

**CITY OF SHOREVIEW
AGENDA
REGULAR CITY COUNCIL MEETING
AUGUST 20, 2012
7:00 P.M.**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF AGENDA

PROCLAMATIONS AND RECOGNITIONS

CITIZENS COMMENTS - *Individuals may address the City Council about any item not included on the regular agenda. Specific procedures that are used for Citizens Comments are available on notecards located in the rack near the entrance to the Council Chambers. Speakers are requested to come to the podium, state their name and address for the clerk's record, and limit their remarks to three minutes. Generally, the City Council will not take official action on items discussed at this time, but may typically refer the matter to staff for a future report or direct that the matter be scheduled on an upcoming agenda.*

COUNCIL COMMENTS

CONSENT AGENDA - *These items are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember so requests, in which event the item will be removed from the Consent Agenda and placed elsewhere on the agenda.*

1. August 6, 2012 City Council Meeting Minutes
2. Monthly Reports
 - Administration
 - Community Development
 - Finance
 - Public Works
 - Park and Recreation
3. Verified Claims
4. Purchases
5. Acceptance of Gifts—Slice of Shoreview

6. Developer Escrow Reduction
7. Receive Assessment Roll and Order Public Hearing—Buffalo Lane Reconstruction, CP 11-09
8. Accept Quote for Concrete Pavement Rehabilitation
9. Approval of Application for Exempt Permit—Retrieve A Golden of Minnesota, Inc.
10. Acceptance of Vision Internet Proposal for Website Redesign and Hosting

PUBLIC HEARING

11. Modification of Municipal Development District No. 2 and Establishment of Tax Increment Financing District No. 8 (A Redevelopment District), and Adoption of a Tax Increment Financing Plan—Midland Plaza Redevelopment/Lakeview Terrace Apartment Project

GENERAL BUSINESS

12. Preliminary Plat/Comprehensive Plan Amendment/Rezoning/Planned Unit Development-Development Stage—Lakeview Terrace, 3588 Owasso Street
13. Proposed Name Change of County Road F West of Hodgson Road

STAFF AND CONSULTANT REPORTS AND RECOMMENDATIONS

SPECIAL ORDER OF BUSINESS

ADJOURNMENT

**CITY OF SHOREVIEW
MINUTES
REGULAR CITY COUNCIL MEETING
August 6, 2012**

CALL TO ORDER

Mayor Martin called the regular meeting of the Shoreview City Council to order at 7:00 p.m. on August 6, 2012.

PLEDGE OF ALLEGIANCE

The meeting opened with the Pledge of Allegiance.

ROLL CALL

The following members were present: Mayor Martin; Councilmembers Quigley, Wickstrom and Withhart.

Councilmember Huffman arrived late.

APPROVAL OF AGENDA

MOTION: by Councilmember Wickstrom, seconded by Councilmember Withhart to approve the August 6, 2012 agenda as submitted.

VOTE: Ayes - 4 Nays - 0

PROCLAMATIONS AND RECOGNITIONS

There were none.

CITIZEN COMMENTS

There were none

COUNCIL COMMENTS

Mayor Martin:

Announced that the Jim Tones will perform at the Concert in the Commons at 7:00 p.m. on Wednesday, August 8th at the Haffeman Pavilion.

On Friday, August 10, 2012, there will be Friday Night Flix with a movie in the park for the whole family, The Muppets. On August 24, the movie will be Shrek Forever After. Thank you to the Shoreview Northern Lights Variety Band and the Sister City Association for the wonderful welcome they gave to the Musikcorp Band and visitors

from Einhausen Germany during the Slice. There is a trip to Einhausen next year that is being planned by the Sister City Association.

Councilmember Quigley:

Tuesday, August 7th will be the Night to Unite neighborhood events. There are more than 40 block parties scheduled in Shoreview. Councilmembers will be attending as many as they can.

Councilmember Wickstrom:

Thank you to everyone who helped with the Slice. It was a great event.

The Ramsey County Sheriff's Department will offer CERT (Community Emergency Response Team) training every Wednesday for 9 weeks, beginning September 12th. The training will be in Arden Hills and Vadnais Heights. Anyone interested can call 651-266-7332 or email www.co.ramsey.mn.us.

Councilmember Withhart:

He will not be attending the Night to Unite parties, as he and his wife are hosting the first one for his own neighborhood.

CONSENT AGENDA

Mayor Martin noted the date correction to 2015 in item No. 14, Renewal of Transit Bench License.

Councilmember requested that item No. 1 be pulled for separate consideration.

MOTION: by Councilmember Quigley, seconded by Councilmember Wickstrom to approve the Consent Agenda, for August 6, 2012, and all relevant resolutions for all item Nos. 2 through 14:

2. July 16, 2012 City Council Meeting Minutes
3. Receipt of Committee/Commission Minutes:
 - Human Rights Commission, June 27, 2012
 - Parks and Recreation Commission, June 28, 2012
 - Bikeways and Trails Committee, July 12, 2012
 - Environmental Quality Committee, July 23, 2012
4. Verified Claims in the Amount of \$994,075.19
5. Purchases
6. Resolution Approving the Decertification of Renewal and Renovation of Tax Increment Financing District No. 3 (TSI, Inc.)
7. Developer Escrow Reduction
8. Declare Cost and Order Preparation of Assessments - Buffalo Lane Reconstruction, CP 11-09
9. Approve Change Order #1 and Authorize Final Payment - Lift Station Improvements, CP 10-02

10. Declaration of Intent to Bond for Project Costs
11. Extension of Review Period for Lakeview Terrace - 3588 Owasso Street
12. Award of Quote - Pool Heater Replacement
13. Resolution Calling for a Public Hearing on the Proposed Modification of Municipal Development District No. 2 and the Establishment of Tax Increment Financing District No. 9 and the Proposed Adoption of a Tax Increment Financing Plan (TSI Incorporated Expansion Project)
14. Renewal of Transit Bench License - U.S. Bench

VOTE: Ayes - 4 Nays - 0

MOTION: by Councilmember Quigley, seconded by Councilmember Wickstrom to approve the July 9, 2012 City Council Workshop Minutes.

VOTE: Ayes - 3 Nays - 0 Abstain - 1 (Withhart)

Councilmember Withhart abstained as he was not present at the July 9th meeting.

PUBLIC HEARINGS

There were none.

GENERAL BUSINESS

AUTHORIZATION TO INITIATE CONDEMNATION ACTION FOR PROPERTY AT 3339 VICTORIA STREET

Presentation by Asst. City Manager/Community Development Director Tom Simonson

Councilmember Huffman arrived at this time.

The property located at 3339 Victoria Street has been blighted for a long time with property maintenance and public nuisance issues. The purpose of recommending condemnation action is to remove unsafe, hazardous and blighted conditions both to the home and the property.

The City has repeatedly had code enforcement and legal actions against this property for over 20 years. The City has taken three separate abatement actions for cleanup in 1999, 2007 and 2009.

The property owner entered into a Confession of Judgment with Ramsey County to avoid forfeiture of the property. The County executed a payment plan for the property owner to pay for past cleanup costs and property taxes. Payments have been made, but approximately \$20,000 is still owed. The property owner is also delinquent on City utility fees, which have been assessed to his property taxes.

On July 10, 2012, the City inspected the property and found accessory structures with broken windows, deteriorated roofs, doors missing and several structures appear to be

structurally unsound. There is also junk and debris stored outdoors in the side and rear yards. Staff believes these conditions constitute a public nuisance and have a negative impact on adjacent residential properties and the surrounding neighborhood.

The outside of the house was also inspected. The house appears to be hazardous and in violation of numerous housing maintenance and building codes. This includes a deteriorating roof, damaged/rotting siding, decaying fascia and soffits and broken windows. A portion of the house roof has collapsed, and there is water damage.

The City received a CDBG grant from Ramsey County to assist with the purchase of this property for redevelopment with affordable housing. Negotiations have occurred over the past two years. The property owner is in agreement with the general conditions of the purchase agreement, but has not signed the document. Staff believes this action to be warranted to expedite execution of the purchase agreement or to be able to remove conditions of blight. The property owner and legal counsel are aware of the City's action.

Neighbors are very frustrated with the lengthy process and are supportive of this action to resolve the issues on this property.

Councilmember Wickstrom asked the length of time the process will take, as the neighbors have put up with this situation too long. Mr. Simonson stated that it is hoped this action will lead to the purchase agreement being signed. City Attorney Filla added that should condemnation proceedings go forward, he would anticipate 20 to 40 days for the City to take ownership. City Manager Schwerm noted that cleanup of the property would likely take substantially longer than 40 days.

Councilmember Withhart stated that the City has been generous in treatment of Mr. McGuire. Efforts at cleanup have been tried a number of times. Every avenue has been tried to address the situation. He noted that this action is not taken lightly and is being done as a last resort.

Councilmember Huffman asked what affordable housing might be in this situation. Mr. Simonson explained that it could be a median priced home in the \$240,000 range. It could be targeted for first-time homebuyers. There are a number of options. Councilmember Huffman emphasized that an affordable house could well be one similar to any home.

Mayor Martin stated that condemnation is difficult, but safety is a big issue in this instance. Rather than spending more money on court proceedings, it is her hope also that that this action will be the catalyst for execution of the purchase agreement.

MOTION: by Councilmember Wickstrom, seconded by Councilmember Withhart to authorize the commencement of condemnation action for the public purpose of eliminating blight and removal of a public nuisance on property located at 3339 Victoria Street, if a negotiated purchase agreement cannot be reached with the property owner.

ROLL CALL: Ayes: Huffman, Quigley, Wickstrom, Withhart, Martin
Nays: None

GRASS/WEED ABATEMENTS: 5870 Ridge Creek Road and 628 Lake Pine Drive

Presentation by Asst. City Manager/Community Development Director Tom Simonson

Staff is requesting an order to address vegetative growth abatement at 5870 Ridge Creek Road. The request for abatement at 628 Lake Pine Drive is no longer necessary, as the vegetation was cut earlier in the day.

Section 211.060, Property Maintenance, requires that all properties be kept free of noxious weeds, and grass and lawns cannot exceed 9 inches in height. Although vegetation was cut at 5870 Ridge Creek Road, the property is vacant and is in tax forfeiture. The City is recommending proceeding with abatement for future maintenance. This action will enable the City to monitor the property for the remainder of 2012 and for 2013.

MOTION: by Councilmember Quigley, seconded by Councilmember Huffman to adopt Resolution No. 12-66, pursuant to Section 210.020(A), approving the abatement of vegetative growth for the property located at 5870 Ridge Creek Road, and to charge the property owner for the cost of the abatement, including administrative costs. The City Manager is authorized to monitor the property throughout the 2012 and 2013 growing seasons and to abate any vegetative growth on the property that does not comply with City regulations.

ROLL CALL: Ayes: Quigley, Wickstrom, Withhart, Huffman, Martin
Nays: None

ADJOURNMENT

MOTION: by Councilmember Quigley, seconded by Councilmember Withhart to adjourn the meeting at 7:33 p.m.

VOTE: Ayes - 5 Nays - 0

Mayor Martin declared the meeting adjourned.

THESE MINUTES APPROVED BY COUNCIL ON THE ___ DAY OF _____ 2012.

Terry C. Schwerm
City Manager

Memorandum

To: Mayor and City Council Members
City Manager

From: Tom Simonson
Assistant City Manager and Community Development Director

Date: August 16, 2012

Re: Monthly Report
- Administration Department
- Community Development Department

Election Administration

Under the coordination of the Deputy City Clerk, the primary election held on August 14th went very well with no significant problems or issues, even with the precinct changes due to the redistricting. Local voter turnout was low at 15%, but still far exceeded the statewide turnout of just 9%.

With the primary results and filing closed for local offices, City staff will now begin preparations for the expected heavy turnout for the November general election. Two additional training sessions will be held for those election judges who did not work for the primary election but will be helping at the general election.

The City has already received a large number of absentee voting applications for the general election, which will begin by September 21st. The general election will take place on November 6th.

Development Project Updates

Red Fox Road Retail. Construction work on the phase one retail center project is nearing completion. The developer will begin to turn over the lease spaces to the tenants to begin



interior improvements. The retail center will include Chipotle, Leeann Chin, and Five Guys Burgers restaurants, Sport Clips hair salon, and Massage Retreat Spa. Most of the retail tenants are expected to open around Labor Day. The photograph to the right shows the exterior of the building as of this week.

The City Council approved an amendment to the executed tax increment financing (TIF) development agreement to provide additional economic development assistance to DPS-

Shoreview, LLC (Stonehenge USA) to facilitate the planned phase two development to attract a preferred anchor tenant being sought for the project. The developer remains confident that a lease agreement with the preferred anchor specialty market will be executed soon.

Sinclair Redevelopment/TCF Bank. The property owner began construction activity the last week of June in preparation for the environmental remediation and demolition work that needs to be completed prior to turning the property over to TCF Bank. TCF has submitted their comprehensive sign plan and revised their site plan to accommodate the dedication of road right-of-way for improvements to Red Fox Road and Lexington Avenue. The revised plan also shows a dedicated easement area for the joint commercial identification monument sign on the corner. TCF is also dedicated right-of-way along Lexington Avenue and Red Fox Road for planned upgrades to improve traffic flow in the commercial area. Stonehenge USA is working with the TCF Bank architect on the design and agreement for the joint commercial sign. Construction of the new bank facility is expected to begin this fall with completion in the spring of 2013.

The City Council approved tax increment financing (TIF) assistance for demolition and clean-up to facilitate the redevelopment of the Sinclair gas station property at the southeast corner of Lexington Avenue and Red Fox Road for a new TCF Bank branch facility.

PaR Systems. PaR Systems has been working with the City on a major expansion to their campus along County Road E just south of Deluxe Corporation. Initially, PaR Systems considered a more modest addition to the north side of the manufacturing facility at 707 County Road E but due to projected growth they are now pursuing construction of a new building of 34,600 square feet on the adjacent 655 property (former County Sheriff's patrol station site). The plan is retain the existing two-level office building, which serves as the corporate offices for PaR Systems, and build the new manufacturing/production facility to the east.



In order to meet customer demands, including a high profile contract to provide robotic crane equipment for clean-up use at the Fukushima nuclear plant in Japan, PaR Systems is seeking City support to fast-track the approval of the project. PaR Systems has applied for site and building plan approval and will go before the Planning Commission later this month. They are

also requesting tax increment financing assistance from the City and will be submitting their request for consideration by the EDA and Council next month. PaR Systems is aggressively working on a construction schedule that would allow occupancy by February 2013.

TSI Incorporated. TSI, Incorporated, located at 500 Cardigan Road, has formally applied for tax increment financing assistance in support of a planned expansion to their corporate headquarters and manufacturing facility in Shoreview. The proposal would include the creation of a new tax increment district and potentially supplemental funds from other development resources to meet the needs of the project. Officials from TSI attended this week's EDA meeting to introduce the project and discuss the need for the expansion. The EDA will formally consider the TIF Plan and a TIF Development Agreement at its September meeting and a public hearing will be scheduled for the September 17th Council meeting in consideration of the tax increment request.

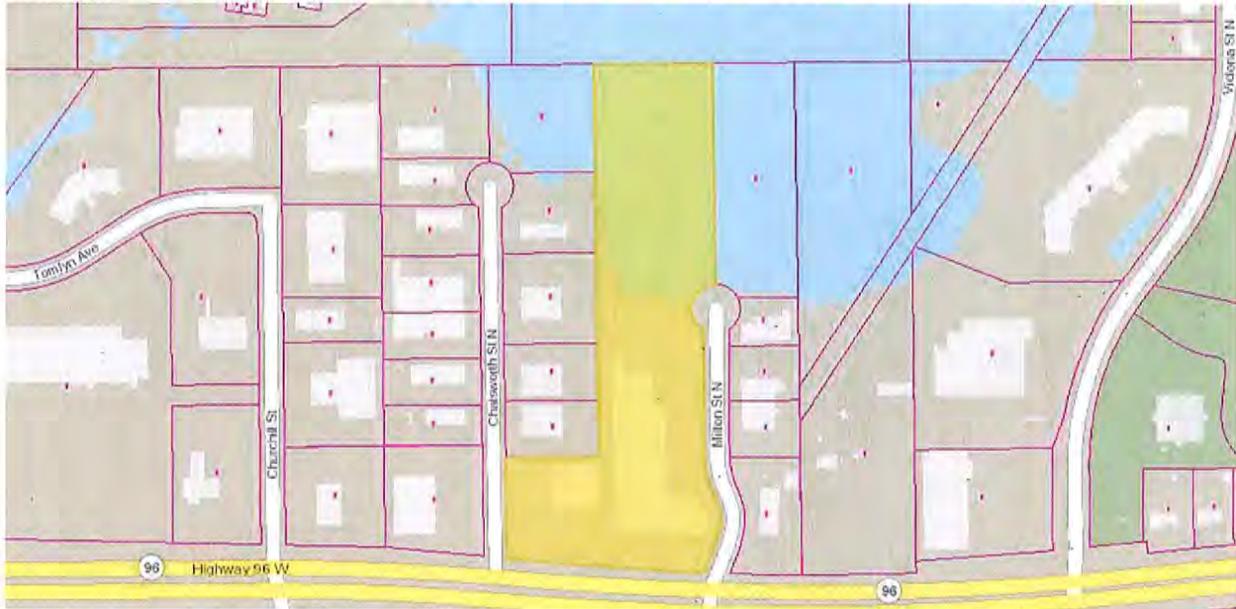


City staff has had several meetings with TSI officials and representatives to discuss their planned expansion of the Shoreview facility, which would involve both building and parking lot additions. TSI undertook a major phased expansion back in the mid-1990s and the City provided assistance through a renewal and renovation tax increment district. That 15-year district (TIF District No. 3) expired at the end of 2011, thereby requiring creation of a new district if the City supports providing tax increment assistance.

Some of information obtained from the City's discussions with TSI officials includes:

- TSI currently has 440 employees at Shoreview (560 total worldwide), and could increase to 464 by the end of this year
- TSI projects at least 550 employees at Shoreview within the next several years
- TSI has approximately a 4 to 1 ratio of professional jobs versus manufacturing/other skills with an average salary of nearly \$80k for professional/scientific staff)
- Current facility is 142,000 square feet and plan is to build approximately 57,000 square foot expansion to building at the south end and add at least 275 new surface parking stalls with majority created on land to the southwest of building along Cardigan Road
- TSI will be seeking approval for a major parking lot expansion in advance of the building plan to accommodate and shift employee parking that will be impacted by the addition
- Goal is to have City approvals by September and break ground by October to complete shell prior to winter with occupancy by May/June 2013
- The Planning Commission will be presented the parking lot improvements at the August meeting with the building expansion plans following at the September meeting

Westinghouse-PaR Nuclear. Staff met recently with officials from Westinghouse PaR Nuclear on their plans to expand their facility at 899 Highway 96 in order to support the continued projected growth of the company. The project could include potential property acquisition for additional parking and space, as well as improvements and expansion of the existing building. The location map below highlights the existing Westinghouse/PaR Nuclear campus on Highway 96 between Chatsworth and Milton Streets.



Midland Plaza Redevelopment/Lakeview Terrace Apartments. The project proposes the redevelopment of the Midland Plaza strip center for the construction of a new upscale six-story apartment building of 104 units in the Midland Terrace Apartments complex area. The redevelopment project proposes the creation of a new tax increment financing district to serve as a funding source for the needed public improvements and other eligible private development costs. The majority of the costs for the public infrastructure improvements will be reimbursed through the tax increment generated from the new apartment building and special assessments to the property owner, with additional financial support provided back to the developer of the increment for eligible expenses. The City also received a grant from the Metropolitan Council through the Livable Communities program, which will also assist with the project financing.

After a delay to develop an acceptable financing plan, the project will now move forward with the final development approvals and tax increment financing. A public hearing is scheduled for August 20th in consideration of the public financing assistance. If the project is approved, the City's public improvement project for the realignment of Owasso Street would begin next spring 2013, with construction of the apartment building occurring later in the year.

Housing and Code Enforcement Activity

McGuire Property. At their August 6th meeting, the City Council authorized the commencement of condemnation action against the property at 3339 Victoria Street owned by Richard McGuire. The property has been a long-standing property maintenance and public nuisance issue and City staff believes it is in the public interest to initiate this action to effect the removal of unsafe, hazardous and blighted conditions that exist on the property.

A negotiated purchase is still the goal of the City, but staff is hopeful that action by the City Council authorizing the start of condemnation proceedings will assist the efforts to acquire the property.

Rental Licensing. To date, a record 501 General Dwelling Unit (GDU) rental licenses and all 7 Multi-Family Dwelling Unit (MFU) rental licenses have been issued. New GDU license applications are expected throughout the year as properties are converted and the owners apply for licenses. Staff will also remain active in identifying rental properties that have not been licensed.

The 2012 inspections have commenced, with a total of about 250 GDU and 420 MFU units scheduled for inspection during 2012. So far, 407 MFU inspections have been conducted and the remaining 13 are scheduled at a MFU complex in September. The GDU inspections have also started and approximately 110 have been conducted so far. Overall, MFU management has been very prepared for our inspections and responsive to required repairs.

Code Enforcement. There have been 16 new code enforcement cases opened in the past month. The following table summarizes the code enforcement activity this past year and this year to date:

Year	Total Cases	Cases Open	Cases Closed
2011	200	13	187
2012	121	38	83

Citation Issued – One citation issued in 2011 remains pending which involves barking dogs and a trial date has now been moved to September. A citation that was issued for refuse in February of 2012 has been continued until September to give the defendant another opportunity to work with the City to bring the property into compliance.

Garbage/Clutter Houses – Staff conducted two follow-up inspections with two homeowners who were previously notified of property maintenance, housing and fire code violations in 2010 and 2011. Per our agreements with these homeowners, the City and Lake Johanna Fire Department staff has the authority to conduct follow-up inspections to ensure compliance to the City's ordinances and Fire Code. One of these contracts with the homeowners has expired and staff is planning on renewing the contract with the homeowners this week.

The recent cases whereby City staff was made aware of through Ramsey County Social Services and emergency medical staff were both re-inspected for compliance last week. The rental property has since been brought into compliance and the other case is almost in compliance with the exception of two interior property maintenance violations. Staff is working to find resources to assist the property owner with these last violations.

SHINE. Staff is currently following-up with approximately five homeowners who have not complied with housing maintenance requirements found during this spring's *SHINE* neighborhood inspection. A part of the Metro Paint-A-Thon, a team from Land-O-Lakes painted the entire exterior and deck of an elderly property owner's home that was referred to the program by the City.

Miscellaneous

- Attached is the monthly report on building permit activity from the Building Official through July, 2012.
- Also attached is the monthly report from the Housing Resource Center on the housing services provided to Shoreview residents through July, 2012.
- The Planning Commission met on July 24th and took formal action on the TIF plan for Lakeview Terrace making the finding that the plan conforms to the general development plans for the City. Afterwards, the Commission met in a workshop session and discussed text amendments related to signage and the prohibition of vehicle sales in commercial districts.

Several items are scheduled for review by the Planning Commission at their August 28th meeting, including the TSI parking lot expansion, PaR Systems building project and TCF Bank sign plan. A workshop is also scheduled before the meeting.

- Guerin Gas Station: Staff has contracted with a sign company to design and build an interpretive sign for the structure and an identification sign. *Bob's Garage* – out of Marietta Georgia – has completed construction of the pumps and they are scheduled to be shipped to the City the week of August 20th. The pumps would then be installed by the Public Works staff. The City is working with the Shoreview Historical Society to plan for a dedication event for the Guerin Gas Station at the Lepak/Larson Farmhouse in conjunction with the Fire Department open house on Saturday, October 6th.
- Major interior renovation work is complete at the Shoreview Super Target. New exterior signs recently approved by the City have also been installed.
- Construction on the Shoreview Senior Living building on Hodgson Road north of Highway 96 continues to make good progress. The exterior of the building has been constructed with the building materials still remaining to be installed. Work continues on the interior with sheetrock now being installed on the third floor and mechanical approved for the second floor and above. The photograph shows the progress as of this week.



CITY OF SHOREVIEW
BUILDING INSPECTOR MONTHLY REPORT
COMPARISON OF YEAR 2012 WITH 2011

	JULY 2012		TO DATE 2012		JULY 2011		TO DATE 2011	
	PERMITS	VALUATION	PERMITS	VALUATION	PERMITS	VALUATION	PERMITS	VALUATION
DWELLINGS	1	\$260,000	8	\$2,320,000	8	\$2,889,000	8	\$2,889,000
TOWNHOMES			0	\$0	0	\$0	0	\$0
ADDITIONS	1	\$20,000	32	\$1,095,925	3	\$277,000	12	\$619,500
GARAGES	1	\$19,000	1	\$19,000	4	\$49,500	4	\$49,500
MISCELLANEOUS	104	\$551,431	431	\$2,455,977	81	\$307,858	492	\$2,576,998
APARTMENTS			1	\$7,482,000	0	\$0	0	\$0
OFFICES			0	\$0	0	\$0	0	\$0
RETAIL			1	\$1,310,000	0	\$0	0	\$0
INDUSTRIAL/WAREHOUSE			0	\$0	0	\$0	0	\$0
PUBLIC BUILDINGS			0	\$0	0	\$0	0	\$0
COMMERCIAL ADDITIONS			0	\$0	0	\$0	0	\$0
COMMERCIAL ALTER	13	\$656,527	33	\$5,665,810	2	\$87,000	20	\$8,386,034
TOTAL	120	\$1,506,958	507	\$20,348,712	86	\$671,858	536	\$14,521,032

CC: CITY MANAGER
DIR. COMMUNITY DEV
MAYOR

TO: Terry Schwerm, City Manager

FROM: Jeanne A. Haapala, Finance Director

DATE: August 14, 2012

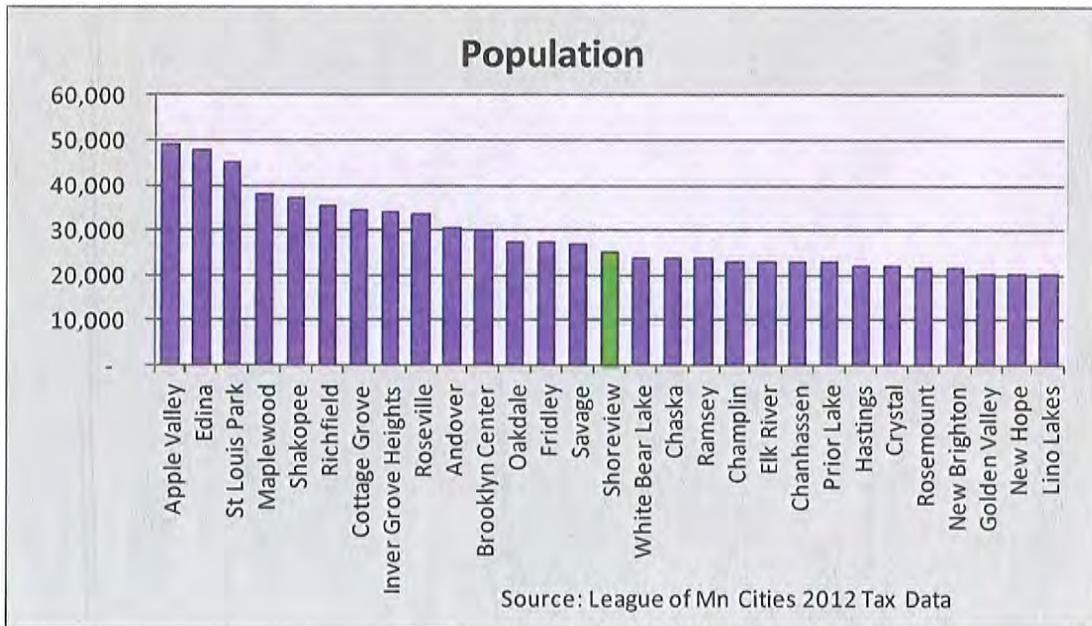
RE: Monthly Finance Report



PROPERTY TAX STATISTICS

The League of Minnesota Cities released property tax statistics late last week. This information, combined with the data published in the annual State Auditor’s report (covering local government revenue, spending, debt levels and fund balances), will be used to prepare illustrations used during this years’ budget process. The June monthly finance report already provided comparisons for revenue, expense, and debt levels, and so this report will focus on property taxes and value.

Population – Comparison cities include those in the metro area that are closest to Shoreview in population, selecting 14 larger and 14 smaller. It should be noted that Shoreview’s population is 12.9% below the average of the cities in this group.



City Property Taxes – The City portion of property taxes on a median home (\$168,400 value in 2002 and \$235,700 value in 2012) has dropped one rank position in comparison to the year 2002.

- Shoreview ranks 6th lowest in 2002 (26.7% below average)
- Shoreview ranks 5th lowest in 2012 (23.9% below average)
- The highest City tax occurs in Rosemount in 2002 and in Brooklyn Center in 2012
- White Bear Lake and Chaska rank the lowest two cities in both years

City Tax on Median Home				
Rank	2002		2012	
1	Rosemount	\$ 1,003	Brooklyn Center	\$ 1,625
2	Hastings	988	Hastings	1,558
3	Brooklyn Center	972	Richfield	1,433
4	New Hope	906	Golden Valley	1,315
5	Lino Lakes	894	New Hope	1,299
6	Richfield	871	Crystal	1,247
7	Golden Valley	867	Savage	1,245
8	Cottage Grove	798	Apple Valley	1,144
9	Apple Valley	774	Elk River	1,122
10	Inver Grove Hgts	762	Rosemount	1,108
11	Elk River	734	Maplewood	1,090
12	Crystal	730	Inver Grove Hgts	1,069
13	Savage	720	Ramsey	1,041
14	Champlin	713	St Louis Park	1,034
15	Oakdale	709	Andover	1,016
16	Ramsey	700	Lino Lakes	1,011
17	Prior Lake	672	New Brighton	977
18	New Brighton	655	Cottage Grove	973
19	St. Louis Park	642	Champlin	971
20	Chanhassen	636	Fridley	969
21	Maplewood	597	Oakdale	925
22	Shakopee	572	Shakopee	873
23	Andover	560	Roseville	841
24	Shoreview	512	Prior Lake	811
25	Fridley	505	Shoreview	784
26	Roseville	495	Chanhassen	700
27	Edina	468	Edina	635
28	White Bear Lake	461	Chaska	601
29	Chaska	334	White Bear Lake	470
	Average	\$ 698	Average	\$ 1,031
	Median	\$ 709	Median	\$ 1,016
	Shoreview to Avg	-26.7%	Shoreview to Avg	-23.9%

Total Property Taxes – Even though the comparisons for the City portion of the tax bill have improved in comparison to 2002, total property taxes have increased 9 rank positions.

- Shoreview ranks 11th lowest in 2002 (4% below the average total tax for all jurisdictions)
- Shoreview ranks 10th highest in 2012 (4.2% above the average total tax for all jurisdictions)
- The highest total tax occurs in Brooklyn Center in both years
- The lowest total tax occurs in Fridley in 2002 and in Oakdale in 2012

Total Tax on Median Home				
Rank	2002		2012	
1	Brooklyn Center	\$ 2,450	Brooklyn Center	\$ 4,349
2	New Hope	2,388	New Hope	4,131
3	Elk River	2,354	Crystal	4,116
4	Richfield	2,263	Elk River	3,980
5	Crystal	2,232	Golden Valley	3,973
6	Golden Valley	2,229	Richfield	3,917
7	Lino Lakes	2,200	New Brighton	3,889
8	Champlin	2,196	Maplewood	3,809
9	Rosemount	2,110	Hastings	3,765
10	St. Louis Park	2,104	Shoreview	3,686
11	New Brighton	2,088	Champlin	3,600
12	Chanhassen	2,081	Savage	3,565
13	Cottage Grove	2,070	St Louis Park	3,526
14	Hastings	2,010	Fridley	3,525
15	Prior Lake	2,003	Roseville	3,471
16	Ramsey	1,945	Lino Lakes	3,462
17	Savage	1,938	Ramsey	3,423
18	Maplewood	1,936	Chaska	3,377
19	Shoreview	1,930	White Bear Lake	3,358
20	Apple Valley	1,901	Chanhassen	3,314
21	White Bear Lake	1,881	Andover	3,275
22	Chaska	1,821	Apple Valley	3,252
23	Edina	1,781	Cottage Grove	3,242
24	Shakopee	1,760	Rosemount	3,209
25	Andover	1,750	Edina	3,201
26	Oakdale	1,737	Prior Lake	3,193
27	Inver Grove Hgts	1,729	Shakopee	3,071
28	Roseville	1,720	Inver Grove Hgts	3,050
29	Fridley	1,696	Oakdale	2,880
	Average	\$ 2,010	Average	\$ 3,538
	Median	\$ 2,003	Median	\$ 3,471
	Shoreview to Avg	-4.0%	Shoreview to Avg	4.2%

City Levy – A comparison of the gross tax levy for each City shows that Shoreview has dropped 2 rank positions since 2002.

- Shoreview ranked 18 in 2002
- Shoreview ranks 20 in 2012
- Edina ranks highest in both years
- White Bear Lake and Chaska rank the lowest two in both years

Tax Levy Ranking				
Rank	2002		2012	
1	Edina	\$ 16,990,739	Edina	\$ 25,641,719
2	Apple Valley	15,157,362	St Louis Park	23,763,589
3	St. Louis Park	14,272,112	Apple Valley	20,223,318
4	Golden Valley	10,682,329	Maplewood	17,167,391
5	Richfield	10,231,685	Richfield	16,981,362
6	Maplewood	9,645,563	Golden Valley	16,410,340
7	Brooklyn Center	9,503,505	Inver Grove Hgts	14,958,700
8	Inver Grove Hgts	8,922,888	Shakopee	14,717,435
9	Roseville	8,922,740	Savage	14,670,008
10	Cottage Grove	8,466,017	Roseville	14,137,295
11	New Hope	7,488,634	Brooklyn Center	13,208,169
12	Chanhassen	6,742,474	Cottage Grove	12,241,249
13	Rosemount	6,735,846	Hastings	11,746,070
14	Savage	6,614,823	Andover	10,448,972
15	Oakdale	6,607,519	Fridley	10,383,597
16	Hastings	6,576,242	Rosemount	10,331,935
17	Shakopee	6,500,394	Elk River	10,275,572
18	Shoreview	5,979,013	Oakdale	9,880,974
19	Lino Lakes	5,902,284	Chanhassen	9,802,043
20	Crystal	5,644,690	Shoreview	9,290,085
21	Andover	5,626,617	New Hope	9,229,295
22	Fridley	5,613,258	Crystal	8,792,834
23	Champlin	5,256,896	Ramsey	8,414,125
24	New Brighton	5,162,859	Prior Lake	8,285,601
25	Elk River	5,118,217	Lino Lakes	8,227,487
26	Prior Lake	4,805,197	New Brighton	7,289,559
27	Ramsey	4,623,388	Champlin	7,239,634
28	White Bear Lake	4,307,701	Chaska	4,880,331
29	Chaska	2,051,788	White Bear Lake	4,665,427
	Average	\$ 7,591,475	Average	\$ 12,182,901
	Median	\$ 6,607,519	Median	\$ 10,383,597
	Shoreview to Avg	-21.2%	Shoreview to Avg	-23.7%

LGA – Shoreview receives no local government aid (LGA) to help support the cost of City services. The table below presents the amount of LGA received by each comparison city in 2012.

- Crystal receives the highest LGA per capita at \$65.69
- White Bear Lake receives the second highest LGA at \$64.40
- Most cities receive no LGA

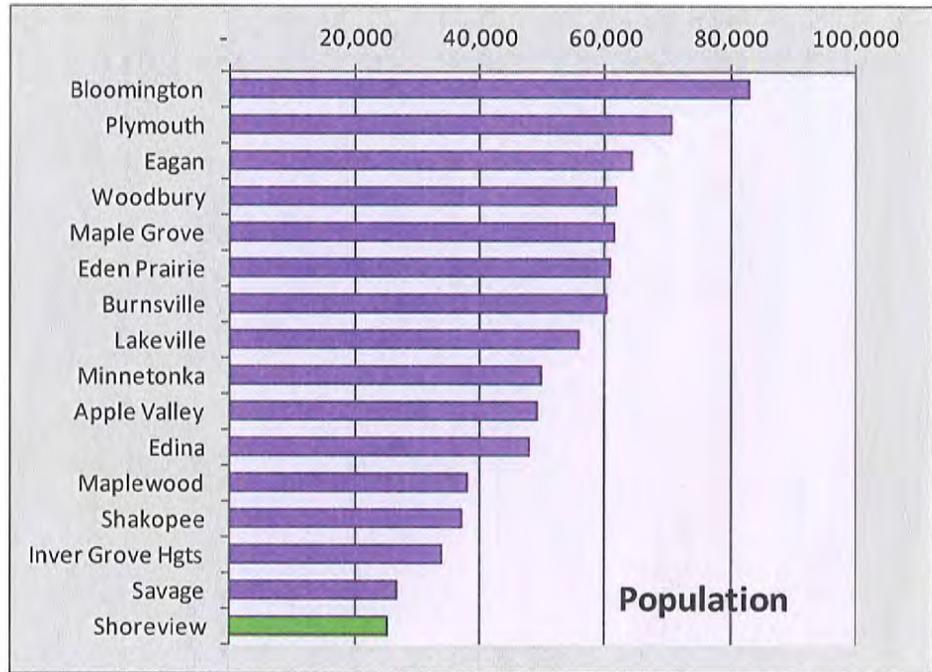
City	Population	LGA	LGA Per Capita
Crystal	22,151	1,455,066	\$ 65.69
White Bear Lake	23,797	1,532,448	\$ 64.40
Richfield	35,228	1,218,346	\$ 34.58
Fridley	27,208	759,414	\$ 27.91
Brooklyn Center	30,104	411,378	\$ 13.67
New Hope	20,339	41,843	\$ 2.06
Chaska	23,770	37,441	\$ 1.58
Apple Valley	49,084	0	\$ -
Edina	47,941	0	\$ -
St Louis Park	45,250	0	\$ -
Maplewood	38,018	0	\$ -
Shakopee	37,076	0	\$ -
Cottage Grove	34,589	0	\$ -
Inver Grove Heights	33,880	0	\$ -
Roseville	33,660	0	\$ -
Andover	30,598	0	\$ -
Oakdale	27,378	0	\$ -
Savage	26,911	0	\$ -
Shoreview	25,043	0	\$ -
Ramsey	23,668	0	\$ -
Champlin	23,089	0	\$ -
Elk River	22,974	0	\$ -
Chanhassen	22,952	0	\$ -
Prior Lake	22,796	0	\$ -
Hastings	22,172	0	\$ -
Rosemount	21,874	0	\$ -
New Brighton	21,456	0	\$ -
Golden Valley	20,371	0	\$ -
Lino Lakes	20,216	0	\$ -

Tax Rates – Comparisons of tax rates are useful because the tax rate measures both the change in levies and values (the levy is divided by the taxable value to compute the tax rate). Shoreview’s City tax rate has remained relatively constant in the last 10 years, ranking 6th lowest in 2002 and 2012.

City Tax Rate				
Rank	2002		2012	
1	Rosemount	59.550%	Hastings	66.080%
2	Hastings	58.660%	Brooklyn Center	64.360%
3	Brooklyn Center	57.710%	Richfield	60.810%
4	New Hope	53.790%	Golden Valley	55.800%
5	Lino Lakes	53.080%	New Hope	55.110%
6	Richfield	51.720%	Crystal	51.340%
7	Golden Valley	51.490%	Savage	51.120%
8	Cottage Grove	47.410%	Elk River	47.590%
9	Apple Valley	45.940%	Rosemount	46.990%
10	Inver Grove Hgts	45.230%	Inver Grove Hgts	45.360%
11	Elk River	43.600%	Ramsey	44.170%
12	Crystal	43.360%	Apple Valley	44.110%
13	Champlin	42.360%	Maplewood	44.060%
14	Oakdale	42.090%	St Louis Park	43.870%
15	Ramsey	41.580%	Lino Lakes	42.890%
16	Prior Lake	39.890%	Andover	42.260%
17	New Brighton	38.900%	New Brighton	41.430%
18	St Louis Park	38.130%	Cottage Grove	41.290%
19	Chanhassen	37.770%	Champlin	41.200%
20	Maplewood	35.440%	Fridley	39.620%
21	Savage	34.110%	Oakdale	39.250%
22	Shakopee	33.980%	Shakopee	36.660%
23	Andover	33.270%	Roseville	33.450%
24	Shoreview	30.400%	Shoreview	33.252%
25	Fridley	29.990%	Prior Lake	29.740%
26	Roseville	29.410%	Chanhassen	28.520%
27	Edina	27.810%	Edina	26.250%
28	White Bear Lake	27.370%	Chaska	25.490%
29	Chaska	19.840%	White Bear Lake	19.940%
	Average	41.168%	Average	42.828%
	Median	41.580%	Median	42.890%
	Shoreview to Avg	-26.2%	Shoreview to Avg	-22.4%

MLC Comparisons – Cities that belong to the Municipal Legislative Commission (MLC) also provide an important comparison because many achieve high quality-of-life rankings from their residents in their respective community surveys, and are often recognized as having sound financial management. In fact, most of the 16 cities have AAA bond ratings, as does Shoreview.

Shoreview has the smallest population in the group, and is roughly half of the average for the group.



Market value comparisons are most helpful when viewed on a per capita basis, because the geographic size of each community varies. The next graph illustrates the market value per capita for each MLC city, with Shoreview near the middle of the group (about 6.25% below average).



Median Home taxes for each type of taxing jurisdiction provide perhaps the most revealing comparisons. The graph below shows the City share of the tax bill on a \$235,700 home (the median value in Shoreview). Shoreview ranks 3rd lowest at \$784, which is the same ranking as in 2011, Savage ranks highest at \$1,243.



School District property taxes in Shoreview (for the Mounds View district) rank about 2.3% above the average for MLC cities (see graph below).



Special District property taxes rank 14% above average in Shoreview (for Rice Creek Watershed, Mosquito Control, Met Council, and the Shoreview HRA).



County property taxes for cities located in Ramsey County (Maplewood and Shoreview) rank 43.9% above the average of MLC cities. The County tax on a Shoreview median valued home is \$1,445 in Ramsey County, \$1,137 in Hennepin County, \$915 in Scott County, \$757 in Washington County and \$754 in Dakota County.



Total Taxes in Shoreview rank 2nd highest for MLC cities. During 2011 Shoreview's total tax was 5th highest among MLC cities, which means Shoreview's property taxes have increased 3 rank positions once the taxes for all jurisdictions are combined.



During 2012, Shoreview will collect approximately \$370.97 per capita in property taxes. This is the lowest per capita tax level among MLC cities. Minnetonka receives the highest amount of tax per capita at \$591.49. The average for MLC cities is \$459.86.

MONTHLY REPORT

Attached is the monthly report for July of 2012.

City	City Levy Per Capita
Minnetonka	\$ 591.49
Savage	545.13
Bloomington	536.16
Edina	534.86
Eden Prairie	508.47
Maple Grove	506.56
Maplewood	451.56
Inver Grove Hgts	441.52
Burnsville	436.92
Woodbury	423.55
Apple Valley	412.01
Eagan	409.56
Lakeville	406.03
Shakopee	396.95
Plymouth	386.08
Shoreview	370.97
Average	\$ 459.86
Shvw to avg	-19.33%

General Fund
For Year 2012 Through The Month Of July

	Budget	Actual	Variance	Percent YTD	
				This Yr	Last Yr
REVENUES					
Property Taxes	6,467,060	3,241,865	3,225,195	50.13	52.28
Licenses & Permits	292,750	323,833	-31,083	110.62	84.97
Intergovernmental	183,002	175,197	7,805	95.74	89.47
Charges for Services	1,164,450	984,777	179,673	84.57	81.53
Fines & Forfeits	62,000	20,593	41,407	33.21	27.66
Interest Earnings	45,000		45,000		
Miscellaneous	35,160	26,905	8,255	76.52	74.90
TOTAL REVENUES	8,249,422	4,773,171	3,476,251	57.86	57.93
EXPENDITURES					
General Government					
Administration	537,154	305,146	232,008	56.81	56.07
Communications	171,288	68,756	102,532	40.14	54.03
Council & commiss	140,231	86,014	54,217	61.34	57.83
Elections	34,453	269	34,184	.78	
Finance/accounting	541,508	308,790	232,718	57.02	56.85
Human Resources	248,382	118,519	129,863	47.72	51.16
Information systems	312,594	176,594	136,000	56.49	55.66
Legal	100,000	41,098	58,902	41.10	32.05
Total General Government	2,085,610	1,105,185	980,425	52.99	54.19
Public Safety					
Emergency services	7,333	3,645	3,688	49.71	77.45
Fire	854,900	861,068	-6,168	100.72	99.90
Police	1,858,994	1,014,575	844,419	54.58	53.65
Total Public Safety	2,721,227	1,879,288	841,939	69.06	67.92
Public Works					
Forestry/nursery	75,596	34,745	40,851	45.96	28.01
Pub Works Adm/Engin	433,056	243,561	189,495	56.24	57.74
Streets	769,973	500,562	269,411	65.01	68.02
Trail mgmt	121,384	83,790	37,594	69.03	53.84
Total Public Works	1,400,009	862,657	537,352	61.62	61.30
Parks and Recreation					
Municipal buildings	126,119	114,136	11,983	90.50	89.96
Park Maintenance	1,117,133	736,061	381,072	65.89	67.58
Park/Recreation Adm	345,201	196,793	148,408	57.01	58.67
Total Parks and Recreation	1,588,453	1,046,989	541,464	65.91	66.79
Community Develop					
Building Inspection	151,486	99,602	51,884	65.75	56.54
Planning/zoning adm	382,837	191,300	191,537	49.97	51.36
Total Community Develop	534,323	290,902	243,421	54.44	52.82

General Fund
For Year 2012 Through The Month Of July

	Budget	Actual	Variance	Percent YTD	
				This Yr	Last Yr
TOTAL EXPENDITURES	8,329,622	5,185,022	3,144,600	62.25	62.29
OTHER					
Transfers In	481,000	434,750	46,250	90.38	86.59
Transfers Out	-400,800	-306,250	-94,550	76.41	76.30
TOTAL OTHER	80,200	128,500	-48,300	160.22	186.62
Net change in fund equity		-283,351	472,451		
Fund equity, beginning		3,976,412			
Fund equity, ending		3,693,061			
Less invested in capital assets					
Net available fund equity		3,693,061			

Recycling
For Year 2012 Through The Month Of July

	Budget	Actual	Variance	Percent YTD	
				This Yr	Last Yr
REVENUES					
Intergovernmental	69,000	51,883	17,117	75.19	106.01
Charges for Services	451,300	232,323	218,977	51.48	55.21
TOTAL REVENUES	520,300	284,206	236,094	54.62	61.79
EXPENDITURES					
Public Works					
Recycling	489,474	268,535	220,939	54.86	58.27
Total Public Works	489,474	268,535	220,939	54.86	58.27
TOTAL EXPENDITURES	489,474	268,535	220,939	54.86	58.27
Net change in fund equity	30,826	15,671	15,155		
Fund equity, beginning		114,960			
Fund equity, ending		130,631			
Less invested in capital assets					
Net available fund equity		130,631			

STD Self Insurance
For Year 2012 Through The Month Of July

	Budget	Actual	Variance	Percent YTD	
				This Yr	Last Yr
REVENUES					
Charges for Services	7,500	4,404	3,096	58.72	57.71
Interest Earnings	600		600		
TOTAL REVENUES	8,100	4,404	3,696	54.37	50.92
EXPENDITURES					
Miscellaneous					
Short-term Disab	8,000	8,415	-415	105.19	118.08
Total Miscellaneous	8,000	8,415	-415	105.19	118.08
TOTAL EXPENDITURES	8,000	8,415	-415	105.19	118.08
Net change in fund equity	100	-4,011	4,111		
Fund equity, beginning		41,503			
Fund equity, ending		37,492			
Less invested in capital assets					
Net available fund equity		37,492			

Community Center
For Year 2012 Through The Month Of July

	Budget	Actual	Variance	Percent YTD	
				This Yr	Last Yr
REVENUES					
Charges for Services	2,269,985	1,351,314	918,671	59.53	62.12
Interest Earnings	8,000		8,000		
Miscellaneous		20	-20		
TOTAL REVENUES	2,277,985	1,351,334	926,651	59.32	61.79
EXPENDITURES					
Parks and Recreation					
Community center	2,445,989	1,376,888	1,069,101	56.29	55.14
Total Parks and Recreation	2,445,989	1,376,888	1,069,101	56.29	55.14
Capital Outlay					
Community center	12,930		12,930		
Total Capital Outlay	12,930		12,930		
TOTAL EXPENDITURES	2,458,919	1,376,888	1,082,031	56.00	55.14
OTHER					
Transfers In	300,000	175,000	125,000	58.33	58.33
TOTAL OTHER	300,000	175,000	125,000	58.33	58.33
Net change in fund equity	119,066	149,446	-30,380		
Fund equity, beginning		828,287			
Fund equity, ending		977,733			
Less invested in capital assets					
Net available fund equity		977,733			

Recreation Programs
For Year 2012 Through The Month Of July

	Budget	Actual	Variance	Percent YTD	
				This Yr	Last Yr
REVENUES					
Charges for Services	1,277,740	842,500	435,240	65.94	66.77
Interest Earnings	4,600		4,600		
Miscellaneous		723	-723		
TOTAL REVENUES	1,282,340	843,222	439,118	65.76	66.50
EXPENDITURES					
Parks and Recreation					
Adult & youth sports	109,238	63,529	45,709	58.16	59.68
Aquatics	129,694	85,414	44,280	65.86	56.86
Community programs	99,102	70,132	28,970	70.77	54.03
Drop-in Child Care	67,409	35,171	32,238	52.18	69.57
Fitness Programs	198,987	115,357	83,630	57.97	57.44
Park/Recreation Adm	331,258	174,458	156,800	52.67	47.20
Preschool Programs	73,656	41,233	32,423	55.98	55.02
Summer Discovery	167,245	100,586	66,659	60.14	57.18
Youth/Teen	70,213	32,794	37,419	46.71	41.68
Total Parks and Recreation	1,246,802	718,676	528,126	57.64	54.09
TOTAL EXPENDITURES	1,246,802	718,676	528,126	57.64	54.09
OTHER					
Transfers In	65,000	65,000		100.00	100.00
Transfers Out	-75,000	-43,750	-31,250	58.33	58.33
TOTAL OTHER	-10,000	21,250	-31,250	-212.50	-483.33
Net change in fund equity	25,538	145,797	-57,759		
Fund equity, beginning		545,206			
Fund equity, ending		691,003			
Less invested in capital assets					
Net available fund equity		691,003			

Cable Television
For Year 2012 Through The Month Of July

	Budget	Actual	Variance	Percent YTD	
				This Yr	Last Yr
REVENUES					
Charges for Services	280,000	148,024	131,976	52.87	25.83
Interest Earnings	1,800		1,800		
Miscellaneous	1,200	700	500	58.33	35.00
TOTAL REVENUES	283,000	148,724	134,276	52.55	25.61
EXPENDITURES					
General Government					
Cable television	165,095	122,411	42,684	74.15	81.95
Total General Government	165,095	122,411	42,684	74.15	81.95
TOTAL EXPENDITURES	165,095	122,411	42,684	74.15	81.95
OTHER					
Transfers Out	-121,950	-64,750	-57,200	53.10	46.04
TOTAL OTHER	-121,950	-64,750	-57,200	53.10	46.04
Net change in fund equity	-4,045	-38,437	148,792		
Fund equity, beginning		215,665			
Fund equity, ending		177,228			
Less invested in capital assets					
Net available fund equity		177,228			

Econ Devel Auth/EDA
For Year 2012 Through The Month Of July

	Budget	Actual	Variance	Percent YTD	
				This Yr	Last Yr
REVENUES					
Property Taxes	55,000	27,686	27,314	50.34	52.67
TOTAL REVENUES	55,000	27,686	27,314	50.34	52.67
EXPENDITURES					
Community Develop					
Econ Development-HRA	49,783	26,905	22,878	54.04	57.05
Total Community Develop	49,783	26,905	22,878	54.04	57.05
TOTAL EXPENDITURES	49,783	26,905	22,878	54.04	57.05
Net change in fund equity	5,217	781	4,436		
Fund equity, beginning		185,524			
Fund equity, ending		186,305			
Less invested in capital assets					
Net available fund equity		186,305			

HRA Programs of EDA
For Year 2012 Through The Month Of July

	Budget	Actual	Variance	Percent YTD	
				This Yr	Last Yr
REVENUES					
Property Taxes	70,000	35,071	34,929	50.10	50.92
TOTAL REVENUES	70,000	35,071	34,929	50.10	50.92
EXPENDITURES					
Community Develop					
Housing Programs-HRA	53,726	32,206	21,520	59.95	62.44
Total Community Develop	53,726	32,206	21,520	59.95	62.44
TOTAL EXPENDITURES	53,726	32,206	21,520	59.95	62.44
Net change in fund equity	16,274	2,865	13,409		
Fund equity, beginning		35,700			
Fund equity, ending		38,565			
Less invested in capital assets					
Net available fund equity		38,565			

Liability Claims
For Year 2012 Through The Month Of July

	Budget	Actual	Variance	Percent YTD	
				This Yr	Last Yr
REVENUES					
Interest Earnings	2,200		2,200		
Miscellaneous	20,000	7,506	12,494	37.53	16.30
TOTAL REVENUES	22,200	7,506	14,694	33.81	14.30
EXPENDITURES					
Miscellaneous					
Insurance Claims	32,000	22,478	9,522	70.24	52.82
Total Miscellaneous	32,000	22,478	9,522	70.24	52.82
TOTAL EXPENDITURES	32,000	22,478	9,522	70.24	52.82
Net change in fund equity	-9,800	-14,971	5,171		
Fund equity, beginning		192,054			
Fund equity, ending		177,083			
Less invested in capital assets					
Net available fund equity		177,083			

Slice SV Event
For Year 2012 Through The Month Of July

	Budget	Actual	Variance	Percent YTD	
				This Yr	Last Yr
REVENUES					
Charges for Services	22,000	23,795	-1,795	108.16	124.67
Miscellaneous	25,000	29,420	-4,420	117.68	127.48
TOTAL REVENUES	47,000	53,215	-6,215	113.22	126.20
EXPENDITURES					
General Government					
Slice of Shoreview	57,200	45,624	11,576	79.76	76.94
Total General Government	57,200	45,624	11,576	79.76	76.94
TOTAL EXPENDITURES	57,200	45,624	11,576	79.76	76.94
OTHER					
Transfers In	10,000	10,000		100.00	100.00
TOTAL OTHER	10,000	10,000		100.00	100.00
Net change in fund equity	-200	17,591	-17,791		
Fund equity, beginning		52,558			
Fund equity, ending		70,149			
Less invested in capital assets					
Net available fund equity		70,149			

Water Fund
For Year 2012 Through The Month Of July

	Budget	Actual	Variance	Percent YTD	
				This Yr	Last Yr
REVENUES					
Special Assessments		948	-948		
Intergovernmental	13,200	13,274	-74	100.56	
Utility Charges	2,464,000	1,220,945	1,243,055	49.55	40.27
Late fees		19,313	-19,313		
Water meters	2,800	6,060	-3,260	216.44	49.58
Other prop charges	2,000	8,075	-6,075	403.74	95.12
Interest Earnings	55,000	37	54,963	.07	
TOTAL REVENUES	2,537,000	1,268,652	1,268,348	50.01	40.21
EXPENDITURES					
Proprietary					
Water Operations	1,455,461	943,740	511,721	64.84	60.80
Total Proprietary	1,455,461	943,740	511,721	64.84	60.80
TOTAL EXPENDITURES	1,455,461	943,740	511,721	64.84	60.80
OTHER					
Depreciation	-630,000	-367,500	-262,500	58.33	58.33
Transfers Out	-240,000	-175,000	-65,000	72.92	98.34
GO Revenue Bonds	-184,287	-189,555	5,268	102.86	101.70
TOTAL OTHER	-1,054,287	-732,055	-322,232	69.44	75.36
Net change in fund equity	27,252	-407,143	1,078,860		
Fund equity, beginning		12,445,554			
Fund equity, ending		12,038,411			
Less invested in capital assets		9,427,325			
Net available fund equity		2,611,086			

Sewer Fund
For Year 2012 Through The Month Of July

	Budget	Actual	Variance	Percent YTD	
				This Yr	Last Yr
REVENUES					
Special Assessments		328	-328		
Intergovernmental	10,515	10,577	-62	100.59	
Charges for Services	200	284	-84	141.90	66.90
Utility Charges	3,500,000	1,990,970	1,509,030	56.88	55.96
Late fees		37,716	-37,716		
Facility/area chgs	4,000	2,863	1,137	71.57	97.42
Other prop charges	2,500	5,850	-3,350	234.00	337.88
Interest Earnings	25,000	30	24,970	.12	
TOTAL REVENUES	3,542,215	2,048,618	1,493,597	57.83	56.68
EXPENDITURES					
Proprietary					
Sewer Operations	2,942,296	2,038,186	904,110	69.27	69.28
Total Proprietary	2,942,296	2,038,186	904,110	69.27	69.28
TOTAL EXPENDITURES	2,942,296	2,038,186	904,110	69.27	69.28
OTHER					
Depreciation	-300,000	-175,000	-125,000	58.33	58.33
Transfers Out	-188,000	-123,000	-65,000	65.43	98.01
GO Revenue Bonds	-72,843	-73,832	989	101.36	101.37
TOTAL OTHER	-560,843	-371,832	-189,011	66.30	76.82
Net change in fund equity	39,076	-361,401	778,498		
Fund equity, beginning		7,284,108			
Fund equity, ending		6,922,707			
Less invested in capital assets		4,725,848			
Net available fund equity		2,196,859			

Surface Water Mgmt
For Year 2012 Through The Month Of July

	Budget	Actual	Variance	Percent YTD	
				This Yr	Last Yr
REVENUES					
Special Assessments		65	-65		
Intergovernmental	3,815	3,837	-22	100.57	
Utility Charges	1,056,000	603,482	452,518	57.15	57.09
Late fees		8,968	-8,968		
Lake Impr Dist chgs	48,462	16,113	32,349	33.25	64.33
Other prop charges	5,000	5,494	-494	109.88	80.60
Interest Earnings	24,000	11	23,989	.05	
TOTAL REVENUES	1,137,277	637,970	499,307	56.10	57.03
EXPENDITURES					
Proprietary					
Snail Lake Aug.	33,367	8,689	24,678	26.04	13.18
Surface Water Oper	726,866	496,249	230,617	68.27	74.13
Total Proprietary	760,233	504,938	255,295	66.42	71.24
TOTAL EXPENDITURES	760,233	504,938	255,295	66.42	71.24
OTHER					
Contributed Assets		20,231	-20,231		
Depreciation	-218,000	-127,162	-90,838	58.33	58.33
Transfers Out	-107,000	-60,000	-47,000	56.07	100.00
GO Revenue Bonds	-85,602	-86,382	780	100.91	97.84
TOTAL OTHER	-410,602	-253,313	-157,289	61.69	77.65
Net change in fund equity	-33,558	-120,281	360,840		
Fund equity, beginning		7,384,772			
Fund equity, ending		7,264,491			
Less invested in capital assets		6,135,855			
Net available fund equity		1,128,636			

Street Light Utility
For Year 2012 Through The Month Of July

	Budget	Actual	Variance	Percent YTD	
				This Yr	Last Yr
REVENUES					
Special Assessments		30	-30		
Utility Charges	456,000	260,635	195,365	57.16	57.41
Late fees		3,923	-3,923		
Interest Earnings	2,500		2,500		
Miscellaneous	500		500		
TOTAL REVENUES	459,000	264,588	194,412	57.64	57.85
EXPENDITURES					
Proprietary					
Street lighting	251,740	141,832	109,908	56.34	63.68
Total Proprietary	251,740	141,832	109,908	56.34	63.68
Capital Outlay					
Capital Projects		3,036	-3,036		
Total Capital Outlay		3,036	-3,036		
TOTAL EXPENDITURES	251,740	144,868	106,872	57.55	63.94
OTHER					
Depreciation	-40,000	-23,331	-16,669	58.33	58.33
Transfers Out	-15,600	-12,000	-3,600	76.92	100.00
TOTAL OTHER	-55,600	-35,331	-20,269	63.54	67.29
Net change in fund equity	151,660	84,390	107,808		
Fund equity, beginning		749,937			
Fund equity, ending		834,327			
Less invested in capital assets		432,561			
Net available fund equity		401,766			

Central Garage Fund
For Year 2012 Through The Month Of July

	Budget	Actual	Variance	Percent YTD	
				This Yr	Last Yr
REVENUES					
Property Taxes	216,000	108,732	107,268	50.34	52.67
Intergovernmental	120,715	86,531	34,184	71.68	
Cent Garage chgs	1,137,680	1,135,494	2,186	99.81	98.35
Interest Earnings	22,000	225	21,775	1.02	
TOTAL REVENUES	1,496,395	1,330,983	165,412	88.95	99.73
EXPENDITURES					
Proprietary					
Central Garage Oper	576,564	304,464	272,100	52.81	54.33
Total Proprietary	576,564	304,464	272,100	52.81	54.33
Miscellaneous					
Other Expenses	8,000		8,000		
Total Miscellaneous	8,000		8,000		
Capital Outlay					
Central Garage Oper		168,060	-168,060		
Total Capital Outlay		168,060	-168,060		
TOTAL EXPENDITURES	584,564	472,524	112,040	80.83	100.57
OTHER					
Sale of Asset	20,000	1,643	18,358	8.21	157.13
Transfers In	180,600		180,600		100.00
Depreciation	-673,000	-392,581	-280,419	58.33	58.33
GO CIP Bonds	-247,157	-247,658	501	100.20	139.06
TOTAL OTHER	-719,557	-638,596	-80,961	88.75	72.31
Net change in fund equity	192,274	219,862	532,249		
Fund equity, beginning		3,713,231			
Fund equity, ending		3,933,093			
Less invested in capital assets		3,228,575			
Net available fund equity		704,518			

INVESTMENT SCHEDULE BY SECURITY TYPE
AS OF 07-31-12

Seq#	Institution	Type	Term	Purchased	Matures	Principal	Yield
<hr/>							
CERTIFICATE DEPOSIT							
<hr/>							
1,143	Morgan Stanley Smith Barney LLC	CD	549	02-24-12	08-26-13	121,000.00	.548000
1,146	Morgan Stanley Smith Barney LLC	CD	550	03-02-12	09-03-13	128,000.00	.550000
1,145	Morgan Stanley Smith Barney LLC	CD	730	02-29-12	02-28-14	249,000.00	.550000
1,147	Morgan Stanley Smith Barney LLC	CD	730	03-07-12	03-07-14	249,000.00	.500000
1,148	Morgan Stanley Smith Barney LLC	CD	731	03-09-12	03-10-14	249,000.00	.650000
1,150	Morgan Stanley Smith Barney LLC	CD	730	03-28-12	03-28-14	249,000.00	.650000
1,141	Morgan Stanley Smith Barney LLC	CD	1,097	02-08-12	02-09-15	150,000.00	1.000000
1,163	Dain Rauscher Investment Services	CD	1,095	07-09-12	07-09-15	248,000.00	1.000000
1,164	Dain Rauscher Investment Services	CD	1,097	07-11-12	07-13-15	248,000.00	1.150000
1,140	Morgan Stanley Smith Barney LLC	CD	1,461	02-08-12	02-08-16	248,000.00	1.150000
1,142	Morgan Stanley Smith Barney LLC	CD	1,461	02-08-12	02-08-16	248,000.00	1.300000
1,155	Morgan Stanley Smith Barney LLC	CD	1,461	05-16-12	05-16-16	98,000.00	1.250000
1,165	Dain Rauscher Investment Services	CD	1,462	07-17-12	07-18-16	248,000.00	1.250000
1,154	Morgan Stanley Smith Barney LLC	CD	1,645	05-16-12	11-16-16	248,000.00	1.300000
1,161	Dain Rauscher Investment Services	CD	1,826	07-06-12	07-06-17	247,000.00	1.800000
1,162	Dain Rauscher Investment Services	CD	1,826	07-06-12	07-06-17	247,000.00	1.800000
1,169	Morgan Stanley Smith Barney LLC	CD	1,826	07-25-12	07-25-17	248,000.00	1.550000
1,172	Morgan Stanley Smith Barney LLC	CD	1,826	07-26-12	07-26-17	247,000.00	1.700000
1,168	Dain Rauscher Investment Services	CD	3,652	07-25-12	07-25-2022	249,000.00	2.425000
1,167	Dain Rauscher Investment Services	CD	5,478	07-19-12	07-19-2027	238,000.00	3.416200
1,174	Dain Rauscher Investment Services	CD	5,477	07-31-12	07-30-2027	246,000.00	3.183400
Total Number Of Investments: 21						4,703,000.00	
<hr/>							
FEDERAL HOME LN BK							
<hr/>							
1,156	Morgan Stanley Smith Barney LLC	FH	3,652	06-07-12	06-07-2022	500,000.00	2.786000
1,159	Dain Rauscher Investment Services	FH	3,647	07-03-12	06-28-2022	600,000.00	2.789800
1,160	Dain Rauscher Investment Services	FH	3,647	07-03-12	06-28-2022	405,000.00	2.789800
1,166	Dain Rauscher Investment Services	FH	32,66	07-18-12	07-18-2022	600,000.00	2.998400
1,171	Morgan Stanley Smith Barney LLC	FH	3,652	07-26-12	07-26-2022	600,000.00	2.761000
Total Number Of Investments: 5						2,705,000.00	
<hr/>							
FEDERAL NATL MTG							
<hr/>							
1,098	Wells Fargo Brokerage Services	FN	1,826	08-10-10	08-10-15	500,000.00	1.998900
1,122	Wells Fargo Brokerage Services	FN	1,607	03-17-11	08-10-15	462,000.00	2.044200
1,144	Dain Rauscher Investment Services	FN	1,782	02-24-12	01-10-17	501,423.23	2.688300
1,152	Dain Rauscher Investment Services	FN	5,478	04-12-12	04-12-2027	1,000,000.00	4.231000

INVESTMENT SCHEDULE BY SECURITY TYPE
AS OF 07-31-12

Seq#	Institution	Type	Term	Purchased	Matures	Principal	Yield
1,158	Dain Rauscher Investment Services	FN	5,478	06-28-12	06-28-2027	600,000.00	3.664700
1,170	Dain Rauscher Investment Services	FN	5,475	07-26-12	07-23-2027	1,007,513.67	3.399500
1,173	Dain Rauscher Investment Services	FN	5,478	07-30-12	07-30-2027	600,000.00	3.498100
1,151	Dain Rauscher Investment Services	FN	7,305	03-29-12	03-29-2032	500,000.00	4.746800
1,157	Dain Rauscher Investment Services	FN	7,305	06-21-12	06-21-2032	500,000.00	4.247100

Total Number Of Investments: 9 5,670,936.90

FED HM MORTG POOL

1,149	Morgan Stanley Smith Barney LLC	HP	3,197	03-22-12	12-22-2020	550,000.00	2.583100
1,127	Dain Rauscher Investment Services	HP	3,653	07-29-11	07-29-2021	500,000.00	3.996700
1,153	Morgan Stanley Smith Barney LLC	HP	32,59	05-10-12	02-28-2022	500,000.00	3.006800

Total Number Of Investments: 3 1,550,000.00

Sub-Total Of Investments: 14,628,936.90

4M Municipal Money Mkt Fund	8,082,206.76
2011 COP Debt Service Reserve	359,627.70
GMHC Savings Acct USBank	33,358.24
4M Fund - Hockey Escrow	117.12
Western Asset Govt MM Fund	1,418,371.63

GRAND TOTAL OF CASH & INVESTMENTS: 24,522,618.35

TO: MAYOR, CITY COUNCIL AND CITY MANAGER
FROM: MARK J. MALONEY, PUBLIC WORKS DIRECTOR
DATE: AUGUST 16, 2012
SUBJ: PUBLIC WORKS MONTHLY REPORT

ADMINISTRATIVE ACTIVITIES

Preparations are being made for the public infrastructure improvements required by the proposed Lakeview Terrace redevelopment. The proposed staging and sequencing for the roadway and railway crossing improvements reflects the property owner's revised schedule which assumes City approval of the redevelopment and financing plans in August. The improvements are planned for construction beginning in 2013.

