & Spirits	Freight Charge	22.80

Vendor	Vendor Name	Description	Net Invoice Amount
4476	Phillips Wine & Spirits	Liquor Store Merchandise	344.65
4476	Phillips Wine & Spirits	Freight Charge	10.64
4476	Phillips Wine & Spirits	Freight Charge	3.04
Total 4476:			1,844.24
4661	Quill Corporation	PD Chair	116.40
4661	Quill Corporation	PD Conference Room Chairs	899.90
4661	Quill Corporation	PD Conference Room Furniture	1,199.94
4661	Quill Corporation	MnDOT Bldg Furniture	1,824.95
Total 4661:			4,041.19
4768	Reflection Flooring	Mn DOT Bldg - Carpet	2,321.91
Total 4768:			2,321.91
4836	RJM Distributing, Inc.	Liquor Store Merchandise	219.80
Total 4836:			219.80
4919	Rupp, Anderson, Squires, &	October Legal Expense	3,184.12
Total 4919:			3,184.12
4949	Salsbury Industries	MnDOT Bldg - Lockers	3,083.76
Total 4949:			3,083.76
4956	Sandstone Distributing Company	Liquor Store Merchandise	441.90
4956	Sandstone Distributing Company	Freight Charge	5.75
Total 4956:			447.65
5056	SelectAccount	Participant Fees - December	9.40
5056	SelectAccount	Participant Fees - December	9.40
5056	SelectAccount	Participant Fees - December	14.10
5056	SelectAccount	Participant Fees - December	14.10
5056	SelectAccount	Participant Fees - December	2.35
5056	SelectAccount	Participant Fees - December	23.50
5056	SelectAccount	Participant Fees - December	51.70
5056	SelectAccount	Participant Fees - December	4.70
5056	SelectAccount	Participant Fees - December	6.25
5056	SelectAccount	Participant Fees - December	32.90
5056	SelectAccount	Participant Fees - December	9.40
5056	SelectAccount	Participant Fees - December	6.25
5056	SelectAccount	Participant Fees - December	9.40
5056	SelectAccount	Participant Fees - December	6.30
5056	SelectAccount	Participant Fees - December	23.50
5056	SelectAccount	Participant Fees - December	18.80

Vendor	Vendor Name	Description	Net Invoice Amount
Total 5056:			242.05
5181	Southern Wine & Spirits of Minnes	Liquor Store Merchandise	1,216.31
5181	Southern Wine & Spirits of Minnes	Freight Charge-Liquor Store	13.88
5181	Southern Wine & Spirits of Minnes	Liquor Store Merchandise	38.87
5181	Southern Wine & Spirits of Minnes	Freight Charge-Liquor Store	1.40
5181	Southern Wine & Spirits of Minnes	Liquor Store Merchandise	1,406.00
5181	Southern Wine & Spirits of Minnes	Freight Charge-Liquor Store	33.60
Total 5181:			2,710.06
5191	SPEW Health Plan	Health Insurance Premium - January	64,617.00
Total 5191:			64,617.00
5249	Staples Advantage	Chair - Bldg Dept	449.99
Total 5249:			449.99
5251	Star	Public Notice Public Hearing TIF Dist No. 6-17	50.70
Total 5251:			50.70
5256	Star 95 Car Wash & Detailing	Squad Car Washes	7.50
5256	Star 95 Car Wash & Detailing	Squad Car Washes	7.50
5256	Star 95 Car Wash & Detailing	Squad Car Washes	7.50
5256	Star 95 Car Wash & Detailing	Fire Dept Vehicle Washes	7.50
Total 5256:			30.00
5446	The American Bottling Company	Liquor Store Merchandise	148.10
Total 5446:			148.10
5491	The Wine Company	Liquor Store Merchandise	332.00
5491	The Wine Company	Freight charge	25.00
Total 5491:			357.00
5516	Thorpe Distributing Company	Credit Liquor Store Merchandise	139.50-
5516	Thorpe Distributing Company	Liquor Store Merchandise	766.00
5516	Thorpe Distributing Company	Liquor Store Merchandise	179.00
Total 5516:			805.50
5601	TR Computer Sales LLC	Computer Consulting - Finance	718.75
5601	TR Computer Sales LLC	Computer Consulting - Planning Dept	468.75
5601	TR Computer Sales LLC	Computer Consulting - EOC	500.00
5601	TR Computer Sales LLC	Computer Consulting - Street Dept	1,125.00
5601	TR Computer Sales LLC	Computer Consulting - Liquor Store	375.00

Vendor	Vendor Name	Description	Net Invoice Amount
Total 5601:			3,187.50
5816	Viking Coca-Cola Bottling Co	Liquor Store Merchandise	162.86
Total 5816:			162.86
5831	Vinocopia	Liquor Store Merchandise	1,228.25
5831	Vinocopia	Liquor Store Merchandise	120.00
Total 5831:			1,348.25
5886	Watson Co., Inc.	Liquor Store Merchandise	2,167.26
5886	Watson Co., Inc.	Misc Operating Supplies - LS	216.13
5886	Watson Co., Inc.	Freight Charge	6.00
Total 5886:			2,389.39
5891	Wirtz Beverage Minnesota	Liquor Store Merchandise	16,530.91
5891	Wirtz Beverage Minnesota	Freight Charge	152.48
5891	Wirtz Beverage Minnesota	Liquor Store Merchandise	328.00
5891	Wirtz Beverage Minnesota	Freight Charge	5.75
Total 5891:			17,017.14
5979	Wild Mountain Winery, Inc.	Liquor Store Merchandise	239.64
Total 5979:			239.64
6001	Wine Merchants	Liquor Store Merchandise	580.00
6001	Wine Merchants	Freight Charge	6.08
Total 6001:			586.08
Grand Totals:			192,796.67

Dated: 12/9/15

City Treasurer: Caroline Moe

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount
12/15	12/09/2015	101440	341	Aspen Mills	101-20100	381.75
12/15	12/09/2015	101441	381	Auto Value Cambridge	602-20100	3.58
12/15	12/09/2015	101442	521	Bellboy Corporation	610-20100	2,214.91
12/15	12/09/2015	101443	586	Bjorklund Companies LLC	602-20100	21.75
12/15	12/09/2015	101444	776	Business Telephone Products	101-20100	1,971.42
12/15	12/09/2015	101445	906	Cambridge Napa Auto Parts	101-20100	2,221.14
12/15	12/09/2015	101446	951	Cambridge True Value	101-20100	9.98
12/15	12/09/2015	101447	969	Cardmember Service	101-20100	186.32
12/15	12/09/2015	101448	551	Bernick's	610-20100	2,897.59
12/15	12/09/2015	101449	1296	Corpro Companies	601-20100	820.00
12/15	12/09/2015	101450	1302	Countryside Flagpole	101-20100	673.00
12/15	12/09/2015	101451	1396	Dahlheimer Beverage, LLC	610-20100	7,121.52
12/15	12/09/2015	101452	1631	Earl F. Andersen, Inc.	101-20100	104.75
12/15	12/09/2015	101453	1661	East Central Sanitation	101-20100	537.15
12/15	12/09/2015	101454	1891	Fastenal Company	101-20100	530.70
12/15	12/09/2015	101455	1921	Ferguson Waterworks #2516	601-20100	1,272.57
12/15	12/09/2015	101456	2046	G & K Services, Inc.	101-20100	318.79
12/15	12/09/2015	101457	2166	Grainger	601-20100	152.15
12/15	12/09/2015	101458	2171	Granite Electronics, Inc.	101-20100	389.75
12/15	12/09/2015	101459	2271	Hach Company	602-20100	392.94
12/15	12/09/2015	101460	2376	Henry's Waterworks Inc.	601-20100	251.55
12/15	12/09/2015	101461	2411	Hillyard / Minneapolis	101-20100	23.19
12/15	12/09/2015	101462	2539	Indian Island Winery	610-20100	223.68
12/15	12/09/2015	101463	2626	Isanti County Attorney's Office	101-20100	3,291.83
12/15	12/09/2015	101464	2796	Johnson Bros - St Paul	610-20100	6,069.83
12/15	12/09/2015	101465	2931	Kimball Midwest	101-20100	33.43
12/15	12/09/2015	101466	2986	Konica Minolta Business	101-20100	236.14
12/15	12/09/2015	101467	3056	Lake Superior Laundry Inc.	101-20100	11.34
12/15	12/09/2015	101468	3146	League of MN Cities Ins Trust	101-20100	35,117.75
12/15	12/09/2015	101469	3461	McDonald Distributing Company	610-20100	11,519.43
12/15	12/09/2015	101471	3521	Menards	601-20100	714.64
12/15	12/09/2015	101472	3542	Metro Payroll Inc.	101-20100	289.00
12/15	12/09/2015	101473	3659	Minnesota BCA	101-20100	25.00
12/15	12/09/2015	101474	3661	Minnesota Chiefs of Police Association	101-20100	230.00
12/15	12/09/2015	101475	3953	MPPOA Legal Defense Fund	101-20100	200.00
12/15	12/09/2015	101476	3953	MPPOA	101-20100	384.00
12/15	12/09/2015	101478	4426	Paustis Wine Company	610-20100	2,232.70
12/15	12/09/2015	101479	4476	Phillips St Paul	610-20100	1,844.24
12/15	12/09/2015	101480	4661	Quill Corporation	101-20100	4,041.19
12/15	12/09/2015	101481	4768	Reflection Flooring	417-20100	2,321.91
12/15	12/09/2015	101482	4836	RJM Distributing, Inc.	610-20100	219.80
12/15	12/09/2015	101483	4919	Rupp, Anderson, Squires, &	101-20100	3,184.12
12/15	12/09/2015	101484	4949	Salsbury Industries	417-20100	3,083.76
12/15	12/09/2015	101485	4956	Sandstone Distributing Company	610-20100	447.65
12/15	12/09/2015	101486	5056	SelectAccount	602-20100	242.05
12/15	12/09/2015	101487	5181	Southern Wine & Spirits of Minnesota	610-20100	2,710.06
12/15	12/09/2015	101488	5191	SPEW Health Plan	101-20100	64,617.00
12/15	12/09/2015	101489	5249	Staples Advantage	101-20100	449.99
12/15	12/09/2015	101490	5251	Star	101-20100	50.70
12/15	12/09/2015	101491	5256	Star 95 Car Wash & Detailing	101-20100	30.00
12/15	12/09/2015	101492	2059	Synchrony Bank	602-20100	237.47
12/15	12/09/2015	101493	5446	The American Bottling Company	610-20100	148.10
12/15	12/09/2015	101494	5491	The Wine Company	610-20100	357.00
12/15	12/09/2015	101495	5516	Thorpe Distributing Company	610-20100	805.50
12/15	12/09/2015	101496	5601	TR Computer Sales LLC	101-20100	3,187.50
12/15	12/09/2015	101497	5816	Viking Coca-Cola Bottling Co	610-20100	162.86
12/15	12/09/2015	101498	5831	Vinocopia	610-20100	1,348.25

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount
12/15	12/09/2015	101499	5886	Watson Co., Inc.	610-20100	2,389.39
12/15	12/09/2015	101500	5979	Wild Mountain Winery, Inc.	610-20100	239.64
12/15	12/09/2015	101501	6001	Wine Merchants	610-20100	586.08
12/15	12/09/2015	101502	5891	Wirtz Beverage MN Wine & Spirits Inc	610-20100	17,017.14
Grand Totals:						<u>192,798.67</u>

SUMMARY PUBLICATION OF THE PROCEEDINGS OF THE CAMBRIDGE CITY COUNCIL

The complete minutes are available for public inspection at the office of the City Administrator, 300 – 3rd Ave. NE, Cambridge, Minnesota.

Regular City Council Meeting December 7, 2015

Members Present: Mayor Marlys Palmer, Council Members Joe Morn, Tiffany Kafer, Lisa Iverson, and Howard Lewis

- Meeting was called to order at 6:25 pm. Agenda and consent agenda were approved.
- 2016 Budget Hearing was held.
- Approved Ordinance 621 Amending Title XV: Land Usage, Chapter 156 Zoning, Sections 156.060 and 156.081, the Table of Contents, and Appendix A and C.
- Approved authorizing staff to set up a Go Fund Me page to fundraise for a swing-set at Water Tower Park.
- Approved Resolutions R15-073 Setting the 2016 Final Levy, R15-074 General Fund Budget, R15-075 Airport Operating Special Revenue Fund Budget, R15-076 Debt Service Fund Budgets, R15-077 Capital Fund Budgets, and R15-078 Enterprise Fund Budgets.
- Approved a cost of living increase for 2016 for non-union part-time and non-union full-time employees and approved part-time liquor store clerks pay grade reclassification from grade two to grade three assigning employees at the appropriate step.
- Council heard an update on pickleball court use.
- Authorized Chief Dwyer to begin the recruitment process for part-time law enforcement officers for a 2016 annual amount not to exceed \$54,520.
- Approved the request to allow Chief Dwyer to appoint an existing Patrol Sergeant as a Detective/Support Services Sergeant.
- Approved out-of-state travel for Chief Dwyer not to exceed \$350.00.
- Council entered into closed session at 9:53 pm and adjourned at 10:25 pm.

**Cambridge City Council Meeting Minutes
Monday, December 7, 2015**

A regular meeting of the Cambridge City Council was held on Monday, December 7, 2015, at Cambridge City Hall Council Chambers, 300 3rd Avenue NE, Cambridge, Minnesota, 55008.

Members Present: Mayor Marlys Palmer; Council Members, Lisa Iverson, Tiffany Kafer, Joe Morin, and Howard Lewis. All present, no absences.

Staff Present: City Administrator Woulfe, Finance Director Moe, City Planner Westover,

Call to Order & Pledge of Allegiance

Palmer called the meeting to order at 6:25 pm and led the public in the Pledge of Allegiance.

Approval of the Agenda

Lewis added "Visioning and Priorities" under Council Concerns. Morin moved, seconded by Iverson, to approve the agenda as amended. Motion carried unanimous.

Consent Agenda

Palmer pulled "D" and Kafer pulled "F" for discussion. Iverson moved, seconded by Lewis to approve consent agenda Items A, B, C, E, & G:

- A. Regular and Summary City Council Minutes for November 16, 2015
- B. Draft financial statements for October 2015
- C. Lease Renewal with New Beginnings, Woodcrest Park Church
- E. Appoint Todd Schwab and Nick Shatek as Cambridge Fire Department Captains for January 1, 2016 – December 31, 2017
- G. 2016 3.2 Off Sale Licenses effective January 1, 2016
 - 1. Cub Foods
 - 2. Holiday Station Stores
 - 3. Wal-Mart

Upon call of the role, Lewis, Kafer, Palmer, Iverson, and Morin voted aye, no nays. Motion carried unanimously.

D. Airport Board Appointments

Palmer announced appointments typically are not placed under the consent agenda but because there were the same number of applicants as position openings, there was no decision to make. Palmer moved, seconded by Morin to approve the Airport Board appointments as presented. Motion carried unanimously.

F. 2016 Tobacco License Renewals effective January 1, 2016

- 1. Cambridge Petroleum Inc dba Super America, 101 S Garfield St
- 2. Cambridge 2006 LLC dba Cub Foods, 100 Opportunity Blvd
- 3. Casey's Retail Store 1751, 243 First Ave E
- 4. Casey's Retail Store 2155, 2290 Main St
- 5. Dollar General 1117, 126 Buchanan Street N.

6. Holiday Station Stores 0046, 635 Main St S.
7. Northbound Liquor, 1655 E Highway 95
8. Murphy Oil USA 6811, 2046 2ND Ave SE
9. Restyle & Consignments LLP dba Pure Xhale, 1001 1st Ave. E Suite 130
10. Sidelines Sports Grill Ltd, 138 Second Ave SE
11. Walgreens 2460, 115 Garfield St N
12. Zuhair H.A. Abudaya dba Cambridge Tobacco, 1870 2nd Ave SE, Suite 170

Kafer asked how often the Police Department performs compliance checks. Woulfe explained typically compliance checks are done once per year. Kafer moved, seconded by Lewis to approve the 2016 Tobacco License Renewals as presented. Motion carried unanimously.

Work Session

2016 Budget Hearing

Moe presented the Council and public an overview of the 2016 budget. Palmer opened the Budget Hearing at 7:11 pm.

Terry Walfoort Jr. of 695 Marigold Drive S, Cambridge Minnesota 55008 reviewed his proposed property tax statement with Council and staff. Walfoort asked for clarification on why his city taxes are planned to go up 31.5%, but the City is only raising the levy 1.5%. Moe explained the value from his taxes went up from \$136,000 to \$153,100 which is part of the issue. Moe encouraged citizens to look at their values which are sent to them in the spring from the assessor's office and at that time question the increase in valuation since that makes such a large impact. Discussion took place regarding valuation data. Woulfe added residential valuation increases have a lot to do with the decrease in commercial valuations.

Palmer closed the Budget Hearing at 7:25 pm.

Unfinished Business

There was no Unfinished Business.

New Business

Ordinance 621 Amending Title XV: Land Usage, Chapter 156 Zoning, Sections 156.060 and 156.081, the Table of Contents, and Appendix A and C

Westover gave an overview of ordinance amending Title XV Land Usage which includes increasing the driveway width to 28 feet, adding language to address second driveways, language clarification, and amending appendixes to reflect the new driveway width recommendation.

Lewis moved, seconded by Morin to approve Ordinance 621 as presented. Palmer expressed commented that it seems like when one or two people have issues with city codes they get changed and she hopes the comprehensive plan this will alleviate this issue. Motion carried unanimously.

Go Fund Me Page for Swing Set at Water Tower Park

Westover reported the Parks, Trails, and Recreation Commission would like to try and receive donations for the swing set at Water Tower Park and suggested having a donation area on the city's website. Westover suggested setting up a Go Fund Me page for the fundraising effort since the page can be easily shared on the city's website and social media.

Westover reported there might be an interested party in donating woodchips, and SEH has indicated they are willing to donate \$1,350 towards the swing set.

Kafer confirmed there is no plan in place if the City raises more than the goal of \$2,000. Woulfe raised awareness to the need for bathroom facilities at City Park and suggested dedicating the excess to go towards that cause.

Kafer moved, seconded by Lewis to authorize staff to set up a Go Fund Me Page for the swing set at Water Tower Park with excess funds to go to other parks within the City. Motion carried unanimously.

2016 Budget & Tax Levy Adoption

Morin moved, seconded by Iverson to adopt the following resolutions:

Resolution R15-073 Setting the 2016 Final Levy
Resolution R15-074 General Fund Budget
Resolution R15-075 Airport Operating Special Revenue Fund Budget
Resolution R15-076 Debt Service Fund Budgets
Resolution R15-077 Capital Fund Budgets
Resolution R15-078 Enterprise Fund Budgets

Lewis asked why the Parks and Recreation Budget had a decrease in over \$10,000. Moe explained there were funds that were budgeted for in 2015 for the Aquatics Center Task Force that is no longer needed in 2016. Upon call of roll Lewis, Kafer, Palmer, Iverson, and Morin voted yay. No nays. Motion carried unanimously.

Iverson moved, seconded by Morin to break from 7:42 pm to 7:52 pm. Motion carried unanimously.

2016 Non-Union Wage Scale and Adjustment to Non-Union Scale for Part-Time Liquor Store Employees

Kafer moved, seconded by Morin to approve effective for the first pay date in January 2016, the 2016 salary scale for non-union part-time and non-union full-time employees shall be adjusted upward for a 2.0% cost of living increase. Also part-time liquor store clerks pay grade shall be reclassified from grade two to grade three and employees will be assigned at the appropriate step. Motion carried unanimously.

Pickleball Courts Update and Request

Gary Palmquist and Dick Welch gave an update to Council on the increase in usage of the pickleball courts and concluded their presentation with the hopes of working with the Council in the future for additional courts since the sport is growing at such a rapid pace.

Authorization to Recruit Part-Time Police Officers

Dwyer reported that due staffing issues there is a significant need for part-time officers to fill patrol shifts. Dwyer explained the day shift has been forced to operate with one Patrol Officer on duty between the hours of 6 am and 3 pm and these officers have been very busy going from call to call with little if any time for proactive policing. Dwyer reported he serves as back up on priority calls as well as Detective Harvey, which takes them away from their assigned duties. Dwyer noted no back up is available on the weekends and there is no vacation relief unless they move a night shifter to days which often leads to one car on at night.

Dwyer explained he needs help in the form of part-time police officers for weekend and vacation relief coverage until the time they gain the full time patrol officer position back as they are still short 40 hours per week. Dwyer stated Caroline Moe has indicated there should be \$54,520 in funding in 2016 to cover personnel costs for the employment of part-time police officers. Dwyer requested 36 to 40 hours of part-time assistance per week, noting the starting wages would be dependent on experience and availability and will affect the amount of hours available. Morin asked if he is looking for formal full-time officers that will work part-time. Dwyer stated the officers will need to be full-time licensed per law and he will be pooling officers that are retired or officers looking for additional work.

Palmer asked how many hours they would get out of the \$54,520. Woulfe explained the wage would vary but it would be approximately 2,000 hours.

Discussion ensued regarding calls that take patrol officers out of the City of Cambridge corporate boundary. Dwyer assured Council that patrol officers only leave when mutual aid is requested and noted mutual aid may be requested by a dispatcher, but they prefer to hear it directly from the officer in the field. Dwyer explained he has a new policy that will be enacted that addresses when there are two cars on duty which is one car must remain in the City at all times when two cars are on duty.

Iverson moved, seconded by Morin to authorize Chief Dwyer to begin the recruitment process of a handful of currently licensed or retired experienced law enforcement officers who are interested and available to work specified days/hours as Part-Time Police Officers for the City of Cambridge not to exceed \$54,520 in 2016. Motion carried unanimously.

Authorization to Appoint Existing Sergeant to Detective/Support Services Sergeant

Dwyer reported the Cambridge Police Department has seen a large increase in the number of criminal cases requiring investigation from Detective Harvey. Dwyer explained the types of cases they are now seeing have become much more complex and demand dedicated uninterrupted time to conduct interviews, coordinate with other agencies and prepare felony case files. Dwyer stated with the State's implementation of MAARC (Minnesota Adult Abuse

Reporting Center) and other unfunded mandates, the office has seen an influx of mandated reporting cases that consume a great deal of time.

Dwyer reported currently the department has three patrol sergeants, one that works a Monday through Friday shift, and the other two are assigned to nights. Dwyer stated up until recently they would rotate. Dwyer explained he stands strongly on the department's need for assistance and back up for Detective Harvey, but has identified the need for consistent and better supervision of the School Resource Officers and Detective. Dwyer stated he also needs a dedicated person to help him implement the Community Policing Programs and social media outlets. Dwyer explained detectives need more advanced training and regular deployment of this training if they are to effectively meet the criminal investigative and crime scene processing needs.

Dwyer highlighted the new job description and noted there is no increase in salary.

Kafer moved, seconded by Lewis to authorize Dwyer to appoint an existing Patrol Sergeant of his choosing to a new permanent assignment as a Detective / Support Services Sergeant and requested Dwyer to bring the sergeant to a Council meeting for introductions. Palmer stated she felt Dwyer could recommend someone for Council to approve for the position. Upon call of the roll, Morin, Iverson, Kafer, and Lewis voted yay. Palmer voted nay. Motion carried 4/1.

Approve Out of State Travel – Chief Dwyer to Chicago for Sgt. Machin Graduation

Dwyer explained on December 12th, Sergeant Machin will be graduating from Northwestern University Center for Public Safety with honors from their School of Police Staff and Command graduate program. Dwyer stated as Police Chief, he has been invited to be part of the graduation ceremony and he would like to attend on behalf of the City of Cambridge, honoring the graduates and showing the support to Northwestern for the generous scholarship opportunity they have given to the City of Cambridge.

Dwyer stated since this is work related, he asked Council to allow him paid time in lieu of vacation and asked permission for payment for his hotel stay, and the use of his assigned unmarked squad and gasoline expenses to make the journey to Chicago including toll fees. Dwyer stated he would cover all meals and other related expenses and besides his wages, the estimated travel costs if they use the squad car would not exceed \$350 and noted there is sufficient funds in the police department budget line items. Dwyer stated the cost would increase to \$660 if they prefer he uses his personal vehicle with mileage reimbursement.

Palmer stated she would prefer he did not attend and didn't feel it was necessary since he didn't attend the other sergeant's graduation. Dwyer corrected Palmer stating in fact he did attend Schuster's graduation but the graduation was in Minnesota, not Illinois.

Lewis confirmed the funds are the budget. Lewis moved to authorize Chief Dwyer to travel to Evanston, IL on paid city time to attend Sergeant Shawn Machin's graduation from Northwestern University School of Police Staff and Command and authorized him to use his own vehicle and be paid reimbursement for hotel, tolls, and mileage not to exceed \$660.00. Motion failed for a lack of a second.

Kafer moved, seconded by Lewis to authorize Chief Dwyer to travel to Evanston, IL to attend Sergeant Shawn Machin's graduation from Northwestern University School of Police Staff and Command and authorized him to use the City's Visa card and gasoline card to pay for his hotel stay in Evanston, IL, as well as all gasoline and travel expenses, not to exceed \$350 with using a squad car. Palmer felt that it wasn't necessary for Dwyer to attend the graduation. Upon call of the roll, Lewis, Kafer, and Morin voted yay. Palmer and Iverson voted nay. Motion carried 3/2.

Mayor's Report

Palmer provided an update on meetings attended and upcoming meetings and events.

Councilmembers' Concerns

Visioning

Lewis asked Council to share their goals. Lewis reviewed the visioning goals in order as the Council approved in April of 2015: City Park, Community Aquatics Center, Ice Sheets, Library, Redevelopment of Highway 95 and Downtown Corridor, and METO Property.

Morin agreed they all voted and agreed to the vision in order of importance, however, the recent study that was completed by ORB Management changed the vision and priority for the Community Aquatics Center.

Palmer stated Council will look at priorities again in the future visioning session and determine whether the priorities need to be changed again.

Kafer stated she agreed with adhering to the visioning goals, noting she wanted Sandquist Park Annexation a part of the visioning options and was told that it was such an easy issue it didn't have to be an option yet nothing has been done to move this annexation along.

Committee Reports

Committee reports were heard from Allina Community Engagement Council, Anoka Ramsey Community College Diversity Task Force, Community Education Advisory Council, Cambridge Airport, Advisory, Cambridge Action Community Team (ACT on Alzheimer's), Cambridge Downtown Task Force, Cambridge Fire Department, Cambridge Public Library Task Force, Highway 95 Design Advisory Task Force, Isanti County Initiative on Collaboration, Leadership, and Efficiency (ICICLE), North Highway 65 Corridor Coalition, North Highway 65 Chamber of Commerce, Toward Zero Death (TZD), and Heartland Express Transportation Advisory Committee (TAC).

City Attorney's Report

There was no Attorney's Report.

City Administrator's Report

Proposal from Craig Waldron for Facilitation Council Visioning Session

Woulfe reviewed the proposal from Craig Waldron.

Iverson moved, seconded by Kafer to accept Mr. Waldron's proposal for facilitation of the February 19 – 20 City Council Visioning Session and directed staff to prepare the necessary budget adjustments. Lewis stated he felt department heads could attend Council meetings and did not feel they needed a facilitator. Lewis added that he sees value in visioning, but he doesn't understand why they can't communicate directly with Council.

Morin asked if Woulfe felt comfortable facilitating the visioning session. Woulfe explained that at times emotions can peak and feels there is a large value to set aside dedicated times to talk to department heads through the facilitator and the visioning sessions.

Discussion ensued on timing and getting a fresh perspective from an outside source. Lewis stated he wouldn't support this because he feels that shorter time periods with department heads would be more successful and questioned the outcome of this visioning session.

Iverson and Kafer withdrew their motions and this issue was tabled to next Council meeting.

LMC Experienced Officials Conference

Woulfe asked if any Councilmembers were interested in attending the League of Minnesota Cities Experienced Officials 206 Leadership Conference. Morin was the only Councilmember to express interest. Lewis moved, seconded by Iverson to authorize Morin to attend the conference. Motion carried unanimously.

CLOSED SESSION – Pending Litigation West Oaks Subdivision Detachment Hearing

This session was closed to discuss items protected under Attorney Client exception to the Open Meeting Law.

Palmer moved, seconded by Iverson to take a break from 9:47 pm until 9:53 pm.

Council entered into closed session at 9:53 pm.

Adjournment of Council Meeting

Being no further business before the City Council, Kafer moved, seconded by Lewis, to adjourn the regular meeting at 10:25 pm. Motion carried unanimously.

Marlys A. Palmer, Mayor

ATTEST:

December 7, 2015

Page 7 of 8

Lynda Woulfe, City Administrator

DRAFT

4C Certification of Delinquent Municipal Charges to 2016 Tax Roll December 21, 2015

Prepared by: Caroline Moe, Director of Finance

Background

Certify Delinquent Municipal Charges

Attached for your review is a certification of delinquent amounts to be certified to the Isanti County Auditor for the Assessment to the Real Estate Taxes due in 2016.

Certification of delinquent charges allows the City to retain its ability to collect the outstanding balance even though in the future a property may be a part of a foreclosure or bankruptcy action. Once certified, amounts become a lien that stay with the property until paid.

Recommended Council Action—*Approve Resolution R15-079 certifying debts to the Isanti County Auditor for the Assessment to the Real Estate Taxes due in 2016.*

Attachments:

1. Resolution R15-079 for certification of delinquent account balances.
2. Certification of delinquent amount.

Resolution No. R15-079

**RESOLUTION CERTIFYING DELINQUENT DEBTS TO THE ISANTI COUNTY
AUDITOR FOR ASSESSMENT TO THE REAL PROPERTY TAXES DUE IN 2016 FOR
THE PROPERTY SERVED**

WHEREAS, Minnesota State Law and Cambridge City Code authorize the City Council to certify delinquent and unpaid charges to Isanti County for collection with ad valorem taxes;

WHEREAS, the Cambridge City Council has determined the attached certification of municipal charges delinquent and unpaid;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CAMBRIDGE, ISANTI COUNTY, STATE OF MINNESOTA, that the owners of the properties located on the attached certification are delinquent in his/her payments to the City of Cambridge for municipal services and other services and the City Council of Cambridge, Minnesota shall have the delinquent amounts along with certification fees, as applicable, certified to the Isanti County Auditor for assessment to the real property taxes as imposed by the Isanti County Auditor, due in 2016 for the property served.

This resolution shall become effective immediately upon its passage without publication.

Adopted this 21st Day of December, 2015

Marlys A. Palmer, Mayor

ATTEST:

Lynda J. Woulfe, City Administrator

City of Cambridge								
Certification to Tax Roll Delinquent Accounts								
12/21/2015								
Customer Name	Service Address	Account #	Inv #	PIN #	Delinquent Amount	Penalty	Total to Tax Roll	Comments
Alexander J McLaughlin	1321 Pioneer Trail SE	2517	2719	15.172.0600	\$ 180.00		\$ 180.00	Abatement 11/18
Christian Conrad	32257 Jackson Rd NE	2501	2681	05.006.3100	\$ 322.46		\$ 322.46	Sign Damage invoice
Jamee Mossengren	2540 Laurel St S	2377	2717	15.260.0090	\$ 600.00		\$ 600.00	Admin Citation 11/18
Jason Sachs	815 Marigold Dr S	2503	2688	15.146.0160	\$ 50.00		\$ 50.00	Electric Inspec 9/8
Kerri Harmston	2730 Davis St S	2509	2704	15.167.0140	\$ 400.00		\$ 400.00	Admin Citation 10/22
Nathaniel D McLean	3150 Juniper St S	2514	2709	15.250.0100	\$ 100.00		\$ 100.00	Electric Inspec 10/23
Wells Fargo Bank NA	1503 Roosevelt St S	2044	2664&2718	15.159.0350	\$ 641.00		\$ 641.00	Abatement 8/24,11/18
Zac Thomas	1210 Carriage Hills Dr	2510	2705	15.107.0250	\$ 200.00		\$ 200.00	Admin Citation 10/22
							\$ 2,493.46	

Prepared by Marcia Westover

Background/Overview

Oppidan Investment Co. is negotiating with Greenberg Motor's to purchase the Greenberg property and redevelop the site. The Greenberg Motor's site is currently described by a metes and bounds description. The proposed plat will create one lot and clean up all of the confusing legal description language. The total lot area is 3.62 acres.

In addition to creating one lot, the plat will dedicate street right-of-way. McKinley St. N is currently a private street maintained by the surrounding owners and not by the city. The plat will dedicate the street and the city will take over maintenance. The street is proposed to be reconstructed with the 2016 street project and will be brought up to city street standards.

Also, 2nd Ave NE will be dedicated as right-of-way on the north end of the property. This street is necessary for access to the properties west of the Greenberg Motor's site. Greenberg's also own a parcel to the north/west that would be landlocked without the 2nd Ave NE dedicated street. The 2nd Ave NE street will also provide necessary utilities to the parcels to the west. This street will be built with the future development of the parcels to the west.

MNDOT must review and approve the plat as it is adjacent to Highway 95. A condition of plat approval will be that the city receives MNDOT review/approval and that the applicant make any changes required by MNDOT. The applicant must also work with MNDOT on all access/drive permits and approvals as well as drainage applications and approvals.

Recommendation

Staff is supportive of the request provided the following conditions of approval are met:

1. All MNDOT review and approval must be submitted to the city prior to any building permit issuance.
2. The developer must work with MNDOT on all access permits and documents and all requirements/recommendations must be met.
3. The Final Plat must be recorded with the Isanti County Recorder's Office.
4. A copy of the recorded final plat must be submitted to the City within 5 days of recording.

Planning Commission Action

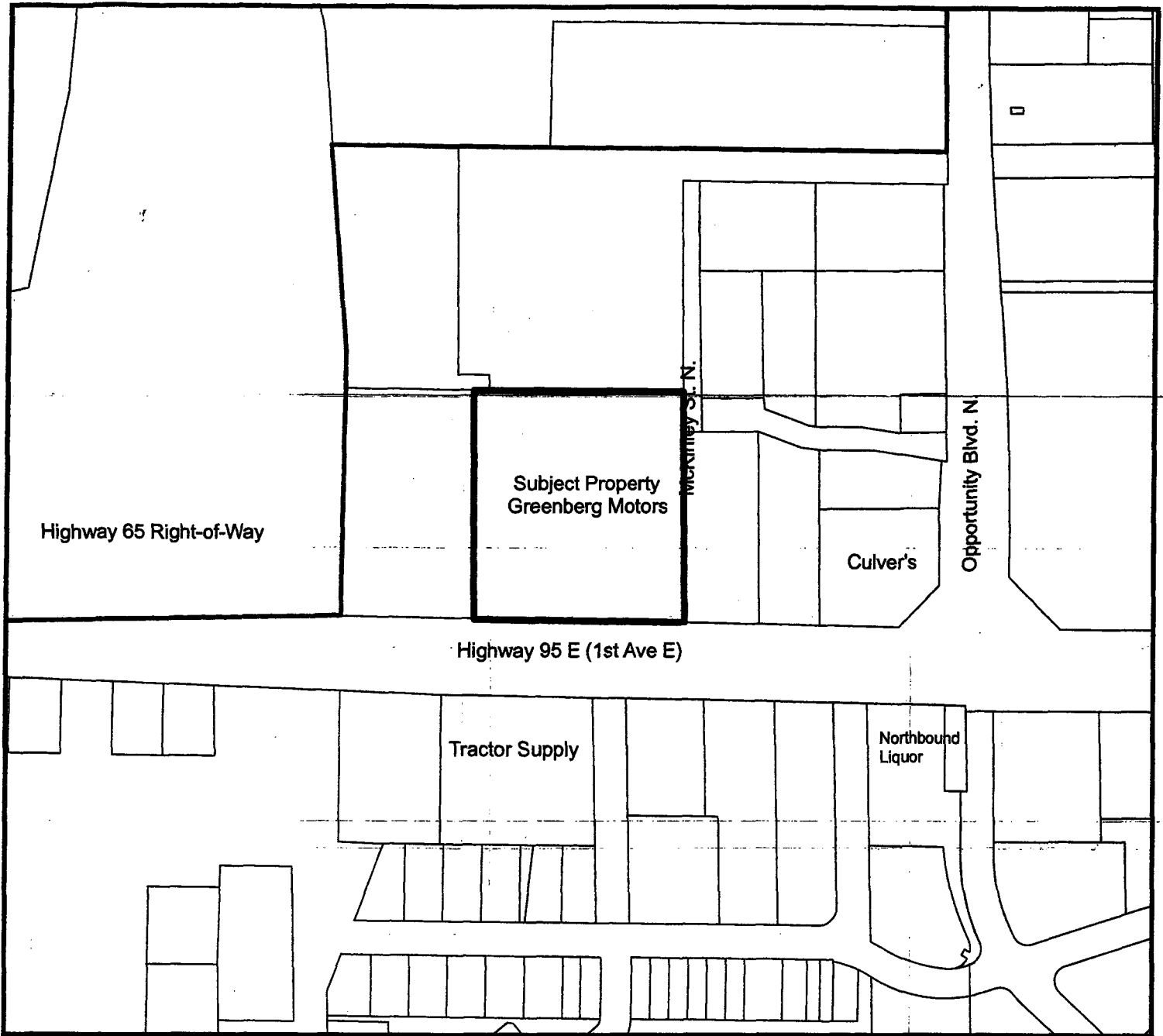
At their meeting on December 1, 2015, the Planning Commission on a 5/0 vote recommended approval of the Greenberg Addition Preliminary Plat as long as the conditions listed are met.

Council Action

Motion on the attached draft resolution, as may be modified by Council, recommending approval of the Greenberg Addition Preliminary Plat provided the conditions as listed are met.