MnDOT's work on I-694 continues but is slightly behind schedule. Adjustments have been made in the project schedule because of weather conditions at critical phases of the project as well as a result in traffic control requirements. MnDOT is exploring ways to both speed up the project and potentially save costs associated with this and the future project scheduled for I-35E into St. Paul. Staff will report on details as they become available.

Environmental Services –

Approximately 8 sites are currently under construction requiring inspections for erosion and sediment control. When applying for a building/grading permit, each contractor signs an erosion control agreement that requires the use of best management practices according to Municipal code. If the site falls out of compliance and is not corrected after giving written notice, the City can issue a Stop work order or utilize an escrow to remedy the situation. Due to non-compliance, one stop work order was issued on a residential property and the site was brought into compliance within 24 hours. All other sites are being properly maintained after inspection reports are received.

Staff remains busy with tree inspections and managing oak wilt across the City. There have been fewer ash tree inspections than in the spring, and the Emerald ash borer injection treatments are on hold due to high temperatures. The label on the product states not to use when above 90 degrees – so there is a backlog of trees around the City waiting for cooler days.

Staff is also working with volunteers to replant the Milton Street infiltration basins. The Department of Corrections crew will be responsible for the plantings and the City will be watering the basins and cleaning out the catch basins until established. A simpler, easier to maintain planting scheme is being utilized.

The Environmental Quality Committee had a successful booth at the Slice of Shoreview. The most popular question asked by visitors was about rain gardens! EQC members used the prize

wheel from Ramsey County to ask visitors a recycling question to win a pencil made from recycled money or older Earth Day shirts. The EQC also held a drawing to win 2 compost bins at the booth.

MAINTENANCE ACTIVITIES

Public Works Maintenance-

All public works crews participated in the preparation, set up, staffing and clean up during the Slice of Shoreview weekend. Crews also constructed a sign post and installed the post and Texas Motor Oil sign at the Guerin Gas Station site.

Street Maintenance –

Street crews will be sweeping streets, mowing boulevards and mowing maintenance strips along trails throughout the growing season. They completed crack filling and milling and patching streets in next year's proposed seal coat areas. They also completed a number of segments of the trail system with milling and patching. They are now spot patching and patching manholes and gate valves that have been repaired by the utility crews.

Pavement markings, including crosswalks and turn arrows, have been repainted for the year. Sign maintenance continues. New parking signs were made for the upcoming election season. Speed trailers and traffic counters are placed in different locations each week.

Street crews have also been trimming and removing trees along boulevards as needed. They are inspecting and repairing storm sewer catch basins. They have been jetting/cleaning storm sewer pipe as necessary.

Utilities Maintenance –

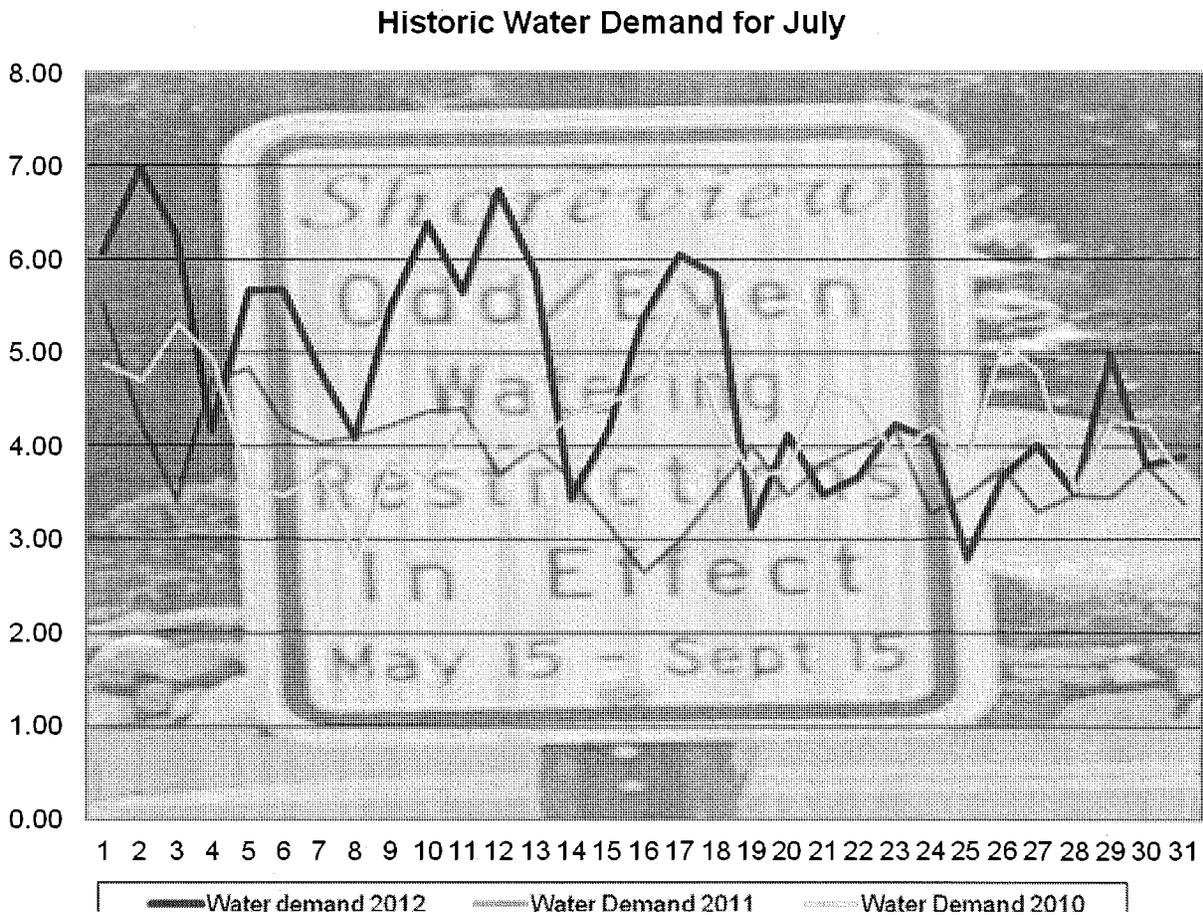
Utility Crews spend time each day inspecting and performing routine maintenance of all wells, lift stations, booster stations and the towers. They have been mowing and trimming at each site and will continue to do so throughout the growing season. Location requests come in daily and crews respond by marking utilities within proposed excavation areas. Meters are tested, repaired or replaced as needed.

Crews have been inspecting and repairing manholes and exercising and repairing gate valves. They also continue to repair curb boxes as time permits. Crews are jetting and flushing the sanitary sewer system as part of the regularly scheduled annual maintenance. Utility crews annually participate in the set up and take down and storage of election equipment.

DOC Crews –

Crews are scheduled to clean at the Maintenance Facility each day. They have been working with the Parks Maintenance Department on routine summer maintenance. They continue to weed and clean up the rain garden and the surrounding grounds at the Maintenance Center.

The following chart shows historic water production for the month of July in 2010, 2011 and 2012.



PROJECT UPDATES

Tanglewood/Victoria Street Rehabilitation, Project 11-08

The Contractor has been working to complete punch list items that remain, and is expected to be complete by the end of the month. City crews installed the crosswalks on Victoria and at the entrance to the City Hall/Community Center campus.

Floral/Demar/County Road F Neighborhood Reconstruction, Project 12-01

All utility work and curb construction has been completed on Demar Ave. and County Rd. F. The contractor is working on sanitary sewer services on Floral Dr. The temporary watermain has been set up on Floral Dr. and connections to the houses will be completed the week of August 20th.

Red Fox Road Reconstruction, Project 12-04

City staff met with representatives from Target to discuss the proposed street improvements, acquisition of right-of-way, and storm water infrastructure. The meeting was positive and Target was going to have some internal discussions concerning the information that was provided at the meeting. City staff will meet again with the Target representatives to review the feasibility study when it is nearing completion and receive comments. Staff will also meet with the other business along Red Fox Road in the next few weeks to discuss the project. Staff continues to work on the preparation of the feasibility study.

2012 Street Light Replacement, Project 12-06

The project has been awarded to Q3 Contracting who also completed last year's project. The LED fixtures have been received. Poles are scheduled to ship in late August. Installation should begin in early September.

County Road D and Cottage Place Reconstruction, Project 13-01

City staff, in cooperation with staff from the City of Roseville, held an informational meeting concerning the proposed project for the resident along County Road D on August 7, 2012. The meeting is part of the information gathering process used in the preparation of the feasibility study. The proposed improvements are scheduled for construction in 2013.

Metro Count Traffic Paterns

City staff created a four year plan for gathering traffic data on the majority of residential streets in Shoreview. This will help staff respond more effectively with resident requests for traffic concerns. Currently the data collection is ahead of schedule; we will share this as well as other traffic study information on the website in the future.

REGULAR COUNCIL MEETING
AUGUST 20, 2012

TO: MAYOR AND COUNCILMEMBERS
FROM: TERRY SCHWERM, CITY MANAGER
DATE: AUGUST 14, 2012
RE: MONTHLY REPORT

DEPARTMENT ACTIVITY

The Buildings and Grounds Superintendant and aquatic staff continue to prepare for this year's pool maintenance shutdown that is scheduled from Tuesday September 4th through Friday, September 21st. This years shutdown is one week longer than usual because the entire pool needs to be re-grouted. In addition, the pool filtration system and pool heater will be replaced, the waterslide is scheduled for refurbishing and the waterslide stairs will be repaired. In addition, all of the routine annual maintenance of the pool's mechanical system and cleaning of the pool area will occur during this time.

Staff will be meeting next week with Brauer and Associates to review the plan for the renovation of Bucher Park. An updated master plan has been reviewed and accepted by the Parks and Recreation Commission and City Council. City staff will be reviewing whether it is still feasible to bid this project for construction this fall, or whether it may be better to wait until next spring. The park plans have been submitted to the Rice Creek Watershed District for approval.

It is anticipated that our contractor will be painting lines on the tennis courts at Shamrock and Commons Parks to allow for Pickelball within the next few weeks. Staff is excited to be adding this offering to our recreation facilities for the fall season.

MAINTENANCE

The month of July was very busy for the Parks Maintenance crew. For three weekends Sitzer and Wilson Parks hosted the district playoffs for Little League. In addition, McCullough and Bucher Parks hosted the 14-15 year old Babe Ruth state tournament the last weekend in July. Rice Creek Fields hosted tournaments on three consecutive weekends with the last being the 16U national fastpitch tournament. Lastly, the crew hosted the Wet-n-Wild waterslide at the Slice of Shoreview as well as twice at Commons Park. The last weekend in July had so many activities and events that the entire crew, including supervisors were working.

The additional work at the special events came at a time when the grass was growing very fast and our large 580D mower quit working. This meant that there were several days where every available employee and mower was out cutting grass somewhere in the park system and we had to sweep to pick up the grass at several parks during this time just to keep up. The crew was able to spray the flowerbeds along Highway 96 for weeds and the DOC crew pulled weeds as well. The flowerbeds at Rice Creek Fields, Sitzer and Wilson Parks have been mulched. The wind blew down a tree at Shamrock Park and several large branches from trees at Bucher, Rice Creek Fields, Bobby Theisen and Wilson Parks and the crew spent two days cleaning up the debris.

Irrigation repairs were made at the following locations: Commons, Shamrock, Community Center and Highway 96.

The crew continues to drag and line up to fourteen ballfields each day but that will end soon. For fall leagues the number of fields that need to be dragged on a daily basis will be reduced by half. It is also the time of year when we start repairs to the infields, batter boxes and pitching mounds. The crew continues to cut and paint lines on two full sized soccer fields, nine modified size soccer fields and one lacrosse field.

The crew completed another park and playground inspection and all minor repairs are complete at this time. Any repairs which require parts will be completed as the parts arrive. The crew cleaned up graffiti at Commons, Ponds and Wilson Parks. Repairs were made to the building lights at McCullough and Sitzer Parks.

The crew continues to pick up trash on a daily basis at the Community Center, library and parks. The trash receptacles are dumped on an as needed basis. The trash receptacles have needed to be dumped a lot over the past month with all the tournaments and picnic shelter rentals. The crew continues to clean the restrooms on a daily basis at the Haffeman Pavilion and Rice Creek Fields. The pavilion gets cleaned twice a day because Summer Discovery eats lunch there daily.

COMMUNITY CENTER/CITY HALL MAINTENANCE ACTIVITIES

The custodial crew continues to keep the building on its cleaning schedule as much as possible but it has been a challenge with the high usage in the last month. Although it isn't the best time of year they had to clean some carpeting and rugs. We are in the process of getting everything set up for pool shutdown and we also have a few in house projects to work on during this time.

RECREATION PROGRAMS

It has been a very successful summer for recreation programs. Swim lesson registration has topped more than 1,200 participants with one session still remaining. This number exceeds last year's total by over 60 participants. The final session of swim lessons is primarily private lessons to wind down the season as children get ready for school and staff prepare for pool shutdown. A new program, Discover SCUBA, was a very popular class this summer and we are offering another one on September 20th at the Chippewa Middle School pool. The Discover SCUBA class was full with 10 participants.

The Adventure Quest Summer Playground program had a great summer with over 300 children participating in the traditional playground program, Friday Funday activities, and specialty academy classes. Some of the popular theme classes included Mission Impossible, Tie-Dying, Amazing Artists, and Water Olympics. A popular addition to the program included offering Friday Funday water themed classes in the afternoons when Wet & Wild was not offered.

In spite of the incredible heat, the Puppet Wagon had another great season in Shoreview's parks. Shows were performed at local parks on Monday afternoons and evenings for an audience of 15-

100 young children and parents attending. Overall the Puppet Wagon performed for over 500 people this summer.

Thirty-four Shoreliners enjoyed an evening with dinner at Running Aces in Columbus Township to watch the horse races on August 15th. Their next event is September 17th with a catered lunch and dance show by Rhythmic Feet at the Shoreview Community Center.

The Shoreview Farmer's Market is in full swing with a wide variety of fresh vegetables, fruits, meats, oils, breads and so much more. Tuesday, August 21st is Bike to Market Day and those who ride a bike to the market will receive a FREE Shoreview Farmer's Market water bottle and tote. In September, the famous Salsa Contest returns. The contest is open to the public and those who would like to enter should drop off their salsa by 4:00 p.m. on Tuesday, September 4th at the Market Manager's tent. The winner will receive a bountiful basket stuffed with ingredients to make great salsa!

The summer concert series will end on Wednesday, August 15th with a band favorite from last year, R-Factor. A crowd of more than 250 people attended this final concert of the year.

Friday Night Flix kicked off the movie season with "The Muppets" on Friday, August 10th. The weather was perfect as nearly 400 audience members enjoyed the movie. Before the movie, children personalized their own craft foam license plate and received a free glow necklace. The final movie, "Shrek Forever After", will be shown on Friday, August 24th.

The Fall ShoreViews were mailed to residents the week of August 6th. Fall registration began on August 14th for residents. Annual Community Center members can register beginning August 17th and on August 21st registration will be available for all those wishing to register.

Event Schedule:

- August 21 Bike to the Market
- August 24 Friday Night Flix: "Shrek Forever After"
- September 13 8th Annual 500 Tournament
- September 29 Kids Garage Sale and Touch a Truck

COMMUNITY CENTER

The Tropics Indoor Waterpark remained busy during the hot summer weather. However, many customers did take advantage of outdoor facilities which contributed to our decline in daily passes compared to last year. The number of pool groups that booked outings this month was similar to July 2011, however the group sizes were smaller than last year. There was a "buy one daily pass get one free" promotion in the newspaper during the Slice of Shoreview. A total of 20 promotional passes were purchased and more than 500 various other coupons were redeemed for the month. These coupons include redemptions from purchased coupon books and "Experience Us" coupon books given to new members.

The fitness center remained steady with members and guests getting in their daily workout. The equipment usage was nearly identical to July 2011. There were 20 new member equipment orientations given this month and 80 personal training sessions redeemed. A total of 762 group

fitness participants are registered in our 75 fitness classes offered this summer. Last summer there were 77 classes offered with a total of 739 registered participants. Fitness staff is researching some possibilities of virtual audio visual equipment that can be utilized in some group fitness classes to further enhance the experience of the participants.

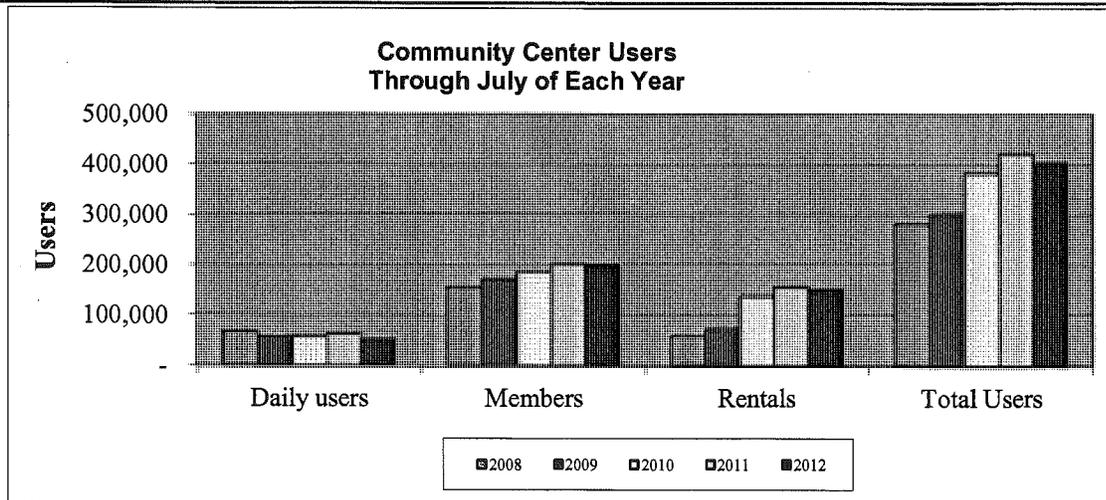
Member usage continues to increase with a 9% increase in member daily visits compared to last year. Members are taking advantage of their guest passes with over 376 guest passes redeemed the month of July. There were 20 more memberships in July compared to last year. Staff is planning on adding a corporate membership category this fall and will be contacting companies in the Shoreview area to encourage participation.

The SilverSneakers membership pass has been a popular program for our senior members. This pass has been available for nearly a year. There were over 800 visits from this membership category. Payments are made to the Community Center from Silver Sneakers for \$3.00 per visit up to \$30.00 per person, per month. Payments made to the Community Center average \$2,400.00 per month. The fitness classes that have been offered to the SilverSneakers participants have been well attended. There are currently 10 SilverSneakers classes offered. There is a wide variety of class offerings including Zumba, Aqua, strength training, and yoga.

**Community Center Activity Year-to-date
Through July Each Year**

	2008	2009	2010	2011	2012
Number of Users:					
Daily users	67,381	56,898	58,453	63,210	50,754
Members	155,391	171,816	186,408	201,515	200,303
Rentals	58,710	72,818	138,140	156,595	152,359
Total Users	281,482	301,532	383,001	421,320	403,416
Revenue:					
Admissions	\$ 330,761	\$ 351,752	\$ 347,560	\$ 398,331	\$ 373,662
Memberships-annual	248,682	344,084	438,986	499,518	517,029
Memberships-seasonal	92,633	75,174	61,943	62,486	62,346
Room rentals	126,391	117,396	138,866	153,130	149,608
Wave Café	98,255	100,912	112,643	129,704	118,455
Commissions	2,233	3,132	5,321	5,618	7,405
Locker/vending/video	21,824	17,761	19,022	17,639	13,116
Merchandise	4,495	6,102	6,945	9,176	9,485
Other miscellaneous	1,021	172	681	933	233
Building charge	88,000	94,000	93,000	97,000	100,000
Transfers in	110,831	179,200	180,838	173,250	175,000
Total Revenue	1,125,126	1,289,685	1,405,805	1,546,785	1,526,339
Expenditures:					
Personal services	669,472	732,877	745,217	757,779	789,174
Supplies	240,639	216,537	218,012	249,291	266,373
Contractual	234,153	268,297	251,554	299,684	321,341
Total Expenditures	1,144,264	1,217,711	1,214,783	1,306,754	1,376,888
Rev less Exp Year-to-date	\$ (19,138)	\$ 71,974	\$ 191,022	\$ 240,031	\$ 149,451

*



* Rental users in 2010 and later years include Summer Discovery Prgm

**Community Center Monthly Activity
For the Year 2011**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Number of Users:													
Daily users	9,573	8,554	12,733	7,331	6,918	8,510	9,591	7,473	2,375	2,799	6,874	8,661	91,392
Members	33,665	30,575	34,019	29,225	25,468	24,211	24,352	23,544	23,660	26,968	27,680	29,395	332,762
Rentals	16,013	14,571	17,692	15,947	17,757	40,042	34,573	51,667	16,013	18,620	16,031	15,945	274,871
Total Users	59,251	53,700	64,444	52,503	50,143	72,763	68,516	82,684	42,048	48,387	50,585	54,001	699,025
Revenue:													
Admissions	\$ 54,768	\$ 50,219	\$ 82,024	\$ 37,760	\$ 32,531	\$ 48,104	\$ 57,434	\$ 41,854	\$ 19,315	\$ 26,823	\$ 35,198	\$ 58,481	\$ 544,511
Indoor playground	6,646	4,955	8,340	4,691	3,281	4,545	3,033	2,183	2,178	2,986	4,786	5,031	52,655
Memberships	134,134	82,408	85,134	64,611	61,088	69,882	64,747	69,299	77,050	85,320	115,092	202,422	1,111,187
Room rentals	22,729	19,569	29,892	16,023	24,736	20,859	19,322	18,740	22,956	21,955	10,411	23,107	250,299
Wave Café	20,526	18,871	25,987	17,064	15,650	15,441	16,165	14,920	10,577	13,462	12,687	14,228	195,578
Commissions	-	143	850	-	1,366	698	2,561	1,153	3,393	2,395	1,944	-	14,503
Locker/vending/video	(1,194)	3,591	2,745	3,128	2,566	3,560	3,243	883	1,842	2,649	1,596	4,997	29,606
Merchandise	1,006	1,018	1,492	1,340	948	1,826	1,546	1,204	1,014	819	879	632	13,724
Other miscellaneous	(80)	75	27	32	757	39	83	50	5	143	65	127	1,323
Building charge	-	-	-	-	-	97,000	-	-	-	-	-	1,441	98,441
Interest	-	-	-	-	-	-	-	-	-	-	-	20,674	20,674
Transfers in	24,750	24,750	24,750	24,750	24,750	24,750	24,750	24,750	24,750	24,750	24,750	24,750	297,000
Total Revenue	263,285	205,599	261,241	169,399	167,673	286,704	192,884	175,036	163,080	181,302	207,408	355,890	2,629,501
Expenditures:													
Personal services	84,388	104,891	105,118	99,020	100,804	107,049	156,509	108,982	96,532	99,084	104,360	185,734	1,352,471
Supplies	30,153	36,056	44,170	42,162	34,276	33,351	29,123	27,161	39,147	44,125	36,298	52,831	448,853
Contractual	22,538	31,672	36,485	42,242	48,682	54,629	63,436	44,224	56,475	65,557	40,038	94,564	600,542
Other	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures	137,079	172,619	185,773	183,424	183,762	195,029	249,068	180,367	192,154	208,766	180,696	333,129	2,401,866
Rev less Exp (monthly)	\$ 126,206	\$ 32,980	\$ 75,468	\$ (14,025)	\$ (16,089)	\$ 91,675	\$ (56,184)	\$ (5,331)	\$ (29,074)	\$ (27,464)	\$ 26,712	\$ 22,761	\$ 227,635
Rev less Exp (ytd)	\$ 126,206	\$ 159,186	\$ 234,654	\$ 220,629	\$ 204,540	\$ 296,215	\$ 240,031	\$ 234,700	\$ 205,626	\$ 178,162	\$ 204,874	\$ 227,635	

**Community Center Monthly Activity
For the Year 2010**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Number of Users:													
Daily users	12,396	8,244	10,145	5,086	6,293	7,811	8,478	7,899	2,600	5,189	6,669	7,974	88,784
Members	32,569	30,039	30,018	24,351	22,682	23,343	23,406	24,567	20,281	23,593	26,860	26,695	308,404
Rentals	16,552	14,271	16,027	14,710	16,223	30,877	29,480	32,456	14,120	16,373	13,243	16,302	230,634
Total Users	61,517	52,554	56,190	44,147	45,198	62,031	61,364	64,922	37,001	45,155	46,772	50,971	627,822
Revenue:													
Admissions	\$ 55,503	\$ 47,668	\$ 54,719	\$ 31,183	\$ 35,032	\$ 40,977	\$ 50,122	\$ 38,742	\$ 18,995	\$ 25,431	\$ 33,763	\$ 42,844	474,979
Indoor playground	7,028	6,623	6,012	2,611	2,846	4,446	2,790	3,305	620	2,541	3,920	4,650	47,392
Memberships	111,690	75,142	68,524	57,725	61,958	61,663	64,227	66,374	78,838	75,158	121,981	197,214	1,040,494
Room rentals	18,519	27,898	14,573	19,724	22,695	16,744	18,713	12,615	23,057	16,713	16,852	12,561	220,664
Wave Café	18,052	17,720	18,813	14,915	13,174	15,261	14,708	15,272	9,617	11,457	13,834	13,993	176,816
Commissions	870	1,051	-	658	-	1,375	1,367	763	1,967	1,356	227	993	10,627
Locker/vending/video	1,317	2,387	4,880	4,296	1,239	2,101	2,802	1,361	4	3,262	948	4,873	29,470
Merchandise	730	932	903	1,147	790	1,043	1,400	1,181	312	711	715	792	10,656
Other miscellaneous	(90)	67	25	(790)	1,025	30	414	171	89	80	183	740	1,944
Building charge	-	-	-	-	-	93,000	-	-	-	-	-	1,415	94,415
Interest	-	-	-	-	-	-	-	-	-	-	-	8,017	8,017
Transfers in	25,834	25,834	25,834	25,834	25,834	25,834	25,834	25,834	25,834	25,834	25,834	25,826	310,000
Total Revenue	239,453	205,322	194,283	157,303	164,593	262,474	182,377	165,618	159,333	162,543	218,257	313,918	2,425,474
Expenditures:													
Personal services	87,881	107,137	99,770	97,359	97,921	97,380	157,769	105,178	95,479	100,266	101,590	171,540	1,319,270
Supplies	13,838	38,074	39,579	27,156	36,732	32,132	30,501	29,798	35,361	28,190	24,843	69,336	405,540
Contractual	5,022	26,404	63,856	28,989	51,368	39,593	36,322	58,235	48,831	60,881	30,144	95,218	544,863
Other	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures	106,741	171,615	203,205	153,504	186,021	169,105	224,592	193,211	179,671	189,337	156,577	336,094	2,269,673
Rev less Exp (monthly)	\$ 132,712	\$ 33,707	\$ (8,922)	\$ 3,799	\$ (21,428)	\$ 93,369	\$ (42,215)	\$ (27,593)	\$ (20,338)	\$ (26,794)	\$ 61,680	\$ (22,176)	\$ 155,801
Rev less Exp (ytd)	\$ 132,712	\$ 166,419	\$ 157,497	\$ 161,296	\$ 139,868	\$ 233,237	\$ 191,022	\$ 163,429	\$ 143,091	\$ 116,297	\$ 177,977	\$ 155,801	

MOTION SHEET

MOVED BY COUNCILMEMBER _____

SECONDED BY COUNCILMEMBER _____

To approve the following payment of bills as presented by the finance department.

Date	Description	Amount
07/16/12	Accounts payable	\$ 16,612.02
07/19/12	Accounts payable	\$ 117,094.02
07/20/12	Accounts payable	\$ 3,177.56
07/24/12	Accounts payable	\$ 93,710.00
08/07/12	Accounts payable	\$ 423,539.86
08/09/12	Accounts payable	\$ 1,358,383.48
08/13/12	Accounts payable	\$ 38,035.76
08/16/12	Accounts payable	\$ 148,698.48
08/20/12	Accounts payable	\$ 219,441.55
Sub-total Accounts Payable		\$ 2,418,692.73
	Payroll 124368 to 124415 958143 to 958357	\$189,041.21
Sub-total Payroll		\$ 189,041.21
TOTAL		\$ 2,607,733.94

ROLL CALL:	AYES	NAYS
Huffman		
Quigley		
Wickstrom		
Withhart		
Martin		

08/20/12

COUNCIL REPORT

Vendor Name	Description	FF	GG	OO	AA	CC	Line	Amount	Invoice Amt
ACE SOLID WASTE	DUMPSTER SERVICE CC AND PARKS	220	43800	3640				\$1,136.15	\$1,625.43
		101	43710	3950				\$489.28	
AMERICAN MESSAGING	LOCK BOX PAGER	101	40210	3190		009		\$4.26	\$4.26
CLASSIC CATERING/PICNIC PLEASE	EMPLOYEE EVENT	101	40210	4890		002		\$1,089.36	\$1,089.36
COMMUNITY REINVESTMENT FUND	GMHC ADMIN FEES/JULY STMT/11 @ \$6	307	44100	4890				\$66.00	\$66.00
CORBO, JAMES	SOFTBALL UMPIRE JULY 24	225	43510	3190		001		\$46.00	\$46.00
FLUID INTERIORS, LLC	REPAIR SUPPLIES CC	220	43800	2240		001		\$2,730.76	\$2,730.76
INTERNATIONAL CODE COUNCIL, IN	MEMBERSHIP	101	44300	4330				\$125.00	\$125.00
JEWELL, TED W.	SOFTBALL UMPIRE JULY 18,19,26	225	43510	3190		001		\$122.00	\$122.00
JEWELL, TED W.	SOFTBALL UMPIRE AUG 2	225	43510	3190		001		\$46.00	\$46.00
KREBSBACH, JAQUELINE	CONTRACT PYMT FOR SLICE CHAIRMAN	270	40250	3190		003		\$6,600.00	\$6,600.00
MALIKOWSKI, RODNEY P.	SOFTBALL UMPIRE JULY 19 & 26	225	43510	3190		001		\$92.00	\$92.00
MALIKOWSKI, RODNEY P.	SOFTBALL UMPIRE AUG 2	225	43510	3190		001		\$46.00	\$46.00
MCHUGH, DAN	GOLF CAMP (JULY 30-AUG 3) - 10 KIDS	225	43510	3190		012		\$690.00	\$690.00
METROPOLITAN COUNCIL ENVIRONME	SEWER SERVICE-SEPTEMBER 2012	602	45550	3670				\$141,589.12	\$141,589.12
MIKE'S PRO SHOP INC	SOFTBALL PLAQUE - ST PAUL SALOON	225	43510	2170		001		\$26.78	
MINNESOTA DEPT LABOR AND INDUS	BUILDING SURCHARGE REPORT: JULY	101	20802					\$1,792.38	\$1,756.53
		101	34060					-\$35.85	
MPL SPECIALTIES	TROPHIES FOR SLICE	270	40250	4890		004		\$352.50	
MRPA	ATTN: GERRY TURNBERG - FALL SOFTBALL REG	225	43510	3190		001		\$315.00	\$315.00
PEARSON BROS INC	2012 SEALCOAT PAYMENT 1 PROJECT 12-05	404	42200	3190				\$260,805.07	\$260,805.07
PECK, BARTON J.	SOFTBALL UMPIRE JULY 24	225	43510	3190		001		\$46.00	\$46.00
PMA FINANCIAL NETWORK, INC	JUNE 2012 BANK FEES	101	40500	4890		004		\$143.26	\$143.26
PORTER, DANIEL	SOFTBALL UMPIRE JULY 19 & 26	225	43510	3190		001		\$92.00	\$92.00
PORTER, DANIEL	SOFTBALL UMPIRE AUG	225	43510	3190		001		\$46.00	\$46.00
RAMSEY COUNTY TREASURER	LIFE INSURANCE: AUGUST 2012	101	20414					\$2,719.57	\$2,919.57
		101	20417					\$200.00	
SAARION, CARL	SOFTBALL UMPIRE JULY 31	225	43510	3190		001		\$46.00	\$46.00
STAR TRIBUNE	GERMAN BAND/ADVERTISEMENT	101	22071					\$1,500.00	\$1,500.00
TAHO SPORTSWEAR, INC.	SHIRTS FOR SLICE COMMITTEE	270	40250	4890		003		\$228.75	\$228.75
TROOP 65	FOOD FOR THE SHOREVIEW BAND DURING SLICE	270	40250	4890		003		\$390.47	\$390.47

Total of all invoices: \$423,539.86

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COUNCIL REPORT

Vendor Name	Description	FF	GG	OO	AA	CC	Line	Amount	Invoice Amt
ACE SOLID WASTE	MAINT CENTER SOLID WASTE PICKUP	701	46500	3640				\$223.62	\$223.62
ACT ASPHALT SPECIALTIES	DRIVEWAY PERMIT REFUND 2012-00587	101	32500					\$116.60	\$118.43
		101	20802					\$1.83	
ALLIED WASTE SERVICES #899	JULY ALLIED WASTE SERVICES	210	42750	3190				\$28,376.42	\$28,376.42
ALLIED WASTE SERVICES #899	JULY ALLIED WASTE SERVICES	210	42750	3190				\$46.37	\$46.37
AMERICAN ENGINEERING TESTING,	CO RD D AND COTTAGE PLACE RECONSTRUCTION	573	47000	5910				\$2,740.00	\$4,155.00
		574	47000	5910				\$1,415.00	
ARTHUR, DAVE	SOFTBALL (WED MEN'S)	220	22040					\$350.00	\$350.00
BEISSWENGERS HARDWARE	GUERIN PROJECT	459	40800	5200				\$9.14	\$9.14
BEISSWENGERS HARDWARE	SHORT PAID ORIGINAL REPAIR SUPPLIES CC	220	43800	2240				\$1.18	
BEISSWENGERS HARDWARE	CLEANING SUPPLIES CC	220	43800	2110				\$2.85	\$2.85
BIES, TYLER	FACILITY REFUND	220	22040					\$250.00	\$250.00
C W HOULE INC.	FLORAL/DEMAR CP12-01 PAYMENT NO. 2	570	47000	5900				\$251,441.27	\$251,441.27
CARDTRONICS	THERMAL PAPER FOR ATM	220	43800	2010	001			\$38.93	\$38.93
COMMISSIONER OF REVENUE- WH TA	WITHHOLDING TAX - PAYDATE 08/10/12	101	21720					\$10,049.03	\$10,049.03
CULLIGAN	IRON FILTER RENTAL FOR POOL	220	43800	3950				\$94.27	\$94.27
DAHL, JENNIFER	SAND VOLLEYBALL CAMP	220	22040					\$84.00	\$84.00
DOLL, JON	SOFTBALL (TUE MEN'S)	220	22040					\$150.00	\$150.00
DORNAN, CARLYE	SAND VOLLEYBALL CAMP	220	22040					\$89.00	\$89.00
DPS-SHOREVIEW LLC	TIF REIMBURSEMENT PHASE 1 COMPLETION	416	44100	4890				\$845,000.00	\$845,000.00
EXCEPTIONAL HOMES	EROS,GRADING,TRAIL 1347 MEADOW RES 12-63	101	22030					\$2,000.00	\$4,500.00
		101	22025					\$1,000.00	
		101	22020					\$1,500.00	
EXCEPTIONAL HOMES	EROSION REL 4822 HODGSON CONN RES 12-63	101	22030					\$500.00	
EXCEPTIONAL HOMES	EROSION REL 3394 OWASSO ST RES 12-63	101	22030					\$500.00	\$500.00
EXCEPTIONAL HOMES	EROS & GRAD CERT 534 LAKERIDGE RES 12-63	101	22030					\$2,000.00	\$3,000.00
		101	22025					\$1,000.00	
EXCEPTIONAL HOMES	EROS & GRAD CERT 530 LAKERIDGE RES 12-63	101	22030					\$2,000.00	
		101	22025					\$1,000.00	\$3,000.00
FAST, TIM	FARMERS MARKET ENTERTAINMENT	225	43590	3174		001		\$125.00	
FOX, LINDA	FACILITY REFUND	220	22040					\$50.00	\$50.00
GALAS, BEATA	EDINBOROUGH&THEWORKS	220	22040					\$20.00	\$20.00
GERMAN, MARY PAT	SAFETY - LIFEGUARD T	220	22040					\$200.00	\$200.00
GRAINGER, INC.	REPAIR SUPPLIES CC @ 6.875% TAX	220	43800	2240		001		\$133.13	\$133.13
HAMERNICK DECORATING, INC	ELECTRO STATIC PAINTING	220	43800	3810		007		\$775.00	\$775.00
HENGSTLER, ANNIE	FACILITY REFUND	220	22040					\$50.00	\$50.00
HIEBERT, JIM	SOFTBALL (TUE MEN'S)	220	22040					\$150.00	\$150.00
HORIZON COMMERCIAL POOL SUPPLY	LED POOL LIGHTS PROJECT DOWNPAYMENT	405	43800	3810				\$5,000.00	\$5,000.00
ICMA/VANTAGEPOINT TRANSFER-300	EMPLOYEE CONTRIBUTION PYPRD END:08-03-12	101	21750					\$4,666.01	\$4,666.01
ICMA/VANTAGEPOINT TRANSFER-705	ROTH CONTRIBUTIONS: PAYDATE 08/10/12	101	20430					\$265.00	\$265.00
KILLMER ELECTRIC COMPANY, INC	FINAL PAYMENT LIFT STATION PROJ #10-02	441	47000	5900				\$46,316.44	\$46,316.44
LEE HOMES INC	GRADING CERT REL 5799 ROBIN RES 12-63	101	22025					\$1,000.00	\$1,000.00
LEE-EICHENWALD, SCOTT	FACILITY REFUND	220	22040					\$50.00	\$50.00
LETOURNEAU LANDSCAPING INC	EROSION RED 5917 BIRCHWOOD RES 12-63	101	22030					\$500.00	\$500.00
LIPPERT, ROBERT	REFUND DUPLICATE PYMT-4395 SNAIL LK CT E	601	36190					\$93.26	\$93.26
MCCAREN DESIGNS INC	SEPTEMBER HORTICULTURE SERVICES FOR POOL	220	43800	3190		004		\$1,278.23	
METROPOLITAN COUNCIL ENVIRONME	SAC CHARGES FOR JULY 2012	602	20840					\$33,110.00	\$32,778.90
		602	34060					-\$331.10	
MIDWEST LOCK & SAFE INC	POOL DOOR REPAIRS	220	43800	3810		003		\$1,781.11	\$1,781.11
MINNESOTA CHILD SUPPORT PAYMEN	PAYDATE: 08-10-12	101	20435					\$217.50	\$217.50
MINNESOTA DEPARTMENT OF REV -	ON ROAD DIESEL FUEL TAX: JULY 2012	701	46500	2120				\$326.61	\$326.61

COUNCIL REPORT

Vendor Name	Description	FF	GG	OO	AA	CC	Line	Amount	Invoice Amt
MINNESOTA DEPARTMENT OF REVENUE	SALES USE TAX: JULY 2012	220	21810					\$10,183.00	
		701	46500	2120				\$231.00	
		601	21810					\$2,520.00	
		101	40200	2010				\$26.49	
		101	40210	2180				\$12.64	
		101	40500	4350				\$10.93	
		101	40550	2010				\$7.42	
		101	40550	2180				\$20.51	
		101	40550	3860				\$20.43	
		220	43800	2240				\$72.48	
		220	43800	3890				\$41.25	
		220	43800	3960				\$146.57	
		225	43520	2170				\$2.89	
		225	43535	2170				\$499.95	
		225	43590	2175				\$51.33	
		603	45850	2180				-\$14.16	
		603	45850	2400				\$37.93	
		701	46500	2220				\$7.34	
									\$13,878.00
MOWRY, CHRISTINA AND RON	REFUND CLOSING OVRPYMT-675 SCHIFSKY RD	601	36190					\$20.34	
MULLIGAN, MELONIE	ROBOTICS-DROIDS	220	22040					\$128.00	\$128.00
MWOA	MEMBERSHIP DUES:CURLEY/DUNN/CHMIELEWSKI	602	45550	4500		002		\$75.00	\$75.00
PEARSON BROS INC	TRAP SAND 2012 SEALCOAT PROJ 12-05	404	42200	3190				\$233.23	
PETRA MARQUART AND ASSOCIATES	EE TRAINING	101	40210	3190		010		\$3,500.00	\$3,620.00
		101	40210	4350				\$120.00	
PHENEGER, LYDIA	SOFTBALL (MON COREC)	220	22040					\$150.00	\$150.00
PRESS PUBLICATIONS	MARKETING FOR COMMUNITY CENTER	220	43800	3190		004		\$693.47	
PUBLIC EMPLOYEES RETIREMENT AS	EMPL/EMPLOYER CONTRIBUTIONS: 08/10/12	101	21740					\$28,853.80	\$28,853.80
REYES, HECTOR	FACILITY REFUND	220	22040					\$200.00	\$200.00
ROSSBACH CONSTRUCTION	EROSION RED 3301 OWASSO HTS RES 12-63	101	22030					\$500.00	\$500.00
SONKOWSKY, DAN	SOFTBALL (THU COREC)	220	22040					\$150.00	\$150.00
SOUTHVIEW DESIGN	EROSION RED 3210 OWASSO BLVD RES 12-63	101	22030					\$1,000.00	\$1,000.00
STOUT, CHRISTINE	SAND VOLLEYBALL CAMP	220	22040					\$84.00	\$84.00
T-MOBILE	SERVICE 6/27 - 7/26/12	601	45050	3190				\$63.12	\$63.12
TREASURY, DEPARTMENT OF	FEDERAL WITHHOLDING TAX: 8/10/12	101	21710					\$23,136.08	\$57,438.79
		101	21730					\$26,823.21	
		101	21735					\$7,479.50	
VANNESTE, DONNA	SOCCER GRADE 3&4	220	22040					\$40.00	\$40.00
VELOCITY PROPERTIES	REFUND DUPLICATE PYMT - 5545 ASBURY ST	601	36190					\$84.07	\$84.07
VOORHEES, GRETCHEN	SOCCER GRADE 3&4	220	22040					\$50.00	\$50.00
WILLIAMS, JULIE	SAFETY - LIFE GUARD T	220	22040					\$200.00	\$200.00
XCEL ENERGY	ELECTRIC: TRAFFIC SIGNAL	101	42200	3610				\$38.47	
XCEL ENERGY	ELECTRIC: TRAFFIC SIGNAL SHARED W/N OAKS	101	42200	3610		001		\$42.31	\$42.31
YALE MECHANICAL INC	BOILER REPAIR	220	43800	3810		003		\$1,886.18	\$1,886.18
YALE MECHANICAL INC	PROPERTY SUBSCRIPTION RENEWAL	220	43800	3810		003		\$1,200.00	\$1,200.00

Total of all invoices: \$1,358,383.48

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COUNCIL REPORT

Vendor Name	Description	FF	GG	OO	AA	CC	Line	Amount	Invoice Amt
AICPA DUES PROCESSING	AICPA MEMBERSHIP 12 MONTH: ESPE	101	40500	4330		001		\$220.00	\$220.00
AMAZON.COM	SD ENCRICHMENT-PIANO/GUITAR BOOKS	225	43535	2170		001		\$148.95	\$148.95
AQUATIC RECREATION COMPANY LLC	REPLACEMENT WHEEL ZERO DEPTH PLAYFEATURE	220	43800	2200		004		\$160.31	\$160.31
AVTECH SOFTWARE	ELECTRICAL CLOSET MONITORS	422	40550	5800				\$2,212.00	\$2,212.00
BACK 2 BASICS LEARNING	CAMPS WEEK OF AUGUST 6	225	43580	3170				\$1,807.00	\$1,807.00
BOB'S GARAGE LLC	GUERIN GAS STATION PROJECT / PUMP	459	40800	5200				\$3,291.16	\$3,291.16
CASCADE BAY - CITY OF EAGAN	SUMMER DISCOVERY FIELD TRIP	225	43535	3190		001		\$81.00	\$81.00
CENTURY COLLEGE	MICROSOFT WORD 07 REFERENCE BOOKS	701	46500	4500				\$89.85	\$89.85
CHANHASSEN DINNER THEATERS	DEPOSIT: BYE BYE BIRDIE 11/28/12	225	43590	3174		004		\$250.00	\$250.00
CLASSIC COLLISION CENTER	PREMIUM FUEL	701	46500	2120		003		\$73.49	\$73.49
COMCAST.COM	COMPLEX STAFF INTERNET SERVICES:JULY 12	230	40900	3190				\$75.81	\$75.81
COMCAST.COM	MODEM 2 INTERNET CHARGES	230	40900	3190				\$126.90	\$126.90
COMCAST.COM	COMPLEX STAFF INTERNET SERVICES: AUGUST	230	40900	3190				\$75.81	\$75.81
COMMUNITY HEALTH CHARITIES - M	EMPLOYEE CONTRIBUTIONS: 08-10-12	101	20420					\$103.25	\$103.25
CONSTANT CONTACT.COM	EMAIL MARKETING SERVICE: JULY 12	459	43800	3190				\$40.00	\$80.00
		225	43400	4330				\$40.00	
DAVANNI'S	ADVENTURE QUEST CARNIVAL STAFF LUNCH	225	43590	2175		001		\$30.00	
DONE RIGHT FOOD SERVICES, INC	SUMMER DISCOVERY LUNCH/MILK	225	43535	2170		004		\$840.00	\$7,406.00
		225	43535	3190		002		\$6,566.00	
DYNAMEX DELIVERS NOW/ROADRUNNE	DELIVERY TO EAGAN POST OFFICE - 7-27-12	601	45050	3220				\$20.79	
		602	45550	3220				\$20.79	\$41.58
DYNAMIX MUSIC	SUMMER 12 DYNAMIX MUSIC	225	43530	2170		003		\$46.95	\$46.95
FACTORY MOTOR PARTS COMPANY	BATTERIES FOR ARROW TRAILER	701	46500	2220		002		\$169.26	
FACTORY MOTOR PARTS COMPANY	BATTERY FOR UNIT 206	701	46500	2220		001		\$93.01	\$93.01
FACTORY MOTOR PARTS COMPANY	BATTERIES FOR UNIT 603	701	46500	2220		001		\$488.04	\$488.04
FENSKE, CHRISTINE	REFUND CLOSING OVRPYMT - 3409 NANCY PL	601	36190					\$88.13	\$88.13
FIRST STUDENT, INC	AUGUST 3 & AUGUST 8 FIELD TRIP BUS COST	225	43590	3175		002		\$326.25	\$1,271.25
		225	43535	3190		003		\$945.00	
GAS PLUS INC.	PREMIUM FUEL	701	46500	2120		002		\$100.04	\$100.04
GAS PLUS INC.	PREMIUM FUEL	701	46500	2120		002		\$114.01	\$114.01
GOPHER	AGILITY LADDER & JUMP ROPES	225	43510	2170		006		\$105.02	\$105.02
GRAND SLAM	SUMMER DISCOVERY FIELD TRIP	225	43535	3190		001		\$975.00	\$975.00
GRANDMA'S BAKERY	BAKERY FOR RESALE/LESS CREDIT	220	43800	2590		001		\$8.95	\$8.95
GRANDMA'S BAKERY	BAKERY FOR RESALE	220	43800	2590		001		\$15.43	\$15.43
GRANDMA'S BAKERY	BAKERY FOR RESALE	220	43800	2590		001		\$19.99	\$19.99
GRANDMA'S BAKERY	BAKERY FOR RESALE	220	43800	2590		001		\$16.31	\$16.31
GRANDMA'S BAKERY	BAKERY FOR RESALE	220	43800	2590		001		\$16.37	\$16.37
GRANDMA'S BAKERY	BAKERY FOR RESALE	220	43800	2590		001		\$150.69	\$150.69
GRANDMA'S BAKERY	BAKERY FOR RESALE	220	43800	2590		001		\$150.69	\$150.69
GRANDMA'S BAKERY	BAKERY FOR RESALE	220	43800	2590		001		\$134.49	\$134.49
GRANDMA'S BAKERY	BAKERY FOR RESALE	220	43800	2590		001		\$134.34	\$134.34
HAWKINS, INC.	POOL & WHIRLPOOL CHEMICALS	220	43800	2160		001		\$1,355.51	\$1,355.51
HAWKINS, INC.	POOL & WHIRLPOOL CHEMICALS	220	43800	2160		001		\$347.78	\$347.78
HICKS, E JEAN	REFUND CLOSING OVRPYMT - 1151 LOIS COURT	601	36190					\$10.70	\$10.70
HOME DEPOT, THE	REFRIGERATOR-PARK/REC LUNCHROOM	101	40800	2180				\$534.53	\$534.53
HOMETECH SOLUTIONS	ENCLOSURE FOR POOL SLIDE CABLING	101	40550	2010		001		\$20.52	\$20.52
HOPPE, JERRY	REIMBURSEMENT CLASS B LICENSE RENEWAL	101	42200	4500				\$11.00	\$11.00
INTERNATIONAL CITY/CO MGMT ASS	ICMA BASE REGISTRATION: SCHWERM	101	40200	4500		001		\$680.00	\$680.00
LAMERE, ALLAN	YOUTH SOCCER REF AUG 6	225	43510	3190		007		\$30.00	\$30.00
LUCAS PETERSON	PLANNING CASE REFUND	101	34830			418		\$200.00	\$200.00
M & N INTERNATIONAL	STAGE SUPPLIES FOR SLICE EVENT	270	40250	2180				\$106.96	\$106.96

COUNCIL REPORT

Vendor Name	Description	FF	GG	OO	AA	CC	Line	Amount	Invoice Amt
MATHESON TRI-GAS INC	OXYGEN TANK RENTAL	220	43800	2200		001		\$15.67	\$15.67
MATHESON TRI-GAS INC	CO2 AND FIRST AID OXYGEN	220	43800	2160		002		\$89.95	\$113.95
		220	43800	2200		001		\$24.00	
MCHUGH, DAN	FOOTBALL & GAME (AUG 6-10);20 KIDS	225	43510	3190		012		\$1,308.00	\$1,308.00
MENARDS CASHWAY LUMBER *MAPLEW	SIGN SUPPLIES	101	42200	2180		003		\$7.78	\$7.78
MINNESOTA ENVIRONMENTAL FUND	EMPLOYEE CONTRIBUTIONS: 08-10-12	101	20420					\$27.00	\$27.00
MINNESOTA GFOA.COM	MN GFOA ANNUAL CONFERENCE:MALONEY	101	40500	4500		005		\$225.00	\$225.00
MINNESOTA GFOA.COM	MN GFOA ANNUAL CONFERENCE:ESPE	101	40500	4500		005		\$225.00	\$225.00
MINNESOTA HISTORICAL SOCIETY	SUMMER DISCOVERY FIELD TRIP ADMISSIONS	225	43535	3190		001		\$150.00	\$150.00
MULVANEY, JAMES	REFUND CLOSING OVRPYMT-4863 HODGSON CT	601	36190					\$19.50	\$19.50
MY CABLE MART	USB TO CAT 5 REPEATER CABLE, SERIAL CABL	101	40550	2010		001		\$117.86	\$117.86
NORTHERN TOOL AND EQUIPMENT CO	SMALL TOOLS	701	46500	2400				\$26.77	\$26.77
PANINO'S	EDA MEETING SUPPLIES	240	44400	2180		001		\$132.60	\$132.60
PETERSENS HYDRAULIC JACK INC.	FLOOR JACK REPAIR	701	46500	3190				\$270.00	\$270.00
PIONEER PRESS-VISA CARD TRANSA	AD SHOREVIEW NORTHERN LIGHTS/GERMAN BAND	101	22071					\$1,000.00	\$1,000.00
PURE BLUE SWIM SHOP	SWIM SUITS	220	43800	2200		002		\$299.82	
RAINBOW FOODS	GERMAN DINNER SUPPLIES	101	40100	4890				\$94.55	\$94.55
RECREATION SUPPLY COMPANY	REPLACEMENT FLOATS & ROPE	220	43800	2200		004		\$283.34	\$283.34
RYSGAARD, KATHLEEN	REFUND OVRPYMT AT CLOSING-4440 CHURCHILL	601	36190					\$155.48	\$155.48
SAM'S CLUB DIRECT	SUMMER DISCOVERY SNACKS	225	43535	2170		004		\$534.06	\$534.06
SEA LIFE MINNESOTA AQUARIUM	FIELD TRIP ADMISSIONS	225	43590	3175		002		\$1,503.16	\$1,503.16
TARGET COMMERCIAL INVOICE	SUMMER DISCOVERY SUPPLIES	225	43535	2170		001		\$14.00	\$14.00
TARGET COMMERCIAL INVOICE	SUMMER DISCOVERY SUPPLIES	225	43535	2170		002		\$31.65	\$31.65
TESTOUT CORPORATION	LIBRARY OF IT CERTIFICATION TRAINING	101	40550	4500		005		\$595.00	\$595.00
TOKLE INSPECTIONS INC	INSPECTION SERVICES AUGUST 2012	101	44300	3090				\$4,634.40	\$4,634.40
UNITED PARCEL SERVICE	DELIVERY CHARGE FOR PETERSONS HYDRAULIC	101	40200	3220				\$53.69	\$53.69
UNITED WAY - GREATER TWIN CITI	EMPLOYEE CONTRIBUTIONS: 08-10-12	101	20420					\$99.00	\$99.00
WABASHA STREET CAVES	DOWN IN HISTORY TOUR DEPOSIT	225	43590	3174		002		\$250.00	\$250.00
WATSON COMPANY	FOOD FOR RESALE	220	43800	2590		001		\$1,697.86	\$1,697.86
WATSON COMPANY	FOOD FOR RESALE	220	43800	2590		001		\$438.57	\$438.57
WATSON COMPANY	FOOD FOR RESALE	220	43800	2590		001		\$43.97	\$43.97

Total of all invoices: \$38,035.76

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Vendor Name	Description	FF	GG	OO	AA	CC	Line	Amount	Invoice Amt
ARTHUR, DAVE	SOFTBALL (WED MEN'S)	220	22040					-\$350.00	-\$350.00
ALCA CORPORATION	MACHINE 4 PLATES	220	43800	2240		001		\$255.61	\$255.61
AMARO, LORA	PASS REFUND	220	22040					\$20.00	\$20.00
AMSAN BRISSMAN KENNEDY	VACUUM CLEANER	220	43800	2400				\$880.79	\$880.79
AMSAN BRISSMAN KENNEDY	CLEANING SUPPLIES CC TOWELS	220	43800	2110				\$809.58	\$809.58
AMSAN BRISSMAN KENNEDY	CLEANING SUPPLIES CC SOAP	220	43800	2110				\$77.26	\$77.26
AMSAN BRISSMAN KENNEDY	CLEANING SUPPLIES CC	220	43800	2110				\$1,768.24	\$1,768.24
AMSAN BRISSMAN KENNEDY	CLEANING SUPPLIES CC	220	43800	2110				\$1,531.30	\$1,531.30
AMSAN BRISSMAN KENNEDY	CLEANING SUPPLIES CC/LESS CREDIT	220	43800	2110				\$1,835.42	\$1,835.42
ANCHOR PAPER	COPY PAPER/COLORED PAPER	101	40200	2010		001		\$781.41	\$781.41
ARTHUR, DAVE	SOFTBALL (WED MEN'S)	220	22040					\$350.00	\$350.00
ASSURANT ADMINISTRATIVE OFFICE	LONG TERM DISABILITY: JULY 2012	101	20412					\$1,714.92	\$1,714.92
BAKER, KYLE	REFUND COMMERCIAL BOOTH FOR SLICE	270	34900			308		\$225.00	\$225.00
BEISSWENGERS HARDWARE	TAPE	220	43800	2110				\$13.76	\$13.76
CENTRAL RESTAURANT PRODUCTS	COFFEE POTS FOR COFFEE SERVICES	220	43800	2590		002		\$549.12	\$549.12
DBA MIDWEST RADIO RENTA	RADIO RENTAL FOR SLICE	270	40250	3950		008		\$356.72	\$356.72
FIRST STUDENT, INC	AUGUST 10 FIELD TRIP BUS COST	225	43590	3175		002		\$337.50	\$337.50
FSH COMMUNICATIONS LLC	PAYPHONE TELEPHONE	101	40200	3210		001		\$64.13	\$64.13
GENESIS EMPLOYEE BENEFITS, INC	FLEX - MED/DEPENDENT CARE 08-10-12	101	20431					\$142.00	\$1,259.30
		101	20432					\$1,117.30	
GENESIS EMPLOYEE BENEFITS, INC	FLEX - MED/DEPENDENT CARE 08-17-12	101	20431					\$310.58	
		101	20432					\$333.33	\$643.91
GRANDMA'S BAKERY	BAKERY FOR RESALE	220	43800	2590		001		\$15.53	
GRANDMA'S BAKERY	BAKERY FOR RESALE	220	43800	2590		001		\$19.99	\$19.99
GRANDMA'S BAKERY	BAKERY FOR RESALE	220	43800	2590		001		\$16.41	\$16.41
GRANDMA'S BAKERY	BAKERY FOR RESALE	220	43800	2590		001		\$16.39	\$16.39
GRANDMA'S BAKERY	BAKERY FOR RESALE	220	43800	2590		001		\$138.56	\$138.56
GRANDMA'S BAKERY	BAKERY FOR RESALE	220	43800	2590		001		\$138.54	\$138.54
GRANDMA'S BAKERY	BAKERY FOR RESALE	220	43800	2590		001		\$15.54	\$15.54
HADI, SHABANA	AQUATICS - LEVEL 3	220	22040					\$39.00	\$39.00
HAMERSMA, MICHELE	FACILITY REFUND	220	22040					\$300.00	\$300.00
HEALTH PARTNERS	HEALTH INSURANCE: SEPTEMBER 2012	101	20410					\$45,450.95	\$46,452.74
		101	20411					\$1,001.79	
HERMES, KELLIE	PASS REFUND	220	22040					\$100.00	\$100.00
HORIZON COMMERCIAL POOL SUPPLY	VALVE REPLACEMENT	220	43800	2240		003		\$1,305.49	\$1,305.49
IDENTISYS	CC MEMBERSHIP CARDS/PRINTER RIBBON	220	43800	2180		002		\$939.12	\$939.12
JEWELL, TED W.	SOFTBALL UMPIRE AUGUST 9	225	43510	3190		001		\$46.00	
KANYUGI, MARY	FACILITY REFUND	220	22040					\$250.00	\$250.00
KOBOLD, PATRICK	PASS REFUND	220	22040					\$15.00	\$15.00
KREBSBACH, JAQUELINE	REIMBURSEMENT FOR PHOTO BOOTH AT SLICE	270	40250	3950				\$322.17	\$322.17
LEAGUE OF MN CITIES INS TRUST	PROPERTY/LIABILITY 4TH INSTALLMENT	101	40500	3410				\$9,324.67	\$32,398.50
		101	40800	3410				\$409.25	
		101	41200	3410				\$284.00	
		101	41500	3410				\$219.75	
		101	43450	3410				\$276.00	
		101	43710	3410				\$5,209.25	
		210	42750	3410				\$134.11	
		220	43800	3410				\$4,092.28	
		225	43400	3410				\$1,277.25	
		230	40900	3410				\$61.54	
		601	45050	3410				\$3,420.54	

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Vendor Name	Description	FF	GG	OO	AA	CC	Line	Amount	Invoice Amt
		602	45550	3410				\$1,244.45	
		603	45850	3410				\$634.87	
		603	45900	3410				\$278.50	
		604	42600	3410				\$222.29	
		701	46500	3410				\$5,309.75	
MAGADANZ, RONALD	PASS REFUND	220	22040					\$40.00	\$40.00
MARTINDALE, EDITH	PASS REFUND	220	22040					\$20.00	\$20.00
MELVIN, TESSIA	REIMBURSEMENT/ELECTIONS SUPPLIES	101	40300	2180				\$40.85	
MENARDS CASHWAY LUMBER **FRIDL	WOOD FOR PARK BENCH REPAIR	101	43710	2240				\$11.19	\$11.19
MENARDS CASHWAY LUMBER **FRIDL	CONCRETE SUPPLIES	101	42200	2180		001		\$40.51	\$40.51
MENARDS CASHWAY LUMBER *MAPLEW	BALLAST FOR SHOP LIGHT	701	46500	2183		001		\$37.97	\$37.97
MIDWEST SPECIAL SERVICES, INC	CLEANING FOR JULY	220	43800	3190		002		\$216.42	\$216.42
MINNESOTA STREET SUPERINTENDEN	MSSA MEMBERSHIP FEES/DUNN & CURLEY	101	42200	4330		001		\$100.00	\$100.00
PATANKAR, NEHA	FACILITY REFUND	220	22040					\$50.00	\$50.00
PLUG'N PAY TECHNOLOGIES INC.	JULY/ECOMM/CC FEES	220	43800	4890		002		\$1.10	\$30.45
		225	43400	4890				\$29.35	
PLUG'N PAY TECHNOLOGIES INC.	JULY/RETAIL/CC FEES	220	43800	4890		002		\$144.47	
		225	43400	4890				\$166.55	\$311.02
PRECISION DYNAMICS CORPORATION	COMMUNITY CENTER WRISTBANDS FOR RESALE	220	43800	3390		002		\$1,979.86	\$1,979.86
PRECISION SIGNS & LABELS, INC	EQC GREEN COMMUNITY AWARD STAKES	101	42050	2010				\$42.75	
PURE BLUE SWIM SHOP	SWIM GOGGLES FOR RESALE	220	43800	2591		002		\$872.08	\$872.08
R. JOHNSON AND SONS INC	GENERATOR FOR THE SLICE	270	40250	3950		005		\$2,245.00	\$2,245.00
RICOH AMERICAS CORPORATION	LEASE CITY HALL COPIERS	101	40200	3930		002		\$2,199.88	\$2,199.88
RUD, ERNIE	FACILITY REFUND	220	22040					\$50.00	\$50.00
SAARION, CARL	SOFTBALL UMPIRE AUGUST 9	225	43510	3190		001		\$30.00	\$30.00
SCHNELL, APRIL	SEMI PRIVATE LESSONS	220	22040					\$100.00	\$100.00
SEIDE, JOHANNE	FACILITY REFUND	220	22040					\$300.00	\$300.00
SIGNATURE LIGHTING INC	ST LIGHT REPAIR BRIDGE CT/BRIDGE ST	604	42600	3810		002		\$1,149.18	\$1,149.18
SONKOWSKY, DAN	SOFTBALL (THU COREC)	220	22040					\$150.00	\$150.00
TAHO SPORTSWEAR, INC.	TOUR DE TRAILS T-SHIRTS	101	43450	3390				\$626.25	\$626.25
TARGET COMMERCIAL INVOICE	FALL SOCCER SUPPLIES	225	43510	2170		007		\$31.34	\$31.34
TDS METROCOM	TELEPHONE SERVICES	101	40200	3210		003		\$1,137.13	\$1,425.25
		101	43710	3210				\$252.88	
		601	45050	3210				\$35.24	
U S BANK/REVTRAK	JULY 2012 CREDIT CARD FEES	101	44300	4890				\$453.10	
		101	40500	4890		008		\$149.22	
		220	43800	4890		002		\$2,298.66	\$8,873.73
		225	43400	4890				\$3,204.02	
		601	45050	4890		003		\$1,384.37	
		602	45550	4890		003		\$1,384.36	
UPPER CUT TREE SERVICES	PRIVATE TREE REMOVAL	101	43900	3190		003		\$719.88	
UPPER CUT TREE SERVICES	PRIVATE TREE REMOVAL	101	43900	3190		003		\$659.89	\$659.89
VICTORY CORPS	FLAGS FOR CC	220	43800	2240		001		\$712.69	\$712.69
WALLY'S UPHOLSTERY	BANQUET CHAIR RECOVER PROJECT	405	43800	2180				\$13,080.91	\$13,080.91
XCEL ENERGY	ELECTRIC: SIRENS	101	41500	3610				\$59.44	\$59.44
XCEL ENERGY	ELECTRIC: LIFT STATIONS	603	45850	4890		003		\$146.36	\$146.36
XCEL ENERGY	ELECTRIC: STREET LIGHTS	604	42600	3610				\$13,545.42	\$13,545.42
XCEL ENERGY	ELECTRIC: SURFACE WATER	603	45900	3610				\$45.58	\$45.58
XCEL ENERGY	ELECTRIC: SURFACE WATER	603	45900	3610				\$45.59	\$45.59
XCEL ENERGY	ELECTRIC/GAS: MAINTENANCE CENTER	701	46500	3610				\$2,384.51	\$2,447.54
		701	46500	2140				\$63.03	

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Vendor Name	Description	FF	GG	OO	AA	CC	Line Amount	Invoice Amt
YALE MECHANICAL INC	OIL SAMPLES FOR POOL AHU	220	43800	3810		007	\$608.50	\$608.50
Total of all invoices:								\$148,698.48

COUNCIL REPORT

Vendor Name	Description	FF	GG	OO	AA	CC	Line	Amount	Invoice Amt
A & L SUPERIOR SOD, INC	SOD FOR WOODBRIDGE LIFT STATION	602	45550	2282		001		\$16.67	\$16.67
A & L SUPERIOR SOD, INC	SOD	602	45550	2280		003		\$5.00	\$5.00
A-1 HYDRAULICS SALES & SERVICE	HOSE FOR S-1 SWEEPER	701	46500	2220		002		\$464.59	\$464.59
ABBOTT PAINT & CARPET	HOCKEY RINK PAINT AND PAINTING SUPPLIES	101	43710	2240				\$988.77	\$988.77
ABM EQUIPMENT & SUPPLY INC	PARTS FOR VAC-CON	701	46500	2220		002		\$89.04	
ALLEN, DEANNE	MINUTES - 7/9 CC, 7/16 CC	101	40200	3190				\$300.00	
AMERI PRIDE LINEN & APPAREL SE	UNIFORM RENTAL PARKS	101	43710	3970				\$59.91	\$59.91
AMERI PRIDE LINEN & APPAREL SE	UNIFORM RENTAL PARKS	101	43710	3970				\$59.91	\$59.91
AMERI PRIDE LINEN & APPAREL SE	UNIFORM RENTAL PARKS	101	43710	3970				\$63.31	\$63.31
AMERI PRIDE LINEN & APPAREL SE	UNIFORM RENTAL PARKS	101	43710	3970				\$59.91	\$59.91
AMERI PRIDE LINEN & APPAREL SE	UNIFORM RENTAL PARKS	101	43710	3970				\$59.91	\$59.91
AMERI PRIDE LINEN & APPAREL SE	UNIFORM RENTAL CC	220	43800	3970				\$48.32	\$48.32
AMERI PRIDE LINEN & APPAREL SE	UNIFORM RENTAL CC	220	43800	3970				\$48.32	\$48.32
AMERI PRIDE LINEN & APPAREL SE	UNIFORM RENTAL CC	220	43800	3970				\$48.32	\$48.32
AMERI PRIDE LINEN & APPAREL SE	UNIFORM RENTAL CC	220	43800	3970				\$48.32	\$48.32
AMERI PRIDE LINEN & APPAREL SE	UNIFORM RENTAL CC	220	43800	3970				\$48.32	\$48.32
AMERI PRIDE LINEN & APPAREL SE	UNIFORM RENTALS - MAINTENANCE CENTER	101	42200	3970				\$45.30	\$181.24
		601	45050	3970				\$45.30	
		602	45550	3970				\$45.30	
		603	45850	3970				\$22.67	
		701	46500	3970				\$22.67	
AMERI PRIDE LINEN & APPAREL SE	UNIFORM RENTALS - MAINTENANCE CENTER	101	42200	3970				\$45.74	
		601	45050	3970				\$45.74	\$182.94
		602	45550	3970				\$45.74	
		603	45850	3970				\$22.86	
		701	46500	3970				\$22.86	
ARAMARK REFRESHMENT SERVICES	COFFEE & SUPPLIES MAINTENANCE CENTER	701	46500	2183		003		\$223.39	
BAUER BUILT TIRE AND BATTERY I	TIRES FOR TORO #1	701	46500	2230		002		\$156.29	\$156.29
BAUER BUILT TIRE AND BATTERY I	TIRE FOR CUSHMAN #3	701	46500	2230		002		\$45.74	\$45.74
BEISSWENGERS HARDWARE	LEAF RAKES	101	43710	2400				\$84.39	\$84.39
BEISSWENGERS HARDWARE	SCREWS TO ANCHOR BATTING MAT.	101	43710	2240				\$6.08	
BEISSWENGERS HARDWARE	WASP AND HORNET KILLER	101	43710	2240				\$14.50	\$14.50
BEISSWENGERS HARDWARE	PARTS FOR EASMENT JETTER	701	46500	2220		002		\$1.17	\$1.17
BOYER TRUCK PARTS INC.	PARTS FOR 215	701	46500	2220		001		\$120.02	\$120.02
BOYER TRUCK PARTS INC.	PARTS FOR UNIT 207/LESS CREDIT	701	46500	2220		001		\$271.71	\$271.71
BRADLEY & DEIKE, PA	PROFESSIONAL SERVICES	240	44400	3190				\$119.00	\$119.00
BRADLEY & DEIKE, PA	PROFESSIONAL SERVICES - MIDLAND PLAZA	101	22020					\$952.00	\$952.00
BRAKE & EQUIPMENT WAREHOUSE	EQUIPMENT PARTS & SUPPLIES	701	46500	2220		002		\$137.86	
		701	46500	2180		001		\$45.32	\$183.18
C & E HARDWARE	ELECTION SUPPLIES	101	40300	2180				\$104.25	\$104.25
C & E HARDWARE	GARBAGE BAGS FOR SLICE OF SV	270	40250	4890				\$29.88	\$29.88
C & E HARDWARE	PARTS FOR S-1 WATER PUMP	701	46500	2220		002		\$16.34	\$16.34
C & E HARDWARE	ANCHORS	603	45850	2180		001		\$1.61	
CDW GOVERNMENT, INC	USB ADAPTER	101	40550	2010		001		\$54.00	\$54.00
CDW GOVERNMENT, INC	PC REPLACEMENTS	422	40550	5800				\$1,459.75	\$1,459.75
COMMERCIAL ASPHALT CO	ASPHALT FOR STREET REPAIRS	101	42200	2180		002		\$4,505.23	\$4,505.23
COMPLETE HEALTH, ENVIRONMENTAL	MTCE PLAN JULY 2012	101	40210	3190		007		\$610.00	\$610.00
COORDINATED BUSINESS SYSTEMS	MITA LASER MAINTENANCE	101	40550	3860				\$233.63	\$233.63
CREATIVE WATER SOLUTIONS, LLC	6 MONTH MOSS SUPPLY POOL & WHIRL POOL	220	43800	2160		003		\$4,476.06	\$4,476.06
DAVE'S SPORT SHOP	HOME PLATES AND PITCHING RUBBERS	101	43710	2240				\$192.73	\$192.73
DAVE'S SPORT SHOP	BASKETBALL NETS	101	43710	2240				\$19.22	\$19.22

COUNCIL REPORT

Vendor Name	Description	FF	GG	OO	AA	CC	Line	Amount	Invoice Amt
DIAMOND VOGEL PAINT	PAINT FOR BOOSTER	601	45050	2280		005		\$42.97	\$42.97
DIAMOND VOGEL PAINT	WHITE TRAFFIC PAINT AND BEADS	101	42200	2180		004		\$527.43	\$527.43
DIAMOND VOGEL PAINT	PUMP REBUILD KIT FOR STRIPER	701	46500	2220		002		\$90.74	\$90.74
DIAMOND VOGEL PAINT	SPRAY TIP FOR CROSSWALKS	101	42200	2180		004		\$28.86	\$28.86
DIAMOND VOGEL PAINT	25 GAL WHITE TRAFFIC PAINT	101	42200	2180		004		\$434.45	\$434.45
DIAMOND VOGEL PAINT	25 GAL WHITE TRAFFIC PAINT	101	42200	2180		004		\$434.45	\$434.45
DUKE'S ROOT CONTROL, INC.	SEWER PIPE ROOT CONTROL	602	45550	3190				\$3,719.04	\$8,352.27
		570	47000	5900				\$4,633.23	
FACTORY MOTOR PARTS COMPANY	BRAKE PADS FOR UNIT 212	701	46500	2220		001		\$56.18	\$56.18
FERGUSON WATERWORKS	LOCATOR REPAIR	601	45050	3190		001		\$184.14	\$184.14
FLEETPRIDE	PARTS FOR UNIT 610	701	46500	2220		001		\$75.88	\$75.88
FLEETPRIDE	PARTS FOR UNIT 306	701	46500	2220		001		\$117.93	\$117.93
GOPHER STATE ONE-CALL	GOPHER ONE LOCATE CHARGE	601	45050	3190				\$164.78	\$659.10
		602	45550	3190				\$164.78	
		603	45850	3190				\$164.78	
		604	42600	3190				\$164.76	
GRAINGER, INC.	FLAG POLE LIGHT BULBS	101	43710	2240				\$97.62	\$97.62
GREEN MILL	PIZZA - SLICE OF SV	270	40250	4890				\$148.86	\$148.86
HD SUPPLY WATERWORKS, LTD	I&I BARRIERS FOR MANHOLES	602	45550	2280				\$1,395.34	\$1,395.34
HEWLETT-PACKARD COMPANY	PC REPLACEMENTS	422	40550	5800				\$833.63	\$833.63
HILLCREST ANIMAL HOSPITAL	SERVICES FOR JULY 2012	101	41100	3199				\$619.50	\$619.50
HIRSHFIELDS	FIELD MARKING PAINT	101	43710	2260				\$1,469.53	
HIRSHFIELDS	PAINT FOR LIFT STATION	602	45550	2282		001		\$121.36	\$121.36
HUDSON, SCOTT	RASH GUARD FOR STAFF	225	43520	2170		002		\$34.95	
INSTRUMENTAL RESEARCH INC	WELL SAMPLE BIENNIAL	601	45050	3190		003		\$816.00	\$816.00
INSTRUMENTAL RESEARCH INC	MONTHLY SAMPLES/DEMAR/FLORAL	601	45050	3190		004		\$262.50	\$262.50
JEFF ELLIS & ASSOCIATES, INC	AUGUST AQUATIC SAFETY AUDIT	220	43800	3190		007		\$850.00	\$850.00
L T G POWER EQUIPMENT	PARTS FOR EASEMENT JETTER	701	46500	2220		002		\$31.66	\$31.66
L T G POWER EQUIPMENT	PARTS FOR WEED WHIPS	701	46500	2220		002		\$105.65	\$105.65
LEAGUE OF MINNESOTA CITIES	2012 REGIONAL MEETING-WICKSTROM	101	40100	4500				\$40.00	\$40.00
LILLIE SUBURBAN NEWSPAPERS INC	PRESCHOOL TEACHER 1 WEEK RUN/LESS CREDIT	101	40210	3360		001		\$246.00	\$246.00
LILLIE SUBURBAN NEWSPAPERS INC	LEGAL NOTICE	101	40200	3360		001		\$437.13	\$437.13
LINDERS GREENHOUSE ***LAKE ELM	LANDSCAPE DESIGN FEE	405	43710	3810				\$1,000.00	\$1,000.00
MOTION INDUSTRIES	WATER VALVE FOR UNIT 306	701	46500	2220		002		\$112.48	\$112.48
MULTICARE ASSOCIATES TWIN CITI	EE TESTING	101	40210	3190				\$81.00	\$81.00
NAPA AUTO PARTS	J B WELD	701	46500	2180		001		\$7.47	\$7.47
NAPA AUTO PARTS	PARTS FOR AIR COMP #1	701	46500	2220		002		\$64.03	\$64.03
NAPA AUTO PARTS	SMALL ENGINE OIL	701	46500	2130		001		\$38.35	\$38.35
NAPA AUTO PARTS	FLOOR DRY	701	46500	2180		001		\$17.12	\$17.12
NAPA AUTO PARTS	OIL FILTER FOR 105	701	46500	2220		001		\$4.26	\$4.26
NORM'S TIRE SALES	ALIGN UNIT 212	701	46500	3190		001		\$89.95	\$89.95
O'DAY EQUIPMENT, LLC	AIM II FUELING SUPPLIES	701	46500	2180		001		\$370.74	\$370.74
OFFICE DEPOT	DEPOSIT BAGS LESS CREDIT 618694935001	220	43800	2010				\$21.37	\$85.47
		101	43400	2010				\$21.37	
		101	40500	2010				\$21.36	
		601	45050	2010				\$21.37	
OFFICE DEPOT	OFFICE SUPPLIES LESS CREDIT 618695053001	270	40250	2180				\$110.98	
		101	43400	2010				\$45.83	
OFFICE DEPOT	GENERAL OFFICE SUPPLIES	101	40210	2180				\$4.23	
		101	40500	2010		008		\$32.49	\$188.27
		101	40300	2180				\$151.55	

COUNCIL REPORT

Vendor Name	Description	FF	GG	OO	AA	CC	Line	Amount	Invoice Amt
OFFICE DEPOT	GENERAL OFFICE SUPPLIES	225	43520	2170		002		\$11.73	\$95.61
		225	43400	2180				\$61.97	
		225	43520	2170		003		\$21.91	
OFFICE DEPOT	GENERAL OFFICE SUPPLIES	101	40200	2010		001		\$65.17	
		225	43520	2170		002		\$5.54	
OFFICE DEPOT	GENERAL OFFICE SUPPLIES	225	43530	2170		003		\$41.62	\$205.65
		225	43510	2170		007		\$50.57	
		101	40200	2010		002		\$85.83	
		101	40550	2010		002		\$27.63	
OFFICE DEPOT	GENERAL OFFICE SUPPLIES	225	43510	2170		007		\$7.53	
OFFICE DEPOT	GENERAL OFFICE SUPPLIES	101	40200	2010		002		\$83.06	\$175.30
		101	40300	2180				\$92.24	
ON SITE SANITATION INC	SANITATION FOR SLICE	270	40250	3950		004		\$1,663.84	\$3,279.28
		270	40250	3950		004		\$1,615.44	
OPTUMHEALTH FINANCIAL SERVICES	JULY COBRA- RETIREES/GENERAL NOTICE	101	40210	3190		003		\$57.20	\$57.20
ORKIN EXTERMINATING CO., INC.	LARSON HOUSE PEST CONTROL	101	40800	3190				\$76.73	\$76.73
ORKIN EXTERMINATING CO., INC.	PEST CONTROL SERVICE - AUGUST, 2012	220	43800	3190				\$162.15	\$162.15
PIONEER RIM & WHEEL CO.	TAIL LIGHT CONVERTER FOR 610	701	46500	2220		001		\$71.00	
POWER MUSIC, INC	FALL 2012 GRP FIT MUSIC ORDER 1	225	43530	2170		003		\$159.60	\$159.60
PRESS PUBLICATIONS	FALL BULLET LIST	101	40210	3360	001			\$296.00	\$296.00
PRESS PUBLICATIONS	ACCESS SHOREVIEW - JULY 2012	101	40400	3390		003		\$270.30	\$270.30
QUEST SOFTWARE INC	NETWORK BACKUP SOFTWARE MAINTENANCE	101	40550	3860		011		\$2,566.56	\$2,566.56
RAMSEY COUNTY	REPAIR EMER PREEMPT ON SIGNALS JAN-JUN	101	42200	3190		003		\$299.53	\$299.53
RAMSEY COUNTY	LAW ENFORCEMENT-AUGUST 2012	101	41100	3190				\$153,395.28	\$153,395.28
REHBEIN'S BLACK DIRT	BLACK DIRT FOR PARKS	101	43710	2260				\$60.92	\$60.92
SCHELEN-GRAY AUTO ELECTRIC	REBUILD ALT FOR UNIT 603	701	46500	2220		001		\$170.99	\$170.99
SCHINDLER ELEVATOR CORPORATION	MAINTENANCE AGREEMENT QUARTERLY BILLING	701	46500	3196		002		\$390.00	
SCHREIBER MULLANEY CONSTRCT CO	REPAIRS TO HAFFEMAN PAVILION	101	43710	3810				\$5,192.00	\$5,192.00
SMITH, JEFF LLC	SUMMER2012 TAEKWONDO SESS.B CNTRCTR EES	225	43530	3190				\$858.65	\$858.65
STAR TRIBUNE	SUBSCRIPTION - 8/20-11/19/12	101	40200	4890		001		\$32.50	\$32.50
TARGET COMMERCIAL INVOICE	SUMMER EVENT	101	40210	4890		002		\$20.04	\$20.04
TCC MATERIALS	SPECIAL MORTAR MIX FOR MANHOLES	602	45550	2280		003		\$292.01	\$292.01
TESSMAN SEED CO	WEED KILLER	603	45850	2180		001		\$219.36	\$219.36
TOUSLEY FORD, INC	REPAIR OF UNIT 304 4X4	701	46500	2220		001		\$104.51	\$220.01
		701	46500	3190		001		\$115.50	
TWIN SOURCE SUPPLY	MAINT CENTER SUPPLIES	701	46500	2183		004		\$401.61	\$401.61
TWIN SOURCE SUPPLY	HAND TOWELS	701	46500	2183		004		\$134.78	
UPPER CUT TREE SERVICES	REMOVE TWO WILLOW TREES FROM WILSON PARK	101	43710	3190				\$1,526.18	\$1,526.18
VAN PAPER COMPANY	TRASH BAGS FOR PARKS	101	43710	2110				\$169.25	\$169.25
VOICE + DATA NETWORKS	HEADSET REPLACEMENT	101	40550	2180		001		\$277.48	\$277.48
W.D.LARSON COMPANIES LTD, INC.	FILTERS FOR STOCK	701	46500	2180		001		\$52.54	\$52.54
WALLY'S UPHOLSTERY	FINAL PAYMENT BANQUET CHAIR PROJECT	405	43800	2180				\$1,296.48	\$1,296.48
WSB & ASSOCIATES, INC.	WELLHEAD PLAN PART 2 - CONSULTING FEES	601	45050	4890				\$256.00	\$256.00
YOCUM OIL COMPANY INC.	OFF RD FUEL	701	46500	2120		003		\$1,905.78	\$1,905.78
YOCUM OIL COMPANY INC.	ON RD FUEL	701	46500	2120		002		\$2,858.99	\$2,858.99
YOCUM OIL COMPANY INC.	UNLEADED GAS	701	46500	2120		001		\$4,534.50	\$4,534.50

Total of all invoices: \$219,441.55

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Purchase Voucher

City of Shoreview
 4600 Victoria Street North
 Shoreview MN 55126

Voucher Number	29,388
Vendor number	01171 1 2012
Vendor name	METROPOLITAN COUNCIL ENVIRONMENTAL
Address	SERVICES 390 NORTH ROBERT STREET ST. PAUL MN 55101

Date	Comment line on check	Invoice number	Amount
08-06-12	SAC CHARGES FOR JULY 2012	07/2012	\$32,778.90

THIS IS AN EARLY CHECK, PLACE VOUCHER IN EARLY CHECK FILE

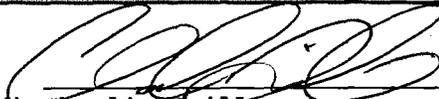
Return to: _____

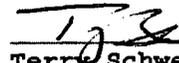
This Purchase Voucher is more than \$25,000.00; was the state's cooperative venture considered before purchasing through another source?

- Purchase was made through the state's cooperative purchasing venture.
- Purchase was made through another source. The state's cooperative purchasing venture was considered.
- Cooperative purchasing venture consideration requirement does not apply.

Account Coding	Amount
602 20840	\$33,110.00
602 34060	-\$331.10

Is sales tax included on invoice?	Not Taxable
If no, amount subject to sales use tax	\$

Reviewed by: 
 (signature required) Charlie Grill

Approved by: 
 (signature required) Terry Schwerm

Two quotes must be attached to purchase voucher for all purchases between \$10,000 and \$50,000. If no quote is received, explain below:

Quote 1	
Quote 2	
Explanation if no quote received	

Purchase Voucher

City of Shoreview
 4600 Victoria Street North
 Shoreview MN 55126

Voucher Number	29,350	RETURN CHECK TO TOM H
Vendor number	00544 1	2012
Vendor name	PEARSON BROS INC	
Address	11079 LAMONT AVENUE NE HANOVER, MN 55341-4063	

Date	Comment line on check	Invoice number	Amount
08-02-12	2012 SEALCOAT PAYMENT 1 PROJECT 12-05	12-05-01	\$260,805.07

THIS IS AN EARLY CHECK, PLACE VOUCHER IN EARLY CHECK FILE

This Purchase Voucher is more than \$25,000.00; was the state's cooperative venture considered before purchasing through another source?

Purchase was made through the state's cooperative purchasing venture.

Purchase was made through another source. The state's cooperative purchasing venture was considered.

Cooperative purchasing venture consideration requirement does not apply.

Return to: _____

Account Coding	Amount
404 42200 3190	\$260,805.07

Is sales tax included on invoice?	Not Taxable
If no, amount subject to sales use tax	\$
Reviewed by: <u>Tom Hammitt</u> 8/2/12 (signature required) Tom Hammitt	
Approved by: <u>Terry Schwerm</u> (signature required) Terry Schwerm	

Two quotes must be attached to purchase voucher for all purchases between \$10,000 and \$50,000. If no quote is received, explain below:

Quote 1	
Quote 2	
Explanation if no quote received	

Purchase Voucher

City of Shoreview
 4600 Victoria Street North
 Shoreview MN 55126

Voucher Number	29,391
Vendor number	01901 1 2012
Vendor name	ALLIED WASTE SERVICES #899
Address	PO BOX 9001154 LOUISVILLE, KY 40290-1154

Date	Comment line on check	Invoice number	Amount
07-25-12	JULY ALLIED WASTE SERVICES	0899-002103223'	\$28,376.42

THIS IS AN EARLY CHECK, PLACE VOUCHER IN EARLY CHECK FILE

Return to:	
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This Purchase Voucher is more than \$25,000.00; was the state's cooperative venture considered before purchasing through another source?

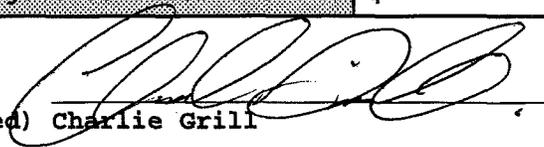
Purchase was made through the state's cooperative purchasing venture.

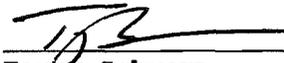
Purchase was made through another source. The state's cooperative purchasing venture was considered.

Cooperative purchasing venture consideration requirement does not apply.

Account Coding	Amount
210 42750 3190	\$28,376.42

Is sales tax included on invoice?	Not Taxable
If no, amount subject to sales use tax	\$

Reviewed by: 
 (signature required) Charlie Grill

Approved by: 
 (signature required) Terry Schwerm

Two quotes must be attached to purchase voucher for all purchases between \$10,000 and \$50,000. If no quote is received, explain below:

Quote 1	
Quote 2	
Explanation if no quote received	

Purchase Voucher

City of Shoreview
 4600 Victoria Street North
 Shoreview MN 55126

Voucher Number	29,401	
Vendor number	00311 1	2012
Vendor name	C W HOULE INC.	
Address	1300 COUNTY ROAD I WEST ST. PAUL MN 55126	

Date	Comment line on check	Invoice number	Amount
08-07-12	FLORAL/DEMAR CP12-01 PAYMENT NO. 2	0	\$251,441.27

THIS IS AN EARLY CHECK, PLACE VOUCHER IN EARLY CHECK FILE

This Purchase Voucher is more than \$25,000.00, was the state's cooperative venture considered before purchasing through another source?

Purchase was made through the state's cooperative purchasing venture.

Purchase was made through another source. The state's cooperative purchasing venture was considered.

Cooperative purchasing venture consideration requirement does not apply.

Return to: Glen

Account Coding	Amount
570 47000 5900	\$251,441.27

Is sales tax included on invoice?	Not Taxable
If no, amount subject to sales use tax	\$
Reviewed by: (signature required) <u>Glen Hoffard</u>	
Approved by: (signature required) <u>Terry Schwerm</u>	

Two quotes must be attached to purchase voucher for all purchases between \$10,000 and \$50,000. If no quote is received, explain below:

Quote 1	
Quote 2	
Explanation if no quote received	

Purchase Voucher

City of Shoreview
 4600 Victoria Street North
 Shoreview MN 55126

Voucher Number	29,480
Vendor number	2012
Vendor name	DPS-SHOREVIEW LLC
Address	6007 CULLIGAN WAY MINNETONKA MN 55345

Date	Comment line on check	Invoice number	Amount
08-09-12	TIF REIMBURSEMENT PHASE 1 COMPLETION	8-9-12	\$845,000.00

THIS IS AN EARLY CHECK, PLACE VOUCHER IN EARLY CHECK FILE

Return to: _____

This Purchase Voucher is more than \$25,000.00; was the state's cooperative venture considered before purchasing through another source?

- Purchase was made through the state's cooperative purchasing venture.
- Purchase was made through another source. The state's cooperative purchasing venture was considered.
- Cooperative purchasing venture consideration requirement does not apply.

Account Coding	Amount
416 44100 4890	\$845,000.00

SEE PERMANENT
TIF
RECORDS

Is sales tax included on invoice?	Not Taxable
If no, amount subject to sales use tax	\$

Reviewed by: Terri Hoffard
 (signature required) Terri Hoffard

Approved by: Terry Schwerm
 (signature required) Terry Schwerm

Two quotes must be attached to purchase voucher for all purchases between \$10,000 and \$50,000. If no quote is received, explain below:

Quote 1	
Quote 2	
Explanation if no quote received	

Purchase Voucher

City of Shoreview
4600 Victoria Street North
Shoreview MN 55126

Voucher Number	29,437	Council approved 08-06-2012
Vendor number	00300 1	2012
Vendor name	KILLMER ELECTRIC COMPANY, INC	
Address	5141 LAKELAND AVENUE N CRYSTAL, MN 55429	

Date	Comment line on check	Invoice number	Amount
08-08-12	FINAL PAYMENT LIFT STATION PROJ #10-02	07312012	\$46,316.44

THIS IS AN EARLY CHECK, PLACE VOUCHER IN EARLY CHECK FILE

This Purchase Voucher is more than \$25,000.00; was the state's cooperative venture considered before purchasing through another source?

Purchase was made through the state's cooperative purchasing venture.

Purchase was made through another source. The state's cooperative purchasing venture was considered.

Cooperative purchasing venture consideration requirement does not apply.

Return to: _____

Account Coding	Amount
441 47000 5900	\$46,316.44

Is sales tax included on invoice?	Included
If no, amount subject to sales use tax	\$

Reviewed by: 
(signature required) Dan Curley

Approved by: 
(signature required) Terry Schwerm

Two quotes must be attached to purchase voucher for all purchases between \$10,000 and \$50,000. If no quote is received, explain below:

Quote 1	
Quote 2	
Explanation if no quote received	

Purchase Voucher

City of Shoreview
4600 Victoria Street North
Shoreview MN 55126

Voucher Number	29,388
Vendor number	01171 1 2012
Vendor name	METROPOLITAN COUNCIL ENVIRONMENTAL
Address	SERVICES 390 NORTH ROBERT STREET ST. PAUL MN 55101

Date	Comment line on check	Invoice number	Amount
08-06-12	SAC CHARGES FOR JULY 2012	07/2012	\$32,778.90

THIS IS AN EARLY CHECK, PLACE VOUCHER IN EARLY CHECK FILE

This Purchase Voucher is more than \$25,000.00; was the state's cooperative venture considered before purchasing through another source?

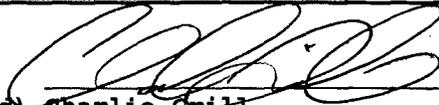
Purchase was made through the state's cooperative purchasing venture.

Purchase was made through another source. The state's cooperative purchasing venture was considered.

Cooperative purchasing venture consideration requirement does not apply.

Return to: _____

Account Coding	Amount
602 20840	\$33,110.00
602 34060	-\$331.10

Is sales tax included on invoice?	Not Taxable
If no, amount subject to sales use tax	\$
Reviewed by: (signature required) Charlie Grill	
Approved by: (signature required) Terry Schwerm	

Two quotes must be attached to purchase voucher for all purchases between \$10,000 and \$50,000. If no quote is received, explain below:

Quote 1	
Quote 2	
Explanation if no quote received	

Purchase Voucher

City of Shoreview
 4600 Victoria Street North
 Shoreview MN 55126

Voucher Number	29,604
Vendor number	01276 1 2012
Vendor name	HEALTH PARTNERS
Address	NW 3600 PO BOX 1450 MPLS MN 55485-3600

Date	Comment line on check	Invoice number	Amount
08-14-12	HEALTH INSURANCE: SEPTEMBER 2012	41024238/41024239	\$46,452.74

THIS IS AN EARLY CHECK, PLACE VOUCHER IN EARLY CHECK FILE

Return to:	
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This Purchase Voucher is more than \$25,000.00; was the state's cooperative venture considered before purchasing through another source?

Purchase was made through the state's cooperative purchasing venture.

Purchase was made through another source. The state's cooperative purchasing venture was considered.

Cooperative purchasing venture consideration requirement does not apply.

Account Coding	Amount
101 20410	\$45,450.95
101 20411	\$1,001.79

Is sales tax included on invoice?	Not Taxable
If no, amount subject to sales use tax	\$

Reviewed by: Jodee Kuschel
 (signature required) Jodee Kuschel

Approved by: Terry Schwerm
 (signature required) Terry Schwerm

Two quotes must be attached to purchase voucher for all purchases between \$10,000 and \$50,000. If no quote is received, explain below:

Quote 1	
Quote 2	
Explanation if no quote received	

Purchase Voucher

City of Shoreview
 4600 Victoria Street North
 Shoreview MN 55126

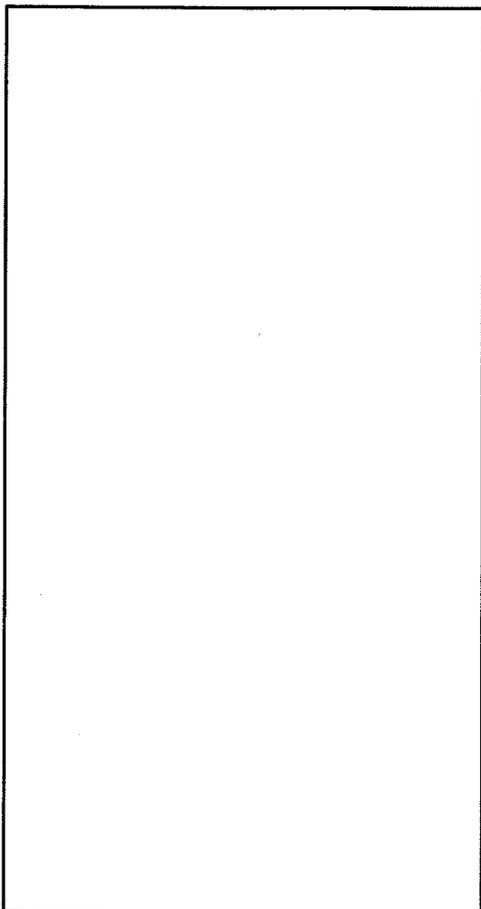
Voucher Number	29,627
Vendor number	00373 3 2012
Vendor name	LEAGUE OF MN CITIES INS TRUST
Address	C/O BERKLEY RISK ADMINISTRATORS LLC PO BOX 581517 MINNEAPOLIS MN 55458-1517

32,398.50

Date	Comment line on check	Invoice number	Amount
07-30-12	PROPERTY/LIABILITY 4TH INSTALLMENT	41126	\$19,049.31

THIS IS AN EARLY CHECK, PLACE VOUCHER IN EARLY CHECK FILE

Return to:	
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Account Coding	Amount
101 40500 3410	\$9,324.67
101 40800 3410	\$409.25
101 41200 3410	\$284.00
101 41500 3410	\$219.75
101 43450 3410	\$276.00
101 43710 3410	\$5,209.25
210 42750 3410	\$134.11
220 43800 3410	\$4,092.28

Is sales tax included on invoice?	Not Taxable
If no, amount subject to sales use tax	\$
Reviewed by:	<i>Fred Espe</i>
(signature required) Fred Espe	
Approved by:	<i>TJ Scherm</i>
(signature required) Terry Scherm	

Two quotes must be attached to purchase voucher for all purchases between \$10,000 and \$50,000. If no quote is received, explain below:

Quote 1	
Quote 2	
Explanation if no quote received	

Purchase Voucher

City of Shoreview
 4600 Victoria Street North
 Shoreview MN 55126

Voucher Number	29,407
Vendor number	01337 2 2012
Vendor name	RAMSEY COUNTY
Address	90 PLATO BLVD W. PO BOX 64097 ST. PAUL MN 55164-0097

Date	Comment line on check	Invoice number	Amount
08-07-12	LAW ENFORCEMENT-AUGUST 2012	SHRFL-001154	\$153,395.28

This Purchase Voucher is more than \$25,000.00; was the state's cooperative venture considered before purchasing through another source?

Purchase was made through the state's cooperative purchasing venture.

Purchase was made through another source. The state's cooperative purchasing venture was considered.

Cooperative purchasing venture consideration requirement does not apply.

Account Coding	Amount
101 41100 3190	\$153,395.28

Is sales tax included on invoice?	Not Taxable
If no, amount subject to sales use tax	\$
Reviewed by:	<u>Terri Hoffard</u>
(signature required)	Terri Hoffard
Approved by:	<u>TJ Schwerm</u>
(signature required)	Terry Schwerm

Two quotes must be attached to purchase voucher for all purchases between \$10,000 and \$50,000. If no quote is received, explain below:

Quote 1	
Quote 2	
Explanation if no quote received	

PROPOSED MOTION

MOVED BY COUNCILMEMBER _____

SECONDED BY COUNCILMEMBER _____

To approve resolution 12-70, accepting gifts/donations for the 2012 Slice of Shoreview event and expressing appreciation to all the generous sponsors and donors.

ROLL CALL:	AYES	_____	NAYS	_____
HUFFMAN		_____		_____
QUIGLEY		_____		_____
WICKTROM		_____		_____
WITHHART		_____		_____
MARTIN		_____		_____

TO: MAYOR AND COUNCILMEMBERS

FROM: TESSIA MELVIN
ASSISTANT TO THE CITY MANAGER

DATE: AUGUST 20, 2012

SUBJECT: ACCEPTANCE OF AND APPRECIATION FOR SPONSORSHIPS
AND DONATIONS FOR THE SLICE OF SHOREVIEW 2012

INTRODUCTION

The City of Shoreview may accept gifts for the benefit of its citizens in accordance with the terms prescribed by the donor. Minnesota Statute 465.03 requires that the City Council accept these gifts by resolution.

BACKGROUND

The Slice of Shoreview is an annual festival celebrating the quality of life in Shoreview. The three-day event takes place over the fourth weekend of July at Island Lake Park and incorporates a wide variety of family-oriented activities including a carnival, parade, art and craft fair, food vendors, displays and demonstrations, talent show, bike ride, music and entertainment, fireworks and a lot more.

All aspects of the Slice of Shoreview are financed by contributions from area businesses and individuals, as well as the City of Shoreview. Admission to the event is free for everyone and free parking is also provided. Within the past two years the Slice Committee has been able to build a healthy budget reserve, which allows them to pay in advance for entertainment and contracts.

All businesses that contribute to the Slice of Shoreview receive recognition through the local papers, the City's newsletter, Slice website and Channel 16.

ACCEPTANCE OF GIFTS/DONATIONS

The Slice of Shoreview was a success event this year in raising nearly \$30,000 in sponsorships and collecting nearly another \$11,000 in donations for the prize drawing.

RECOMMENDATION

Staff recommends that the City Council adopt resolution 12-70, accepting gifts/donations for the 2012 Slice of Shoreview event and expressing appreciation to all the sponsors and organizations that donated prizes for the event.

**EXTRACT OF MINUTES OF MEETING OF THE
CITY COUNCIL OF SHOREVIEW, MINNESOTA
HELD AUGUST 20, 2012**

* * * * *

Pursuant to due call and notice thereof, a meeting of the City Council of the City of Shoreview, Minnesota was duly called and held at the Shoreview City Hall in said City on August 20, 2012, at 7:00 p.m.

The following members were present:

And the following members were absent:

Member introduced the following resolution and moved its adoption.

RESOLUTION NO. 12-70

**A RESOLUTION EXPRESSING ACCEPTANCE OF AND APPRECIATION FOR
SPONSORSHIPS FOR THE 2012 SLICE OF SHOREVIEW**

WHEREAS, the City of Shoreview has received the following monetary donations (see attached list) from area businesses for the 2012 Slice of Shoreview.

WHEREAS, the City Council is appreciative of the donations.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Shoreview, acknowledges and accepts the donations on the attached list, with gratitude and that the donations will be appropriated to the 2012 Slice of Shoreview.

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

And the following voted against the same:

WHEREUPON, said resolution was declared duly passed and adopted the 20th day of August, 2012

STATE OF MINNESOTA)

COUNTY OF RAMSEY)

CITY OF SHOREVIEW)

I, the undersigned, being the duly qualified City Manager of the City of Shoreview of Ramsey County, Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a meeting of said City Council on the 20th day of August, 2012, with the original thereof on file in my office and the same is full, true and complete transcript therefrom insofar as the same relates to the acceptance of and appreciation for gifts for the 2012 Slice of Shoreview.

WITNESS MY HAND officially as such City Manager and the corporate seal of the City of Shoreview, Minnesota this 21st day of August, 2012.

Terry C. Schwerm, City Manager

Business Name	2012	In kind Value	Notes
Agents of Edina Realty	\$ 1,050.00		
Allied Waste/Republic Services		\$500	discount
Anchor Bank	\$ 500.00		
Association Maintenance	\$ 300.00		
Boston Scientific	\$ 2,500.00		
Carlson Clinic of White Bear Lake	\$ 500.00		
Century Link	\$ 500.00		
Culvers	\$ 500.00		
CW Houle	\$ 300.00		
Deluxe Corp	\$ 2,500.00		
Edina Realty	\$ 1,500.00		
Enrich	\$ 500.00		
Exterior Renovation Specialists	\$ 500.00	\$1,000	Bottles of water
Furey Dental Group	\$ 500.00		
Generations Women's Health	\$ 500.00		
Green Mill of Shoreview		\$1,500	staff, meeting space, gift certificates
Hilton Garden Inn & Hampton Inn		\$638	4 one night stays
Home Depot		\$671	Sponsor Row Carpet
Island Lake Golf Course		\$140	4 rounds of golf and range bucket
John Traeger Agency, Inc	\$ 1,500.00		
Kinderberry Hill/New Horizon Academy	\$ 300.00		
Kozlaks		\$1,500	Sponsor Reception/Committee Meeting
Land O'Lakes	\$ 1,000.00		
Lee's Champion Taekwondo	\$ 200.00		
Lexington Floral		\$150	Floral Arrangement for sponsor reception
Mead Metals, Inc	\$ 300.00		
Medtronic	\$ 5,500.00		Grant
MN Helicopters		\$150	Helicopter ride for two
North Suburban BP	\$ 250.00		
Northview Dental	\$ 500.00		
Oak Hill Montessori	\$ 1,500.00		
Omega Events		\$500	Discount
PaR Nuclear	\$ 500.00		

PaR Systems, Inc	\$ 200.00		
Scandia Shores	\$ 500.00		
Schroder Concessions	\$ 500.00		
Sentry Insurance	\$ 500.00		
SESCA		\$150	Basket/Gift Certificate
Shoreview Community Center		\$350	Seasonal Family Membership, 2 fitness punch cards, playground coupon book
Shoreview Exxon		\$750	Gift Certificates
Shoreview Press		\$1,000	Advertising
TCF	\$ 500.00		
The Goodprinter		\$500	Printing Services
Twin Cities Gateway	\$ 4,000.00		
Twin Cities Public Television		\$500	TPT Mascots
Ultimate Events		\$500	Discount

TO: MAYOR, CITY COUNCIL, CITY MANAGER

FROM: THOMAS L. HAMMITT
SENIOR ENGINEERING TECHNICIAN

DATE: AUGUST 15, 2012

SUBJECT: DEVELOPER ESCROW REDUCTIONS

INTRODUCTION

The following escrow reductions have been prepared and are presented to the City Council for approval.

BACKGROUND

The property owners/builders listed below have completed all or portions of the erosion control and turf establishment, landscaping or other construction in the right of way as required in the development contracts or building permits.

3370 Chandler Dr	Erosion Control completed
5230 Oxford St	Erosion Control Trees completed
3495 Victoria St N	Erosion Control completed

RECOMMENDATION

It is recommended that the City Council approve releasing all or portions of the escrows for the following properties in the amounts listed below:

3370 Chandler Rd	Frederick Quant	\$ 1,000.00
5230 Oxford St	MEZCO Inc	\$ 3,000.00
3495 Victoria St N	St Odilia Church	\$ 500.00

PROPOSED

**EXTRACT OF MINUTES OF MEETING OF THE
CITY COUNCIL OF SHOREVIEW, MINNESOTA**

HELD AUGUST 20, 2012

* * * * *

Pursuant to due call and notice thereof, a meeting of the City Council of the City of Shoreview, Minnesota was duly called and held at the Shoreview City Hall in said City on August 20, 2012 at 7:00 p.m. The following members were present:

and the following members were absent:

Member introduced the following resolution and moved its adoption.

RESOLUTION NO. 12-72

**RESOLUTION ORDERING ESCROW REDUCTIONS
AT VARIOUS LOCATIONS IN THE CITY**

WHEREAS, various builders and developers have submitted cash escrows for erosion control, grading certificates, landscaping and other improvements, and

WHEREAS, City staff have reviewed the sites and developments and is recommending the escrows be returned.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Shoreview, Minnesota, as follows:

The Shoreview Finance Department is authorized to reduce the cash deposit in the amounts listed below:

3370 Chandler Rd	Frederick Quant	\$ 1,000.00
5230 Oxford St	MEZCO Inc	\$ 3,000.00
3495 Victoria St N	St Odilia Church	\$ 500.00

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

and the following voted against the same:

WHEREUPON, said resolution was declared duly passed and adopted this 20th day of August, 2012.

TO: MAYOR, CITY COUNCIL, CITY MANAGER

FROM: THOMAS L. HAMMITT
SENIOR ENGINEERING TECHNICIAN

DATE: AUGUST 15, 2012

SUBJECT: 2012 ASSESSMENTS
BUFFALO LANE RECONSTRUCTION
RECEIVE THE ASSESSMENT ROLLS AND CALL FOR PUBLIC
HEARING

INTRODUCTION

The City Council has declared the costs and ordered the preparation of the assessment rolls for the following projects:

Buffalo Lane Reconstruction – Project 11-09

The assessment rolls have been completed and are attached along with the project cost worksheet. Council action is required to call for a public hearing on the proposed assessments. The assessments are proposed to be spread over 10 or 15 years with an interest rate 3.00%.

BACKGROUND

A brief discussion of the project and the proposed assessments are listed below:

BUFFALO LANE - RECONSTRUCTION PROJECT 11-09

This project reconstructed Buffalo Lane from Lexington Avenue to the South end. The street was constructed with asphalt pavement and surmountable curb and gutter. Sanitary sewer, water main and storm sewer were constructed as part of the project. The four homes on septic systems have all connected to City sewer as required by code.

As in past projects assessment amounts less than \$5,000 are spread over 10 years and amounts \$5,000.00 and over are spread out over 15 years.

The unit street assessment is proposed in the amount of \$1,594.00. This amount is \$56 less than reported in the feasibility report. The water and sanitary sewer are the same as presented in the feasibility report. The storm sewer lot assessments are prepared per City policy and will be the same as presented at the public improvement hearing.

Receive Assessment Rolls – 2012 Assessments
Page 2

RECOMMENDATION

It is recommended that the City Council approve Resolution No. 12-71 receiving the assessment rolls and order the assessment hearings for the 2012 Assessments to be held on Monday, September 17, 2012 at the following times:

7:00 P.M.- Buffalo Lane Reconstruction - Project 11-09

tlh
#11-09

ASSESSMENTS – STREET PROJECT 11-09

PROJECT COSTS

PROJECT 11-09
BUFFALO LANE

Prime Contractor – C. W. Houle	\$	331,886.36
Design & Construction Eng. (City)	\$	69,399.15
Legal & Easements	\$	298.00
Bonding	\$	-
Administration - Other, Misc.	\$	18,612.40
Total Project Cost	\$	420,195.91

ASSESSMENTS

Total Water Assessment	\$	23,100.00
Total Sanitary Sewer Assessment	\$	24,000.00
Total Street Assessment	\$	9,564.00
Total Storm Sewer Assessment	\$	5,333.72
Total Assessments	\$	61,997.72
Non-Assessable	\$	358,198.19

Number of Assessable Units for Street 6

	<u>Feasibility</u>	<u>Actual</u>	<u>Difference</u>
Street Assessment per unit	\$1,650.00	\$1,594.00	\$56.00

Water and Sanitary Sewer Per Feasibility Report.

Storm Sewer Rate - Residential - Per Policy	- Direct	\$ 0.07/0.035 per S.F.
	- Indirect	\$ 0.035/0.0175 per S.F.
	(Maximum 19,000 SF)	

#11-09

TLH 7/30/12 Revised 8/15/12

- PROPOSED -

**EXTRACT OF MINUTES OF MEETING OF THE
CITY COUNCIL OF SHOREVIEW, MINNESOTA**

HELD AUGUST 20, 2012

* * * * *

Pursuant to due call and notice thereof, a meeting of the City Council of the City of Shoreview, Minnesota was duly called and held at the Shoreview City Hall in said City on August 20, 2012, at 7:00 p.m. The following members were present:

and the following members were absent:

Member introduced the following resolution and moved its adoption.

RESOLUTION NO. 12-71

**RESOLUTION RECEIVING ASSESSMENT ROLL
AND ORDERING ASSESSMENT HEARING FOR
BUFFALO LANE RECONSTRUCTION - PROJECT 11-09**

WHEREAS, by resolution passed by the City Council, the City Engineer was directed to prepare a proposed assessment roll for the 2012 assessment projects, and

WHEREAS, the City Manager has notified the City Council that such proposed assessment rolls have been completed and are filed at the City Offices for inspection.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Shoreview, Minnesota, as follows:

1. The Council shall meet on the 17th day of September, 2012, at 7:00 p.m., in the City Council Chambers, 4600 Victoria Street North, in the City of Shoreview, for the purpose of holding a public hearing to hear, consider and pass upon any and all written and oral objections which may be offered with respect to the proposed special assessments for Buffalo Lane Reconstruction, Project 11-09.

RESOLUTION NO. 12-71

Page Two

2. The Public Hearing notices shall be published by the City Manager in the official newspaper at least two weeks prior to the hearing and mailed notice shall be sent to the owners of each parcel described in the assessment roll.

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

and the following voted against the same:

WHEREUPON, said resolution was declared duly passed and adopted this 20th day of August, 2012.

STATE OF MINNESOTA)
)
COUNTY OF RAMSEY)
)
CITY OF SHOREVIEW)

I, the undersigned, being the duly qualified and acting Manager of the City of Shoreview of Ramsey County, Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a meeting of said City Council held on the 20th day of August, 2012 with the original thereof on file in my office and the same is a full, true and complete transcript therefrom insofar as the same relates to receiving the assessment rolls and ordering the public hearings for Project 11-09.