Attachments

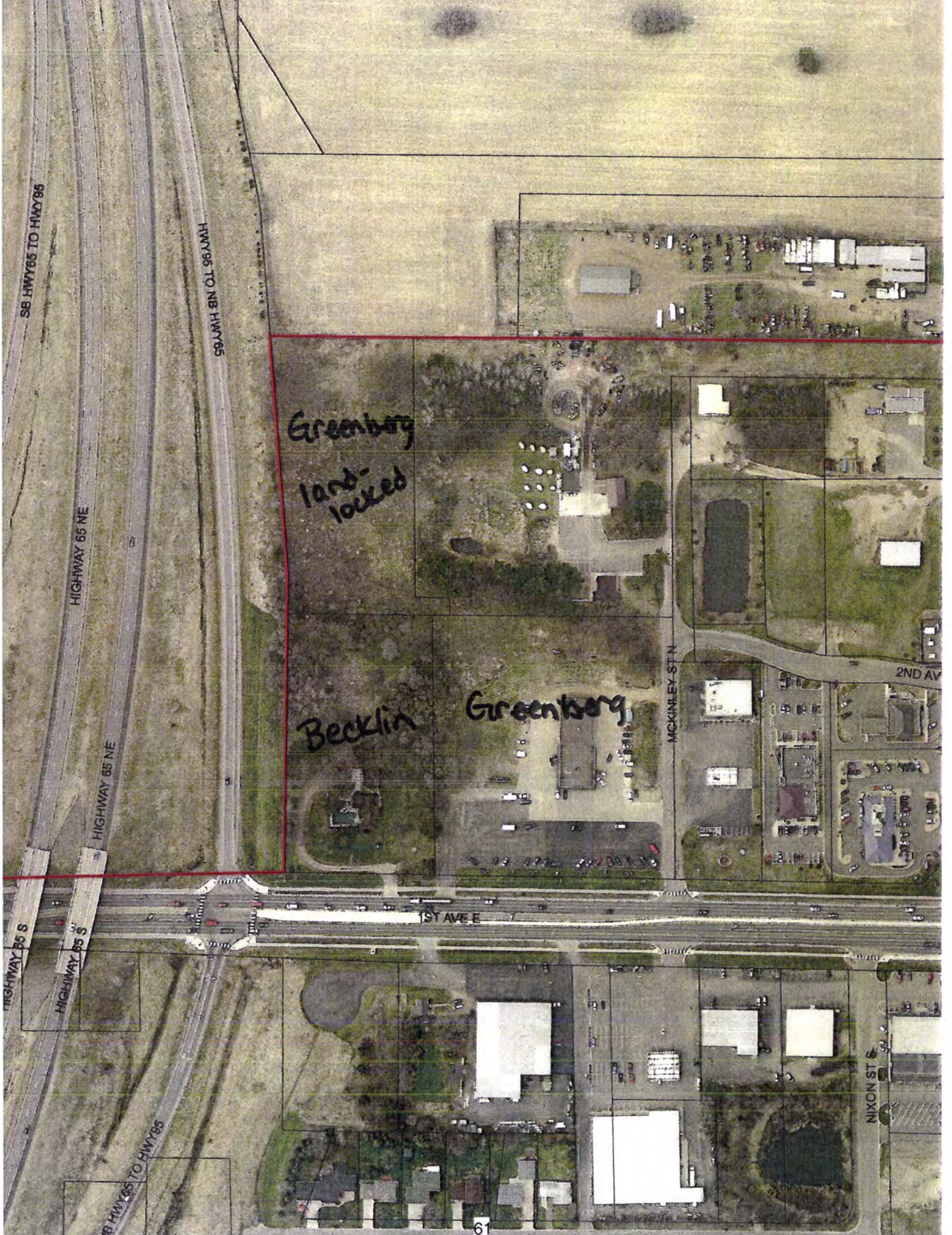
1. General Location Map
2. Aerial photo
3. Preliminary Plat Application submittal
4. Planning Commission minutes
5. Draft Resolution



A request by Oppidan Investment Company for a Preliminary and Final Plat. The plat includes right-of-way on McKinley St. N. and also right-of-way for 2nd Ave NE on the north end of the property. The plat is intended to create one lot out of a lengthy metes and bounds description. The end use of the site will be retail.

 <p>CAMBRIDGE Minnesota's Opportunity Community® 300 Third Ave NE, Cambridge, MN 55008 - 763-689-3211 www.ci.cambridge.mn.us</p>	<h2>Greenberg Addition</h2> <p>Cambridge, Minnesota</p>	
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This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources and is to be used for reference purposes only. The City of Cambridge does not warrant that the GIS data used to prepare this map are error free, and the City of Cambridge does not represent that the GIS data can be used for navigational, bedding, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that the City of Cambridge shall not be liable for any damages which arise out of the user's access or use of data provided.



Greenberg
land-
locked

Becklin Greenberg

SB HWY 65 TO HWY 86

NB HWY 65 TO HWY 86

HIGHWAY 65 NE

HIGHWAY 65 NE

HIGHWAY 65 S

HIGHWAY 65 S

NB HWY 65 TO HWY 86

1ST AVE E

MCKINLEY ST N

2ND AV

NIXON ST S

OWNER: JOYCE GREENWALD
ADDRESS UNASSIGNED, CAMBRIDGE
P.L.D. 190281102

A LINE PARALLEL WITH THE SOUTH LINE OF THE S.E. 1/4 OF THE S.E. 1/4

OWNER: MIDCONTINENT COMMUNICATIONS
210 MCKINLEY STREET NORTH, CAMBRIDGE
P.L.D. 190281500

POINT OF BEGINNING
EXCEPTION 1

A LINE PARALLEL WITH THE SOUTH LINE OF THE S.E. 1/4 OF THE S.E. 1/4

ROW=0.57 AC

OWNER: DOLORES BECKUN
1314 FIRST AVENUE EAST, CAMBRIDGE
P.L.D. 190291001

RETAIL 1
±17,500 SF
FFE 966.8

RETAIL 2
±9,341 SF
FFE 966.8

1400 FIRST AVENUE EAST
ONE STORY BLOCK BUILDING
BUILDING FOOTPRINT AREA = 8,005 SQ. FT.
BUILDING HEIGHT = 17'-0"

BLOCK 1
LOT 1
RETAIL AREA=3.35 AC

RETAIL 3
±2,047 SF
FFE 966.7

±1,776 SF
FFE 966.7

±2,089 SF
FFE 966.7

MINNESOTA TRUNK HWYWAY NO. 95

MCKINLEY STREET NORTH

S.W. CORNER OF THE S.E.
1/4 OF THE S.E. 1/4
S.E.C. 26, TWP. 26, R. 10E. 23

SOUTH LINE OF THE S.E. 1/4 OF THE S.E. 1/4
330.61

N89°25'08"W 460.27'

110°27'18"W 410.93' (OFFD)

NOT FOR CONSTRUCTION - CITY SUBMITTAL PACKAGE

Resolution No. R15-080

**RESOLUTION APPROVING A PRELIMINARY PLAT
FOR GREENBERG ADDITION**

WHEREAS, the applicant Oppidan Investment Co., has requested approval of a Preliminary Plat on the following described property:

The legal description includes part of the SE 1/4 of the SE 1/4 of Section 28, Township 36, Range 23. (PIN: 15.028.1101)

WHEREAS, the Planning Commission of the city, on the 1st day of December, 2015, following proper notice, held a public hearing regarding the Greenberg Addition Preliminary Plat request; and

WHEREAS, the Planning Commission recommended that the Greenberg Addition Preliminary Plat be approved and brought forward to City Council for consideration, subject to the following conditions:

1. All MNDOT review and approval must be submitted to the city prior to any building permit issuance.
2. The developer must work with MNDOT on all access permits and documents and all requirements/recommendations must be met.
3. The Final Plat must be recorded with the Isanti County Recorder's Office.
4. A copy of the recorded final plat must be submitted to the City within 5 days of recording.

WHEREAS, it is found that such plat is in compliance with the Cambridge Zoning and Subdivision Ordinances.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Cambridge, Minnesota, hereby approves the Greenberg Addition Preliminary Plat with the conditions as identified above.

Adopted this 21st day of December, 2015

Marlys A. Palmer, Mayor

ATTEST: _____
Lynda J. Woulfe, City Administrator

Prepared by: Marcia Westover

Background/Overview

Oppidan Investment Co. is negotiating with Greenberg Motor's to purchase the property and redevelop the site. The Greenberg Motor's site is currently described by a metes and bounds description. The proposed plat will create one lot and clean up all of the confusing legal description language. The total lot area is 3.62 acres. Staff finds that the final plat is consistent with the preliminary plat.

In addition to creating one lot, the plat will dedicate street right-of-way for McKinley St. N. and 2nd Ave NE.

MNDOT must review and approve the plat as it is adjacent to Highway 95. A condition of plat approval will be that the city receives MNDOT review/approval and that the applicant make any changes required by MNDOT. The applicant must also work with MNDOT on all access/drive permits and approvals as well as drainage applications and approvals.

Planning Commission Action

At their meeting on December 1, 2015, the Commission on a 5/0 vote recommended approval of the Greenberg Addition Final Plat as long as the conditions are met.

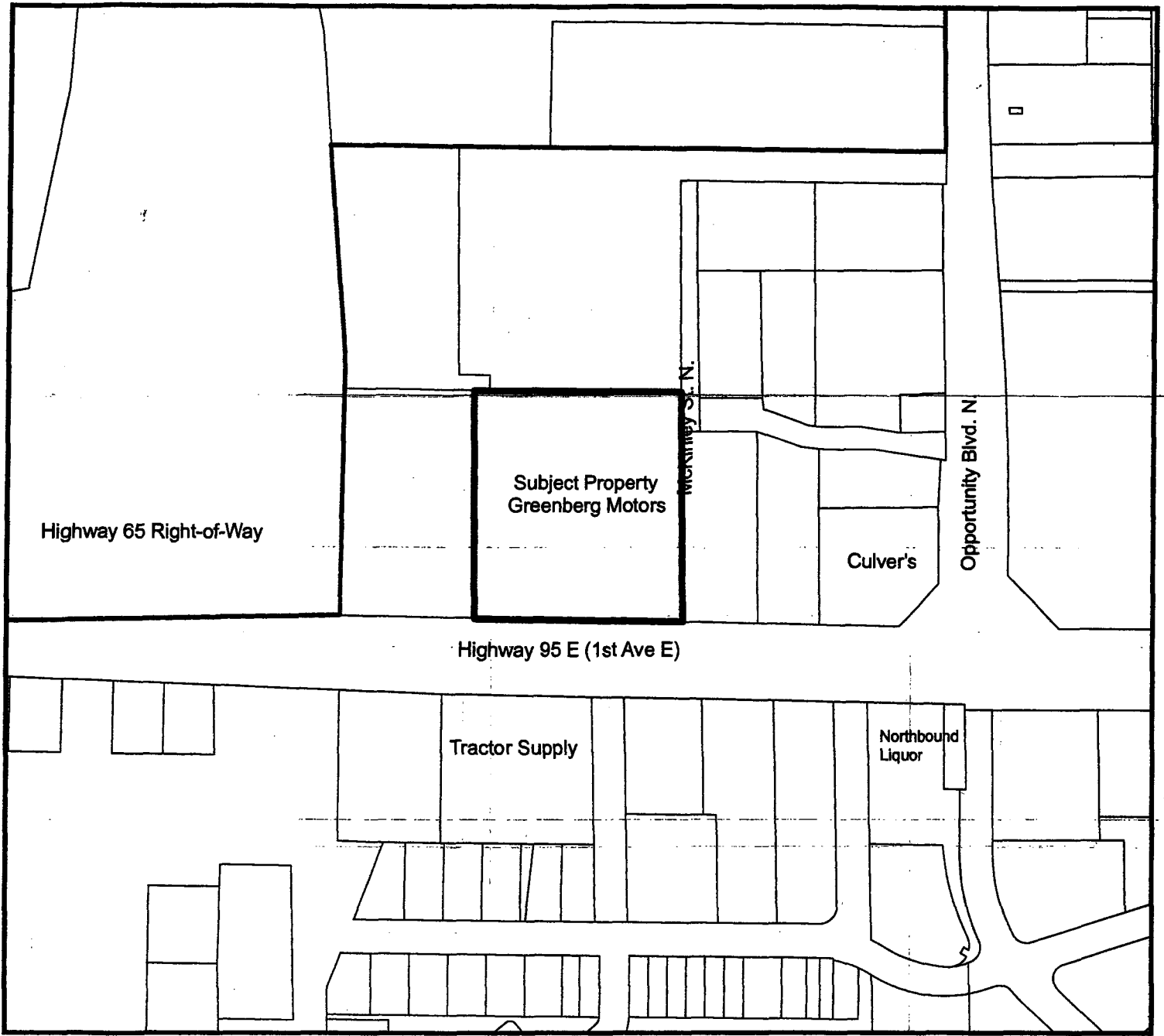
City Council Action

Motion on the attached draft resolution, as may be modified by Council, approving the Greenberg Addition Final Plat provided the conditions listed below are met.

1. All MNDOT review and approval must be submitted to the city prior to any building permit issuance.
2. The developer must work with MNDOT on all access permits and documents and all requirements/recommendations must be met.
3. The Final Plat must be recorded with the Isanti County Recorder's Office.
4. A copy of the recorded final plat must be submitted to the City within 5 days of recording.

Attachments

1. General Location Map
2. Final Plat Application submittal
3. Draft Resolution



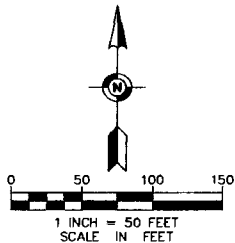
A request by Oppidan Investment Company for a Preliminary and Final Plat. The plat includes right-of-way on McKinley St. N. and also right-of-way for 2nd Ave NE on the north end of the property. The plat is intended to create one lot out of a lengthy metes and bounds description. The end use of the site will be retail.

 <p>CAMBRIDGE Minnesota's Opportunity Community® 300 Third Ave NE, Cambridge, MN 55008 - 763-689-3211 www.ci.cambridge.mn.us</p>	<h2 style="text-align: center;">Greenberg Addition</h2> <p style="text-align: center;">Cambridge, Minnesota</p>	 <p style="text-align: right;"><small>cityofcambridge</small></p>
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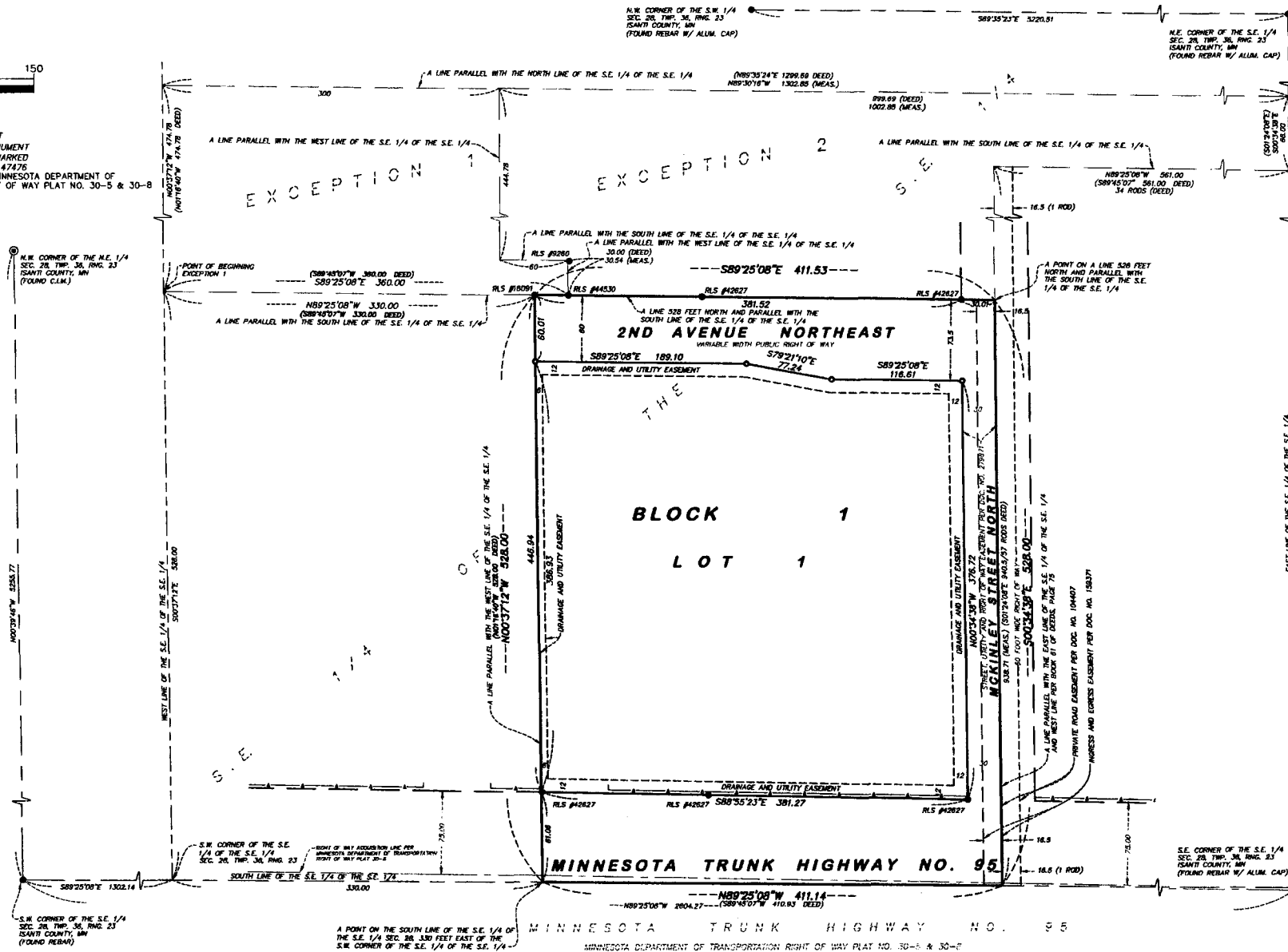
This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources and is to be used for reference purposes only. The City of Cambridge does not warrant that the GIS data used to prepare this map are error free, and the City of Cambridge does not represent that the GIS data can be used for navigational, heading, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that the City of Cambridge shall not be liable for any damages which arise out of the user's access or use of data provided.

GREENBERG ADDITION

C.R. DOC. NO. _____



- FOUND IRON MONUMENT
 - FOUND CAST IRON MONUMENT
 - SET IRON MONUMENT MARKED WITH LICENSE NUMBER 47476
- LIMITED ACCESS PER MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 30-5 & 30-8



99

Orientation of this bearing system is based upon the Isanti County Coordinate system Horn Geodetic NAD 83 (1996 Adj).



Resolution No. R15-081

**RESOLUTION APPROVING A FINAL PLAT
FOR GREENBERG ADDITION**

WHEREAS, the applicant Oppidan Investment Co., has requested approval of a Final Plat on the following described property:

The legal description includes part of the SE 1/4 of the SE 1/4 of Section 28, Township 36, Range 23. (PIN: 15.028.1101)

WHEREAS, the Planning Commission of the city, on the 1st day of December, 2015, held a meeting regarding the Greenberg Addition Final Plat request; and

WHEREAS, the Planning Commission recommended that the Greenberg Addition Final Plat be approved and brought forward to City Council for consideration, subject to the following conditions:

1. All MNDOT review and approval must be submitted to the city prior to any building permit issuance.
2. The developer must work with MNDOT on all access permits and documents and all requirements/recommendations must be met.
3. The Final Plat must be recorded with the Isanti County Recorder's Office.
4. A copy of the recorded final plat must be submitted to the City within 5 days of recording.

WHEREAS, it is found that such plat is in compliance with the Cambridge Zoning and Subdivision Ordinances.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Cambridge, Minnesota, hereby approves the Greenberg Addition Final Plat with the conditions as identified above.

Adopted this 21st day of December, 2015

Marlys A. Palmer, Mayor

ATTEST: _____
Lynda J. Woulfe, City Administrator

Marcia Westover

Coalition adopts amended joint powers agreement

At their meeting on Nov. 19, 2015, the North TH 65 Coalition voted to amend the organization's Joint Powers Agreement(JPA). These changes will allow the coalition to better conduct business. Redlined copies of the JPA were sent out earlier; if you need a copy of the redlined JPA, please notify the administrative representative. The primary changes are as follows:

- Each jurisdiction shall be considered a 'member' of the coalition.
- Each jurisdiction will appoint a representative (and alternate representative) to the coalition. Unless otherwise approved by the jurisdiction, members shall be elected officials. The jurisdictions may choose to send another community representative or staff member.
- A Board of Directors will be established.
 - The 'Board' will consist of two co-chairs, a secretary, a treasurer and one at-large member, each elected for a one year term at the annual meeting. The administrative representative will be an ex-officio member of the Board of Directors.
 - The Board will have the authority to take action between meetings of the full coalition, consistent with direction given by the full coalition.
 - The Board of Directors will have the authority to enter into contracts and/or expend funds when the value or such contract or expenditure is less than \$5,000 and the expenditures are within the Coalition's approved budget.
- Either co-chair can call a special meeting. The administrative representative must call a special meeting upon the request of five representatives.
- Forty percent (40%) of the membership present at a regular or special meeting will constitute a quorum.

What we need each member to do (Council Action)

(1) At this point, **each member (jurisdiction) needs to approve the amended joint powers agreement** by resolution or you can pass a motion authorizing signature of the joint powers agreement. A copy of the amended joint powers agreement is attached and a sample resolution is attached.

(2) **Send a certified copy of the executed signature page of the joint powers agreement and resolution, or a copy of the minutes** in which the motion was made to authorize signature of the joint powers agreement, to the administrative representative:

By mail:

Carolyn Braun, Administrative Representative
2428 115th Avenue
Princeton, MN 55371

By email: cbraun@northlc.com

(3) **Notify the administrative representative of the member's appointed representative and alternate representative for 2016.**

Membership Dues

At the next meeting, the coalition will set the dues for 2016. The current dues are as follows:

Counties	\$500
Cities	\$250
Townships	\$100

Next Meeting

The next meeting is planned for **Wednesday, January 27th at 7:00 p.m. at the Isanti County Government Center in Cambridge.** This meeting will be the annual meeting. Tentative agenda items include: (1) Elect the Board of Directors; (2) Establish dues; (3) Approve 2016 Budget; (4) Approve 2016 Work Plan; and (5) Establish 2016 meeting dates. Other items may be added prior to the meeting.

Attachments

1. Amended Joint Powers Agreement
2. Resolution

**AMENDED AND RESTATED
JOINT POWERS AGREEMENT
FOR THE NORTH TRUNK HIGHWAY 65 CORRIDOR COALITION**

This Amended and Restated Joint Powers Agreement is made and entered into as of the date specified below. The parties to this agreement are governmental units of the State of Minnesota. This agreement is made and entered into pursuant to Minnesota Statutes, 2004, Section 471.59.

WITNESSETH:

WHEREAS, the governmental units all of whom directly border on or are in close proximity to Trunk Highway 65 (TH65), hereby agree to form the North Trunk Highway 65 Corridor Coalition,

WHEREAS, the Coalition will commence a collaborative effort to address transportation and community planning issues associated with the improvement and expansion of the TH 65 corridor by:

1. Identifying, discussing and addressing transportation needs, including transit, transportation safety and efficacy for transportation improvements;;
2. Identifying, discussing and addressing other physical and community planning issue affected by said improvements; and
3. Addressing other issues that respective members deem appropriate.

WHEREAS, the Coalition desires to utilize this strategic alliance to assist in marketing and guiding development along the TH 65 Corridor; and

WHEREAS, the success of this collaborative effort will be dependent upon having access to adequate resources to comprehensively research and address the critical issues that impact TH 65; and

NOW THEREFORE, on the basis of the premises and the mutual covenants hereinafter set forth, the parties hereto agree as follows:

**ARTICLE I.
VISION STATEMENT**

The general purpose of this agreement is to create an organization through which the members that are parties to this Agreement may jointly and cooperatively plan for and maximize the opportunities for sub-regional transportation and transit development, quality growth and diversification along TH 65 through a system of collaboration, pursuant to Minnesota Statutes, 2004, Section 471.59.

**ARTICLE II.
ORGANIZATIONAL GOALS**

The goal of the Organization shall be to: Work cooperatively with transportation, transit and other agencies in planning for transportation improvements including connecting State and County roadways, mass transit needs, and other infrastructure improvements along TH 65 to plan for future development along the corridor.

**ARTICLE III.
DEFINITIONS**

For purposes of this agreement the terms defined in this Article have the meanings given them.

- Section 1. **“Administrative Representative”** means the person who is responsible for daily administration of the affairs of the coalition.
- Section 2. **“Agreement”** means this Amended and Restated Agreement.
- Section 3. **“Board”** means the Board of Directors created by Article VII.
- Section 4. **“Representative”** means a representative or alternate representative appointed under Article V of this agreement.
- Section 5. **“Governing body”** means the City Council of a city, the Town Board of a township and the County Board of a county.
- Section 6. **“Governmental unit”** means a county, a home rule city, a statutory city, or a township.
- Section 7. **“Member”** means a governmental unit that is a party to this agreement and is in compliance with and in good standing under this agreement and the bylaws.

- Section 8. **“The North Trunk Highway 65 Corridor Coalition”** means the organization established by this agreement and is hereinafter referred to as the “Coalition.”

ARTICLE IV.

MEMBERSHIP

- Section 1. Any governmental unit bordering or in close proximity to T.H. 65 north of the intersection of Highway 10, is eligible to be a member of the Coalition.
- Section 2. A governmental unit desiring to be a member of the Coalition may apply to do so by delivering a resolution and or approved minutes of its governing body authorizing execution of this Agreement, along with an executed copy of this Agreement, to the Administrative Representative- of the Coalition The Coalition once formed, shall approve admission of members and may approve or disapprove the admission of any other government unit. Approval must be by a majority vote of the, Representatives present at a regular or special meeting, which approval may impose reasonable conditions on the admission of such members and establish procedures for the removal of a member for cause.
- Section 4. The Board may recommend the creation of a Non-voting Membership category open to private persons or entities subject to limitations contained in Minnesota Statutes, 2004, Section 471.59, if any, with provisions for participation in discussion of governance-decisions as may be agreed to by the Members as expressed in the Bylaws. The creation of a Non-voting Membership category shall not become effective until approved by a majority of the Representatives present at a regular or special meeting of the Coalition.

ARTICLE V.

MEMBERSHIP

- Section 1. The Coalition shall be governed by its Members through appointed representatives. Each member of the Coalition shall have one vote, which shall be made by its representative. A member shall have one (1) representative position and one (1) alternate representative.

- a) Unless otherwise specified by resolution of the governing body, the representative and alternate representative of a city member shall be an elected official. Each representative has one vote. The alternate representative may attend meetings and may vote in the absence of a representative.
- b) Unless otherwise specified by resolution of the governing town board, the representative and alternate representative of a township shall be a town board member. Each has one vote. The alternate may attend meetings and may vote in the absence of a representative.
- c) Unless otherwise specified by resolution of the governing county board, the representative of a county shall be a county board member. Each representative has one vote. The alternate representative may attend meetings and may vote in the absence of a representative.

Section 2. Representatives serve until their respective successors are appointed and qualified.

Section 3. A representative may be removed at any time, with or without cause, by resolution of the governing body making the appointment. The resolution removing the representative must be filed with the Administrative Representative.

Section 4. A vacancy of a representative is filled in the same manner that the appointment of a representative is made.

Section 5. A representative may not vote if the Board determines that the member represented by the representative is not in compliance with this agreement or if the representative has been removed from his/her representative position.

ARTICLE VI. MEETINGS OF THE COALITION

Section 1. The Board must conduct an annual meeting of the Coalition at a date and place specified in its bylaws and/or notice for the purpose of electing Representatives to serve on the Board of Directors and to undertake such other business as may properly come before it. If the date and place specified in a notice is different than specified in the by-laws, the notice shall be sent to all Representatives at a minimum of 30 days prior to the annual meeting date. The Board may provide for a schedule of regular meetings

Section 2. Either Co-Chair may call a special meeting of the Coalition. The Administrative Representative shall call a special meeting of the Coalition upon written request of five (5) representatives . Notice of a special meeting must be sent to all Representatives no fewer than fifteen (15) days prior to the special meeting. Business at special meetings is limited to matters contained in the notice of the special meeting.

ARTICLE VII.

BOARD OF DIRECTORS /OFFICERS/POWERS: COMMITTEES

- Section 1. The Board of Directors of the Coalition shall consist of two Co-Chairs, a Secretary, a Treasurer and one at large representative of the Coalition, each elected for a term of one year by the Representatives at the organizational meeting at the annual meeting. The Board may designate a representative to act as a Board member in the absence of any Board member. The Administrative Representative shall be an ex-officio non-voting member of the Board of Directors.
- Section 2. The Co-Chairs shall preside at meetings of the Board and Coalition and shall serve as spokespersons for the Coalition. A Co-Chair shall preside at meetings of the Board and Coalition and serve as needed in the absence of the other Co-Chair. The Secretary shall record the minutes of the meetings. The Treasurer shall sign vouchers or orders disbursing funds. The Administrative Representative is responsible for records of proceedings of the board and the Coalition, the funds and financial records of the Coalition, and such other matters as may be delegated by the board.
- Section 3. The Administrative Representative and the Treasurer must sign vouchers or orders disbursing funds of the North Highway 65 Corridor Coalition. Disbursement will be made in the method prescribed by law for statutory cities.
- Section 4. The Coalition may in its by-laws provide for and define the duties of such other officers as it determines necessary from time to time.
- Section 5. The Coalition may in its by-laws provide for such committees as it determines necessary from time to time.
- Section 6. Notwithstanding the provisions in Article VIII, the Board shall have the authority to enter into contracts and/or expend funds when the value of each such

contract or expenditure is less than \$5,000.00 and the expenditures are within the Coalition's approved budget.

- Section 7. Take action between meetings to further the goals of the organization, consistent with direction identified by the members.
- Section 8. To the extent that it is feasible, membership of the Board shall be geographically balanced.
- Section 9. The Board of Directors may establish dates and times for its regular meetings, which shall be sent to all Representatives. Either Co-Chair may call a special meeting of the Board on its own initiative, and shall call a special meeting upon written request of three or more members of the Board. Notice of a special meeting must be sent to all members of the Board of Directors and to all representatives no fewer than five (5) days prior to the special meeting. Business at special meetings is limited to matters contained in the notice of the special meeting.

ARTICLE VIII. POWERS AND DUTIES

- Section 1. The Coalition may take such actions, as it deems necessary and convenient to accomplish the general purposes of this agreement. A member community shall retain the right to specifically approve proposed improvements in its community.
- Section 2. The Coalition may:
- a) Enter into contracts to carry out its powers and duties;
 - b) Purchase and hold personal property and accounts;
 - c) Contract for space, commodities or personal services with a member or group of members;
 - d) Accept gifts, apply for and use grants or loans of money or other property from the state, the United States of America, from other governmental and non-governmental units, and may enter into agreements in connection therewith, hold, use and dispose of such money or property in accordance with the terms of the gift, grant, loan or agreement relating thereto;

- e) Within the jurisdictional areas of operation of the parties:
1. Collect and analyze data,
 2. Develop strategic recommendations, and
 3. Implement marketing programs for the purpose of economic development and retention of existing businesses.

Section 3. The North Highway 65 Corridor Coalition may purchase liability insurance to insure against liability of the organization and its constituent members.

Section 4. Forty percent (40%) of the membership present at a regular or special meeting of the Coalition shall constitute a quorum. An affirmative vote of a majority of the Representatives present shall be required for approval of any matter.

ARTICLE IX. FINANCIAL MATTERS

Section 1. The fiscal year of the North Highway 65 Corridor Coalition is the calendar year.

Section 2. The Board shall adopt an annual budget for each year prior to August 1 of the preceding year except for the year 2016. For the year 2016, the budget shall be adopted by February 28, , 2016. The board will give an opportunity to each member to comment or object to the proposed budget before adoption. Notice of the adopted budget must be sent promptly thereafter to the chief administrative officer of each Coalition member. The budget for any year except 2016 is deemed approved by each member unless, prior to November 1st of the preceding year, a member gives written notice to the Administrative Representative that the member is withdrawing at the end of the year as provided in the Agreement.

Section 3. Operational costs shall be shared. Each member shall pay an annual fee as established by the adoption of a resolution by a majority of Representatives at a meeting or special meeting of the Coalition. Except for 2016, the Board shall allocate the dues among members and notify the members each year by December 1st. The Board may annually review the membership fee and make recommendations to the Coalition to adjust the fees. Changes to the fees shall not become effective until approved by the Coalition at a regular or special meeting called for that purpose, and the Governing Bodies of the members pursuant to the following procedure: . When approved by the Coalition, a notice

of the change in fees shall be sent to the governing body of each member. The notice shall state that the governing body shall provide written notice of the approval/disapproval within 60 days of the notice. The notice shall further provide that the approval/disapproval of the fee change will be based upon an affirmative vote of the majority of the members timely responding to the notice.

Section 4. Membership dues for members joining the organization after the beginning of the budget year shall be assessed a fee comparable to similar current members and shall be included in the calculation outlined in Section 3 in subsequent years.

Section 5. Coalition membership dues are due and payable no later than January 31 of the fiscal year. In the event of a dispute as to the amount of a billing a member must nevertheless make payment as billed to preserve membership status. The member may make payment subject to its right to dispute the bill and exercise any remedies available to it. Failure to pay a billing within 60 days results in suspension of voting privileges of the member director. Failure to pay a billing within 120 days is grounds for termination of membership. Termination of membership for failure to pay a billing does not terminate the obligation of that member to pay the amount due.

ARTICLE X. WITHDRAWAL

Section 1. A member may withdraw from the Coalition no later than November 1 in any year. The notice shall be accompanied by a certified copy of a resolution adopted by the governing body of that member authorizing its withdrawal from membership. The withdrawal is effective at the end of the calendar year in which notice is given.

Section 2. The withdrawal or termination of a member does not affect that member's obligation to pay fees, charges or contractual charges incurred prior to withdrawal.

ARTICLE XI. DISSOLUTION

- Section 1. Dissolution is mandatory when the Administrative Representative has received certified copies of resolutions adopted by the governing bodies of two-thirds of the members of the Coalition in good standing requesting dissolution of the Coalition.
- Section 2. In the event of dissolution, the board must determine the measures necessary to affect the dissolution and must provide for the taking of such measures as promptly as circumstances permit, subject to the provisions of this agreement and law.
- Section 3. In the event of dissolution, following the payment of all outstanding obligations, assets of the Coalition will be distributed among the then existing members in direct proportion to their cumulative annual membership contributions. If those obligations exceed the assets of Coalition, the net deficit of the Coalition will be charged to and paid by the then existing members in direct proportion to the operational cost formula set forth in Article IX. Section 3 herein.

**ARTICLE XII.
EFFECTIVE DATE; DURATION**

- Section 1. After approval by the Coalition, the Administrative Representative shall send a copy of this Amended and Restated Agreement to the Governing Bodies of the members, along with a notice. The notice shall state that the governing body shall provide written notice of the approval/disapproval of the Amended and Restated Agreement to the Administrative Representative within 60 days of the notice. The notice shall further provide that the approval/disapproval of the Amended and Restated Agreement will be based upon a vote of the majority of the governing bodies timely responding to the notice. Approval or disapproval of the Amended and Restated Agreement may be in the form of a resolution or motion adopted by the governing body of the member.
- Section 2. This agreement shall remain in effect until such time as the Coalition shall agree to dissolve said agreement in accordance with Article XI of this Agreement.

**ARTICLE XIII.
ANNUAL REPORT**

The Coalition seeks the following outcomes and annually will measure success against stated goals to determine whether the Coalition should continue as a Joint Powers effort.

Section 1. Transportation and transit infrastructure improvements resulting in improved service, business growth and labor availability.

Section 2. Adoption of operating policies and framework so that goals and objectives of organization can be achieved.

**ARTICLE XIV.
AMENDED AND RESTATED BYLAWS**

Upon approval of this Amended and Restated Agreement, the Board shall prepare Amended and Restated Bylaws consistent with this Agreement and other changes deemed necessary. Included in the Amended and Restated Bylaws shall be provisions for alternative methods of voting by electronic means consistent with applicable law. The Board shall then call a special meeting of the Coalition for the purpose of reviewing, amending and approving the amended and restated bylaws. The Amended and Restated bylaws shall become effective upon a majority vote of the Representatives present.

- Remainder of page intentionally left blank -

IN WITNESS WHEREOF, the undersigned governmental unit has caused this agreement to be executed by its duly authorized officers and delivered on its behalf.

(name of governmental unit)

By: _____

Its: _____

Dated: _____

By: _____

Its: _____

Dated: _____

APPROVED AS TO FORM:

By: _____

Its: _____

Dated: _____

**City of Cambridge
Resolution R15-082**

*RESOLUTION AUTHORIZING APPROVAL AND EXECUTION OF THE
AMENDED AND RESTATED
JOINT POWERS AGREEMENT FOR THE NORTH TRUNK HIGHWAY 65 COALITION*

WHEREAS, the City of Cambridge is a statutory city which has immediate proximity to T.H. 65 north of the intersection of Highway 10 ("Governmental Unit"); and

WHEREAS, the City of Cambridge is a member of the North Trunk Highway 65 Coalition ("Coalition"); and

WHEREAS, at a Special Meeting called for that purpose, the Coalition recommended amending the original joint powers agreement creating the Coalition, as provided for in an Amended and Restated Joint Powers Agreement, a copy of which is on file at the office of the Governmental Unit; and

WHEREAS, changes to the original joint powers agreement requires approval of the governing bodies of the Coalition members; and

NOW, THEREFORE, BE IT RESOLVED, that the City of Cambridge hereby approves the Amended and Restated Joint Powers Agreement, and authorizes the execution of thereof and requests staff to forward a certified copy of this resolution and the signed agreement to the Administrative Representative of the Coalition.

Dated this 21st day of December, 2015.

Marlys A. Palmer, Mayor

ATTEST:

Lynda J. Woulfe, City Administrator

Prepared By: Todd Schwab Public Works/Utility Director

Background:

Please find attached Change Order #5 for the WWTF Project to Robert L. Carr for a contract deduct in the amount of \$51,257.00.

The Change Order references costs associated of work requested that was not in the scope of the contract.

1. Materials required to pour extra side walk. (\$522.00)
2. Labor and material to correct an existing floor in the digester building. (\$6000.00 taken from the \$6100.00 concrete allowance)

The Change Order references credits that were incurred.

1. Credit for hardware not supplied. (\$204.00)
2. Building Permit allowance not used. (\$1850.00)
3. Contract deduction for not providing some documentation on the final punch list. (\$625.00)

The Change Order establishes a substantial completion date of 9/12/15. The substantial completion date is important because it establishes a starting point for the equipment warranties.

The Change Order references a liquidated damages charge of \$55,000 that was incurred due to extra costs associated with the delay in completion of the project. That charge will be deducted from the contract amount, and the deduction will be used to offset the cost of the SEH Professional Services Contract Amendment accepted by council on 9/8/15.

Council Action:

Staff recommends the approval of Change Order #5.

Attachments:

Change order #5
Summary

Change Order

No. 5

Date of Issuance: December 14, 2015

Effective Date: December 21, 2015

Project: Wastewater Treatment Facility Improvements	Owner: City of Cambridge	Owner's Contract No.: N/A
Contract: General Contractor	Date of Contract: 5/6/13	
Contractor: Robert L. Carr Co.		Engineer's Project No.: CAMBR 124546

The Contract Documents are modified as follows upon execution of this Change Order:

- #1 Construction Modification Request #41, see attached (concrete for sidewalk, \$522)
- #2 Construction Modification Request #42, see attached (credit for dome cover door hardware, -\$204)
- #3 Concrete Allowance (unused, -\$100; an additional \$6,000 for sloping digester floor was taken from allowance)
- #4 Building Permit Allowance (unused, -\$1,850)
- #5 Schedule Delay Cost Implications/Liquidated Damages (-\$55,000)
- #6 Contract deduction for not completing punchlist items by agreed date (-\$625).