WITNESS MY HAND officially as such Manager and the corporate seal of the City of Shoreview, Minnesota, this 21st day of August, 2012.

Terry C. Schwerm
City Manager

SEAL

TO: MAYOR, CITY COUNCIL, AND CITY MANAGER

FROM: MARK J. MALONEY, PE
DIRECTOR OF PUBLIC WORKS

DATE: AUGUST 17, 2012

SUBJ: ACCEPTING QUOTE FOR CONCRETE PAVEMENT REHABILITATION
DEMAR/RUSTIC/HAWES AREA

INTRODUCTION

The City has received quotes for a concrete rehabilitation for streets in the Demar/Rustic/Hawes Neighborhood. Staff has reviewed the quotes and is requesting authorization to accept the low quote submitted by Diamond Surface, Inc.

BACKGROUND

City staff and the City Council were previously made aware of concerns for noise resulting from the joints in the concrete pavements that were placed in the Demar/Rustic/Hawes Neighborhood. The deformation of the concrete caused during the formation of the joints has led to noticeable tire noise in various locations in the neighborhood. City staff members met with residents this summer to review the situation, and at City Council direction, a survey concerning pavement noise was mailed to the neighborhood. Based on the results of that survey it was determined that a concrete pavement rehabilitation method referred to as "diamond grinding" would be beneficial.

Staff received the following quotes (copies attached) from qualified contractors in the area for the concrete rehabilitation:

Diamond Surface, Inc.	\$32,274.00
Penhall Company	\$42,900.00

Staff recommends acceptance of the quote submitted by Diamond Surface, Inc. The firm has extensive experience both local and national with removing irregularities from concrete pavements. Diamond Surface, Inc. indicates that the work would occur yet this fall and take approximately 5 working days to complete. Upon authorization to accept this quote, City staff will be notifying the neighborhood of the planned maintenance.

It is proposed to fund this expenditure from the Street Renewal Fund similar to expenses the City incurs for various asphalt pavement rehabilitation activities.

RECOMMENDATION

It is recommended that the City Council authorize acceptance of the quote from Diamond Surface, Inc.

DIAMOND SURFACE INC.

21025 COMMERCE BLVD, SUITE 900, ROGERS, MN 55374 FAX (763) 420-5929 (763) 420-5009

SUBJECT STATE OF MINNESOTA
LOCATION CITY OF SHOREVIEW
PROJECT Grinding City Streets - Demar, Hawes and Rustic
BID DATE Monday, June 11, 2012
REQUESTED Tom Wesolowski 651-490-4652
Cell 651-332-1611

DIAMOND SURFACE, INC. submits the following proposal for the above referenced project:

DESCRIPTION		QUANTITY	UNIT PRICE	BID AMOUNT
1 Diamond Grinding	SYS	9,300	\$3.27	\$30,411.00
2 Mobilization	LS	1	\$1,863.00	\$1,863.00
			Total Bid	\$32,274.00

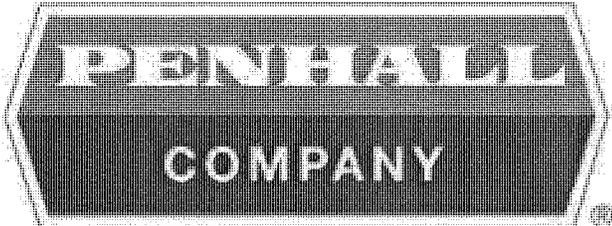
Notes:

- 1 This quote to become the prevailing part of our subcontract by inserting an exact copy into the subcontract.
- 2 DSI is non-union and has no additional costs included for union requirements.
- 3 We estimate 5 working days to complete our work.
- 4 DSI will haul and dispose of grinding slurry in our approved pit.

Owner to Provide:

- 1 Secure staging area for DSI equipment.
- 2 Water at a city hydrant located on the project.
- 3 Traffic control.

DIAMOND SURFACE INC.
Terrance L. Kraemer
President
763-458-2398 Cell



Concrete Pavement Preservation Division

14045 Northdale Blvd
 PO Box 310
 Rogers, MN 55374

Phone: 763-428-2244 Fax: 763-428-2245

To: CITY OF SHOREVIEW	Contact: TOM WESOLOWSKI
Address: 4600 VICTORIA ST. N SHOREVIEW, MN 55126	Phone: 651-490-4600
Project Name: MN 06.04.12 City Of Shoreview	Bid Number:
Project Location: Shoreview, MN	Bid Date:

Line #	Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
	2021501/00010	MOBILIZATION	1.00	LS	\$3,000.000	\$3,000.00
	2301604/00080	CONCRETE GRINDING	8,400.00	SY	\$4.750	\$39,900.00

Total Bid Price: \$42,900.00

Notes:

- Includes one mobilization, additional mobilizations will be invoiced at actual cost both to the project and leaving the project.
- PRICING EXCLUDES: ALL TRAFFIC CONTROL REQUIREMENTS, ALL JOINT SEALING WORK, BOND, WATER SOURCE/SUPPLY, ALL TEMPORARY PAVEMENT MARKING REQUIREMENTS, REMOVAL AND REPLACEMENT OF PAVEMENT MARKERS, ANY SWEEPING OR FLUSHING OF ROADWAY, LAYOUT AND ENGINEERING; DUST, NOISE, VIBRATION CONTROL AND/OR MONITORING, REMOVAL OF HAZARDOUS MATERIALS AND RELATED IMPACTS; LOCATE, CUT, CAP, RELOCATE, SHORE AND PROTECT ALL UTILITIES.
- Pricing based on all work being done under limited traffic during daytime hours.
- Thirty working days notice required to proceed with any work.
- All quantities are approximate. Field measurement will be quantity paid.
- Grinding inside 20" of any vertical obstruction is excluded.
- City of Shoreview to provide a water source at no cost to Penhall Company.

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED: PENHALL COMPANY CONCRETE PAVEMENT PRESERVATION DIVISION</p> <p>Authorized Signature: _____</p> <p>Estimator: Dan Lobello (612) 802-7122 dlobellow@penhall.com</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

PROPOSED MOTION

MOVED BY COUNCILMEMBER _____

SECONDED BY COUNCILMEMBER _____

to approve the request from Retrieve A Golden of Minnesota to conduct a raffle at Island Lake Park on September 22, 2012.

ROLL CALL:	AYES _____	NAYS _____
HUFFMAN	_____	_____
QUIGLEY	_____	_____
WICKSTROM	_____	_____
WITHHART	_____	_____
MARTIN	_____	_____

Regular City Council Meeting
August 20, 2012

TO: MAYOR AND COUNCILMEMBERS

**FROM: TERRI HOFFARD
DEPUTY CLERK**

DATE: AUGUST 17, 2012

**SUBJECT: REQUEST TO CONDUCT A RAFFLE—RETRIEVE A GOLDEN
OF MINNESOTA, INC.**

Attached is an application from Retrieve A Golden of Minnesota to conduct a raffle at Island Lake Park on September 22, 2012. The event is an annual fund-raiser for the Retrieve A Golden of Minnesota, Inc. (RAGOM), which is a registered 501c3 nonprofit organization devoted to rescuing and rehoming Golden Retrievers who are no longer able to remain in their current environment. They would like to conduct a fund raising raffle in conjunction with Goldzilla 2012, a Golden Retriever Fun Fair and Walk for Rescue event that is taking place at Island Lake Park.

All gambling requests need to be approved by the City prior to approval by the Minnesota Gambling Control Board.

It is recommended that the City Council approve this request from the Retrieve A Golden of Minnesota to conduct a raffle at Island Lake Park on September 22, 2012.

LG220 Application for Exempt Permit

An exempt permit may be issued to a nonprofit organization that: - conducts lawful gambling on five or fewer days, and - awards less than \$50,000 in prizes during a calendar year. If total prize value for the year will be \$1,500 or less, contact the licensing specialist assigned to your county.	Application fee	
	<u>If application posted or received:</u>	
	less than 30 days before the event \$100	more than 30 days before the event \$50

ORGANIZATION INFORMATION

Organization name Retrieve a Golden of Minnesota, Inc.	Previous gambling permit number 35848
-----------------------------------------------------------	------------------------------------------

Minnesota tax ID number, if any ES 37548	Federal employer ID number (FEIN), if any 41-1856124
---------------------------------------------	---------------------------------------------------------

Type of nonprofit organization. Check one.

Fraternal
 Religious
 Veterans
 Other nonprofit organization

Mailing address 5800 Baker Road, Suite 120	City Minnetonka	State MN	Zip code 55345	County Hennepin
-----------------------------------------------	--------------------	-------------	-------------------	--------------------

Name of chief executive officer [CEO] Louise T. Dobbe	Daytime phone number 651-295-6596	E-mail address louise.dobbe@optum.com
----------------------------------------------------------	--------------------------------------	------------------------------------------

NONPROFIT STATUS

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

Nonprofit Articles of Incorporation OR a current Certificate of Good Standing.
 Don't have a copy? This certificate must be obtained each year from:
 Secretary of State, Business Services Div., 60 Empire Drive, Suite 100, St. Paul, MN 55103
 Phone: 651-296-2803

IRS income tax exemption [501(c)] letter in your organization's name.
 Don't have a copy? To obtain a copy of your federal income tax exempt letter, have an organization officer contact the IRS at 877-829-5500.

IRS - Affiliate of national, statewide, or international parent nonprofit organization [charter]
 If your organization falls under a parent organization, attach copies of **both** of the following:
 a. IRS letter showing your parent organization is a nonprofit 501(c) organization with a group ruling, and
 b. the charter or letter from your parent organization recognizing your organization as a subordinate.

GAMBLING PREMISES INFORMATION

Name of premises where the gambling event will be conducted. For raffles, list the site where the drawing will take place.
 Island Lake Shelter, Ramsey County Park

Address [do not use PO box] 3611 N. Victoria St.	City or township Shoreview	Zip code 55126	County Ramsey
-----------------------------------------------------	-------------------------------	-------------------	------------------

Date[s] of activity. For raffles, indicate the date of the drawing.
 September 22, 2012

Check each type of gambling activity that your organization will conduct.

Bingo*
 Raffle
 Paddlewheels*
 Pull-tabs*
 Tipboards*

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

To find a licensed distributor, go to www.gcb.state.mn.us and click on **Distributors** under the **WHO'S WHO? LIST OF LICENSEES**, or call 651-639-4000.

LOCAL UNIT OF GOVERNMENT ACKNOWLEDGMENT

**CITY APPROVAL
for a gambling premises
located within city limits**

The application is acknowledged with no waiting period.
 The application is acknowledged with a 30 day waiting period, and allows the Board to issue a permit after 30 days [60 days for a 1st class city].
 The application is denied.

Print city name _____

Signature of city personnel _____

Title _____ Date _____

Local unit of government must sign

**COUNTY APPROVAL
for a gambling premises
located in a township**

The application is acknowledged with no waiting period.
 The application is acknowledged with a 30 day waiting period, and allows the Board to issue a permit after 30 days.
 The application is denied.

Print county name _____

Signature of county personnel _____

Title _____ Date _____

TOWNSHIP -If required by county. On behalf of the township, I acknowledge that the organization is applying for exempted gambling activity within the township limits.
 [A township has no statutory authority to approve or deny an application, per Minnesota Statutes 349.166.]

Print township name _____

Signature of township officer _____

Title _____ Date _____

CHIEF EXECUTIVE OFFICER'S SIGNATURE

The information provided in this application is complete and accurate to the best of my knowledge. I acknowledge that the financial report will be completed and returned to the Board within 30 days of the event date.

Chief executive officer's signature *Louise T. Dobbe* Date 8/16/12

Print name Louise T. Dobbe

Print form and have CEO sign

REQUIREMENTS

Reset form

Complete a separate application for:
 - all gambling conducted on two or more consecutive days, or
 - all gambling conducted on one day.
 Only one application is required if one or more raffle drawings are conducted on the same day.

Send application with:
 a copy of your proof of nonprofit status, and
 application fee. Make check payable to "State of Minnesota."

To: Gambling Control Board
 1711 West County Road B, Suite 300 South
 Roseville, MN 55113

Financial report and recordkeeping required
 A financial report form and instructions will be sent with your permit, or use the online fill-in form available at www.gcb.state.mn.us.

Within 30 days of the event date, complete and return the financial report form to the Gambling Control Board.

Questions?
 Call the Licensing Section of the Gambling Control Board at 651-639-4000.

This form will be made available in alternative format (i.e. large print, Braille) upon request.

Data privacy notice: The information requested on this form (and any attachments) will be used by the Gambling Control Board (Board) to determine your organization's qualifications to be involved in lawful gambling activities in Minnesota. Your organization has the right to refuse to supply the information; however, if your organization refuses to supply this information, the Board may not be able to determine your organization's qualifications and, as a consequence, may refuse to issue a permit. If your organization supplies the information requested, the Board will be able to process the application. Your organization's name and address will be public information when received by the Board.

All other information provided will be private data about your organization until the Board issues the permit. When the Board issues the permit, all information provided will become public. If the Board does not issue a permit, all information provided remains private, with the exception of your organization's name and address which will remain public. Private data about your organization are available to: Board members, Board staff whose work requires access to the information; Minnesota's Department of Public Safety; Attorney

General; Commissioners of Administration, Minnesota Management & Budget, and Revenue; Legislative Auditor, national and international gambling regulatory agencies; anyone pursuant to court order; other individuals and agencies specifically authorized by state or federal law to have access to the information; individuals and agencies for which law or legal order authorizes a new use or sharing of information after this notice was given; and anyone with your written consent.

PROPOSED MOTION

MOVED BY COUNCILMEMBER _____

SECONDED BY COUNCILMEMBER _____

To accept the proposal by Vision Internet for website redesign and hosting of the City and Community Center websites in the amount of \$54,780.

ROLL CALL: AYES ____ NAYS ____

HUFFMAN _____

QUIGLEY _____

WICKSTROM _____

WITHHART _____

MARTIN _____

TO: MAYOR AND CITY COUNCIL

FROM: TESSIA MELVIN
ASSISTANT TO CITY MANAGER

DATE: MONDAY, AUGUST 20

SUBJECT: ACCEPTANCE VISION INTERNET PROPOSAL FOR WEBSITE
REDESIGN AND HOSTING

INTRODUCTION

The City and Community Center last redesigned their websites in 2010. While making some significant improvements, staff has received several requests for updated technology, improved navigation and an increase in access to social media.

Our 2010 Community Survey found that 68% of residents use the City's website, and this number has increased in the last two years. In addition, Parks and Recreation has experienced a large increase to online registration. As a result the City and Community Center websites have become our most important method of communicating information to residents, businesses and customers.

The Council is being asked to accept a proposal from Vision Internet for website redesign and hosting.

BACKGROUND

Prior to the launch of websites in 2010, both the City and Community center websites were under one URL: www.ci.shoreview.mn.us and they received 161,239 visitors per year with 356,526 page views. In 2011, the City and Community Center combined had 611,197 visitors and 1,064,656 page views.

During the past several months, City staff has been researching whether we should continue to internally host and maintain the website or consider using an outside vendor. Staff found that several Minnesota cities recently redesigned their websites, including Plymouth, Arden Hills, Woodbury, Eden Prairie, Rogers, Roseville, Chanhassen and St. Louis Park. Of the eight cities, only St. Louis Park decided to host their website and administration internally. Based on this initial review, staff decided to solicit proposals from outside firms for website design and hosting.

After reviewing proposals from CivicPlus, Vision Internet, Gov Office and Designwrite Studios, staff invited Vision Internet and CivicPlus for an interview. Both companies offered innovative

website design and had substantial government website experience. Both companies have also received numerous awards for their design work.

Following the interviews, staff determined that having an outside vendor for website design and hosting is best alternative for improving and updating the City's website. Although both of the firms that were interviewed had excellent government website design and hosting experience, staff involved in the interview process felt that proposal from Vision Internet was a better choice for the City. Their website design and programs included a better content management system and interface with social media.

Staff reviewed the Vision Internet proposal for updating the City's website with the Council at the August 13 workshop meeting. The Council concurred with the staff recommendation of outsourcing the website design and hosting. In making the decision to use an outside vendor, the Council noted their support of Vision Internet for its content management system, mobile applications and website design.

The onetime cost of the website design by Vision Internet is \$54,780 and we would be paid from the 2012 operating budget. The ongoing annual maintenance cost will be \$8,700 per year and includes future upgrades to website applications, hosting fees and a complete website redesign every four years. The website redesign process is expected to take 7-8 months to complete. Attached is the formal proposal by Vision Internet.

RECOMMENDATION

It is recommended that the City Council approve the proposal for Vision Internet in the amount of \$54,780 with an ongoing yearly maintenance of \$8,700.

SCOPE OF WORK FOR SHOREVIEW, MINNESOTA

With Vision Internet, you are sure to receive a website that delivers on its potential. Using our in-depth consultation process, we create unique solutions tailored to our government clients' most pressing concerns. We will build your website from the ground up with your needs and objectives in mind. Taking the time to fully understand your City and the needs of your community, we approach your project by answering these three important questions:

- What is the purpose of the website?
- Who is it designed to serve?
- How will we know when we are successful?

Based on our initial understanding of your project, the focus of your current website, and our extensive knowledge of local governments' needs, we believe the primary reasons for redesigning the website are:

- Provide citizens and businesses with more timely and useful information.
- Make it easier for website visitors to find the information they need.
- Distribute content management and authorship to non-technical staff members throughout the City.

To fulfill these objectives and reach your target audiences, we recommend:

- **Attractive Design:** A website design that reflects the agency, draws people in, and makes it immediately obvious that the website is the best place to get information and access resources.
- **Intuitive Navigation:** Information should be easy to find with the most important information accessible from the homepage to make it easier for website visitors.
- **Vision Content Management System™:** The agency should also implement a proven content management system to facilitate content updates by non-technical staff throughout the City.
- **Integrated Interactive Components and Features:** Interactive components and features will make the website more engaging while improving usability and simplifying content updates for staff.
- **Integrated Web 2.0/Gov 2.0:** Your new website should include Web 2.0 features such as RSS feeds, Google Maps and integrated OneClick Social Networking™ with Twitter and Facebook to enable more immediate, fluid and targeted communications to your audiences.
- **Integration of Third-Party Components and Databases:** Existing web-applications and databases should be incorporated to the new website.

It was so easy to work with Vision Internet. They have a formula in place that works. It makes it easy for us to get the end result we were looking for and the results that we have are fabulous.

The City Council is very pleased with the new website and our residents – which is the most important part – are very happy with it as well. So, thanks to Vision Internet for such a wonderful job.

- Jenny Peterson
Communications Officer
City of San Marcos, CA

Each of these recommendations is discussed in more detail in the sections that follow.



Attractive Design

Design is important. Today, many people judge the quality of an organization largely based upon the quality of its website. These opinions are especially influenced by the initial impression of the website's graphic design. Design ensures that site visitors will use the website as a resource; if the website is not attractive and inviting, people assume it is of little value and that it does not contain the information they need.

With Vision Internet, your website will have a design that makes it stand out among cities on both a regional and national basis. The City's website will be inviting, easy to use, and will reflect your unique identity. This will be accomplished through the following design characteristics:

- **Creative design** that reflects your community and creative design elements that capture the essence of the City.
- **Highly functional layout** that makes important information available from the homepage and pages throughout the site.
- **Photos and collages** of recognizable landmarks, scenery of the City, and the local area.
- **Consistent look and feel** throughout the site to make it easier for website visitors to navigate the site and find information they need.
- **Section 508 Compliance** making it accessible to persons with disabilities.
- **Easy to use drop down menus** helping users to quickly understand navigation and locate information with the least amount of clicks.
- **Breadcrumbs** showing the user's current path to let them know exactly where they are on the website.

Vision Internet is recognized for its ability to create great designs that fulfill each of the above objectives. Furthermore, knowing that local governments like the City of Shoreview have a duty to serve the entire community, we implement websites which maximize accessibility for those with disabilities. Content on your website will be available to those with disabilities in a variety of ways, including with Alt-Tags automatically attached to images downloaded onto the site. Your website's site map will also be useful for visually impaired users, as screen reader software can read through it faster than the site's usual navigation. These are just examples of the ways that Vision Internet can provide for your community members with disabilities.

We have been featured in the national media and have won awards for creating effective web solutions. We intend to use all of this skill and experience to create an award-winning quality website for you.

No one compared to Vision Internet and what they could do... we looked at all the awards that they had won - and the websites for those awards - and could see definitely what they were doing was what we wanted to do.

- Kathy Ward
City Clerk
City of Dana Point, CA

Unique, Custom Website Designs

Vision Internet sets the standard for creativity and unique graphic designs. When people speak about design quality it is invariably in comparison to the work of Vision Internet. Our justified reputation for superior quality was built over years for consistently delivering pleasing designs that uniquely reflect the communities they serve while enhancing the online experience.

The flexibility of our content management system allows for creative freedom in styles and layouts not available from other firms. Below are just a few examples that demonstrate the variety and excellence of our designs:



City of Palm Springs, CA



Yolo County, CA



Town of Dillon, CO



City of Ankeny, IA



Town of Truckee, CA



City of Montgomery, AL



Hillsborough City School District, CA



Village of Hoffman Estates, IL



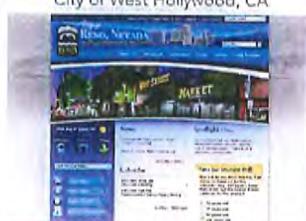
City of West Hollywood, CA



City of Rosemead, CA



City of National City, CA



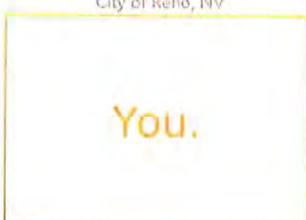
City of Reno, NV



City of Dana Point, CA



City of San Juan Capistrano, CA





Intuitive Navigation

For your website, we recommend organizing information by office/department, topic, and/or target users. Keep in mind that the average resident does not know the organizational structure of the City, nor needs to. Our approach allows users to find information in the variety of ways that are most important to them. This is a solution we use on many of our government and education websites making it easy for visitors to find information. This is because content is available through multiple "paths" making it simple for users to search the site regardless of their preferred method. We often implement *Action Based Navigation* which allows users to easily find a particular service or page on your website through an easy-to-use drill down menu, such as "I Want To...view an event, fill out a form, etc."

It is also easy for your staff to update and maintain web pages because of our single-source web-publishing model. It lets you update the web page one-time and multiple connected pages throughout the site are also instantly updated. This creates greater consistency while maintaining maximum usability for website visitors.

Vision Content Management System™

For your project, we recommend our proven, non-proprietary, Microsoft ASP.NET and SQL based content management system, developed specifically for government agencies. The Vision CMS™ receives accolades from both non-technical staff for its ease-of-use and IT professionals for its advanced technology and unprecedented flexibility.

Power and Simplicity for Non-Technical Staff

The browser-based system makes updating your website a breeze, whether you are in the office, on the road, or at home. If you can browse the internet, you can easily use our CMS. Staff can create or update pages, manage site navigation, and even schedule content through simple and easy to use administration screens. Timesaving features include our unique multi-calendar system, where you can add an event to multiple calendars anywhere on the site by simply checking a box. All of the website components work in the same easy fashion, making it very simple to learn. The system is designed to allow you to continually grow your website over time, without required ongoing maintenance fees.

Advanced Technology, Flexibility, and Control for IT Staff

While non-technical users love how easy it is to maintain the site using the Vision CMS™, IT staff appreciate its advanced technology and the unprecedented technical freedom offered by Vision Internet.

One of the first in the industry to use .NET technology, the Vision CMS™ is a mature system that has evolved since the late nineties. It incorporates Web 2.0 applications and integrates with popular social networking sites.

The team at Vision worked with us to determine what our specific site visitors were looking for and how to make that information clear and easy to find. Given the vast amount and various types of information we have to disseminate as a city, conducting that prioritization and analysis was a key part of Vision Internet's solution.

- Amy Larsen
Management Assistant
City of West Des Moines, IA

Having worked with another company's product in the past, I can tell you all content management systems are NOT created equally. When it comes to ease of use and functionality, Vision's CMS stands heads above the rest!

- Sara Berry
Communications Manager
City of Maryland Heights, MO



Beyond the technology, IT staff appreciate the freedom and control that Vision Internet offers its clients including providing all source code and unrestricted hosting. In fact, agencies like [City of San Francisco and the City of Round Rock, even build their own applications based on the Vision CMS™](#). It provides the benefits of an open source solution while being created and supported by an industry expert specifically for local government.

Important Note

Vision Internet provides unlimited users, unlimited categories, and unlimited content for all included components. You won't have to worry about unexpected fees from us as you use your website, but we can't promise the same for the competition.

Bottom Line: Work with Vision to keep clear of unexpected fees as you use your site.

Interactive Components and Features

In addition to the creative design, effective navigation, and easy to use Vision Content Management System™, we will provide you with many different interactive components and features for managing special types of content. These offer a higher level of interactivity to your website visitors and make it extremely easy for your non-technical staff to manage website content. Website visitors can easily find the information they need and staff will be able to maintain the site with timely information. Vision Internet creates proven solutions.

INCLUDED INTERACTIVE COMPONENTS AND FEATURES

Based on thorough analysis of your current website, we believe these components and features will most fit your needs:

SITE ADMINISTRATION AND SECURITY

- Additional Site for Shoreview Community Center
- Approval Cycle
- Archive Bin
- Audit Trail Log
- Automatic Content Archiving
- Content Review and Publishing
- Component Manager
- Content Scheduling
- Document Central
- Email Address Masking
- Image Library
- Link Library
- Multiple File and Image Uploading
- Role-Based Security
- Submission Validation (reCAPTCHA)
- Recycle Bin
- Updated and Expired Content Reporting
- Web Traffic Statistics¹
- Workspace

¹ Included with Vision Internet hosting.

CONTENT EDITING

- Advanced WYSIWYG Editor
- Paste from MS Word
- Search and Replace
- Spell Checker
- Style Gallery
- Table Wizard
- Undo/Redo

ADVANCED NAVIGATION MANAGEMENT

- Automatic Breadcrumbs
- Connected Pages
- Content Categories
- Dynamic Drop Down Menus
- Error 404 (Page Not Found) Handling
- External Link Splash Page
- Friendly URL Manager
- Link Redirect
- Navigation Control
- Page Linking
- Single-Source Publishing
- Site Search (Google CSE)
- Sitemap Generator

USER EXPERIENCE AND INTERACTIVITY

- Business Directory
- Calendar System (Monthly, Weekly, Daily, and Yearly Views)
- Community Spotlight
- Dynamic Homepage
- Facilities and Resources Directory
- Form and Survey Tool
- Frequently Asked Questions
- GovBlog
- Job Postings
- News and Newsletters
- RFP Postings
- Rotating Homepage Banners
- Service Directory
- Staff Directory
- Sticky News
- Weather Update

DEPARTMENT MANAGEMENT

- Department-Level Administration
 - Calendar
 - FAQ
 - News
 - Photo Gallery
 - Staff Directory
- Department-Level Navigation
- Department-Level Sitemap
- Dynamic Department Homepages

OUTREACH, MEDIA, AND SOCIAL NETWORKING

- Agenda and Minutes Manager
- Integrated Twitter™ API



- Audio and Video Embedding
- Bookmark and Share
- e-Notification
- Emergency Homepage Alert
- Event Share
- Forward to a Friend
- OneClick Social Networking™
- Photo Gallery
- RSS FeedReader
- RSS Feeds
- visionMobile™

ACCESSIBILITY

- Automatic Alt-Tags
- Dynamic Font Resizing
- Dynamic Reader Download Links
- Google Translation Integration
- Printer Friendly Pages
- Table Accessibility Tools



Integrated Web 2.0/Gov 2.0

Internet technology is always evolving, and Vision Internet believes it is important for government websites to take advantage of new technologies to enable their audiences to get the information they want, when they want it, and on the device they prefer. Vision Internet's content management system includes many Web 2.0/Gov 2.0 features built right in. These helpful and handy features include RSS feeds, Twitter API, "Bookmark & Share" links, and more. Also available are advanced tools like OneClick Social Networking™ which allows you to post content to your website and social networking sites with one click. We can also implement blogs, message boards, and integrate virtually any third party system you may want to include in your site. The flexibility and extendibility of the Vision Content Management System™ assures that it can easily adapt to new technologies that continue to emerge in the future.

Integration of Third-Party Components and Databases

Today, there are many advanced components for such functions as:

- Broken Link Checking
- eCommerce and ePayment
- GIS Mapping
- Park and Recreation Services
- Permitting
- Service Requests (CRM)
- Streaming Video
- Others

Our content management system can easily work with these third-party systems, provided they are web-enabled. Most of these types of components can be given the same look and feel as your main website via modifications to the presentation template. For your project, we will provide you with an HTML template that vendors of these third-party components can use. We will also integrate links to these third-party components into the overall website navigation. There are many examples of where we have used this approach, including the Cities of Newport Beach, CA; Wilsonville, OR; Rancho Cordova, CA; and many others.

Another approach is to create a web interface for existing third-party databases. We used this approach in displaying tax records exported from a mainframe system for Vanderburgh County, IN; crime statistics from California state databases for the City of Citrus Heights, CA; Contractor information from city databases for City of Hamilton, OH; and staff and student contact information from school databases for the UCLA School of Law.

These are just a few examples of our extensive experience working with third-party databases and systems. While interfaces to third-party systems are not included within the budget, they are available for an additional fee. We will provide a firm quote for interfaces after analyzing the databases and requirements during the consulting phase of your project.



MAINTENANCE AND HOSTING SERVICES

Vision Live™: Optional Subscription Service

As an option to paying monthly fees for hosting and maintenance services, Vision Internet can also offer the City our new subscription version of the Vision Content Management System™. This new offering allows us to provide maintenance services and unlimited hosting for a flat annual fee. Additionally, we will also provide CMS upgrades at no extra cost. This allows you to affordably keep current with new technology, enhancements, and improvements.

Vision Live™ takes the guess-work out of future budgeting by including all essential post-launch services into a flat annual subscription. The service includes:

- Hosting
- Unlimited technical support²
- CMS system upgrades³
- Newly released components
- Redesign every four years

² Does not include updates to configuration, content, or formatting among other restrictions.

³ Does not include new features that require design customization to implement

THE VISION PROCESS

The Vision Process is the result of long-term, dedicated staff that have built and refined our strategy for over fifteen years. The original creators of the process train all our project managers and oversee each and every project; ensuring excellent results every time. We have been fortunate to enjoy the loyalty of long-term staff and feel our clients truly benefit from their experience and expertise. In fact, our process has led to many innovations that have since become industry standard.

Each stage of our six-step process includes formal review and approval points ensuring that the final result meets your expectations. This process ensures you will not reach the end of the project and be unhappy with the results. We assign a project manager who is your single point-of-contact. This makes it easier for you and facilitates better communication between team members. Our project manager will communicate with and coordinate all Vision Internet resources including designers, information architects, programmers, and other team members. Some firms require you to communicate your needs to each of these independent resources, taking up your valuable time.

The six stages of the Vision Process are explained in the sections below:

Stage 1: Vision Stage

In the Vision Stage, we work with you to create the vision for your website now and for the future. The Vision Stage emphasizes the objectives of the website and how it supports your overall organizational goals. This vision then guides each subsequent step in the process.

To create this vision, we will:

- Prepare and review a survey document which will focus on goals and objectives.
- Lead an onsite brainstorming and planning session where we discuss your current website, the results of surveys, the needs of users and staff, and possible approaches for the future.
- Review your existing website and those of other cities.
- Study examples of other websites you like.
- Review project goals and timeline.
- Collect content and materials for the new website.

The heart of this stage is defining the vision for the project, setting goals, and timeline to ensure the project's success.

Stage 2: Concept Stage

In the Concept Stage we realize the vision through:

- Creation of the information architecture which supports easy access to information.
- Defining the navigation strategy.
- Review and recommendation of interactive components and features to ensure streamlined navigation through special types of content.

Vision Internet's streamlined process really moved us through the development quickly and efficiently and made it just a wonderful experience!

Mark Barham
IT Manager
City of Williamsburg, VA



- Creation of a conceptual sitemap and categorization of pages. The navigation and information architecture will take into account your current needs plus allow for future expansion and growth.
- Creation of a homepage layout wireframe that shows the placement of key information and dynamic content.

The Concept Stage will conclude with your satisfaction and approval of the homepage layout wireframe.

Stage 3: Design Stage

In the Design Stage our team continues with the graphic design for your homepage. Our creative ability and expertise allows us to develop a compelling graphic design while maintaining its usability. We work closely with your staff to establish a look and feel that reflects your community. Our world-class designers take the time to create a truly professional design that incorporates graphics, photos, fonts, colors, and other design elements that fit together to create a stunning, harmonious design. We create a unique homepage design concept based upon your direction and input plus do all revisions as necessary. The Design Stage will conclude with your satisfaction and approval of the homepage design comp.

Stage 4: Development Stage

During the Development Stage the process continues as we create the interior page design then program the website. Development includes implementation of the Vision Content Management System™ and integration of the interactive components and features. Quality is ensured by our extensive experience, testing, and the proven Vision CMS™.

Included in the scope of your project is the content migration of up to 200 pages into the new website. We can provide guidance on the best practices for web content writing and will train your staff on the best approach for migrating additional content. Alternatively, at your request we can provide a price quote to migrate additional pages.

Migration is not a simple cut-and-paste process. As part of our migration service, we review the formatting and layout of each page, reformat it using the new site's design styles, and lay it out in a way that conforms to industry best practices for impact and readability.

Stage 5: Quality Assurance, Documentation, and Training Stage

While quality assurance is an integral part of every stage of the project, in the Quality Assurance, Documentation, and Training Stage we:

- Perform extensive functional testing.
- Review content.
- Create a custom training manual that incorporates actual screenshots of your site.
- Provide administrator and content editor training.

For your project we will provide a one day onsite training consisting of two sessions; one for your staff representatives on content editor training and the other session for advanced administrator functions including system configuration, system maintenance, reporting, and strategies for future expansion.

Note that the custom training manual incorporates screenshots from your website, making it easy for staff to understand and use. It is an excellent reference for new staff to use as well.



Stage 6: Launch Stage

In the Launch Stage, the website is moved to the production server. Our launch process includes the installation of necessary software, making configuration changes, and transferring code and content. Once transferred, we again go through the final quality assurance process to ensure the site transferred correctly plus do a final check for broken links, Section 508 compliance, and others. The site will be available to the public upon your final approval.

Testing

The frontend of the website will be tested in the browser/operating system combinations according to the following testing matrix⁴:

	Firefox 3.6	IE 8.0	Chrome 8.0	Opera 9.0	Safari 5.0
Windows XP/Vista	✓	✓	✓	✓	✓
Mac OSX	✓	n/a	n/a	✓	✓

The frontend of your website will be viewable by 98% of all commonly used browsers. Additionally, your website will provide high speed upload and download times for both low and high speed computers, including analog dial-up customers. Your website will also have links to Acrobat Reader and other products necessary to view information on the website, if required. This ensures maximum accessibility for your community.

Note: The website may exhibit some appearance differences when viewed in these various browsers. The backend will be compatible with Internet Explorer 7.0+8.0.

⁴ Should the City require any additional testing with other browser/operating systems, we can discuss this with you during consulting and determine your precise needs. We can provide a budget for any additional work at this time.



Project Schedule

The table below shows our recommended development and launch schedule along with a list of key deliverables/milestones. We can, however, work with you to find a way to shorten the schedule if you require.

Implementation Step	Avg. Duration
Vision Stage <ul style="list-style-type: none"> Initial kick-off call with Shoreview's project manager Survey preparation and review Review project goals and timeline On-site brainstorming and planning session 	2 – 4 Weeks
Concept Stage <ul style="list-style-type: none"> Define navigation strategy Homepage layout wireframe 	2 – 4 Weeks
Design Stage <ul style="list-style-type: none"> Unique, custom graphic design Custom icons, buttons, screen elements, and backgrounds Homepage design comp 	3 – 4 Weeks
Development Stage <ul style="list-style-type: none"> Implementation of Vision CMS™ Integration of interactive components Migration of up to 200 pages of content 	4 – 9 Weeks
Quality Assurance, Documentation, and Training Stage <ul style="list-style-type: none"> Final testing Customized training manual On-site training 	2 – 3 Weeks
Soft Launch & Final Launch <ul style="list-style-type: none"> Move website to production server Completed website Website goes live 	2 Weeks
Total estimated time to launch	15 – 26 Weeks

* The schedule may vary depending on additional components and participant decision times. Some stages may overlap, which can reduce the total time of completion.



INVESTMENT PROPOSAL

Due to our extensive experience creating government and education-related websites and implementing content management systems, we are able to offer Shoreview a unique solution at a cost normally associated with the canned solutions that many of our competitors provide.

We are certain that in reviewing this proposal, you will realize Vision Internet clearly stands out above the competition and is the best choice for guaranteed results. While our bid may not have the lowest initial investment, many times we are lower over the life of the website because we do not have required ongoing fees. Our clients tell us that we provide the best overall value. It is our extensive experience, attention to detail, and commitment to quality that makes the difference. While there are many imitators, only one company delivers a website with Vision.

Vision Internet provided us with a straightforward pricing model. All of the charges were clearly laid out...they fit within our budget and provided us with the best quality for our money.

- Sabrina Oliver
Communications Director
Town of Chapel Hill, NC

Important Note

When it comes to pricing, some vendors will "nickel and dime" you. With Vision Internet you will always know what you are getting because it is included up front:

- Vision Internet does not charge required on-going fees.
- Vision Internet does not charge annual licensing fees.
- Vision Internet provides you with unlimited users, categories, photos, forms, and content – for all included Interactive Components.
- Vision Internet includes all stock photography.
- Vision Internet includes a custom client training manual.
- Vision Internet gives you the source code at no charge for your peace of mind.

Bottom Line: Costs are openly discussed from the start with Vision Internet.



The budget below includes consulting, project management, graphic design, training, and our non-proprietary content management system, as well as all of the components and features listed on page 5.

Services	Hours	Rate per hour	Budget
Consulting	83	\$135	\$11,205
Project Management	69	\$135	\$9,315
Design	53	\$125	\$6,625
Design Production	39	\$95	\$3,705
Dynamic Programming	55	\$135	\$7,425
HTML Programming	26	\$105	\$2,730
Content Migration	67	\$85	\$5,695
Quality Assurance	21	\$105	\$2,205
Training/Documentation	47	\$125	\$5,875
Total not to Exceed			\$54,780

Optional Maintenance and Support

Beyond the initial development of the website, Vision Internet is able to provide ongoing website maintenance services. The following table shows our maintenance fee structure for services on an as-needed basis.

Maintenance Pricing	Hourly Rate
Custom Programming	\$135
Graphic Design	\$125
Webmaster Service	\$105
Content Migration	\$85

Vision Live™ Optional Subscription Service

As an option to paying monthly fees for maintenance and hosting, we can also offer the new subscription version of the Vision CMS™ that allows us to significantly improve the value of our post-launch services. For a low annual subscription rate of \$8,700, we are able to provide maintenance, unlimited hosting services and upgrades for the VCMS™⁵.

⁵ Does not include updates to configuration, content, or formatting among other restrictions; does not include new features that require design customization to implement.



Additional Information

Included Warranty

All programming code within the project developed by Vision Internet is warranted for a period of one-year from the date of completion. We will create a backup of the website when it is completed. If any problem arises while you are maintaining the site, we will be able to restore the site back to its condition as it existed at the time of completion. If we are maintaining and hosting the site, we can restore it to its condition as it existed at the day of the last backup, should a problem arise.

In our over fifteen years of business, we have not had any significant problems arise, due to our extensive quality assurance process and technical expertise.

Terms and Conditions

Vision Internet agrees to perform the services at the prices quoted in this proposal. This quote is valid for 180 days.

Proposed Motion

MOVED BY COUNCILMEMBER _____

SECONDED BY COUNCILMEMBER _____

To close the public hearing in consideration of the establishment of Tax Increment District No. 8 relating to the Midland Plaza Redevelopment – Lakeview Terrace Project.

VOTE:	AYES: _____	NAYS: _____
Huffman	_____	_____
Quigley	_____	_____
Wickstrom	_____	_____
Withhart	_____	_____
Martin	_____	_____

Proposed Motion

MOVED BY COUNCILMEMBER _____

SECONDED BY COUNCILMEMBER _____

To adopt Resolution No. 12-69, approving the modification to Municipal Development District No. 2 and Tax Increment Financing Plan for the creation of a new Tax Increment District No. 8 and;

To adopt Resolution No. 12-73, approving and authorizing the execution of a Tax Increment Financing Development Agreement for the Midland Plaza Redevelopment – Lakeview Terrace Project, subject to minor changes as approved by the City Manager and City’s legal counsel.

VOTE:	AYES: _____	NAYS: _____
Huffman	_____	_____
Quigley	_____	_____
Wickstrom	_____	_____
Withhart	_____	_____
Martin	_____	_____

Memorandum

To: Mayor and City Council Members
From: Tom Simonson
Assistant City Manager and Community Development Director
Date: August 16, 2012
Re: Midland Terrace Redevelopment – Lakeview Terrace Apartments Project
Approvals of TIF District Plan and TIF Development Agreement

Introduction

The City Council is being asked to consider approvals of the proposed tax increment financing (TIF) plan and development agreement in support of the redevelopment and public improvements to facilitate the Midland Plaza Redevelopment – Lakeview Terrace Apartments project. A public hearing is scheduled for the City Council meeting on August 20th in consideration of the proposed financial assistance.

Background

The project proposes the redevelopment of the Midland Plaza strip center for the construction of a new upscale six-story apartment building of 104 units in the Midland Terrace Apartments complex area.



The redevelopment project requires the proposed creation of a new tax increment financing district to serve as the primary funding source for the public improvements and other eligible development costs to benefit the project. The developer has submitted a formal application request to start the tax increment financing review process that will go on a concurrent track with the site and building development

review. The majority of the costs for the public infrastructure improvements will be reimbursed through the tax increment generated from the new apartment building and special assessments to the property owner, with additional financial support provided back to the developer of the increment for eligible expenses. The City also received a grant from the Metropolitan Council through the Livable Communities program, which will also assist with the project financing.

The tax increment financing request was originally scheduled to be considered by the City Council in May, but the developer sought a delay to allow further time evaluate the financial feasibility and work further with the City to explore public financing options both parties could agree to for the project to move forward.

City staff had the opportunity to review the revised financing plan with the Economic Development Authority (EDA) and City Council at a joint meeting on July 9th, where the developer was present to address questions and concerns. There was general support of the redevelopment project by the Council and EDA, citing the public benefits of removing an old vacant strip center, creating new higher end market rental housing, and traffic safety improvements. The Council and EDA were receptive to a revised financing plan and request from the developer to direct some of the public resources to assist with the private development (specifically the underground parking structure). City officials also discuss policy concerns about the use of significant existing tax increment funds from TIF District No. 1 redirected in the form of a loan to assist the project, restricting the City's ability to use those funds for other redevelopment and business expansion purposes.



In a follow-up joint meeting of the EDA and Council on August 13th, a revised financing plan was presented that maintained the same level of funding previously discussed and supported but modified to lessen the contribution from existing TIF District No. 1. This revised proposal allows the City to retain funding to assist with other economic development projects.

With this revised financing plan supported by the Council and EDA, and acceptable to the developer, the project is now moving forward with the final development and tax increment financing approvals. The developer has made some modifications to the site plan to increase the setbacks from both Victoria Street and the nearby shoreline. The PUD Development Stage plans will also be considered at the Council meeting on August 20th.

TIF Financing Plan

The City's tax increment development consultant Kirstin Barsness and attorney Robert Deike have prepared a draft Tax Increment Plan for proposed TIF District No. 8 and draft TIF Development Agreement, respectively. Copies of both documents are included with this report for your review.

The following is a summary of the revised and current proposal for tax increment assistance outlined in the TIF Plan and TIF Development Agreement for the Lakeview Terrace project:

- The project financing proposes the creation of a new 25-year TIF Redevelopment District to support the public improvements and a portion of the eligible private improvements
- The City will take an inter-fund loan from TIF District No. 1 in the amount of approximately \$1,087,000 to be repaid using 33% of the annual tax increment generated from the new TIF District No. 8 to cover a portion of the public road improvements
- The developer will receive from the City a “pay-as-you-go” TIF note at 5% interest, in the amount of \$2 million, payable from 67% of the annual tax increment from TIF District No. 8
- The developer will accept and the City will issue a \$1 million assessment bond to assist with financing the public improvements
- The assessment is payable by the developer to the City over 20 years and the City will charge .5% over the costs of borrowing with the developer covering all issuance and closing costs (costs will be rolled into the actual bond for issuance)

The cost of the public improvements relating to the Owasso Street realignment necessary for the redevelopment project is currently estimated to be \$2,987,000. The City intends to finance the public improvements using the following funding sources:

- \$360,000 in funds contributed by the Ramsey County;
- \$540,000 in Livable Communities Demonstration Account grant funds made available by the Metropolitan Council (LCDA Grant);
- \$1,087,000 in a loan made by the City from its Tax Increment District No. 1, to be repaid from a portion of the tax increment generated from the development project; and,
- \$1,000,000 in net proceeds of special assessment bonds to be issued by the City and assessed to the property

While there are always some risks associated with any public financing for a private development, the proposed TIF Development Agreement incorporates a number of provisions that strongly protect the City, including:

- Waiver of assessment (no appeal) by the developer for annual payments for 20-years to cover the improvement bonds issued by the City for the road improvements
- Assessment agreement by the developer establishing a minimum market value to ensure the cash flow of the projected tax increment
- Letter of credit required from the developer in the amount of \$1,627,000 that would be awarded to the City in the event the developer did not proceed with the project after the City has undertaken the public infrastructure improvements
- Developer would be responsible for covering any shortfall in tax increment due to change in property tax regulation that would impact repayment of the City’s inter-fund loan from TIF District No. 1

While there has been strong support for the redevelopment project that would remove an aging and blighted strip center, construct new high end market rental apartments and provide traffic and safety improvements, there was also concern about limiting the City's flexibility to assist other economic development goals. The City has had recent discussions with PaR Systems, Westinghouse and TSI, Incorporated about planned expansions and TIF District No. 1 will be a likely funding source to assist with these business growth and job creation projects.

The revised financing plan as outlined still provides the same level of financing to the developer to make the project feasible but lessens the amount obligated from TIF District No. 1 by \$1 million, enabling the City to use for these dollars for other high priority economic development projects.

Recommendation

The Economic Development Authority unanimously voted to recommend to the City Council as a whole the approval of the proposed tax increment financing assistance for this project. Staff also recommends adoption of Resolution No. 12-69, approving the modification to Municipal Development District No. 2 and Tax Increment Financing Plan for the creation of a new Tax Increment District No. 8, and Resolution No. 12-73, approving and authorizing the execution of a Tax Increment Financing Development Agreement for the Midland Plaza Redevelopment – Lakeview Terrace Project. Copies of the draft resolutions are included with this report.

**CITY OF SHOREVIEW
RAMSEY COUNTY
STATE OF MINNESOTA**

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

RESOLUTION NO. 12-69

RESOLUTION ADOPTING A MODIFICATION TO THE DEVELOPMENT PROGRAM FOR MUNICIPAL DEVELOPMENT DISTRICT NO. 2; AND ESTABLISHING TAX INCREMENT FINANCING DISTRICT NO. 8 THEREIN, AND ADOPTING A TAX INCREMENT FINANCING PLAN THEREFOR.

BE IT RESOLVED by the City Council of the City of Shoreview, Minnesota, as follows:

Section 1. Recitals.

1.01. The City Council (the "Council") of the City of Shoreview (the "City") has heretofore established Municipal Development District No. 2 and adopted the Development Program therefor. It has been proposed that the City adopt a Modification to the Development Program (the "Development Program Modification") for Municipal Development District No. 2 (the "Project Area") and establish Tax Increment Financing District No. 8 (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 Modification and TIF Plan"); all pursuant to and in conformity with applicable law, including Minnesota Statutes, Sections 469.124 to 469.134 and Sections 469.174 to 469.1799, all inclusive, as amended, (the "Act") all as reflected in the Program Modification and TIF Plan, and presented for the Council's consideration.

1.02. The City has investigated the facts relating to the Program Modification and TIF Plan and has caused the Program Modification and TIF 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 Modification and TIF Plan, including, but not limited to, notification of Ramsey County and Independent School District No. 621 having taxing jurisdiction over the property to be included in the District, a review of and written comment on the Program Modification and TIF 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 Modification and TIF 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 Modification and TIF Plan. The Reports 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.

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

2.01. The Council hereby finds that the Program Modification and TIF Plan are intended and, in the judgment of this Council, the effect of such actions will be, to provide an impetus for development in the public purpose and accomplish certain objectives as specified in the Program Modification and TIF Plan, which are hereby incorporated herein.

Section 3. Findings for the Establishment of Tax Increment Financing District No 8.

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

3.02. The Council further finds that the proposed development 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 Modification and TIF Plan conform to the general plan for the development or redevelopment of the City as a whole; and that the Program Modification and TIF Plan will afford maximum opportunity consistent with the sound needs of the City as a whole, for the redevelopment or development 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 Modification and TIF Plan conforms in all respects to the requirements of the Act and will help redevelop a blighted site, improve traffic safety, and provide for additional housing opportunities within the community. 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 Modification and TIF Plan.

5.01. The Program Modification and TIF 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 City Manager.

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 Modification and TIF 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 Ramsey County is requested to certify the original net tax capacity of the District, as described in the Program Modification and TIF Plan, and to certify in each year thereafter the amount by which the original net tax capacity has increased or decreased; and the City 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 Manager is further authorized and directed to file a copy of the Program Modification and TIF Plan with the Commissioner 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: August 20, 2012

ATTEST:

Sandy Martin, Mayor

Terry Schwerm, City Manager

(Seal)

EXHIBIT A

RESOLUTION NO. 12-69

The reasons and facts supporting the findings for the adoption of the Tax Increment Financing Plan for Tax Increment Financing District #8 as required pursuant to *M.S., Section 469.175, Subd. 3* are as follows:

1. *Finding that the Tax Increment Financing District No. 8 is a redevelopment district as defined in M.S., Section 469.174, Subd. 10.*

Tax Increment Financing District No. 8 is a contiguous geographic area comprised of portions of four parcels within the City's Municipal Development District No. 2, delineated in the TIF Plan, for the purpose of financing redevelopment in the City through the use of tax increment.

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

The District is in the public interest because it will facilitate the demolition of an existing retail strip center; realign Owasso Street, Victoria Street and County Road E; upgrade the railroad crossing and signalization; and construct a 104 unit- six story market rate luxury apartment building in the City of Shoreview. Additionally, it will increase construction employment in the state, and preserve and enhance the tax base of the state.

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 Tax Increment Financing District No. 8 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: It is the City's finding that the road project would not occur if the apartment building was not being constructed. Conversely, the apartment building cannot be built without the road improvement taking place. It is necessary to reconstruct Owasso Street prior to the apartment building construction in order to provide a building pad. The \$2.9 million road reconstruction is prohibitive for one developer to assume. The City, without tax increment assistance, would not have the resources to make the required public improvements as prescribed by Ramsey County and CP Rail.

The increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the TIF District permitted by the TIF Plan: The City supported this finding

on the grounds that the approximate cost of \$2.9 million in public improvements (road reconstruction and realignment of Owasso Street, Victoria Street and County Road E) and the improvements required to by CP Rail for their crossing add to the total development, making the proposed development not economically feasible if paid completely by the developer. The City reasonably determines that no other development 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 \$10,653,200 (see Appendix D and E of the TIF Plan)
 - 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 \$2,880,000 (see Appendix D and E of the TIF Plan).
 - 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 \$7,773,200 (the amount in clause b less the amount in clause c) without tax increment assistance.
3. *Finding that the TIF Plan for Tax Increment Financing District No. 8 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 Tax Increment Financing Plan for Tax Increment Financing District No. 8 will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development of Municipal Development District No. 2 by private enterprise.*
The project to be assisted by the District will result in redevelopment of blighted site in the City and the State of Minnesota, increased tax base of the State, and add a high quality development to the City.

**CITY OF SHOREVIEW
RAMSEY COUNTY
STATE OF MINNESOTA**

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

RESOLUTION NO. 12-73

RESOLUTION AUTHORIZING THE EXECUTION OF A DEVELOPMENT AGREEMENT WITH LAKEVIEW TERRACE, LLC, AND THE EXECUTION OF A TAX INCREMENT REVENUE NOTE IN CONNECTION THEREWITH

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHOREVIEW (the "City") AS FOLLOWS:

WHEREAS, the City of Shoreview, Minnesota (the "City") has approved the establishment of Tax Increment Financing District No. 8 (the "District"), a redevelopment district, pursuant to the Minnesota Tax Increment Financing Law, Minnesota Statutes, sections 469.174-469.1799 (the "Tax Increment Act"); and

WHEREAS, the City has received a proposal from Lakeview Terrace, LLC (the "Developer") pursuant to which the Developer would redevelop certain real property in the City through the construction of a rental housing development (the "Improvements"); and

WHEREAS, the Developer has also proposed that the City provide financial assistance to the Developer using tax increment revenues from the District; and

WHEREAS, the City has determined that construction of the Improvements is in the best interests of the City and the state of Minnesota, will result in the redevelopment of property that currently is underutilized and contains structurally substandard buildings and improvements, and will result in the construction of necessary rental housing in the City; and

WHEREAS, there has been presented to the City Council of the City a proposed Development Agreement (the "Contract") between the City and the Developer setting forth the terms of the City's provision of financial assistance to the Developer in connection with the construction of the Improvements.

NOW, THEREFORE, be it hereby resolved by the City Council of the City as follows:

1.02. Execution of Contract and Issuance of the Note. The appropriate officers of the City are hereby authorized to execute the Contract in substantially the form presented to the City Council, subject to such changes as may be approved by the City Manager and the City's legal counsel, to execute the Note at the time stated in the Contract and to issue and deliver the Note described therein at the time provided in the Contract.

Section 2. Form of Note. The Note shall be substantially in the form contained in the Contract, with the blanks properly filled in.

Section 3. Terms, Execution and Delivery.

3.01. Dates; Interest Payment Dates. The Note shall be dated as of the date it is issued. Principal of and interest on the Note shall be payable to the owner of record thereof as of the close of business on the fifteenth day of the month preceding each Scheduled Payment Date, whether or not such day is a business day.

3.02. Registration. The City appoints the City Treasurer and Finance Director as Note Registrar. The effect of registration and the rights and duties of the City and the Registrar with respect thereto shall be as follows:

(a) Register. The Registrar shall keep at his/her principal office a Note register in which the Registrar shall provide for the registration of ownership of the Note and the registration of transfers or exchanges of the Note.

(b) Transfer of Note. Upon surrender for transfer of the Note duly endorsed by the registered owner thereof or accompanied by a written instrument of transfer, in form satisfactory to the Registrar, duly executed by the registered owner thereof or by an attorney duly authorized by the registered owner in writing, the Registrar shall authenticate and deliver, in the name of the designated transferee or transferees, a new Note of a like aggregate principal amount and maturity, as requested by the transferor. The Registrar may close the books for registration of any transfer after the fifteenth day of the month preceding each interest payment date and until such interest payment date. The Note shall not be transferred to any person other than an affiliate or other related entity of the Developer, unless the City has been provided with an opinion of counsel, acceptable to the City, that such transfer is exempt from registration and prospectus delivery requirements of federal and applicable state securities laws.

(c) Cancellation. The Note surrendered upon any transfer shall be promptly canceled by the Registrar and thereafter disposed of as directed by the City.

(d) Improper or Unauthorized Transfer. When the Note is presented to the Registrar for transfer, the Registrar may refuse to transfer the same until it is satisfied that the endorsement on the Note or separate instrument of transfer is valid and genuine and the requested transfer is legally authorized. The Registrar shall incur no liability for its refusal, in good faith, to make transfers which it, in its judgment, deems improper or unauthorized.

(e) Persons Deemed Owners. The City and the Registrar may treat the person in whose name the Note is at any time registered in the Note register as the absolute owner of the Note, whether the Note shall be overdue or not, for the purpose of receiving payment of, or on account of, the principal of or interest on the Note and for all other purposes, and all such payments so made to any such registered owner or upon the owner's order shall be valid and effectual to satisfy and discharge the liability of the City upon the Note to the extent of the sum or sums so paid.

(f) Taxes, Fees and Charges. For every transfer or exchange of the Note, the Registrar may impose a charge upon the owner thereof sufficient to reimburse the Registrar for any tax, fee, or other governmental charge required to be paid with respect to such transfer or exchange and reasonable legal fees and other costs incurred in connection therewith.

(g) Mutilated, Lost, Stolen or Destroyed Note. In case the Note shall become mutilated or be lost, stolen, or destroyed, the Registrar shall deliver a new Note of like amount, maturity dates and tenor in exchange and substitution for and upon cancellation of such mutilated Note or in lieu of and in substitution for such Note lost, stolen, or destroyed, upon the payment of the reasonable expenses and charges of the Registrar in connection therewith; and, in the case of a Note lost, stolen, or destroyed, upon filing with the Registrar of evidence satisfactory to it that such Note was lost, stolen or destroyed, and of the ownership thereof, and upon furnishing to the Registrar of an appropriate indemnity in form, substance, and amount satisfactory to it, in which both the City and the Registrar shall be named as obligees. Any Note so surrendered to the Registrar shall be canceled by it and evidence of such cancellation shall be given to the City. If the mutilated, lost, stolen, or destroyed Note has already matured or been called for redemption in accordance with its terms, it shall not be necessary to issue a new Note prior to payment.

3.03. Preparation and Delivery. The Note shall be prepared under the direction of the City Manager of the City and shall be executed on behalf of the City by the manual signatures of its Mayor and the City Manager. In case any officer whose signature, or a facsimile of whose signature, shall appear on the Note shall cease to be such officer before the delivery of the Note, such signature or facsimile shall nevertheless be valid and sufficient for all purposes, the same as if such officer had remained in office until delivery. Notwithstanding such execution, the Note shall not be valid or obligatory for any purpose or entitled to any security or benefit under this Resolution unless and until a certificate of authentication on such Note has been duly executed by the manual signature of an authorized representative of the Registrar. The executed certificate of authentication on the Note shall be conclusive evidence it has been authenticated and delivered under this resolution. When the Note have been so executed and authenticated, it shall be delivered by the City Manager to the Developer.

Section 4. Pledge of Available Tax Increment. The City hereby pledges to the payment of the principal of and interest on the Note Available Tax Increment, as defined in the Contract.

Section 5. County Auditor Registration; Certification of Proceedings.

5.01 County Auditor Registration. The City Manager is hereby authorized and directed to file a certified copy of this Resolution with the County Auditor of Ramsey County, together with such other information as such County Auditor shall require, and to obtain from said County Auditor a certificate that the Note has been entered on his/her bond register.

5.02. Certification of Proceedings. The officers of the City are hereby authorized and directed to prepare and furnish to the purchaser of the Note certified copies of all proceedings and records of the City, and such other affidavits, certificates, and information as may be required to show the facts relating to the legality and marketability of the Note as the same appear from the books and records under their custody and control or as otherwise known to them, and all such certified copies, certificates and affidavits, including any heretofore furnished, shall be deemed representations of the City as to the facts recited therein.

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: August 20, 2012

ATTEST:

Sandy Martin, Mayor

Terry Schwerm, City Manager

(Seal)

TIF PLAN FOR CREATION OF
NEW TIF DISTRICT NO. 8

LAKEVIEW TERRACE PROJECT

**Development Program
for Municipal Development District No. 2**

and the

**Tax Increment Financing Plan
for the establishment of**

**Tax Increment Financing District No. 8
Lakeview Terrace
(a redevelopment district)**

within

Municipal Development District No. 2



**City of Shoreview
Ramsey County
State of Minnesota**

Draft: August 15, 2012

Public Hearing: August 20, 2012

Adopted:

DRAFT

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Section 1 - Development Program for Municipal Development District No. 2

Foreword

The following text represents a Modification to the Development Program for Municipal Development District No. 2. This modification represents a continuation of the goals and objectives set forth in the Development Program for Municipal Development District No. 2. Generally, the substantive changes include the establishment of Tax Increment Financing District No. 8. (As Modified August 20, 2012)

Tax Increment District No. 8 was created to assist with the redevelopment of the Midland Plaza Shopping Center site. The shopping center will be demolish, Owasso Street will be vacated and realigned to make a buildable site for a new 104 unit market rate apartment building called Lakeview Terrace. The project will be owned by Lakeview Terrace, LLC and operated by Tycon Companies, the manager of the adjacent Midland Terrace apartment complex.

The realignment of Owasso Street is the catalyst for the reconstruction of the entire intersection which includes improvements to County Road E, Victoria Street, and the Canadian Pacific (CP) Railroad. Assistance for the project will include the demolition of Midland Plaza, the vacation and reconstruction of Owasso Street, the reconstruction and improvement of County Road E, Victoria Street and the Railroad property, utility and site preparation work, parking and other TIF eligible activities.

Definitions

The terms defined below shall, for purposes of the Development Program, have the meanings herein specified, unless the context otherwise specifically required:

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

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

"Council" means the City Council of the City of Shoreview, also referred to as the governing body. (See "Governing Body" below).

"County" means the County of Ramsey, Minnesota.

"County Board" means the Board of Commissioners for Ramsey County.

"Development District Act" means the statutory provisions of Minnesota Statutes, Sections 469.124 to 469.134 as amended and supplemented.

"Development District" means Municipal Development District No. 2 in the City, which was created and established pursuant to and in accordance with the Development District Act, and is geographically described in Section 1, Subsection 10 of the Development Program.

"Development Program" means this Development Program for Municipal Development District No. 2, initially adopted by the Council on February 14, 1984, and as it shall be modified. As defined in Minnesota Statutes, Section 469.125, Subdivision 5, a development program is a statement of objectives of the City for

improvement of a development district which contains a complete statement as to the public facilities to be constructed within the district, the open space to be created, the environmental controls to be applied, the proposed reuse of private property and the proposed operations of the district after the capital improvements within the district have been completed.

"Governing Body" means the duly elected Council.

"Municipal Industrial Development Act" means the statutory provisions of Minnesota Statutes, Sections 469.152 to 469.165, as amended.

"Municipality" means any city, however organized as defined in Minnesota Statutes, Section 469.125, Subdivision 2.

"Project Area" means the Development District as geographically described in Subsection 1, Subsection 10 of the Development Program.

"State" means the State of Minnesota.

"Tax Increment Bonds" means any general obligation or revenue tax increment bonds issued and to be issued by the City To finance the public costs associated with Municipal Development District No. 2, as stated in the Development Program and in the Tax Increment Financing Plans for the Tax Increment Financing Districts within Municipal Development District No. 2. The term "Tax Increment Bonds" shall also include any obligations issued to refund the Tax Increment Bonds.

"Tax Increment Financing District" means any tax increment financing district presently established or to be established in the future in Municipal Development District No. 2.

"Tax Increment Financing Act" means the statutory provisions of Minnesota Statutes, Sections 469.174 to 469.1799, inclusive, as amended.

SUBSECTION 1.1.

STATEMENT AND FINDING OF PUBLIC PURPOSE

The City Council (the "Council") of the City of Shoreview (the "City") determines that there is a need for development and redevelopment within the corporate limits of the City in the Development District to provide employment opportunities, to improve the tax base, maintain and renovate housing stock and to improve the general economy of the State. It is found that the area within the Development District is potentially more useful and valuable than is being realized under existing development, is less productive than is possible under this program and, therefore, is not contributing to the tax base to its full potential.

Therefore, the City has determined to exercise its authority to develop a modified program for improving Development District No. 2 of the City to provide impetus for private development, to maintain and increase employment, maintain and renovate housing stock, to utilize existing potential and to provide other facilities as are outlined in the Development Program adopted by the City.

The Council finds that the welfare of the City as well as the State of Minnesota requires active promotion, attraction, encouragement and development of economically sound industry, commerce and housing activities to carry out its stated public purpose objectives.

SUBSECTION 1.2.

STATUTORY AUTHORITY

The Council determines that it is desirable and in the public interest to modify, develop and administer a Development Program for Development District No. 2 (the "Development District") in the City to implement its Development District Plan, pursuant to the provisions of Sections 469.124 to 469.134, as amended, of Minnesota Statutes (the "Development District Act").

Funding of the necessary activities and improvements in the Development District shall be accomplished through tax increment financing in accordance with Minnesota Statutes, Sections 469.174 through 469.179, inclusive (the "Tax Increment Act") and through the use of industrial revenue bonds pursuant to the provisions of Chapter 469.152 to 469.165, as amended, of Minnesota Statutes (the "Municipal Industrial Development Act").

The City has designated the corporate limits (Modification No.4, 4/19/2010) of the City as Development District No. 2 as authorized by Minnesota Statutes, Section 469.126 of the Development District Act. Within the Development District, the City plans to undertake tax increment financing pursuant to Minnesota Statutes, Section 469.174, Subd. 10, 10(A), 11 and 12 of the Tax Increment Financing Act.

SUBSECTION 1.3.

STATEMENT OF OBJECTIVES

The Council determines that the modification of the Development District will provide the City with the ability to achieve certain public purpose goals not otherwise obtainable in the foreseeable future without City intervention in the normal development process. The public purpose goals include: restore and improve the tax base and tax revenue generating capacity of the Development District; increase employment opportunities; realize comprehensive planning goals; remove blighted conditions; revitalize the property within the Development District to create an attractive, comfortable, convenient, and efficient area for industrial, residential, commercial, governmental, convention, and related uses.

The City and Council seek to achieve the following Development District program objectives:

1. Promote and secure the prompt development of certain property in the Development District, which property is not now in productive use or in its highest and best use, in a manner consistent with the City's Comprehensive Plan and with a minimum adverse impact on the environment, and thereby promote and secure the development of other land in the City.
2. Promote and secure additional employment opportunities within the Development District and the City for residents of the City and the surrounding area, thereby improving living standards, reducing unemployment and the loss of skilled and unskilled labor and other human resources in the City.
3. Secure the increase of commercial property subject to taxation by the City, Independent School Districts, Ramsey County, and other taxing jurisdictions in order to better enable such entities to pay for governmental services and programs required to be provided by them.
4. Provide for the financing and construction of public improvements in and adjacent to the Development District, necessary for the orderly and beneficial development of the Development District and adjacent areas of the City.

5. Promote the concentration of commercial, office, and other appropriate development in the Development District so as to maintain the area in a manner compatible with its accessibility and prominence in the City.
6. Encourage local business expansion, improvement, and development, whenever possible.
7. Create a desirable and unique character within the Development District through quality land use alternatives and design quality in new and redeveloped buildings.
8. Encourage and provide maximum opportunity for private redevelopment of existing areas and structures which are compatible with the Development Program.
9. Specific objectives include:
 - a. Acquire land or space which is vacant, unused, underused or inappropriately used for new or expanding uses as well as supportive parking.
 - b. Encourage the renovation and expansion of existing businesses.
 - c. Acquire property containing structurally substandard buildings and remove structurally substandard buildings for which rehabilitation is not feasible.
 - d. Provide park improvements to compliment private development.
 - e. Eliminate blighting influences which impede potential development.
 - f. Acquisition of property to support park improvements and proposed development.
 - g. Provide opportunities for market rate and affordable housing development.
 - h. Fund and operate loan programs for housing improvement activities.
(Modification No. 4, 4/19/2010)

SUBSECTION 1.4.

ESTIMATED PUBLIC COSTS AND SUPPORTIVE DATA

The estimated costs of the public improvements to be made within the Development District and financed by tax increments will be derived from the tax increment financing districts within Development District No. 2. (See Appendix "D" of Tax Increment Plan)

SUBSECTION 1.5.

ENVIRONMENTAL CONTROLS

The proposed development activities in the Development District do not present significant environmental concerns. All municipal actions, public improvements and private development shall be carried out in a manner consistent with existing environmental standards.

SUBSECTION 1.6.

PROPOSED REUSE OF PROPERTY

The public improvements needed to bring about the redevelopment of property may include acquisition of buildings, demolition and removal, site improvements, and general improvements. The estimated public improvement costs will be summarized in each of the applicable tax increment financing plans.

The Development Program does contemplate the acquisition of private property at such time as a private developer presents an economically feasible program for the reuse of that property. Proposals, in order to be considered, must be within the framework of the above cited goals and objectives, and must clearly demonstrate feasibility as a public program. Prior to formal consideration of the acquisition of any property, the City Council will require a binding contract, performance bond, and/or other evidence or guarantees that a supporting tax increment or other funds will be available to repay the public cost associated with the proposed acquisition. It shall be the intent of the City to negotiate the acquisition of property whenever necessary. Appropriate restrictions regarding the reuse and redevelopment of property shall be incorporated into any land sale contract or development agreement to which the City is a part.

SUBSECTION 1.7.

ADMINISTRATION AND MAINTENANCE OF DEVELOPMENT DISTRICT

Maintenance and operation of the public improvements will be the responsibility of the Manager of the City who shall serve as Administrator of the Development District. Each year the Administrator will submit to the Council the maintenance and operation budget for the following year.

The Administrator will administer the Development District pursuant to the provisions of Minnesota Statutes, Section 469.131 of the Development District Act; provided, however, that such powers may only be exercised at the direction of the Council. No action taken by the Administrator pursuant to the above mentioned powers shall be effective without authorization by the Council.

SUBSECTION 1.8.

REHABILITATION

Owners of properties within the Development District will be encouraged to rehabilitate their properties to conform with the applicable state and local codes and ordinances, as well as any design standards. Owners of properties who purchase property or receive assistance within the Development District from the City may be required to rehabilitate their properties as a condition

of sale of land. The City will provide such rehabilitation assistance as may be available from federal, state or local sources.

SUBSECTION 1.9.

RELOCATION

The City accepts its responsibility for providing for relocation pursuant to Minnesota Statutes, Section 469.133 of the Development District Act, if applicable.

SUBSECTION 1.10.

BOUNDARY OF DEVELOPMENT DISTRICT

(Modification No. 4, 4/19/2010)

MDD #1 (Removed 5/15/95)

MDD#2 (Modification No.4, 4/19/2010)

The boundary of MDD #2 will include **all** of the following **Sections**:

Sections 2, 3, 4, 11, 14, 23, 24, 25, 26, 35, 36

The boundary of MDD#2 will include **partial** of the following **Sections**:

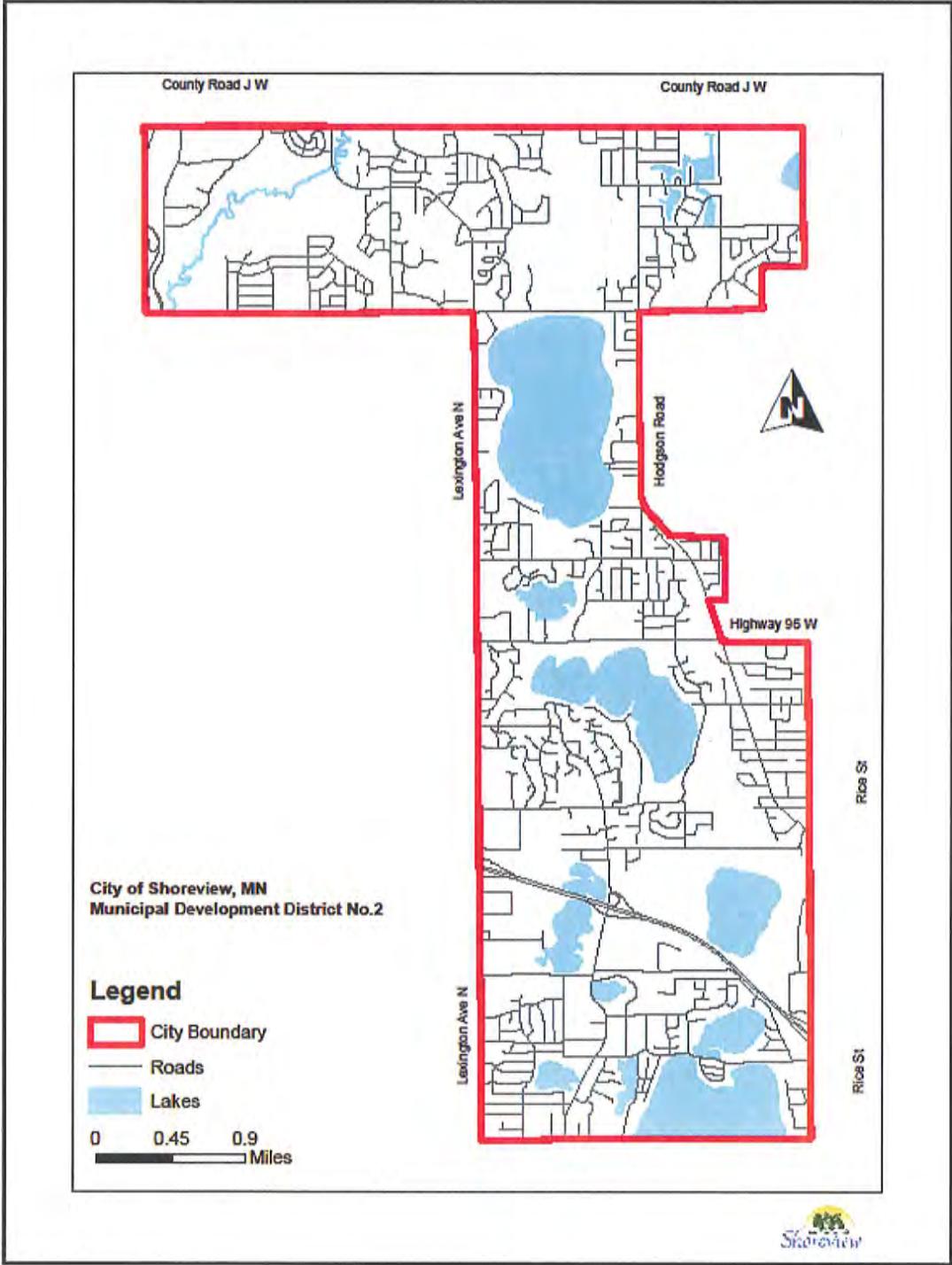
Section 1: Includes the portion containing the corporate limits of the City of Shoreview and excluding the portion of the Section residing in the corporate limits of the City of North Oaks.

Section 13: Includes the portion containing the corporate limits of the City of Shoreview and excluding the portion of the Section residing in the corporate limits of the City of North Oaks.

(AS MODIFIED AUGUST 20, 2012)

The boundaries of Municipal Development District No. 2 are not being changed as part of the modification to Municipal Development District No. 2

SEE MAP ON FOLLOWING PAGE



**Section 2 - Tax Increment Financing Plan
for Tax Increment Financing District No. 8**

Subsection 2-1. Foreword

The City of Shoreview (the "City"), staff and consultants have prepared the following information to expedite the establishment of Tax Increment Financing District No. 8 (the "District"), a redevelopment tax increment financing district, located in Municipal Development District No. 2.

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 469.134*, inclusive, as amended, and *M.S., Sections 469.174 to 469.1799*, inclusive, as amended (the "Tax Increment Financing Act" or "TIF Act"), to assist in financing public costs related to this project.

This plan constitutes the Tax Increment Financing Plan (the "TIF Plan") for the District. Other relevant information is contained in the Modification to the Development Program for Municipal Development District No. 2.

Subsection 2-3. Statement of Objectives

The District currently consists of portions of four parcels of land and adjacent and internal rights-of-way, including Owasso Street and designated portions of County Road E, Victoria Street and the adjacent railroad property owned and operated by Canadian Pacific Railroad. The District is being created to assist with the redevelopment of the Midland Plaza Shopping Center site. The shopping center will be demolished, and Owasso Street will be vacated and realigned to make a buildable site for a new 104 unit market rate apartment building called Lake View Terrace. The project will be owned by Lake View Terrace, LLC and operated by Tycon Companies, the manager of the adjacent Midland Terrace apartment complex.

Please see Appendix A for further District information.

The City has not entered into an agreement at the time of preparation of this TIF Plan, but construction of the road improvements are likely to commence in spring/summer 2013 and the new market rate apartment building in summer/fall 2013. This TIF Plan is expected to achieve many of the objectives outlined in the Development Program for Municipal Development District No. 2.

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 Municipal Development District No. 2 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.
5. The City proposes both public and private infrastructure within the District. The proposed reuse of private property within the District will be for a 104 unit market rate apartment building and there will be continued operation of Municipal Development District No. 2 after the capital improvements within Development District No. 2 have been completed.

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

The District encompasses all property and adjacent and internal rights-of-way identified by the parcels listed in Appendix C of this TIF Plan. Additionally, the District contains portions of County Road E, Victoria Street and the adjacent Railroad property impacted by the reconstruction of the intersection of County Road E/Owasso Street and Victoria Street. 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 469.1799*, as amended, inclusive, finds that the District, to be established, is a redevelopment district pursuant to *M.S., Section 469.174, Subd. 10* as defined below:

"Redevelopment district" means a type of tax increment financing district consisting of a project, or portions of a project, within which the authority finds by resolution that one or more of the following conditions, reasonably distributed throughout the district, exists:

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

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

(3) tank facilities, or property whose immediately previous use was for tank facilities, as defined in section 115C.02, subdivision 15, if the tank facilities:

(i) have or had a capacity of more than 1,000,000 gallons;

(ii) are located adjacent to rail facilities; and

(iii) have been removed or are unused, underused, inappropriately used, or infrequently used; or

(4) a qualifying disaster area, as defined in subdivision 10b.

(b) 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.

(c) 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. The municipality may not make such a determination without an interior inspection of the property, but need not have an independent, expert appraisal prepared of the cost of repair and rehabilitation of the building. 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. Items of evidence that support such a conclusion include recent fire or police inspections, on-site property tax appraisals or housing inspections, exterior evidence of deterioration, or other similar reliable evidence. 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, clause (1). Failure of a building to be disqualified under the provisions of this paragraph is a necessary, but not a sufficient, condition to determining that the building is substandard.

(d) A parcel is deemed to be occupied by a structurally substandard building for purposes of the finding under paragraph (a) or by the improvements described in paragraph (e) if all of the following conditions are met:

(1) the parcel was occupied by a substandard building or met the requirements of paragraph (e), as the case may be, within three years of the filing of the request for certification of the parcel as part of the district with the county auditor;

(2) the substandard building or the improvements described in paragraph (e) were demolished or removed by the authority or the demolition or removal was financed by the authority or was done by a developer under a development agreement with the authority;

(3) the authority found by resolution before the demolition or removal that the parcel was occupied by a structurally substandard building or met the requirements of paragraph (e) and that after demolition and clearance the authority intended to include the parcel within a district; and

(4) upon filing the request for certification of the tax capacity of the parcel as part of a district, the authority notifies the county auditor that the original tax capacity of the parcel must be adjusted as provided by section 469.177, subdivision 1, paragraph (f).

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

(f) For districts consisting of two or more noncontiguous areas, each area must qualify as a redevelopment district under paragraph (a) to be included in the district, and the entire area of the district must satisfy paragraph (a).

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

- The District will be a redevelopment district consisting of portions of 4 parcels (new plat to be filed with Ramsey County) plus the portions of County Road E, Victoria Street and the Railroad property impacted by the reconstruction of the intersection. (See Appendix A and B for details).
- An inventory shows that parcels consisting of 70% of the area in the District are occupied by building, streets, utilities or other improvements.
- An inspection of the buildings located within the District finds that more than 50 percent of the buildings are structurally substandard 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 or 273.112 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 M.S., Section 469.176, Subd. 1*, the duration 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 26 years after receipt of the first increment by the City. The date of receipt by the City of the first tax increment is expected to be 2015. Thus, it is estimated that the District, including any modifications of the TIF Plan for subsequent phases or other changes, would terminate after 2040, or when the TIF Plan is satisfied. If the first increment is received in 2016, the term of the District will be 2041. 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 2011 for taxes payable 2012.

Pursuant to *M.S., Section 469.177, Subds. 1 and 2*, the County Auditor shall certify in each year (beginning in the payment year 2013) 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 2012. The ONTC and the Original Local Tax Rate for the District appear in the table below.

Pursuant to *M.S., Section 469.174 Subd. , and M.S., Section 469.177, Subd. 1, 2, and 4*, the estimated Captured Net Tax Capacity (CTC) of the District, within Municipal Development District No. 2, 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 2015. 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)	\$149,500	
Original Estimated Net Tax Capacity (ONTC)	\$16,335	
Estimated Captured Tax Capacity (CTC)	\$133,165	
Original Local Tax Rate	131.4740%	Pay 2012
Estimated Annual Tax Increment (CTC x Local Tax Rate)	\$175,077	
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 has determined that no 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

Public Improvement costs, acquisition, relocation, utilities, street and sidewalks, and site preparation costs and other costs outline in the Use of Funds will be financed primarily through the annual collection of tax increments. The City reserves the right to use other sources of revenue legally applicable to the City and the Plan, including but not limited to, special assessments, general property taxes, state aid for road maintenance and construction, proceeds from the sale of land, other contributions from the developer and investment income, to pay for the estimated public costs.

The City reserves the right to incur bonded indebtedness or other indebtedness as a result of the Plan. As presently proposed, the project will be financed through a loan from Tax Increment District No. 1 with the loan repayment plus interest being the first use of the tax increment generated by the new TIF District No. 8. TIF District No. 1 is a pre-1990 district which allows for pooling outside of the district, but within the Development District for MDD No. 2. Additional indebtedness may be required to finance other authorized activities. The total amount of bonded indebtedness or other indebtedness related to the use of tax increment financing will not exceed \$3,100,000 without a modification to the Plan pursuant to applicable statutory requirements.

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 City may also finance the activities to be undertaken pursuant to the TIF Plan through loans from funds of the City or to reimburse the developer on a "pay-as-you-go" basis for eligible costs paid for by a developer.

The total estimated tax increment revenues for the District are expected to be approximately \$4,884,562 as shown in the table below:

SOURCES OF FUNDS	TOTAL
Tax Increment	\$4,885,000
Met Council LCDA Grant	\$ 655,000
Ramey County	\$ 360,000
Private Assessment Bond	\$1,000,000
PROJECT REVENUES	\$5,900,000
Inter-fund Loan/Transfer from TIF No. 1	\$1,100,000
TOTAL PROJECT AND FINANCE REVENUES	\$8,900,000

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 \$3,100,000. Such bonds may be in the form of pay-as-you-go notes, revenue bonds or notes, general obligation bonds, or inter fund 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 demolition of an existing retail strip center; realign Owasso Street, Victoria Street and County Road E; upgrade the railroad crossing and signalization; in order to construction of a 104 unit- six story market rate luxury apartment building. 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>
Streets and Sidewalks	\$2,550,000
Rail road Signal/Crossing	\$ 350,000
Demolition/Site Improvements	\$ 205,000
Parking Facilities	\$ 2,000,000
<u>Administrative Costs (up to 10%)</u>	<u>\$ 480,000</u>
PROJECT COST TOTAL	\$5,585,000
Private Assessment Bond	\$1,000,000
Inter-fund Loan from TIF No. 1 Principal	\$1,100,000
Loan Interest	\$ 1,215,000
TOTAL FINANCING AND PROJECT COSTS	\$8,900,000

For purposes of OSA reporting forms, uses of funds include inter fund loans, bond principal, TIF Note principal, and transfers, all in the principal amount of up to \$3,100,000. These amounts are not cumulative, but represent the various forms of "bonds" included within the concept of bonded indebtedness under the TIF Act.

The total project cost, including financing costs (interest) listed in the table on the previous page does not exceed the total projected tax increments for the District as shown in Appendix D.

Estimated capital and administrative costs listed above are subject to change among categories by modification of the TIF Plan without hearings and notices as required for approval of the initial TIF Plan, so long as the total capital and administrative costs combined do not exceed the total listed on the previous page.

Further, the City may spend up to 25 percent of the tax increments from the District for activities (described in the table on the previous page) located outside the boundaries of the District but within the boundaries of the Project (including administrative costs, which are considered to be spend outside the District), subject to all other terms and conditions of 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; and
- (22) Federal loan funds provided through the United States Department of Commerce, Economic Development Administration.

The City will comply with M.S., Sections 116J.993 to 116J.995 to the extent the tax increment assistance under this TIF Plan qualifies for the exemption for housing (7) listed above and on the previous page.

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. The City is aware that the county could claim that tax increment should be used for county roads, even after the public hearing.

Tax increment from TIF District No. 8 will be used to offset the costs of the reconstruction and signalization of both County Road E [Ramsey County 15] and Victoria Street [County Road 52]. The estimates for the road reconstruction project (2012 figures) and the proposed financing split are depicted in the table below.

<i>Road Project</i>	<i>Ramsey County Cost</i>	<i>City of Shoreview</i>
<i>County Road E</i>	<i>230,009</i>	<i>456,929</i>
<i>Victoria Street</i>	<i>67,000</i>	<i>545,517</i>
<i>Owasso Street Signal</i>	<i>33,500</i>	<i>16,500</i>
<i>CP Rail Crossing Upgrade</i>	<i>0</i>	<i>350,000</i>
<i>Totals</i>	<i>330,509</i>	<i>1,368,946</i>

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

	2011/Pay 2012 Total Net Tax Capacity	Estimated Captured Tax Capacity (CTC) Upon Completion	Percent of CTC to Entity Total
Ramsey County	480,575,818	133,165	0.000277%
City of Shoreview	29,471,145	133,165	0.004518%
Moundsview ISD No.621	94,727,714	133,165	0.001406%

IMPACT ON TAX RATES

	Pay 2012 Extension Rates	Percent of Total	CTC	Potential Taxes
Ramsey County	.61316	46.64%	133,165	81,652
City of Shoreview	.33252	25.29%	133,165	44,280
Moundsview ISD No.621	.29044	22.09%	133,165	38,676
Other (HRA, EDA, et.al)	<u>.07861</u>	<u>5.98%</u>	133,165	<u>10,468</u>
Total	1.31474	100%		\$175,076

The estimates listed display the captured tax capacity when all construction is completed. The tax rate used for calculations is the actual Pay 2012 rate. The total net capacity for the entities listed is based on actual Pay 2012 figures.

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 \$4,884,562;
- (2) Probable impact of the District on city provided services and ability to issue debt. An impact of the District on police protection is expected. 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 require that the City expand its police force.

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 and include fire protection equipment.

The development will impact traffic movements in the area. The additional traffic will managed through the reconstruction of Owasso, Victoria and County Road E as part of the development project. These costs in addition to additional traffic signals and trails will improve safety in the area. The costs for these public improvements will be paid for out of revenues generated in the TIF District.

The development in the District is expected to contribute an estimated \$68,122 in local sanitary sewer (SAC) and water (WAC) connection charges. This does not include water meter fees or fees charged by the Metropolitan Council.

The probable impact of any District general obligation tax increment bonds on the ability to issue debt for general fund purposes is expected to be minimal. There may be some general obligation debt issued in relation to this project, however, the amount will be such that 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 \$1,005,539;
- (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 \$2,123,057;
- (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 TIF 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:

- **ULI Study** - Technical Assistance Panel, Midland Terrace Site, 5/19/09
- **City Council reports or workshops (dates):** 7/09/09 ULI Workshop with PC; 8/1/11 LCDA Grant authorization to submit; 3/05/12 - Concept Stage PUD;
- **Planning Commission reports/workshops:** 7/09/09 ULI Workshop with CC, 2/28/12 Concept Stage PUD
- **LCDA Grant Application - Date & Title:** 7/15/11 Midland Terrace Plaza Redevelopment
- **Housing Action Plan** - page 12
- **EDA Staff Reports:** 8/13/2012; 7/9/2012; 6/11/2012; 5/9/2011; 4/9/2012;
- **Engineering and Consulting Engineer Reports:** CC Report 4/16/2012

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 following the date of certification of the original net tax capacity by the county auditor, but shall not be enlarged after five years following the date of certification of the original net tax capacity by the county auditor. If an economic development 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. 12*, 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. Economic Development districts, for which the request for certification date was made after June 30, 2009, may be enlarged provided the request for certification date of the enlargement is made prior to June 30, 2012.

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; or
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, 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 Treasurer 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 July 2015 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 Municipal Development District No. 2 pursuant to *M.S., Sections 469.124 to 469.134*;
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 Municipal Development District No. 2 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 Ramsey 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. If the request for certification of the District was made after June 30, 2009 and no later than June 30, 2012 and construction commenced in the District by January 1, 2011, tax increments from the District may also be used to provide improvements, loans, subsidies, grants, interest rate subsidies, or assistance in any form to developments consisting of buildings and ancillary facilities. Remaining increment funds will be used for City administration (up to 10 percent) and 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 Municipal Development District No. 2 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 of the property acquired and which provides recourse for the City should the development 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.

There currently is not a minimum assessment agreement between the developer and the City of Shoreview.

Subsection 2-23. Administration of the District

Administration of the District will be handled by the City Manager.

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 OSA 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 cash flow 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 Municipal Development District No. 2 pursuant to *M.S., Sections 469.124 to 469.134*. 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 75 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 25 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 75 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, 75 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*.

Subsection 2-27. Summary

The City of Shoreview is establishing the District to preserve and enhance the tax base; to facilitate the demolition of an existing retail strip center; realign and reconstruct portions of Owasso Street, Victoria Street and County Road E; upgrade the railroad crossing and signalization; and construct a 104 unit- six story market rate luxury apartment building in the City. The TIF Plan for the District was prepared by Kirstin Barsness, Development Consultant, 24438 Imperial Court, Forest Lake, Minnesota 55025, telephone 651-408-1032. Reviewed by Robert Deike, attorney, Bradley & Deike, 4018 West 65th Street Suite 100, Edina, Minnesota 55435, telephone 952-926-5337.

Appendix A

Project Description

The proposed Tax Increment District No. 8 (the "District") is to facilitate the demolition of an existing retail strip center; realign Owasso Street, Victoria Street and County Road E; upgrade the railroad crossing and signalization; and construct a 104 unit- six story market rate luxury apartment building in the City.

Project Financing

In May 2009, Midland Terrace Apartments was the subject of a technical assistance panel through the Urban Land Institute sponsored by the Regional Council of Mayors. Through the process, the property owners with technical assistance from City and the City's consulting Engineers, SEH, began discussions on the realignment of Owasso Street to a new building pad for a new market rate apartment building. The realignment requires the demolition of an existing strip center also held by the apartment owners.

Ramsey County needed to be involved with the road realignment discussions since it has jurisdiction over Victoria Street and County Road E. Realigning Owasso Street is the catalyst for a major road reconstruction project of the intersection of Owasso, Victoria and County Road E. Ramsey County limited its financial participation to approximately \$360,000 of the total \$2,550,000. The road project was not a part of its capital improvement program and but for the new apartment building, the County would not be considering any upgrade to Victoria or County Road E.

CP Rail was notified that road improvement would occur at its crossing on Victoria Street. In order for the Victoria road improvements to move forward, CP required that the City of Shoreview upgrade its crossing and signal for an additional \$350,000. The budget for the public improvements is currently estimated at \$2,900,000 including engineering and contingency costs. The reconstructed sections of Owasso, Victoria and County E will be included in the boundary of the TIF District. (see Appendix C for maps)

Adjacent uses to the project include a school, a fire station and sliver of Deluxe's property which will need to be acquired for additional right-of-way. It is the City's finding that the road project would not occur if the apartment building was not being constructed. Conversely, the apartment building cannot be built without the road improvement taking place. It is necessary to reconstruct Owasso Street prior to the apartment building construction in order to provide a building pad. Therefore, the road component of the overall project will commence in spring/summer of 2013, while the apartment building construction is scheduled for 2013.

Given the scope and cost of the road reconstruction is prohibitive for a single property to assume; coupled with the improvement of safety concerns in the area, the City of Shoreview elected to financially assist the project. Shoreview was successful in receiving a Livable Communities Demonstration Account Grant for \$655,000 to offset grant eligible costs.

The City will utilize an inter-fund loan from TIF District No. 1 to TIF District No. 8 in the amount of approximately \$1,100,000 to front a portion of the costs of the road reconstruction project. The developer has agreed to fund \$1,000,000 in road costs through a 20 year improvement (assessment) bond. The entire inter-fund loan will be repaid to Tax Increment District No. 1 through new increment generated from TIF District No. 8. The tax increment generated in TIF No. 8 will be divided between the City and the Developer. The City will receive 33% of the increment generated after District Administration and the Office of the State Auditor fee have been accounted. The remaining 67% will be distributed to the developer for payment on a \$2,000,000 pay-as-you-go note.

The developer has provided a list of TIF eligible activities in excess of \$2,783,000, including, but not limited to the demolition of strip center, site improvements, utilities, and parking facilities.

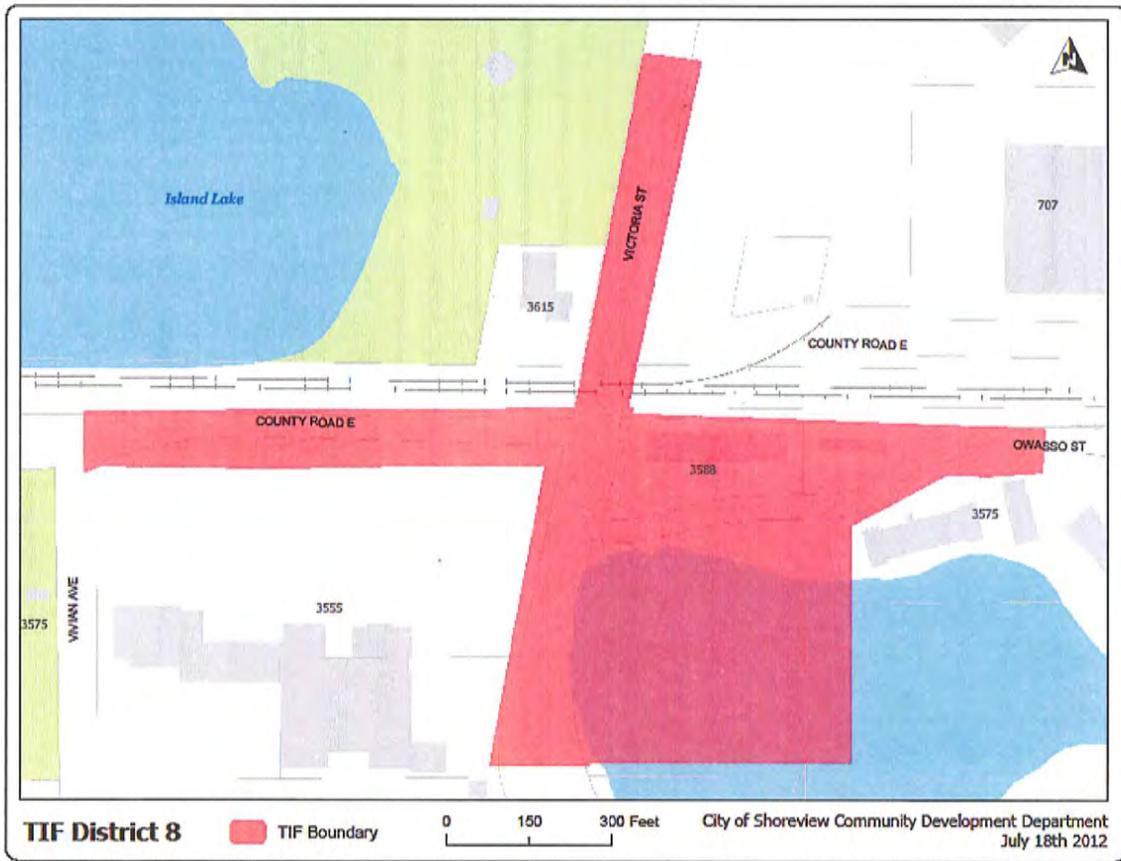
The Total Project cost is estimated to be approximately \$ 27,085,000. The proposed Source and Use is depicted below and is subject to change until the project is constructed. The table does not represent the interest accrued on the inter-fund loan:

USE		SOURCE	
Land Acquisition	890,000	Equity*	10,500,000
Site Development	586,000	Conventional Loan*	12,170,000
Building Cost	18,809,000	Land Transfer*	890,000
Architectural/Engineering	665,000	LCDA Grant	655,000
Legal Fees	50,000	Ramsey Co.	360,000
Financing/Start-up Costs	575,000	Inter Fund TIF loan –City Share	1,100,000
Interest During Construction	760,000	Improvement Bond	1,000,000
Soft Costs	350,000		
Contingencies	1,500,000		
Lakeview Terrace subtotal	24,185,000		
Rail Road Crossing upgrade	350,000		
Road Reconstruction	2,550,000		
TOTAL	\$ 27,085,000		\$ 27,085,000

Note: All funding sources depicted with a * are subject to change until project is constructed.

Appendix B

Map of Tax Increment District No. 8 Lakeview Terrace



Appendix C

Description of Property to be Included in the District

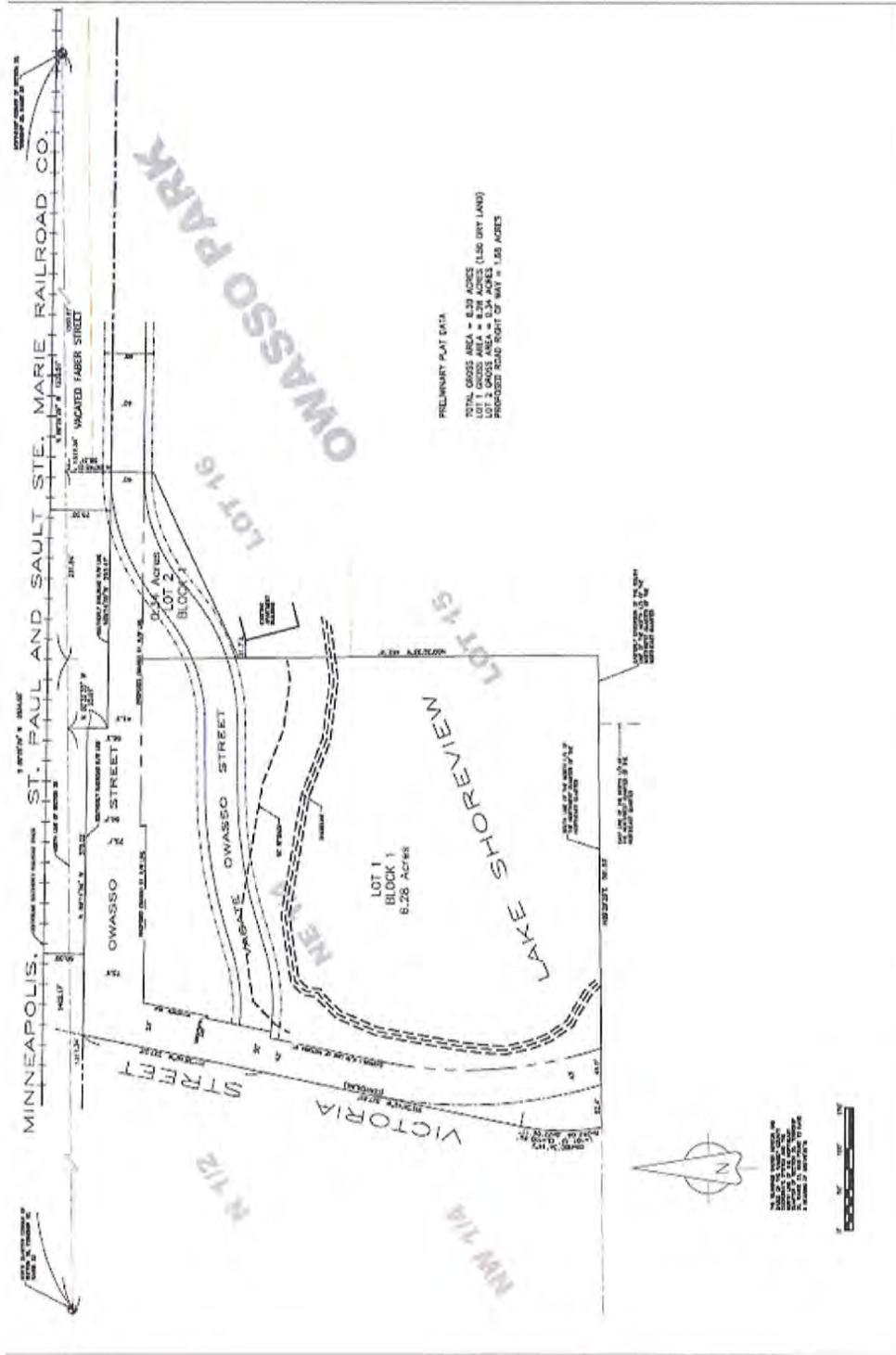
The District encompasses the following portions of property and adjacent rights-of-way and abutting roadways identified by the parcels listed below. The property will be platted at a later date. A copy of the proposed plat and parcel configuration is on page 32.

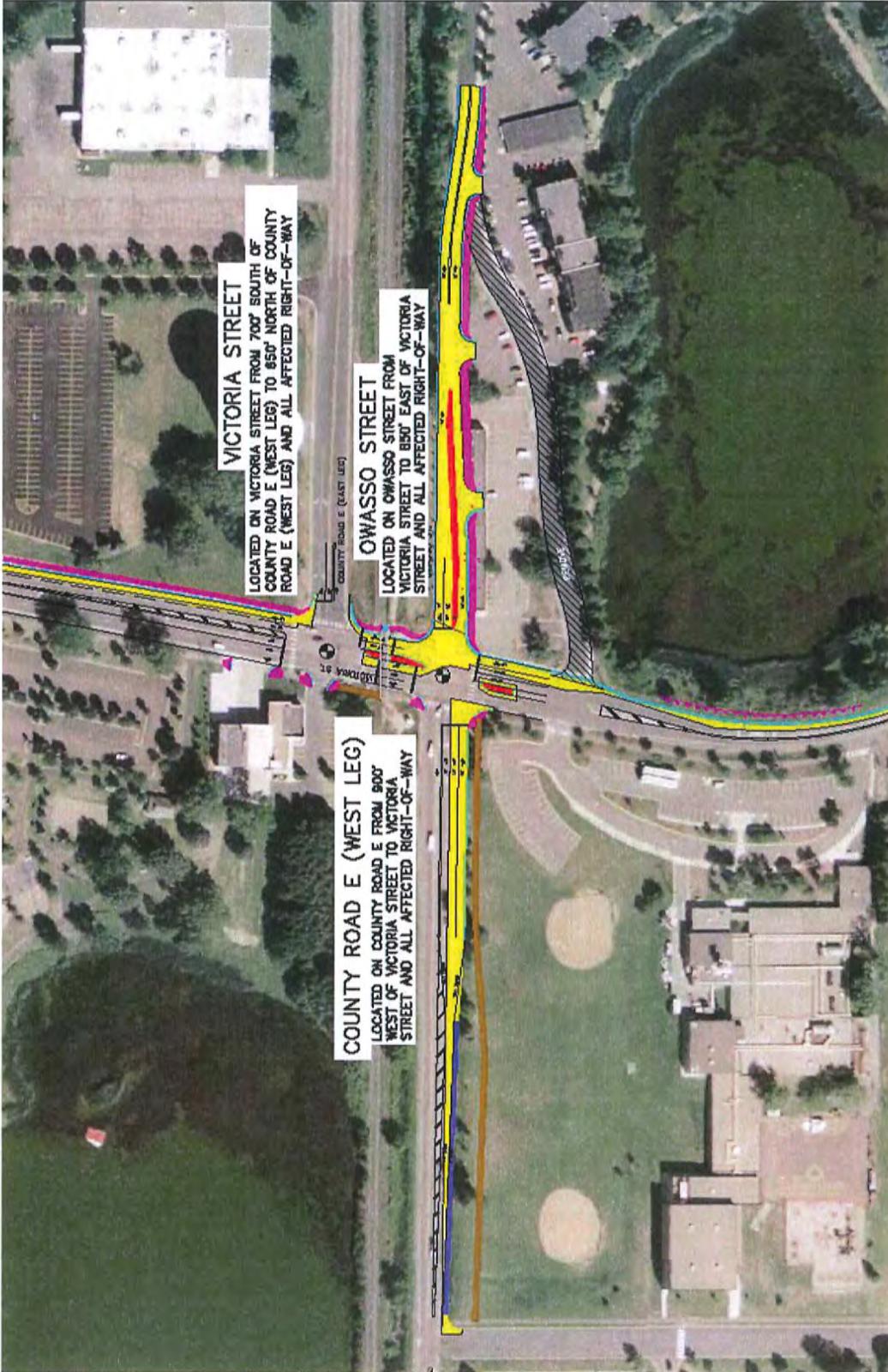
PARCEL NUMBERS	PERCENT IN TO BE IN DISTRICT	OWNER
35.30.23.12.0012	100%	Terrace Apartments Company
35.30.23.11.0023	25%	Terrace Apartments Company
35.30.23.12.0003	100%	Terrace Apartments Company
35.30.23.11.0022	8%	Terrace Apartments Company

The District will also encompass following portions of the road reconstruction (see map on page 33):

Owasso Street	Section located on Owasso Street from Victoria Street to 850 feet east of Victoria Street and all affected right-of-way
Victoria Street	Section located on Victoria Street from 700 feet south of County Road E (west leg) to 650 feet north of County Road E (west leg) and all affected right-of-way
County Road E (West Leg)	Section located on County Road E from 900 feet west of Victoria Street to Victoria Street and all affected right-of-way

PROPOSED PLAT – To be platted as May 2012





Appendix D

LAKEVIEW TERRACE APARTMENTS

City of Shoreview

Redevelopment Tax Increment District

T.I.F. CASH FLOW ASSUMPTIONS		
District	New Redevelopment District	
Inflation Rate - Every _ Years		0.00%
Interfund Loan Interest Rate:		2.75%
Pay as you go interest rate:		5.50%
Note Issued Date (Present Value Date):		01-Aug-14
Local Tax Rate - Frozen	131.4740%	est Pay 2013
Fiscal Disparities Election (A - inside or B outside)		N/A
Year District was certified		Pay 2012
Assumes First Tax Increment For District		2015
Years of Tax Increment		26
Assumes Last Year of Tax Increment		2041
Fiscal Disparities Ratio		N/A
Fiscal Disparities Metro Wide Tax Rate		N/A
Local Tax Rate - Current	131.4740%	
State Wide Property Tax Rate (Used for total taxes)		N/A
Market Value Tax Rate (used for total taxes)		N/A
Commercial Industrial Class Rate		1.5%-2.0%
First 150,000		1.50%
Over 150,000		2.00%
Rental Class Rate		1.25% Pay 2012
Residential Class Rate - Under \$500,000		1.00%
Over \$500,000		1.25%

BASE VALUE INFORMATION (Original Tax Capacity)										
PID	Land Market Value	Building Market Value	Percentage of value used for District	Total Original Market Value*	Tax Year Original Market Value	Property Tax Class Rate	Original Tax Capacity	Tax rate After Conversion	After Conversion Orig. Tax Cap.	
35.30.23.12.001 \$	322,700.00 \$	569,400.00 \$	1.00	892,100.00	2012	Commercial	\$ 17,842.00	Rental	\$ 11,151.25	
35.30.23.11.002 \$	319,000.00 \$	828,600.00 \$	0.25	319,000.00	2012	Rental	\$ 3,987.60	Rental	\$ 3,987.50	
35.30.23.12.000 \$	87,600.00 \$	- \$	1.00	87,600.00	2012	Rental (vacant)	\$ 1,095.00	Rental	\$ 1,095.00	
35.30.23.11.002 \$	8,100.00 \$	- \$	0.08	8,100.00	2012	Rental (vacant)	\$ 101.25	Rental	\$ 101.25	
Totals				\$ 1,306,800.00			\$ 23,025.75		\$ 16,335.00	

Note:

1. *Base Value provided by Ramsey County Assessor's Office on April 23, 2012

PROJECT INFORMATION						
Use	Total Sq. Ft./Units	Est. Market Value Per Unit*	Total Estimated Market Value	Property Tax Class Rate	Project Tax Capacity	Percentage Completed 2014
Lakeview Terrace Apartment	104	115,000	11,960,000	Rental	149,500	100%
TOTAL						

Note:

1.* Market Value is based on project provided by the Ramsey County Assessor's Office. Maybe revised when additional information on project construction is available.

TAX CALCULATIONS						
Use	Total Tax Capacity	Local Taxes	Fiscal Disparities Taxes	State-wide Property Taxes	Market Value Taxes	Total Taxes
Midland Terrace Apt.	149,500	178,615	0	0	0	178,615
TOTAL	149,500	178,615	0	0	0	178,615

Note:

1. Taxes and tax increment will vary significantly from year to year depending upon value, rates, state laws and other factors.

2. Development Program is located in School District #621

LAKEVIEW TERRACE APARTMENTS
CITY OF SHOREVIEW
REDEVELOPMENT TAX INCREMENT DISTRICT

Project Tax Capacity	Original Tax Capacity	Captured Tax Capacity	Local Tax Rate	Annual Gross Tax Increment	Short Annual Gross Tax Increment	Auditor's 0.35% Increment	Admin. 10.00% Increment	City Portion of Tax Increment	City Present Value	Developer Portion of Tax Increment	City Present Value	Developer Portion of Tax Increment	Developer Present Value	PERIOD ENDING Yrs.	Tax Year	Payment Due
23,026	0	0	0	0	0	0	0	0	0	0	0	0	0	2013	2013	2/1/2013
23,026	0	0	0	0	0	0	0	0	0	0	0	0	0	2014	2014	2/1/2014
16,335	132,166	0	1.314740%	175,077	67,559	315	6,722	25,905	23,867	52,596	23,867	52,596	44,695	2015	2015	8/1/2015
150,246	153,913	0	1.314740%	176,060	86,050	317	6,721	25,905	247,411	52,596	247,411	52,596	153,194	2016	2016	2/1/2016
150,899	153,913	0	1.314740%	177,048	86,050	317	6,721	25,905	70,768	52,596	70,768	52,596	130,768	2016	2016	8/1/2016
151,754	153,913	0	1.314740%	177,048	86,050	317	6,721	25,905	153,864	52,596	153,864	52,596	130,768	2017	2017	2/1/2017
152,512	153,913	0	1.314740%	178,040	86,050	320	6,870	26,344	151,200	53,185	151,200	53,185	132,520	2018	2018	2/1/2018
153,275	153,913	0	1.314740%	178,038	86,020	320	6,870	26,344	182,650	53,486	182,650	53,486	132,520	2018	2018	8/1/2018
154,041	153,913	0	1.314740%	180,041	89,519	322	6,920	26,451	183,620	53,486	183,620	53,486	132,520	2019	2019	2/1/2019
154,812	153,913	0	1.314740%	181,046	89,519	322	6,920	26,451	205,501	53,786	205,501	53,786	132,520	2019	2019	8/1/2019
155,596	153,913	0	1.314740%	182,061	89,519	322	6,920	26,451	227,066	53,786	227,066	53,786	132,520	2020	2020	2/1/2020
156,364	153,913	0	1.314740%	183,078	90,020	324	6,970	26,640	248,617	54,097	248,617	54,097	132,520	2020	2020	8/1/2020
157,145	153,913	0	1.314740%	184,101	90,020	324	6,970	26,640	269,640	54,097	269,640	54,097	132,520	2021	2021	2/1/2021
157,931	153,913	0	1.314740%	185,129	90,020	324	6,970	26,640	290,664	54,097	290,664	54,097	132,520	2021	2021	8/1/2021
158,721	153,913	0	1.314740%	186,162	90,020	324	6,970	26,640	311,688	54,097	311,688	54,097	132,520	2022	2022	2/1/2022
159,514	153,913	0	1.314740%	187,200	91,030	328	6,970	26,640	332,712	54,097	332,712	54,097	132,520	2022	2022	8/1/2022
159,312	153,913	0	1.314740%	188,244	91,539	330	6,970	26,640	353,736	54,097	353,736	54,097	132,520	2023	2023	2/1/2023
161,114	153,913	0	1.314740%	189,262	92,051	331	6,970	26,640	374,760	54,097	374,760	54,097	132,520	2023	2023	8/1/2023
161,919	153,913	0	1.314740%	190,346	92,565	315	6,970	26,640	395,784	54,097	395,784	54,097	132,520	2024	2024	2/1/2024
162,728	153,913	0	1.314740%	191,405	93,081	317	6,970	26,640	416,808	54,097	416,808	54,097	132,520	2024	2024	8/1/2024
163,542	153,913	0	1.314740%	192,470	93,600	319	6,970	26,640	437,832	54,097	437,832	54,097	132,520	2025	2025	2/1/2025
164,360	153,913	0	1.314740%	193,539	94,122	320	6,970	26,640	458,856	54,097	458,856	54,097	132,520	2025	2025	8/1/2025
165,182	153,913	0	1.314740%	194,615	94,646	322	6,970	26,640	479,880	54,097	479,880	54,097	132,520	2026	2026	2/1/2026
166,008	153,913	0	1.314740%	195,761	95,173	324	6,970	26,640	500,904	54,097	500,904	54,097	132,520	2026	2026	8/1/2026
166,838	153,913	0	1.314740%	196,915	95,703	326	6,970	26,640	521,928	54,097	521,928	54,097	132,520	2027	2027	2/1/2027
167,672	153,913	0	1.314740%	198,069	96,235	328	6,970	26,640	542,952	54,097	542,952	54,097	132,520	2027	2027	8/1/2027
168,510	153,913	0	1.314740%	199,223	96,770	330	6,970	26,640	563,976	54,097	563,976	54,097	132,520	2028	2028	2/1/2028
169,353	153,913	0	1.314740%	200,377	97,307	331	6,970	26,640	585,000	54,097	585,000	54,097	132,520	2028	2028	8/1/2028
169,200	153,913	0	1.314740%	201,531	97,847	315	6,970	26,640	606,024	54,097	606,024	54,097	132,520	2029	2029	2/1/2029
169,047	153,913	0	1.314740%	202,685	98,387	317	6,970	26,640	627,048	54,097	627,048	54,097	132,520	2029	2029	8/1/2029
168,894	153,913	0	1.314740%	203,839	98,927	319	6,970	26,640	648,072	54,097	648,072	54,097	132,520	2030	2030	2/1/2030
168,741	153,913	0	1.314740%	205,000	99,467	321	6,970	26,640	669,096	54,097	669,096	54,097	132,520	2030	2030	8/1/2030
168,588	153,913	0	1.314740%	206,161	100,007	323	6,970	26,640	690,120	54,097	690,120	54,097	132,520	2031	2031	2/1/2031
168,435	153,913	0	1.314740%	207,322	100,547	325	6,970	26,640	711,144	54,097	711,144	54,097	132,520	2031	2031	8/1/2031
168,282	153,913	0	1.314740%	208,483	101,087	327	6,970	26,640	732,168	54,097	732,168	54,097	132,520	2032	2032	2/1/2032
168,129	153,913	0	1.314740%	209,644	101,627	329	6,970	26,640	753,192	54,097	753,192	54,097	132,520	2032	2032	8/1/2032
167,976	153,913	0	1.314740%	210,805	102,167	331	6,970	26,640	774,216	54,097	774,216	54,097	132,520	2033	2033	2/1/2033
167,823	153,913	0	1.314740%	211,966	102,707	333	6,970	26,640	795,240	54,097	795,240	54,097	132,520	2033	2033	8/1/2033
167,670	153,913	0	1.314740%	213,127	103,247	335	6,970	26,640	816,264	54,097	816,264	54,097	132,520	2034	2034	2/1/2034
167,517	153,913	0	1.314740%	214,288	103,787	337	6,970	26,640	837,288	54,097	837,288	54,097	132,520	2034	2034	8/1/2034
167,364	153,913	0	1.314740%	215,449	104,327	339	6,970	26,640	858,312	54,097	858,312	54,097	132,520	2035	2035	2/1/2035
167,211	153,913	0	1.314740%	216,610	104,867	341	6,970	26,640	879,336	54,097	879,336	54,097	132,520	2035	2035	8/1/2035
167,058	153,913	0	1.314740%	217,771	105,407	343	6,970	26,640	900,360	54,097	900,360	54,097	132,520	2036	2036	2/1/2036
166,905	153,913	0	1.314740%	218,932	105,947	345	6,970	26,640	921,384	54,097	921,384	54,097	132,520	2036	2036	8/1/2036
166,752	153,913	0	1.314740%	220,093	106,487	347	6,970	26,640	942,408	54,097	942,408	54,097	132,520	2037	2037	2/1/2037
166,599	153,913	0	1.314740%	221,254	107,027	349	6,970	26,640	963,432	54,097	963,432	54,097	132,520	2037	2037	8/1/2037
166,446	153,913	0	1.314740%	222,415	107,567	351	6,970	26,640	984,456	54,097	984,456	54,097	132,520	2038	2038	2/1/2038
166,293	153,913	0	1.314740%	223,576	108,107	353	6,970	26,640	1,005,480	54,097	1,005,480	54,097	132,520	2038	2038	8/1/2038
166,140	153,913	0	1.314740%	224,737	108,647	355	6,970	26,640	1,026,504	54,097	1,026,504	54,097	132,520	2039	2039	2/1/2039
165,987	153,913	0	1.314740%	225,898	109,187	357	6,970	26,640	1,047,528	54,097	1,047,528	54,097	132,520	2039	2039	8/1/2039
165,834	153,913	0	1.314740%	227,059	109,727	359	6,970	26,640	1,068,552	54,097	1,068,552	54,097	132,520	2040	2040	2/1/2040
165,681	153,913	0	1.314740%	228,220	110,267	361	6,970	26,640	1,089,576	54,097	1,089,576	54,097	132,520	2040	2040	8/1/2040
165,528	153,913	0	1.314740%	229,381	110,807	363	6,970	26,640	1,110,600	54,097	1,110,600	54,097	132,520	2041	2041	2/1/2041
165,375	153,913	0	1.314740%	230,542	111,347	365	6,970	26,640	1,131,624	54,097	1,131,624	54,097	132,520	2041	2041	8/1/2041
165,222	153,913	0	1.314740%	231,703	111,887	367	6,970	26,640	1,152,648	54,097	1,152,648	54,097	132,520	2042	2042	2/1/2042
165,069	153,913	0	1.314740%	232,864	112,427	369	6,970	26,640	1,173,672	54,097	1,173,672	54,097	132,520	2042	2042	8/1/2042
164,916	153,913	0	1.314740%	234,025	112,967	371	6,970	26,640	1,194,696	54,097	1,194,696	54,097	132,520	2043	2043	2/1/2043
164,763	153,913	0	1.314740%	235,186	113,507	373	6,970	26,640	1,215,720	54,097	1,215,720	54,097	132,520	2043	2043	8/1/2043
164,610	153,913	0	1.314740%	236,347	114,047	375	6,970	26,640	1,236,744	54,097	1,236,744	54,097	132,520	2044	2044	2/1/2044
164,457	153,913	0	1.314740%	237,508	114,587	377	6,970	26,640	1,257,768	54,097	1,257,768	54,097	132,520	2044	2044	8/1/2044
164,304	153,913	0	1.314740%	238,669	115,127	379	6,970	26,640	1,278,792	54,097	1,278,792	54,097	132,520	2045	2045	2/1/2045
164,151	153,913	0	1.314740%	239,830	115,667	381	6,970	26,640	1,299,816	54,097	1,299,816	54,097	132,520	2045	2045	8/1/2045
164,000	153,913	0	1.314740%	240,991	116,207	383	6,970	26,640	1,320,840	54,097	1,320,840	54,097	132,520	2046	2046	2/1/2046
163,847	153,913	0	1.314740%	242,152	116,747	385	6,970	26,640	1,341,864	54,09						

Appendix E

Findings Including But/For Qualifications

The reasons and facts supporting the findings for the adoption of the Tax Increment Financing Plan for Tax Increment Financing District No. 8 as required pursuant to *M.S., Section 469.175, Subd. 3* are as follows:

1. *Finding that the Tax Increment Financing District No. 8 is redevelopment district as defined in M.S., Section 469.174, Subd. 10.* Tax Increment Financing District No. 8 is a contiguous geographic area within the City's Municipal Development District No. 2, delineated in the TIF Plan, for the purpose of financing redevelopment in the City through the use of tax increment. The District is in the public interest because it will facilitate the demolition of an existing retail strip center; realign Owasso Street, Victoria Street and County Road E; upgrade the railroad crossing and signalization; and construct a 104 unit- six story market rate luxury apartment building in the City of Shoreview. Additionally, it will increase construction employment in the state, and preserve and enhance the tax base of the state.
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 Tax Increment Financing District No. 8 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: It is the City's finding that the road project would not occur if the apartment building was not being constructed. Conversely, the apartment building cannot be built without the road improvement taking place. It is necessary to reconstruct Owasso Street prior to the apartment building construction in order to provide a building pad. The \$2.9 million road reconstruction is prohibitive for one developer to assume. The City, without tax increment assistance, would not have the resources to make the required public improvements as prescribed by Ramsey County and CP Rail.

The increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the TIF District permitted by the TIF Plan: The City supported this finding on the grounds that the approximate cost of \$2.9 million in public improvements (road reconstruction and realignment of Owasso Street, Victoria Street and County Road E) and the improvements required to by CP Rail for their crossing add to the total development, making the proposed development not economically feasible if paid completely by the developer. The City reasonably determines that no other development 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 \$10,653,200 (see Appendix D and E of the TIF Plan)
- 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 \$2,880,000(see Appendix D and E of the TIF Plan).
- 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 \$7,773,200 (the amount in clause b less the amount in clause c) without tax increment assistance.

But-For Analysis	
Current Market Value	1,306,800
New Market Value - Estimate	11,960,000
Difference	10,653,200
Present Value of Tax Increment	2,880,000
Difference	7,773,200
Value Likely to Occur without TIF is less than	\$7,773,200

- 3. *Finding that the TIF Plan for Tax Increment Financing District No. 8 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 Tax Increment Financing Plan for Tax Increment Financing District No. 8 will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development of Municipal Development District No. 2 by private enterprise.*

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

INSPECTION REPORT & ANALYSIS
TIF REDEVELOPMENT DISTRICT QUALIFYING
LHB, INC.

LAKEVIEW TERRACE PROJECT

Appendix F

TIF Blight Report

Prepared by

LHB

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

**Midland Plaza TIF District
Shoreview, Minnesota**

LHB Project No. 110238

July 27, 2012



Prepared For The
City of Shoreview

Prepared by



LHB, Inc.
250 Third Avenue North, Suite 450
Minneapolis, Minnesota 55401

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PART 1 – EXECUTIVE SUMMARY

PURPOSE OF EVALUATION

LHB was hired by the City of Shoreview to inspect and evaluate the properties within a Tax Increment Financing Redevelopment District (“TIF District”) proposed to be established by the City. The proposed TIF District is located near the intersection of County Road E and Victoria Street and incorporates a portion of Lake Shoreview (Diagram 1). The purpose of LHB’s work is to determine whether the proposed TIF District meets the statutory requirements for coverage, and whether two buildings on 3 parcels, located within the proposed TIF District, meet the qualifications required for a Redevelopment District.



Diagram 1 – Proposed TIF District

SCOPE OF WORK

The proposed TIF District consists of three (3) parcels with two (2) structures.

Two buildings received an on-site interior and exterior inspection on May 26, 2011. Building code and Condition Deficiency reports are located in Appendix B.

CONCLUSION

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

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

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

PART 2 – MINNESOTA STATUTE 469.174, SUBDIVISION 10 REQUIREMENTS

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

Interior Inspection

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

Exterior Inspection and Other Means

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

Documentation

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

Qualification Requirements

Minnesota Statutes, Section 469.174, Subdivision 10 (a) (1) requires 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.”

B. Condition of Buildings Test

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

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

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.
- The index page of the 2007 Minnesota Building Code lists the Minnesota Energy Code as a “Required Enforcement” area compared to an additional list of “Optional Enforcement” chapters.
- 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.

PART 3 – PROCEDURES FOLLOWED

LHB was able to schedule interior and exterior inspections for the two buildings on May 26, 2011, and made the following findings:

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, paved or gravel parking lots, or other similar structures (Diagram 2). This exceeds the 70 percent area coverage requirement for the proposed TIF District under *Minnesota Statutes, Section 469.174, Subdivision (a) (1)*.

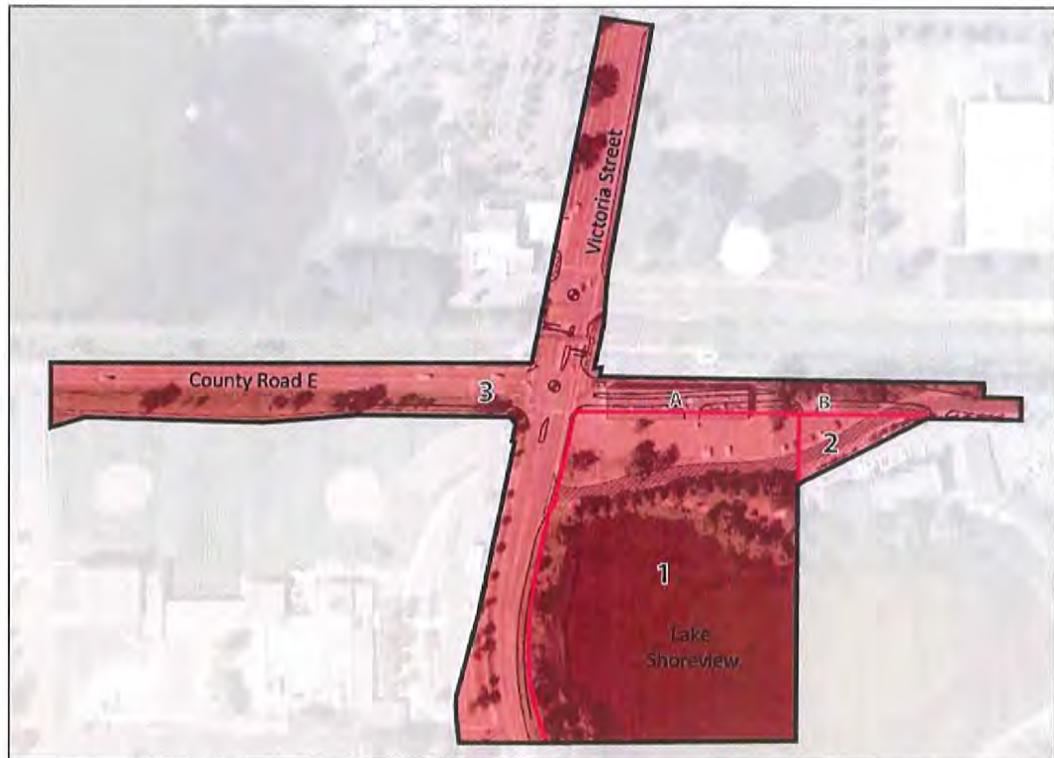


Diagram 2 – Coverage Diagram

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

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 judgment 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 2011.

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 Shoreview, 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 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 current 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 2011; Unit and Assembly Costs to determine the cost of correcting the identified deficiencies. We were then able to compare the correction costs with the replacement cost of each building to determine if the costs for correcting code deficiencies meet the required 15 percent threshold.

Finding:

Two (2) out of two (2) buildings (100 percent) in the proposed TIF District contained code deficiencies exceeding the 15 percent threshold required by *Minnesota Statutes, Section 469.174, Subdivision 10(c)*. A complete Building Code and Condition Deficiency report for each building 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, two (2) out of two (2) buildings (100 percent) in the proposed TIF District are structurally substandard to a degree requiring substantial renovation or clearance, because of defects in structural elements or a combination of deficiencies in essential utilities and facilities, light and ventilation, fire protection including adequate egress, layout and condition of interior partitions, or similar

factors which defects or deficiencies are of sufficient total significance to justify substantial renovation or clearance. This exceeds the 50 percent requirement of Subdivision 10a(1).

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*. It is also important to look at the distribution of substandard buildings throughout the geographic area of the proposed TIF District (Diagram 3).

Finding:

The substandard buildings are reasonably distributed throughout the geographic area of the proposed TIF District.

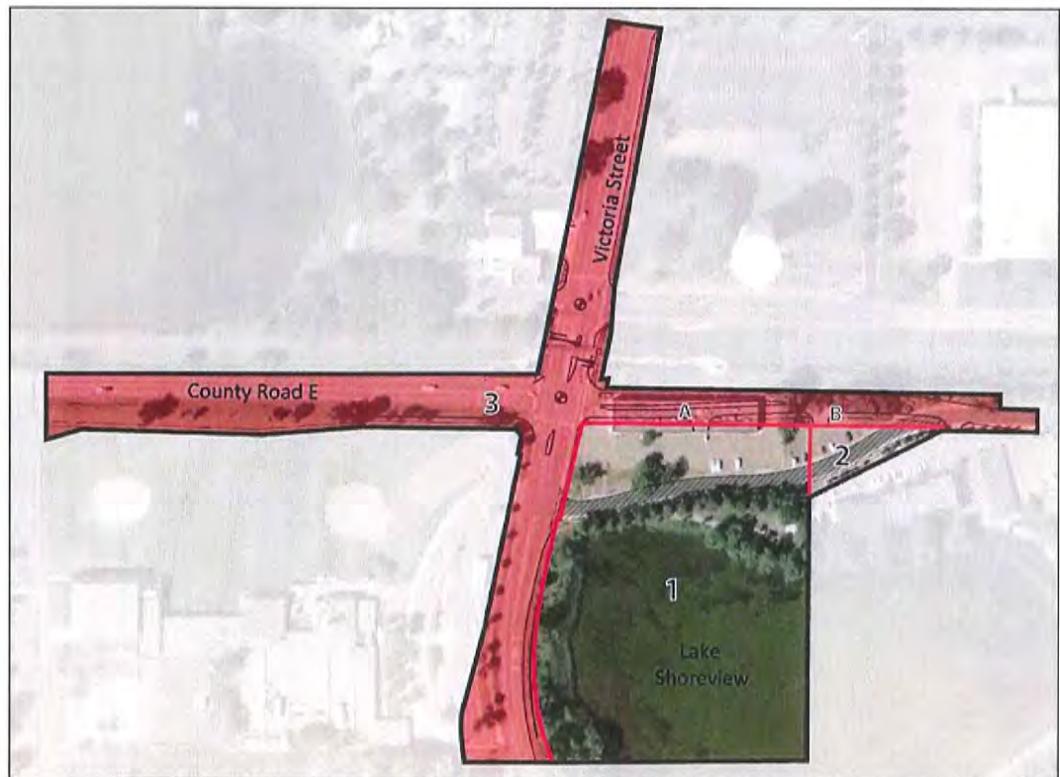


Diagram 3 – Substandard Buildings
Shaded area depicts parcels with substandard buildings

PART 5 - TEAM CREDENTIALS

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

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

Ben Trousdale, AIA - Project Manager/Inspector

Ben is a project architect in LHB's Minneapolis office with 20 years of experience working on a variety of multi-family housing and commercial projects. He has extensive skills in creating quality construction documents that convey a building's fundamentals and unique design details. His responsibilities include project management, code analysis, and overseeing document production. Ben is a licensed architect in Minnesota and is involved with AIA activities including Search for Shelter charrettes.

Lydia Major, MLA, ASLA – GIS/Mapping

Lydia brings a passion for design that benefits the client, the community, and the environment. Her experience includes designing and drafting commercial and residential properties at a variety of scales. Lydia integrates her skills with AutoCAD, ArcGIS, and the Adobe Creative Suite to produce plans, color renderings, booklets, and other presentation materials. Communication is a critical component in all projects, and Lydia's uses her education as a writer to create compelling project documents, including proposals, requests for variance, and other public-relations materials.

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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



7/27/12

Midland Plaza Redevelopment TIF Analysis SUMMARY SPREADSHEET

TIF Map No.	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	
1	N/A	Vacant	Exterior	273,557	44,316	16.2%	273,557	0				0	0	
2	N/A	Vacant	Exterior	14,810	14,810	100.0%	14,810	0				0	0	
3A	N/A	Improved	Interior/Exterior	73,180	73,180	100.0%	73,180	1	\$1,110,550	\$166,583	\$281,669	1	1	
3B	N/A	Improved	Interior/Exterior	see above	See above	0.0%	0	1	\$113,655	\$17,048	\$41,747	1	1	
TOTALS				361,547			361,547	2				2	2	
Total Coverage Percent: 100.0%									Percent of buildings exceeding 15 percent code deficiency threshold: 100.0%					Percent of buildings determined substandard: 100.0%

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APPENDIX B

Building Code and Condition Deficiencies Reports

**MIDLAND PLAZA TIF DISTRICT
CODE/CONDITION DEFICIENCY REPORT**

July 27, 2012

Map No. & Building Name: 3A - Midland Plaza
Inspection Date & Time: May 26, 2011, 8:30 AM
Inspection Type: Interior/Exterior

Summary of Deficiencies: It is our professional opinion that this building is Substandard because:

- Building Code deficiencies total more than 15% of replacement cost.
- Substantial renovation is required to correct Conditions found.

Estimated Replacement Cost:	\$ 1,110,550
Estimated Cost to Correct Building Code Deficiencies:	\$ 281,689
Percentage of Replacement Cost:	25.4%

Description of Condition Deficiencies

Minnesota Statutes, Section 469.174, Subdivision 10, states that a building is Structurally Substandard if it contains "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. Defects in Structural Elements

1. Inadequate roof slope less than 1/4"/foot (2%) MN1305.1507.10.1 to 1305.1507.15.1; Remove existing roof and install new tapered insulation and roofing.
2. Hole with temporary patch in wall at the west end of the building.
3. Temporary non-watertight patch at abandoned duct roof penetration.
4. Stress cracks in CMU wall at north side.

B. Combination of Deficiencies

1. Essential Utilities and Facilities

- a. Entrance doors do not meet accessibility code. Thresholds are higher than 1/2".
- b. Three of nine retail entrance doors do not have adequate clearance to meet accessibility code.
- c. HVAC distribution system is in disrepair in west retail space.
- d. Peeling paint at north CMU wall
- e. Separating and settled sidewalk at north side.
- f. Dried and missing sealant between storefront and adjacent areas.
- g. Occupancy separation between former pizza restaurant and adjacent M occupancy missing fire stopping at the roof deck.

2. Light and Ventilation

- a. Ceiling light fixtures have been removed from west retail space (former C-store).
- b. Ventilation supply system is damaged and in disrepair in west retail bay.
- c. Missing diffuser in former dog grooming business.
- d. Light fixtures do not meet energy code – existing fixtures are T-12.
- e. Gas space heater in one retail space storage area is disconnected.
- f. Kitchen ventilation system in former Chinese restaurant is quite filthy.
- g. Damaged light difussers in office suite.

3. Fire Protection/Adequate Egress

- a. Step down at all service doors - no stoops.

4. Layout and Condition of Interior Partitions/Materials
 - a. Interior finishes (floors, ceilings walls) in un-occupied spaces are worn, dirty and/or missing.
 - b. Gypsum board has been removed from floor to 2 feet above floor at west retail space (former C-store) and the west wall of the adjacent retail space.
 - c. Slop sink in former pet grooming business does not have water resistant wall surfaces (unpainted, not taped or sanded) gypsum board).
 - d. Water-damaged acoustical ceiling tiles in office suite.

5. Exterior Construction
 - a. Exterior service doors show signs of rust. Some are hard to operate due to excessive rust.
 - b. Hole with temporary patch in wall at the west end of the building
 - c. Storefront is single pane, non-insulated glass.
 - d. Sealant degradation between storefront and adjacent structure
 - e. Peeling paint at north CMU wall
 - f. Missing paint above storefront where signage has been removed
 - g. Sidewalk settlement at north wall
 - h. Temporary non-watertight patch at abandoned duct roof penetration
 - i. Cooking grease has spread beyond protection layer at range exhaust fan on roof.
 - j. Abandoned and decaying HVAC equipment of roof
 - k. Two damaged and cracked spandrel panels at storefront
 - l. Damage trash enclosure on west end
 - m. East and west trash enclosure doors are missing.
 - n. Water damage because of excess spill at downspouts and splashblocks

Description of Code Deficiencies

1. Accessible parking spaces and accessible route not located on shortest accessible route to business entrances.
2. Entrance doors do not meet accessibility code. Thresholds are higher than 1/2".
3. Three of nine retail entrance doors do not have adequate clearance to meet accessibility code.
4. Step down at service door - no stoop.
5. Hole with temporary patch in wall at the west end of the building
6. Roof slope is less than 1/4" per foot.
7. There are no overflow scuppers or drains.
8. Temporary non-watertight patch at abandoned duct roof penetration.
9. Electrical panel at west retail bay: No breakers in panel - twisted pairs with caps only behind empty breaker plate.
10. Receptical at food service sink and restroom lavatory in former C-store are not GFCI.
11. Receptical at hand sink in office suite is not GFCI.
12. Several restroom bathroom floor finishes not impervious to water penetration.
13. Several restrooms do not have exhaust fans.
14. Nine of eleven restrooms do not have adequate floor area to make restroom accessible.
15. Eleven of eleven restrooms have no accessibility features except one has non-compliant grab bars.
16. One restroom in former pizza restaurant is missing a watercloset and urinal and the other is missing a lavatory.
17. Exposed twisted pair wire ends extending from FMC out of electrical panel in office suite.

**MIDLAND PLAZA TIF DISTRICT
CODE/CONDITION DEFICIENCY REPORT**

July 27, 2012

Map No. & Building Name: 3B - 12 Stall Garage
Inspection Date & Time: May 26, 2011, 10:30 AM
Inspection Type: Interior/Exterior

Summary of Deficiencies: It is our professional opinion that this building is **Substandard** because:

- Building Code deficiencies total more than 15% of replacement cost.
- Substantial renovation is required to correct Conditions found.

Estimated Replacement Cost:	\$ 113,655
Estimated Cost to Correct Building Code Deficiencies:	\$ 41,747
Percentage of Replacement Cost:	36.7%

Description of Condition Deficiencies

Minnesota Statutes, Section 469.174, Subdivision 10, states that a building is Structurally Substandard if it contains "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. Defects in Structural Elements

1. Inadequate roof slope less than 1/4"/foot (2%) MN1305.1507.10.1 to 1305.1507.15.1; Remove existing roof and install new tapered insulation and roofing.
2. Water is ponding on the roof, along with a build-up of debris.

B. Combination of Deficiencies

1. Essential Utilities and Facilities
2. Light and Ventilation
3. Fire Protection/Adequate Egress
4. Layout and Condition of Interior Partitions/Materials
 - a. Floors are stained from oil leaks, fuel leaks, etc.
 - b. Interior wall surfaces are damaged from too much moisture in the building.
5. Exterior Construction
 - a. Overhead doors mis-matched.
 - b. Columns between overhead doors require new paint.
 - c. Overhead doors are dented, scraped and generally damaged.
 - d. Earth is piling up on wood wall causing deterioration, rear of building.
 - e. Cedar shakes on front elevation are damaged.

Description of Code Deficiencies

1. Inadequate roof slope less than 1/4"/foot (2%) MN1305.1507.10.1 to 1305.1507.15.1; Remove existing roof and install new tapered insulation and roofing.

2. No accessible garage stall per IBC 1106.1. Demolish 2 stalls and construct a single stall garage meeting accessibility requirements.

Energy Code

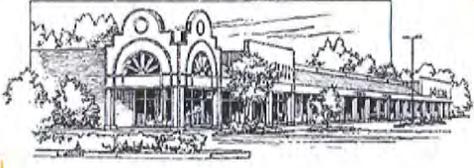
In addition to the building code deficiencies listed above, the existing building does not comply with the current energy code. These deficiencies are not included in the estimated costs to correct code deficiencies and are not considered in determining whether or not the building is substandard.

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APPENDIX C

**Building Replacement Cost Reports
Code Deficiency Cost Reports
Photographs**

Square Foot Cost Estimate Report

Estimate Name:	Midland Plaza - Shoreview City of Shoreview 3588 Owasso Street , Shoreview , MN	 <p>Costs are derived from a building model with basic components. Scope differences and market conditions can cause costs to vary significantly.</p>
Building Type:	Store, Retail with Split Face Concrete Block / Steel Joists	
Location:	National Average	
Story Count:	1	
Story Height (L.F.):	12	
Floor Area (S.F.):	13168	
Labor Type:	Union	
Basement Included:	No	
Data Release:	Year 2011 Quarter 2	
Cost Per Square Foot:	\$84.34	
Building Cost:	\$1,110,550	

		% of Total	Cost Per S.F.	Cost
A Substructure		12.30%	\$9.57	\$126,018
A1010	Standard Foundations 12" deep x 24" wide 0" square x 12" deep		\$1.52	\$20,015
A1030	Slab on Grade Slab on grade, 4" thick, non industrial, reinforced		\$4.97	\$65,445
A2010	Basement Excavation storage		\$0.27	\$3,555
A2020	Basement Walls thick		\$2.81	\$37,002
B Shell		27.10%	\$21.11	\$277,976
B1020	Roof Construction wall, 25'x30' bay, 25" deep, 40 PSF superimposed load, 60 PSF total load wall, 25'x30' bay, 25" deep, 40 PSF superimposed load, 60 PSF total load,		\$6.19	\$81,510
B2010	Exterior Walls reinforced, vertical #5@16", grouted		\$6.53	\$85,987
B2020	Exterior Windows intermediate horizontals Glazing panel, insulating, 1/2" thick, 2 lites 1/8" float glass, clear		\$2.01	\$26,468
B2030	Exterior Doors 7'-0" opening 0" opening		\$0.53	\$6,979
B3010	Roof Coverings mopped 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		\$5.77	\$75,979
B3020	Roof Openings steel, 165 lbs		\$0.08	\$1,053
C Interiors		17.40%	\$13.56	\$178,558
C1010	Partitions gypsum board, 2-1/2" @ 24", same opposite face, no insulation		\$0.95	\$12,510

C1020	Interior Doors 0" x 7'-0" x 1-3/8"		\$1.75	\$23,044
C3010	Wall Finishes 2 coats paint on masonry with block filler primer & 2 coats		\$1.44	\$18,962
C3020	Floor Finishes Vinyl, composition tile, maximum		\$2.85	\$37,529
C3030	Ceiling Finishes channel grid, suspended support		\$6.57	\$86,514
D Services		43.10%	\$33.57	\$427,038
D2010	Plumbing Fixtures Water closet, vitreous china, tank type, 2 piece close coupled Urinal, vitreous china, wall hung Lavatory w/trim, vanity top, PE on CI, 20" x 18" Service sink w/trim, PE on CI, wall hung w/rim guard, 24" x 20" Water cooler, electric, wall hung, dual height, 14.3 GPH		\$3.08	\$40,557
D2020	Domestic Water Distribution Gas fired water heater, commercial, 100< F rise, 500 MBH input, 480 GPH		\$2.81	\$37,002
D2040	Rain Water Drainage Roof drain, CI, soil, single hub, 4" diam, 10' high Roof drain, CI, soil, single hub, 4" diam, for each additional foot add		\$1.48	\$19,489
D3050	Terminal & Package Units ton		\$7.48	\$98,497
D4010	Sprinklers Wet pipe sprinkler systems, steel, ordinary hazard, 1 floor, 10,000 SF		\$4.33	\$57,017
D5010	Electrical Service/Distribution phase, 4 wire, 120/208 V, 400 A Feeder installation 600 V, including RGS conduit and XHHW wire, 400 A Switchgear installation, incl switchboard, panels & circuit breaker, 400 A		\$1.56	\$20,542
D5020	Lighting and Branch Wiring Receptacles incl plate, box, conduit, wire, 8 per 1000 SF, .9 watts per SF Miscellaneous power, 1.5 watts Central air conditioning power, 4 watts fixtures @32watt per 1000 SF		\$10.10	\$132,997
D5030	Communications and Security detectors, includes outlets, boxes, conduit and wire conduit		\$1.59	\$20,937
E Equipment & Furnishings		0.00%	\$0.00	\$0
E1090	Other Equipment		\$0.00	\$0
F Special Construction		0.00%	\$0.00	\$0
G Building Sitework		0.00%	\$0.00	\$0
SubTotal		100%	\$76.67	\$1,009,591
Contractor Fees (General Conditions,Overhead,Profit)		10.00%	\$7.67	\$100,959
Architectural Fees		0.00%	\$0.00	\$0
User Fees		0.00%	\$0.00	\$0
Total Building Cost			\$84.34	\$1,110,550

Shoreview, Minnesota Proposed Midland Plaza TIF
Project No. 110238
P.I.D. 35.30.23.12.0012

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Handicap Items					
Accessible Restroom					
	Replace toilets to provide handicap access for each sex				
	Build (2) new accessible toilet rooms W/ compliant number of accessories and fixtures				
	Remove existing toilet rooms	\$ 1,750.00	Lump	8 \$	14,000.00
	Water closets	\$ 2,500.00	each	9 \$	22,500.00
	Lavatories	\$ 1,750.00	each	9 \$	15,750.00
	Urinal	\$ 1,750.00	each	- \$	-
	Sets of grab bars	\$ 400.00	each	9 \$	3,600.00
	Sets toilet room accessories	\$ 500.00	each	9 \$	4,500.00
	Interior room reconstruction (doors, partitions, finishes)	\$ 60.00	SF	540 \$	32,400.00
	Reinstall toilet Room Ventilation System	\$ 500.00	each	9 \$	4,500.00
Accessible Parking					
	Provide 1 handicapped parking space				
	Add striping at main entry door and existing bituminous parking area	\$ 50.00	lump	2.00 \$	100.00
	Parking requires signage MN 1341.0428	\$ 150.00	lump	2.00 \$	300.00
Modify Existing Toilet Rooms					
	MN 1341.0442 - Provide adequate maneuvering space at Men's and Women's 1st floor toilet room doors				
	Men - move conflicting toilet partition and water closet				
	Modify conflicting toilet partition	\$ 690.00	Each	2.00 \$	1,380.00
	Relocate existing water closet drain pipe, sawcut slab	\$ 65.00	HR	8.00 \$	520.00
	Relocate water piping	\$ 65.00	HR	2.00 \$	130.00
	Patch flooring	\$ 14.00	SF	8.00 \$	112.00
Accessible Entrance and Egress					
	Replace non-accessible storefront entrance doors				
	IBC 1105.1 and MN 1341.0011				
	Demolish existing doors & sidewalks - 10 thus	\$60	HR	20.00 \$	1,200.00
	Concrete stoop foundations 5' x 4' - 8 thus		LF - Ea.	13.00	
	Excavation/Backfill				
	Strip Footings 12" x 18"	\$ 400.00	CY	6.00 \$	2,400.00
	8" CMU foundation walls grout solid	\$ 7.00	SF	520.00 \$	3,640.00
	Concrete stoop slab	\$ 250.00	CY	8.00 \$	2,000.00
	New rough opening and patching	\$ 60.00	HR	24.00 \$	1,440.00
	New 3'0 x 7'0 aluminum storefront door and frame and frame with hardware	\$ 1,250.00	Each	8.00 \$	10,000.00
Fire Separation Items					
Exiting					
	Add panic exit devices at 5 door locations	\$ 500.00	Each	2 \$	1,000.00
	Provide additional electric illuminated exit signs and emergency lighting	\$ 400.00	Each	2 \$	800.00
	MN 1003.2.10 and 1003.2.11				
Fire Protection					
Roof Construction					
Roof Drainage					
	Remove and reinstall roof providing adequate sloped drainage				
	MN1305.1507.10.1 to 1305.1507.15.1				
	Remove existing roof	\$2.50	SF	13,168 \$	32,920.00
	Install new roofing system with 6" rigid insulation minimum with taper.	\$8.00	SF	13,168 \$	105,344.00
	Add additional wood blocking	\$5.00	LF	595 \$	2,975.00
	Install overflow drainage system at buildings 11 and 7 (13,700 SF)				
	4 roof drains	\$ 500.00	Each	- \$	-
	3" piping @ 300 feet	\$ 21.00	LF	- \$	-
	Overflow Scuppers	\$ 140.00	Each	4 \$	560.00

Shoreview, Minnesota Proposed Midland Plaza TIF
Project No. 110238
P.I.D. 35.30.23.12.0012

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Wall Construction					
	Walls provide weather resistive barrier				
	Repair damage wall				
	IBC				
	Demo damaged wall	\$ 60.00	HR	12	\$ 720.00
	Provide and install new exterior wall (excluding metal cladding)	\$ 18.00	SF	150	\$ 2,700.00
	Provide and install new metal cladding to match existing	\$ 15.00	SF	150	\$ 2,250.00
Mechanical- Electrical					
Separation of plumbing over electrical panels					
Provide additional ventilation to comply with current code for fresh air					
Provide ships ladder access to roof to service mechanical equipment					
	MN 1346.0306				
	Demo existing ladder and roof scuttle	\$ 60.00	HR	2	\$ 120.00
	Saw cut and demo CMU walls necessary to provide space for ships ladder	\$ 60.00	HR	8	\$ 480.00
	Saw cut floor for footings for new CMU wall	\$ 65.00	HR	8	\$ 520.00
	Strip footings for CMU wall 12" x 18"	\$ 400.00	CY	6	\$ 2,400.00
	New 8" CMU walls	\$ 8.70	SF	240	\$ 2,088.00
	Concrete slab-on-grade floor patch	\$ 400.00	CY	1	\$ 400.00
	14 foot ships ladder	\$ 300.00	Riser	13	\$ 3,900.00
	New roof scuttle	\$ 1,650.00	EA	1	\$ 1,650.00
	Patch adjacent ceilings	\$ 6.50	SF	60	\$ 390.00
Total Code Improvements					\$ 281,689.00



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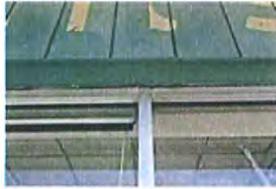
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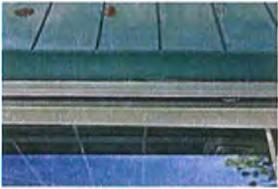
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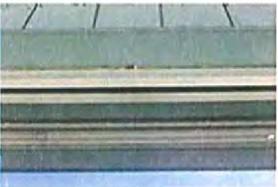
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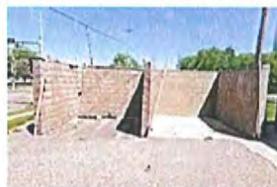
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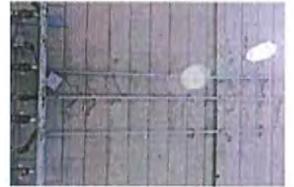
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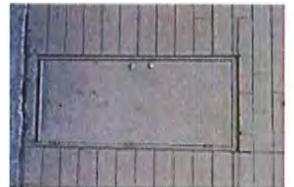
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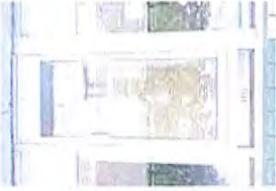
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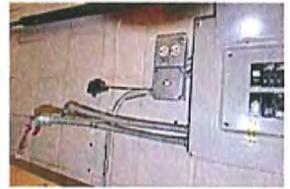
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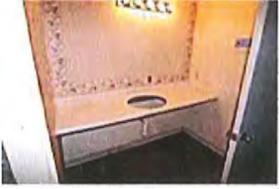
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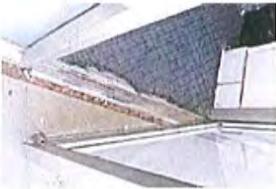
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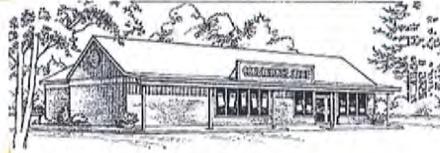
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Square Foot Cost Estimate Report

Estimate Name:	Untitled
Building Type:	Store, Convenience with Wood Siding / Wood Frame
Location:	National Average
Story Count:	1
Story Height (L.F.):	9
Floor Area (S.F.):	2844
Labor Type:	Open Shop
Basement Included:	No
Data Release:	Year 2011 Quarter 2
Cost Per Square Foot:	\$39.96
Building Cost:	\$113,655



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	28.16%	\$10.23	\$29,094
A1010 Standard Foundations		\$1.38	\$3,925
A1030 Slab on Grade		\$4.85	\$13,793
A2010 Basement Excavation		\$0.38	\$1,081
A2020 Basement Walls		\$3.62	\$10,295
B Shell	55.93%	\$20.32	\$57,790
B1020 Roof Construction		\$6.25	\$17,775
B2010 Exterior Walls		\$5.25	\$14,931
B2030 OH Doors		\$4.20	\$11,945
B3010 Roof Coverings		\$4.62	\$13,139
C Interiors	6.28%	\$2.28	\$6,484
C1010 Partitions		\$2.28	\$6,484
D Services	9.63%	\$3.50	\$9,954
D5010 Electrical Service/Distribution		\$3.50	\$9,954
E Equipment & Furnishings	0.00%	\$0.00	\$0
E1090 Other Equipment		\$0.00	\$0
F Special Construction	0.00%	\$0.00	\$0
G Building Sitework	0.00%	\$0.00	\$0
SubTotal	100%	\$36.33	\$103,323
Contractor Fees (General Conditions,Overhead,Profit)	10.00%	\$3.63	\$10,332
Architectural Fees	0.00%	\$0.00	\$0
User Fees	0.00%	\$0.00	\$0
Total Building Cost		\$39.96	\$113,655

**Shoreview, Minnesota Proposed Midland Plaza GarageTIF
Project No. 110238**

Code Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Handicap Items				
Accessible Garage Stall				
Remove 2 garage bays and provide accessible garage bay IBC 1106				
Demolish 2 garage bays	\$60	HR	12.00	\$ 720.00
Excavation/Backfill				
Strip Footings 12" x 18"	\$ 300.00	CY	4.00	\$ 1,200.00
8" CMU foundation walls grout solid	\$ 6.00	SF	520.00	\$ 3,120.00
Concrete slab-on-grade floor	\$ 225.00	CY	15.00	\$ 3,375.00
Walls - wood studs, sheathing, weather barrier and siding	\$ 8.00	SF	360.00	\$ 2,880.00
Roof Trusses & Sheathing	\$ 4.80	SF	400.00	\$ 1,920.00
Roofing	\$ 5.50	SF	400.00	\$ 2,200.00
Garage Door & Opener	\$ 1,400.00	EA	1.00	\$ 1,400.00
Electrical Service	\$ 1,000.00	ALLOW	1.00	\$ 1,000.00

Exiting

Fire Protection

Roof Construction

Roof Drainage

Remove and reinstall roof providing adequate sloped drainage MN1305.1507.10.1 to 1305.1507.15.1

Remove existing roof	\$2.50	SF	2,844	\$ 7,110.00
Install new roofing system with rigid tapered insulation.	\$5.50	SF	2,844	\$ 15,642.00
Add additional wood blocking	\$5.00	LF	180	\$ 900.00

Install overflow drainage system at buildings 11 and 7 (13,700 SF)

4 roof drains	\$ 500.00	Each	-	\$ -
3" piping @ 300 feet	\$ 21.00	LF	-	\$ -
Overflow Scuppers	\$ 140.00	Each	2	\$ 280.00

Mechanical- Electrical

Separation of plumbing over electrical panels

Provide additional ventilation to comply with current code for fresh air

Total Code Improvements \$ 41,747.00

110238 - Shoreview TIF - Garage



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TIF DEVELOPMENT AGREEMENT

LAKEVIEW TERRACE PROJECT

8/16/12

DEVELOPMENT AGREEMENT

By and Between

THE CITY OF SHOREVIEW

and

LAKEVIEW TERRACE, LLC

Dated as of: _____, 2012

This document was drafted by:

BRADLEY & DEIKE, P. A.
4018 West 65th Street, Suite 100
Edina, MN 55435
Telephone: (962) 926-5337

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SCHEDULE A	Description of Property
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DEVELOPMENT AGREEMENT

THIS AGREEMENT, made on or as of the _____ day of _____, 2012, by and between the City of Shoreview, a statutory city under the laws of the State of Minnesota (hereinafter referred to as the "City"), and having its principal office at City Hall, 4600 North Victoria Street, Shoreview, Minnesota 55126, and Lakeview Terrace, LLC, a Minnesota limited liability company (hereinafter referred to as the "Developer"), having its principal office at _____

WITNESSETH:

WHEREAS, The City is a municipal corporation organized and existing pursuant to the Constitution and laws of the State of Minnesota and is governed by the Council of the City (the "Council"); and

WHEREAS, the City has established within the City its Municipal Development District No. 2 pursuant to Minnesota Statutes, Sections 469.124 - 469.134, providing for the development and redevelopment of certain areas located within the City (which development district is hereinafter referred to as the "Project"); and

WHEREAS, the City has further established its Tax Increment Financing District No. 8 within the Project pursuant to Minnesota Statutes, Sections 469.174-469.1799 (which tax increment financing district is hereinafter referred to as the "Tax Increment District"); and

WHEREAS, the Tax Increment District is a redevelopment tax increment financing district created pursuant to Minnesota Statutes, Section 469.176, subd. 10; and

WHEREAS, pursuant to Minnesota Statutes, Section 469.176, subdivision 4, tax increment derived from the Tax Increment District may be used in accordance with the tax increment financing plan created in connection with the establishment of the Tax Increment District to pay the capital and administration costs of the Project; and

WHEREAS, the Developer is the owner of certain real property located within the Tax Increment District (which real property is hereinafter referred to as the "Property" and is more particularly described in Schedule A annexed hereto and made a part hereof); and

WHEREAS, the Developer has presented to the City a proposal under which the Developer would construct on the Property approximately 104 units of residential rental housing and related improvements; and

WHEREAS, the Developer has as part of its proposal requested that the City use tax increment generated from the Tax Increment District to provide certain financial assistance to aid in its development, without which assistance such development would not be feasible; and

WHEREAS, City believes that the redevelopment of the Property and the provision of the housing as proposed by the Developer is in the best interest of the City and its residents and in

accord with the public purposes and provisions of applicable federal, state and local laws under which the Project is being undertaken and assisted;

NOW THEREFORE, in consideration of the premises and the mutual obligations of the parties hereto, each of them does hereby covenant and agree with the other 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 469.124-469.134, as amended.

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

"Assessments" means the special assessments levied or to be levied against the Property as described in Section 4.4 of this Agreement.

"Available Tax Increment" means with respect to each Scheduled Payment Date under the Note the Tax Increment received by the City in the six (6) month period preceding the Scheduled Payment Date but only after deducting: (i) first, ten percent (10%) of the Tax Increment to be retained by the City for administrative costs; and (ii) second, the amount set forth on the payment schedule attached as Schedule D to this Agreement to be applied to the payment of the City Loan. After the City Loan is paid in full, "Available Tax Increment" shall mean ninety percent (90%) of the Tax Increment.

"City" means the City of Shoreview, or its successors or assigns.

"City Loan" means the loan in the approximate amount of \$1,087,000, together with interest thereon at the rate of two and three quarters percent (2.75%) per year, from the City's Tax Increment District No. 1 to the Tax Increment District the proceeds of which will be used by the City to pay a portion of the cost of constructing the Public Improvements.

"Construction Plans" means the site plan, utility plan, grading and drainage plan, landscape plan, elevations drawings, materials list and related documents on the construction work to be performed by the Developer on the Property which have been submitted to and approved by the City Council of the City, together with any conditions imposed by the City Council in connection with its approval.

"County" means Ramsey County, Minnesota.

"Developer" means Lakeview Terrace, LLC, a Minnesota limited liability company, its permitted successors and assigns.

"Developer Public Improvements" means the portion of the Public Improvements being constructed solely as a result of the Developer's construction of the Improvements as described in Section 4.4 of this Agreement.

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

"Improvements" means the improvements to be constructed by the Developer on the Property, consisting of approximately one hundred and four (104) units of residential rental housing in a six story building and related improvements in accordance with the approved Construction Plans.

"Note" means the Taxable Limited Revenue Tax Increment Note to be issued by the City pursuant to Section 3.3 of this Agreement, which Note shall be substantially in the form of the Note attached to this Agreement as Schedule B.

"Project" means the City's Municipal Development District No. 2.

"Project Area" means the real property located within the boundaries of the Project.

"Project Plan" means the plan and development program adopted in connection with creation of the Project.

"Property" means the real property described as such on the attached Schedule A.

"Public Improvements" means the street and utility improvements to be undertaken by the City as described in Section 4.4 of this Agreement.

"Reimbursable Costs" means the portion of the costs to be incurred by the Developer in constructing the Improvements to be reimbursed by the City through the issuance and payment of the Note as described in Article III of this Agreement, which costs are described on Schedule C to this Agreement.

"State" means the State of Minnesota.

"Tax Increment" means that portion of the real property taxes paid with respect to the Property and Improvements that is remitted to and actually received by the City as tax increment pursuant to the Tax Increment Act.

"Tax Increment Act" means the Tax Increment Financing Act, Minnesota Statutes, Sections 469.174-469.1799, as amended and as it may be further amended from time to time.

"Tax Increment District" means the Tax Increment Financing District No. 8 created by the City within the Project Area.

"Tax Increment Plan" means the tax increment financing plan adopted by the City in connection with its creation of the Tax Increment District, which plan together with the information and findings contained therein is hereby incorporated herein and made a part hereof by reference.

"Termination Date" means the earlier of: (a) the date that the Tax Increment District terminates, which by law will be twenty six (26) years after the date that the City receives the first Tax Increment from the Tax Increment District; or (b) the date that the City's payment obligations under the Note have been satisfied or terminated pursuant to this Agreement and the Note.

"Unavoidable Delays" means delays which are the direct result of acts of God, unforeseen adverse weather conditions, strikes, other labor troubles, fire or other casualty to the 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, and which directly results in delays.

ARTICLE II

Representations

Section 2.1. Representations by the City. The City makes the following representations as the basis for the undertaking on its part herein contained:

(a) The City is a statutory city under the laws of the State. Under the laws of the State, the City has the power to enter into this Agreement and to perform its obligations hereunder.

(b) The City has received no notice or communication from any local, state or federal official that the activities of the Developer or the City in the Project Area may be or will be in violation of any environmental law or regulation. The City is aware of no facts the existence of which would cause it to be in violation of any local, state or federal environmental law, regulation or review procedure.

Section 2.2. Representations by the Developer. The Developer represents that:

(a) The Developer is a Minnesota limited liability company duly organized and authorized to transact business in the State, is not in violation of any provisions of its articles of organization or member control agreement or the laws of 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 members.

(b) The Developer will construct the 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), except for variances necessary to construct the improvements contemplated in the Construction Plans approved by the City.

(c) The Improvements will be constructed at a cost not less than the amount necessary to produce Improvements with a market value for tax purposes equal to or greater than the minimum market value specified in Section 6.4..

(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 Project Area may be or will be in violation of any environmental law or regulation. The Developer is aware of no facts the existence of which would cause it to be in violation of any local, state or federal environmental law, regulation or review procedure. In the event that it is necessary to take any action to obtain any necessary permits or approvals with respect to the Property under any local, state or federal environmental law or regulation, the Developer will be responsible for taking such action.

(e) 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 Improvements may be lawfully constructed.

(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 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 Developer would not construct the Improvements without the City's provision of the financial assistance contemplated by this Agreement.

ARTICLE III

Development Proposal; Issuance of Note

Section 3.1. Development Proposal. The Developer owns the Property. The Developer has proposed to undertake site work on the Property to prepare the Property for the construction of the Improvements and to construct the Improvements. The Developer has demonstrated to the City that current lending requirements, the cost of demolishing the improvements currently located on the Property and the cost of installing public improvements to serve the Property and Improvements renders development of the Improvements infeasible without financial assistance. Therefore, the City has agreed to construct certain road and utility improvements made necessary due to the proposed construction of the Improvements and to offset a portion of the cost of construction of the Improvements and related improvements using a portion of the Tax Increment generated from the Improvements on a pay as you go basis through the issuance and payment of the Note.

Section 3.2. Reimbursable Costs. (a) The City agrees that it will reimburse the Developer for its payment of certain costs of developing the Improvements. Such costs are referred to herein as the "Reimbursable Costs" and are described on the attached Schedule C. The City's reimbursement of the Developer shall be accomplished through the City's issuance and payment of the Note. The principal amount of the Reimbursable Costs to be reimbursed by the City through the issuance of the Note shall be \$2,000,000.00, subject to the Developer's documentation of such costs.

(b) The Developer shall be solely responsible for initial payment of the Reimbursable Costs and all construction work related thereto. The City's sole obligation in such regard shall be to issue the Note at the time stated in this Agreement and to pay the Note in accordance with its terms. Subject to Section 3.4, the City agrees that it will issue the Note at such time as the Developer provides to the City invoices and certifications in such form as the City may reasonably require, demonstrating that the Improvements have been completed, that the Developer has paid the Reimbursable Costs, and that the Reimbursable Costs equal or exceed \$2,000,000.00, or if the Reimbursable Costs are less than \$2,000,000.00, then the amount of the Reimbursable Costs that have been incurred, which amount shall be the principal amount of the Note.

Section 3.3. Issuance of Note. The City's reimbursement of the Developer for the Reimbursable Costs shall be through the issuance of the Note which shall occur at the time stated in Section 3.2 of this Agreement. The Note shall be substantially in the form of the Note attached to this Agreement as Schedule B, with all blanks properly filled in. The Note shall be dated as of the date of its issuance and shall be payable together with simple non-compounding interest at the rate of five and one half percent (5.5%) per year from the date of the issuance of the Note until the Note is paid in full or terminated.

Section 3.4. Conditions Precedent to Issuance of Note. Notwithstanding anything to the contrary contained herein, the City's obligation to issue the Note shall be subject to satisfaction, or waiver in writing by the City, of all of the following conditions precedent:

- (a) the Developer shall not be in default under the terms of this Agreement;
- (b) the Developer shall have provided to the City the certifications, invoices and evidence specified in Section 3.2; and
- (c) the Developer shall have completed construction of the Improvements.

Section 3.5. City Costs. The Developer has deposited with the City the sum of \$7,500. The City will draw upon such deposit to pay its legal and consulting fees associated with the creation of the Tax Increment District and the negotiation and preparation of this Agreement, and related documents. To the extent that such costs exceed \$7,500 the Developer will pay to the City the amount of such excess costs within ten (10) days after demand by the City.

ARTICLE IV

Construction of Improvements; Public Improvements

Section 4.1. Construction of Improvements. The Developer agrees that it will construct the Improvements on the Property in accordance with the approved Construction Plans and at all times prior to the Termination Date will operate the Improvements as a residential rental housing facility and will maintain, preserve and keep the Improvements or cause the Improvements to be maintained, preserved and kept with the appurtenances and every part and parcel thereof, in good repair and condition.

Section 4.2. Construction Plans. (a) Previously, the Developer submitted and the City approved Construction Plans for the Improvements. Said approval constitutes a conclusive determination that the Construction Plans (and the Improvements, if 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 or changes in any Construction Plans after their approval by the City, the Developer shall submit the proposed change or changes to the City for its approval. For purposes of this Agreement, a "material change" shall mean a change that alters the quality of materials used in constructing the Improvements, the exterior appearance of the Improvements, the market value upon completion of the Improvements or the general nature of the Improvements. If the Construction Plans, as modified by the proposed change or changes, are acceptable to the City, the City shall approve the proposed change or changes and notify the Developer in writing of its approval. Any requested change or changes 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 ten (10) days after receipt of the notice of such change or changes.

(c) Nothing in this Agreement shall be deemed to excuse the Developer from complying with the City's normal zoning and construction permitting process as it relates to the development of the Improvements.

Section 4.3. Commencement and Completion of Construction. (a) Subject to Unavoidable Delays, the Developer shall commence construction of the Improvements by September 1, 2013, and shall complete the construction of the Improvements by September 1, 2014. All work with respect to the Improvements to be constructed or provided by the Developer on the Property shall be in conformity with the Construction Plans as submitted by the Developer and approved by the City as well as any changes to the Construction Plans approved by the City in accordance with Section 4.2(b) of this Article IV.

(b) Until construction of the Improvements has been completed the Developer shall make construction progress reports, at such times as may reasonably be requested by the City, but not more than once a month, as to the actual progress of the Developer with respect to such construction.

Section 4.4. Public Improvements. (a) Construction of the Improvements will require substantial upgrading of certain adjacent and nearby roadways that will serve the Property and Improvements. Such construction work is described on Schedule E to this Agreement and is referred to in this Agreement as the “Public Improvements”. The City agrees that it will, subject to Unavoidable Delays, construct or cause to be constructed the Public Improvements in accordance with the construction schedule contained on Schedule E to this Agreement. The Public Improvements will be constructed in accordance with City and County standards for such work.

(b) The cost of the Public Improvements is currently estimated to be \$2,987,000. The City intends to finance such cost using the following sources of funds:

- (i) \$360,000 in funds contributed by the County;
- (ii) \$540,000 in Livable Communities Demonstration Account grant funds made available by the Metropolitan Council (the “LCDA Grant”);
- (iii) \$1,087,000 in a loan made by the City from its Tax Increment District No. 1, which loan is the City Loan and is intended to be repaid from a portion of the Tax Increment generated from the Property and completed Improvements; and
- (iv) \$1,000,000 in net proceeds of special assessment bonds to be issued by the City to finance the Developer Public Improvements as described below.

The \$2,987,000 of Public Improvements costs is a current estimate only. The actual cost of the Public Improvements will be determined when all costs are known. To the extent that the actual cost of the Public Improvements exceeds \$2,987,000, 100% of the excess costs will be added to the amount described in (iv) above.

The Developer acknowledges that the City’s construction of the Public Improvements will be undertaken in reliance on the Developer’s agreement that it will construct the Improvements. If the Developer fails to construct the Improvements, the LCDA Grant will be immediately repayable by the City to the Metropolitan Council. Also, a failure by the Developer to construct the Improvements will result in no Tax Increment being generated to be used to repay the \$1,087,000 loan described in (iii) above. Therefore, in order to induce the City to undertake the construction of the Public Improvements the Developer agrees that prior to and as a condition to the City’s commencement of the Public Improvements the Developer will provide to the City an irrevocable bank letter of credit in the amount of \$1,627,000 available to be drawn upon by the City to repay \$1,627,000 of the costs of the Public Improvements in the event that the Developer fails to construct the Improvements in accordance with the terms of this Agreement. The letter of credit shall be in a form, contain terms, and from a financial institution, all acceptable to the City, in its sole discretion.

(c) A portion of the Public Improvements, the Developer Public Improvements, is being constructed only because such improvements are necessary to enable the development and operation of the Improvements and only benefit the Property. As is the case with the Public Improvements, the City would not undertake construction of the Developer Public Improvements

if the Developer had not agreed to construct the Improvements. Therefore, if the Developer fails to construct the Improvements, for any reason, in accordance with the terms of this Agreement, the Developer shall be obligated to pay to the City the cost of the Developer Public Improvements. The Developer Public Improvements are described on Schedule E and the cost of the Developer Public Improvements is currently estimated to be \$1,000,000.00 but is subject to adjustment as described in (b) above. If the Developer fails to commence or complete construction of the Improvements by the times stated in this Agreement, the City shall be entitled to demand that the Developer pay to the City all costs incurred by the City in constructing the Developer Public Improvements and such costs shall be due and payable within thirty (30) days after demand by the City.

(d) The City intends to pay the cost of constructing the Developer Public Improvements using the net proceeds of special assessment bonds issued by the City. The principal amount of such bonds will equal the cost of constructing the Developer Public Improvements plus the costs of issuing the bonds including capitalized interest, if applicable. If the Developer constructs the Improvements, the Developer will be required to repay to the City the cost of the Developer Public Improvements but may do so over a period of time. In order to secure the Developer's obligation to pay to the City the cost of the Developer Public Improvements, the City shall be entitled at any time to assess the cost thereof as special assessments against the Property (the "Assessments") having the same effect as a special assessment described in Minnesota Statutes, Chapter 429. The principal amount of the Assessments shall equal the principal amount of the City's bonds issued to finance the construction of the Developer Public Improvements. The Assessments shall be payable over a twenty (20) year period. The principal amount of the Assessments shall accrue interest at the rate of one half percent (.50%) in excess of the average interest rate on the bonds issued by the City to finance the Developer Public Improvements. The Assessments shall not be prepayable by the Developer without the prior written consent of the City.

The Developer intends that this Agreement constitutes a petition within the meaning of Minnesota Statutes, section 429.031, subd. 3. The Developer hereby waives any and all rights it may have to challenge or contest the legality or validity of the assessments, or the amount thereof, on any grounds, including, without limitation, statutory, procedural, or constitutional grounds. Without limiting the foregoing, the Developer waives any argument that not all of the properties that may be benefited by the Developer Public Improvements will be assessed. If the City constructs the Developer Public Improvements such construction will be done in express reliance on the Developer's agreements contained herein. If the Developer fails to construct the Improvements and fails to repay the City for the costs of constructing the Developer Public Improvements as required in (c) above, the City may also assess the cost of the Developer Public Improvements against the Property but the full amount of the Assessments shall be payable with the property taxes due in the calendar year following the assessment of the costs.

ARTICLE V

Insurance and Condemnation

Section 5.1. Insurance.

(a) The Developer will provide and maintain or cause to be provided and maintained at all times during the process of constructing the Improvements and, from time to time at the request of the City, furnish the City with proof of payment of premiums on:

(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 Improvements at the date of completion, and with coverage available in nonreporting form on the so called "all risk" form of policy.

(ii) General liability insurance (including operations, contingent liability, operations of subcontractors, completed operations, Broadening Endorsement including contractual liability insurance) together with an Owner's Contractor's Policy 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); and

(iii) Worker's compensation insurance, with statutory coverage and employer's liability protection.

The policies of insurance required pursuant to clauses (i) and (ii) above shall be in form and content satisfactory to the City and shall be placed with financially sound and reputable insurers licensed to transact business in the State, the liability insurer to be rated A or better in Best's Insurance Guide, shall name the City as an additional insured, and shall contain an agreement of the insurer to give not less than thirty (30) days' advance written notice to the City in the event of cancellation of such policy or change affecting the coverage thereunder.

(b) Upon completion of construction of the Improvements and prior to the Termination 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 Improvements under a policy or policies covering such risks as are ordinarily insured against by similar businesses, including (without limiting the generality of the foregoing) fire, extended coverage, all risk vandalism and malicious mischief, boiler explosion, water damage, demolition cost, debris removal, and collapse in an amount not less than the full insurable replacement value of the Improvements, but any such policy may have a deductible amount of not more than \$25,000. No policy of insurance shall be so written that the proceeds thereof will produce less than the minimum coverage required by the preceding sentence, by reason of co-insurance provisions or otherwise, without the prior consent thereto in writing by the City.

The term "full insurable replacement value" shall mean the actual replacement cost of the Improvements (excluding foundation and excavation costs and costs of underground flues, pipes, drains and other uninsurable items) and equipment, and shall be determined from time to time at the request of the City, but not more frequently than once every three years, by an insurance consultant or insurer, selected and paid for by the Developer and approved by the City.

(ii) Comprehensive general public liability insurance, including personal injury liability (with employee exclusion deleted), and automobile insurance, including owned, non-owned and hired automobiles, against liability for injuries to persons and/or property, in the minimum amount for each occurrence and for each year of \$2,000,000.00.

(iii) Such other insurance, including worker's 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 worker's 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. The policies of insurance required in (a)(ii) and (b)(ii) above shall name the City as an additional named insured.

(d) The Developer agrees to notify the City immediately in the case of damage exceeding \$25,000 in amount to, or destruction of, the Improvements or any portion thereof resulting from fire or other casualty. In the event of any such damage, the Developer will forthwith repair, reconstruct and restore the Improvements to substantially the same or an improved condition or value as 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 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 Improvements, whether or not the Net Proceeds of insurance received by the Developer for such purposes are sufficient to pay for the same. Any proceeds remaining after completion of such repairs, construction and restoration shall be remitted to the Developer.

(e) If the Developer defaults with respect to its obligations to repair, reconstruct or restore the Improvements as required in subsection (d) above, the City, as a result thereof, shall be entitled to suspend and ultimately terminate its payment obligations under the Note, subject to Section 9.2 of this Agreement.

(f) The City agrees that any interest on its part by virtue of this Agreement in the application or receipt of any proceeds of insurance under the policies required by subsections (a)(i) or (b)(i) above shall be subordinate to the interest of the Developer's lender of financing for the construction of the Improvements and to any lender of permanent financing.

Section 5.2. Condemnation. In the event that title to and possession of the Improvements or any material part thereof shall be taken in condemnation or by the exercise of the power of eminent domain by any governmental body or other person prior to the Termination Date, the Developer shall, with reasonable promptness after such taking, notify the City as to the nature and extent of such taking. Upon receipt of any condemnation award, the Developer shall elect to either: (a) use the entire condemnation award to reconstruct the Improvements (or, in the event only a part of Improvements have been taken, then to reconstruct such part) within the Tax Increment District; or (b) retain the condemnation award whereupon in the event that a substantial portion of the Property and Improvements have been taken, the City's obligations under this Agreement and the Note shall terminate.

ARTICLE VI

Taxes; Tax Increment

Section 6.1. Real Property Taxes. The Developer shall pay all real property taxes payable with respect to the Property and Improvements in a timely manner and prior to imposition of penalty.

Section 6.2. Tax Increment. Subject to the limitations contained in the Note, the City hereby pledges to the payment of the Note the Available Tax Increment generated from the Property and completed Improvements. The Developer acknowledges that the City has made no warranties or representations to the Developer as to the amounts of Tax Increment that will be generated or that the Available Tax Increment will be sufficient to pay the Note in whole or in part. All estimates of Available Tax Increment prepared by or on behalf of the City were prepared for the City's use only and were not intended to be relied upon by the Developer. Nor is the City warranting that it will have throughout the term of this Agreement and the Note the continuing legal ability under State law to apply Available Tax Increment to the payment of the Note, which continued legal ability is a condition precedent to the City's obligations under the Note. Tax Increment received by the City in any year in amounts in excess of Available Tax Increment shall be the City's property and the City shall be free to use such excess Tax Increment for any purpose for which such Tax Increment may be used under the Tax Increment Act. The Developer further understands that no payments will be made under the Note unless and until the City Loan, together with all accrued interest, has been paid in full.

Section 6.3. Tax Increment Guarantee. It is the intention of the City that the City Loan will be repaid using a portion of the Tax Increment which will be generated from the Property and the completed Improvements. Therefore, the Developer agrees to guarantee that the annual Tax Increment generated by the Property and Improvements, commencing in calendar year 2016 and continuing until the City Loan and all accrued interest on the City Loan has been paid in full, will equal or exceed one hundred and ten percent (110%) of the amounts set forth on the City Loan payment schedule contained on Schedule D to this Agreement. In the event that the Tax Increment generated by the Property and Improvements in any year is less than the amount guaranteed in this section, the City shall provide notice to the Developer of such fact and the amount of the deficiency in Tax Increment. Thirty (30) days after receipt of such notice the Developer shall be liable for and shall pay to the City the amount of such deficiency. The City may make demand for such payment as of May 15 and October 15 of each year, or on such later date as the City determines the amount of such deficiency in Tax Increment, with the amount payable as of such dates being equal to the amount of the Tax Increment deficiency attributable to the tax payment due as of such date. The obligation of the Developer to make the payments as provided in this Section 6.1 of this Agreement shall be absolute and unconditional irrespective of any defense or any rights of setoff, recoupment or counterclaim it might otherwise have against the City or any other government body or other person. The Developer shall not fail to make any required payments for any cause or circumstances whatsoever including the failure or refusal of a bank to honor a demand under a letter of credit, any change in law, or any other event even if beyond the control of the Developer. If the Developer fails to make any guarantee payment required under this Section, the City may declare the aggregate of all payments required to be

made by the Developer under this Section immediately due and payable, upon which the Developer shall be liable for such payments. Any amount paid by the Developer as a result of the City's acceleration of the guarantee payments pursuant to the previous sentence shall be added to the principal amount of the Note.