CHANGE IN CONTRACT PRICE:

CHANGE IN CONTRACT TIMES:

Original Contract Price:

\$11,935,000.00

[Increase] [~~Decrease~~] from previously approved Change Orders No. 0 to No. 4:

\$109,414.30

Contract Price prior to this Change Order:

\$12,044,414.30

[~~Increase~~][Decrease] of this Change Order:

\$ 51,257

Contract Price incorporating this Change Order:

\$11,993,157.30

Original Contract Times: Working days Calendar days

Substantial completion (days or date): 9/15/14

Ready for final payment (days or date): 11/12/14

[Increase] [~~Decrease~~] from previously approved Change Orders No. 0 to No. 4:

Substantial completion (days): 95 days

Ready for final payment (days): 200 days

Contract Times prior to this Change Order:

Substantial completion (days or date): 12/19/2014

Ready for final payment (days or date): 5/31/2015

[Increase] [~~Decrease~~] of this Change Order:

Substantial completion (days or date): 267 days

Ready for final payment (days or date): 197 days

Contract Times with all approved Change Orders:

Substantial completion (days or date): 9/12/2015

Ready for final payment (days or date): 12/14/2015

RECOMMENDED:

By: Tom M. Ouel
Engineer (Authorized Signature)

Date: 12-15-15

ACCEPTED:

By: _____
Owner (Authorized Signature)

Date: _____

ACCEPTED:

By: Janaccon
Contractor (Authorized Signature)

Date: 12-19-15

Approved by Funding Agency (if applicable):

Date: _____

TRANSMITTAL LETTER

SENT VIA E-MAIL ONLY TO: sdanzl@sehinc.com

TO: Short Elliott Hendrickson, Inc.
3535 Vadnais Center Drive
St. Paul, Minnesota 55110

DATE: October 1, 2015

ATTN: Susan Danzl, P.E.

RE: Wastewater Treatment Facility Improvements
Cambridge, Minnesota

WE ARE SENDING YOU ATTACHED:

-
- 1 Construction Modification Request no. 41
 - 1 Construction Modification Request no. 42
-

THESE ARE TRANSMITTED AS CHECKED BELOW:

X For approval

REMARKS:

Signed: Steve Anderson
Steven A. Anderson

302tran3

Robert L. Carr Co. GENERAL CONTRACTOR

PO Box 1215 ■ 1601 N Highway 59, Marshall, Minnesota 56258-1215
507-532-2291 ■ FAX 507-532-2631
carrco@lw.net

CONSTRUCTION MODIFICATION REQUEST NO. 41

September 30, 2015

Re: Wastewater Treatment Facility Improvements
Cambridge, Minnesota

Description of work:

Furnish ready mix concrete material for the owner's sidewalk at the wastewater treatment facility. The owner requested Robert L. Carr Co. purchase the concrete material. The owner did not have an account with the ready mix concrete vendor, Knife River Concrete.

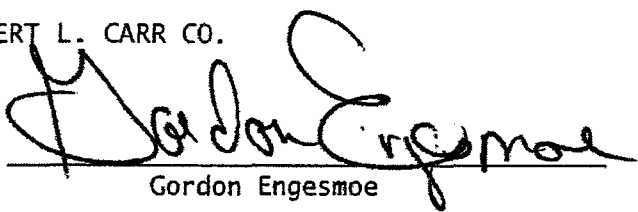
The cost of this extra work is:

Material: Knife River Concrete Invoice no. 401549 dated August 27, 2015	\$ 445.00
Add 15% overhead and profit	<u>67.00</u>
Subtotal	\$ 512.00
Add 2% for bonds and insurance	<u>10.00</u>
TOTAL	<u>\$ 522.00</u>

Note: All amounts have been rounded to the nearest dollar.

ROBERT L. CARR CO.

By: _____


Gordon Engesmoe

302cmr41



Knife River Corporation
 North Central Region
 PO Box 1333
 St. Cloud, MN 56302-1333
 Phone: (320) 217-6051

SEP 04 2015

COPY

BILL TO: ROBERT L CARR CO
 1601 N HIGHWAY 59
 MARSHALL MN 56258

INVOICE	
INVOICE NUMBER 401549	
INVOICE DATE 08/27/15	PAGE 1 of 1
CUSTOMER NUMBER 492502	
BRANCH PLANT 323237 KRM MN ISANTI RMX	
SALES ORDER NUMBER 398422	
CUSTOMER P.O.	

TERMS	NET DUE DATE	DELIVERY ADDRESS
Net 10th	09/10/15	CAMBRIDGE WWTP

SPECIAL INSTRUCTIONS

TICKET	ITEM	DESCRIPTION	TRUCK	QUANTITY	U O M	UNIT PRICE	EXTENDED PRICE
3141598	323140AH5204	4000 EXT	321250	4.00	CY	95.0000	380.00
3141598	3254204	FIBRILLATED FIBER 1.5 LB BAG	321250	4.00	CY	9.0000	36.00
3141598	3255080	ENVIRONMENTAL CLEANUP	321250	1.00	EA	0.0000	
		Subtotal Product		4.00	CY		416.00

4 yds

401549
 4448
 302
 403-10 444.61 1-9022 92

TAXABLE AMOUNT:	416.00	SUBTOTAL	SALES TAX	DISCOUNT	TOTAL
NONTAXABLE AMOUNT:		416.00	28.61		444.61

FINANCE CHARGE is computed at a periodic rate of 1 1/2% per month (ANNUAL INTEREST RATE 18%) applied to the unpaid balance 30 days after the invoice date.

Robert L. Carr Co. GENERAL CONTRACTOR

PO Box 1215 ■ 1601 N Highway 59, Marshall, Minnesota 56258-1215
507-532-2291 ■ FAX 507-532-2631
carco@iw.net

CONSTRUCTION MODIFICATION REQUEST NO. 42

September 30, 2015

Re: Wastewater Treatment Facility Improvements
Cambridge, Minnesota

Description of work:

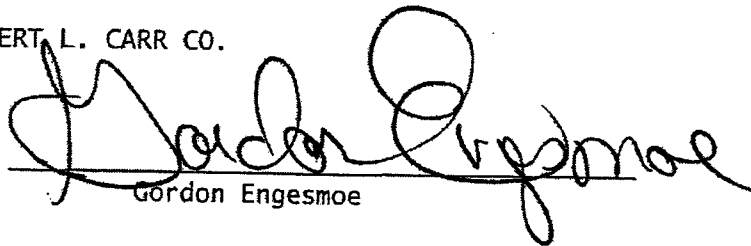
The new door handles on the two each, doors at the new aluminum domes do not match the existing door handles. The owner as agreed to accept a credit in lieu of requiring the installation of matching door handles.

The credit for this work is:

Credit amount	Deduct (\$ 200.00)
Add 2% for bonds and insurance	Deduct (4.00)
TOTAL	Deduct (\$ 204.00)

ROBERT L. CARR CO.

By:


Gordon Engesmoe

302cmr42

Prepared by: Todd Schwab, Public Works/Utility Director

Background:

The Public Works Capital Plan lists the 1993 John Deere model 310D backhoe loader (Unit #150) for replacement in 2016. The backhoe loader has served past needs well, but repairs to the unit have been more frequent and the uses for the backhoe have changed. The backhoe was primarily used on paved surfaces when it was purchased in 2003, so the 2WD capability was more than adequate. The need for storm sewer maintenance and repairs has required that the backhoe be used on utility easements, most of which are off paved surfaces. The easement work has made the need for a unit with 4WD capability more crucial.

The purchase would be funded from the Street Department Capital Plan Fund.

Staff has obtained two prices quotations for the 4WD backhoe loader.

Ziegler Cat
2009 420EIT Backhoe Loader.
Price - \$55,000
Trade Allowance – (\$6,250)
Balance - \$48,750

Michigan Cat
2009 420EIT Backhoe Loader
Price - \$69,000
Trade Allowance – (\$6250)
Balance - \$62,750

Recommendation:

Authorize Public Works Staff to purchase the backhoe loader quoted from Ziegler Cat to replace unit #150, at the not to exceed amount of \$50,000 including trade-in value.

7A Resolution R15-083 Recommending the City Council Adopt a Modification to the Development Program for Development District No. 6 and the Tax Increment Financing Plan for the Establishment of Tax Increment Financing District No. 6-17

Author: Stan Gustafson, Economic Development Director

December 21, 2015

Request

The EDA is recommending the City Council hold a Public Hearing and adopt Resolution R15-083 a Modification to the Development Program for Development District No. 6, Establish Tax Increment Financing District No. 6-17, and adopt the Tax Increment Financing Plan.

BACKGROUND

Staff has been working with KTJ 267, LLC (Oppidan), Ehlers, City Attorney and LHB, Inc on the potential of a Renewal and Renovation Tax Increment Financing District for three properties at the corner of Hwy 95 and Hwy 65 since May 2015. When Oppidan first approached the City with respect to the development of the Greenberg site, staff was very clear as to the City's overall objective for the redevelopment of this parcel and the future redevelopment of the surrounding parcels. The City requested Oppidan to:

- Improve McKinley Street to City standards. McKinley Street is currently a private street which has minimal maintenance and the City receives numerous complaints on its condition.
- Dedicated right of way for the future extension of 2nd Avenue. This permits the installation of the necessary infrastructure (water, sewer, and road) to be provided in the future for the Becklin and other Greenberg parcel. Without this access, the Greenberg parcel is land locked therefore limiting for future development and the Becklin parcel would not be able to get city water and sewer to their site. Without city water and sewer this parcel does not have potential for redevelopment.

City staff suggested the creation of the TIF district, following specific guidelines, to get these public improvements taken care of without a burden to the taxpayers. A Redevelopment District or a Renewal and Renovation District that looks at the larger picture of the surroundings properties for a larger development is probably the best long term solution. A TIF Analysis was done to make sure these projects falls within the necessary TIF guidelines.

LHB, Inc. did the statutorily required TIF assessment to examine the current condition of the Becklin, Sinclair, and Greenberg properties to see if they met the definition of substandard properties. After their inspection and applying the current statutory criteria for Renewal and Renovation District under Minnesota State Statutes §469.174, Subdivision 10a, it is LHB's professional opinion that the proposed area qualifies as a Renewal and Renovation District.

Breakdown of Tax Increment Financing District- Fully Built Out

The TIF Plan is a complex document and the Contract for Private Development is negotiated with the developer for a portion of the pay as you go TIF revenue of the overall development.

Staff will attempt to break this down in various phases and chart with information and assistance from Ehlers.

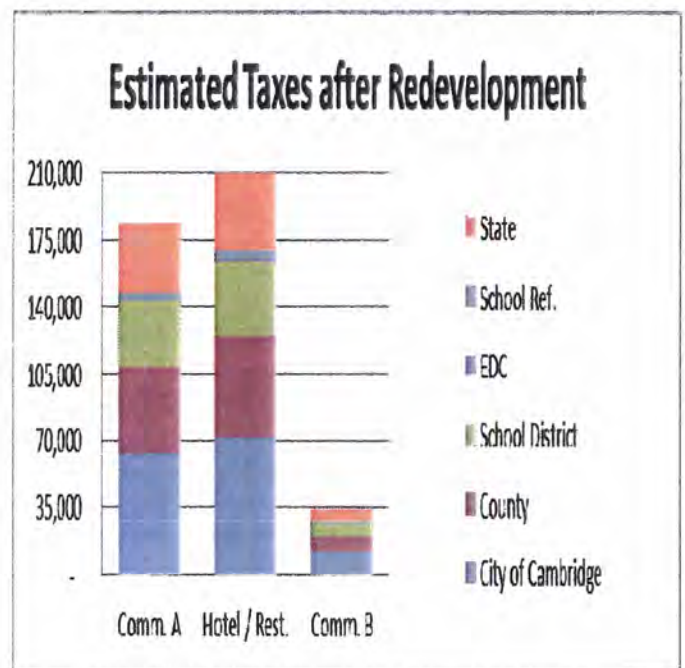
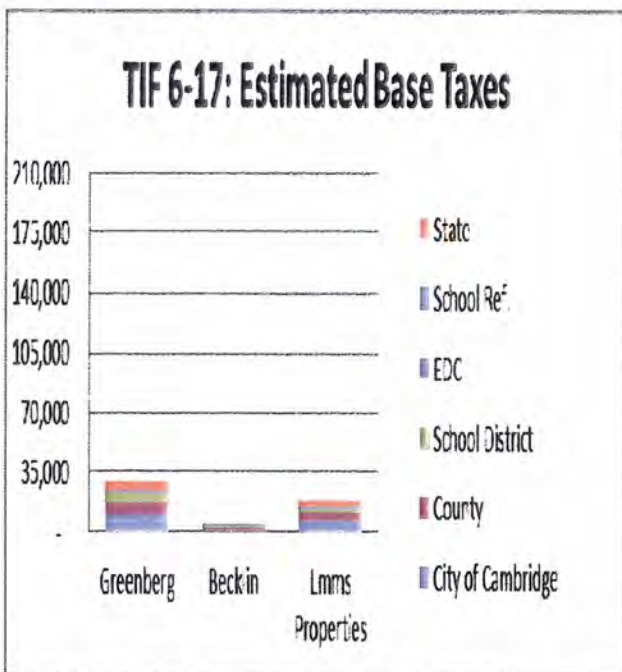
The estimated annual Tax Increment for all three sites when fully built out is approximately \$291,767. Each individual site/development would have a "But-for" analysis done to determine the need and determine qualified expenses. The following is a breakdown of each site for base tax and redevelopment purposes that are reflected in the TIF plan.

Current Base Tax

PID	Owner	Pay 2016 Assessor's	Class	Base	Total Property Taxes							Non-TIF	
		Total Market Value		Tax Capacity	Pay 2016 Estimated	Pay 2015 TC	City of Cambridge	County	School	EDC	School Ref.	State	
15.028.1101	Greenberg	597,300	C/I Pref.	11,196	29,438	8,976	10,056	7,444	5,345	26	875	5,692	
15.028.1601	Becklin	165,400	Hmstd. Res. P	1,430	3,165	1,347	1,285	951	683	3	242	-	
15.028.1400	Lmms Properties	385,100	C/I Pref.	6,952	18,300	6,626	6,244	4,622	3,319	16	564	3,534	
		1,147,800		19,578	50,903	16,949	17,585	13,017	9,346	46	1,682	9,226	

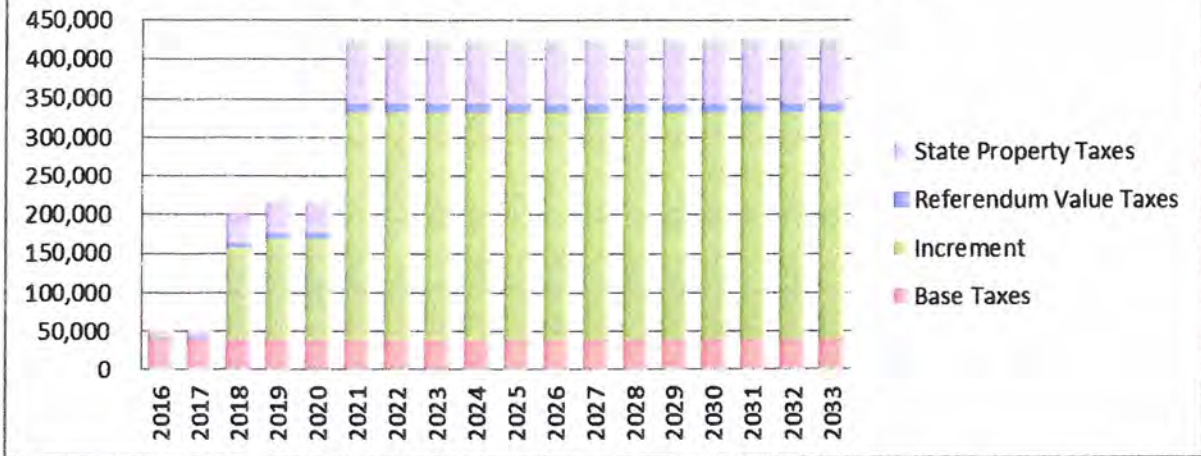
Estimated Future Taxes based on Redevelopment

PID	Owner	Estimated Redevelopment	Class	Redeveloped	Total Property Taxes							Non-TIF	
		Total Market Value		Tax Capacity	Estimated	Pay 2015 TC	City of Cambridge	County	School	EDC	School Ref.	State	
15.028.1101	Comm. A	3,520,825	C/I Pref.	69,667	182,891	8,976	62,574	46,318	33,257	164	5,160	35,418	
15.028.1601	Hotel / Rest.	4,034,000	C/I Pref.	79,930	209,827	1,347	71,792	53,142	38,156	188	5,913	40,636	
15.028.1400	Comm. B	678,050	C/I Pref.	12,811	33,677	6,626	11,507	8,517	6,116	30	994	6,513	
		8,232,875		162,408	426,394	16,949	145,873	107,977	77,529	381	12,067	82,568	



This graph shows the TIF Plan for fully built out development of all three properties and how taxes could be distributed over the life time of the district or 16 years

TIF 6-17 Property Tax Estimates



Each development site will need a TIF Analysis "But For" done to determine qualifications including a Public Hearing and a Contract for Private Development.

Oppidan Proposal - Break down

In an effort to break down the large TIF Plan into the smaller propose development from Oppidan the following is meant to help with this process. Currently we have a proposal in hand from Oppidan to redevelop the Greenberg site. This is the fifth developer that has come in with plans to attempt to redevelop this parcel.

Oppidan completed an application for Tax Increment Financing to assist with needed cost pertaining to their project. Ehlers being the City's Financial Advisor reviews all the documentation received and prepared there "But For" analysis. But For this development would not happen without the use of Tax Increment Financing.

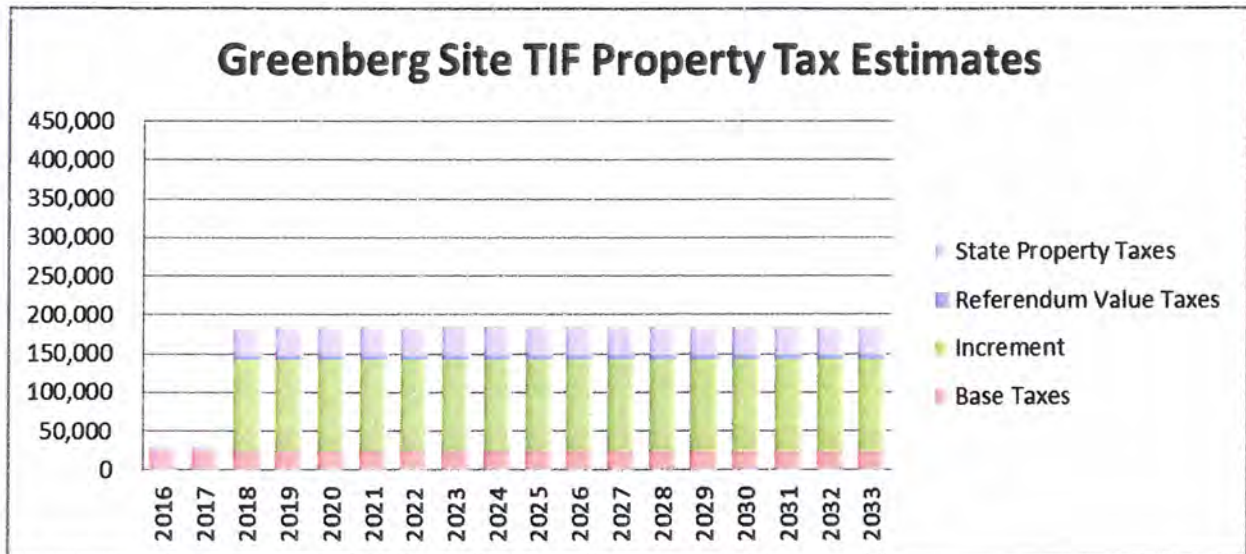
* Proposed project 32,450 of mixed retail

* Project cost \$5.5 million

Location/site	Org Market Value	Projected Market Value	Proposed development
Greenberg	597,300	3,520,825	32,450 sq. ft./\$5.5 Million

- \$690,637 in "Pay As You Go "Tax Increment Financing is proposed for eligible costs. This covers ROW acquisition, water-sewer infrastructure, demolition, asbestos remediation, parking lot removal, environmental remediation and underground storm water treatment. These are statutorily approved TIF expenses.
- The City needs to obtain right of way for future extension of 2nd Avenue SE of public water, sewer, storm and necessary street infrastructure to service lots that would be otherwise landlocked or have no option to receive city utilities.
- McKinley Street would be upgraded to City standards thereby making the Sinclair property much more attractive for redevelopment.
- Projected job creation 20 to 25 full time 40 to 55 part-time.
- Construction jobs would consist of approximately 80 different workers.

- Oppidan has also been working with the Becklins to address an easement agreement in order to share a driveway for the future when there site develops



Break down of eligible cost:

McKinley Improvements to City Standards	\$ 118,000
2nd Ave ROW dedication	\$ 114,462
95 access improvements?	\$ -
Subtotal Off-Site	\$ 232,462
Building Demolition	\$ 63,000
Asbestos Remediation	\$ 54,275
Parking lot removal	\$ 31,500
Environmental Remediation	\$ 55,400
Underground Stormwater Treatment	\$ 254,000
Subtotal On-Site	\$ 458,175
Grand Total	\$ 690,637
Cash to Cambridge	\$ 118,000
Value of land dedicated to Cambridge	\$ 114,462
Eligible On-site Pay-Go TIF costs	\$ 458,175
Total pay-go TIF note	\$ 690,637

The Developer will retain 90% of the TIF flow and the City will retain 10% for Administration cost and this is a pay as you go TIF obligation. From 90% of the projected TIF related to only the Greenberg site would pay off a \$690,637 note with 5% interest within 9 years of collection. So if first TIF is received in 2018 (based on completed project assessed by Jan 2, 2017), the note would be paid off after final collection in 2026. **The current property taxes remain and the developer will only capture the increased increment from the improvements.**

WHAT IS EXCLUDED FROM TIF ?	
Total Property Taxes	182,891
less State-wide Taxes	(35,418)
less Fiscal Disp. Adj.	0
less Market Value Taxes	(5,160)
less Base Value Taxes	(22,871)
Annual Gross TIF	119,441

Base value taxes for the Greenberg site are \$22,871 based on Pay 2015 values and tax rates. This is the portion of City, County, School District and other local jurisdiction's taxes not captured as Tax Increment. The annual gross TIF is the increase in these taxes attributable to the redevelopment, and the increased value goes to reduce future tax rates when the district is decertified.

Without the TIF District, the market value of the Greenberg property will continue to decline and less taxes will be collected. This is demonstrated on their 2015 property tax statement. Their value declined from 2014 to 2015. This is very similar to the Westrom's Corner property.

Here is why we are asking you to support the TIF District:

1. It increases retail options in Cambridge by redeveloping a marginal parcel
2. It increases the City's overall tax base and after decertification will help potentially lower the City's tax rate
3. Solves infrastructure problems for future development or redevelopment of the Sinclair and Becklin parcels without requiring the taxpayers to pay \$114,462 for right of way acquisition for the extension of 2nd Avenue NE.
4. If the TIF district is not certified, the City taxpayers will be responsible for \$128,000 of the \$160,000 cost to upgrade McKinley Street to a public street since assessments typically only pay 20% of any street improvement project cost.

Recommendation

Approve Resolution No 15-083 Adopting a Modification to the Development Program for Development District No. 6 and the Tax Increment Financing Plan for the Establishment of Tax Increment Financing District No. 6-17 as presented.

Attachments:

1. Tax Increment Financing Plan- LHB TIF Analysis
2. Tax Increment Financing District Overview
3. Resolution R15-083
4. Public Hearing Notice
5. GIS Map of area
6. Letter of support from LMMS Properties, LLC



*As of December 15, 2015
Draft for Public Hearing*

**Modification to the Development Program
for Development District No. 6**

and the

Tax Increment Financing Plan

for the establishment of

**Tax Increment Financing District No. 6-17
(a renewal and renovation district)**

within

Development District No. 6

City of Cambridge
Isanti County
State of Minnesota

Public Hearing:
Adopted:



EHLERS

Prepared by: EHLERS & ASSOCIATES, INC.
3060 Centre Pointe Drive, Roseville, Minnesota 55113-1105
651-697-8500 fax: 651-697-8555 www.ehlers-inc.com

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**Section 1 - Modification to the Development Program
for Development District No. 6**

Foreword

The following text represents a Modification to the Development Program for Development District No. 6. This modification represents a continuation of the goals and objectives set forth in the Development Program for Development District No. 6. Generally, the substantive changes include the establishment of Tax Increment Financing District No. 6-17.

For further information, a review of the Development Program for Development District No. 6 is recommended. It is available from the City Administrator at the City of Cambridge. Other relevant information is contained in the Tax Increment Financing Plans for the Tax Increment Financing Districts located within Development District No. 6.

Section 2 - Tax Increment Financing Plan for Tax Increment Financing District No. 6-17

Subsection 2-1. Foreword

The City of Cambridge (the "City"), staff and consultants have prepared the following information to expedite the establishment of Tax Increment Financing District No. 6-17 (the "District"), a renewal and renovation tax increment financing district, located in Development District No. 6.

Subsection 2-2. Statutory Authority

Within the City, there exist areas where public involvement is necessary to cause development or redevelopment to occur. To this end, the City has certain statutory powers pursuant to *Minnesota Statutes ("M.S.")*, Sections 469.124 to 469.133, inclusive, as amended, and *M.S.*, Sections 469.174 to 469.1794, inclusive, as amended (the "Tax Increment Financing Act" or "TIF Act"), to assist in financing public costs related to this project.

This section contains the Tax Increment Financing Plan (the "TIF Plan") for the District. Other relevant information is contained in the Modification to the Development Program for Development District No. 6.

Subsection 2-3. Statement of Objectives

The District currently consists of three parcels of land and adjacent and internal rights-of-way. The District is being created to facilitate the redevelopment of existing substandard and obsolete commercial sites and to assist with the City's purchase of right of way and public improvements in the City. Please see Appendix A for further District information. The City anticipates entering into an agreement with Oppidan as the developer for the first phase with clearance and construction likely to occur in 2016. A second phase is anticipated to occur in two or three years. This TIF Plan is expected to achieve many of the objectives outlined in the Development Program for Development District No. 6.

The activities contemplated in the Modification to the Development Program and the TIF Plan do not preclude the undertaking of other qualified development or redevelopment activities. These activities are anticipated to occur over the life of Development District No. 6 and the District.

Subsection 2-4. Development Program Overview

1. Property to be Acquired - Selected property located within the District may be acquired by the City and is further described in this TIF Plan.
2. Relocation - Relocation services, to the extent required by law, are available pursuant to *M.S., Chapter 117* and other relevant state and federal laws.
3. Upon approval of a developer's plan relating to the project and completion of the necessary legal requirements, the City may sell to a developer selected properties that it may acquire within the District or may lease land or facilities to a developer.
4. The City may perform or provide for some or all necessary acquisition, construction, relocation, demolition, and required utilities and public street work within the District.

Subsection 2-5. Description of Property in the District and Property To Be Acquired

The District encompasses all property and adjacent rights-of-way and abutting roadways identified by the parcels listed in Appendix C of this TIF Plan. Please also see the map in Appendix B for further information on the location of the District.

The City may acquire any parcel within the District including interior and adjacent street rights of way. Any properties identified for acquisition will be acquired by the City only in order to accomplish one or more of the following: storm sewer improvements; provide land for needed public streets, utilities and facilities; carry out land acquisition, site improvements, clearance and/or development to accomplish the uses and objectives set forth in this plan. The City may acquire property by gift, dedication, condemnation or direct purchase from willing sellers in order to achieve the objectives of this TIF Plan. Such acquisitions will be undertaken only when there is assurance of funding to finance the acquisition and related costs.

Subsection 2-6. Classification of the District

The City, in determining the need to create a tax increment financing district in accordance with *M.S., Sections 469.174 to 469.1794*, as amended, inclusive, finds that the District, to be established, is a renewal and renovation district pursuant to *M.S., Section 469.174, Subd. 10a.* as defined below:

(a) *"Renewal and renovation district" means a type of tax increment financing district consisting of a project, or portions of a project, within which the City finds by resolution that:*

(1) (i) *parcels consisting of 70 percent of the area of the district are occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures;*

(ii) *20 percent of the buildings are structurally substandard; and*

(iii) *30 percent of the other buildings require substantial renovation or clearance to remove existing conditions such as: inadequate street layout, incompatible uses or land use relationships, overcrowding of buildings on the land, excessive dwelling unit density, obsolete buildings not suitable for improvement or conversion, or other identified hazards to the health, safety, and general well-being of the community; and*

(2) *the conditions described in clause (1) are reasonably distributed throughout the geographic area of the district.*

(b) *For purposes of determining whether a building is structurally substandard, whether parcels are occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures, or whether noncontiguous areas qualify, the provisions of subdivision 10, paragraphs (b) through (f) apply.*

In meeting the statutory criteria the City relies on the following facts and findings:

- The District is a renewal and renovation district consisting of three parcels.
- An inventory shows that parcels consisting of more than 70 percent of the area in the District are occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures.
- An inspection of the buildings located within the District finds that more than 20 percent of the buildings are structurally substandard as defined in the TIF Act. (See Appendix F).
- An inspection of the buildings located within the District finds that more than 30 percent of the buildings require substantial renovation or clearance to remove existing conditions such as defined in the TIF Act.

(See Appendix F).

Pursuant to *M.S., Section 469.176, Subd. 7*, the District does not contain any parcel or part of a parcel that qualified under the provisions of *M.S., Sections 273.111, 273.112, or 273.114* or *Chapter 473H* for taxes payable in any of the five calendar years before the filing of the request for certification of the District.

Subsection 2-7. Duration and First Year of Tax Increment of the District

Pursuant to *M.S., Section 469.175, Subd. 1, and Section 469.176, Subd. 1*, the duration and first year of tax increment of the District must be indicated within the TIF Plan. Pursuant to *M.S., Section 469.176, Subd. 1b.*, the duration of the District will be 15 years after receipt of the first increment by the City (a total of 16 years of tax increment). The City elects to receive the first tax increment in 2018, which is no later than four years following the year of approval of the District. Thus, it is estimated that the District, including any modifications of the TIF Plan for subsequent phases or other changes, would terminate after 2033, or when the TIF Plan is satisfied. The City reserves the right to decertify the District prior to the legally required date.

Subsection 2-8. Original Tax Capacity, Tax Rate and Estimated Captured Net Tax Capacity Value/Increment and Notification of Prior Planned Improvements

Pursuant to *M.S., Section 469.174, Subd. 7 and M.S., Section 469.177, Subd. 1*, the Original Net Tax Capacity (ONTC) as certified for the District will be based on the market values placed on the property by the assessor in 2015 for taxes payable 2016.

Pursuant to *M.S., Section 469.177, Subds. 1 and 2*, the County Auditor shall certify in each year (beginning in the payment year 2017) the amount by which the original value has increased or decreased as a result of:

1. Change in tax exempt status of property;
2. Reduction or enlargement of the geographic boundaries of the district;
3. Change due to adjustments, negotiated or court-ordered abatements;
4. Change in the use of the property and classification;
5. Change in state law governing class rates; or
6. Change in previously issued building permits.

In any year in which the current Net Tax Capacity (NTC) value of the District declines below the ONTC, no value will be captured and no tax increment will be payable to the City.

The original local tax rate for the District will be the local tax rate for taxes payable 2016, assuming the request for certification is made before June 30, 2016. The ONTC and the Original Local Tax Rate for the District appear in the table on the following page.

Pursuant to *M.S., Section 469.174 Subd. 4 and M.S., Section 469.177, Subd. 1, 2, and 4*, the estimated Captured Net Tax Capacity (CTC) of the District, within Development District No. 6, upon completion of the projects within the District, will annually approximate tax increment revenues as shown in the table below. The City requests 100 percent of the available increase in tax capacity for repayment of its obligations and current expenditures, beginning in the tax year payable 2018. The Project Tax Capacity (PTC) listed is an estimate of values when the projects within the District are completed.

Project Estimated Tax Capacity upon Completion (PTC)	\$162,408	
Original Estimated Net Tax Capacity (ONTC)	\$19,578	
Estimated Captured Tax Capacity (CTC)	\$142,830	
Original Local Tax Rate	2.04275873	Pay 2015
Estimated Annual Tax Increment (CTC x Local Tax Rate)	\$291,767	
Percent Retained by the City	100%	

Pursuant to *M.S., Section 469.177, Subd. 4*, the City shall, after a due and diligent search, accompany its request for certification to the County Auditor or its notice of the District enlargement pursuant to *M.S., Section 469.175, Subd. 4*, with a listing of all properties within the District or area of enlargement for which building permits have been issued during the eighteen (18) months immediately preceding approval of the TIF Plan by the municipality pursuant to *M.S., Section 469.175, Subd. 3*. The County Auditor shall increase the original net tax capacity of the District by the net tax capacity of improvements for which a building permit was issued.

The City has reviewed the area to be included in the District and found no parcels for which building permits have been issued during the 18 months immediately preceding approval of the TIF Plan by the City.

Subsection 2-9. Sources of Revenue/Bonds to be Issued

The costs outlined in the Uses of Funds will be financed primarily through the annual collection of tax increments. The City reserves the right to incur bonds or other indebtedness as a result of the TIF Plan. As presently proposed, the projects within the District will be financed by a pay-as-you-go note for developer costs and an interfund loan for any City costs. Any refunding amounts will be deemed a budgeted cost without a formal TIF Plan Modification. This provision does not obligate the City to incur debt. The City will issue bonds or incur other debt only upon the determination that such action is in the best interest of the City.

The total estimated tax increment revenues for the District are shown in the table below:

<u>SOURCES OF FUNDS</u>	<u>TOTAL</u>
Tax Increment	\$4,151,443
<u>Interest</u>	<u>\$415,144</u>
TOTAL	\$4,566,587

The City may issue bonds (as defined in the TIF Act) secured in whole or in part with tax increments from the District in a maximum principal amount of \$3,045,112. Such bonds may be in the form of pay-as-you-go notes, revenue bonds or notes, general obligation bonds, or interfund loans. This estimate of total bonded indebtedness is a cumulative statement of authority under this TIF Plan as of the date of approval.

Subsection 2-10. Uses of Funds

Currently under consideration for the District is a proposal to facilitate the redevelopment of existing substandard commercial sites and to assist with the City's purchase of right of way and public improvements in the City. The City has determined that it will be necessary to provide assistance to the project(s) for certain District costs, as described. The City has studied the feasibility of the development or redevelopment of property in and around the District. To facilitate the establishment and development or redevelopment of the District, this TIF Plan authorizes the use of tax increment financing to pay for the cost of certain eligible expenses. The estimate of public costs and uses of funds associated with the District is outlined in the following table.

<u>USES OF TAX INCREMENT FUNDS</u>	<u>TOTAL</u>
Land/Building Acquisition	\$400,000
Site Improvements/Preparation	\$800,000
Utilities	\$750,000
Other Qualifying Improvements	\$679,968
<u>Administrative Costs (up to 10%)</u>	<u>\$415,144</u>
PROJECT COST TOTAL	\$3,045,112
<u>Interest</u>	<u>\$1,521,475</u>
PROJECT AND INTEREST COSTS TOTAL	\$4,566,587

The total project cost, including financing costs (interest) listed in the table above does not exceed the total projected tax increments for the District as shown in Subsection 2-9.

Estimated costs associated with the District are subject to change among categories without a modification to this TIF Plan. The cost of all activities to be considered for tax increment financing will not exceed, without formal modification, the budget above pursuant to the applicable statutory requirements. Pursuant to *M.S., Section 469.1763, Subd. 2*, no more than 25 percent of the tax increment paid by property within the District will be spent on activities related to development or redevelopment outside of the District but within the boundaries of Development District No. 6, (including administrative costs, which are considered to be spent outside of the District) subject to the limitations as described in this TIF Plan.

Subsection 2-11. Business Subsidies

Pursuant to *M.S., Section 116J.993, Subd. 3*, the following forms of financial assistance are not considered a business subsidy:

- (1) A business subsidy of less than \$150,000;
- (2) Assistance that is generally available to all businesses or to a general class of similar businesses, such as a line of business, size, location, or similar general criteria;
- (3) Public improvements to buildings or lands owned by the state or local government that serve a public purpose and do not principally benefit a single business or defined group of businesses at the time the improvements are made;
- (4) Redevelopment property polluted by contaminants as defined in *M.S., Section 116J.552, Subd. 3*;
- (5) Assistance provided for the sole purpose of renovating old or decaying building stock or bringing

- it up to code and assistance provided for designated historic preservation districts, provided that the assistance is equal to or less than 50% of the total cost;
- (6) Assistance to provide job readiness and training services if the sole purpose of the assistance is to provide those services;
 - (7) Assistance for housing;
 - (8) Assistance for pollution control or abatement, including assistance for a tax increment financing hazardous substance subdistrict as defined under *M.S., Section 469.174, Subd. 23*;
 - (9) Assistance for energy conservation;
 - (10) Tax reductions resulting from conformity with federal tax law;
 - (11) Workers' compensation and unemployment compensation;
 - (12) Benefits derived from regulation;
 - (13) Indirect benefits derived from assistance to educational institutions;
 - (14) Funds from bonds allocated under chapter 474A, bonds issued to refund outstanding bonds, and bonds issued for the benefit of an organization described in section 501 (c) (3) of the Internal Revenue Code of 1986, as amended through December 31, 1999;
 - (15) Assistance for a collaboration between a Minnesota higher education institution and a business;
 - (16) Assistance for a tax increment financing soils condition district as defined under *M.S., Section 469.174, Subd. 19*;
 - (17) Redevelopment when the recipient's investment in the purchase of the site and in site preparation is 70 percent or more of the assessor's current year's estimated market value;
 - (18) General changes in tax increment financing law and other general tax law changes of a principally technical nature;
 - (19) Federal assistance until the assistance has been repaid to, and reinvested by, the state or local government agency;
 - (20) Funds from dock and wharf bonds issued by a seaway port authority;
 - (21) Business loans and loan guarantees of \$150,000 or less;
 - (22) Federal loan funds provided through the United States Department of Commerce, Economic Development Administration; and
 - (23) Property tax abatements granted under *M.S., Section 469.1813* to property that is subject to valuation under Minnesota Rules, chapter 8100.

The City will comply with *M.S., Sections 116J.993 to 116J.995* to the extent the tax increment assistance under this TIF Plan does not fall under any of the above exemptions.

Subsection 2-12. County Road Costs

Pursuant to *M.S., Section 469.175, Subd. 1a*, the county board may require the City to pay for all or part of the cost of county road improvements if the proposed development to be assisted by tax increment will, in the judgment of the county, substantially increase the use of county roads requiring construction of road improvements or other road costs and if the road improvements are not scheduled within the next five years under a capital improvement plan or within five years under another county plan.

If the county elects to use increments to improve county roads, it must notify the City within forty-five days of receipt of this TIF Plan. In the opinion of the City and consultants, the proposed development outlined in this TIF Plan will have little or no impact upon county roads, therefore the TIF Plan was not forwarded to the county 45 days prior to the public hearing. The City is aware that the county could claim that tax increment should be used for county roads, even after the public hearing.