ARTICLE VII

Mortgage Financing

Section 7.1. Mortgage Financing. (a) On or before _____, 2012, the Developer shall provide to the City evidence of a commitment for mortgage financing sufficient for construction of the Improvements. If the City finds that the mortgage financing is sufficiently committed, adequate in amount to provide for the construction of the Improvements, and subject only to such conditions as the City approves, 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 fourteen (14) days from the date when the City is provided the evidence of mortgage financing. If the City rejects the evidence of mortgage 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 mortgage financing within thirty (30) days after such rejection.

(b) The City agrees that if requested it will enter into an agreement with the Developer's lender of financing for the acquisition and construction of the Improvements allowing such lender, its successors and assigns, to cure defaults by the Developer under this Agreement and to continue to receive payments under the Note so long as there is compliance with all provisions of this Agreement.

ARTICLE VIII

Prohibitions Against Assignment and Transfer, Indemnification

Section 8.1. Prohibition Against Transfer of Property and Assignment of Agreement. The Developer represents and agrees that prior to completion of the Improvements, the Developer will not make or create, or suffer to be made or created, any total or partial sale, assignment, conveyance, or lease (other than leases to residential tenants), or any trust or power, or transfer in any other mode or form of or with respect to this Agreement or the Property or any part thereof or any interest herein or therein, or any contract or agreement to do any of the same, without the prior written approval of the City. Following completion of the Improvements the Developer may transfer the Property and Improvements but shall remain obligated under all of the terms of this Agreement unless the City approves the transfer, including the identity and financial qualifications of the transferee, and the City and the transferee enter into an agreement in a form prescribed by the City by which the transferee assumes and agrees to perform all of the Developer's obligations under this Agreement.

Section 8.2. Release and Indemnification Covenants.

(a) The Developer releases from and covenants and agrees that the City and the governing body members, officers, agents, servants and employees thereof shall not be liable for and agrees to indemnify and hold harmless the City and the governing body members, officers, agents, servants and employees thereof 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 Improvements.

(b) Except for any willful misrepresentation or any willful or wanton misconduct of the following named parties, the Developer agrees to protect and defend the City and the governing body members, officers, agents, servants and employees thereof, now or 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, and operation of the Improvements.

(c) The City and the governing body members, officers, agents, servants and employees thereof shall not be liable for any damage or injury to the persons or property of the company or its officers, agents, servants or employees or any other person who may be about the Property or Improvements due to any act of negligence of any person.

(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 term "Event of Default" shall mean, whenever it is used in this Agreement (unless the context otherwise provides), any failure by Developer to substantially observe or perform any material covenant, condition, obligation or agreement on its part to be observed or performed hereunder.

Section 9.2. City's Remedies on Default. Whenever any Event of Default by Developer referred to in Section 9.1 of this Agreement occurs, the City may immediately suspend its performance under this Agreement and the Note until it receives assurances from the Developer, deemed adequate by the City, that the Developer will cure its default and continue its performance under this Agreement and may take any one or more of the following actions after providing thirty (30) 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, provided, however, that if such Event of Default is by its nature incapable of cure within thirty (30) days if the Developer provides to the City evidence, reasonably acceptable to the City, that the Event of Default will be cured and will be cured as soon as reasonably possible, then the Developer shall have such additional time as is reasonably necessary to cure such Event of Default but only so long as the Developer is diligently pursuing such cure:

(a) Terminate this Agreement and/or the Note; and/or

(b) Take whatever action, including legal, equitable or administrative action, which may appear necessary or desirable to the City 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.

Section 9.3. No Remedy Exclusive. No remedy herein conferred upon or reserved to the City or Developer 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 or the Developer 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 either party and thereafter waived by the other 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. Costs of Enforcement. Whenever any Event of Default occurs and 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 agrees that it shall be liable for the reasonable fees of such attorneys and such other expenses so incurred by the City.

ARTICLE X

Additional Provisions

Section 10.1. Representatives Not Individually Liable. (a) 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 or for any amount which may become due to Developer or its successor or on any obligations under the terms of the Agreement.

(b) No member, official, or employee of the Developer shall be personally liable to the City, or any successor in interest, in the event of any default or breach by the Developer or for any amount which may become due to the City or its successor by the Developer on account of any obligations under the terms of the Agreement.

Section 10.2. Restrictions on Use. The Developer agrees for itself, and its successors and assigns, and every successor in interest to the Property, or any part thereof, that the Developer, and such successors and assigns, shall devote the Property to, and only to and in accordance with, the uses specified in this Agreement.

Section 10.3. 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 10.4. 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 _____, with a copy to James Christoffel at Christoffel & Elliott, P.A., 444 Cedar Street, UBS Plaza Suite 1111, Saint Paul, MN 55101; and

(b) in the case of the City, is addressed to or delivered personally to the City at City Hall, 4600 North Victoria Street, Shoreview, MN 55126.

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 10.5. Disclaimer of Relationships. Nothing contained in this Agreement nor any act by the City or the Developer shall be deemed or construed by any person to create any relationship of third-party beneficiary, principal and agent, limited or general partner, or joint venture among the City, the Developer, and/or any third party.

Section 10.6. Modifications. This Agreement may be modified solely through written amendments hereto executed by the Developer and the City.

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. Judicial Interpretation. Should any provision of this Agreement require judicial interpretation, the court interpreting or construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against one party by reason of the rule of construction that a document is to be construed more strictly against the party who itself or through its agent or attorney prepared the same, it being agreed that the agents and attorneys of both parties have participated in the preparation hereof.

SCHEDULE A

Description of Property

SCHEDULE B
UNITED STATES OF AMERICA
STATE OF MINNESOTA
COUNTY OF RAMSEY
CITY OF SHOREVIEW
TAXABLE LIMITED REVENUE TAX INCREMENT NOTE
(LAKEVIEW TERRACE PROJECT)

The City of Shoreview, Minnesota (the "City"), hereby acknowledges itself to be indebted and, for value received, promises to pay to the order of Lakeview Terrace, LLC, a Minnesota limited liability company, or its permitted assigns (the "Owner"), solely from the source, to the extent and in the manner hereinafter provided, the principal amount of this Note, being Two Million Dollars (\$2,000,000.00) (the "Principal Amount"), together with interest as hereinafter described, on July 31 and December 31 of each year commencing on July 31, 2016, and continuing to and including December 31, 20__ (the "Scheduled Payment Dates"). This Note is the Note defined in that certain Development Agreement dated as of _____, 2012, between the City and the Owner (the "Contract"). Interest at the rate of five and one half percent (5.5%) per annum (the "Rate") shall accrue from the date of this Note until the earlier of the date that this Note is paid in full or the termination of the City's Tax Increment Financing District No. 8 (the "District"). Interest shall be computed on the basis of a 360-day year of twelve (12) 30-day months.

Each payment on this Note is payable in any coin or currency of the United States of America which on the date of such payment is legal tender for public and private debts and shall be made by check or draft made payable to the Owner and mailed to the Owner at its postal address within the United States which shall be designated from time to time by the Owner.

The Note is a special and limited obligation and not a general obligation of the City, which has been issued by the City pursuant to and in full conformity with the Constitution and laws of the State of Minnesota, including Minnesota Statutes, Section 469.178, subdivision 4, to aid in financing a "project", as therein defined, of the City consisting generally of defraying certain capital and administrative costs incurred and to be incurred by the City within and for the benefit of its Municipal Development District No. 2 (the "Project").

THIS NOTE IS SPECIAL AND LIMITED AND NOT A GENERAL OBLIGATION OF THE CITY PAYABLE SOLELY OUT OF AVAILABLE TAX INCREMENT, AS DEFINED BELOW, AND NEITHER THE STATE NOR ANY POLITICAL SUBDIVISION THEREOF SHALL BE LIABLE ON THIS NOTE, NOR SHALL THIS NOTE BE PAYABLE OUT OF ANY FUNDS OR PROPERTIES OTHER THAN AVAILABLE TAX INCREMENT.

The Scheduled Payment of this Note due on any Scheduled Payment Date is payable solely from and only to the extent that the City shall have received in the six (6) month period preceding such Scheduled Payment Date "Available Tax Increment". For purposes of this Note, Available Tax Increment with respect to any Scheduled Payment Date shall have the meaning set forth in the Contract. Available Tax Increment constitutes a portion of the tax increment

generated in the calendar year of the Scheduled Payment Date with respect to that certain real property described on the attached Exhibit A (hereinafter referred to as the "Property").

The City shall pay on each Scheduled Payment Date to the Owner the Available Tax Increment received by the City in the six (6) month period preceding such Scheduled Payment Date. To the extent that on the earlier of December 31, 20__ (after making the Scheduled Payment to be made on such date), or the date that the City's Tax Increment Financing District Number 8 terminates, the City has not paid the entire Principal Amount and interest due under this Note, this Note shall nonetheless terminate and the City shall have no further obligations hereunder. All payments made by the City under this Note shall be first applied to accrued interest and then to the Principal Amount.

The City's obligations herein are subject to the terms and conditions of the Contract. Subject to Section 9.2 of the Contract, the City's payment obligations hereunder shall be suspended until an Event of Default arising under the Contract has been cured and/or this Note may be terminated under certain circumstances by the City upon the occurrence of an Event of Default as provided in Sections 9.1 and 9.2 of the Contract, which Contract is incorporated herein and made a part hereof by reference. Upon such termination, the City's obligations to make further payments hereunder shall be discharged. Such termination may be accomplished by the City's giving of written notice to the then registered owner of this Note, as shown on the books of the City.

This Note shall not be payable from or constitute a charge upon any funds of the City, and the City shall not be subject to any liability hereon or be deemed to have obligated itself to pay hereon from any funds except Available Tax Increment, and then only to the extent and in the manner herein specified. The Owner shall never have or be deemed to have the right to compel any exercise of any taxing power of the City or of any other public body, and neither the City nor any director, commissioner, council member, board member, officer, employee or agent of the City, nor any person executing or registering this Note shall be liable personally hereon by reason of the issuance or registration hereof or otherwise.

This Note shall not be transferable or assignable, in whole or in part, by the Owner without the prior written consent of the City, which consent shall not be unreasonably withheld or denied. This Note is issued pursuant to Resolution _____ of the City and is entitled to the benefits thereof, which resolution is incorporated herein by reference.

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 or statutory limitation thereon.

IN WITNESS WHEREOF, the City of Shoreview, by its City Council, has caused this Note to be executed by the manual signatures of the _____ and the _____ of the City and has caused this Note to be dated _____, 201__.

EXHIBIT A TO NOTE

Description of Property

SCHEDULE C

Reimbursable Costs

The following costs to be incurred by the Developer shall constitute the Reimbursable Costs:

SCHEDULE D

City Loan Repayment Schedule

SCHEDULE E

**Description of Public Improvements and Developer Public Improvements and
Construction Schedule**

MOTION

MOVED BY COUNCIL MEMBER: _____

SECONDED BY COUNCIL MEMBER: _____

To adopt Resolution #12-34 amending the Comprehensive Plan and Ordinance #894 changing the zoning and approve the preliminary plat and PUD-Development Stage requests submitted by Lakeview Terrace/Tycon Co. for the redevelopment of Midland Plaza, 3588 Owasso Street with a 104 unit apartment building subject to the following conditions.

*Comprehensive Plan Amendment**

1. The planned land use of the property changing the existing C, Commercial land use designation to RH, High Density Residential.
2. Review and approval of the amendment by the Metropolitan Council.
3. The amendment will not be effective until the City grants approval of the Final Plat and PUD - Final Stage requests and the development agreements are executed.

*Rezoning**

1. This approval rezones the property from C1, Retail Service and R3, Multi-Dwelling Residential to PUD, Planned Unit Development.
2. The underlying zoning district for this PUD is R3, Multi-Dwelling Residential
3. Rezoning is not effective until approvals are received for the Final Plat, PUD - Final Stage and development agreements executed.

Preliminary Plat

1. A public use dedication fee shall be submitted as required by ordinance prior to release of the final plat by the City.
2. The final plat shall include drainage and utility easements along the property lines. Drainage and utility easements along the roadways shall be 10' wide and along the side lot lines these easements shall be 5' wide and as required by the Public Works Director.
3. Private agreements shall be secured between the parcels in the subdivision and the adjoining Midland Terrace Apartment complex regarding joint driveway, parking and maintenance agreements. Said agreements shall be submitted to the City Attorney for review and approval prior to the City's release of the Final Plat.
4. The developer shall submit an application to vacate Owasso Street with the Final Plat application.

5. The Final Plat shall be submitted to the City for approval with the Final Stage PUD application.

*Planned Unit Development – Development Stage**

1. This approval permits the redevelopment of 3588 Owasso Street parcels with a 104 unit 6-story tall apartment building as depicted in the plans submitted as part of this application.
2. Private agreements shall be secured between the parcels in this PUD and the adjoining Midland Terrace Apartment Complex regarding joint driveway, parking and maintenance agreements. Said agreements shall be submitted to the City Attorney for review and approval prior to the City's review of the Final Stage PUD plans and Final Plat.
3. Access to the proposed development is prohibited from Victoria Street. Access to the site shall be provided via the driveways off of Owasso Street as indicated in the approved plans.
4. Revisions may be required to the tree preservation plan that addresses the replacement of trees along the existing Owasso Street. A revised plan, if required, shall be submitted with the Final Stage PUD and Final Plat applications. Replacement trees shall be planted in accordance with the City's Woodlands and Vegetation Ordinance.
5. Approval of the final grading, drainage, utility, and erosion control plans by the Public Works Director is required, prior to submittal to the City of applications for Final Plat and PUD – Final Stage. Final plans shall identify site construction limits and the treatment of work (i.e. driveways, parking areas, grading, etc.) at the periphery of these construction limits.
6. The proposed apartment housing structure shall be of a 6-story design as depicted on the plans submitted with this application. Said building shall include the architectural enhancements and high-quality building materials as identified. The structure shall not exceed the height, 78.5' as identified in this report and on the submitted plans. The applicant is encouraged to explore options that will reduce the building height, provided the architectural quality and appearance of the building is not compromised.
7. Additional landscaping may be required along the south side of the building to soften the structure's appearance when viewed from the adjacent single-family residential neighborhood.
8. The applicant is required to enter into a Site Development Agreement and Erosion Control Agreement with the City. Said agreements shall be executed prior to the issuance of any permits for this project. The Development Agreement shall address:

- a. Construction management and nuisances that may occur during the construction process, including parking for contractors. No parking is permitted on Victoria Street.
 - b. Best Management Practices for Water Quality improvement
 - c. Landscape maintenance
 - d. Maintenance of stormwater management facilities, including the filtration basins
9. This approval shall expire after two months if the Planned Unit Development - Final Stage application has not been submitted for City review and approval, as per Section 203.060 (C)(6).

This approval is based on the following findings:

- 1) The proposed redevelopment plan supports the policies stated in the Comprehensive Plan related to land use, housing and redevelopment.
- 2) The proposed redevelopment plan carries out the recommendations as set forth in the Housing Action Plan
- 3) The proposed redevelopment plan will not adversely impact the planned land use of the surrounding property.
- 4) The proposed deviations permit this site to be redeveloped with a use that expands life-cycle and affordable housing, including housing choice in the city. The plan also results in a public road improvement project that will improve traffic flow and safety.
- 5) Sustainable design features will be incorporated into the building and site design.

*4/5 majority vote required for approval

ROLL CALL: **AYES** _____ **NAYS** _____

Huffman	_____	_____
Quigley	_____	_____
Wickstrom	_____	_____
Withhart	_____	_____
Martin	_____	_____

Regular City Council Meeting

August 20, 2012

t:\2012pcf\2446-12-09\midland/ccmotion

TO: Mayor, City Council and City Manager
FROM: Kathleen Nordine, City Planner
DATE: August 16, 2012
SUBJECT: Case File 2446-12-09, Comprehensive Plan Amendment, Preliminary Plat, Rezoning and Planned Unit Development – Development Stage – Lakeview Terrace/Tycon Companies – 3588 Owasso Street (Midland Terrace)

Introduction

In March, the City Council reviewed conceptual stage plans for a planned unit development to redevelop the Midland Plaza retail center, 3588 Owasso Street, with an upscale market rate rental apartment building. Midland Plaza is located on the northeast corner of Victoria Street and Owasso Street. The applicant, Lakeview Terrace/Tycon Companies, submitted the following applications which were considered by the Planning Commission and recommended approval to the City Council in April, however, the project was delayed enabling the applicant to re-evaluate the building and site design. The site design has changed slightly by increasing the proposed building setback from the wetland/pond area. The applications include:

- 1) Comprehensive Plan Amendment changing the designated land use from C, Commercial to RH, High-Density Residential
- 2) Preliminary Plat – to plat the property for development
- 3) Rezoning – Rezoning the property from C1, Retail Service and R3, Multi-family residential to PUD, Planned Unit Development, Development Stage
- 4) PUD, Planned Unit Development, Development Stage – to develop the property with a 104 unit apartment building.

The redevelopment plan includes demolishing the old retail center, reconstructing part of Owasso Street north to align it with the County Road E/Victoria intersection thereby creating a development parcel adjacent to the lake/wetland area. This parcel would then be developed with an upscale, high-density 6-story apartment building that has approximately 104 apartment units; which is a reduction from the 120 units proposed with the Concept Plan. Other related site improvements include both an underground parking garage, surface parking lot, stormwater management and landscaping. Please see the attached plans.

Owasso Street Realignment

Again, this redevelopment project includes a public infrastructure improvement which is being managed by the City to relocate Owasso Street north, adjacent to the rail tracks. The adjacent road system is unique (dictated by a railroad line and natural features) and includes: Owasso Street, a local collector street, Victoria Street and County Road E, both Ramsey County roadways. This new road segment would align with the west leg of County Road E at Victoria Street. The existing County Road E/Victoria Street/Owasso Street is planned to be improved with new traffic signalization, additional traffic lanes (including turn lanes) and sidewalk/trail improvements. The existing public sewer and water utilities in Owasso Street would be abandoned and relocated in the new section of Owasso Street.

Project Summary

Midland Terrace is a 420-unit apartment complex constructed in 1969/1970 and includes a 13,000 square foot retail center that is currently vacant. The overall condition of the center is dilapidated with some of the leasable space unoccupiable. The redevelopment plan includes demolishing the retail center, a detached garage for a nearby apartment building, realigning part of Owasso Street, and creating a waterfront redevelopment parcel on which a high-density apartment building would be constructed. This higher-end general occupancy apartment product currently is not available in the affordable Midland Terrace complex or other Shoreview rental apartment complexes. The proposed apartment building remains 6-stories but has been redesigned based on comments received during the concept stage review and right of way needs for the realigned Owasso Street. The number of units proposed has been decreased from 120 to 104.

Parking will be provided in a surface parking lot and a below grade parking structure that exceeds the footprint of the apartment building. Access will be provided off Owasso Street. Modifications will be made to the parking lot of the adjacent apartment building at 3585 Owasso Street to accommodate the proposed development.

Comprehensive Plan Amendment

The Comprehensive Plan designates the majority of this property as C, Commercial and a small portion of the property as RH, High Density Residential. The proposal does require an amendment to the Comprehensive Plan changing the C designation to RH. In the RH designation, the density range permitted is 8 – 20 units per acre. The remaining portion of the Midland Terrace complex is designated as RH.

Adjoining planned land uses include: West and Northwest - I, Institutional and P, Park, North - RR, Railroad, BPK, Business Park and I, Institutional, East - LT-I, Industrial, South - RL, Low density residential.

Chapter 4, Land Use and Chapter 7, Housing of the Comprehensive Plan include goals that address redevelopment and housing. The redevelopment of the obsolete retail center with a high density apartment complex supports the goals and policies of the Plan. The proposed project will redevelop an under-utilized property and expand housing options within the community, specifically relating to rental occupancy.

Shoreview's Housing Action Plan also identifies this project as a key housing effort to meet our housing goals.

In staff's opinion, this proposal supports the policies of the Comprehensive Plan.

Preliminary Plat

The property is currently described with a metes and bounds description. The proposed preliminary plat, Lakeview Terrace, dedicates the property needed for the Owasso Street right-

of-way and creates two parcels for the proposed development. Lot 1 will include the vacated right-of-way for the existing Owasso Street and is the parcel designated for the apartment building development. This parcel complies with the minimum standards for the R3, High Density residential district.

Outlot A is a separate parcel that will be improved with parking area for the apartment building located immediately to the east.

The required drainage and utility easements will be dedicated along the property lines and over drainage areas. Other easements will be required for driveway and parking areas.

Rezoning

The applicant is requesting the property be rezoned from C1, Retail Service and R3, Multi-Family Residential to PUD, Planned Unit Development. When reviewing a rezoning request, the following criteria need to be considered:

- 1) That the proposed rezoning is consistent with the policies of the Comprehensive Plan and with the general purpose and intent of the development regulations.
- 2) That the development facilitated by the proposed rezoning will not significantly and adversely impact the planned use of the surrounding property.
- 3) That the applicant is willing to enter into a development agreement as a condition of the rezoning approval.

In Staff's opinion, the proposal meets these criteria. The rezoning supports the Comprehensive Plan policies related land use, housing and redevelopment. The proposed development will not have a significant and adverse impact on the surrounding land uses. These land uses include railway, business park, high-density residential, low density residential, institutional and park uses. While there is a low-density single-family residential neighborhood south of the development, a wetland/pond provides a separation buffer between the two uses.

Planned Unit Development

Development of this site is being reviewed via the Planned Unit Development process. Planned Unit Development (PUD) process is used to encourage or provide flexibility, creativity, and innovation in the planning and design of development to achieve a variety of objectives related to the Development Code and the City's land use and housing goals.

Lakeview Terrace has submitted materials for Development Stage review of the Planned Unit Development. At this stage, detailed development plans are submitted to the City and reviewed in accordance with the adopted Code criteria. Approval requires 4/5th majority vote of the Council. The next stage is the Final Stage in which the final plans are submitted and reviewed for compliance with the previous approvals, and obligations and conditions that were previously set forth by the City are executed in the form of development agreements to ensure the project will be constructed in the manner in which it was approved.

The following flexibility from the City's development standards is being sought with for the PUD:

1. Building Setbacks from Owasso Street and Victoria Street and the interior side lot line for both the above grade and below grade structures
2. Building height
3. Parking lot design, including the number of stalls provided on-site, parking lot setbacks from Owasso Street and Victoria Street and the exclusion of landscape islands

Planned Unit Development Review Criteria

The proposed development needs to satisfy certain objectives in order to be approved through the PUD process. In staff's opinion, the proposed development satisfies the following objectives:

1. Complies with the Comprehensive Plan
2. Uses architectural enhancements in the building design that exceed the City's design standards – full masonry brick exterior, varying building façade/planes,
3. Enhancement of public infrastructure – improves traffic flow and safety through the realignment of Owasso Street with the west leg of County Road E, streetscaping, sidewalk and trail connections
4. Use of innovative materials and techniques to manage storm water run-off and enhance water quality – rain gardens, infiltration basins
5. Green building techniques will be incorporated into the overall building design – white roof, low maintenance brick exterior, energy efficiency
6. Expands housing choice in the community by providing a higher-end general occupancy apartment units which are not currently available
7. Eliminates a blighted structure
8. Development via the PUD process is desirable to insure compatibility with adjoining land uses
9. The plan incorporates techniques to preserve, enhance and protect the wetland/pond area

Comprehensive Plan Consistency

The applicant is seeking an amendment to the Comprehensive Plan land use designation for this property changing it from C, Commercial to RH, High Density Residential. This change in designation supports the City's policies regarding land use, redevelopment and housing.

General Land Use Compatibility

The planned land use of adjoining property as identified above is consistent with how the adjacent land area is zoned and currently used. To the west and northwest is St. Odilia Church/School, Island Lake Elementary School, the Lake Johanna Fire Station and Island Lake County Park, all zoned R1, Detached Residential. These uses are allowed in the R1 zoning district. North of County Road E is the Deluxe Business Campus and other business park uses which are zoned PUD and BPK, Business Park. East of Midland Terrace the land is developed with light industrial uses and zoned I, Industrial. Detached single family uses are developed to the south of the wetland/pond and zoned R1, Detached Residential.

In staff's opinion, the proposed use of the property as high density residential is compatible with the adjoining land uses and will not have an adverse impact on the neighborhood. While there is an established low density single-family residential neighborhood to the south, these uses are

south of the existing wetland/ponding area. This waterbody creates a natural separation between the uses with the closest single-family residential structure being approximately 580 feet from the development site. However, staff recognizes that the proposed development will have a visual impact due to the proposed height of the structure. This will be addressed later on in the report.

Land Use and Development Issues

The land use and development issues identified during the review of the conceptual plans for this development. The key issues raised during this process are addressed below.

Building Placement

The structure’s location on the property is influenced by the wetland/pond, parking needs and the right-of-way needed for Owasso Street and Victoria Street. Although the parking garage is below grade, it is considered a structure and is subject to the City’s setback standards. The following table identifies the required and proposed structure setbacks.

	Code Requirement	Code Requirement – with Increased Height	Apartment Building Setback	Below Grade Parking Structure Setback
Front – Owasso St.	30’	75’	73.49’ Building 49.86’ Canopy	26.35’
Side – Victoria St.	40’	85’	66.21’	55.87’
Side - Interior	30’	75’	33.18’	20.64’

There was some discussion during the concept stage review regarding the placement of the structure from Victoria Street and the wetland/pond. The conceptual plans identified the apartment building being setback 25’ from Victoria Street and 50’ from the wetland pond area. In response to comments received, the setback from the Victoria Street right-of-way has been increased to 66.21 feet. The increase in setback was achieved by shifting the structure to the east and reducing the building footprint. The structure setback from the wetland/pond area is now 23.2’ which is an increase from the 18.2’ as previously identified and reviewed by the Planning Commission. This setback exceeds the minimum required wetland buffer width of 16.5’. The proposed building setback is impacted by the right-of-way needed for Owasso Street and area needed for both the surface and underground parking area.

Building Height

The proposed apartment building is designed as a 6-story building, approximately 78.5’ in height. In the R-3 district, the maximum building height permitted is 35 feet. This height, however, can be exceeded provided: 1) It does not exceed the firefighting capabilities of the Fire Department and 2) An additional 1-foot of setback is provided for every additional foot in height over 35’.

Lake Johanna Fire Department has reviewed the proposed plans and indicated that the proposed height is not of concern because the Department has trained staff and the equipment needed to respond to a fire in a taller building. The building is also required to have a fire suppression system.

As identified above, flexibility for the structure will be needed from the minimum building setbacks required. The primary issue related to a structure of this height pertains to the visual impact, specifically on those single-family residential uses south and southwest of the development site. The applicant has indicated a willingness to review options that may result in a slight reduction in height which include utilizing different construction method for the mansard roof or reducing the interior ceiling heights in a portion of the units.

The Council should note that the proposed first floor elevation will be about 3 to 4' above the existing grade elevation of 956'. In accordance with the City's Surface Water Management Plan and the minimum recommended building elevation for the lowest floor is 948.8', which is 2-feet above the 100 year flood elevation. The lowest floor, the parking garage, is set at this elevation. The first floor elevation is proposed at 959.8'.

While the structure will be visible from the nearby single-family residential properties, the distance of the development site and separation between the low density and high density residential uses due to the wetland/pond area mitigates these impacts. The visual impact is also mitigated through the architectural design which utilizes high-quality exterior (brick) finish materials, and incorporates varying wall planes and architectural elements along the south building wall. Staff is recommending additional vegetation be placed on the south side of the building to soften the appearance of the structure, to the extent possible.

Density

In the RH land use designation, a density of 8 to 20 units per acre is permitted. Density is calculated by using the gross site area of the property.

The property will need to be platted with the redevelopment. The proposed plat consists of right-of-way for Owasso Street, and two parcels. The parcel on which the apartment building is proposed to be constructed has a lot area of 6.28 acres with 2.4 acres above the waterline of the wetland/pond area. The density of the development is calculated using the gross site area and will be 16.6 units per acre, complying with the maximum 20 units permitted per the Comprehensive Plan.

As proposed, the density is consistent with the RH land use designation and the R-3 zoning district.

Parking

Access to the apartment building is proposed off of Owasso Street. Off-street parking is planned in a surface parking lot as well as a below grade parking structure. Approximately 65 parking stalls will be located in the surface parking lot and about 115 stalls will be in the below grade parking structure for a total of 180 stalls. This is less than the minimum 2.5 stalls per unit as required in the R-3 zoning district (260 stalls).

The parking lot for the adjacent building will also be reconfigured providing 59 parking stalls. Currently, there are 47 surface stalls provided for this building and a detached garage with 12 stalls.

The Development Code does provide some flexibility with respect to parking standards. The number of parking stalls constructed may be reduced to a number less than the minimum provided parking management techniques are used. These may include shared parking or proof of parking. Since the proposed building will be managed by the same entity that manages the adjoining Midland Terrace complex, parking can be shared when needed.

The minimum setback of a parking area from a street right-of-way is 20' to provide area for landscaping and screening and 5' from an interior side lot line. From Victoria Street, the surface parking lot will be setback 16' and from Owasso Street a 6.5' setback is proposed. The landscape plan provides screening along the west side of the parking area, adjacent to Victoria Street. In addition, a small amount of green space along Owasso Street will be provided for streetscaping.

Traffic

The traffic generated by the proposed complex is anticipated to be approximately 693 vehicle trips per day, slightly higher than traffic previously generated by the Midland Plaza shopping center at full capacity (530). In staff's opinion, traffic generated by the development should have minimal impact on the nearby residential neighborhood to the south. While the Midland Plaza development was designed as a neighborhood shopping center that resulted in some trips through the adjoining neighborhoods, the distribution of traffic from the proposed apartment building is not expected to move through these neighborhoods. Residents within this building are expected to use Victoria Street and County Road E as traffic routes to get to destinations outside of the neighborhood.

The project does include a public road improvement realigning Owasso Street with the west leg of County Road E. As described earlier, proposed road improvements include adding through lanes and turn lanes to the County Road and Local Road system, improving traffic signalization, and providing sidewalk and trail facilities. While these improvements will not resolve all the issues associated with the traffic in this area, they are intended to improve traffic safety and flow through the intersection. The additional traffic generated by the proposed apartment complex has been considered with these improvements.

Stormwater Management

Improvements will be made to the public stormwater management system and a stormwater management plan will be created for the private site development. Regarding the public stormwater management system, there are two stormwater inlets into the wetland/pond with direct discharge. To address water quality issues, the City will be installing a grit chamber to manage the discharge entering the wetland/ponding area from the public road system, thereby eliminating a direct discharge. The direct discharge near the east side of the wetland/pond will be eliminated by the installation of a treatment structure in 2015.

Stormwater management for the private development will rely on some of the public infrastructure being installed for the street reconstruction project but also use private infrastructure. The proposed impervious surface coverage is 1.53 acres and is slightly higher than the existing impervious surface coverage. This is 24% of the gross lot area (6.36 acres) and

63% of the lot area (2.41 acres) above the shoreline. A maximum of 70% impervious surface coverage is permitted in the R3 zoning district.

The private stormwater infrastructure proposed includes two vegetated filtration basins located southeast and southwest of the apartment building. These basins will reduce the velocity of stormwater runoff and allow sediment to settle. Stormwater from the roof will be collected and channeled directly into the wetland/ponding area.

Tree Replacement and Landscaping

Existing trees will be removed from the site, including those along the bank of the wetland/pond area. This is due to the extent of grading and land disturbance required for the below grade parking structure. Thirteen landmark trees on the property will be removed and replaced in accordance with the City's standards. Further discussion is needed with regards to the trees along Owasso Street and who the responsible party is for their replacement.

The landscape plan identifies landscaping along Victoria Street which serves as a buffer for the building but is also designed as a gathering space for residents. This landscaping will soften the appearance of the structure when viewed from Victoria.

The plan also includes landscaping on the south side of the building adjacent to the wetland/pond area. A native shoreland vegetative buffer is proposed between the building and the wetland edge and is intended to reduce stormwater runoff by increasing stormwater infiltration into soil and lessening the amount of nutrients and pollutants entering the water.

Landscaping along the wetland/pond area will soften the appearance of the structure from view of the single-family residential neighborhood. Within the shoreland vegetative buffer a variety of shrubs and trees will be planted. Additional trees would aid in mitigating the visual impact from the properties to south. Further discussion with the applicant is needed to review the feasibility of providing more trees south of the building.

Public and Agency Comment

Property owners near the development site were notified of the request. Due to the potential impacts of the project, the notification radius was expanded beyond the minimum 350 feet required. In addition, a development notification sign was placed on the property.

The City has received comments from property owners potentially affected by the proposed development. While some residents support the road re-alignment, most residents have concerns regarding the proposed development relating to: density, structure height/visual impact, use, neighborhood compatibility, parking, traffic and impact on the wetland/pond water quality. These comments are attached.

Comments from the Fire Marshal are also attached.

Environmental Quality Committee Review

At their April 23rd meeting, the EQC reviewed the application and plans for the Lakeview Terrace Apartments, specifically regarding stormwater management and the tree and site

restoration plan. The Committee is supportive of the stormwater management plan, water quality initiatives and shoreland restoration, however, they suggested that stormwater runoff from the roof be collected and re-used on the property.

Planning Commission Recommendation

The Planning Commission reviewed these requests at their April 24th meeting and recommended approval with a 5 to 1 vote. In general, the Commission is supportive of the project because the proposed redevelopment supports the community's land use, housing and redevelopment goals. The proposed apartment project will diversify housing choice within the community by providing an upscale rental housing option. The Commission was also appreciative of the applicant's response to comments raised during the concept stage review and supported the increased setback from Victoria Street. The primary concern that remains is the height and the visual impact the structure may have on the adjacent single-family residential homes to the south. Commission members indicated that a structure of this height is acceptable at this particular location due to the proximity to the regional transportation system, retail service and employment areas and nature of adjoining land uses. The separation provided by the wetland/pond area also mitigates the impacts along with the use of high quality exterior building materials. The Commission did ask the application to provide additional landscaping south of the building to soften the visual impact.

Recommendation

The submitted plans were reviewed in accordance with the City's development standards and previous direction received from the Commission and Council. The staff believes the proposed development is consistent with Shoreview's land use and housing policies and meets the criteria for the Comprehensive Plan amendment, Rezoning and PUD. The proposed development provides the City with the opportunity to improve the road and trail network with the realignment of Owasso Street. In addition, the proposed apartment product will fill a gap in the City's rental housing stock by providing area residents with a higher end, new rental option.

The developer is seeking approvals for the comprehensive guide plan amendment, rezoning, preliminary plat; and planned unit - development stage plans for the development. The submittal package does address the concerns raised during the conceptual stage review, therefore, the Staff is recommending the City Council approve the requests, including the adoption of Resolution #12-34 amending the comprehensive plan and Ordinance #894 amending the zoning. The following conditions should be attached to the approval.

*Comprehensive Plan Amendment**

1. The planned land use of the property changing the existing C, Commercial land use designation to RH, High Density Residential.
2. Review and approval of the amendment by the Metropolitan Council.
3. The amendment will not be effective until the City grants approval of the Final Plat and PUD - Final Stage requests and the development agreements are executed.

*Rezoning**

1. This approval rezones the property from C1, Retail Service and R3, Multi-Dwelling Residential to PUD, Planned Unit Development.
2. The underlying zoning district for this PUD is R3, Multi-Dwelling Residential

3. Rezoning is not effective until approvals are received for the Final Plat, PUD - Final Stage and development agreements executed.

Preliminary Plat

1. A public use dedication fee shall be submitted as required by ordinance prior to release of the final plat by the City.
2. The final plat shall include drainage and utility easements along the property lines. Drainage and utility easements along the roadways shall be 10' wide and along the side lot lines these easements shall be 5' wide and as required by the Public Works Director.
3. Private agreements shall be secured between the parcels in the subdivision and the adjoining Midland Terrace Apartment complex regarding joint driveway, parking and maintenance agreements. Said agreements shall be submitted to the City Attorney for review and approval prior to the City's release of the Final Plat.
4. The developer shall submit an application to vacate Owasso Street with the Final Plat application.
5. The Final Plat shall be submitted to the City for approval with the Final Stage PUD application.

*Planned Unit Development – Development Stage**

1. This approval permits the redevelopment of 3588 Owasso Street parcels with a 104 unit 6-story tall apartment building as depicted in the plans submitted as part of this application.
2. Private agreements shall be secured between the parcels in this PUD and the adjoining Midland Terrace Apartment Complex regarding joint driveway, parking and maintenance agreements. Said agreements shall be submitted to the City Attorney for review and approval prior to the City's review of the Final Stage PUD plans and Final Plat.
3. Access to the proposed development is prohibited from Victoria Street. Access to the site shall be provided via the driveways off of Owasso Street as indicated in the approved plans.
4. Revisions may be required to the tree preservation plan that addresses the replacement of trees along the existing Owasso Street. A revised plan, if required, shall be submitted with the Final Stage PUD and Final Plat applications. Replacement trees shall be planted in accordance with the City's Woodlands and Vegetation Ordinance.
5. Approval of the final grading, drainage, utility, and erosion control plans by the Public Works Director is required, prior to submittal to the City of applications for Final Plat and PUD – Final Stage. Final plans shall identify site construction limits and the treatment of work (i.e. driveways, parking areas, grading, etc.) at the periphery of these construction limits.
6. The proposed apartment housing structure shall be of a 6-story design as depicted on the plans submitted with this application. Said building shall include the architectural enhancements and high-quality building materials as identified. The structure shall not exceed the height, 78.5' as identified in this report and on the submitted plans. The applicant is encouraged to explore options that will reduce the building height, provided the architectural quality and appearance of the building is not compromised.
7. Additional landscaping may be required along the south side of the building to soften the structure's appearance when viewed from the adjacent single-family residential neighborhood.

8. The applicant is required to enter into a Site Development Agreement and Erosion Control Agreement with the City. Said agreements shall be executed prior to the issuance of any permits for this project. The Development Agreement shall address:
 - a. Construction management and nuisances that may occur during the construction process, including parking for contractors. No parking is permitted on Victoria Street.
 - b. Best Management Practices for Water Quality improvement
 - c. Landscape maintenance
 - d. Maintenance of stormwater management facilities, including the filtration basins
9. This approval shall expire after two months if the Planned Unit Development - Final Stage application has not been submitted for City review and approval, as per Section 203.060 (C)(6).

**4/5 majority vote required*

Attachments:

1. Resolution #12-34
2. Ordinance #894
3. April 18th Email, City Engineer Tom Wesolowski
4. April 19th Email, City Engineer Tom Wesolowski
5. February 28th and April 22nd Planning Commission minutes
6. March 5th City Council minutes
7. Location Map
8. Planned Land Use Map
9. Zoning Map
10. Submitted Statement and Plans
11. Agency Comments
12. Request for Comments
13. Motion

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**EXTRACT OF MINUTES OF MEETING OF THE
CITY COUNCIL OF SHOREVIEW, MINNESOTA
HELD AUGUST 20, 2012**

* * * * *

Pursuant to due call and notice thereof, a meeting of the City Council of the City of Shoreview, Minnesota was duly called and held at the Shoreview City Hall 4600 North Victoria St. in said City at 7:00 PM.

The following members were present:

And the following members were absent:

Member introduced the following resolution and moved its adoption.

RESOLUTION NO. 12-34

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF SHOREVIEW FOR
A COMPREHENSIVE PLAN AMENDMENT**

WHEREAS, Tycon Companies/Lakeview Terrace initiated a Comprehensive Plan Amendment for property located at 3588 Owasso Street; and,

WHEREAS, the Comprehensive Plan Amendment changes the land use designation for the property at 3588 Owasso Street from C, Commercial to RH, High Density Residential; and,

WHEREAS, the Planning Commission acting in accordance with the provisions of Municipal Code Section 203, held a public hearing and reviewed the Amendment at their April 22, 2012 meeting and recommended approval; and,

WHEREAS, the City Council considered the proposal at a regular meeting on August 20, 2012 and approved the Comprehensive Plan Amendment based on the following findings:

1. That the proposed land use designation of RH, High Density Residential will not facilitate development, which would have a significant adverse impact on the planned land use of the surrounding property. The property is adjacent to the regional transportation network and employment centers.

2. The following elements were considered relative to the site and the characteristics of the adjoining planned land uses: development pattern, traffic generation, building mass difference and buffering potential, area and carrying capacity of the site, environmental constraints, and the location relative to surrounding land uses.
3. The proposed land use designation will facilitate development that supports the City's policies pertaining to land use, housing and redevelopment.

WHEREAS, the Comprehensive Plan Amendment is not effective until the City grants approval of the Final Plat and PUD - Final Stage requests; and

NOW, THEREFORE, BE IT RESOLVED, that the Comprehensive Plan is hereby amended changing the land use designation from C, Commercial to RH, , High Density Residential for the proposed Lakeview Terrace Plat.

NOW, THEREFORE, BE IT FURTHER RESOLVED that this amendment shall not become effective until this approval is subject to review and approval by the Metropolitan Council.

The motion was duly seconded by Member and upon a vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

WHEREUPON, this resolution was declared duly passed and adopted the 20th day of August 2012

STATE OF MINNESOTA)

COUNTY OF RAMSEY)

CITY OF SHOREVIEW)

I, the undersigned, being the duly qualified City Manager of the City of Shoreview of Ramsey County, Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a meeting of said City Council on the 7th day of May, with the original thereof on file in my office and the same is full, true and complete transcript therefrom insofar as the same relates to the Comprehensive Plan Amendment for 3588 Owasso Street in the City of Shoreview in Ramsey County, Minnesota.

WITNESS MY HAND officially as such City Manager and the corporate seal of the City of Shoreview, Minnesota this 20th day of August 2012.

Terry C. Schwerm, City Manager

SEAL

**STATE OF MINNESOTA
COUNTY OF RAMSEY
CITY OF SHOREVIEW**

ORDINANCE NO. 834

AN ORDINANCE AMENDING THE CITY OF SHOREVIEW OFFICIAL ZONING MAP
REGARDING PROPERTY LOCATED AT 3588 OWASSO STREET

The Shoreview City Council ordains that the Official Zoning Map adopted April 16, 2001 and effective May 9, 2001 are hereby amended as follows:

SECTION 1. Tycon Companies/Lakeview Terrace initiated a rezoning from C1, Retail Service to PUD, Planned Unit Development, for the following legally described properties:

See Attachment A

(This property is commonly known as 3588 Owasso Street, which when platted will be known as Lakeview Terrace).

SECTION 2. The procedural history of this rezoning is as follows:

1. This rezoning was initiated pursuant to Section 203.052 of the Shoreview Development Ordinance adopted April 16, 2001 and effective May 9, 2001.
2. The Shoreview Planning Commission held a public hearing on April 22, 2012. Notice therefore was published and mailed pursuant to law. All persons present at said meeting were given an opportunity to be heard and present written statements. The Commission also considered the recommendation of the City Staff recommending to the City Council that this rezoning be approved.
3. This rezoning was considered and approved by the Shoreview City Council on May 7, 2012.

SECTION 3. Section 205.010(A)(1) of the Shoreview Development Ordinance adopted April 16, 2001 and effective May 9, 2001 is hereby amended to add the following Subsection (a).

- (a) Zoning Map Revision The Shoreview Zoning Map, adopted on April 16, 2001, is hereby revised to indicate that the above-described properties have been rezoned from C1, Retail Service to PUD, Planned Unit Development, zoning classification pursuant to Shoreview Ordinance . The underlying zoning for this PUD shall be R3, Multi-family residential.

SECTION 4. Approval of zoning amendment is on the basis of the following findings of fact:

1. That the proposed zoning is consistent with the policies of the Comprehensive Guide Plan and the general purpose and intent of the Development Ordinance;
2. Development facilitated by the proposed rezoning will not significantly and adversely impact the planned land use of the surrounding property.
3. The applicant will enter into a development agreement with the City.

Adoption Date. Passed by the City Council of the City of Shoreview on the 20th day of August, 2012.

Effective Date. This ordinance shall become effective the day following its publication in the City's official newspaper.

Publication Date. Published on the 29th of August, 2012.

Sandra C. Martin, Mayor

SEAL

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PROPERTY DESCRIPTION

That part of Lots 15 and 16, and that part of vacated Emmett Street, OWASSO PARK, according to the recorded plat thereof on file and of record in the office of the Ramsey County Recorder and that part of the North Half of the Northwest Quarter of the Northeast Quarter of Section 35, Township 30 North, Range 23 West, Ramsey County, Minnesota, described as follows:

Commencing at the northeast corner of said Section 35; thence on an assumed bearing of South 89 degrees 29 minutes 29 seconds West, along the north line of the Northeast Quarter of said Section 35, a distance of 1000.69 feet; thence South 00 degrees 43 minutes 47 seconds West, a distance of 56.70 feet to the southerly right of way line of the Minneapolis, St. Paul and Sault Ste. Marie Railroad, being a line that is parallel with and distant 75 feet southerly, as measured at right angles, from the centerline of the southerly railroad track, being the point of beginning of the land to be described; thence continue South 00 degrees 43 minutes 47 seconds West, a distance of 51.00 feet; thence South 65 degrees 10 minutes 39 seconds West, a distance of 251.69 feet; thence South 00 degrees 32 minutes 33 seconds East, a distance of 447.66 feet to the easterly extension of the southerly line of said North Half of the Northwest Quarter of the Northeast Quarter; thence South 89 degrees 29 minutes 28 seconds West, along said extension, and along said south line of the North Half of the Northwest Quarter of the Northeast Quarter, a distance of 581.83 feet to the centerline of Victoria Street, as it was located prior to it's realignment; thence northeasterly a distance of 101.32 feet, along said centerline of Victoria Street, being a curve not tangent with the last described line, said curve is concave to the east, has a radius of 262.04 feet, and a central angle of 22 degrees 09 minutes 11 seconds, the chord of said curve bears North 00 degrees 34 minutes 14 seconds East, and has a chord distance of 100.69 feet; thence North 11 degrees 38 minutes 49 seconds East, along said centerline, tangent to said curve, a distance of 554.03 feet to the southerly right of way line of said Minneapolis, St. Paul and Sault Ste. Marie Railroad, being a line parallel with and distant 50 feet southerly, as measured at right angles, from the centerline of the southerly railroad track; thence South 89 degrees 16 minutes 13 seconds East, along said southerly railroad right of way line, a distance of 378.16 feet to the east line of the North Half of the Northwest Quarter of the Northeast Quarter of said Section 35; thence South 00 degrees 32 minutes 33 seconds East, along said east line, a distance of 25.01 feet to said southerly railroad right of way line being a line parallel with and distant 75 feet southerly, as measured at right angles, from the centerline of said southerly railroad track; thence South 89 degrees 16 minutes 13 seconds East, along said southerly railroad right of way line, a distance of 315.46 feet to the point of beginning.

Containing 8.29 acres more or less.

Subject to all easements and restrictions of record.



Kathleen Nordine <knordine@shoreviewmn.gov>

Lakeview Terrace Application PUD

Tom Wesolowski <twesolowski@shoreviewmn.gov>

Wed, Apr 18, 2012 at 12:24 PM

To: "NORDINE, KATHLEEN" <knordine@shoreviewmn.gov>

Kathleen,

I have reviewed the preliminary plans submitted with the application, the updated stormwater summary, and the e-mail correspondence from Daniel Tilsen to date.

I do not see any issues with the preliminary grading, utility, and erosion controls plans. Daniel Tilsen, the engineer working on the site plan, has been coordinating with SEH, the engineering firm working on the Owasso St. re-alignment, to make sure the grading around the building will match the road.

The updated stormwater summary meets the requirements of the City's Surface Water Management Plan. Stormwater run-off from the newly developed site will be similar to the amount of run-off from the existing site and the runoff from the paved areas will be treated to remove sediment and nutrients before discharging to Lake Shoreview. The runoff from the roof of the building is considered non-polluted stormwater and will be discharge directly into Lake Shoreview.

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

--

Tom Wesolowski
City Engineer
City of Shoreview
twesolowski@shoreviewmn.gov
Direct Tel: 651-490-4652
Fax: 651-490-4696



Kathleen Nordine <knordine@shoreviewmn.gov>

Lakeview Terrace Application PUD

Tom Wesolowski <twesolowski@shoreviewmn.gov>
To: Kathleen Nordine <knordine@shoreviewmn.gov>

Thu, Apr 19, 2012 at 12:58 PM

Kathleen,

The stormwater system installed as part of the Owasso re-alignment will include an underground treatment chamber that will remove suspended solids and nutrients from the stormwater before it is discharged into the west end of Shoreview Lake. This will be a major improvement over the current stormwater collection system, which does not provide treatment for stormwater run-off and discharges directly into Shoreview Lake. The stormwater run-off from the west half of the development will be directed into the new Owasso St. system and will also be treated before discharging into Shoreview Lake.

The stormwater run-off from the east part of the development will be directed into the existing stormwater collection system on Owasso Street, which discharges directly into the east end of Lake Shoreview. The City's Capital Improvement Plan includes a stormwater project in 2015 to install a treatment structure, which will remove sediments and nutrients and eliminate the direct discharge.

Let me know if you need anything else.

Thanks,

Tom W.

[Quoted text hidden]



Kathleen Nordine <knordine@shoreviewmn.gov>

EQC Comments - Lakeview Terrace Application

Tom Wesolowski <twesolowski@shoreviewmn.gov>
To: "NORDINE, KATHLEEN" <knordine@shoreviewmn.gov>
Cc: "SCHAUM, JESSICA" <jschaum@shoreviewmn.gov>

Tue, Apr 24, 2012 at 9:20 AM

Kathleen,

At their meeting last night the EQC reviewed the application and plans for the Lakeview Terrace Apartments with an emphasis placed on stormwater management and the tree and site restoration plan.

The Committee had the following comments:

They understand that stormwater management for the development would meet the requirements of the City's Surface Water Management plan, but felt this would be a good opportunity for the developer to think outside the box for stormwater management. The Committee is recommending that instead of discharging the runoff from the roof directly into Shoreview Lake the developer look at collecting and storing the runoff for reuse, which could be used for irrigation or wash water similar to what was installed in the City's Maintenance Center as part of the remodel.

Support the developer working with Blue Water Services to determine what steps could be taken to improve the water quality of the lake.

Support the planting of native vegetation along the shoreline.

During construction of the project the contractor should be encourage to use compost blankets for erosion control on the site. The use of compost for erosion control has been approved by MNDOT.

If you have any questions or need additional information please contact Jessica Schaum or myself.

Thank you,

--

Tom Wesolowski
City Engineer
City of Shoreview
twesolowski@shoreviewmn.gov
Direct Tel: 651-490-4652
Fax: 651-490-4696

**PUBLIC HEARING - PRELIMINARY PLAT/ COMPREHENSIVE PLAN
AMENDMENT REZONING/ PLANNED UNIT DEVELOPMENT - DEVELOPMENT
STAGE**

FILE NO: 2446-12-9
APPLICANT: LAKEVIEW TERRACE, LLC
LOCATION: 3588 OWASSO STREET

Commissioner Proud recused himself from consideration of this matter.

Presentation by City Planner Kathleen Nordine

This application is to demolish a 13,000 square foot retail center in order to build a high density apartment complex consisting of 104 units. The project includes realigning Owasso Street with County Road E at the Victoria Street intersection. Owasso Street would be relocated to the north to align with the west leg of County Road E at Victoria. This will involve relocation of public utilities and replacement of a sidewalk. A new trail will be added along the west leg of County Road E. There will also be signal improvements and medians added. Traffic is anticipated to be somewhat higher by 143 trips per day than the Midland Plaza retail center, but the distribution pattern will be different with a residential use. The road improvements are intended to improve traffic flow in this area.

Land uses abutting this property include low density residential to the south, a church and park to the west, and railroad and business park to the north. The proposed use should not adversely impact surrounding land uses. The wetland pond on the site provides separation from the low density, single-family residential neighborhood to the south.

This redevelopment would replace an underutilized property with housing that supports the City's goals by expanding housing choices and provide a rental option not currently available in the City. This good reinvestment of developed property that the City encourages.

Four applications have been submitted:

- 1) Comprehensive Plan Amendment to change Commercial zoning to RH, High Density Residential of 8 to 20 units per acre. The proposed land use (RH) Adjacent Midland Terrace is zoned RH. This proposed density for this development is 16.6 units per acre.
- 2) The preliminary plat would be created to divide the property into two parcels--one for the apartment building and one for an adjacent parking area for the apartment building. The dedication for Owasso Street right-of-way would also be platted.
- 3) Rezoning from C1, Retail Service and R3, Multi-family Residential to a PUD, Planned Unit Development. Flexibility is requested for setback requirements from Owasso Street and Victoria Street, height of the building, and the number of parking lot stalls and setback for the parking lot.
- 4) PUD redevelopment of the property with a 104 unit apartment building.

At the Planning Commission meeting on February 28, 2012, concern was expressed about setbacks, the height of the building and water quality in the wetland area. The building placement is a result of the width of Owasso Street, which is wider than the developer thought. This has shifted the building further south closer to the wetland and reduced the footprint of the building further reducing the number of units to 104. The proposed building setbacks would be 73.49 feet from Owasso Street, 66.21 feet from Victoria Street and 18.2 feet from the wetland. The wetland setback does meet the 16.5 foot required buffer.

The permitted height is 35 feet; the developer proposes 78.5 feet. However, the building height can be exceeded when there is no impact to firefighting capabilities, and the Lake Johanna Fire Department has reviewed the plan and indicated no concerns. Further, increased height can be allowed when for every foot of increased height, there is an additional foot of increased setback. Deviations from the setback requirements are proposed

The visual impact of the building to the single-family neighborhood is mitigated by the wetland/pond separation. A reduction in height would not have a significant effect. The distance of the structure from the neighborhood reduces the impact of the actual height.

Parking stalls proposed are 167, or 1.7 stalls per unit. City code requires 2.5 stalls per unit. The number of parking stalls may be reduced when shared parking is available or proof of parking is shown. As the building is adjacent to Midland Terrace, that parking lot can accommodate any overflow parking needs.

Storm water management for the site includes an underground treatment chamber for water quality before discharge into the wetland/pond. A filtration basin will treat runoff from the southwest part of the building before it is discharged into the wetland. Roof drainage is directed into the wetland. The developer is working with a consultant to further identify ways to improve water quality in the pond area.

The Environmental Quality Committee (EQC) reviewed the application at its April 23, 2012 meeting and supports the water quality work proposed and a shoreland vegetative buffer. The EQC requested collection of roof water runoff for reuse.

Notices were sent to properties beyond 350 feet, and a development sign is posted on the property. Comments received indicate some support for the road realignment. However, there is opposition to the density of development, the height of the building and its visual impact. Residents state that this development is not compatible with the neighborhood and expressed further concerns about traffic and water quality.

Staff believes the proposal supports City goals and policies related to land use, housing and redevelopment. The change in land use will not significantly impact adjacent land uses. The visual impact of the structure is mitigated by the wetland/pond, the distance from the low density residential neighborhood, and architectural design. Realignment of the road will improve traffic flow and safety. Staff is recommending that the Planning Commission recommend approval to the City Council, subject to the conditions and findings listed in the staff report. Staff has requested the developer to work further with the City on landscaping to soften the visual impact

of the building and tree replacement along Owasso Street, as well as consider the recommendations of the EQC.

Commission Discussion

Commissioner Wenner asked if the roof is white. Ms. Nordine explained that the roof is a mansard style which shields the flat roof on the structure. The flat roof would have a white membrane to reflect the sun rather than absorbing. This cannot be seen since it is behind the mansard roof.

Commissioner Ferrington noted the median planned on Victoria near the intersection with Owasso Street. She asked if there would be a cross walk there, so that pedestrians, especially children going to school, could cross one direction of traffic at a time, since the street will be wider and it is a busy intersection. However, if it is not close enough to the intersection signal lights, that may not be possible. Ms. Nordine stated that she will discuss the issue further with the Public Works Director.

Commissioner McCool stated that provided parking would be 147 stalls fewer than what are required. Although shared parking is shown with 51 additional spaces, that still does not reach the number required. Ms. Nordine responded that she looks at the apartment complex as a whole, which has about 875 stalls.

Chair Solomonson asked if there would be a problem with snow sliding from the roof. Ms. Nordine stated that the roof is a standard seam and can be designed with snow breaks.

Chair Solomonson called a five-minute recess after which he reconvened the meeting.

City Attorney Filla stated that the required notices have been published and provided for this public hearing.

Chair Solomonson declared the public hearing open.

Mrs. Murt Seltz, Owasso Heights Road, stated there are a lot of children in the neighborhood. The building will be an eyesore and a big six-story building is like fitting a square peg into a round hole. It is too big. She is not sure if tax money is being used. She does not believe that "Building it they will come." Big projects get built that do not work out as planned, such as Galtier Plaza and River Place. Luxury apartments and trains do not belong in the same sentence. People who can afford luxury apartments will have choices and will not want to hear trains. In the last week, two trains went through backing up traffic during school dropoff time. On many levels this plan does not work. The last thing she would want is a huge economic dinosaur on that corner that compromises safety.

Ms. Carrie Lemay, 530 Lake Cove Court, asked if the school district has addressed the capacity of the school and the traffic at that corner. As a parent of children in Island Lake School, it is bursting at the seams. She is very concerned about the added number of children that may attend that school. The school is tearing down walls and trying to find new spaces to be made into

classrooms because it is at capacity. Also, she asked if the gathering space planned in the landscaping would become a smoking lounge, if there is no smoking in the building. That area would be located right across the street from the elementary school where children would observe what is going on. She would like to know the purpose of that space.

Ms. Patricia Gunderson, 390 Harriet Avenue, agreed with what the first speaker said. If the roof shown is not accurate, is something else not accurate. The six-story building does not fit in the neighborhood. She is also concerned about traffic.

Mr. Rolly Seltz, stated that he is a volunteer in the Island Lake School. At 8:15 and 8:30, when children arrive traffic is already a mess with little children climbing out of cars with one and two back packs. This would add to the problem of traffic and children. In the afternoon, it is even worse.

Mr. Noah Bly, Urban Works Architecture, introduced the development team, Max Segler and Alan Menning from Tycon and Civil Engineer Dan Tilson from G-Cubed. He stated that the height is intrinsic to making this project work. A larger setback has been created from Victoria with a buffer area where there will be a gazebo and area for grills. It is not perceived as an area for smokers. The building will be smoke free. The building was also moved further south. This allowed a green buffer between the flat lot parking and the building, which will make the units on that side more attractive. There is also a buffer between the new sidewalk and the road. Native plantings will be used on the south side. The underground parking will be structured so that fire trucks can use the space on top. Every unit has a screened porch. The storm water will be treated before reaching Lake Shoreview. The only water that will be directly discharged into the lake is clean water from the roof.

Although those who spoke at this meeting are opposed to the building, there is also community support, as some have asked to be on the waiting list to get into the building.

Commissioner Ferrington asked the reason it is necessary to have a building of six stories. **Mr. Bly** stated that it is hard to convey the quality of the building on the exterior and interior. To make it work economically, it is a challenge to make it work without a certain scale. It has been reduced from 120 units to 104 units. If the building were five levels with wood construction, it would be almost the same height. The design of the roof will mitigate some of the impact.

Commissioner Thompson asked about the adequacy of the parking and market demand.