Subsection 2-13. Estimated Impact on Other Taxing Jurisdictions

The estimated impact on other taxing jurisdictions assumes that the redevelopment contemplated by the TIF

Plan would occur without the creation of the District. However, the City has determined that such development or redevelopment would not occur "but for" tax increment financing and that, therefore, the fiscal impact on other taxing jurisdictions is \$0. The estimated fiscal impact of the District would be as follows if the "but for" test was not met:

IMPACT ON TAX BASE

	<u>2014/Pay 2015 Total Net Tax Capacity</u>	<u>Estimated Captured Tax Capacity (CTC) Upon Completion</u>	<u>Percent of CTC to Entity Total</u>
Isanti County	26,249,919	142,830	0.5441%
City of Cambridge	5,651,666	142,830	2.5272%
Cambridge Isanti ISD No. 911	18,647,652	142,830	0.7659%

IMPACT ON TAX RATES

	<u>Pay 2015 Extension Rates</u>	<u>Percent of Total</u>	<u>CTC</u>	<u>Potential Taxes</u>
Isanti County	0.664851	32.55%	142,830	94,961
City of Cambridge	0.898190	43.97%	142,830	128,288
Cambridge Isanti ISD No. 911	0.477371	23.37%	142,830	68,183
Other	<u>0.002348</u>	<u>0.11%</u>	<u>142,830</u>	<u>335</u>
Total	2.042760	100.00%		291,767

The estimates listed above display the captured tax capacity when all construction is completed. The tax rate used for calculations is the actual Pay 2015 rate. The total net capacity for the entities listed above are based on actual Pay 2015 figures. The District will be certified under the actual Pay 2016 rates and figures, which were unavailable at the time this TIF Plan was prepared.

Pursuant to *M.S. Section 469.175 Subd. 2(b)*:

- (1) Estimate of total tax increment. It is estimated that the total amount of tax increment that will be generated over the life of the District is \$4,151,443;
- (2) Probable impact of the District on city provided services and ability to issue debt. An impact of the District on police protection is not expected. The City does track all calls for service including property-type calls and crimes. With any addition of new residents or businesses, police calls for service will be increased. New developments add an increase in traffic, and additional overall demands to the call load. The City does not expect that the proposed development, in and of itself, will necessitate new capital investment in vehicles or facilities.

The probable impact of the District on fire protection is not expected to be significant. Typically new buildings generate few calls, if any, and are of superior construction. The existing buildings, which will be eliminated by the new development, have public safety concerns that include several unprotected old buildings with issues such as lack of sprinkler systems.

The impact of the District on public infrastructure is expected to be minimal. The development is

not expected to significantly impact any traffic movements in the area. The current infrastructure for sanitary sewer, storm sewer and water will be able to handle the additional volume generated from the proposed development. Based on the development plans, there is a short term additional cost of \$500 annually associated with street maintenance, sweeping, plowing, lighting and sidewalks. The development in the District is expected to contribute an estimated \$37,125 in sanitary sewer (SAC) and water (WAC) connection fees. A portion of the infrastructure costs not paid through tax increment will be assessed to an adjacent property owner.

It is not anticipated that there will be any general obligation debt issued in relation to this project, therefore there will be no impact on the City's ability to issue future debt or on the City's debt limit.

- (3) Estimated amount of tax increment attributable to school district levies. It is estimated that 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 \$970,192;
- (4) Estimated amount of tax increment attributable to county levies. It is estimated that 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 \$1,351,295;
- (5) Additional information requested by the county or school district. The City is not aware of any standard questions in a county or school district written policy regarding tax increment districts and impact on county or school district services. The county or school district must request additional information pursuant to *M.S. Section 469.175 Subd. 2(b)* within 15 days after receipt of the tax increment financing plan.

No requests for additional information from the county or school district regarding the proposed development for the District have been received.

Subsection 2-14. Supporting Documentation

Pursuant to *M.S. Section 469.175, Subd. 1 (a), clause 7* the TIF Plan must contain identification and description of studies and analyses used to make the determination set forth in *M.S. Section 469.175, Subd. 3, clause (b)(2)* and the findings are required in the resolution approving the District. Following is a list of reports and studies on file at the City that support the City's findings:

- TIF District Renewal and Renovation Qualifications Report
- Ehlers' Oppidan Development But For Analysis

Subsection 2-15. Definition of Tax Increment Revenues

Pursuant to *M.S., Section 469.174, Subd. 25*, tax increment revenues derived from a tax increment financing district include all of the following potential revenue sources:

1. Taxes paid by the captured net tax capacity, but excluding any excess taxes, as computed under *M.S., Section 469.177*;
2. The proceeds from the sale or lease of property, tangible or intangible, to the extent the property was purchased by the authority with tax increments;
3. Principal and interest received on loans or other advances made by the authority with tax increments;
4. Interest or other investment earnings on or from tax increments;
5. Repayments or return of tax increments made to the Authority under agreements for districts for

- which the request for certification was made after August 1, 1993; and
6. The market value homestead credit paid to the Authority under *M.S., Section 273.1384*.

Subsection 2-16. Modifications to the District

In accordance with *M.S., Section 469.175, Subd. 4*, any:

1. Reduction or enlargement of the geographic area of the District, if the reduction does not meet the requirements of *M.S., Section 469.175, Subd. 4(e)*;
2. Increase in amount of bonded indebtedness to be incurred;
3. A determination to capitalize interest on debt if that determination was not a part of the original TIF Plan;
4. Increase in the portion of the captured net tax capacity to be retained by the City;
5. Increase in the estimate of the cost of the District, including administrative expenses, that will be paid or financed with tax increment from the District; or
6. Designation of additional property to be acquired by the City,

shall be approved upon the notice and after the discussion, public hearing and findings required for approval of the original TIF Plan.

Pursuant to *M.S. Section 469.175 Subd. 4(f)*, the geographic area of the District may be reduced, but shall not be enlarged after five years following the date of certification of the original net tax capacity by the county auditor. If a renewal and renovation district is enlarged, the reasons and supporting facts for the determination that the addition to the district meets the criteria of *M.S., Section 469.174, Subd. 10(a)*, must be documented in writing and retained. The requirements of this paragraph do not apply if (1) the only modification is elimination of parcel(s) from the District and (2)(A) the current net tax capacity of the parcel(s) eliminated from the District equals or exceeds the net tax capacity of those parcel(s) in the District's original net tax capacity or (B) the City agrees that, notwithstanding *M.S., Section 469.177, Subd. 1*, the original net tax capacity will be reduced by no more than the current net tax capacity of the parcel(s) eliminated from the District.

The City must notify the County Auditor of any modification to the District. Modifications to the District in the form of a budget modification or an expansion of the boundaries will be recorded in the TIF Plan.

Subsection 2-17. Administrative Expenses

In accordance with *M.S., Section 469.174, Subd. 14*, administrative expenses means all expenditures of the City, *other than*:

1. Amounts paid for the purchase of land;
2. Amounts paid to contractors or others providing materials and services, including architectural and engineering services, directly connected with the physical development of the real property in the District;
3. Relocation benefits paid to or services provided for persons residing or businesses located in the District;
4. Amounts used to pay principal or interest on, fund a reserve for, or sell at a discount bonds issued pursuant to *M.S., Section 469.178*; or
5. Amounts used to pay other financial obligations to the extent those obligations were used to finance costs described in clauses (1) to (3).

For districts for which the request for certification were made before August 1, 1979, or after June 30, 1982,

and before August 1, 2001, administrative expenses also include amounts paid for services provided by bond counsel, fiscal consultants, and planning or economic development consultants. Pursuant to *M.S., Section 469.176, Subd. 3*, tax increment may be used to pay any **authorized and documented** administrative expenses for the District up to but not to exceed 10 percent of the total estimated tax increment expenditures authorized by the TIF Plan or the total tax increments expenditures, as defined by *M.S., Section 469.174, Subd. 25, clause (1)*, from the District, whichever is less.

For districts for which certification was requested after July 31, 2001, no tax increment may be used to pay any administrative expenses for District costs which exceed ten percent of total estimated tax increment expenditures authorized by the TIF Plan or the total tax increments, as defined in *M.S., Section 469.174, Subd. 25, clause (1)*, from the District, whichever is less.

Pursuant to *M.S., Section 469.176, Subd. 4h*, tax increments may be used to pay for the County's actual administrative expenses incurred in connection with the District and are not subject to the percentage limits of *M.S., Section 469.176, Subd. 3*. The county may require payment of those expenses by February 15 of the year following the year the expenses were incurred.

Pursuant to *M.S., Section 469.177, Subd. 11*, the County Treasurer shall deduct an amount (currently .36 percent) of any increment distributed to the City and the County Treasurer shall pay the amount deducted to the State Commissioner of Management and Budget for deposit in the state general fund to be appropriated to the State Auditor for the cost of financial reporting of tax increment financing information and the cost of examining and auditing authorities' use of tax increment financing. This amount may be adjusted annually by the Commissioner of Revenue.

Subsection 2-18. Limitation of Increment

The tax increment pledged to the payment of bonds and interest thereon may be discharged and the District may be terminated if sufficient funds have been irrevocably deposited in the debt service fund or other escrow account held in trust for all outstanding bonds to provide for the payment of the bonds at maturity or redemption date.

Pursuant to *M.S., Section 469.176, Subd. 6*:

if, after four years from the date of certification of the original net tax capacity of the tax increment financing district pursuant to M.S., Section 469.177, no demolition, rehabilitation or renovation of property or other site preparation, including qualified improvement of a street adjacent to a parcel but not installation of utility service including sewer or water systems, has been commenced on a parcel located within a tax increment financing district by the authority or by the owner of the parcel in accordance with the tax increment financing plan, no additional tax increment may be taken from that parcel, and the original net tax capacity of that parcel shall be excluded from the original net tax capacity of the tax increment financing district. If the authority or the owner of the parcel subsequently commences demolition, rehabilitation or renovation or other site preparation on that parcel including qualified improvement of a street adjacent to that parcel, in accordance with the tax increment financing plan, the authority shall certify to the county auditor that the activity has commenced and the county auditor shall certify the net tax capacity thereof as most recently certified by the commissioner of revenue and add it to the original net tax capacity of the tax increment financing district. The county auditor must enforce the provisions of this subdivision. The authority must submit to the county auditor evidence that the required activity has taken place for each parcel in the district. The evidence for a parcel must be submitted by February 1 of the fifth year following the year in which the parcel was certified

as included in the district. For purposes of this subdivision, qualified improvements of a street are limited to (1) construction or opening of a new street, (2) relocation of a street, and (3) substantial reconstruction or rebuilding of an existing street.

The City or a property owner must improve parcels within the District by approximately 2019 and report such actions to the County Auditor.

Subsection 2-19. Use of Tax Increment

The City hereby determines that it will use 100 percent of the captured net tax capacity of taxable property located in the District for the following purposes:

1. To pay the principal of and interest on bonds issued to finance a project;
2. to finance, or otherwise pay the capital and administration costs of Development District No. 6 pursuant to *M.S., Sections 469.124 to 469.133*;
3. To pay for project costs as identified in the budget set forth in the TIF Plan;
4. To finance, or otherwise pay for other purposes as provided in *M.S., Section 469.176, Subd. 4*;
5. To pay principal and interest on any loans, advances or other payments made to or on behalf of the City or for the benefit of Development District No. 6 by a developer;
6. To finance or otherwise pay premiums and other costs for insurance or other security guaranteeing the payment when due of principal of and interest on bonds pursuant to the TIF Plan or pursuant to *M.S., Chapter 462C, M.S., Sections 469.152 through 469.165*, and/or *M.S., Sections 469.178*; and
7. To accumulate or maintain a reserve securing the payment when due of the principal and interest on the tax increment bonds or bonds issued pursuant to *M.S., Chapter 462C, M.S., Sections 469.152 through 469.165*, and/or *M.S., Sections 469.178*.

These revenues shall not be used to circumvent any levy limitations applicable to the City nor for other purposes prohibited by *M.S., Section 469.176, Subd. 4*.

Tax increments generated in the District will be paid by Isanti County to the City for the Tax Increment Fund of said District. The City will pay to the developer(s) annually an amount not to exceed an amount as specified in a developer's agreement to reimburse the costs of land acquisition, public improvements, demolition and relocation, site preparation, and administration. Remaining increment funds will be used for City administration (up to 10 percent) and for the costs of public improvement activities outside the District.

Subsection 2-20. Excess Increments

Excess increments, as defined in *M.S., Section 469.176, Subd. 2*, shall be used only to do one or more of the following:

1. Prepay any outstanding bonds;
2. Discharge the pledge of tax increment for any outstanding bonds;
3. Pay into an escrow account dedicated to the payment of any outstanding bonds; or
4. Return the excess to the County Auditor for redistribution to the respective taxing jurisdictions in proportion to their local tax rates.

The City must spend or return the excess increments under paragraph (c) within nine months after the end of the year. In addition, the City may, subject to the limitations set forth herein, choose to modify the TIF Plan in order to finance additional public costs in Development District No. 6 or the District.

Subsection 2-21. Requirements for Agreements with the Developer

The City will review any proposal for private development to determine its conformance with the Development Program and with applicable municipal ordinances and codes. To facilitate this effort, the following documents may be requested for review and approval: site plan, construction, mechanical, and electrical system drawings, landscaping plan, grading and storm drainage plan, signage system plan, and any other drawings or narrative deemed necessary by the City to demonstrate the conformance of the development with City plans and ordinances. The City may also use the Agreements to address other issues related to the development.

Pursuant to *M.S., Section 469.176, Subd. 5*, no more than 25 percent, by acreage, of the property to be acquired in the District as set forth in the TIF Plan shall at any time be owned by the City as a result of acquisition with the proceeds of bonds issued pursuant to *M.S., Section 469.178* to which tax increments from property acquired is pledged, unless prior to acquisition in excess of 25 percent of the acreage, the City concluded an agreement for the development or redevelopment of the property acquired and which provides recourse for the City should the development or redevelopment not be completed.

Subsection 2-22. Assessment Agreements

Pursuant to *M.S., Section 469.177, Subd. 8*, the City may enter into a written assessment agreement in recordable form with the developer of property within the District which establishes a minimum market value of the land and completed improvements for the duration of the 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 upon which the improvements are to be constructed and, so long as the minimum market value contained in the assessment agreement appears, in the judgment of the assessor, to be a reasonable estimate, the County Assessor shall also certify the minimum market value agreement.

Subsection 2-23. Administration of the District

Administration of the District will be handled by the Finance Director.

Subsection 2-24. Annual Disclosure Requirements

Pursuant to *M.S., Section 469.175, Subds. 5, 6, and 6b* the City must undertake financial reporting for all tax increment financing districts to the Office of the State Auditor, County Board and County Auditor on or before August 1 of each year. *M.S., Section 469.175, Subd. 5* also provides that an annual statement shall be published in a newspaper of general circulation in the City on or before August 15.

If the City fails to make a disclosure or submit a report containing the information required by *M.S., Section 469.175 Subd. 5 and Subd. 6*, the Office of the State Auditor will direct the County Auditor to withhold the distribution of tax increment from the District.

Subsection 2-25. Reasonable Expectations

As required by the TIF Act, in establishing the District, the determination has been made that the anticipated development would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future and that the increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the District permitted by the TIF Plan. In making said determination,

reliance has been placed upon written representation made by the developer to such effects and upon City staff awareness of the feasibility of developing the project site(s) within the District. A comparative analysis of estimated market values both with and without establishment of the District and the use of tax increments has been performed as described above. Such analysis is included with the cashflow in Appendix D, and indicates that 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 District and the use of tax increments.

Subsection 2-26. Other Limitations on the Use of Tax Increment

1. General Limitations. All revenue derived from tax increment shall be used in accordance with the TIF Plan. The revenues shall be used to finance, or otherwise pay the capital and administration costs of Development District No. 6 pursuant to the *M.S., Sections 469.124 to 469.133*. Tax increments may not be used to circumvent existing levy limit law. No tax increment may be used for 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. This provision does not prohibit the use of revenues derived from tax increments for the construction or renovation of a parking structure.
2. Pooling Limitations. At least 80 percent of tax increments from the District must be expended on activities in the District or to pay bonds, to the extent that the proceeds of the bonds were used to finance activities within said district or to pay, or secure payment of, debt service on credit enhanced bonds. Not more than 20 percent of said tax increments may be expended, through a development fund or otherwise, on activities outside of the District except to pay, or secure payment of, debt service on credit enhanced bonds. For purposes of applying this restriction, all administrative expenses must be treated as if they were solely for activities outside of the District.
3. Five Year Limitation on Commitment of Tax Increments. Tax increments derived from the District shall be deemed to have satisfied the 80 percent test set forth in paragraph (2) above only if the five year rule set forth in *M.S., Section 469.1763, Subd. 3*, has been satisfied; and beginning with the sixth year following certification of the District, 80 percent of said tax increments that remain after expenditures permitted under said five year rule must be used only to pay previously committed expenditures or credit enhanced bonds as more fully set forth in *M.S., Section 469.1763, Subd. 5*.
4. Renewal and Renovation District. At least 90 percent of the revenues derived from tax increment from a renewal and renovation district must be used to finance the cost of correcting conditions that allow designation of renewal and renovation districts under *M.S., Section 469.176 Subd. 4j*. These costs include, but are not limited to, acquiring properties containing structurally substandard buildings or improvements or hazardous substances, pollution, or contaminants, acquiring adjacent parcels necessary to provide a site of sufficient size to permit development, demolition and rehabilitation of structures, clearing of the land, the removal of hazardous substances or remediation necessary for development of the land, and installation of utilities, roads, sidewalks, and parking facilities for the site. The allocated administrative expenses of the City, including the cost of preparation of the development action response plan, may be included in the qualifying costs.

Subsection 2-27. Summary

The City of Cambridge is establishing the District to preserve and enhance the tax base, redevelop substandard areas, and provide employment opportunities in the City. The TIF Plan for the District was prepared by Ehlers & Associates, Inc., 3060 Centre Pointe Drive, Roseville, Minnesota 55113, telephone (651) 697-8500.

Appendix A

Project Description

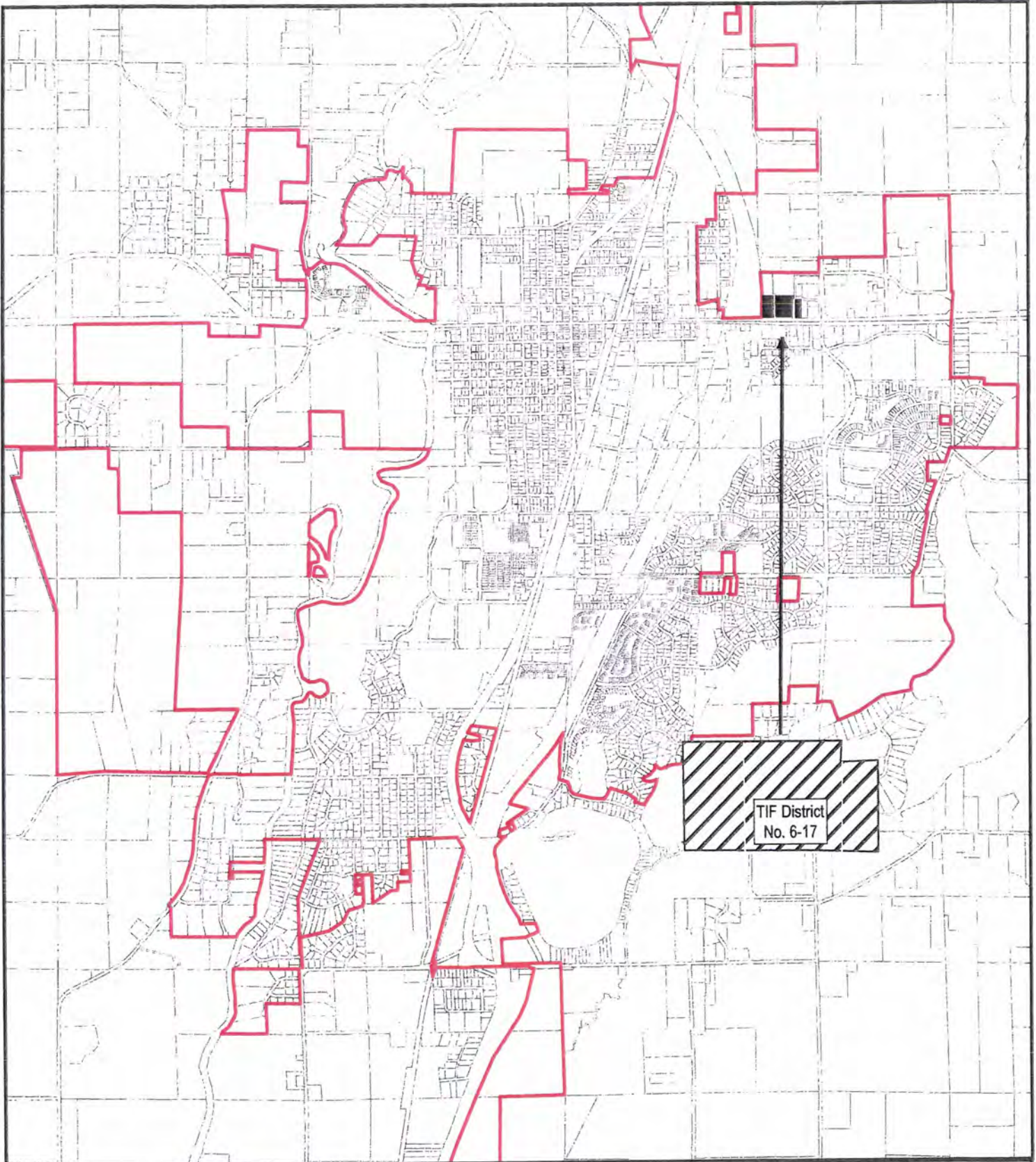
The District currently consists of three parcels of land and adjacent and internal rights-of-way. The District is being created to facilitate the redevelopment of existing substandard and obsolete commercial sites and to assist with the City's purchase of right of way and public improvements in the City.

The redevelopment is expected to occur in phases. The City anticipates entering into an agreement with Oppidan as the developer for the first phase with clearance of a substandard auto showroom and office commercial space. Site improvements and construction of approximately 32,450 square feet of new commercial space is likely to occur in 2016. In addition, the redevelopment will facilitate public street and utility improvements and the City will acquire right of way for future street and utility improvements.

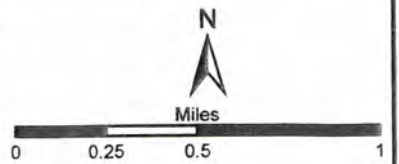
Future phases are anticipated to occur in three or four years consisting in the redevelopment of 4,900 square foot now vacant convenience store into an additional 2,700 square feet of new commercial space and another site into a new multi-use commercial development currently expected to be a hotel.

Appendix B

Map of Development District No. 6 and the District



Tax Increment Financing District No. 6-17
Development District No. 6
City of Cambridge
Isanti County, Minnesota



The boundaries of Development District No. 6 are being expanded to include any property previously annexed into the City.
 The boundaries of Development District No. 6 shall be coterminous with the corporate boundaries of the City of Cambridge.

This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources and is to be used for reference purposes only. The City of Cambridge does not warrant that the GIS data used to prepare this map are error free, and The City of Cambridge 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. The user of this map acknowledges that the City of Cambridge shall not be liable for any damages which arise out of the user's access or use of data provided.

Appendix C

Description of Property to be Included in the District

The District encompasses all property and adjacent rights-of-way and abutting roadways identified by the parcels listed below.

<u>Parcel Numbers</u>	<u>Address</u>	<u>Owner</u>
15.028.1101	1400 1 st Ave E	L. Greenberg
15.028.1601	1314 1 st Ave E	D. Becklin
15.028.1400	125 McKinley St. N	Lmms Properties, LLC

Appendix D

Estimated Cash Flow for the District



TIF 6-17 Renewal and Renovation District - No Inflation

City of Cambridge, MN

32,450 sq. ft. Commercial Redevelopment, 60-key Hotel and 6,700 sq. ft. new retail

ASSUMPTIONS AND RATES

District Type:	Renewal and Renovation	
District Name/Number:		
County District #:		
First Year Construction or Inflation on Value	2016	
Existing District - Specify No. Years Remaining		
Inflation Rate - Every Year:	0.00%	
Interest Rate:	5.00%	
Present Value Date:	1-Feb-16	
First Period Ending	1-Aug-16	
Tax Year District was Certified:	Pay 2016	
Cashflow Assumes First Tax Increment For Development:	2018	
Years of Tax Increment	16	
Assumes Last Year of Tax Increment	2033	
Fiscal Disparities Election [Outside (A), Inside (B), or NA]	NA	
Incremental or Total Fiscal Disparities		
Fiscal Disparities Contribution Ratio		
Fiscal Disparities Metro-Wide Tax Rate		
Maximum/Frozen Local Tax Rate:	204.27587%	Pay 2015
Current Local Tax Rate: (Use lesser of Current or Max.)	204.27587%	Pay 2015
State-wide Tax Rate (Comm./Ind. only used for total taxes)	50.84000%	Pay 2015
Market Value Tax Rate (Used for total taxes)	0.146570%	Pay 2015

Tax Rates		
Exempt Class Rate (Exempt)		0.00%
Commercial Industrial Preferred Class Rate (C/I Pref.)		
First \$150,000		1.50%
Over \$150,000		2.00%
Commercial Industrial Class Rate (C/I)		2.00%
Rental Housing Class Rate (Rental)		1.25%
Affordable Rental Housing Class Rate (Aff. Rental)		
First \$106,000		0.75%
Over \$106,000		0.25%
Non-Homestead Residential (Non-H Res. 1 Unit)		
First \$500,000		1.00%
Over \$500,000		1.25%
Homestead Residential Class Rate (Hmstd. Res.)		
First \$500,000		1.00%
Over \$500,000		1.25%
Agricultural Non-Homestead		1.00%

BASE VALUE INFORMATION (Original Tax Capacity)

Map #	PID	Owner	Address	Land Market Value	Building Market Value	Total Market Value	Percentage Of Value Used for District	Original Market Value	Tax Year Original Market Value	Property Tax Class	Current Original Tax Capacity	Class After Conversion	After Conversion Orig. Tax Cap.	Area/Phase
	15.028.1101		1400 1st Ave E	555,000	42,300	597,300	100%	597,300	Pay 2016	C/I Pref.	11,196	C/I Pref.	11,196	
	15.028.1601		1314 1st Ave E	53,100	112,300	165,400	100%	165,400	Pay 2016	Hmstd. Res.	1,430	Hmstd. Res.	1,430	
	15.028.1400		125 McKinley St N	261,400	123,700	385,100	100%	385,100	Pay 2016	C/I Pref.	6,952	C/I Pref.	6,952	
						1,147,800					19,578		19,578	

Note:

1. Base values are based upon review of the County website in October 2015.

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TIF 6-17 Renewal and Renovation District - No Inflation

City of Cambridge, MN

32,450 sq. ft. Commercial Redevelopment, 60-key Hotel and 6,700 sq. ft. new retail

PROJECT INFORMATION (Project Tax Capacity)														
Area/Phase	New Use	Estimated Market Value Per Sq. Ft./Unit	Taxable Market Value Per Sq. Ft./Unit	Total Sq. Ft./Units	Total Taxable Market Value	Property Tax Class	Project Tax Capacity	Project Tax Capacity/Unit	Percentage Completed 2016	Percentage Completed 2017	Percentage Completed 2018	Percentage Completed 2019	First Year Full Taxes Payable	
Greenberg	Retail A	108.50	108.50	17,500	1,898,750	C/I Pref.	37,225	2.13	100%	100%	100%	100%	2018	
Greenberg	Retail B	108.50	108.50	9,350	1,014,475	C/I	20,290	2.17	100%	100%	100%	100%	2018	
Greenberg	Retail C	108.50	108.50	5,600	607,600	C/I	12,152	2.17	100%	100%	100%	100%	2018	
Sinclair	Existing Comm	79	79	4,900	385,100	C/I Pref.	6,952	1.42	100%	100%	100%	100%	2018	
Sinclair	New Comm	108.50	109	2,700	292,950	C/I	5,859	2.17	0%	100%	100%	100%	2019	
Becklin	Hotel	60,000	60,000	60	3,600,000	C/I Pref.	71,250	1,188	0%	0%	0%	100%	2021	
Becklin	Restaurant	108.50	108.50	4,000	434,000	C/I	8,680	2.17	0%	0%	0%	100%	2021	
TOTAL					8,232,875		162,408							

Note:

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

TAX CALCULATIONS									
New Use	Total Tax Capacity	Fiscal Disparities Tax Capacity	Local Tax Capacity	Local Property Taxes	Fiscal Disparities Taxes	State-wide Property Taxes	Market Value Taxes	Total Taxes	Taxes Per Sq. Ft./Unit
Retail A	37,225	0	37,225	76,042	0	18,925	2,783	97,760	5.59
Retail B	20,290	0	20,290	41,447	0	10,315	1,487	53,249	5.70
Retail C	12,152	0	12,152	24,824	0	6,178	891	31,892	5.70
Existing Comm	6,952	0	6,952	14,201	0	3,534	564	18,300	3.73
New Comm	5,859	0	5,859	11,969	0	2,979	429	15,377	5.70
Hotel	71,250	0	71,250	145,547	0	36,224	5,277	187,047	3,117.44
Restaurant	8,680	0	8,680	17,731	0	4,413	636	22,780	5.70
TOTAL	162,408	0	162,408	331,759	0	82,568	12,067	426,394	

Note:

1. Taxes and tax increment will vary significantly from year to year depending upon values, rates, state law, fiscal disparities and other factors which cannot be predicted.

WHAT IS EXCLUDED FROM TIF?	
Total Property Taxes	426,394
less State-wide Taxes	(82,568)
less Fiscal Disp. Adj.	0
less Market Value Taxes	(12,067)
less Base Value Taxes	(39,994)
Annual Gross TIF	291,765



**TIF 6-17 Renewal and Renovation District - No Inflation
City of Cambridge, MN**

32,450 sq. ft. Commercial Redevelopment, 60-key Hotel and 6,700 sq. ft. new retail

TAX INCREMENT CASH FLOW

% of OTC	Project Tax Capacity	Original Tax Capacity	Fiscal Disparities Incremental	Captured Tax Capacity	Local Tax Rate	Annual Gross Tax Increment	Semi-Annual Gross Tax Increment	State Auditor 0.36%	Admin. at 10%	Semi-Annual Net Tax Increment	Semi-Annual Present Value	PERIOD ENDING Yrs.	Tax Year	Payment Date	
														08/01/16	
														02/01/17	
														08/01/17	
														02/01/18	
100%	76,619	(19,578)	-	57,040	204.276%	116,519	58,260	(210)	(5,805)	52,245	46,177	0.5	2018	08/01/18	
							58,260	(210)	(5,805)	52,245	91,227	1	2018	02/01/19	
100%	82,478	(19,578)	-	62,899	204.276%	128,488	64,244	(231)	(6,401)	57,611	139,694	1.5	2019	08/01/19	
							64,244	(231)	(6,401)	57,611	186,978	2	2019	02/01/20	
100%	82,478	(19,578)	-	62,899	204.276%	128,488	64,244	(231)	(6,401)	57,611	233,109	2.5	2020	08/01/20	
							64,244	(231)	(6,401)	57,611	278,115	3	2020	02/01/21	
100%	162,408	(19,578)	-	142,829	204.276%	291,765	145,883	(525)	(14,536)	130,822	377,820	3.5	2021	08/01/21	
							145,883	(525)	(14,536)	130,822	475,093	4	2021	02/01/22	
100%	162,408	(19,578)	-	142,829	204.276%	291,765	145,883	(525)	(14,536)	130,822	569,994	4.5	2022	08/01/22	
							145,883	(525)	(14,536)	130,822	662,580	5	2022	02/01/23	
100%	162,408	(19,578)	-	142,829	204.276%	291,765	145,883	(525)	(14,536)	130,822	752,908	5.5	2023	08/01/23	
							145,883	(525)	(14,536)	130,822	841,033	6	2023	02/01/24	
100%	162,408	(19,578)	-	142,829	204.276%	291,765	145,883	(525)	(14,536)	130,822	927,008	6.5	2024	08/01/24	
							145,883	(525)	(14,536)	130,822	1,010,886	7	2024	02/01/25	
100%	162,408	(19,578)	-	142,829	204.276%	291,765	145,883	(525)	(14,536)	130,822	1,092,719	7.5	2025	08/01/25	
							145,883	(525)	(14,536)	130,822	1,172,556	8	2025	02/01/26	
100%	162,408	(19,578)	-	142,829	204.276%	291,765	145,883	(525)	(14,536)	130,822	1,250,445	8.5	2026	08/01/26	
							145,883	(525)	(14,536)	130,822	1,326,435	9	2026	02/01/27	
100%	162,408	(19,578)	-	142,829	204.276%	291,765	145,883	(525)	(14,536)	130,822	1,400,571	9.5	2027	08/01/27	
							145,883	(525)	(14,536)	130,822	1,472,899	10	2027	02/01/28	
100%	162,408	(19,578)	-	142,829	204.276%	291,765	145,883	(525)	(14,536)	130,822	1,543,463	10.5	2028	08/01/28	
							145,883	(525)	(14,536)	130,822	1,612,306	11	2028	02/01/29	
100%	162,408	(19,578)	-	142,829	204.276%	291,765	145,883	(525)	(14,536)	130,822	1,679,470	11.5	2029	08/01/29	
							145,883	(525)	(14,536)	130,822	1,744,996	12	2029	02/01/30	
100%	162,408	(19,578)	-	142,829	204.276%	291,765	145,883	(525)	(14,536)	130,822	1,808,923	12.5	2030	08/01/30	
							145,883	(525)	(14,536)	130,822	1,871,291	13	2030	02/01/31	
100%	162,408	(19,578)	-	142,829	204.276%	291,765	145,883	(525)	(14,536)	130,822	1,932,139	13.5	2031	08/01/31	
							145,883	(525)	(14,536)	130,822	1,991,502	14	2031	02/01/32	
100%	162,408	(19,578)	-	142,829	204.276%	291,765	145,883	(525)	(14,536)	130,822	2,049,417	14.5	2032	08/01/32	
							145,883	(525)	(14,536)	130,822	2,105,919	15	2032	02/01/33	
100%	162,408	(19,578)	-	142,829	204.276%	291,765	145,883	(525)	(14,536)	130,822	2,161,044	15.5	2033	08/01/33	
							145,883	(525)	(14,536)	130,822	2,214,824	16	2033	02/01/34	
Total							4,166,443	(14,999)	(415,144)	3,736,299					
Present Value From 02/01/2016							2,469,807	(8,891)	(246,092)	2,214,824					
Present Value Rate							5.00%								

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Appendix E

Minnesota Business Assistance Form (Minnesota Department of Employment and Economic Development)

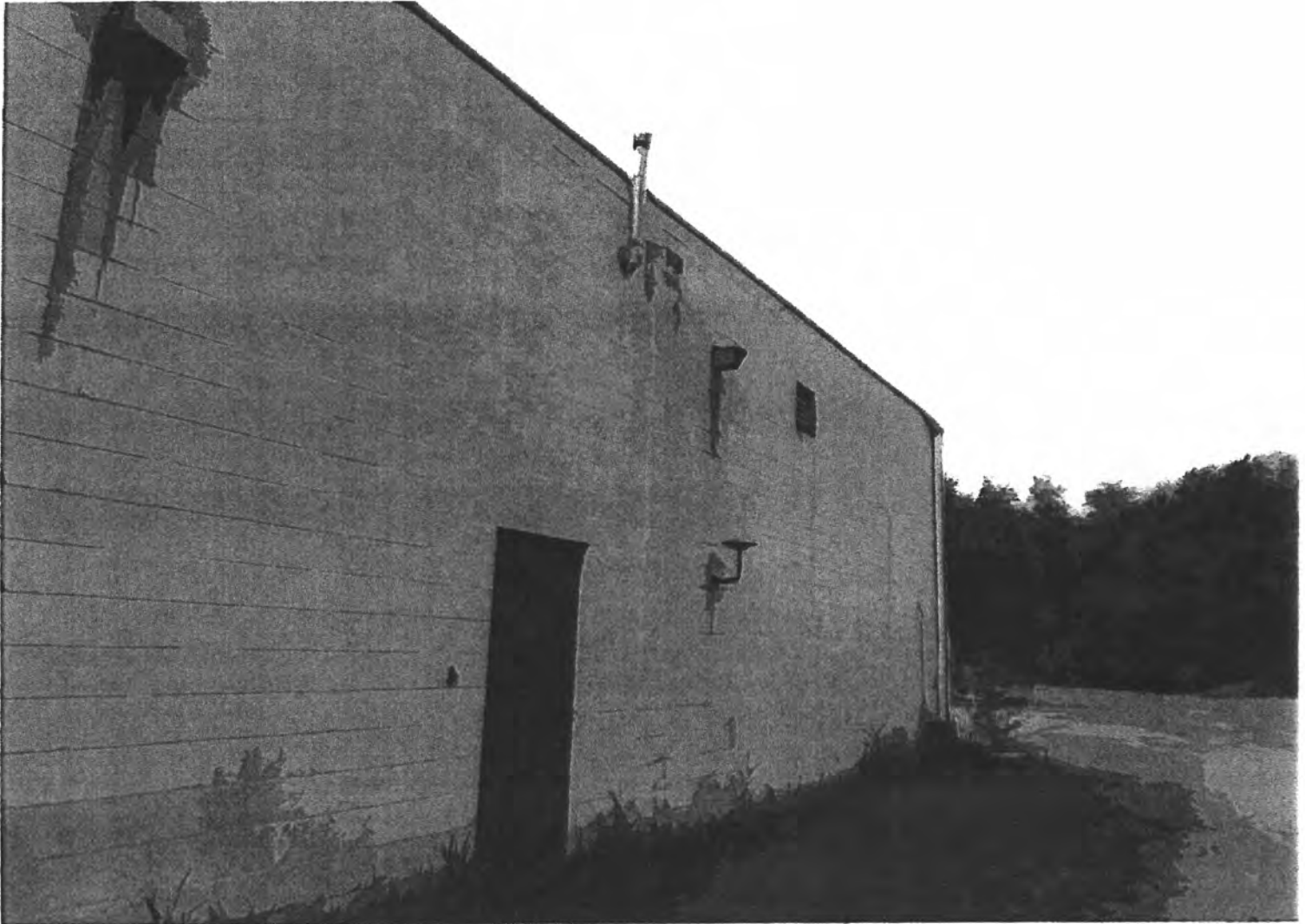
A Minnesota Business Assistance Form (MBAF) should be used to report and/or update each calendar year's activity by April 1 of the following year.

Please see the Minnesota Department of Employment and Economic Development (DEED) website at <http://www.deed.state.mn.us/Community/subsidies/MBAFForm.htm> for information and forms.

Appendix F
Redevelopment Qualifications for the District

Report of Inspection Procedures and Results for
Determining Qualifications of a
Tax Increment Financing District as a Renewal and Renovation District

Cambridge Greenberg Auto TIF Analysis Cambridge, Minnesota



September 29, 2015

Prepared For the
City of Cambridge

Prepared by:
LHB, Inc.
701 Washington Avenue North, Suite 200
Minneapolis, Minnesota 55401

LHB Project No. 150558



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PART 1 – EXECUTIVE SUMMARY

PURPOSE OF EVALUATION

LHB was hired by the City of Cambridge to inspect and evaluate the properties within a Tax Increment Financing Renewal and Renovation District (“TIF District”) proposed to be established by the City. The proposed TIF District is located in the City of Cambridge, on the north side of 1st Avenue East to the east of Highway 65 NE, (Diagram 1). The purpose of LHB’s work was to determine whether the proposed TIF District meets the statutory requirements for coverage, and whether three (3) buildings on three (3) parcels, located within the proposed TIF District, meet the qualifications required for a Renewal and Renovation District.



Diagram 1 – Proposed TIF District

SCOPE OF WORK

The proposed TIF District consists of three (3) parcels, with three (3) buildings.

One (1) building in the proposed TIF District received an on-site interior and exterior inspection. Two (2) buildings received an exterior inspection. Building Code and Condition Deficiency reports for each building inspected on the interior and exterior are located in Appendix B.

CONCLUSION

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

- The proposed TIF District has a coverage calculation of 100 percent which is above the 70 percent requirement.
- 33 percent of the buildings are structurally substandard which is above the 20 percent requirement.
- 50 percent of the other buildings require substantial renovation or clearance which is above the 30 percent requirement.
- The substandard buildings are reasonably distributed.

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

PART 2 – MINNESOTA STATUTE 469.174, SUBDIVISION 10a REQUIREMENTS

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

INTERIOR INSPECTION

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

EXTERIOR INSPECTION AND OTHER MEANS

“An interior inspection of the property is not required, if the municipality finds that (1) the municipality or authority is unable to gain access to the property after using its best efforts to obtain permission from the party that owns or controls the property; and (2) the evidence otherwise supports a reasonable conclusion that the building is structurally substandard.”

DOCUMENTATION

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

QUALIFICATION REQUIREMENTS

Minnesota Statutes, Section 469.174, Subdivision 10 (a) (1) requires 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, or other similar structures.”

B. CONDITION OF BUILDINGS TEST

...“20 percent of the buildings are structurally substandard; and 30 percent of the other buildings require substantial renovation or clearance to remove existing conditions such as: inadequate street layout, incompatible uses or land use relationships, overcrowding of buildings on the land, excessive dwelling unit density, obsolete buildings not suitable for improvement or conversion, or other identified hazards to the health, safety, and general well-being of the community.”

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.”
 - a. We do not count energy code deficiencies toward the thresholds required by *Minnesota Statutes, Section 469.174, Subdivision 10(b)*) defined as “structurally substandard”, due to concerns expressed by the State of Minnesota Court of Appeals in the *Walser Auto Sales, Inc. vs. City of Richfield* case filed November 13, 2001.
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.”

LHB counts energy code deficiencies toward the 15 percent code threshold required by *Minnesota Statutes, Section 469.174, Subdivision 10(c)*) for the following reasons:

- The Minnesota energy code is one of ten building code areas highlighted by the Minnesota Department of Labor and Industry website where minimum construction standards are required by law.
- Chapter 13 of the 2015 *Minnesota Building Code* states, “Buildings shall be designed and constructed in accordance with the *International Energy Conservation Code*.” Further

more, Minnesota Rules, Chapter 1305.0021 Subpart 9 states, “References to the *International Energy Conservation Code* in this code mean the *Minnesota Energy Code*...”

- Chapter 11 of the 2015 Minnesota Residential Code incorporates Minnesota Rules, Chapters, 1322 and 1323 *Minnesota Energy Code*.
- The Senior Building Code Representative for the Construction Codes and Licensing Division of the Minnesota Department of Labor and Industry confirmed that the Minnesota Energy Code is being enforced throughout the State of Minnesota.
- In a January 2002 report to the Minnesota Legislature, the Management Analysis Division of the Minnesota Department of Administration confirmed that the construction cost of new buildings complying with the Minnesota Energy Code is higher than buildings built prior to the enactment of the code.
- Proper TIF analysis requires a comparison between the replacement value of a new building built under current code standards with the repairs that would be necessary to bring the existing building up to current code standards. In order for an equal comparison to be made, all applicable code chapters should be applied to both scenarios. Since current construction estimating software automatically applies the construction cost of complying with the Minnesota Energy Code, energy code deficiencies should also be identified in the existing structures.

C. DISTRIBUTION OF SUBSTANDARD BUILDINGS

Minnesota Statutes, Section 469.174, Subdivision 10a. (a) (2), states that the conditions described above must be “reasonably distributed throughout the geographic area of the district”.

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

PART 3 – PROCEDURES FOLLOWED

LHB was able to schedule interior and exterior inspections for one (1) building in the proposed TIF District on September 1, 2015. After a cursory review of all three buildings, it was determined that the buildings on parcels A and C would not have enough code deficiencies for the building to be defined as structurally substandard, so no further inspections were conducted in those buildings.

PART 4 – FINDINGS

A. COVERAGE TEST

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

Finding:

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



Diagram 2 – Coverage Diagram

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

B. CONDITION OF BUILDING TEST

1. BUILDING INSPECTION

The first step in the evaluation process is the building inspection. After an initial walk-thru, the inspector makes a judgement whether or not a building “appears” to have enough defects or deficiencies of sufficient total significance to justify substantial renovation or clearance. If it does, the inspector documents with notes and photographs code and non-code deficiencies in the building.

2. REPLACEMENT COST

The second step in evaluating a building to determine if it is substandard to a degree requiring substantial renovation or clearance is to determine its replacement cost. This is the cost of constructing a new structure of the same square footage and type on site. Replacement costs were researched using R.S. Means Cost Works square foot models for 2015.

A replacement cost was calculated by first establishing building use (office, retail, residential, etc.), building construction type (wood, concrete, masonry, etc.), and building size to obtain the appropriate median replacement cost, which factors in the costs of construction in Cambridge, Minnesota.

Replacement cost includes labor, materials, and the contractor’s overhead and profit. Replacement costs do not include architectural fees, legal fees or other “soft” costs not directly related to construction activities. Replacement cost for each building that was inspected on the interior and exterior is tabulated in Appendix A.

3. CODE DEFICIENCIES

The next step in evaluating a building is to determine what code deficiencies exist with respect to such building. Code deficiencies are those conditions for a building which are not in compliance with current building codes applicable to new buildings in the State of Minnesota.

Minnesota Statutes, Section 469.174, Subdivision 10(c), specifically provides that a building cannot be considered structurally substandard if its code deficiencies are not at least 15 percent of the replacement cost of the building. As a result, it was necessary to determine the extent of code deficiencies for each building in the proposed TIF District.

The evaluation was made by reviewing all available information with respect to such buildings contained in City Building Inspection records and making interior and exterior inspections of the buildings. LHB utilizes the 2015 Minnesota State Building Code as the official code for our evaluations. The Minnesota State Building Code is actually a series of provisional codes written specifically for Minnesota only requirements, adoption of several international codes, and amendments to the adopted international codes.

After identifying the code deficiencies in each building, we used R.S. Means Cost Works 2015: Unit and Assembly Costs to determine the cost of correcting the identified deficiencies. We were then able to compare the correction costs with the replacement cost

of each building to determine if the costs for correcting code deficiencies exceed the required 15 percent threshold.

FINDING:

One (1) out of three (3) buildings (33 percent) in the proposed TIF District contained code deficiencies exceeding the 15 percent threshold required by *Minnesota Statutes, Section 469.174, Subdivision 10(c)*. A complete Building Code and Condition Deficiency report for the building that was inspected on the interior and exterior in the proposed TIF District can be found in Appendix B of this report.

4. SYSTEM CONDITION DEFICIENCIES

If a building meets the minimum code deficiency threshold under *Minnesota Statutes, Section 469.174, Subdivision 10(c)*, then in order for such building to be “structurally substandard” under *Minnesota Statutes, Section 469.174, Subdivision 10(b)*, the building’s defects or deficiencies should be of sufficient total significance to justify “substantial renovation or clearance.” Based on this definition, LHB re-evaluated each of the buildings that met the code deficiency threshold under *Minnesota Statutes, Section 469.174, Subdivision 10(c)*, to determine if the total deficiencies warranted “substantial renovation or clearance” based on the criteria we outlined above.

System condition deficiencies are a measurement of defects or substantial deterioration in site elements, structure, exterior envelope, mechanical and electrical components, fire protection and emergency systems, interior partitions, ceilings, floors and doors.

The evaluation of system condition deficiencies was made by reviewing all available information contained in City records, and making interior and exterior inspections of the buildings. LHB only identified system condition deficiencies that were visible upon our inspection of the building or contained in City records. We did not consider the amount of “service life” used up for a particular component unless it was an obvious part of that component’s deficiencies.

After identifying the system condition deficiencies in each building, we used our professional judgment to determine if the list of defects or deficiencies are of sufficient total significance to justify “substantial renovation or clearance.”

FINDING:

In our professional opinion, one (1) out of three (3) buildings (33 percent) in the proposed TIF District is structurally substandard to a degree requiring substantial renovation or clearance, because of defects in structural elements or a combination of deficiencies in essential utilities and facilities, light and ventilation, fire protection including adequate egress, layout and condition of interior partitions, or similar factors which defects or deficiencies are of sufficient total significance to justify substantial renovation or clearance. This exceeds the 20 percent requirement of Subdivision 10a. (a) (1) (ii).

SUBDIVISION 10a. (a) (1) (iii)

Subdivision 10a. (a) (1) (iii) requires that at least 30 percent of the other buildings (i.e., all buildings excluding the 20 percent minimum standard) meet the Subdivision 10a (1), clause (iii) test in which the "other" buildings *require substantial renovation or clearance to remove existing conditions such as: inadequate street layout, incompatible uses or land use relationships, overcrowding of buildings on the land, excessive dwelling unit density, obsolete buildings not suitable for improvement or conversion, or other identified hazards to the health, safety, and general well-being of the community.*

FINDING:

One (1) out of the two (2) remaining buildings (50 percent) in the proposed Renewal and Renovation District exhibit existing conditions warranting renovation or clearance as defined by Minnesota Statutes Subd. 10a. (1) (iii), described as follows:

- **Parcel C – Convenience Store:**

The "Dino Mart" convenience store building is currently vacant. The building is in "fair" condition, but the LHB inspector did not conduct an interior inspection as it was assumed that due to its age, it would not have enough code deficiencies to be considered "structurally substandard." The building is, however, obsolete compared to modern convenience store/gas stations. The building is a smaller footprint than what is required in today's convenience store marketplace. More importantly the installation of a permanent median (inadequate street layout) during the reconstruction of First Avenue East put the nail in the coffin for a convenience store on this parcel, as it is not "convenient" for motorists coming from Highway 65 to get to this site, making it an obsolete building for this location.

- **Parcel A – Single Family Home**

The single family home on parcel A is in good condition, and the site is functioning fine for a single family home. The current zoning for this area is Highway Business District B2, which takes into account the considerable investment in transportation infrastructure, and makes the current single family home an "incompatible land use" with the existing zoning direction for this area. The best long-term use for this parcel should be compatible with the Highway Business District B2 zoning, but due to the current condition of the building, we are not prepared at this time to say that this parcel warrants renovation or clearance.

C. DISTRIBUTION OF SUBSTANDARD STRUCTURES

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

FINDING:

Buildings meeting the requirements of *Minnesota Statutes, Section 469.174, Subdivision 10 and 10a* are reasonably distributed compared to all parcels that contain buildings.

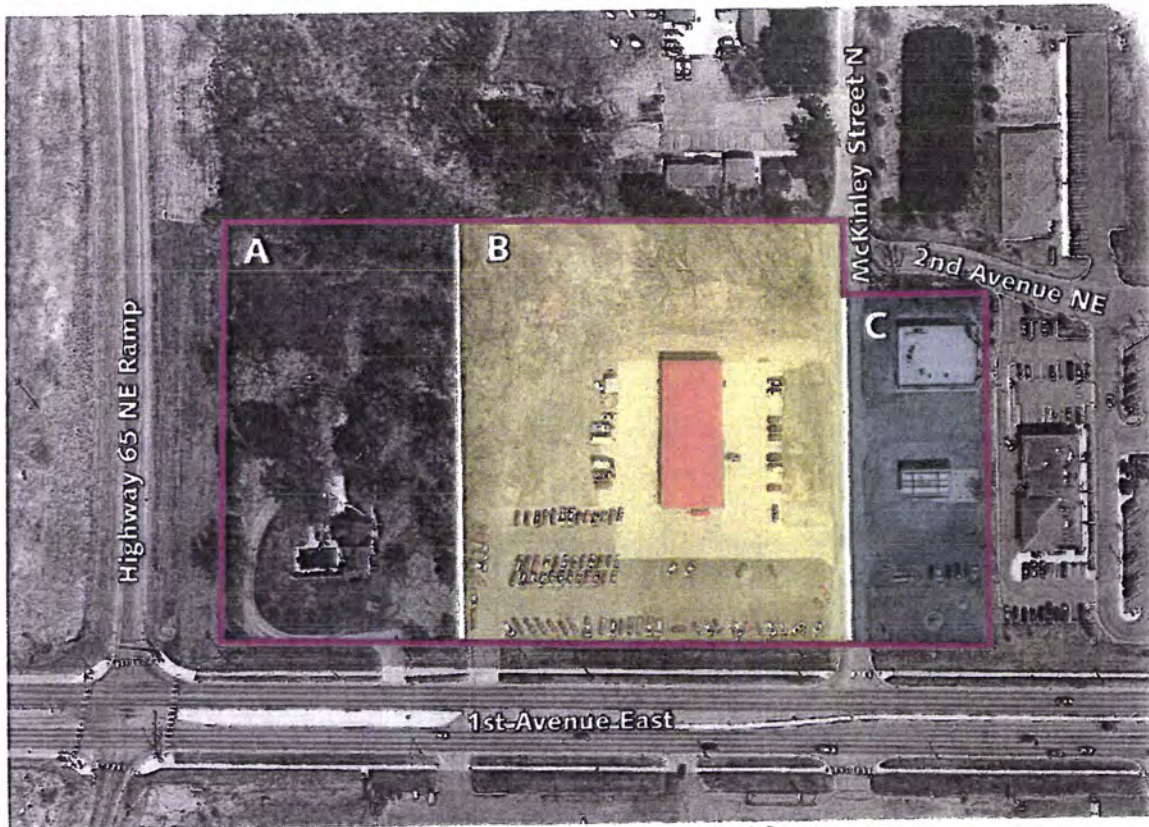


Diagram 3 – Distribution of Substandard Structures

- Green area: Parcels with substandard buildings.
- Orange area: Structurally substandard buildings.
- Blue area: Other Conditions warranting renovation or clearance (Subd. 10a. (1) (iii))

PART 5 - TEAM CREDENTIALS

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

Michael has 28 years of experience as project principal, project manager, project designer and project architect on planning, urban design, educational, commercial and governmental projects. He has become an expert on Tax Increment Finance District analysis assisting over 100 cities with strategic planning for TIF Districts. He is a Senior Vice President at LHB and currently leads the Minneapolis office.

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

Philip Waugh – Project Manager/TIF Analyst

Philip is a project manager with 13 years of experience in historic preservation, building investigations, material research, and construction methods. He previously worked as a historic preservationist and also served as the preservation specialist at the St. Paul Heritage Preservation Commission. Currently, Phil sits on the Board of Directors for the Preservation Alliance of Minnesota. His current responsibilities include project management of historic preservation projects, performing building condition surveys and analysis, TIF analysis, writing preservation specifications, historic design reviews, writing Historic Preservation Tax Credit applications, preservation planning, and grant writing.

Jonathan Pettigrew, AIA – Inspector

Jonathan Pettigrew has worked in architecture and construction for the last twenty years in Minnesota, California and Washington. His experience includes a variety of commercial and residential project types and scales, from single-family homes to a 300,000 square foot multi-building office complex. He has significant experience in code reviews and building systems inspections and analysis. Jonathan received his Minnesota architect's license in 2004. He brings a strong interest in sustainability and an eye for detail to his work. He enjoys working with clients, consultants and contractors to bring projects together successfully.

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APPENDICES

APPENDIX A Property Condition Assessment Summary Sheet

APPENDIX B Building Code and Condition Deficiencies Reports

APPENDIX C Building Replacement Cost Reports
Code Deficiency Cost Reports
Photographs

APPENDIX A

Property Condition Assessment Summary Sheet

Cambridge Greenberg Auto TIF Analysis
Property Condition Assessment Summary Sheet

Cambridge, Minnesota

TIF Map No.	PID #	Property Address	Improved or Vacant	Survey Method Used	Site Area (S.F.)	Coverage Area of Improvements (S.F.)	Coverage Percent of Improvements	Coverage Quantity (S.F.)	No. of Buildings	Building Replacement Cost	15% of Replacement Cost	Building Code Deficiencies	No. of Buildings Exceeding 15% Criteria	No. of buildings determined substandard	Meets Subd. 10a. (1) (iii) Requirements	
A	15.026.1601	1314 1ST AVE E	Improved	Exterior	145,055	22,739	16%	145,055	1	See Note 1			0	0		
B	15.028.1101	1400 1ST AVE E	Improved	Interior/Exterior	216,929	109,510	50%	216,929	1	\$1,200,276	\$180,041	\$210,731	1	1		
C	15.028.1400	125 MCKINLEY ST N	Improved	Exterior	65,340	38,441	59%	65,340	1	See Note 1			0	0	1	
TOTALS					427,324			427,324	3				1	1	1	
Total Coverage Percent								100.0%				Percent of buildings exceeding 15 percent code deficiency threshold		33%		
												Percent of buildings determined substandard:		33%		
												Percent of buildings meeting Subd. 10a. (1) (iii) Requirements		50%		

Note 1: After an exterior inspection this building was determined to not be structurally substandard.

M:\15Proj\150558\400 Design\408 Reports\Final Report\150558 Cambridge Greenberg Auto Renewal and Renovation TIF Summary Spreadsheet.xlsx\Property Info

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APPENDIX B

Building Code and Condition Deficiencies Reports

Cambridge – Greenberg Auto Redevelopment Tif District

Building Code, Condition Deficiency and Context Analysis Report

2 September 2015

Map No. & Address: Parcel B - 1400 1st Avenue East, Cambridge, MN 55008
Inspection Date(s) & Time(s): 1 September 2015, 9:30am
Inspection Type: Interior and Exterior
Summary of Deficiencies: It is our professional opinion that this building is Substandard because:
- Substantial renovation is required to correct Conditions found.
- Building Code deficiencies total more than 15% of replacement cost, NOT including energy code deficiencies.

Estimated Replacement Cost: \$1,200,276
Estimated Cost to Correct Building Code Deficiencies: \$210,731
Percentage of Replacement Cost for Building Code Deficiencies: 17.6%

Defects in Structural Elements

1. 2nd floor areas lack adequate ceiling height. Raise roof to provide required minimum.
2. Rusty lintels at door openings.
3. Cracked and broken masonry particularly at pilasters near overhead door openings.
4. Cracking at northwest corner of building indicates some differential settlement of that area.

Combination of Deficiencies

1. Essential Utilities and Facilities
 - a. Accessible parking spaces lack required striping.
 - b. Women's restroom lacks required knee space at lavatory.
 - c. Men's room door lacks required maneuvering clearance.
 - d. Kitchen counter lacks required knee space at sink.
 - e. Interior doors have knobs instead of code-compliant operating hardware such as levers.
 - f. Aluminum entry doors lack required 10 inch high minimum kickplates.
 - g. Interior sliding doors have thresholds that exceed code maximum height.
 - h. Service counters do not provide areas with accessible height and knee space.
 - i. Kitchen lacks required outlets at counter.
2. Light and Ventilation
 - a. Auto repair bays lack adequate exhaust ventilation system.
3. Fire Protection/Adequate Egress
 - a. Risers of 2nd floor stair exceed code maximum.
 - b. Handrail for 2nd floor stair lacks required extensions.
 - c. Corridor at front office area lacks required width.

- d. Storage above first floor parts area lacks guardrail.
 - e. Exit door thresholds are too high per code.
 - f. Slabs outside exit doors are cracked and uneven.
4. Layout and Condition of Interior Partitions/Materials
- a. Concrete slab in service bay is cracked and stained.
 - b. VCT flooring is worn.
 - c. Acoustic ceiling tile in restrooms is stained from leaks above.
 - d. Carpet in offices is stained.
5. Exterior Construction
- a. Roof leaks and per communication with Lenny Greenberg, roof is well past age to be replaced.
 - b. Exterior stone sill of front window is broken.
 - c. Holes in exterior masonry.
 - d. Cracks in exterior masonry and grout.

Description of Code Deficiencies

1. 2nd floor areas lack adequate ceiling height. Raise roof to provide required minimum.
2. Rusty lintels at door openings.
3. Cracked and broken masonry particularly at pilasters near overhead door openings.
4. Cracking at northwest corner of building indicates some differential settlement of that area.
5. Accessible parking spaces lack required striping.
6. Women's restroom lacks required knee space at lavatory.
7. Men's room door lacks required maneuvering clearance.
8. Kitchen counter lacks required knee space at sink.
9. Interior doors have knobs instead of code-compliant operating hardware such as levers.
10. Aluminum entry doors lack required 10 inch high minimum kickplates.
11. Interior sliding doors have thresholds that exceed code maximum height.
12. Service counters do not provide areas with accessible height and knee space.
13. Kitchen lacks required outlets at counter.
14. Auto repair bays lack adequate exhaust ventilation system.
15. Risers of 2nd floor stair exceed code maximum.
16. Handrail for 2nd floor stair lacks required extensions.
17. Corridor at front office area lacks required width.
18. Storage above first floor parts area lacks guardrail.
19. Exit door thresholds are too high per code.
20. Slabs outside exit doors are cracked and uneven.
21. Roof is in need of replacement.

Overview of Deficiencies

The Greenberg Motor Company building was constructed in 1974 and consists of a showroom and office area and a separate vehicle service area with multiple bays. It has concrete masonry walls and precast concrete plank roof with a central steel beam dividing the span. There is a second floor parts storage area that has also served as office and work area and that lacks adequate ceiling height. Issues in the original design and subsequent changes to building codes create significant deficiencies.

Energy Code Deficiencies

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

- Most of the fluorescent light fixtures are T12 instead of Code-compliant T8.
- The building lacks adequate thermal insulation as required by the Energy Code.

APPENDIX C

Building Replacement Cost Reports
Code Deficiency Cost Reports
Photographs

Cambridge Greenberg Auto TIF Analysis

Replacement Cost Report

Square Foot Cost Estimate Report

Estimate Name: Cambridge Greenberg Auto
 1400 1st Ave E, Cambridge, MN, 55008
Garage, Auto Sales with Concrete Block Bearing Walls
Building Type: Walls
Location: MINNEAPOLIS, MN
Story Count: 1
Story Height (L.F.): 14
Floor Area (S.F.): 12600
Labor Type: OPN
Basement Included: No
Data Release: Year 2015 Quarter 3
Cost Per Square Foot: \$95.26
Building Cost: \$1,200,276



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

		% of Total	Cost Per S.F.	Cost
A Substructure		13.88%	\$13.22	\$ 166,572
A1010	Standard Foundations Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6		\$1.77	\$22,302
A1030	Slab on Grade Slab on grade, 6" thick, light industrial, reinforced		\$8.34	\$105,084
A2010	Basement Excavation Excavate and fill, 10,000 SF, 4' deep, sand gravel, or common earth, on		\$0.35	\$4,410
A2020	Basement Walls Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12"		\$2.76	\$34,776
B Shell		37.63%	\$35.85	\$ 451,710
B1020	Roof Construction precast concrete plank - no topping		\$9.95	\$125,370
B2010	Exterior Walls Concrete block (CMU) wall, regular weight, hollow, 8 x 8 x 16, 2000 PSI		\$8.10	\$102,060
B2020	Exterior Windows Aluminum flush tube frame, for 1/4" glass, 1-3/4"x4", 5'x10' opening, Glazing panel, insulating, 1" thick units, 2 lites, 1/4" float glass, clear		\$6.40	\$80,640
B2030	Exterior Doors Door, aluminum & glass, mall front, sliding panels, aluminum finish, 16'- Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'- Door, steel, overhead, rolling, electric operator, 10'-0" x 10'-0" opening		\$3.90	\$49,140
B3010	Roof Coverings Roofing, asphalt flood coat, gravel, base sheet, 3 plies 15# asphalt felt, Insulation, rigid, roof deck, composite with 2" EPS, 1" perlite Roof edges, aluminum, duranodic, .050" thick, 6" face Gravel stop, aluminum, extruded, 4", mill finish, .050" thick		\$7.50	\$94,500
C Interiors		13.70%	\$13.05	\$ 164,430
C1010	Partitions		\$2.44	\$30,744

Cambridge Greenberg Auto TIF Analysis

Replacement Cost Report

Square Foot Cost Estimate Report

Estimate Name: Cambridge Greenberg Auto
 1400 1st Ave E, Cambridge, MN, 55008
Building Type: Garage, Auto Sales with Concrete Block Bearing Walls
Location: MINNEAPOLIS, MN
Story Count: 1
Story Height (L.F.): 14
Floor Area (S.F.): 12600
Labor Type: OPN
Basement Included: No
Data Release: Year 2015 Quarter 3
Cost Per Square Foot: \$95.26
Building Cost: \$1,200,276



Costs are derived from a building model with basic components.
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B Shell		37.63%	\$35.85	\$ 451,710
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B2010	Exterior Walls Concrete block (CMU) wall, regular weight, hollow, 8 x 8 x 16, 2000 PSI		\$8.10	\$102,060
B2020	Exterior Windows Aluminum flush tube frame, for 1/4" glass, 1-3/4"x4", 5'x10' opening, Glazing panel, insulating, 1" thick units, 2 lites, 1/4" float glass, clear		\$6.40	\$80,640
B2030	Exterior Doors Door, aluminum & glass, mall front, sliding panels, aluminum finish, 16'- Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'- Door, steel, overhead, rolling, electric operator, 10'-0" x 10'-0" opening		\$3.90	\$49,140
B3010	Roof Coverings Roofing, asphalt flood coat, gravel, base sheet, 3 plies 15# asphalt felt, Insulation, rigid, roof deck, composite with 2" EPS, 1" perlite Roof edges, aluminum, duranodic, .050" thick, 6" face Gravel stop, aluminum, extruded, 4", mill finish, .050" thick		\$7.50	\$94,500
C Interiors		13.70%	\$13.05	\$ 164,430
C1010	Partitions		\$2.44	\$30,744

		% of Total	Cost Per S.F.	Cost
C1020	Metal partition, 5/8" water resistant gypsum board face, no base layer, 3- Interior Doors		\$4.46	\$56,196
C2010	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, Stair Construction		\$1.20	\$15,120
C3010	Stairs, steel, cement filled metal pan & picket rail, 16 risers, with landing Wall Finishes		\$1.13	\$14,238
C3020	Painting, interior on plaster and drywall, walls & ceilings, roller work, Painting, interior on plaster and drywall, walls & ceilings, roller work, Floor Finishes		\$2.52	\$31,752
C3030	Concrete topping, paint Vinyl, composition tile, maximum Ceiling Finishes		\$1.30	\$16,380
	textured and painted precast panel Acoustic ceilings, 3/4" fiberglass board, 24" x 48" tile, tee grid, suspended			
D Services		25.70%	\$24.48	\$ 308,448
D2010	Plumbing Fixtures		\$1.81	\$22,806
	Water closet, vitreous china, bowl only with flush valve, wall hung Urinal, vitreous china, wall hung Lavatory w/trim, vanity top, vitreous china, 20" x 16" Kitchen sink w/trim, countertop, PE on CI, 24" x 21", single bowl Service sink w/trim, PE on CI, wall hung w/rim guard, 22" x 18"			
D2020	Domestic Water Distribution		\$1.85	\$23,310
	Gas fired water heater, commercial, 100< F rise, 500 MBH input, 480 GPH			
D2040	Rain Water Drainage		\$0.60	\$7,560
	Roof drain, scuppers and downspouts			
D3050	Terminal & Package Units		\$8.16	\$102,816
	Rooftop, single zone, air conditioner, factories, 10,000 SF, 33.33 ton Rooftop, single zone, air conditioner, offices, 10,000 SF, 31.67 ton			
D3090	Other HVAC Systems/Equip		\$0.61	\$7,686
	Garage, single exhaust, 3" outlet, cars & light trucks, 1 bay			
D5010	Electrical Service/Distribution		\$0.87	\$10,962
	Overhead service installation, includes breakers, metering, 20' conduit & Feeder installation 600 V, including RGS conduit and XHHW wire, 400 A Switchgear installation, incl switchboard, panels & circuit breaker,			
D5020	Lighting and Branch Wiring		\$7.00	\$88,200
	Receptacles incl plate, box, conduit, wire, 2.5 per 1000 SF, .3 watts per SF Miscellaneous power, to .5 watts Central air conditioning power, 4 watts Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10			
D5030	Communications and Security -none		\$3.58	\$45,108
	Communication and alarm systems, fire detection, addressable, 50 Fire alarm command center, addressable with voice, excl. wire & conduit Internet wiring, 4 data/voice outlets per 1000 S.F.			
D5090	Other Electrical Systems - none		\$0.00	\$0
	Generator sets, w/battery, charger, muffler and transfer switch,			

	% of Total	Cost Per S.F.	Cost
E Equipment & Furnishings	0.00%	\$0.00	\$ -
E1090 Other Equipment		0	0
F Special Construction	0%	0	0
G Building Sitework	0%	0	0
SubTotal	100%	\$86.60	\$1,091,160
Contractor Fees (General Conditions,Overhead,Profit)	10.0%	\$8.66	\$109,116
Architectural Fees		\$0.00	\$0.00
User Fees		\$0.00	\$0.00
Total Building Cost		\$95.26	\$1,200,276

Cambridge Greenberg Auto TIF Analysis

Code Deficiency Cost Report

Parcel B Parcel Number: 150281101

Address: 1400 1st Ave E, Cambridge, MN

Code Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Accessibility Items				
Parking space striping	\$ 150.00	lump	2	\$ 300.00
Provide accessible restroom - women				
Demo existing cabinet and lavatory	\$ 300.00	lump	1	\$ 300.00
New countertop with compliant knee space	\$ 1,000.00	each	1	\$ 1,000.00
New lavatory	\$ 1,350.00	each	1	\$ 1,350.00
Provide accessible restroom - men				
Relocate outer door to provide required clearance				
Demo existing door	\$ 240.00	lump	1	\$ 240.00
Cut new opening	\$ 300.00	lump	1	\$ 300.00
Masonry - fill old opening, patch at new opening	\$ 300.00	lump	1	\$ 300.00
New door	\$ 1,000.00	lump	1	\$ 1,000.00
Patch and repair interior finishes	\$ 100.00	Lump	1	\$ 100.00
Provide accessible kitchen/breakroom				
Demo existing cabinet and sink	\$ 300.00	lump	1	\$ 300.00
New countertop with compliant knee space	\$ 1,000.00	each	1	\$ 1,000.00
New sink	\$ 1,350.00	each	1	\$ 1,350.00
Provide accessible door hardware: replace knobs	\$ 400.00	Each	8	\$ 3,200.00
Provide compliant aluminum entry doors - 10" min kickplate				
Add metal plate per leaf	\$ 220.00	Each	5	\$ 1,100.00
Provide compliant threshold at interior sliding doors	\$ 400.00	Lump	3	\$ 1,200.00
Provide accessible height service counters				
Selective demo of existing counter	\$ 300.00	lump	2	\$ 600.00
New countertop with compliant knee space	\$ 1,000.00	each	2	\$ 2,000.00
Structural Elements				
Provide adequate ceiling height at 2nd Floor areas				
Demolition - remove existing precast plank roof	\$ 8,000.00	lump	1	\$ 8,000.00
New wall construction: add 2 courses CMU plus parapet	\$ 8.10	SF	640	\$ 5,184.00
New roof structure: reset /replace precast planks	\$ 9,000.00	lump	1	\$ 9,000.00
Masonry repairs and patching related to this work	\$ 4,000.00	lump	1	\$ 4,000.00
Rusty lintels at exterior door openings	\$ 1,200.00	Lump	8	\$ 9,600
Repair/replace damaged masonry at pilasters	\$ 4,000.00	Lump	1	\$ 4,000

Code Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Exiting				
Replace non-compliant 2nd floor stairs with compliant				
Demo existing concrete stairs	\$ 2,500.00	lump	1	\$ 2,500.00
Rebuild stair -16 risers	\$ 14,000.00	lump	1	\$ 14,000.00
Provide new railing at 40 feet per stair	\$ 50.00	Foot	20	\$ 1,000.00
Provide adequate exit width at front office area				
Demo walls	\$ 2,500.00	Lump	1	\$ 2,500.00
Reconstruct	\$ 6,000.00	Lump	1	\$ 6,000.00
Provide guardrail at 2nd floor storage	\$ 50.00	LF	20	\$ 1,000.00
Replace thresholds at all exit doors with code compliant	\$ 400.00	Each	8	\$ 3,200.00
Provide compliant transition between entry slabs and sidewalks				
Replace entry slab and taper to meet sidewalk (40 sf/ea)	\$ 60.00	SF	160	\$ 9,600.00
Fire Protection				
Exterior Construction				
Repair or replace broken window sills	\$ 800.00	each	1	\$ 800.00
Provide code compliant exterior wall covering				
Repoint block joints (25%)	\$ 4.20	SF	2,340	\$ 9,828.00
Fill and repair holes in exterior block walls	\$ 1,600.00	lump	1	\$ 1,600.00
Replace/repoint at lintels	\$ 4.20	SF	120	\$ 504.00
Roof Construction				
Replace roof	\$ 10.30	SF	9,000	\$ 92,700.00
New flashings at newly raised roof over 2nd floor	\$ 15.00	LF	60	\$ 900.00
Mechanical- Electrical				
Provide exhaust ventilation system at vehicle service bays				
Mechanical equipment, ductwork and units	\$ 1.75	SF	5,100	\$ 8,925.00
Provide GFCI protected receptacles at sink locations				
Kitchen	\$ 250.00	each	1	\$ 250.00
Total Code Improvements				\$ 210,731.00

Cambridge Greenberg Auto TIF Analysis

Photos: Parcel B, 1400 1st Avenue East



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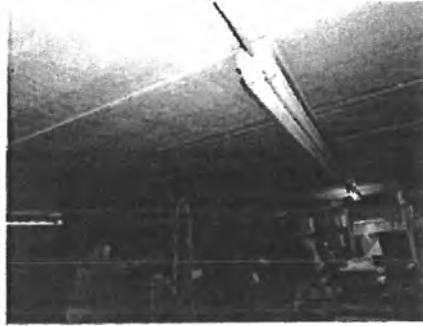
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Cambridge Greenberg Auto TIF Analysis
LHB Project No. 150558



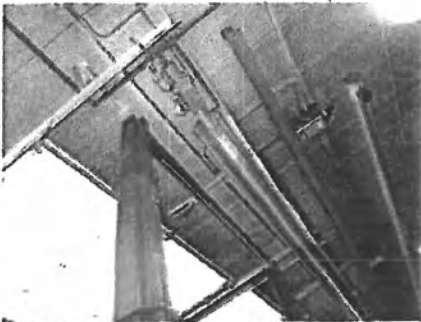
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Parcel B



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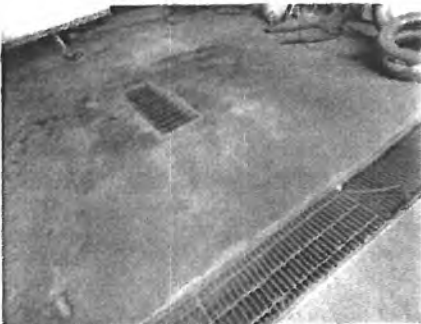
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Cambridge Greenberg Auto TIF Analysis
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Photos
Parcel B



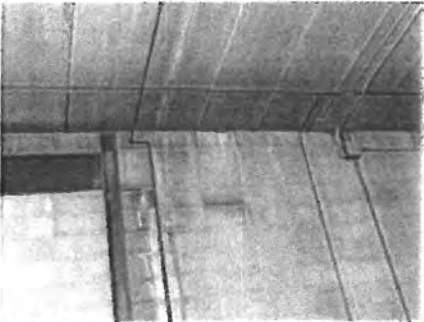
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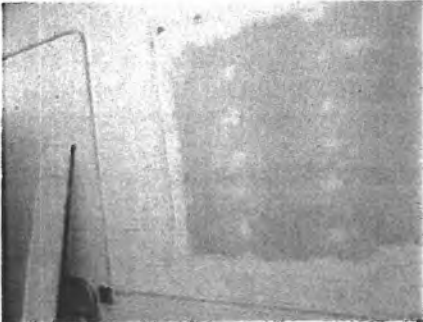
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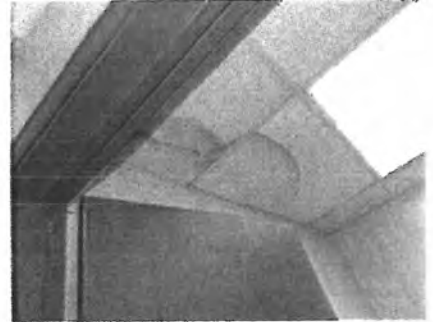
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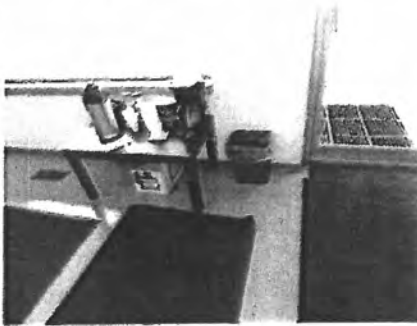
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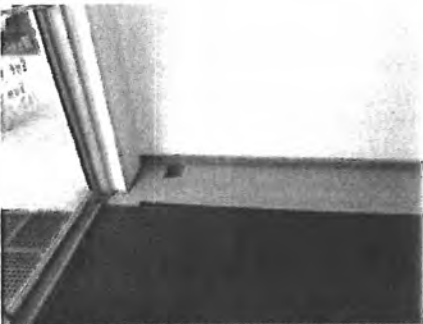
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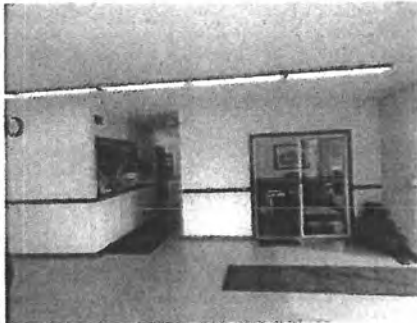
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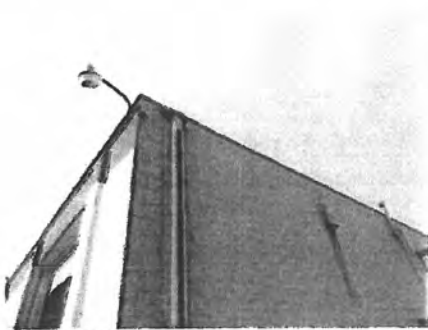
Cambridge Greenberg Auto TIF Analysis
LHB Project No. 150558



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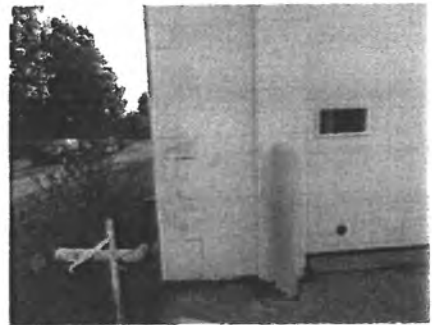
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Cambridge Greenberg Auto TIF Analysis
LHB Project No. 150558



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Photos
Parcel B



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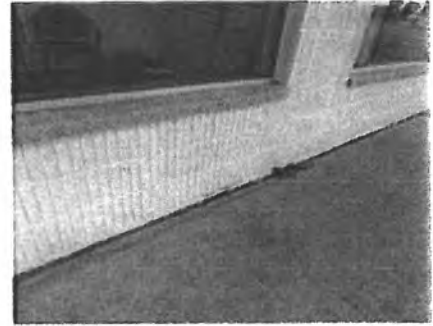
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Cambridge Greenberg Auto TIF Analysis

Photos: Parcel A, 1314 1st Avenue East



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Cambridge Greenberg Auto TIF Analysis

Photos: Parcel C, 125 McKinley Street North



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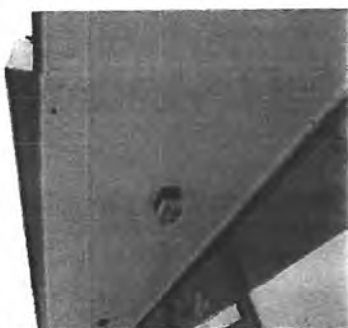
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Appendix G

Findings Including But/For Qualifications

The reasons and facts supporting the findings for the adoption of the Tax Increment Financing Plan (TIF Plan) for Tax Increment Financing District No. 6-17 (District), as required pursuant to Minnesota Statutes, Section 469.175, Subdivision 3 are as follows:

1. *Finding that Tax Increment Financing District No. 6-17 is a renewal and renovation district as defined in M.S., Section 469.174, Subd. 10a.*

The District consists of three parcels, with plans to redevelop the area for commercial/industrial purposes. At least 70 percent of the area of the parcels in the District are occupied by buildings, streets, utilities, paved or gravel parking lots or other similar structures, more than 20 percent of the buildings in the District are structurally substandard, and 30 percent of the other buildings require substantial renovation or clearance. (See Appendix F of the TIF Plan.)

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

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: This finding is supported by the fact that the redevelopment proposed in the TIF Plan meets the City's objectives for redevelopment. Due to the high cost of redevelopment on the parcels currently occupied by substandard and obsolete buildings, the need for public improvements, and the cost of installing and financing the proposed site and public improvements, this project is feasible only through assistance, in part, from tax increment financing.

The developer for the initial phase of development provided a proforma outlining project sources and uses as well as projected rent, vacancy and financing assumptions. City staff and the City's financial advisor reviewed the information and have determined that the project is not feasible without assistance due to rent levels and market returns not supporting higher-than-market redevelopment costs for this site. The term of assistance for the initial project is expected to be much less than the maximum 16 year term of a renewal and renovation district. Any other development on the site receiving tax increments will be subject to a financial analysis in the future.

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 District permitted by the TIF Plan: The City supported this finding on the grounds that the cost of site and public improvements and utilities add to the total redevelopment cost. Parcels within the site have been marketed for several years without success or are an incompatible use with the surrounding commercial/industrial district. The City reasonably determines that no other redevelopment of similar scope is anticipated on this site without substantially similar assistance being provided to the development.

Therefore, the City concludes as follows:

- a. The City's estimate of the amount by which the market value of the entire District will

increase without the use of tax increment financing is \$0.

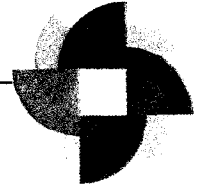
- b. If the proposed development occurs, the total increase in market value will be \$7,085,075.
 - c. The present value of tax increments from the District for the maximum duration of the district permitted by the TIF Plan is estimated to be \$2,469,807.
 - d. Even if some development other than the proposed development were to occur, the Council finds that no alternative would occur that would produce a market value increase greater than \$4,615,268 (the amount in clause b less the amount in clause c) without tax increment assistance.
3. *Finding that the TIF Plan for the District conforms to the general plan for the development or redevelopment of the municipality as a whole.*

The Planning Commission reviewed the TIF Plan and found that the TIF Plan conforms to the general development plan of the City.

4. *Finding that the TIF Plan for the District will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development or redevelopment of Development District No. 6 by private enterprise.*

The project to be assisted by the District will result in increased employment in the City and the State of Minnesota, the renovation of substandard properties, increased tax base of the State and add a high quality development to the City.

But-For Analysis	
Current Market Value	1,147,800
New Market Value - Estimate	8,232,875
Difference	7,085,075
Present Value of Tax Increment	2,469,807
Difference	4,615,268
Value Likely to Occur Without TIF is Less Than:	4,615,268



Tax Increment Financing District Overview

City of Cambridge

Tax Increment Financing District No. 6-17

The following summary contains an overview of the basic elements of the Tax Increment Financing Plan for Tax Increment Financing District No. 6-17. More detailed information on each of these topics can be found in the complete Tax Increment Financing Plan.

Proposed action:	<ul style="list-style-type: none"> ➤ Establishment of Tax Increment Financing District No. 6-17 (District) and the adoption of a Tax Increment Financing Plan (TIF Plan). ➤ Modification to the Development Program for Development District No. 6 includes the establishment of Tax Increment Financing District No. 6-17, which represents a continuation of the goals and objectives set forth in the Development Program for Development District No. 6
Type of TIF District:	A renewal and renovation district
Parcel Number:	15.028.1101 15.028.1601 15.028.1400
Proposed Development:	The District is being created to facilitate the redevelopment of existing substandard and obsolete commercial sites and to assist with the City’s purchase of right of way and public improvements in the City. Please see Appendix A of the TIF Plan for a more detailed project description.
Maximum duration:	The duration of the District will be 15 years from the date of receipt of the first increment (16 years of increment). The City elects to receive the first tax increment in 2018. It is estimated that the District, including any modifications of the TIF Plan for subsequent phases or other changes, would terminate after December 31, 2033, or when the TIF Plan is satisfied.
Estimated annual tax increment:	Up to \$291,767



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Authorized uses:	The TIF Plan contains a budget that authorizes the maximum amount that may be expended:																
	<table border="0"> <tr> <td>Land/Building Acquisition.....</td> <td>\$400,000</td> </tr> <tr> <td>Site Improvements/Preparation.....</td> <td>\$800,000</td> </tr> <tr> <td>Utilities.....</td> <td>\$750,000</td> </tr> <tr> <td>Other Qualifying Improvements.....</td> <td>\$679,968</td> </tr> <tr> <td>Administrative Costs (up to 10%).....</td> <td>\$415,144</td> </tr> <tr> <td>PROJECT COSTS TOTAL.....</td> <td>\$3,045,112</td> </tr> <tr> <td>Interest.....</td> <td><u>\$1,521,475</u></td> </tr> <tr> <td>PROJECT COSTS TOTAL.....</td> <td><u>\$4,566,587</u></td> </tr> </table>	Land/Building Acquisition.....	\$400,000	Site Improvements/Preparation.....	\$800,000	Utilities.....	\$750,000	Other Qualifying Improvements.....	\$679,968	Administrative Costs (up to 10%).....	\$415,144	PROJECT COSTS TOTAL	\$3,045,112	Interest.....	<u>\$1,521,475</u>	PROJECT COSTS TOTAL	<u>\$4,566,587</u>
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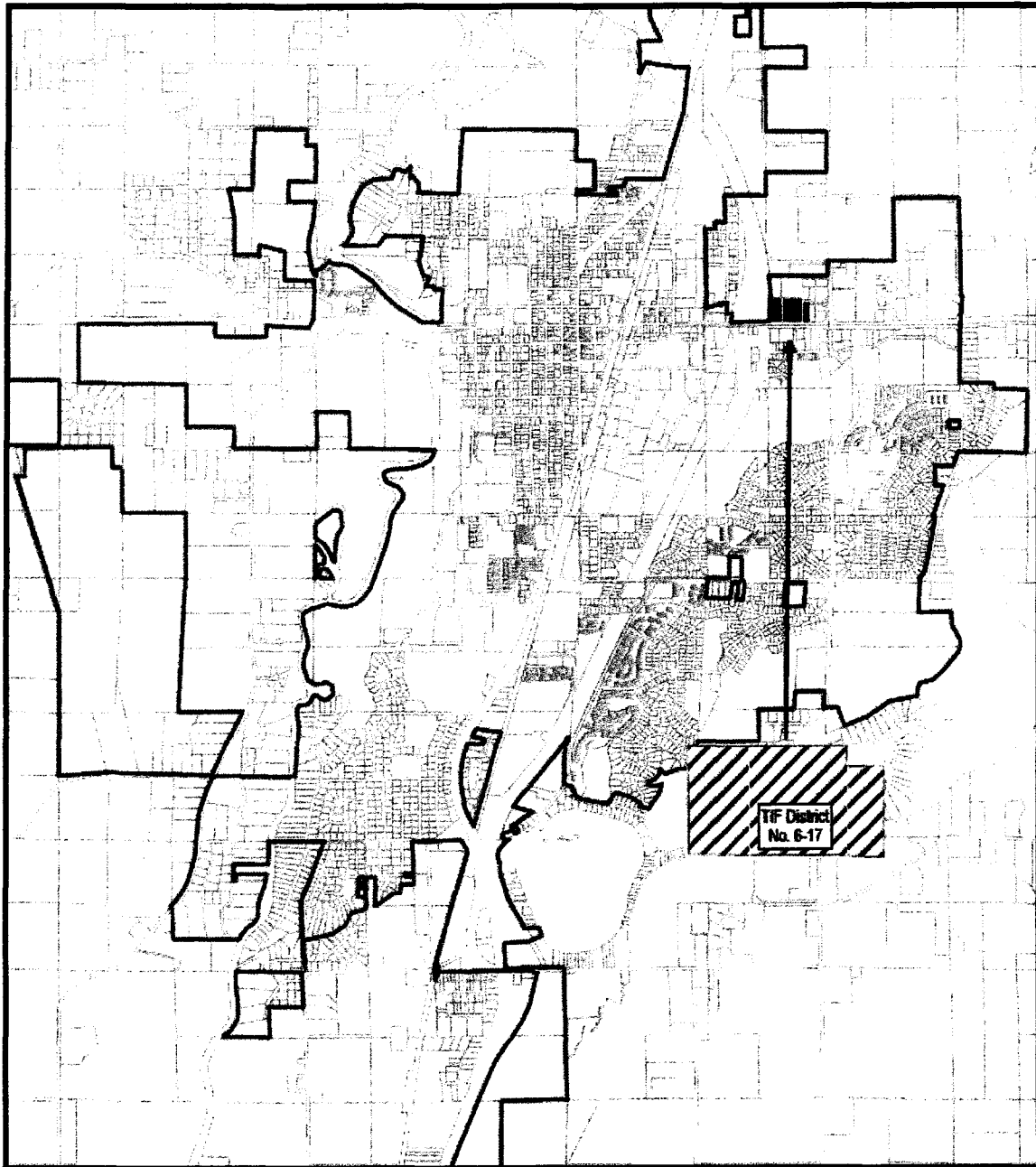
See Subsection 2-10, on page 2-5 of the TIF Plan for the full budget authorization.

Form of financing:	The project is proposed to be financed by a pay-as-you-go note.
Administrative fee:	Up to 10% of annual increment, if costs are justified.
Interfund Loan Requirement:	If the City wants to pay for administrative expenditures from a tax increment fund, it is recommended that a resolution authorizing a loan from another fund be passed <i>PRIOR</i> to the issuance of the check.
4 Year Activity Rule (§ 469.176 Subd. 6)	<p>After four years from the date of certification of the District one of the following activities must have been commenced on each parcel in the District:</p> <ul style="list-style-type: none"> • Demolition • Rehabilitation • Renovation • Other site preparation (not including utility services such as sewer and water) <p>If the activity has not been started by approximately December 2019, no additional tax increment may be taken from that parcel until the commencement of a qualifying activity.</p>
5 Year Rule (§ 469.1763 Subd. 3)	<p>Within 5 years of certification revenues derived from tax increments must be expended or obligated to be expended.</p> <p>Any obligations in the District made after approximately December 2020, will not be eligible for repayment from tax increments.</p>

The reasons and facts supporting the findings for the adoption of the TIF Plan for the District, as required pursuant to *M.S., Section 469.175, Subd. 3*, are included in Exhibit A of the City resolution.



MAP OF DEVELOPMENT DISTRICT NO. 6 AND
TAX INCREMENT FINANCING DISTRICT NO. 6-17



Tax Increment Financing District No. 6-17
Development District No. 6
City of Cambridge
Isanti County, Minnesota



The boundaries of Development District No. 6 are being expanded to include any property previously annexed into the City.
The boundaries of Development District No. 6 shall be coterminous with the corporate boundaries of the City of Cambridge.



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**CITY OF CAMBRIDGE
ISANTI COUNTY
STATE OF MINNESOTA**

Council member _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. R15-083

**RESOLUTION ADOPTING A MODIFICATION TO THE DEVELOPMENT
PROGRAM FOR DEVELOPMENT DISTRICT NO. 6; AND ESTABLISHING
TAX INCREMENT FINANCING DISTRICT NO. 6-17 THEREIN AND
ADOPTING A TAX INCREMENT FINANCING PLAN THEREFOR.**

BE IT RESOLVED by the City Council (the "Council") of the City of Cambridge, Minnesota (the "City"), as follows:

Section 1. Recitals

1.01. The City Council of the City of Cambridge (the "City") has heretofore established Development District No. 6 and adopted the Development Program therefor. It has been proposed by the City the City adopt a Modification to the Development Program for Development District No. 6 (the "Development Program Modification") and establish Tax Increment Financing District No. 6-17 (the "District") therein and adopt a Tax Increment Financing Plan (the "TIF Plan") therefor (the Development Program Modification and the TIF Plan are referred to collectively herein as the "Program and Plan"); all pursuant to and in conformity with applicable law, including Minnesota Statutes, Sections 469.124 to 469.133 and Sections 469.174 to 469.1794, all inclusive, as amended, (the "Act") all as reflected in the Program and Plan, and presented for the Council's consideration.

1.02. The City has investigated the facts relating to the Program and Plan and has caused the Program and Plan to be prepared.

1.03. The City has performed all actions required by law to be performed prior to the establishment of the District and the adoption and approval of the proposed Program and Plan, including, but not limited to, notification of Isanti County and Independent School District No. 911 having taxing jurisdiction over the property to be included in the District, a review of and written comment on the Program and Plan by the City Planning Commission, and the holding of a public hearing upon published notice as required by law.

1.04. Certain written reports (the "Reports") relating to the Program and Plan and to the activities contemplated therein have heretofore been prepared by staff and consultants and submitted to the Council and/or made a part of the City files and proceedings on the Program and Plan. The Reports, including the redevelopment qualifications reports and planning documents, include data, information and/or substantiation constituting or relating to the basis for the other findings and determinations made in this resolution. The Council hereby confirms, ratifies and adopts the Reports, which are hereby incorporated into and made as fully a part of this resolution to the same extent as if set forth in full herein.

1.05 The City is not modifying the boundaries of Development District No. 6, but is however, modifying the Development Program therefor.

Section 2. Findings for the Adoption and Approval of the Development Program Modification.

2.01. The Council approves the Development Program Modification, and specifically finds that: (a) the land within the Project area would not be available for redevelopment without the financial aid to be sought under this Development Program; (b) the Development Program, as modified, will afford maximum opportunity, consistent with the needs of the City as a whole, for the development of the Project by private enterprise; and (c) that the Development Program, as modified, conforms to the general plan for the development of the City as a whole.

Section 3. Findings for the Establishment of Tax Increment Financing District No. 6-17

3.01. The Council hereby finds that the District is in the public interest and is a "renewal and renovation district" under Minnesota Statutes, Section 469.174, Subd. 10a of the Act.

3.02. The Council further finds that the proposed redevelopment would not occur solely through private investment within the reasonably foreseeable future and that the increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the District permitted by the Tax Increment Financing Plan, that the Program and Plan conform to the general plan for the development or redevelopment of the City as a whole; and that the Program and Plan will afford maximum opportunity consistent with the sound needs of the City as a whole, for the development or redevelopment of the District by private enterprise.

3.03. The Council further finds, declares and determines that the City made the above findings stated in this Section and has set forth the reasons and supporting facts for each determination in writing, attached hereto as Exhibit A.

Section 4. Public Purpose

4.01. The adoption of the Program and Plan conforms in all respects to the requirements of the Act and will help fulfill a need to develop an area of the City which is already built up, to provide employment opportunities, to improve the tax base and to improve the general economy of the State and thereby serves a public purpose. For the reasons described in Exhibit A, the City believes these benefits directly derive from the tax increment assistance provided under the TIF Plan. A private developer will receive only the assistance needed to make this development financially feasible. As such, any private benefits received by a developer are incidental and do not outweigh the primary public benefits.

Section 5. Approval and Adoption of the Program and Plan

5.01. The Program and Plan, as presented to the Council on this date, including without limitation the findings and statements of objectives contained therein, are hereby approved, ratified, established, and adopted and shall be placed on file in the office of the Finance Director.

5.02. The staff of the City, the City's advisors and legal counsel are authorized and directed to proceed with the implementation of the Program and Plan and to negotiate, draft, prepare and present to this Council for its consideration all further plans, resolutions, documents and contracts necessary for this purpose.

5.03. The Auditor of Isanti County is requested to certify the original net tax capacity of the District, as described in the Program and Plan, and to certify in each year thereafter the amount by which

the original net tax capacity has increased or decreased; and the City of Cambridge is authorized and directed to forthwith transmit this request to the County Auditor in such form and content as the Auditor may specify, together with a list of all properties within the District, for which building permits have been issued during the 18 months immediately preceding the adoption of this resolution.

5.04. The City Administrator is further authorized and directed to file a copy of the Program and Plan with the Commissioner of the Minnesota Department of Revenue and the Office of the State Auditor pursuant to Minnesota Statutes 469.175, Subd. 4a.

The motion for the adoption of the foregoing resolution was duly seconded by Council member _____, and upon a vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

Dated:

ATTEST:

Mayor

City Administrator

(Seal)

EXHIBIT A

RESOLUTION NO. R15-083

The reasons and facts supporting the findings for the adoption of the Tax Increment Financing Plan (TIF Plan) for Tax Increment Financing District No. 6-17 (District), as required pursuant to Minnesota Statutes, Section 469.175, Subdivision 3 are as follows:

1. *Finding that Tax Increment Financing District No. 6-17 is a renewal and renovation district as defined in M.S., Section 469.174, Subd. 10a.*

The District consists of three parcels, with plans to redevelop the area for commercial/industrial purposes. At least 70 percent of the area of the parcels in the District are occupied by buildings, streets, utilities, paved or gravel parking lots or other similar structures, more than 20 percent of the buildings in the District are structurally substandard, and 30 percent of the other buildings require substantial renovation or clearance. (See Appendix F of the TIF Plan.)

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

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: This finding is supported by the fact that the redevelopment proposed in the TIF Plan meets the City's objectives for redevelopment. Due to the high cost of redevelopment on the parcels currently occupied by substandard and obsolete buildings, the need for public improvements, and the cost of installing and financing the proposed site and public improvements, this project is feasible only through assistance, in part, from tax increment financing.

The developer for the initial phase of development provided a proforma outlining project sources and uses as well as projected rent, vacancy and financing assumptions. City staff and the City's financial advisor reviewed the information and have determined that the project is not feasible without assistance due to rent levels and market returns not supporting higher-than-market redevelopment costs for this site. The term of assistance for the initial project is expected to be much less than the maximum 16 year term of a renewal and renovation district. Any other development on the site receiving tax increments will be subject to a financial analysis in the future.

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 District permitted by the TIF Plan: The City supported this finding on the grounds that the cost of site and public improvements and utilities add to the total redevelopment cost. Parcels within the site have been marketed for several years without success or are an incompatible use with the surrounding commercial/industrial district. The City reasonably determines that no other redevelopment of similar scope is anticipated on this site without substantially similar assistance being provided to the development.

Therefore, the City concludes as follows:

- a. The City's estimate of the amount by which the market value of the entire District will increase without the use of tax increment financing is \$0.

- b. If the proposed development occurs, the total increase in market value will be \$7,085,075.
 - c. The present value of tax increments from the District for the maximum duration of the district permitted by the TIF Plan is estimated to be \$2,469,807.
 - 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 \$4,615,268 (the amount in clause b less the amount in clause c) without tax increment assistance.
3. *Finding that the TIF Plan for the District conforms to the general plan for the development or redevelopment of the municipality as a whole.*

The Planning Commission reviewed the TIF Plan and found that the TIF Plan conforms to the general development plan of the City.

4. *Finding that the TIF Plan for the District will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development or redevelopment of Development District No. 6 by private enterprise.*

The project to be assisted by the District will result in increased employment in the City and the State of Minnesota, the renovation of substandard properties, increased tax base of the State and add a high quality development to the City.

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING**

**CITY OF CAMBRIDGE
ISANTI COUNTY
STATE OF MINNESOTA**

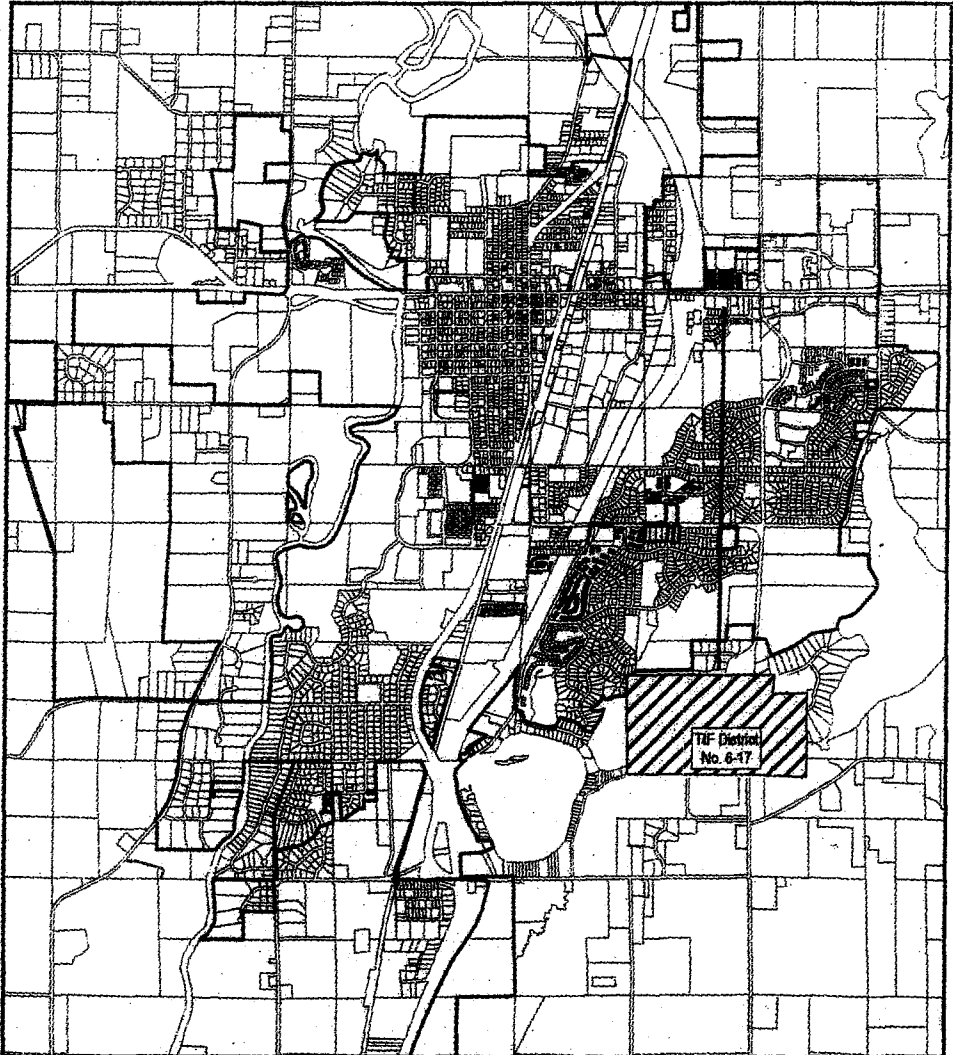
NOTICE IS HEREBY GIVEN that the City Council of the City of Cambridge, Isanti County, State of Minnesota, will hold a public hearing on December 21, 2015 at approximately 3:00 p.m. at the City Council Chambers in City Hall, 300 Third Ave NE, Cambridge, Minnesota, relating to the City of Cambridge's (the "City") proposed adoption of a Modification to the Development Program for Development District No. 6 (the "Development Program Modification"), the proposed establishment of Tax Increment Financing District No. 6-17 (a renewal and renovation tax increment financing district) within Development District No. 6, and the proposed adoption of a Tax Increment Financing Plan (the "TIF Plan") therefor (collectively, the "Program and Plan"), pursuant to Minnesota Statutes, 469.124 to 469.133 and Sections 469.174 to 469.1794, all inclusive, as amended. Copies of the Program and Plan are on file and available for public inspection at the office of the City Administrator at City Hall.


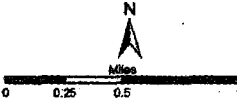
The property to be included in Tax Increment Financing District No. 6-17 is located within Development District No. 6 and the City of Cambridge. A map of Development District No. 6 and Tax Increment Financing District No. 6-17 therein is set forth below. Subject to certain limitations, tax increment from Tax Increment Financing District No. 6-17 may be spent on eligible uses within the boundaries of Development District No. 6.

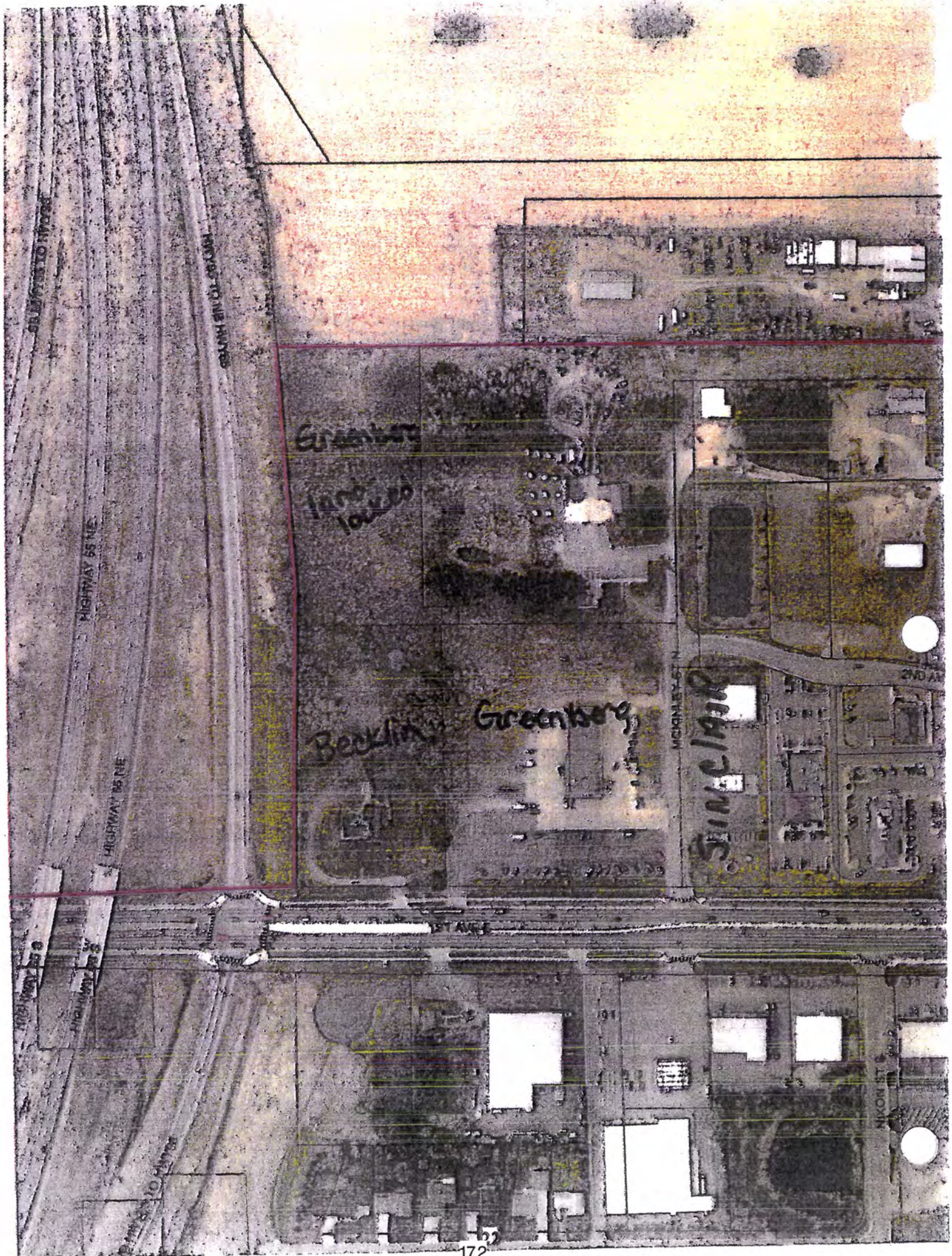
All interested persons may appear at the hearing and present their views orally or prior to the meeting in writing.

**BY ORDER OF THE CITY COUNCIL OF
THE CITY OF CAMBRIDGE, MINNESOTA**
Lynda Wouffe
City Administrator

Published in the Isanti-Chisago County STAR on Dec. 3, 2015



 <p>CAMBRIDGE Minnesota's Opportunity Community 300 Third Ave NE, Cambridge, MN 55002-5010 www.cityofcambridge.com</p>	<p>Tax Increment Financing District No. 6-17 Development District No. 6 City of Cambridge Isanti County, Minnesota</p>	 <p>N 0 0.25 0.5 1 Miles</p>
<p>The boundaries of Development District No. 6 are being expanded to include any property previously annexed into the City. The boundaries of Development District No. 6 shall be coterminous with the corporate boundaries of the City of Cambridge.</p>		



LMMS Properties LLC.
7229 S. 85th East Ave., Suite 400
Tulsa OK 74133

December 14, 2015

Stan Gustafson
City of Cambridge
300 3rd Ave NE
Cambridge, MN 55008

RE: 125 McKinley St N (Sinclair Property)


Dear Cambridge City Council,

As a property owner of the former gas and convenience store located at 125 McKinley St N, we want to express our support for the work the city is proposing to do in creating a Tax Increment Financing District to spur development or redevelopment of the properties located at the corner of Hwy 95 and Hwy 65. Our property being a part of this district could make for a very nice overall development of all three properties.

Our property has been vacant for the past 18-months. We recently had the fuel tanks removed after many months of losing money due to new traffic flow created when the median was constructed and new competition. Our goal is to redevelop our property to provide a build to suit option to assist with additional retail or potential restaurant to locate to this site. With the potential redevelopment of the properties to the west it is encouraging to see a boarder long term planning for this area and hope you will approve the Tax Increment Financing District. This could help move forward development and benefit many property owners in this area.

Feel free to call or email me anytime!

Sincerely,


Larry M. Rogers

7B Recommending the City Council Approve the Contract for Private Development and TIF Note with KTJ 267, LLC

Author: Stan Gustafson, Economic Development Director

December 21, 2015

Request

The EDA is recommending to the City Council to hold a Public Hearing and approve the Contract for Private Development and TIF Note with KTJ 267, LLC.

BACKGROUND

Staff has been working with KTJ 267, LLC (Oppidan), Ehlers and City Attorney on the Contract for Private Development. Most all items have been covered within the discussion of the TIF Plan. The Contract for Private Development provides assistance to the developer through the use of Tax Increment Financing for qualified expenses from redevelopment of the Greenberg Site.

Goals and Objectives for the use of TIF

- \$690,637 in "Pay As You Go" Tax Increment Financing is proposed for eligible costs. This covers ROW acquisition, water-sewer infrastructure, demolition, asbestos remediation, parking lot removal, environmental remediation and underground storm water treatment. These are statutorily approved TIF expenses.
- The City obtains right of way for future extension of 2nd Avenue SE of public water, sewer, storm and necessary street infrastructure to service lots that would be otherwise landlocked or have no option to receive city utilities.
- McKinley Street would be upgraded to City standards thereby making the Sinclair property much more attractive for redevelopment.
- Increased tax base.
- Projected job creation 20 to 25 full time 40 to 55 part-time.
- Construction jobs would consist of approximately 80 different workers.
- Oppidan has also been working with the Becklins on an easement agreement for a potential future share access.
- Proposed project 32,450 of mixed retail
- Project cost \$5.5 million

The Developer will retain 90% of the TIF flow and the City will retain 10% for Administration cost and this is a pay as you go TIF obligation. From 90% of the projected TIF related to only the Greenberg site would pay off a \$690,637 note with 5% interest in 9 years of collection. So if first TIF is received in 2018 (based on completed project assessed by Jan 2, 2017), the note would be paid off after final collection in 2026. The base tax will remain the same and the developer will only capture the increment.

PROPOSED ACTION

A motion from the City Council to approve the Contract for Private Development and TIF Note with KTJ 267, LLC as presented contingent on City Attorney approval of all agreements and authorize the Mayor and City Administrator to execute the necessary agreements.

Attachments:

1. Contract for Private Development
2. Building and site plan
3. Public Hearing Notice
4. GIS Map of area
5. Letter from Traditional Capital Bank
6. Letter from Oppidan
7. Letter of support from LMMS Properties, LLC
8. Ehlers, Inc. TIF Run for proposed project

FINAL CONTRACT FOR PRIVATE DEVELOPMENT

By and Between

CITY OF CAMBRIDGE, MINNESOTA

and

KTJ 267, LLC

To Be Determined replatting

Dated: _____, 2015 This document was drafted by:
Rupp, Anderson, Squires &
Waldspurger, P.A.
527 Marquette Ave. S. #1200
Minneapolis, MN 55402
(612) 436-4300

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THIS AGREEMENT made and entered into as of this 21st day of December, 2015, by and between the CITY OF CAMBRIDGE, MINNESOTA, a public body corporate and politic under the laws of Minnesota (“City”) and KTJ 267, LLC, a Minnesota limited liability company (“Developer”).

RECITALS

WHEREAS, the City has undertaken a program to promote the development and redevelopment of land which is underutilized within the City, and in this connection created Municipal Development District No. 6 (hereinafter referred to as the “Development District”) and Tax Increment District No. 6-17 (the “TIF District”) in the Development District located in the City pursuant to Minnesota Statutes, Sections 469.124 to 469. 133, as amended (the “Act”) and Sections 469.174 to 469.1794, as amended (the “Tax Increment Act”); and

WHEREAS, pursuant to the Act, the City is authorized to undertake certain activities to provide an impetus for development by private enterprise, to promote increased employment, and to encourage the development of blighted or underutilized areas; and

WHEREAS, the Developer owns certain land in the City (the “Development Property”) and desires to construct improvements to the Development Property consisting of 32,500 square feet of commercial retail buildings and, in conjunction with the project, intends to pursue demolition of one building, soil remediation, asbestos remediation, right of way acquisition and underground storm water treatment, as identified in Exhibit B (the “Minimum Improvements”) as provided in this Agreement; and

WHEREAS, a gap exists between the cost of Developer acquiring the Development Property and constructing the related improvements and the funds available to Developer to undertake the project and, based on best estimates, that gap equals \$690,637.

WHEREAS, the City is providing financial assistance to the Developer in the form of tax increment financing funds to assist with the establishment of the Minimum Improvements on the Development Property; and

WHEREAS the City has caused to be prepared this Contract for Private Development, including the business subsidy agreement required by the Business Subsidy Act (the “Agreement”); and

WHEREAS, the City believes that the development of the Development Property pursuant to and in general fulfillment of this Agreement, is in the vital and best interests of the City, will promote the health, safety, morals, and welfare of its residents, and will be in accord with the public purposes and provisions of the applicable State and local laws and requirements under which the Development District has been undertaken and is being assisted.

NOW THEREFORE, in consideration of the mutual covenants and agreements herein, the parties agree as follows:

ARTICLE I
Definitions

Section 1.1. Definitions.

In this Agreement, unless a different meaning clearly appears from the context:

“Act” means Minnesota Statutes Sections 469.124 to 469.133, as amended.

“Affiliate” means with respect to the Developer: (a) any corporation, partnership, limited liability company or other business entity or person controlling, controlled by or under common control with the Developer, and (b) any successor to such party by merger, acquisition, reorganization or similar transaction involving all or substantially all of the assets of such party (or such Affiliate). For the purpose hereof the words “controlling”, “controlled by” and “under common control with” shall mean, with respect to any corporation, partnership, limited liability company or other business entity, the ownership of fifty percent or more of the voting interests in such entity or possession, directly or indirectly, of the power to direct or cause the direction of management policies of such entity, whether through ownership of voting securities or by contract or otherwise.

“Agreement” means this Agreement, as the same may be from time to time modified, amended, or supplemented.

“Available Tax Increment” means, on each Payment Date, 90% of the Tax Increment derived from the Development Property as reasonably calculated by the City when allocating Tax Increment among parcels in the TIF District, and received by the City in the six months preceding the Payment Date.

“Certificate of Completion” means the certification provided to the Developer, or the purchaser of any part, parcel or unit of the Development Property, pursuant to Section 4.4 of this Agreement.

“City” means the City of Cambridge, Minnesota.

“Construction Plans” means the plans, specifications, drawings and related documents on the construction work to be performed on the Development Property which (a) shall be as detailed as the plans, specifications, drawings and related documents which are submitted to the appropriate building officials of the City, and (b) shall include at least the following: (1) site plan; (2) landscape plan; and (3) such other plans or supplements to the foregoing plans as the City may reasonably request to allow it to ascertain the nature and quality of the proposed construction work. The Construction Plans for any building to be constructed on the Development Property shall additionally include the following: (1) foundation plan; (2) basement plans; (3) floor plan for each floor; (4) cross sections of each (length and width); and (5) elevations (all sides).

“County” means the County of Isanti, Minnesota.

“Developer” means KTJ 267, LLC, or its permitted successors and assigns.

“Development Property” means the real property described as such in Exhibit A of this Agreement. After construction of the Minimum Improvements, the term means the Development Property as improved.

“Eligible Costs” means those costs permitted to be reimbursed under Minn. Stat. § 469.174 and the Tax Increment Financing Plan for the TIF District.

“Event of Default” means an action by the Developer listed in Article IX of this Agreement.

“Holder” means the owner of a Mortgage.

“Maturity Date” means the date referenced in Section 7.3 (c).

“Mortgage” means any mortgage made by the Developer which is secured, in whole or in part, with the Development Property and which is a permitted encumbrance pursuant to the provisions of Article VIII of this Agreement.

“Minimum Improvements” means the construction of 32,500 square feet of retail commercial space as the Greenberg Addition, including the Public Development Costs as described in Exhibit B.

“Project” means the City’s Municipal Development District No. 6.

“Public Development Costs” means demolition of one building, soil remediation, asbestos remediation, right of way acquisition and underground storm water treatment and the McKinley Street Assessments as identified in Exhibit B (the “Minimum Improvements”) as provided in this Agreement

“State” means the State of Minnesota.

“Tax Increment” means that portion of the real property taxes that is paid with respect to the Development Property and that is remitted to the City as tax increment pursuant to the Tax Increment Act.

“Tax Increment Act” or “TIF Act” means the Tax Increment Financing Act, Minnesota Statutes Sections 469.174 to 469.1799, as amended.

“Tax Increment District” or “TIF District” means Tax Increment Financing District No. 6-17 created by the City.

“Tax Official” means any County assessor, County auditor, County or State board of equalization, the commissioner of revenue of the State, or any State or federal district court, the tax court of the State, or the State Supreme Court.

“TIF Note” means the Tax Increment Revenue Note to be executed by the City pursuant to Article III hereof in the principal amount not to exceed \$690,638.00 (the Note”), a copy of which is attached hereto as Exhibit D. Reference in the Agreement to the TIF Note shall mean the Note as determined by the context.

“Transfer” has the meaning set forth in Section 8.2(a) hereof.

“Unavoidable Delays” means delays beyond the reasonable control of the party seeking to be excused as a result thereof which are the result of strikes, other labor troubles, prolonged adverse weather or acts of God, fire or other casualty to the Minimum Improvements, litigation commenced by third parties which, by injunction or other similar judicial action, directly results in delays, or acts of any federal, state or local governmental unit (other than the City in exercising its rights under this Agreement) which directly result in delays. Unavoidable Delays shall include delays as a result of the City not approving the Construction Plans. The performance of any covenant work, service or other act required in this Agreement shall be excused for the period of the Unavoidable Delay, and the period for the performance of the same shall be extended by such period.

ARTICLE II **Representations and Warranties**

Section 2.1. Representations by the City.

(a) The City is a statutory city duly organized and existing under the laws of the State. Under the provisions of the Act, the City has the power to enter into this Agreement and carry out its obligations hereunder.

(b) The City will use its best efforts to facilitate development of the Minimum Improvements, including but not limited to cooperating with the Developer in obtaining necessary administrative and land use approvals.

(c) The activities of the City are undertaken for the purpose of fostering the development of certain real property which will vitalize this portion of the Development District, increase tax base, and increase employment opportunities.

(d) There are no pending or threatened legal proceedings, of which the City has notice, to restrain or enjoin the execution or delivery of this Agreement or in any way contesting the validity of this Agreement, or contesting the authority of the City to execute, deliver and perform this Agreement.

(e) The consummation of the transactions contemplated by this Agreement, and compliance by the City with the terms of this Agreement, will not result in any breach of any of

the terms of, or constitute a default under, any indenture, lease, loan agreement, or other instrument to which the City is a party or by which the City is bound, or any law applicable to the City or this transaction.

Section 2.2. Representations and Warranties by the Developer.

The Developer represents and warrants that:

(a) The Developer is a limited liability company in good standing under the laws of Minnesota, is not in violation of any provisions of its articles or bylaws, is duly authorized to transact business within the State, has power to enter into this Agreement and has duly authorized the execution, delivery, and performance of this Agreement by proper action of its officers.

(b) The Developer will construct and maintain the commercial properties to be known as the Greenberg Addition and the Minimum Improvements in accordance with the terms of this Agreement and all local, state and federal laws and regulations (including, but not limited to, environmental, zoning, building code and public health laws and regulations).

(c) The Developer will obtain, in a timely manner, all required permits, licenses and approvals, and will meet, in a timely manner, all requirements of all applicable local, state and federal laws and regulations which must be obtained or met before the Minimum Improvements may be lawfully constructed.

(d) The Developer has received no notice or communication from any local, state or federal official that the activities of the Developer or the City in the Development District may be or will be in violation of any environmental law or regulation (other than those notices or communications of which the City is aware). The Developer is aware of no facts the existence of which would cause it to be in violation of or give any person a valid claim under any local, state or federal environmental law, regulation or review procedure.

(e) The Developer shall promptly advise the City in writing of all litigation or claims affecting any part of the Minimum Improvements and all written complaints and charges made by any governmental city materially affecting the Minimum Improvements or materially affecting Developer or its business which may delay or require changes in construction of the Minimum Improvements.

(f) Neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement is prevented, limited by or conflicts with or results in a breach of, the terms, conditions or provisions of any corporate restriction or any evidences of indebtedness, agreement or instrument of whatever nature to which the Developer is now a party or by which it is bound, or constitutes a default under any of the foregoing.

(g) The proposed development by the Developer hereunder would not occur but for the tax increment financing assistance being provided by the City hereunder.

(h) The Developer is not currently in default under any business subsidy agreement with any grantor, as such terms are defined in the Business Subsidy Act.

ARTICLE III
Status of Property; Public Development Costs

Section 3.1. Status of the Development Property. As of the date of this Agreement, the Developer has entered into a purchase agreement to acquire the Development Property. The City has no obligation to acquire any interest in the Development Property.

Section 3.2. Public Development Costs.

The Developer shall undertake and assume all necessary Public Development Costs with the exception of McKinley Street assessment. The City, however, will be constructing road improvements as provided in Article IX hereof.

Section 3.3. Reimbursement: TIF Note.

The City shall reimburse the payments made by the Developer for Public Development Costs through the issuance of the City's TIF Note in substantially the form attached to this Agreement as Exhibit D, subject to the following conditions:

- (1) The TIF Note shall be dated, issued and delivered when the Developer shall have demonstrated in writing to the reasonable satisfaction of the City that the construction of the Minimum Improvements has been completed and that the Developer has incurred and paid all costs of Public Development Costs, as described in and limited Exhibit B and shall have submitted paid invoices for the costs of construction of the Public Development Costs in an amount not less than the Reimbursement Amount.
- (2) The unpaid principal amount of the TIF Note shall bear simple, non-compounding interest from the date of issuance of the TIF Note, at 5% per annum. Interest shall be computed on the basis of a 360 day year consisting of twelve (12) 30-day months. The principal amount of the TIF Note and the interest thereon shall be payable solely from the Available Tax Increments.
- (3) The payment dates of the TIF Note shall be the Note Payment Dates. On each Note Payment Date and subject to the provisions of the TIF Note, the City shall pay, against the principal and interest outstanding on the TIF Note, the Available Tax Increments received by the City during the preceding six months. All such payments shall be applied first to accrued interest and then to reduce the principal of the TIF Note.
- (4) The TIF Note shall be a special and limited obligation of the City and not a general obligation of the City, and only Available Tax Increments shall be used to pay the principal of and interest on the TIF Note. If, on any Note Payment Date, the Tax Increments for the payment of the accrued and unpaid interest on the TIF Note are

insufficient for such purposes, the difference shall be carried forward, without interest accruing thereon, and shall be paid if and to the extent that on a future Note Payment Date there are Available Tax Increments in excess of the amounts needed to pay the accrued interest then due on the TIF Note.

- (5) The City's obligation to make payments on the TIF Note on any Note Payment Date or any date thereafter shall be conditioned upon the requirement that there shall not at that time be an Event of Default that has occurred beyond applicable cure periods and is continuing under this Agreement.
- (6) The TIF Note shall be governed by and payable pursuant to the additional terms thereof, as set forth in Exhibit D. In the event of any conflict between the terms of the TIF Note and the terms of this Section 3.3, the terms of the TIF Note shall govern. The issuance of the TIF Note pursuant and subject to the terms of this Agreement, and the taking by the City of such additional actions as bond counsel for the TIF Note may require in connection therewith, are hereby authorized and approved by the City.

Section 3.4. Payment of Administrative Costs.

The City acknowledges that Developer has deposited with the City \$15,000. The City will use such deposit to pay "Administrative Costs," which term means out of pocket costs incurred by the City (including without limitation attorney, TIF investigative services and fiscal consultant fees) in the negotiation and preparation of this Agreement and other documents and agreements in connection with the Development contemplated hereunder.

At Developer's request, but no more often than monthly, the City will provide Developer with a written report including invoices, time sheets or other comparable evidence of expenditures for Administrative Costs and the outstanding balance of funds deposited. If at any time the City determines that the deposit is insufficient to pay Administrative Costs, the Developer is obligated to pay such shortfall within 15 days after receipt of a written notice from the City containing evidence of the unpaid costs. If any balance of funds deposited remains upon issuance of the Certificate of Completion pursuant to Section 4.4 of this Agreement, the City shall promptly return such balance to Developer; provided that Developer remains obligated to pay subsequent Administrative Costs related to any amendments to this Agreement requested by Developer.

Section 3.5. Records.

The City and its representatives shall have the right at all reasonable times after reasonable notice to inspect, examine, and copy all books and records of Developer relating to the Minimum Improvements. Developer shall also use its best efforts to cause the contractor or contractors, all sub-contractors and their agents and lenders to make their books and records relating to the Project available to City, upon reasonable notice, for inspection, examination and audit. Such records shall be kept and maintained by Developer until the Maturity Date.

ARTICLE IV
Construction of Minimum Improvements

Section 4.1. Construction of Improvements.

The Developer agrees that it will construct the Minimum Improvements on the Development Property in accordance with the approved Construction Plans and at all times prior to the Maturity Date will maintain, preserve and keep the Minimum Improvements or cause such improvements to be maintained, preserved and kept with the appurtenances and every part and parcel thereof, in good repair and condition. The City shall have no obligation to operate or maintain the Minimum Improvements.

Section 4.2. Construction Plans.

Before commencement of construction of the Minimum Improvements, the Developer shall submit to the City the Construction Plans. The Construction Plans shall provide for the construction of the Minimum Improvements and shall be in conformity with this Agreement, and all applicable State and local laws and regulations. The City will approve the Construction Plans in writing if:

- (i) the Construction Plans conform to the terms and conditions of this Agreement;
- (ii) the Construction Plans conform to all applicable federal, state and local laws, ordinances, rules and regulations;
- (iii) the Construction Plans are adequate to provide for construction of the Minimum Improvements;
- (iv) the Construction Plans do not provide for expenditures in excess of the funds available to the Developer from all sources for construction of the Minimum Improvements; and
- (v) no Event of Default has occurred.

(a) Approval may be based upon a review by the City's Building Official of the Construction Plans. No approval by the City shall relieve the Developer of the obligation to comply with the terms of this Agreement, applicable federal, state and local laws, ordinances, rules and regulations, or to construct the Minimum Improvements in accordance therewith. No approval by the City shall constitute a waiver of an Event of Default. If approval of the Construction Plans is requested by the Developer in writing at the time of submission, such Construction Plans shall be deemed approved unless rejected in writing by the City, in whole or in part. Such rejections shall set forth in detail the reasons therefore, and shall be made within twenty (20) days after the date of their receipt by the City.

If the City rejects any Construction Plans in whole or in part, the Developer shall submit new or corrected Construction Plans within twenty (20) days after its receipt of written notification to the Developer of the rejection. The provisions of this Section relating to approval, rejection and resubmission of corrected Construction Plans shall continue to apply until the

Construction Plans have been approved by the City. The City's approval shall not be unreasonably withheld, conditioned or delayed. Said approval shall constitute a conclusive determination that the Construction Plans (and the Minimum Improvements constructed in accordance with said plans) comply to the City's satisfaction with the provisions of this Agreement relating thereto.

(b) If the Developer desires to make any material change in the Construction Plans after their approval by the City, the Developer shall submit the proposed change to the City for its approval. For the purposes of this Section, the term "material" means any change that decreases the total size of the Minimum Improvements by 1,000 square feet or more. If the Construction Plans, as modified by the proposed change, conform to the requirements of this Section 4.2 of this Agreement with respect to such previously approved Construction Plans, the City shall approve the proposed change and notify the Developer in writing of its approval. Such change in the Construction Plans shall, in any event, be deemed approved by the City unless rejected, in whole or in part, by written notice by the City to the Developer, setting forth in detail the reasons therefor. Such rejection shall be made within twenty (20) days after receipt of the notice of such change. The City's approval of any such change in the Construction Plans will not be unreasonably withheld.

Section 4.3. Commencement and Completion of Construction.

Subject to Unavoidable Delays, the Developer shall commence construction of the Minimum Improvements on or before June 30, 2016. Subject to Unavoidable Delays, the Developer shall complete the construction of the Minimum Improvements by December 31, 2016. All work with respect to the Minimum Improvements to be constructed or provided by the Developer on the Development Property shall be in conformity with the Construction Plans as submitted by the Developer and approved by the City.

The Developer agrees for itself, its successors and assigns, and every successor in interest to the Development Property, or any part thereof, that the Developer, and such successors and assigns, shall promptly begin and diligently prosecute to completion the Development of the Development Property through the construction of the Minimum Improvements thereon, and that such construction shall in any event be commenced and completed within the period specified in this Section 4.3 of this Agreement. After the date of this Agreement and until construction of the Minimum Improvements has been completed, the Developer shall make reports, in such detail and at such times as may reasonably be requested by the City, as to the actual progress of the Developer with respect to such construction.

Section 4.4. Certificate of Completion.

(a) Promptly after completion of the Minimum Improvements in accordance with those provisions of the Agreement relating solely to the obligations of the Developer to construct the Minimum Improvements (including the dates for beginning and completion thereof), the City will furnish the Developer with a Certificate shown as Exhibit C. Such certification and such determination shall not constitute evidence of compliance with or satisfaction of any obligation

of the Developer to any Holder of a Mortgage, or any insurer of a Mortgage, securing money loaned to finance the Minimum Improvements, or any part thereof.

(b) If the City shall refuse or fail to provide any certification in accordance with the provisions of this Section 4.4 of this Agreement, the City shall, within thirty (30) days after written request by the Developer, provide the Developer with a written statement, indicating in adequate detail in what respects the Developer has failed to complete the Minimum Improvements in accordance with the provisions of the Agreement, or is otherwise in default, and what measures or acts it will be necessary, in the reasonable opinion of the City, for the Developer to take or perform in order to obtain such certification.

(c) The construction of the Minimum Improvements shall be deemed to be complete upon issuance of a certificate of occupancy by the City, and the issuance of such certificate shall not be unreasonably withheld, conditioned, or delayed.

ARTICLE V **Insurance and Subordination**

Section 5.1. Insurance.

(a) The Developer will provide and maintain at all times during the process of constructing the Minimum Improvements an All Risk Broad Form Basis Insurance Policy and, from time to time during that period, at the request of the City, furnish the City with proof of payment of premiums on policies covering the following:

- (i) builder's risk insurance, written on the so-called "Builder's Risk – Completed Value Basis," in an amount equal to one hundred percent (100%) of the insurable value of the Minimum Improvements at the date of completion, and with coverage available in non-reporting form on the so-called "all risk" form of policy. The interest of the City shall be protected in accordance with a clause in form and content satisfactory to the City;
- (ii) commercial general liability insurance (including operations, contingent liability, operations of subcontractors, completed operations and contractual liability insurance) with limits against bodily injury and property damage of not less than \$2,000,000 for each occurrence (to accomplish the above-required limits, an umbrella excess liability policy may be used). The City shall be listed as an additional insured on the policy; and
- (iii) workers' compensation insurance, with statutory coverage, provided that the Developer may be self-insured with respect to all or any part of its liability for workers' compensation.

(b) Upon completion of construction of the Minimum Improvements and prior to the Maturity Date, the Developer shall maintain, or cause to be maintained, at its cost and expense,

and from time to time at the request of the City shall furnish proof of the payment of premiums on, insurance as follows:

- (i) Insurance against loss and/or damage to the Minimum Improvements under a policy or policies covering such risks as are ordinarily insured against by similar businesses.
- (ii) Commercial general public liability insurance, including personal injury liability (with employee exclusion deleted), against liability for injuries to persons and/or property, in the minimum amount for each occurrence and for each year of \$2,000,000, and shall be endorsed to show the City as additional insured.
- (iii) Such other insurance, including workers' compensation insurance respecting all employees of the Developer, in such amount as is customarily carried by like organizations engaged in like activities of comparable size and liability exposure; provided that the Developer may be self-insured with respect to all or any part of its liability for workers' compensation.

(c) All insurance required in Article V of this Agreement shall be taken out and maintained in responsible insurance companies selected by the Developer which are authorized under the laws of the State to assume the risks covered thereby. Upon request, the Developer will deposit annually with the City policies evidencing all such insurance, or a certificate or certificates or binders of the respective insurers stating that such insurance is in force and effect. Unless otherwise provided in this Article V of this Agreement each policy shall contain a provision that the insurer shall not cancel nor modify it in such a way as to reduce the coverage provided below the amounts required herein without giving written notice to the Developer and the City at least thirty (30) days before the cancellation or modification becomes effective. In lieu of separate policies, the Developer may maintain a single policy, blanket or umbrella policies, or a combination thereof, having the coverage required herein, in which event the Developer shall deposit with the City a certificate or certificates of the respective insurers as to the amount of coverage in force upon the Minimum Improvements.

(d) The Developer will notify the City immediately in the case of damage exceeding \$10,000 in amount to, or destruction of, the Minimum Improvements or any portion thereof resulting from fire or other casualty. In such event the Developer will promptly repair, reconstruct and restore the Minimum Improvements to substantially the same or an improved condition or value as it existed prior to the event causing such damage and, to the extent necessary to accomplish such repair, reconstruction and restoration, the Developer will apply the net proceeds of any insurance relating to such damage received by the Developer to the payment or reimbursement of the costs thereof.

The Developer shall complete the repair, reconstruction, and restoration of the Minimum Improvements, whether or not the net proceeds of insurance received by the Developer for such purposes are sufficient to pay for the same. Any net proceeds remaining after completion of such repairs, construction and restoration shall be the property of the Developer.

(e) All of the insurance provisions set forth in this Article V shall terminate upon the termination of this Agreement.

Section 5.2. Subordination.

Notwithstanding anything to the contrary contained in this Article V, the rights of the City with respect to the receipt and application of any proceeds of insurance shall, in all respects, be subject and subordinate to the rights of any lender under a Mortgage approved pursuant to Article VII of this Agreement.

ARTICLE VI
Taxes

Section 6.1. Right to Collect Delinquent Taxes.

The Developer acknowledges that the City is providing substantial aid and assistance in furtherance of the Development District through the reimbursement of Public Development Costs under this Agreement. The Developer understands that the Available Tax Increment pledged to payment on the Note is derived from real estate taxes on the Development Property, which taxes must be promptly and timely paid. To that end, the Developer agrees for itself in addition to the obligation pursuant to statute to pay real estate taxes, it is also obligated by reason of this Agreement to pay before delinquency all real estate taxes assessed against the Development Property and the Minimum Improvements. The Developer acknowledges that this obligation creates a contractual right on behalf of the City to sue the Developer to collect delinquent real estate taxes and any penalty or interest thereon and to pay over the same as a tax payment to the county auditor, provided, however, that Developer shall have the right to contest taxes in the manner provided by law. In any such suit, the City shall also be entitled to recover its costs, expenses and reasonable attorney fees.

Section 6.2. Reduction of Taxes.

The Developer agrees that prior to the Maturity Date:

(1) it will not seek administrative review or judicial review of the applicability of any real property tax statute determined by any Tax Official to be applicable to the Minimum Improvements or the Developer or raise the inapplicability of any such tax statute as a defense in any proceedings, including delinquent tax proceedings;

(2) it will not seek administrative review or judicial review of the constitutionality of any real property tax statute determined by any Tax Official to be applicable to the Minimum Improvements or the Developer or raise the unconstitutionality of any such real property tax statute as a defense in any proceedings, including delinquent tax proceedings;

(3) it will not:

(A) cause willful destruction of the Minimum Improvements or any part thereof;

- (B) willfully refuse to reconstruct damaged or destroyed property pursuant to Section 5.1, except as provided in Section 5.1(e) of this Agreement;
- (C) apply to the Commissioner of Revenue of the State requesting an abatement of real property taxes pursuant to Minnesota Statutes, Chapter 270;
- (D) transfer the Development Property or Minimum Improvements, or any part thereof, to an entity exempt from the payment of real property taxes under State law;
- (E) engage in any other proceedings, whether administrative, legal or equitable, with any administrative body within the County or the State or with any court of the State or the federal government to reduce or defer the amount of real property taxes assessed against the Development Property and the Minimum Improvements, except that:
 - (i) the Developer shall have the right to object to the valuation of the Development Property if it reasonably believes the assessed value of the property is inaccurate or unreasonable but if the assessed value is reduced, the Developer agrees the City has no obligation to make up any reduction in the projected Available Tax Increment, and the Developer shall then be eligible to receive only the then Available Tax Increment as computed in light of the new assessed value; and
 - (ii) nothing in this Section 6.2 shall prevent the Developer from taking any action it may choose with respect to any income tax matters.

ARTICLE VII
Financing

Section 7.1. Developer Financing.

In the event the Developer requires construction financing, Developer shall submit to the City evidence of one or more commitments for financing which, together with committed equity, is sufficient for construction of the Minimum Improvements. If the City finds that the financing is sufficiently committed and adequate in amount to provide for the undertakings described in paragraph (a), then the City shall notify the Developer in writing of its approval. Such approval shall not be unreasonably withheld and either approval or rejection shall be given within ten (10) days from the date when the City is provided the evidence of financing. A failure by the City to respond to such evidence of financing shall be deemed to constitute an approval hereunder. If the City rejects the evidence of financing as inadequate, it shall do so in writing specifying the basis for the rejection. In any event the Developer shall submit adequate evidence of financing within ten (10) days after such rejection. In the event that there occurs a default under any Mortgage, the Developer shall cause the City to receive copies of any notice of default received by the Developer from the holder of such Mortgage or the Developer shall have the right to

terminate this Agreement by giving the City written notice, and the Developer shall have no further obligations hereunder.

Section 7.2. Subordination.

In order to facilitate the Developer obtaining financing for the Development of the Minimum Improvements, the City shall subordinate its rights under this Agreement to the Holder of any Mortgage, provided that such subordination shall be subject to such reasonable terms and conditions as required by the Holder of a Mortgage.

Section 7.3. Land and Site Improvement Costs.

The City agrees to reimburse Developer for Public Development Costs. The City will reimburse the Developer solely for Public Development Costs in an amount not to exceed \$690,637.00, plus interest for the Minimum Improvements to be secured solely by the Available Tax Increment from TIF District 6-17. Payments are not a general obligation of the City. Available Tax Increment is subject to great variation due to factors outside the City's control, including but not limited to assessor's estimated market values, tax rates, legislative changes, and payment of taxes by other parcels in TIF District 6-17.

(b) The obligation to make payments on the reimbursement is conditioned in addition on the following:

- (1) the Developer having submitted and the City having approved Construction Plans for the Minimum Improvements;
- (2) the Developer having executed this Agreement;
- (3) the Developer having provided evidence satisfactory to the City of documentation of the total amount of Public Development Costs;
- (4) the Developer making timely payment in full of all property tax, special assessment and public utility payments;
- (5) the Developer having not filed a tax petition for the Development Property
- (6) there being no uncured Event of Default by Developer under this Agreement;

(c) Payments. Payments of Available Tax Increment will be paid in semi-annual installments on August 1 and February 1, commencing August 1, 2018 and concluding no later than February 1, 2034 (the "Maturity Date").

(d) Termination of Right to Reimbursement. Notwithstanding anything to the contrary in this Agreement, if the conditions in Section 7.3(b) are not met by March 31, 2017, subject to Unavoidable Delays or the extension of this date by the City, the City may terminate

this Agreement by ten days written notice to the Developer. Thereafter neither party shall have any obligations or liability to the other hereunder, except that any obligations of the Developer under Section 8.3 of this Agreement survive such termination.

(e) Issuance to Third Parties. (i) If the Developer chooses to assign payments of the Available Tax Increment to third parties, the Developer shall notify the City in writing at least 30 days prior to the next payment date.

(f) Qualifications. The Developer understands and acknowledges that the City makes no representations or warranties regarding the amount of Available Tax Increment. Developer expressly acknowledges that estimates of Tax Increment prepared by the City or its financial advisors in connection with the TIF District or this Agreement are for the benefit of the City, and are not intended as representations on which the Developer may rely. If the Public Development Costs exceed the net proceeds of the Note, such excess is the sole responsibility of Developer.

ARTICLE VIII

Prohibitions Against Assignment and Transfer; Indemnification

Section 8.1. Representation as to Development.

The Developer's construction of the Minimum Improvements on the Development Property, and its other undertakings pursuant to the Agreement, are, and will be used, for the purpose of Development of the Development Property and not for speculation in land holding.

Section 8.2. Prohibition Against Developer's Transfer of Property and Assignment of Agreement.

Prior to the issuance of a Certificate of Completion for the Minimum Improvements:

(a) Except only by way of security for, and only for, the purpose of obtaining financing necessary to enable the Developer or any successor in interest to the Development Property, or any part thereof, to perform its obligations with respect to making the Minimum Improvements under this Agreement, and any other purpose authorized by this Agreement, the Developer has not made or created and will not make or create or suffer to be made or created any total or partial sale, assignment, conveyance, or lease, or any trust or power, or transfer in any other mode or form of or with respect to the Agreement or the Development Property or any part thereof or any interest therein, or any contract or agreement to do any of the same ("Transfer"), except to an Affiliate of Developer, without the prior written approval of the City unless the Developer remains liable and bound by this Development Agreement in which event the City's approval is not required. Any such Transfer shall be subject to the provisions of this Agreement.

(b) In the event the Developer, upon Transfer of the Development Property or any portion thereof, seeks to be released from its obligations under this Development Agreement as to the portions of the Development Property that is transferred or assigned, the City shall be

entitled to require, except as otherwise provided in the Agreement, as conditions to any such release that:

- (i) Any proposed transferee shall have the qualifications and financial responsibility, in the reasonable judgment of the City, necessary and adequate to fulfill the obligations undertaken in this Agreement by the Developer as to the portion of the Development Property to be transferred.
- (ii) Any proposed transferee, by instrument in writing satisfactory to the City and in form recordable in the public land records of Isanti County, Minnesota, shall, for itself and its successors and assigns, and expressly for the benefit of the City, have expressly assumed all of the obligations of the Developer under this Agreement as to the portion of the Development Property to be transferred and agreed to be subject to all the conditions and restrictions to which the Developer is subject as to such portion; provided, however, that the fact that any transferee of, or any other successor in interest whatsoever to, the Development Property, or any part thereof, shall not, for whatever reason, have assumed such obligations or so agreed, and shall not (unless and only to the extent otherwise specifically provided in this Agreement or agreed to in writing by the City) deprive the City of any rights or remedies or controls with respect to the Development Property or any part thereof or the construction of the Minimum Improvements; it being the intent of the parties as expressed in this Agreement that (to the fullest extent permitted at law and in equity and excepting only in the manner and to the extent specifically provided otherwise in this Agreement) no transfer of, or change with respect to, ownership in the Development Property or any part thereof, or any interest therein, however consummated or occurring, and whether voluntary or involuntary, shall operate, legally or practically, to deprive or limit the City of or with respect to any rights or remedies or controls provided in or resulting from this Agreement with respect to the Minimum Improvements that the City would have had, had there been no such transfer or change. In the absence of specific written agreement by the City to the contrary, no such transfer or approval by the City thereof shall be deemed to relieve the Developer, or any other party bound in any way by this Agreement or otherwise with respect to the construction of the Minimum Improvements, from any of its obligations with respect thereto.
- (iii) Any and all instruments and other legal documents involved in effecting the transfer of any interest in this Agreement or the Development Property governed by this Article VIII, shall be in a form reasonably satisfactory to the City.

In the event the foregoing conditions are satisfied then the Developer shall be released from its obligation under this Agreement, as to the portion of the Development Property that is

transferred, assigned or otherwise conveyed. The restrictions under this Section terminate upon issuance of the Certificate of Completion.

Notwithstanding anything herein to the contrary, the Developer shall have the right to assign or transfer its rights hereunder (including the TIF Note) to a third party without any consent requirement of the City, provided the third party has agreed, in writing, to assume all of the Developer's obligations hereunder.

Section 8.3. Release and Indemnification Covenants.

(a) The City and its governing body members, officers, agents, servants and employees (the "Indemnified Parties") shall not be liable for and the Developer shall indemnify and hold harmless the Indemnified Parties against any loss or damage to property or any injury to or death of any person occurring at or about or resulting from any defect in the Development Property or the Minimum Improvements.

(b) Except for any willful misrepresentation or any willful or wanton misconduct or negligence of the Indemnified Parties, and except for any breach by any of the Indemnified Parties of their obligations under this Agreement, the Developer agrees to protect and defend the Indemnified Parties, now and forever, and further agrees to hold the aforesaid harmless from any claim, demand, suit, action or other proceeding whatsoever by any person or entity whatsoever arising or purportedly arising from this Agreement, or the transactions contemplated hereby or the acquisition, construction, installation, ownership, maintenance and operation of the Development Property or the Minimum Improvements.

(c) The Indemnified Parties shall not be liable for any damage or injury to the persons or property of the Developer or its officers, agents, servants or employees or any other person who may be about the Development Property or Minimum Improvements.

(d) All covenants, stipulations, promises, agreements and obligations of the City contained herein shall be deemed to be the covenants, stipulations, promises, agreements and obligations of the City and not of any governing body member, officer, agent, servant or employee of the City in the individual capacity thereof.

ARTICLE IX **Events of Default**

Section 9.1. Events of Default Defined.

The following shall be "Events of Default" under this Agreement and the term "Event of Default" shall mean, whenever it is used in this Agreement, any one or more of the following events, after the non-defaulting party provides thirty (30) days written notice to the defaulting party of the event, but only if the event has not been cured within said 30 days or, if the event is by its nature incurable within thirty (30) days, the defaulting party does not, within such 30-day period, provide assurances reasonably satisfactory to the party providing notice of default that the event will be cured and will be cured as soon as reasonably possible:

(a) failure by either party to observe or perform any covenant, condition, obligation or agreement on its part to be observed or performed hereunder;

(b) commencement by the Holder of any Mortgage on the Development Property or any improvements thereon, or any portion thereof, of foreclosure proceedings as a result of default under the applicable Mortgage documents;

(c) if the Developer shall

(i) file any petition in bankruptcy or for any reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under the United States Bankruptcy Act or under any similar federal or State law; or

(ii) make an assignment for benefit of its creditors; or

(iii) admit in writing its inability to pay its debts generally as they become due; or

(iv) be adjudicated a bankrupt or insolvent.

Section 9.2. Remedies on Default.

Whenever any Event of Default referred to in Section 9.1 of this Agreement by Developer occurs, the City may exercise any of the following rights under this Section 9.2 after providing thirty days written notice to the Developer of the Event of Default, but only if the Event of Default has not been cured within said thirty (30) days or, if the Event of Default is by its nature incurable within thirty (30) days, the Developer does not, within such 30-day period, provide assurances reasonably satisfactory to the party providing notice of default that the Event of Default will be cured and will be cured as soon as reasonably possible:

(a) Withhold payments under Section 7.3 in accordance with its terms pending cure of the Event of Default.

(b) Terminate this Agreement.

(c) Take whatever action, including legal, equitable or administrative action, which may appear necessary or desirable to collect any payments due under this Agreement, or to enforce performance and observance of any obligation, agreement, or covenant of the Developer under this Agreement.

(d) Notwithstanding anything to the contrary herein, in the case of defaults by Developer described in Section 3.3, the City has the additional remedies specified therein, subject to the qualification described in Section 10.3.

Section 9.3. No Remedy Exclusive.

No remedy herein conferred upon or reserved to any party is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the City to exercise any remedy reserved to it, it shall not be necessary to give notice, other than such notice as may be required in this Article IX.

Section 9.4. No Additional Waiver Implied by One Waiver.

In the event any agreement contained in this Agreement should be breached by any party and thereafter waived by another party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach hereunder.

Section 9.5. Attorneys Fees.

Whenever any Event of Default occurs and if the City shall employ attorneys or incur other expenses for the collection of payments due or to become due or for the enforcement of performance or observance of any obligation or agreement on the part of the Developer under this Agreement, the Developer shall, within ten (10) days of written demand by the City, pay to the City the reasonable fees of such attorneys and such other expenses so incurred by the City.

ARTICLE X
Additional Provisions

Section 10.1. Conflict of Interests; Representatives Not Individually Liable.

The City and the Developer, to the best of their respective knowledge, represent and agree that no member, official, or employee of the City shall have any personal interest, direct or indirect, in the Agreement, nor shall any such member, official, or employee participate in any decision relating to the Agreement which affects his personal interests or the interests of any corporation, partnership, or association in which he is, directly or indirectly, interested. No member, official, or employee of the City shall be personally liable to the Developer, or any successor in interest, in the event of any default or breach by the City or for any amount which may become due to the Developer or successor or on any obligations under the terms of the Agreement.

Section 10.2. Equal Employment Opportunity.

The Developer, for itself and its successors and assigns, agrees that during the construction of the Minimum Improvements provided for in the Agreement it will comply with

all applicable federal, state and local equal employment and non-discrimination laws and regulations.

Section 10.3. Restrictions on Use.

Until the Maturity Date the Developer shall not discriminate upon the basis of race, color, creed, sex or national origin in the sale, lease, or rental or in the use or occupancy of the Development Property or any improvements erected or to be erected thereon, or any part thereof.

Section 10.4. Provisions Not Merged With Deed.

None of the provisions of this Agreement are intended to or shall be merged by reason of any deed transferring any interest in the Development Property and any such deed shall not be deemed to affect or impair the provisions and covenants of this Agreement.

Section 10.5. Titles of Articles and Sections.

Any titles of the several parts, Articles, and Sections of the Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of its provisions.

Section 10.6. Notices and Demands.

Except as otherwise expressly provided in this Agreement, a notice, demand, or other communication under the Agreement by either party to the other shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or delivered personally; and

- (a) in the case of the Developer, is addressed to or delivered personally to the Developer at KTJ 267, LLC, 400 Water Street, Suite 200, Excelsior, MN 55331; and
- (b) in the case of the City, is addressed to or delivered personally to the City at City Hall, 300 3rd Avenue NE, Cambridge, MN 55008. Attn: City Administrator

or at such other address with respect to either such party as that party may, from time to time, designate in writing and forward to the other as provided in this Section.

Section 10.7. Counterparts.

This Agreement may be executed in any number of counterparts, each of which shall constitute one and the same instrument.

Section 10.8. Recording.

The City may record this Agreement and any amendments thereto with the Isanti County recorder. The Developer shall pay all costs for recording.

Section 10.9. Amendment.

This Agreement may be amended only by a written agreement approved by all parties hereto.

Section 10.10. Governing Law.

This Agreement is made and shall be governed in all respects by the laws of Minnesota. Any disputes, controversies, or claims arising out of this Agreement shall be heard in the state or federal courts of Minnesota, and all parties to this Agreement waive any objection to the jurisdiction of these courts, whether based on convenience or otherwise.

Section 10.11. Severability.

If any provision or application of this Agreement is held unlawful or unenforceable in any respect, such illegality or unenforceability shall not affect other provisions or applications that can be given effect, and this Agreement shall be construed as if the unlawful or unenforceable provision or application had never been contained herein or prescribed hereby.

Section 10.12. Entire Agreement.

This Agreement, together with its Schedules, which are incorporated by reference, constitutes the complete and exclusive statement of all mutual understandings between the parties with respect to this Agreement, superseding all prior or contemporaneous proposals, communications, and understandings, whether oral or written, concerning this Agreement, provided that nothing contained herein shall impair the rights of the City or the obligations of the Developer under any other agreement between the City and the Developer. This Agreement may not be amended nor any of its terms modified except by a writing authorized and executed by both parties hereto.

ARTICLE XI
Site Area Road Improvements

Section 11.1 McKinley Street Improvements.

The City has, contemporaneously with this Agreement, ordered the improvement of McKinley Street, on the eastern edge of the Development Property. The City shall assess the Development Property One Hundred Eighteen Thousand Dollars (\$118,000) for the Development Property's fixed share of the improvement work, inclusive of design, engineering and administration costs associated therewith. Developer shall pay this assessment in a lump sum payment at completion of the street project when billed by the City at which time such

amount will be added to the Public Development Costs. Payment shall be made within 30 days of billing by the City.

Section 11.2 2nd Ave. NE Improvements.

The City, in the future, intends to improve 2nd Ave. NE, which runs along the northern edge of the Development Property. Developer shall convey to the City the right-of-way needed by the City to improve 2nd Ave. NE, as shown on the plat. The Development Property shall not be assessed for the 2nd Ave. NE Improvements.

IN WITNESS WHEREOF, the City has caused this Agreement to be duly executed in its name and behalf and its seal to be hereunto duly affixed and the Developer has caused this Agreement to be duly executed in its name and behalf on or as of the date first above written.

CITY OF CAMBRIDGE, MINNESOTA

By _____
Its Mayor

By _____
Its City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF ISANTI)

The foregoing instrument was acknowledged before me this __ day of _____, 2015 by Marlys A. Palmer and Lynda Woulfe, the Mayor and Administrator of the City of Cambridge Minnesota, on behalf of the City.

Notary Public

KTJ 267, LLC

By _____

Its _____

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this ____ day of _____, 2015 by _____, the _____ of KTJ 267, LLC, on behalf of the company.

Notary Public

EXHIBIT A Development Property

EXHIBIT B Minimum Improvements

“ Minimum Improvements” means the construction of approximately 32,500 square feet of retail commercial building to be known as The Greenberg Addition, including the Public Development Costs limited to demolition of one building and associated parking lot, soil remediation, asbestos remediation, right of way acquisition and underground storm water treatment and the McKinley Street assessments.

EXHIBIT C Certificate of Completion

EXHIBIT D FORM OF TIF NOTE

No. R-1

\$ _____

UNITED STATES OF AMERICA
STATE OF MINNESOTA
COUNTY OF ISANTI
CITY OF CAMBRIDGE

TAX INCREMENT REVENUE NOTE
(KTJ 267, LLC RRETAIL REDEVELOPMENT PROJECT)

The City of Cambridge, Minnesota (the "City"), hereby acknowledges itself to be indebted and, for value received, hereby promises to pay the amounts hereinafter described (the "Payment Amounts") to KTJ 267, LLC, or its registered assigns (the "Registered Owner"), but only in the manner, at the times, from the sources of revenue, and to the extent hereinafter provided.

The principal amount of this Note shall equal from time to time the principal amount stated above, as reduced to the extent that such principal installments shall have been paid in whole or in part pursuant to the terms hereof; provided that the sum of the principal amount listed above shall in no event exceed \$690,637 as provided in that certain Development Agreement, dated as of _____, 2015, as the same may be amended from time to time (the "Development Agreement"), by and between the City and KTJ 267, LLC. The unpaid principal amount hereof shall bear interest from the date of this Note at the simple, non-compounding interest at a rate of five and zero hundredths percent (5.00%) per annum. Interest shall be computed on the basis of a 360 day year consisting of twelve (12) 30-day months.

The amounts due under this Note shall be payable on August 1, 2018, and on each August 1 and February 1 thereafter to and including February 1, 2034 or, if the first should not be a Business Day (as defined in the Development Agreement) the next succeeding Business Day (the "Payment Dates"). On each Payment Date the City shall pay by check or draft mailed to the person that was the Registered Owner of this Note at the close of the last business day of the City preceding such Payment Date an amount equal to the Available Tax Increments (hereinafter defined) received by the City during the six month period preceding such Payment Date. All

payments made by the Authority under this Note shall first be applied to accrued interest and then to principal. This Note is prepayable by the Authority, in whole or in part, on any date.

The Payment Amounts due hereon shall be payable solely from 90% of the tax increments (the "Available Tax Increments") from the Development Property (as defined in the Contract for Private Development) within the City's Tax Increment Financing District Tax Increment Financing District No. 6-17 (the "Tax Increment District") within its Development District No. 6 which are paid to the City and which the City is entitled to retain pursuant to the provisions of Minnesota Statutes, Sections 469.174 through 469.179, as the same may be amended or supplemented from time to time (the "Tax Increment Act"). This Note shall terminate and be of no further force and effect following the termination of the Tax Increment District, on any date upon which the City shall have terminated the Development Agreement under Section 9.2 thereof, or on the date that all principal and interest payable hereunder shall have been paid in full, whichever occurs earliest.

The City makes no representation or covenant, expressed or implied, that the Available Tax Increments will be sufficient to pay, in whole or in part, the amounts which are or may become due and payable hereunder.

The City's payment obligations hereunder shall be further conditioned on the fact that no Event of Default under the Development Agreement shall have occurred and be continuing at the time payment is otherwise due hereunder, but such unpaid amounts shall become payable, without interest accruing thereon in the meantime, if said Event of Default shall thereafter have been cured; and, further, if pursuant to the occurrence of an Event of Default under the Development Agreement the City elects to cancel and rescind the Development Agreement, the City shall have no further debt or obligation under this Note whatsoever. Reference is hereby made to all of the provisions of the Development Agreement, including without limitation Section 3.3 thereof, for a fuller statement of the rights and obligations of the City to pay the principal of this Note, and said provisions are hereby incorporated into this Note as though set out in full herein.

This Note is a special, limited revenue obligation and not a general obligation of the City and is payable by the City only from the sources and subject to the qualifications stated or referenced herein. This Note is not a general obligation of the City of Cambridge, Minnesota, and neither the full faith and credit nor the taxing powers of the City are pledged to the payment of the principal of this Note and no property or other asset of the City, save and except the above-referenced Available Tax Increments, is or shall be a source of payment of the City's obligations hereunder.

This Note is issued by the City in aid of financing a project pursuant to and in full conformity with the Constitution and laws of the State of Minnesota, including the Tax Increment Act. This Note may be assigned only under the provisions specified in Section 8.2 or with the consent of the City which consent will not be unreasonably withheld. In order to assign the Note, the assignee shall surrender the same to the City either in exchange for a new fully registered note or for transfer of this Note on the registration records for the Note maintained by the City. Each permitted assignee shall take this Note subject to the foregoing conditions and subject to all provisions stated or referenced herein.

IT IS HEREBY CERTIFIED AND RECITED that all acts, conditions, and things required by the Constitution and laws of the State of Minnesota to be done, to have happened, and to be performed precedent to and in the issuance of this Note have been done, have happened, and have been performed in regular and due form, time, and manner as required by law; and that this Note, together with all other indebtedness of the City outstanding on the date hereof and on the date of its actual issuance and delivery, does not cause the indebtedness of the City to exceed any constitutional, statutory or charter limitation thereon.

IN WITNESS WHEREOF, City of Cambridge, Minnesota, by its City Council, has caused this Note to be executed by the manual signatures of its Mayor and City Administrator and has caused this Note to be issued on and dated _____, 2015.

Mayor

Administrator

CERTIFICATION OF REGISTRATION

It is hereby certified that the foregoing Note, as originally issued on _____, 20__, was on said date registered in the name of KTJ 267, LLC, and that, at the request of the Registered Owner of this Note, the undersigned has this day registered the Note in the name of such Registered Owner, as indicated in the registration blank below, on the books kept by the undersigned for such purposes.

NAME AND ADDRESS OF REGISTERED OWNERS

DATE OF REGISTRATION

SIGNATURE OF CITY ADMINISTRATOR

KTJ 267, LLC
400 Water Street, Suite 200
Excelsior, Minnesota 55331

_____, 20__ _____

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING**

**CITY OF CAMBRIDGE
ISANTI COUNTY
STATE OF MINNESOTA**

NOTICE IS HEREBY GIVEN that the City Council of the City of Cambridge, Isanti County, State of Minnesota, will hold a public hearing on December 21, 2015 at approximately 3:00 p.m. at the City Council Chambers in City Hall, 300 Third Ave NE, Cambridge, Minnesota, relating to the City of Cambridge's (the "City") proposed adoption of a Modification to the Development Program for Development District No. 6 (the "Development Program Modification"), the proposed establishment of Tax Increment Financing District No. 6-17 (a renewal and renovation tax increment financing district) within Development District No. 6, and the proposed adoption of a Tax Increment Financing Plan (the "TIF Plan") therefor (collectively, the "Program and Plan"), pursuant to Minnesota Statutes, 469.124 to 469.133 and Sections 469.174 to 469.1794, all inclusive, as amended. Copies of the Program and Plan are on file and available for public inspection at the office of the City Administrator at City Hall.

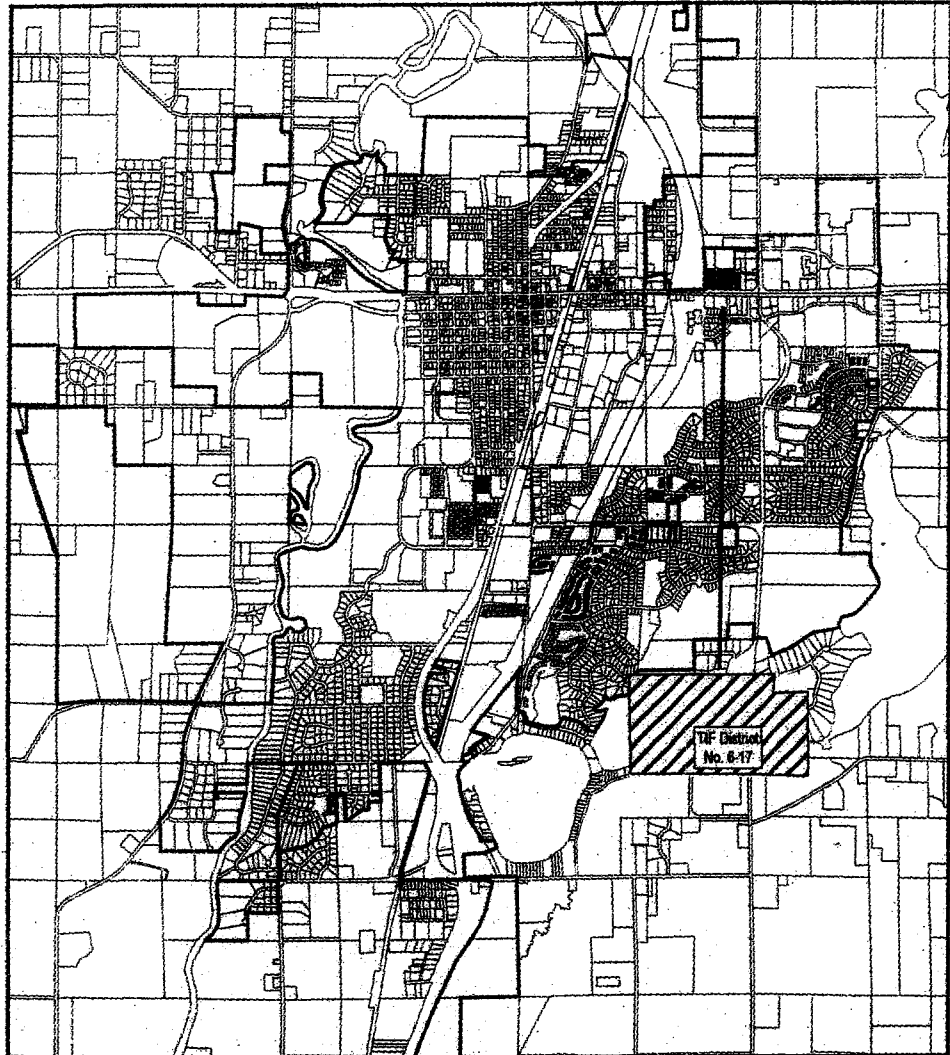
The property to be included in Tax Increment Financing District No. 6-17 is located within Development District No. 6 and the City of Cambridge. A map of Development District No. 6 and Tax Increment Financing District No. 6-17 therein is set forth below. Subject to certain limitations, tax increment from Tax Increment Financing District No. 6-17 may be spent on eligible uses within the boundaries of Development District No. 6.

All interested persons may appear at the hearing and present their views orally or prior to the meeting in writing.

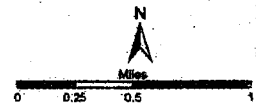
**BY ORDER OF THE CITY COUNCIL OF
THE CITY OF CAMBRIDGE, MINNESOTA**

Lynda Wouffe
City Administrator

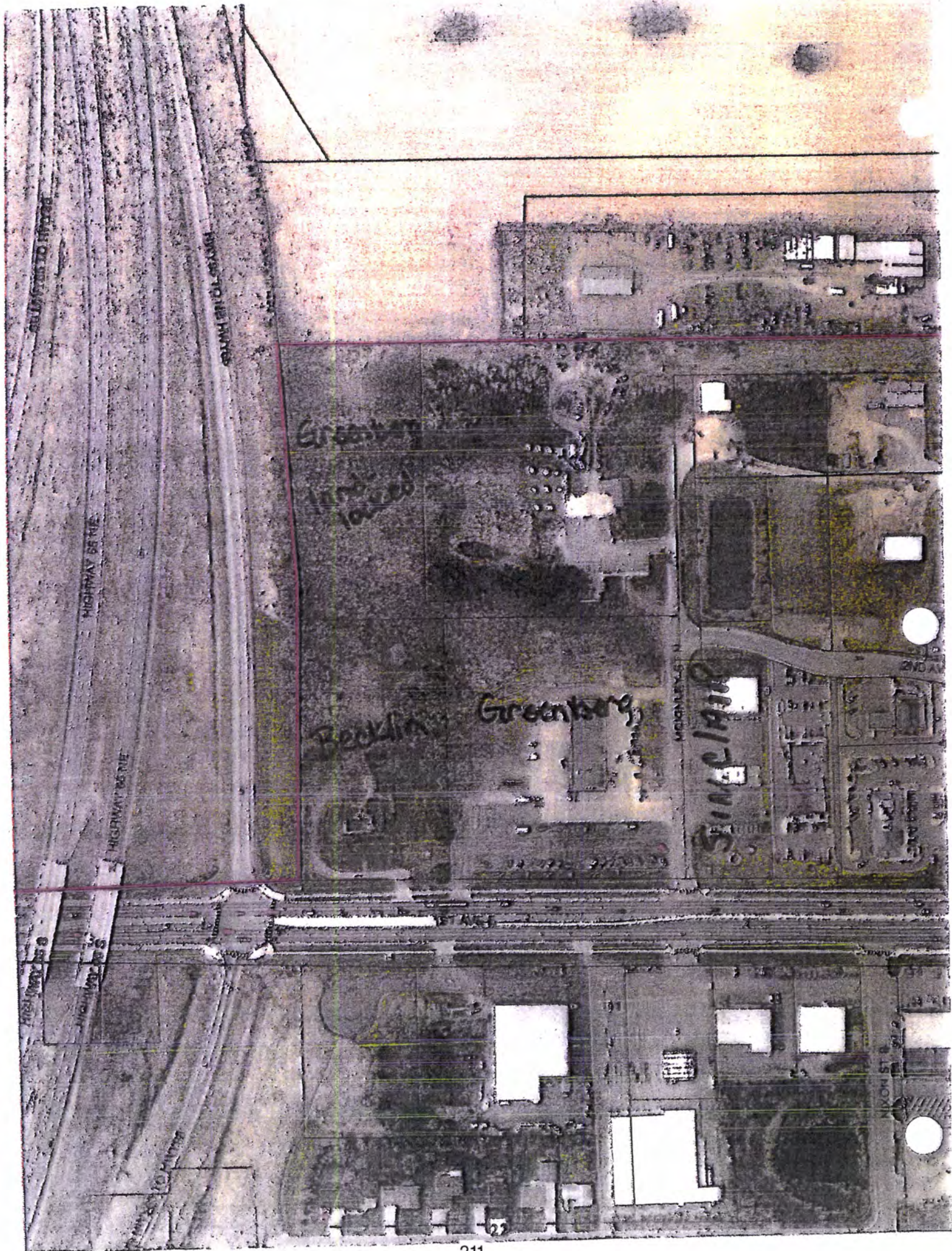
Published in the Isanti-Chisago County STAR on Dec. 3, 2015

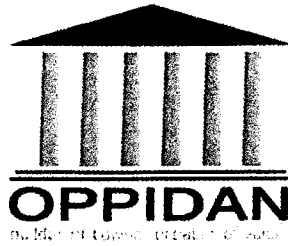


**Tax Increment Financing District No. 6-17
Development District No. 6
City of Cambridge
Isanti County, Minnesota**



The boundaries of Development District No. 6 are being expanded to include any property previously annexed into the City.
The boundaries of Development District No. 6 shall be coterminous with the corporate boundaries of the City of Cambridge.





400 Water Street · Suite 200 · Excelsior, MN 55331 · T: 952.294.0353 · F: 952.294.0151 · www.oppidan.com

October 14, 2015

Stan Gustafson
City of Cambridge
300 Third Avenue NE
Cambridge, MN 55008

RE: Retail Development of Former Greenberg Motor Site
Cambridge, MN

The purpose of this letter is to pledge to complete our proposed Cambridge retail redevelopment on the former Greenberg Motor Site.

Our project is conditional on Cambridge approving TIF and approvals from MNDOT, Isanti County, and closing on the land.

We are excited to be a part of this exciting Cambridge redevelopment.

Thank you,

Pat Kasid
President - Oppidan Investment Company
400 Water Street, Suite 200
Excelsior, MN 55331
(952) 294-1254
pat@oppidan.com



7601 France Avenue South
Suite 140 | Edina, MN 55435

phone: (952) 806-6600
fax: (952) 806-6699

www.traditioncapitalbank.com

WE WORK FOR YOU

October 16, 2015

Stan Gustafson
City of Cambridge
300 Third Avenue NE
Cambridge, MN 55008

Re: Cambridge, MN / Firm Financial Viability

To whom it may concern:

I am writing this letter at the request of Oppidan to confirm that they have the financial wherewithal to secure the necessary financing to facilitate the development that is proposed in Cambridge, MN.

Our most recent transaction with Oppidan was for a development in New Richmond, WI for another Goodwill project for which the loan closing occurred this past September.

The potential development in Cambridge, MN is one that we will underwrite on behalf of Oppidan for future financing requirements.

Sincerely,

Natalia Armitage
Senior Vice President

Tradition Capital Bank
7601 France Ave S, Suite 140
Edina, MN 55435

LMMS Properties LLC.
7229 S. 85th East Ave., Suite 400
Tulsa OK 74133

December 14, 2015

Stan Gustafson
City of Cambridge
300 3rd Ave NE
Cambridge, MN 55008

RE: 125 McKinley St N (Sinclair Property)

Dear Cambridge City Council,

As a property owner of the former gas and convenience store located at 125 McKinley St N, we want to express our support for the work the city is proposing to do in creating a Tax Increment Financing District to spur development or redevelopment of the properties located at the corner of Hwy 95 and Hwy 65. Our property being a part of this district could make for a very nice overall development of all three properties.

Our property has been vacant for the past 18-months. We recently had the fuel tanks removed after many months of losing money due to new traffic flow created when the median was constructed and new competition. Our goal is to redevelop our property to provide a build to suit option to assist with additional retail or potential restaurant to locate to this site. With the potential redevelopment of the properties to the west it is encouraging to see a boarder long term planning for this area and hope you will approve the Tax Increment Financing District. This could help move forward development and benefit many property owners in this area.

Feel free to call or email me anytime!

Sincerely,


Larry M. Rogers



Greenberg Motors Site - No Inflation

City of Cambridge, MN

New Retail

ASSUMPTIONS AND RATES

DistrictType:	Renewal and Renovation	
District Name/Number:		
County District #:		
First Year Construction or Inflation on Value	2015	
Existing District - Specify No. Years Remaining		
Inflation Rate - Every Year:	0.00%	
Interest Rate:	5.00%	
Present Value Date:	1-Feb-16	
First Period Ending	1-Aug-16	
Tax Year District was Certified:	Pay 2016	
Cashflow Assumes First Tax Increment For Development:	2018	
Years of Tax Increment	9	
Assumes Last Year of Tax Increment	2026	
Fiscal Disparities Election [Outside (A), Inside (B), or NA]	NA	
Incremental or Total Fiscal Disparities		
Fiscal Disparities Contribution Ratio		
Fiscal Disparities Metro-Wide Tax Rate		
Maximum/Frozen Local Tax Rate:	204.27587%	Pay 2015
Current Local Tax Rate: (Use lesser of Current or Max.)	204.27587%	Pay 2015
State-wide Tax Rate (Comm./Ind. only used for total taxes)	50.84000%	Pay 2015
Market Value Tax Rate (Used for total taxes)	0.146570%	Pay 2015

Tax Rates		
Exempt Class Rate (Exempt)		0.00%
Commercial Industrial Preferred Class Rate (C/I Pref.)		
First \$150,000		1.50%
Over \$150,000		2.00%
Commercial Industrial Class Rate (C/I)		2.00%
Rental Housing Class Rate (Rental)		1.25%
Affordable Rental Housing Class Rate (Aff. Rental)		
First \$106,000		0.75%
Over \$106,000		0.25%
Non-Homestead Residential (Non-H Res. 1 Unit)		
First \$500,000		1.00%
Over \$500,000		1.25%
Homestead Residential Class Rate (Hmstd. Res.)		
First \$500,000		1.00%
Over \$500,000		1.25%
Agricultural Non-Homestead		1.00%

BASE VALUE INFORMATION (Original Tax Capacity)

Map #	PID	Owner	Address	Land Market Value	Building Market Value	Total Market Value	Percentage Of Value Used for District	Original Market Value	Tax Year Original Market Value	Property Tax Class	Current Original Tax Capacity	Class After Conversion	After Conversion Orig. Tax Cap.	Area/Phase
	15.028.1101		1400 1st Ave E	555,000	42,300	597,300	100%	597,300	Pay 2016	C/I Pref.	11,196	C/I Pref.	11,196	
								597,300			11,196		11,196	

Note:

1. Base values are based upon review of the County website in October 2015.

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Greenberg Motors Site - No Inflation
City of Cambridge, MN
New Retail

PROJECT INFORMATION (Project Tax Capacity)														
Area/Phase	New Use	Estimated	Taxable	Total	Total Taxable	Property	Project	Project Tax	Percentage	Percentage	Percentage	Percentage	First Year	
		Market Value	Market Value		Market Value									Market Value
		Per Sq. Ft./Unit	Per Sq. Ft./Unit	Sq. Ft./Units					2016	2017	2018	2019	Full Taxes Payable	
Greenberg	Retail A	108.50	108.50	17,500	1,898,750	C/I Pref.	37,225	2.13	100%	100%	100%	100%	2018	
Greenberg	Retail B	108.50	108.50	9,350	1,014,475	C/I	20,290	2.17	100%	100%	100%	100%	2018	
Greenberg	Retail C	108.50	108.50	5,600	607,600	C/I	12,152	2.17	100%	100%	100%	100%	2018	
TOTAL					3,520,825		69,667							
Subtotal Commercial/Ind.				32,450	3,520,825		69,667							

Note:

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

TAX CALCULATIONS									
New Use	Total Tax Capacity	Fiscal Disparities Tax Capacity	Local Tax Capacity	Local Property Taxes	Fiscal Disparities Taxes	State-wide Property Taxes	Market Value Taxes	Total Taxes	Taxes Per Sq. Ft./Unit
Retail A	37,225	0	37,225	76,042	0	18,925	2,783	97,760	5.59
Retail B	20,290	0	20,290	41,447	0	10,315	1,487	63,249	5.70
Retail C	12,152	0	12,152	24,824	0	6,178	891	31,892	5.70
TOTAL	69,667	0	69,667	142,312	0	35,418	5,160	182,891	

Note:

1. Taxes and tax increment will vary significantly from year to year depending upon values, rates, state law, fiscal disparities and other factors which cannot be predicted.

WHAT IS EXCLUDED FROM TIF?	
Total Property Taxes	182,891
less State-wide Taxes	(35,418)
less Fiscal Disp. Adj.	0
less Market Value Taxes	(5,160)
less Base Value Taxes	(22,871)
Annual Gross TIF	119,441

MARKET VALUE BUT / FOR ANALYSIS	
Current Market Value - Est.	597,300
New Market Value - Est.	3,520,825
Difference	2,923,525
Present Value of Tax Increment	776,573
Difference	2,146,952
Value likely to occur without Tax Increment is less than:	2,146,952



Greenberg Motors Site - No Inflation
City of Cambridge, MN
New Retail

TAX INCREMENT CASH FLOW

% of OTC	Project Tax Capacity	Original Tax Capacity	Fiscal Disparties Incremental	Captured Tax Capacity	Local Tax Rate	Annual Gross Tax Increment	Semi-Annual Gross Tax Increment	State Auditor 0.36%	Admin. at 10%	Semi-Annual Net Tax Increment	Semi-Annual Present Value	PERIOD ENDING Yrs.	Tax Year	Payment Date
														08/01/16
														02/01/17
														08/01/17
														02/01/18
100%	69,667	(11,196)	-	58,471	204.276%	119,441	59,721	(215)	(5,951)	53,555	47,335	0.5	2018	08/01/18
							59,721	(215)	(5,951)	53,555	93,515	1	2018	02/01/19
100%	69,667	(11,196)	-	58,471	204.276%	119,441	59,721	(215)	(5,951)	53,555	138,569	1.5	2019	08/01/19
							59,721	(215)	(5,951)	53,555	182,524	2	2019	02/01/20
100%	69,667	(11,196)	-	58,471	204.276%	119,441	59,721	(215)	(5,951)	53,555	225,407	2.5	2020	08/01/20
							59,721	(215)	(5,951)	53,555	267,244	3	2020	02/01/21
100%	69,667	(11,196)	-	58,471	204.276%	119,441	59,721	(215)	(5,951)	53,555	308,061	3.5	2021	08/01/21
							59,721	(215)	(5,951)	53,555	347,882	4	2021	02/01/22
100%	69,667	(11,196)	-	58,471	204.276%	119,441	59,721	(215)	(5,951)	53,555	386,732	4.5	2022	08/01/22
							59,721	(215)	(5,951)	53,555	424,634	5	2022	02/01/23
100%	69,667	(11,196)	-	58,471	204.276%	119,441	59,721	(215)	(5,951)	53,555	461,612	5.5	2023	08/01/23
							59,721	(215)	(5,951)	53,555	497,688	6	2023	02/01/24
100%	69,667	(11,196)	-	58,471	204.276%	119,441	59,721	(215)	(5,951)	53,555	532,884	6.5	2024	08/01/24
							59,721	(215)	(5,951)	53,555	567,222	7	2024	02/01/25
100%	69,667	(11,196)	-	58,471	204.276%	119,441	59,721	(215)	(5,951)	53,555	600,722	7.5	2025	08/01/25
							59,721	(215)	(5,951)	53,555	633,405	8	2025	02/01/26
100%	69,667	(11,196)	-	58,471	204.276%	119,441	59,721	(215)	(5,951)	53,555	665,291	8.5	2026	08/01/26
							59,721	(215)	(5,951)	53,555	696,399	9	2026	02/01/27
Total							1,074,970	(3,870)	(107,110)	963,990				
	Present Value From 02/01/2016			Present Value Rate	5.00%		776,573	(2,798)	(77,378)	696,399				

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Prepared by: Will Pennings

Background:

The Cambridge Fire Department set up a Truck Committee in the spring of 2015 to select specifications, and design of a 3000 gallon water Tender to be purchased in 2016. The Fire Department had identified the need for a new Tender years back, and targeted the purchase for 2016. The funds for the purchase of this truck have been set aside since it was in the Capital Budget.

After a few meetings the committee had determined that a 3000 Gallon, tandem axle tender best suited the Fire Department's needs. Coincidentally, it was about this time word that Braham Fire Department was also in the market for a similar truck came to our attention. The committee invited Braham Fire to sit in on a meeting. It turned out the BFD was looking for a truck almost identical to CFD. The committee inquired if the two departments might find savings in ordering the Tenders together, and it became evident that we would see significant savings by ordering trucks together.

Both Departments brought forth great discussion in the design of the trucks, and agreed on some specifics. Both departments felt upgraded brakes, and heavy axles were of utmost importance. With the added water weight both departments felt these upgrades are imperative for safe operation of the truck.

I believe the benefit of working with Braham Fire Department on this purchase goes far beyond the cost savings, and I feel fortunate to be able to work with our mutual aid partners.

Recommendation

Council approve CFD send out a request for bid in partnership with Braham Fire for the purchase of a 3000 Gallon water tender as specified by Departments truck committees.

7D. Temporary On-Sale Liquor License for Cambridge Fire Relief Association for January 16, 2016 at the Armed Forces Reserve and Community Center

Prepared by: Lynda J. Woulfe, City Administrator

December 21, 2015

Background

The Cambridge Fire Relief Association has applied for a one day temporary on-sale liquor license for the gun raffle on January 16, 2016. The raffle is being held at the Cambridge Armed Forces Reserve and Community Center at 505 Spirit River Drive in the Assembly Hall.

They have provided the necessary application and certificate of liability and liquor liability insurance. They have met all requirements for the temporary license and request the granting of the license. Several firefighters have taken the alcohol server training to ensure that underage people are not served and people are not served if they are intoxicated.

The City has granted a temporary liquor license for the Cambridge Fire Relief Association in February 2015 and for several of Northbound's Wine Tasting Events.

Recommendation

Approve a one-day temporary, on-sale liquor license for the Cambridge Fire Relief Association for January 16, 2016.



Minnesota Department of Public Safety
Alcohol and Gambling Enforcement Division
 445 Minnesota Street, Suite 222, St. Paul, MN 55101
 651-201-7500 Fax 651-297-5259 TTY 651-282-6555
APPLICATION AND PERMIT FOR A 1 DAY
TO 4 DAY TEMPORARY ON-SALE LIQUOR LICENSE

Name of organization Cambridge Fire Relief Association		Date organized January 1, 1915	Tax exempt number 41-298040
Address 300 3rd Ave. NE	City Cambridge	State Minnesota	Zip Code 55008
Name of person making application Todd Schwab, President		Business phone 763-689-1800	Home phone 612-221-9770
Date(s) of event January 16, 2016	Type of organization <input type="checkbox"/> Club <input type="checkbox"/> Charitable <input type="checkbox"/> Religious <input checked="" type="checkbox"/> Other non-profit		
Organization officer's name Todd Schwab, President	City Cambridge	State Minnesota	Zip Code 55008
Organization officer's name Dave Matchinsky, Secretary	City Cambridge	State Minnesota	Zip Code 55008
Organization officer's name Chris Barnes, Treasurer	City Cambridge	State Minnesota	Zip Code 55008
Organization officer's name 	City 	State Minnesota	Zip Code

Location where permit will be used. If an outdoor area, describe.
 Armed Forces Reserve and Community Center Assembly Hall, 505 Spirit River Drive, Cambridge, MN 55008

If the applicant will contract for intoxicating liquor service give the name and address of the liquor license providing the service.
 N/A

If the applicant will carry liquor liability insurance please provide the carrier's name and amount of coverage.
 West Bend Mutual Group
 \$1,000,000 each common cause limit and \$1,000,000 aggregate

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

City of Cambridge

 City or County approving the license

None - No fee charge

 Fee Amount

N/A

 Date Fee Paid

_____ Date Approved

January 16, 2016
 _____ Permit Date

lwoulfe@ci.cambridge.mn.us
 _____ City or County E-mail Address

763-552-3216
 _____ City or County Phone Number

 Signature City Clerk or County Official

 Approved Director Alcohol and Gambling Enforcement

CLERKS NOTICE: Submit this form to Alcohol and Gambling Enforcement Division 30 days prior to event.

ONE SUBMISSION PER EMAIL, APPLICATION ONLY.
PLEASE PROVIDE A VALID E-MAIL ADDRESS FOR THE CITY/COUNTY AS ALL TEMPORARY PERMIT APPROVALS WILL BE SENT BACK VIA EMAIL. E-MAIL THE APPLICATION SIGNED BY CITY/COUNTY TO AGE.TEMPORARYAPPLICATION@STATE.MN.US



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/14/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Bearence Management Group 2010 Centre Pointe Blvd Mendota Heights MN 55120	CONTACT NAME: Tracy Haile, CISR	
	PHONE (A/C No. Ext): (651) 379-7800	FAX (A/C No.): (651) 379-7801
INSURED Cambridge Fire Relief Association 300 NE 3rd Avenue Cambridge MN 55008	E-MAIL ADDRESS: thaile@bearence.com	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: West Bend Mutual Group	
	INSURER B:	
	INSURER C:	
	INSURER D:	
INSURER E:		
INSURER F:		
NAIC #		

COVERAGES CERTIFICATE NUMBER: 01/16/2016 - 01/17/2016 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY			A104209	1/16/2016	1/17/2016	EACH OCCURRENCE \$ 100,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person) \$ Excluded
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY \$ 100,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						GENERAL AGGREGATE \$ 200,000
							PRODUCTS - COMP/OP AGG \$ 200,000
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS	<input type="checkbox"/>	<input type="checkbox"/>				BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS	<input type="checkbox"/>	<input type="checkbox"/>				PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB						EACH OCCURRENCE \$
	<input type="checkbox"/> OCCUR						AGGREGATE \$
	EXCESS LIAB						\$
	<input type="checkbox"/> CLAIMS-MADE						\$
	DED						\$
	RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATU-TORY LIMITS
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						OTHER
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$
A	Liquor Liability			A0104225	1/16/2016	1/17/2016	Aggregate Limit \$1,000,000
							Each Common Cause Limit \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
RE: Event Being Held On 01/16/2016 at AFRC - 505 Spirit River Drive, Cambridge, MN 55008.

CERTIFICATE HOLDER City of Cambridge 300 3rd Ave. NE Cambridge, MN 55008	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE T Haile, CISR/HAILE <i>Tracy Haile</i>



Special Event Application

GENERAL INFORMATION:

Agency Name Cambridge Fire Relief Association # _____
 Producer _____ Effective Date _____
 Premium Payment Method: Full - (Full payment is due at inception)

APPLICANT INFORMATION:

Applicant's Name Cambridge Fire Relief Association
 Mailing Address:
 Street 300 3rd Ave NE City Cambridge State MN ZIP 55008
 Contact Person Todd Schwab Phone # (612) 221-9770
 Applicant is a: Individual Partnership Corporation Other (specify) NonProfit
 Website _____

EVENT LOCATION:

Location #	Street, City, County, State, ZIP
505	Spirit River Drive, Cambridge, MN, 55008

PRIOR INSURANCE INFORMATION

Has this event ever been held previously? YES NO
 If yes, complete the following "Prior Coverage" and "Loss History" sections.

Prior Coverage

Prior Carrier	Eff./Exp. Date	Policy Number	Policy Premium
LMCIT	01/31/2014		

Loss History: Note any prior claims or losses for this event. Check here if there are no prior claims.

Date of Occurrence	Description of Claim	Amount Paid	Claim Status
01/31/2014	No Claims	\$0.00	<input type="checkbox"/> Open <input checked="" type="checkbox"/> Closed
			<input type="checkbox"/> Open <input type="checkbox"/> Closed
			<input type="checkbox"/> Open <input type="checkbox"/> Closed

Special Event Application

GENERAL LIABILITY SECTION

1. PER OCCURRENCE/AGGREGATE LIMITS

\$100,000/200,000 \$300,000/600,000 \$500,000/1,000,000 \$1,000,000/2,000,000 \$1,000,000/3,000,000

PLEASE ANSWER ALL OF THE FOLLOWING QUESTIONS:

- A. Date of Event: 01/16/2016 Expected Daily Attendance: (Required to rate) 375 Hours of Operation: 5:00pm-10:00pm
- B. Describe the event, including a complete list of activities. Please attach a flyer if available. Gun Raffle & BBQ Dinner
- C. What is your involvement in the event? Check all that apply: SPONSOR VENDOR ORGANIZER PARTICIPANT
- D. Is a Certificate of Insurance required from all exhibitors/vendors? YES NO
If no, what exhibitors must submit a certificate, if any? No Exhibitors
- If sponsoring this event, are you requesting to be named as an additional insured on vendor's policy? YES NO
- E. ANY ADDITIONAL INSURED YES NO
 Manager or Lessors
 NOC
- F. What precautionary measures have been taken in the event of a medical emergency or injury: Staffed by 25 Cambridge Firefighters and 1 Cambridge Reserve Officer, Cambridge PD on call.
- G. Briefly describe what security measures will be taken. Include the number of security personnel and the name of the firm providing the security: Cambridge PD will provide security.
- H. Is there grandstand or bleacher seating? YES NO
- I. Is there a barrier between the exhibition and the spectators? YES NO N/A
(A barrier is required for events with vehicles)
If yes, please explain the type of barrier and distance to the spectators: Event is held inside a building.
- J. Are spectators allowed to participate in any of the sponsored events? YES NO
If yes, please explain: Purchase of raffle tickets, prize drawings, Eat Dinner
- K. Are participants required to sign any releases of waivers? YES NO
If so, please attach a copy.
- L. Will you be using any mobile equipment? Check all that apply:
 ATV's Golf Carts Snowmobiles Bobcats Cranes Tractors Horse drawn wagons Other None
What is the use of this equipment? Check all that apply:
 Transporting People Transporting Supplies or Equipment Operated/Driven by Public Officials/Staff Only
 Other _____
Where is the equipment stored when not in use? _____
Who is responsible for the insurance of the mobile equipment? _____
- M. Will the applicant serve alcohol: YES NO
If yes: a. Who is providing the liquor liability coverage? _____
b. Who is providing the security in the area where the liquor is being served? Cambridge PD
- N. Will applicant allow others to serve alcohol at this event? YES NO
If so, certificates of insurance are required.

Special Event Application

IF LIQUOR LIABILITY COVERAGE IS DESIRED, PLEASE COMPLETE THE FOLLOWING LIQUOR LIABILITY SECTION. IF YOU ARE NOT APPLYING FOR LIQUOR LIABILITY, DO NOT COMPLETE THIS SECTION.

NOTE: LIQUOR LIABILITY IS ONLY AVAILABLE IF NSI IS PROVIDING THE GENERAL LIABILITY COVERAGE FOR THIS EVENT.

LIQUOR LIABILITY SECTION

A. Liquor Liability Limit, Per Occurrence/Aggregate

\$100,000/100,000 \$300,000/300,000 \$500,000/500,000 \$1,000,000/1,000,000

B. What are anticipated alcohol sales for this special event? Beer \$ 700.00 Wine \$ 180.00 Liquor \$ 720.00

C. What is the anticipated crowd size? 375

D. During what hours will alcohol be served? 5:00 pm to 10:00 pm

E. Is a liquor license required for this event? YES NO

F. Will the servers of the alcoholic beverages be licensed bartenders? YES NO

G. Will there be law enforcement officers in the immediate area? YES NO

If yes, please explain: Cambridge PD is on call for Cambridge Fire

H. Will there be a double fence around the area where alcohol is served? YES NO

I. Will anyone under the age of 21 be permitted in the area where liquor is served? YES NO

If yes, will wrist bands be used? YES NO

J. Will ID's be checked? YES NO

K. Has applicant hosted similar events with the sale of alcohol? YES NO

If yes,

1. Has applicant ever been cited for violation of a law or ordinance relative to the sale of alcohol? YES NO

2. Have there been any fights among patrons during previous events? YES NO

3. Have there been any fights between employees and patrons? YES NO

L. Does applicant currently have Liquor Liability coverage? YES NO

If yes, provide the name of company: _____

Premium \$ _____

M. (Not Applicable In Missouri) Has applicant ever had liquor liability coverage non-renewed or cancelled? YES NO

N. Please provide the name and phone number of the contact person in charge of the alcohol sales:

Name: David Matchinsky Phone Number: (763) 286-8004

O. List all claims or occurrences that may give rise to claims for the previous five years:

No Claims Made.

I have read the above questions and I hereby declare to the best of my knowledge and belief that all of the foregoing statements are true and that these statements are offered as an inducement to the company to issue the policy for which I am applying.

NOTICE: PLEASE READ BEFORE SIGNING!

In order to underwrite the insurance applied for above, an investigation consumer report may be requested and made, including information as to the character of the applicant for insurance and the persons to be insured under the policy applied for, their general reputations, business characteristics and credit standing. You are advised that you may make a request within a reasonable time after receipt of this Notice for a disclosure by **West Bend Mutual Insurance Company** of the nature and scope of the investigation requested.

Any person who, with intent to defraud or knowing that he/she is facilitating a fraud against an insurer, submits an application or files a claim containing a false or deceptive statement is guilty of insurance fraud.

Date 12/07/2015 Time 4:30 pm Applicant's Signature 

Agency Name and Producer's Signature Cambridge Fire Relief Association

Prepared by: Lynda J. Woulfe, City Administrator

Background

The City Council asked for a proposal from Craig Waldron to conduct a visioning session with Councilmembers and Department Heads. His proposal is attached. I believe 30 hours of time would cover the tasks outlined in his proposal. Thirty hours at \$150 per hour equals \$4,500.

While this is an unbudgeted expense, the Council can choose to pay for it by carrying over unspent budget line items from the City Administrator's 2015 budget. Due to my surgery, I was unable to attend the LMC Conference so there is unspent money in schools and meetings. I was not able to get out four newsletters this year so there is unspent money in postage and publishing.

Amount	From Line Item	Move to Line Item
\$2,800	101-41320-203 City Newsletter	101-41110-304 Miscellaneous Prof. Services
\$1,000	101-41230-322 Postage	101-41110-304 Miscellaneous Prof. Services
\$1,000	101-41320-440 Schools & Mtg	101-41110-304 Miscellaneous Prof. Services

This will cover the facilitator's fee and also have sufficient expense for meals. I believe that Craig's proposal is very fair and will build on the visioning session he facilitated in 2013.

Recommendation

Accept Mr. Waldron's proposal for facilitation of the February 19-20 City Council Visioning Session and direct staff to prepare the necessary budget adjustments as reflected above.

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