Mr. Bly responded that the parking is based on covering resident needs. There is a substantial amount of enclosed parking, which is what the market is interested in. The building has 138 bedrooms. The ratio used is 1.27 stalls per bedroom and 1.7 stalls per unit. Chances are the building needs fewer than 1.7. But the developer has chosen to increase that number to make sure to meet resident needs. There 124 enclosed stalls, which is more than the number of units plus the excess stalls and plus there are excess stalls around them. As for demand, there is low vacancy at this time for multi-family because there has been so little construction. There is a seismic shift in how people rent. Money that could be used to buy a house will be used for rent for a product of this type.

Chair Solomonson asked if there are common areas in the building and if there is adequate parking for a big party. He also asked for further information about the roof. **Mr. Bly** stated that there are plenty of stalls for those coming as guests plus many stalls in Midland. The roof is a mansard roof with standard metal seam. The flat portion is on the concrete deck behind the mansard roof. As for ice and snow, the roof will have pleats to stop snow and ice. There will be a canopy over the entrance so there would be no chance of snow falling on people.

Chair Solomonson asked **Mr. Bly** to address traffic issues. **Mr. Bly** stated that a traffic study was done. Ms. Nordine added that traffic generation for the existing land uses as well as the proposed development has been taken into consideration with the redesign of the roadways.

Commissioner McCool asked if the adjacent parking lot consists of 51 spaces. **Mr. Bly** answered that it will be reconfigured to have 51 spaces and will serve the adjacent building as well as serve as overflow to the proposed building. There is also parking around the adjacent building in addition to that lot.

Commissioner Ferrington asked if the EQC recommendations will be considered. **Mr. Bly** stated that they have just been received. They will certainly be studied and considered, but he does not know if they will be implemented.

Mr. Bly stated that the funding for the project is private. Part of the financing is with tax increment financing, which means taxes are used to pay for part of the development costs.

Ms. Patricia Gunderson, 390 Harriet Avenue, expressed concern about the occupancy rate. She asked if there has been a study in Shoreview of the need for this type of housing. What is the demand for rental? What is the occupancy rate for rental now? What will the rent be? Also, she is concerned that it will become low income housing because she is not sure people will want a luxury apartment across from two schools and a train with a busy intersection. There is enough low income housing. She does not agree that there is enough parking and still does not support a six-story building.

Mrs. Murt Seltz, Owasso Heights Road, asked who owns the pond and expressed her concern for water quality. For luxury apartments, she would guess there may be two vehicles per apartment so she is very concerned about parking. She does not understand why the building has to be so tall to be profitable. If so many variances are needed, perhaps this is not the best plan for this property. It may be too big and too high. The school is bulging at the seams. The principal has concern about how many more students can be absorbed. There are often 200 cars in passing trains, s long train.

Mr. Bly responded that Midland Terrace is currently at 98% occupancy. With turnover, that is approaching the maximum. There is a significant demand for rental units. The rental rates will be higher, perhaps \$1300 for a one bedroom apartment, which is not affordable housing. He does not have estimates on how many children there might be.

Ms. Nordine explained that lot lines to extend into the wetland area. Tycon Companies is the underlying owner of wetland/pond. The City uses it to manage stormwater runoff from the adjacent roadways.

Commissioner Ferrington asked the repercussions if this plan were not approved. Is the road linked to the development. Ms. Nordine stated that without the road realignment, the property cannot be redeveloped.

Commissioner Wenner asked if there will be recreational use of the water. **Mr. Bly** stated that the preference is for recreation. At this time, a dock is not in the plans because of the difficulty of handicapped access. The developer is interested, but a plan has not been developed.

MOTION: by Commissioner Schumer, seconded by Commissioner Wenner to close the public hearing.

VOTE: Ayes - 7 Nays - 0

Commissioner McCool asked for further information about the tax increment financing (TIF) of this project. Ms. Nordine stated that she is not familiar with those details. The developer has been working with Community Development staff. An application for TIF assistance has been submitted, which will be considered by the City Council at the June 18th meeting.

Commissioner Wenner asked if there have been discussions with the school district regarding traffic and whether it would be possible for traffic to get to the school on the other side of it. Ms. Nordine stated that discussions have occurred regarding the roadway improvements. There has not been specific discussions about the apartment land use. There are constraints to the Island Lake School site in regard to traffic flow, recreation needs and what can be done to resolve issues with the dropoff and pickup of children at that school. The back of the school is used by buses. That has eased the issue, but she does not know if there could be access in back for parents.

Chair Solomonson stated that the benefits of this project include a housing opportunity Shoreview does not have, a road realignment, storm water system, but the negative is the height of the building. With a lake on one side, a railroad and 500 feet from the nearest residential area, this is a unique area. He still has a concern about parking, but he likes where the building has been moved. The benefits outweigh the negative of the building height. He will support the proposal as presented.

Commissioner Ferrington stated that she does not want the City to lose the money captured for the road realignment, which will be a big improvement. The changes made have improved the development. She can support the proposal, even though she also does not like the height of the building.

Commissioner McCool stated that there are many positives and it does bring something that Shoreview does not have. He still has concerns about parking and is not satisfied that parking can be solved by pushing it into Midland Terrace because there is no legal right for that use.

Using Midland Terrace could be shut off at any time. The adjacent building will be losing parking. It is not excess parking but will create a problem for that building. The scale is needed for the quality. TIF will subsidize the cost in the long term. The City is spending money to be recaptured with tax increment. There is too much building on this site. Density is figured on a 6-acre site that is two-thirds water. The building far exceeds height limitations, and the development is 100 parking spaces short. There could be a better use of the site.

Commissioner Schumer stated that he is pleased to see the setback from Victoria and is not so concerned about the height. The positives outweigh the negatives, and he supports this project.

MOTION: by Commissioner Schumer, seconded by Commissioner Wenner to recommend the City Council approve the following requests submitted by Lakeview Terrace/Tycon Co. for the redevelopment of Midland Plaza, 3588 Owasso Street with a 104 unit apartment building. Said recommendation for approval is subject to the following conditions.

Comprehensive Guide Plan Amendment

1. The planned land use of the property changing the existing C, Commercial land use designation to RH, High Density Residential.
2. Review and approval of the amendment by the Metropolitan Council.
3. The amendment will not be effective until the City grants approval of the Final Plat and PUD - Final Stage requests and the development agreements are executed.

Rezoning

1. This approval rezones the property from C1, Retail Service and R3, Multi-Dwelling Residential to PUD, Planned Unit Development.
2. The underlying zoning district for this PUD is R3, Multi-Dwelling Residential
3. Rezoning is not effective until approvals are received for the Final Plat, PUD - Final Stage and development agreements executed.

Preliminary Plat

1. A public use dedication fee shall be submitted as required by ordinance prior to release of the final plat by the City.
2. The final plat shall include drainage and utility easements along the property lines. Drainage and utility easements along the roadways shall be 10' wide and along the side lot lines these easements shall be 5' wide and as required by the Public Works Director.
3. Private agreements shall be secured between the parcels in the subdivision and the adjoining Midland Terrace Apartment complex regarding joint driveway, parking and maintenance agreements. Said agreements shall be submitted to the City Attorney for review and approval prior to the City's release of the Final Plat.
4. The developer shall submit an application to vacate Owasso Street with the Final Plat application.
5. The Final Plat shall be submitted to the City for approval with the Final Stage PUD application.

Planned Unit Development – Development Stage

1. This approval permits the redevelopment of 3588 Owasso Street parcels with a 104 unit 6-story tall apartment building as depicted in the plans submitted as part of this application.

2. Private agreements shall be secured between the parcels in this PUD and the adjoining Midland Terrace Apartment Complex regarding joint driveway, parking and maintenance agreements. Said agreements shall be submitted to the City Attorney for review and approval prior to the City's review of the Final Stage PUD plans and Final Plat.
3. Access to the proposed development is prohibited from Victoria Street. Access to the site shall be provided via the driveways off of Owasso Street as indicated in the approved plans.
4. Revisions may be required to the tree preservation plan that addresses the replacement of trees along the existing Owasso Street. A revised plan, if required, shall be submitted with the Final Stage PUD and Final Plat applications. Replacement trees shall be planted in accordance with the City's Woodlands and Vegetation Ordinance.
5. Approval of the final grading, drainage, utility, and erosion control plans by the Public Works Director is required, prior to submittal to the City of applications for Final Plat and PUD – Final Stage. Final plans shall identify site construction limits and the treatment of work (i.e. driveways, parking areas, grading, etc.) at the periphery of these construction limits.
6. The proposed apartment housing structure shall be of a 6-story design as depicted on the plans submitted with this application. Said building shall include the architectural enhancements and high-quality building materials as identified. The structure shall not exceed the height, 78.5' as identified in this report and on the submitted plans.
7. Additional landscaping may be required along the south side of the building to soften the structure's appearance when viewed from the adjacent single-family residential neighborhood.
8. The applicant is required to enter into a Site Development Agreement and Erosion Control Agreement with the City. Said agreements shall be executed prior to the issuance of any permits for this project. The Development Agreement shall address:
 - a. Construction management and nuisances that may occur during the construction process, including parking for contractors. No parking is permitted on Victoria Street.
 - b. Best Management Practices for Water Quality improvement
 - c. Landscape maintenance
 - d. Maintenance of stormwater management facilities, including the filtration basins
9. This approval shall expire after two months if the Planned Unit Development - Final Stage application has not been submitted for City review and approval, as per Section 203.060 (C)(6).

This approval is based on the following findings:

- 1) The proposed redevelopment plan supports the policies stated in the Comprehensive Plan related to land use, housing and redevelopment.
- 2) The proposed redevelopment plan carries out the recommendations as set forth in the Housing Action Plan
- 3) The proposed redevelopment plan will not adversely impact the planned land use of the surrounding property.
- 4) The proposed deviations permit this site to be redeveloped with a use that expands life-cycle and affordable housing, including housing choice in the city. The plan also results in a public road improvement project that will improve traffic flow and safety.

- 5) Sustainable design features will be incorporated into the building and site design.
- 6) Certain conditions as detailed in the Development Ordinance exist.

VOTE: Ayes - 5 Nays - 1 (McCool)

MISCELLANEOUS

City Council Meetings

Commissioners McCool and Schumer will respectively attend the May 7, and May 21, 2012 City Council meetings.

Planning Commission Workshop

The Planning Commission will meet in a workshop session immediately prior to the regular May 22, 2012 meeting, at 6:00 p.m.

Text Amendment - Temporary Signs

Ms. Nordine reported that the proposed amendment is in response to the City Council requesting staff to review the ordinance on temporary signs. The main issues of enforcement relate to temporary signs and message center signs. Further, the amendment would streamline the review process for applicants. The maximum sign area would be increased for larger buildings, such as Target; increasing the number of times per year temporary signs can be used; and increasing the time of display for temporary signs from 7 to 14 days.

The need for a Comprehensive Sign Plan would be eliminated, if signs are in compliance with the City's development code. A Comprehensive Sign Plan would be required when there is deviation from the ordinance.

Chair Solomonson asked Commissioners for general comments in response to more leniency with temporary signs and use of message centers. He commended staff for incorporating previous Planning Commission feedback. In regard to using the message centers to alleviate the need for temporary signs, his concern would be that the message center is readable from the road.

Commissioner Proud stated that he strongly disagrees with broadening the use of message center signs. He has seen no evidence or statistics that would show that it would add value to the business community. They do detract from the aesthetics of the community. Further, he stated that there is no ability to measure the brightness of the message center signs. He would not want to liberalize their use without the ability to measure brightness and enforce code regulations. He would like to see this matter brought to a workshop discussion.

Commissioner Wenner noted that in the City there is a proliferation of banners and sign boards that are in violation of the current ordinance. There is an issue of enforcement of standards,

PUD – CONCEPT STAGE

File No.: 2442-12-05
Applicant: Lakeview Terrace LLC/Tycon Companies
Location: 3588 Owasso Street

Presentation by City Planner Kathleen Nordine

A Planned Unit Development Concept Stage application has been submitted by Tycon Companies for redevelopment of Midland Plaza. The project proposes a high density apartment complex of 120 units. The project includes a public road improvement with the realignment of Owasso Street and improvements to the intersection of Owasso Street, County Road E and Victoria Street.

Midland Plaza was owned and managed by the same owners as 400+ unit Midland Terrace. As part of a pilot program under the Urban Land Institute and Regional Council of Mayors, this site was identified as a redevelopment project to diversify rental opportunities in the City. In 2011, the Metropolitan Council awarded a grant to the City in the amount of \$655,000 to offset road improvement and redevelopment costs.

The redevelopment project would demolish Midland Plaza and a detached garage. Owasso Street would be realigned with the west leg of County Road E. A waterfront parcel would be developed with higher end apartment units. Included would be relocation of utilities, replacement of the sidewalk and a new trail. Engineering and construction management will be handled by SEH. The design for the final roadway is in process. The main building would consist of 120 one-, two- and three-bedroom units; a surface parking lot and underground parking garage. The exterior is shown as brick with a standing seam metal mansard roof. The applicant is seeking flexibility from building height regulations.

Staff found that the proposal satisfies criteria for a PUD relating to architectural and site design, sustainability and redevelopment. The property is currently zoned C, Commercial and RH, High Density Residential, which is 8 to 20 units per acre. The project supports the designated land use and City housing goals with redevelopment of an underutilized parcel, a high quality development proposal, and expands housing choices in Shoreview. It is also located near regional transportation system and employment being located just south of the I694 interchange. The City's Housing Action Plan identifies this site as a key redevelopment site in the City.

Land uses abutting this property include low density residential to the south, a school, church and park to the west, and railroad and business park to the north. The proposed use should not adversely impact surrounding land uses. The wetland pond on the site provides separation from the low density, single-family residential neighborhood to the south.

Placement of the building is determined by the wetland pond area, road right-of-way and parking. The applicants will seek flexibility for structure setbacks from Owasso and Victoria Streets and the interior side property line. Setbacks increase with increased height. The minimum front setback is 30 feet; with increased height, the setback should be 75 feet. The applicant is requesting 25 feet. The below grade parking structure is at the property line. Adjacent to Victoria, the setback requirement is 40 feet; with increased height, the setback would be 85 feet. Again, the applicant is requesting 25 feet. The interior side property line requirement is 30 feet; 75 feet with increased height. The request is a setback of 40 feet. These setbacks may fluctuate in succeeding stages.

The wetland pond area has a setback of 50 feet, which exceeds the City standard by 16.5 feet. The maximum height allowed is 35 feet. Additional height may be allowed if it does not exceed firefighting capabilities of the Lake Johanna Fire Department, and an additional foot of setback is provided for every foot height increases. One concern is the impact of the proposed height of 80 feet on the low density residential neighborhood to the south. However, staff believes that the separation distance of over 500 feet mitigates the impact. Exterior design and materials will also mitigate the wall of the building.

The density is 19 units per acre. Surface parking will have 91 stalls. Below grade parking will have 146 stalls, which is 1.97 stalls per unit and a total of 237 stalls. City Code requires 300 parking stalls, or 2.5 stalls per unit. The number of parking stalls may be reduced if shared or proof of parking is shown. An additional parking area will be built adjacent to the building where the detached garage is torn down.

Traffic is estimated to be slightly higher than Midland Plaza. However, distribution will be different with residents mostly using County Road E and Victoria. There will be no retail plaza which draws traffic from the neighborhoods.

The Fire Department has reviewed the proposal and has no concerns.

Commissioner Wenner asked what would be done to accommodate the the need for retail services, which will be closed. Ms. Nordine stated that there is one tenant in the current retail space and is more than 50% vacant. No commercial development is proposed. The City does not see this area as a vital commercial corner, as retail services have developed on Lexington.

Commissioner Proud recused himself from this discussion because his firm is a subcontractor with SEH. City Attorney Filla stated that there would be no conflict of interest for Commissioner Proud to participate in the discussion. Commissioner Proud stated that he would prefer not to participate.

Commissioner Ferrington clarified that the existing 420 units will not be demolished when the new units are built. Secondly, she noted that the site does not accommodate City Code setback regulations requiring an added one foot of setback for every

additional foot of height. The height must be within firefighting capabilities, and she asked if it would not be a fire hazard to be flexible with the setbacks. Ms. Nordine stated that the minimum setback from Owasso Street would be 30 feet. The intent is to minimize the height impact on neighboring properties. It is not a fire hazard.

Chair Solomonson asked the current setback of Midland Plaza. Ms. Nordine answered, approximately 35 feet. Chair Solomonson noted the request is for a 25-foot setback. He further asked how the height request of 80 feet compares to other structures in Shoreview. Ms. Nordine stated that the south water tower on County Road E is 160 to 165 feet. The Hilton Garden Inn is 59 feet to the peak. Country Inn Suites is 56 feet to the peak. PaR Systems is 49 feet. A new billboard recently installed is 75 feet.

Commissioner Solomonson expressed concern about the magnitude of the requested height variation in comparison to other structures in the 'City.

Commissioner McCool asked if right-of-way is calculated in the density calculation. Ms. Nordine stated that the right-of-way is not included in the density calculation. He further asked if additional turn lanes would impact the number of units proposed and if there has been discussion about moving the building further east to increase setbacks along Owasso and Victoria. Ms. Nordine stated that acreage of the site is consistent with the current density plans. There may be a slight change if increased right-of-way is needed for Victoria Street. Commissioner McCool asked if there has been discussion can be made for moving the building further east to meet setback requirements. Ms. Nordine stated that adequate space is needed for the parking area, but there may be room for some changes.

Commissioner Wenner asked if there would be any confusion for traffic trying to connect from the west leg of County Road E to the east leg and crossing through residential development. Ms. Nordine stated that design features are being considered to address that issue.

Commissioner Ferrington expressed concern about the expected increased traffic. Ms. Nordine stated that traffic calculation is based on Midland Plaza being fully occupied. Staff does not believe the impact will be significant, as Victoria and County Road E, are two arterial streets. The concern is how the traffic is distributed. She would not expect increased traffic on Owasso to Harriet. Commissioner Ferrington stated that her concern is how this increased traffic will impact traffic of the nearby school. Ms. Nordine stated that with the realignment will mitigate some of the traffic conflict with the school drop off and pickup times. It will be safer, but not all conflicts will be solved.

Mr. Noah Bly, Urban Works Architecture, 901 N. 3rd, Minneapolis, Project Architect, introduced Max Segler from Tycon; Al Menning and Dan Tilson from GQ who is the civil engineer. This will be an upscale housing product. The building is concrete frame and fully clad in brick. Work continues for the proposed building to fit the SEH road design. The units are 15% larger than what is currently being built. Features include a high efficiency mechanical system and low maintenance building. Parking outside is on top

of the underground parking and not included in the footprint. Parking is adequate at almost a 2 to 1 ratio for each unit. If more parking is needed, there are adjacent surface stalls. The owner does not want to build parking that will not be used. Between the building and parking is a green area to keep cars away from the building making ground floor units very attractive. The building will sit higher than the surrounding grade. Amenities include a club room, exercise room, oversize windows, stone counters. Storm water treatment will include rain gardens and a facility to catch water from paved areas. This will be a significant improvement for the lake. A dock and patio area will be near the lake. The height relates to quality. The project would not be economically viable without the height for the proposed density. Setback flexibility is requested to fit the building on the site. Setbacks are required to protect adjoining land uses. In this instance, the adjoining use is owned by the same owner.

Commissioner McCool asked how the proposed building will compare to other market rate products in the City and how it will be priced. Mr. Bly responded that this building is unusual with a concrete frame and full brick exterior. The unit sizes average 1100 square feet; other urban products average 900 square feet. To cover capital costs, rentals will be significantly higher. This is an upgrade rental product. There is a shift from home ownership to higher end rentals.

Commissioner McCool requested that information be provided as to the number of excess parking spaces are available on the adjoining property and that a parking agreement be executed. Mr. Bly stated that the applicant's preference is to receive approval of the project based on the PUD with parking requirements as an amendment.

Commissioner Ferrington asked the height of interior ceilings and whether there would be an opportunity there to lower the height. Mr. Bly answered that interior ceilings are 9 feet. The advantages of the architecture need to be considered with the height.

Commissioner Wenner asked if the owner owns the land under Lake Shoreview and if so, are there plans for an association to protect that lake? Mr. Bly responded that the site includes the lake. Improving water quality is important to the project, but specific measures are beyond the proposed project. Commissioner Wenner asked if the planned trails will be public. Mr. Bly stated that the trails will be for the enjoyment of the site residents; it will not be public.

Chair Solomonson opened the discussion to public comment.

Mr. Jim Purcell, 675 Harriet, stated he has no qualms with the apartment complex. They are good neighbors. He referred Commissioners to the written statement he and his wife submitted. The biggest problem is the height. The building was originally proposed as a five-story building. It was a surprise to find that it is being proposed as a six-story building. He referred to the Southview Senior Living building was required to reduce its height. It will be difficult to reject anything after this project that is higher than 35 feet. It seems that the goals of the City's Housing Action Plan take precedence over City Code. He and his wife have never complained about any development in the City.

They gave up an additional lot when Owasso Street was improved. This building does not fit in the neighborhood.

There were no further public comments or questions.

Final Comments of Commissioners Re: Concept Stage PUD

Commissioner Ferrington stated that there is a lot to like--redevelopment for the City, grant award for the road realignment, high quality materials, water improvements. The problem for her is the height. While understanding the economy of scale, that is not considered in the City's decision. The building does not fit in the neighborhood being so close to the road. She does not have a problem with the flexibility requirements, except for height. Also, there is no talk of upgrading the existing units. It was her understanding that Midland Terrace would also be improved. She thanked the developers for the opportunity to provide input at the Concept Stage.

Commissioner Schumer stated that he would like to see the building further from the water to give residents more room in the back yard. His main concern is also the height. The setback flexibility is a result of the height. It looks to be a very nice development, but his concern is the height.

Commissioner McCool stated that this is an expensive product. The height is also a concern but not a project stopper for him. He encouraged further consideration of how height can be reduced or why it does not work to reduce the height.

Commissioner Wenner echoed others' comments. The question is what is the City getting for the PUD? It is apparent there will be a high quality building. The owner has been in the City a long time and came to the City early with this proposal. The quality details are far above the minimum. It fits into the larger City plan for life cycle housing and supports the project. However, he is concerned about the height and the fact that neighbors have brought the same concern to the Commission's attention.

Commissioner Thompson expressed her appreciation to review the project at the Concept Stage. It is a beautiful high quality building. She noted consideration of a first level retail services and stated that including that element may make this development more attractive to the neighborhood. She has some concern about traffic because of the two elementary schools on Victoria.

Chair Solomonson stated that although the height is daunting, the high density in the area, the nearby water tower, the proximity to the lake makes this site suitable for this proposal. He does not believe a big adverse impact from the height. It is his understanding that the owner has a plan to slowly replace buildings, and this is the beginning. This would be a nice gateway to the apartment complex. His only concern is proximity to Victoria Street and would like to see the setback closer to 35 feet, not 25 feet as proposed. Considering the zoning and location, he is comfortable with the proposal as presented.

City Planner Nordine noted that this item will go to the City Council on March 5, 2012. Anyone wishing to attend that meeting is welcome.

PUBLIC HEARING

TEXT AMENDMENT - CHAPTER 209 - ENVIRONMENTAL STANDARDS

FILE NO.: 2439-12-02
APPLICANT: CITY OF SHOREVIEW
LOCATION: CITY WIDE

Presentation by Environmental Officer Jessica Scham

The amendments address water quality and shade tree management issues in Sections 202, *Definitions*; 209, *Environmental Standards*; 210, *Nuisances*; 211, *Property Maintenance*; of the City Code. A draft text was previously reviewed by the Planning Commission, Environmental Quality Committee and City Council. Feedback from those meetings have been incorporated.

The regulations proposed would regulate illicit discharge pollutants to the storm drainage system by any user. The proposed amendments are consistent with City permit requirements and are required by federal and state law. The amendments also establish violations penalties in Section 101.040.

There will be a 14-day deadline to establish permanent vegetation after construction to prevent excess soil erosion. This is a change from six months. Construction done in the winter will have a deadline of May 15th. Extensions may be granted, if needed.

A shade tree is defined as any woody perennial. All disease or plant pests are defined by the Department of Agriculture and DNR. The proposed amendments update the City Code in response to the arrival of the Emerald Ash Borer. Inspection and diagnosis of trees to be done by tree inspectors consistent with current field methodologies. Outdated laboratory testing will be removed. Diseased wood will be removed according to the quarantine area and City Management Plan. Enforcement of nuisances is strengthened to include any living or dead standing tree(s), firewood, or stumps infected to any degree by a shade tree disease or plant pest.

These amendments qualify the City to apply for grand funding opportunities. The changes also prepare the City to be able to address the next pest that appears.

Notice of the public hearing was published February 15th. No comments have been received. Staff recommends that the amendments be forwarded to the City Council for approval.

1. February 13, 2012 City Council Workshop Meeting Minutes
2. February 21, 2012 City Council Meeting Minutes, as corrected
3. Receipt of Committee/Commission Minutes
- Planning Commission, January 24, 2012
4. Verified Claims in the Amount of \$575,246.69
5. Purchases
6. License Applications

VOTE: Ayes - 4 Nays - 0

PUBLIC HEARINGS

There were none.

GENERAL BUSINESS

PLANNED UNIT DEVELOPMENT CONCEPT STAGE - LAKEVIEW TERRACE/TYCON COMPANIES, MIDLAND PLAZA, 3588 OWASSO STREET

Presentation by City Planner Kathleen Nordine

A Planned Unit Development Concept Stage application has been submitted by Tycon Companies for redevelopment of Midland Plaza. The project proposes a high density apartment complex of 120 units. The project includes a public road improvement with the realignment of Owasso Street with the west leg of County Road E. Public utilities will be relocated, the sidewalk will be replaced, and a new trail will be built. The final design has not been completed, which may impact the layout of the plan.

The main building would consist of 120 apartment units (1-3 bedrooms); a surface parking lot and underground parking garage. The applicant is seeking flexibility from building height, setback regulations and parking design standards. The exterior is brick with a mansard seam roof. Staff finds that the proposal satisfies criteria for a PUD relating to architectural and site design, sustainability and redevelopment. It also complies with the Development Code, land use and housing policies.

The Planning Commission held a review on this project and does support the overall project. The Commission was particularly impressed with the high quality of the building and the developer's willingness to use a sustainable design. Commissioners' concerns were expressed about the height of the building and the need for six stories. There is also concern about the impact of the building with its proximity to Victoria Street and whether parking is adequate. Commissioners suggested the setback from Victoria be increased by shifting the building further east. There are 237 parking stalls proposed, which is 1.97 stalls per unit. Overflow parking could be at Midland Terrace, if needed. Other comments were in regard to the traffic generated by adjoining land uses--two schools--as well as the possibility of integrating a commercial element on the first floor of the building.

The R-3 Multi-Family Residential District allows a maximum height of 35 feet and 80 feet is proposed. Additional height can be considered if it does not exceed firefighting capabilities. The Lake Johanna Fire Department has indicated there are no concerns with this proposal. The Code requires that for every foot of additional height, an additional foot of setback would be provided. Staff believes the visual impact from the adjoining single-family neighborhood to the south is mitigated somewhat by the structure design and 580-foot distance to the nearest single family property across the lake. Staff does not believe that a reduction in height would have a significant effect because of the distance between the two land uses. Traffic is expected to be slightly higher than Midland Terrace, but the distribution pattern will be different. The apartment complex will be a destination point for residents only as opposed to Midland Plaza being a destination point for the neighborhood. The new intersection design takes school traffic into consideration.

The Owasso Street realignment includes storm water improvements to the wetland pond area. The developer is exploring storm water improvements throughout the Midland Terrace complex.

Notices were sent to property owners within 350 feet of the project. There is support for the road realignment. Opposition focuses on the density, height, visual impact, neighborhood compatibility, wetland water quality and traffic.

Mr. Noah Bly, Urban Works Architecture, 901 N. 3rd Street, Minneapolis, introduced Max Segler and Alan Menning, Midland Companies; and Dan Tilson who is the civil engineer on the project. The road turned out to be a little wider, which means the building will need to shift somewhat from the concept plan shown. The building has 120 units. The size of the units is unique. The one-bedroom is 950 square feet. It is upscale units not found elsewhere in Shoreview. The developer is making a significant investment with a high quality building. There is a concrete deck buffer between the parking area and building to make the ground-floor units more desirable. Rain gardens and infiltration will be on the east and west ends of the building. The LEED process will be used for sustainability features, such as possible geothermal heat and storm water improvements to improve the water quality of the pond.

The timeline for development approvals is based on the road reconstruction plans. The developer plans to return to the Council this spring for the Development Stage Review.

Councilmember Withhart stated that he believes the building setback from Victoria is difficult with a building this size. **Mr. Bly** stated that there is not much room to shift the building to the east, but it can be moved slightly.

Councilmember Wickstrom asked for further clarification about the concrete deck with grass growing on top. **Mr. Bly** stated that it is essentially a green roof. The soil depth will be approximately 18 inches with the concrete underneath. Underground parking will be under the concrete deck.

Councilmember Withhart expressed some concern that grass will not grow on that north side of the building. Native plants may need to be used.

Planning Commissioner Brian McCool stated that there is a lot of excitement about the quality of this project and a new housing option in the City. The main focus of question for the Planning Commission was the height of the proposed building.

Mayor Martin stated that the original apartments were built in the early 1970s, which have been well maintained, but the Council is pleased to see this upgrade to make sure the units do not deteriorate. The strip mall is no longer viable. There are traffic issues on County Road E that will be improved with the road realignment. The developer is eager to reinvest in the complex. This type of housing is needed in today's market.

Mayor Martin opened the discussion to public comment.

Mr. Gene Purcell stated that he and his wife live at 675 Harriet Avenue. He spoke at the Planning Commission meeting. After that meeting, he reviewed comments from neighbors and found that in most instances other comments correlated with his own. The biggest complaint is the height. The information submitted by the Hoff family, who live on Victoria and will be the most impacted, covers the issue well. He can understand the gains for the City, but a lot of development is being given up for those gains. Almost every building code is being violated. It is a question as to whether the building fits the land mass, or the land mass is being changed to fit the building. Another issue is the future. Once this building is completed, the developer will begin to redevelop existing units. Neighbors are concerned that additional buildings of this size will be proposed. The height nonconformity to building codes are the main problems. He asked if the Housing Action Plan takes precedence over Building Code regulations, and if so, will there be other such instances where the Building Code is set aside? The long-term vision for the complex is not described, and neighbors are worried that it means more six-story buildings.

Mr. Greg Berl, 625 Harriet Avenue, thanked City Planner Nordine for her excellent responses to communication. His concern, too, is the height of the building. He asked if it is shorter than the water tower and taller than the new billboard on I-694. It is hard to envision how tall it is in that small area. It is a beautiful building, but it is too much in too small a space. Increased traffic in an area where traffic is already a problem is also a concern.

Mayor Martin explained that Building Codes must be met, but development regulations are handled differently with a Planned Unit Development (PUD) zoning request. Ms. Nordine added that the PUD process has flexibility from the development regulation process. In exchange, the City looks at what benefits will be received from the development. The benefits gained from this project are architectural and site design, sustainability, and expanding housing choice and life-cycle housing in the community. If the Council determines that this development will benefit the community, then flexibility

can be granted through the PUD process. The Development Code regulates how land can be developed. The Housing Action Plan is an implementation plan which guides meeting housing goals, policies and participation in the Metropolitan Council Livable Communities Program. This project is one that enables the City to meet those goals.

Mayor Martin further stated that especially with infill and redevelopment, the PUD process is used because there are extenuating circumstances when development has already occurred. The issue is to look at what requirements can be made flexible for a greater good. As for future redevelopment, the City would look very differently on a similar sized building to be redeveloped adjacent to single-family homes. Part of the reason this building is proposed in the current location is its distance from the residential neighborhood.

Mr. Bly stated that the developer's focus is on this project at this time. There is interest in improvements to the entire site, but there are no overall plans for review.

Councilmember Withhart stated that the strip mall and intersection were not viable. The City's Economic Development Authority has been working on this project for a number of years to bring improvement to this area rather than see it become blighted. He understands the concerns about height, but he believes the 580-foot distance between the building and neighbors will make a difference. This project will retain housing values and keep Shoreview fresh and new. The pond is actually Lake Shoreview, and the project includes improvements to water quality. There is an economic stake in making that happen.

To put the height in perspective, City Manager Schwerm stated that the water tower is double the height of the proposed building. The new billboard is 75 feet in height. Also the cell tower in Sitzer Park is 75 feet tall.

Councilmember Wickstrom stated that she would like to see quality trees, not necessarily the fastest growing trees, which will provide additional buffer. She understands the reasons for the height of the building, and the trees will soften the view. She would not support this size building on the south side of the site. She asked for more details about storm water runoff improvements.

Mayor Martin responded that there will be an inlet at the intersection of County Road E, which will be a great improvement, as runoff now flows directly into the lake. It is not known at this time what additional measures will be included. City Manager Schwerm stated that improving water quality is a concern of the developer. He expects to see more detail on water quality as the proposal moves forward. He added that another issue that was raised was traffic. The majority of traffic from this apartment complex will use County Road E/Owasso Street/Victoria intersection. With the road improvements planned, he believes traffic and pedestrian safety will be better.

Councilmember Wickstrom noted that one concern raised in a written statement is the high vacancy rate of apartments. Staff has checked this information and found that occupancy in the area are in the 90% range.

Mayor Martin stated that although the building is large, it will break up the unattractive view of the empty strip mall and water tower. She is not sure much is gained by lowering the building one level because some architectural amenities would be lost, and there is not much difference in the view from 580 feet away. She asked the developer to describe the benefits being received for the height required.

Mr. Bly stated that with the proposed scale of the building, the developer has more opportunity to provide attractive features and amenities. With this height, the full height of the building will be brick. A wood building would be limited to three stories because the brick can only be 35 feet. A smaller wood frame building might appear to be the same height as what is proposed because the space in between the doors would be as much as two feet. The concrete building has 8 inches between units. Largely, it is the tradeoff in quality and durability. The setbacks are to create buffers, but this site is unique in that it is adjacent to a road, a railroad, a lake, and a water tower. The location is suitable for this building. Sometimes the impact of what is seen is greater than building height. What will be seen is a quality, attractive building.

In regard to setbacks, Mayor Martin asked if there would be any consideration given to replacing the building to the east and have two buildings that would comply with the setback requirement, or move the proposed building further to the east to increase the proposed setback. **Mr. Bly** stated that replacing a second building would make the project much bigger and more complicated. The building to the east is occupied. Some changes will be possible.

It was the consensus of the Council that it would be preferable to increase the setback from Victoria, even if it means moving the proposed new building closer to the building to the east.

Mayor Martin expressed the Council's appreciation for the discussion and input.

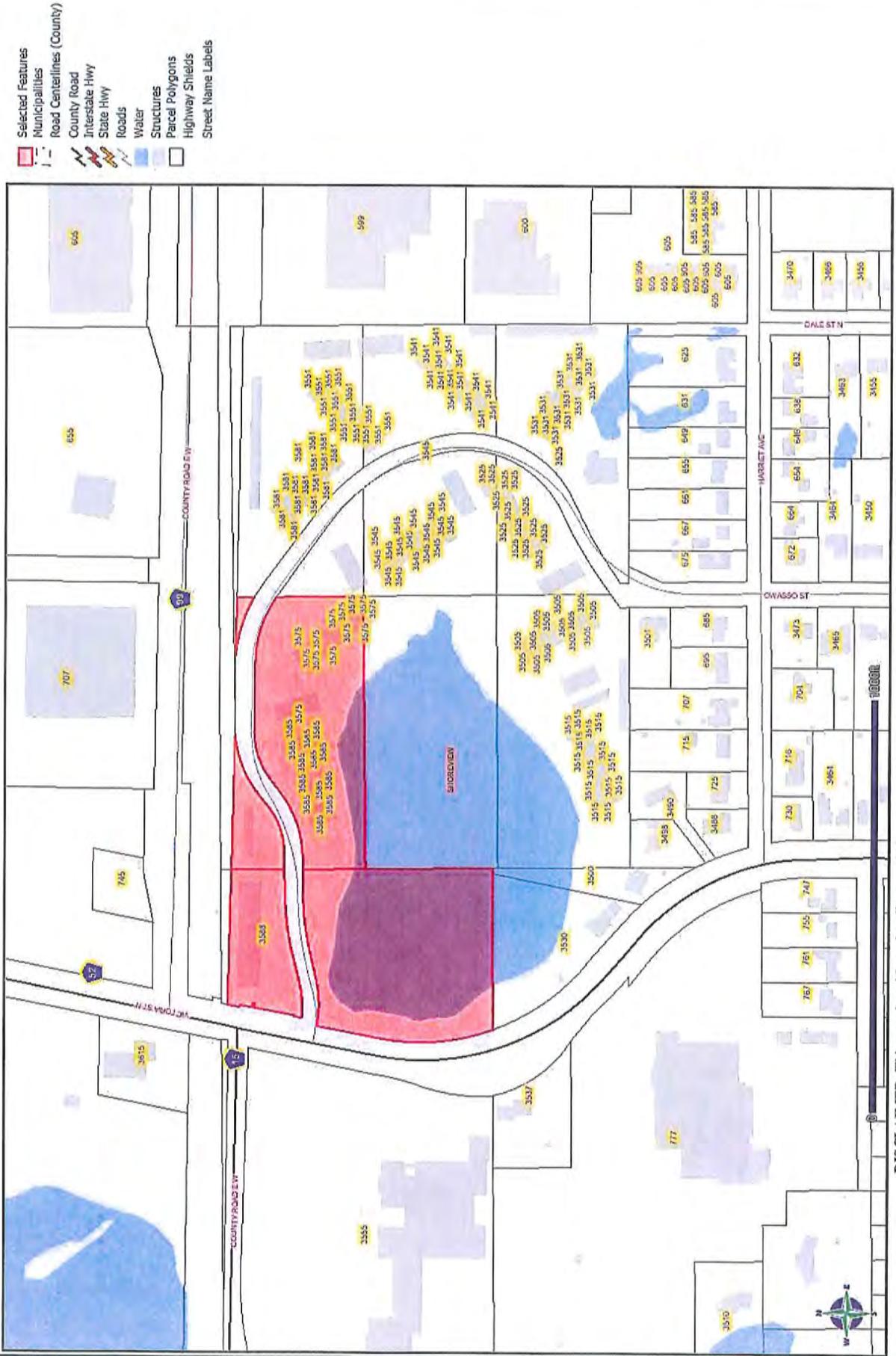
APPOINTMENT TO PARKS AND RECREATION COMMISSION AND PUBLIC SAFETY COMMITTEE

City Manager Schwerm stated that there is one vacancy on the Parks and Recreation Commission. One application was received and reviewed, and it is recommended that Desaree Crane be appointed.

City Manager Schwerm reported receipt of three applications for the two vacancies on the Public Safety Committee. All are well qualified. It was recommended that Mary Ann Johnson and Gil Schroeffer be appointed.

Midland Terrace Plaza Redevelopment

Lakeview Terrace/Tycon Companies



DISCLAIMER: This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only.

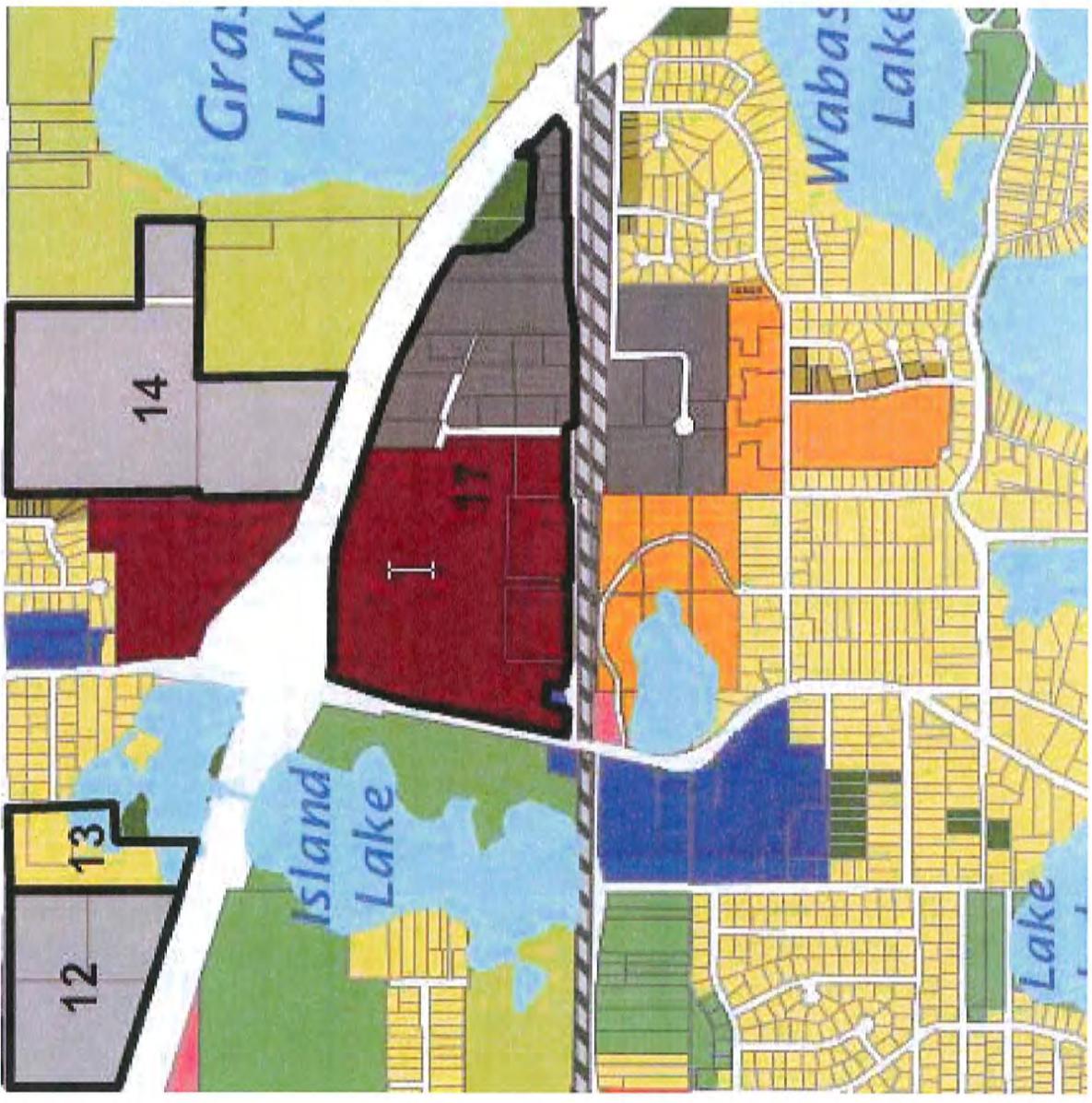
SOURCES: Ramsey County (January 31, 2012), The Lawrence Group (January 31, 2012) for County parcel and property records data; January 2012 for commercial and residential data; April 2009 for color aerial imagery;

Legend

PDA Boundaries

Planned Land Use

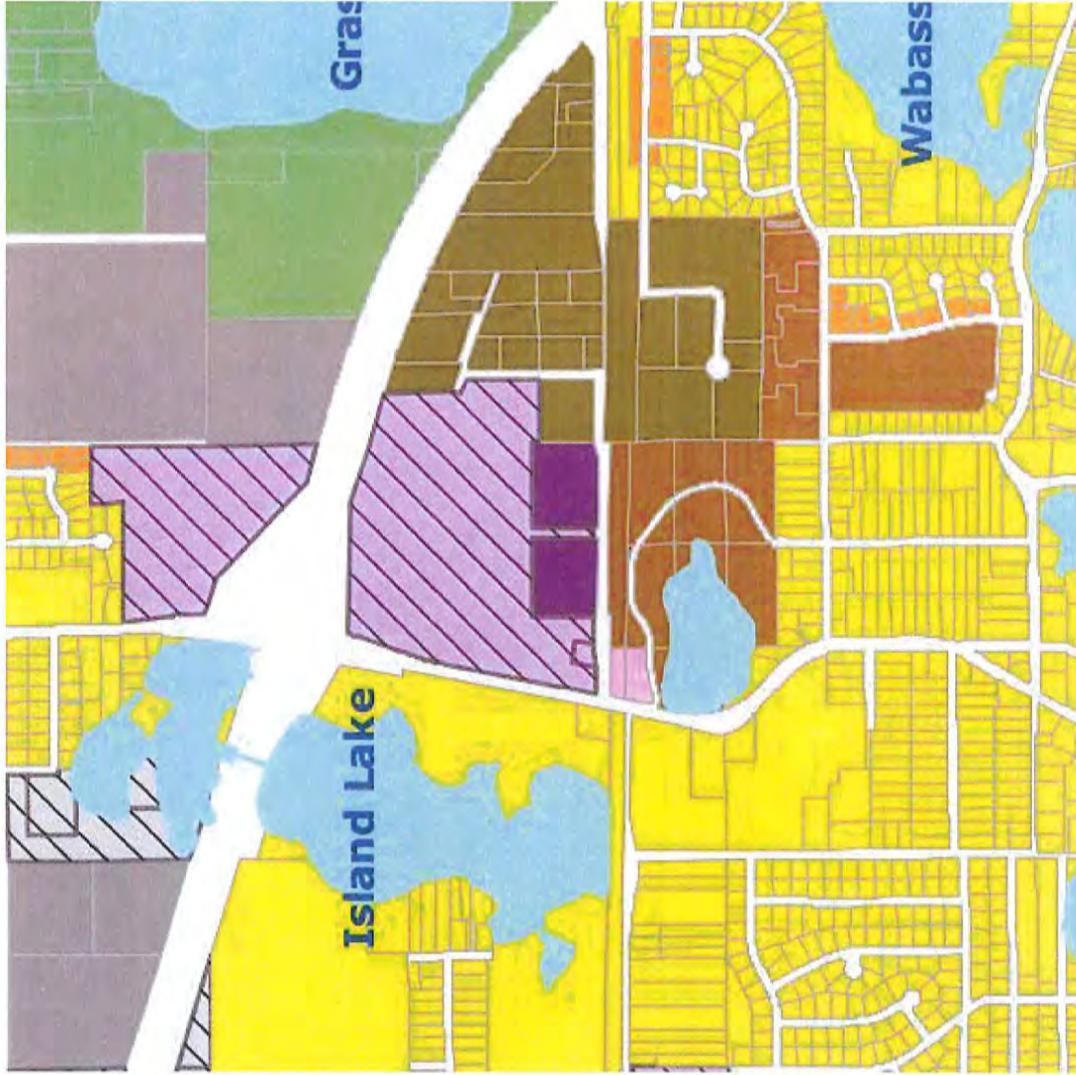
- Residential (up to 4 units/acre)
- Residential (4 - 8 units/acre)
- Residential (8 - 20 units/acre)
- High Density Senior Residential
- Office
- Commercial
- Mixed Use
- Business Park
- Tower
- Light Industrial
- Institutional
- Park
- Recreational Open Space
- Natural
- Railroad
- Open Water



**Excerpt from the
City of Shoreview 2008
Comprehensive Plan:
Map 4-3, Planned Land Use**

Zoning Classifications

-  RE - Residential Estate
-  R1 - Detached Residential
-  R2 - Attached Residential
-  R3 - Multi-Dwelling Residential
-  R4 - Mobile Home Residential
-  C1 - Retail Service
-  C2 - General Commercial
-  OFC - Office
-  I - Industrial
-  T - Tower
-  OS - Open Space
-  PUD - Planned Urban Development
-  UND - Urban Under Developed
-  BPK - Business Park
-  Water



**Excerpt from the
City of Shoreview Zoning
Map**

Tycon Companies

City of Shoreview PUD Development Stage Application – Lakeview Terrace

April 5, 2012

Please find the following included in our application

- Signed application cover sheet
- Check for City fees
- Plans Sheets
- Civil, Survey and Plat
- Landscape Architecture
- Architectural Plans and Elevations

Construction Schedule

The City's road construction is expected to start this summer and continue into the early fall. Construction work on the apartment building is planned for April 1, 2013. The total construction duration will be approximately 13 months with occupancy on May 1, 2014. It is expected that all of the construction other than demolition of the existing building and site clearing will happen in one phase.

Development Code Flexibility

The Applicant is requesting flexibility in the Development Code through the PUD to account for the following as shown on the included plans:

- Building height
- Building setbacks
- Number of parking stalls provided
- Parking lot design

Each of the issues was discussed during the Concept PUD phase with staff, Planning Commission and City Council. We have made modifications to the building size and location to accommodate a larger setback along Victoria Street. As a result the number of apartments has decreased from 120 to 104.

The necessity of these variations is inherent to the development of this particular site for the intended purpose. The proposed height is appropriate for the site given the surrounding context. In order to achieve the quality of the project being proposed, the applicant is required to develop the site vertically. A PUD will allow for needed housing while preserving open space and enhancing storm water treatment through sustainable measures. The project narrative below contains more information on the project and how it achieves the City's planning objectives and creates a more desirable environment.

The proposed building is compatible with the adjoining uses as there is an adjoining use on only one side of the building, and it is also an apartment building under the same ownership as the proposed building.

Project Narrative

The Tycon Companies (“Tycon”), the owner of Midland Terrace, a 30 acre apartment development proposes to build a new luxury apartment building located East of Victoria Street North and South of the Railroad and County Road E.

This building will set a new level of quality for the area and will establish a move-up product within the Midland Terrace community. The building, as shown, has six levels above grade and one level of below grade parking that extends beyond the footprint of the upper building, and includes the following:

- 104 large apartment homes
- 124 enclosed stalls below grade
- 52 surface stalls
- 176 total stalls (1.7 per unit)

Building features and upscale amenities include:

- Two story entry with architectural stair
- Club room
- Exercise room
- Superior post-tension concrete construction
- Large screened in porches
- In-unit washer and driers
- High ceilings – 9’ clear
- Condominium quality interior finishes: ceramic tile flooring and bath surrounds in bathroom, custom cabinets, flooring will be carpeting throughout, finished ceilings
- High quality, low maintenance exterior – 100% masonry
- Aluminum or fiberglass windows
- Flat roof with standing seam metal mansard roofs
- Sustainable design practices will be followed

The size and mix of unit types has been established to meet the needs of the upscale renter. With an average unit size of 1,087 SF, the unit sizes are approximately 20% larger than comparable new construction and the unit mix is weighted towards larger units.

- 46% 1 Bedroom units (average unit size of 880 SF)
- 15% 1 Bedroom + Den units (average unit size of 1,065 SF)
- 28% 2 Bedroom units (average unit size of 1,310 SF)
- 12% 3 Bedroom units (average unit size of 1,375 SF)

Street Re-alignment

Tycon is working closely with Ramsey County and the City of Shoreview to realign Owasso Street and improve the County Road E/Owasso Street/Victoria Street intersection. The goal is to create a safer road system, create an opportunity to redevelop the area where the road currently exists.

Since our concept PUD, we have changed the building location and footprint to accommodate a larger than expected right of way for the new Owasso Street. As a result, the building is now no longer in the shape of an “L”, but instead bends to follow the shoreline and is located closer to the water. We have also reduced the size of the building footprint.

Benefit derived from the PUD which could not be achieved if development code is followed.

Tycon has been working closely with the City for years to achieve this shared vision of a new model of upper bracket rental housing in Shoreview. It will have a significant positive effect on the area and will establish a high standard for following development.

It supports almost all of the goals of the City’s Housing Action Plan including:

- Maintains and enhances the quality of residential neighborhoods.
- Proactively encourages housing and property maintenance ensuring stable neighborhoods and property values.
- Provides adequate municipal services and infrastructure in our residential neighborhoods.
- Promote available resources that provide assistance to residents with property and home improvements.
- Creates and maintains a well-balanced community that provides life-cycle and affordable housing with a diverse mix of housing types and values.
- Responds to demographic changes by providing housing for a variety of age and income groups.
- Encourages residential infill and redevelopment

The proposed building is the result of the work described in the Housing Action Plan Attachment B: Midland Terrace Plaza Redevelopment.

This high quality, brick building cannot be built without the flexibility to build it taller and more densely than would otherwise be possible. At six stories it will benefit from the economies of scale, sharing the amenities and common expenses such as the roof and grounds across more units.

The proposed improvements not only address a housing need but will also improve the County Road E/Victoria Street/Owasso Street intersection.

Requested public utilities or streets modifications

Reconstruction of a portion of Owasso Street and related infrastructure is required in order for the project to go forward. Tycon has been coordinating with the City on this issue and will continue to do so.

Applicants’ intentions regarding selling or leasing, PUD under one owner and one management

The property has been under the same ownership for 30 years or so and is planned to remain under the same ownership for the foreseeable future. It will be managed by Tycon Companies.

This project is part of a longer term vision for the Midland Terrace development. This vision is to maintain long-term viability of the aging apartment complex, respond to changing market conditions by expanding the range of housing choices and implementing site and structure improvements as needed. Other improvements being explored include upgrading existing apartment units and buildings, evaluating garage and parking needs and improving storm water management. It is the owner's desire that this complex remain an asset to Shoreview.

Project Team

Owner

Tycon Companies
Max Segler
(612) 379-7000
max@tyconco.com

Architecture Firm

UrbanWorks Architecture LLC
Noah Bly
612-455-3102
nbly@urban-works.com

Civil Engineer

Daniel Tilsen
G-Cubed Inc.
651-283-7546
djtilsen@gmail.com

Landscape Architecture

Studio Green, LLC
Bill Delaney
612-455-3112
studiogreenla@comcast.net

Tycon Companies

City of Shoreview PUD Development Stage Application – Lakeview Terrace

April 20, 2012

SUSTAINABLE DESIGN

Tycon Companies has directed that the design of the building be developed following the Leadership in Energy and the Environment (LEED) guidelines provided by the US Green Building Council. UrbanWorks Architecture team members Noah Bly and Bart Nelson are LEED accredited professionals and will use the LEED for New Construction rating system while designing the building. Tycon and its development team including the general contractor will evaluate the sustainable strategies and assess whether or not to implement the measures necessary to obtain points in the rating system. Tycon does not intend, at this time, to seek formal certification of the building.

While Architecture and Engineering are not complete, the following sustainable features are under consideration:

Site Design:

- Located in a previously developed area with a blighted property
- Environmental remediation in the existing building.
- Increased density for the site
- Bicycle storage provided
- On-site storm-water mitigation and infiltration
- Use of native vegetation
- Energy efficient site lighting

Building Design:

- Durable exterior materials (brick, stone and metal roof)
- Durable building structure (post-tension concrete)
- Possible above code wall/roof thermal resistance.
- Possible geothermal heating/cooling system
- Energy efficient fiber-glass windows
- Contains radon mitigation systems.
- Low VOC paints, sealants primers etc.
- Smoke-free living.
- CO sensors in garage for the control of ventilation
- Motion sensors for garage lighting
- Oversized windows for daylighting of units
- Highly reflective flat roof

Unit Design:

- Dryer and bath vented directly outside
- Floor drains located in each tub area for emergency overflow
- Low-flow plumbing fixtures
- Energy efficient lighting
- Energy efficient appliances

Tycon Companies

City of Shoreview PUD Development Stage Application – Lakeview Terrace

Page 2

Construction Considerations:

- Erosion and sediment control best practices
- Construction Waste Management Plan

Tycon Companies

City of Shoreview PUD Development Stage Application – Lakeview Terrace

April 20, 2012

LAKE SHOREVIEW WATER QUALITY IMPROVEMENTS

Tycon Companies is very interested in improving the quality of the water in Lake Shoreview. An improvement in the appearance and the function of the lake is important to the success of both the new development and the existing properties.

Tycon has discussed the conditions in the Lake with Blue Water Science, a consulting firm recommended by the City of Shoreview which specializes in environmental consulting. They have suggested that the water temperature in the lake has to rise before more analysis of the lake can be done.

The current project will significantly improve the storm water management in the development area. However, Tycon is interested in making additional improvements in its land management processes in order to improve the water quality. There are a number of impacts on the water quality and Tycon will work with the City to determine what changes will have the most significant positive effect and then work together to implement those changes.



LAKE JOHANNA FIRE DEPARTMENT

5545 LEXINGTON AVENUE NORTH • SHOREVIEW, MN 55126
OFFICE (651) 481-7024 • FAX (651) 486-8826

April 13, 2012

Department of Community Development
Attn: Kathleen Nordine, City Planner
4600 N Victoria Street
Shoreview, MN 55126

Site and Building Plan Review
Midland Terrace Plaza Redevelopment
Shoreview, MN 55126

File No. 2446-12-9

- Verify location of F.D.C.
 - Should be on address side of building.
- Fire Hydrant must be within 150' of F.D.C.
- Verify fire hydrant locations on site.
- Fire Department lock box is required. Location and number to be determined.
- Verify that parking lot above underground parking garage will support weight multiple fire apparatus vehicles.
- Road to underground parking must be maintained allow for fire apparatus access.

Sincerely,

Rick Current
Fire Marshal
Lake Johanna Fire Department



Proposed Midland Terrace Plaza redevelopment

1 message

Paul Christianson and Laura Smith <smith382@tc.umn.edu>

Tue, Apr 17, 2012 at 11:22 PM

To: knordine@shoreviewmn.gov

Dear City Planner Nordine , Mayor Martin, and the City Council,

We appreciate the opportunity to comment on the proposed redevelopment of the Midland Terrace Plaza Property at 3588 Owasso Street. We are homeowners for over 15 years at 638 Harriet Avenue, which is very close to the proposed redevelopment. We would like to express our **STRONG** opposition to the redevelopment plan as presently proposed. We are not against the concept of redevelopment of this property – the old vacant retail center (once vibrant many years ago) has become an eyesore. Ideally it would be nice if that was knocked down and the lot were to remain vacant. I realize that having empty land that once was on the tax rolls probably means slighter higher taxes for other residents and businesses in the city – we would gladly pay our share of increased taxes to keep the property vacant.

However we realize that for whatever reason the concept of leaving the property open probably will not happen. If the property is to be redeveloped we would at least ask that it be smaller than currently proposed. A high density six story apartment building seems **VERY** out of place for Shoreview in general, but particularly at that site. Two big negatives with such a building – first, it would dominate the surrounding area – the present apartment buildings near the area are only three stories – so now this one would be twice as high? The other buildings in the area, including the elementary school would seem almost out of place with such a building. For a perspective on this, you only need to see the building going up near Hwy 36 and Snelling in Roseville. That apartment building is "only" four stories high, but really dominates the view. Now I realize that particular property seems like it is up on the hill if you are on Highway 36, but I have taken the time to drive past it on the frontage road and it seems very out of place from that perspective. Again, that is only four stories.

Secondly, adding 104 units would mean many additional cars to the area – not sure what the statistics are on cars per apartment, but I would guess that it would be at least 1.3 per apartment – which would put another 130 cars in to the traffic of the area. That area is already very busy, especially around the beginning and ending of school. Also Victoria itself is a busy street, and we often take the cross walk by Harriet – I do not want to increase the traffic and the risk of crossing the street.

In summary, it would be great if the old retail center was knocked down, the street realigned, and the area left open. However, if that is not the case, please reduce the size of the unit – like I said even four stories would seem out of place, but three or four would be much preferable to six. I don't think the management company can complain too much about economies of scale on this one, because they have plenty of other apartments already operating in the adjacent area.

Again, thanks for letting us speak our mind on this important matter.

Regards,

Paul Christianson and Laura Smith

638 Harriet Ave

christianson.lordine.knordine@shoreviewmn.gov

Proposed Development at Lakeview/Midland Terrace

1 message

Paul Christianson and Laura Smith <smith382@tc.umn.edu>

Sun, Apr 29, 2012 at 11:02 PM

To: sandymartin444@gmail.com, blakehuffman@comcast.net, tquigley@q.com, ady@adywickstrom.com,

benwithhart@yahoo.com

Cc: knordine@shoreviewmn.gov

Dear Mayor Martin, City Council members Huffman, Quigley, Wickstrom, and Withhart,

We want to take the opportunity to express our deep disappointment that the Shoreview Planning Commission approved development plans for the Lakeview/Midland Terrace Apartments despite opposition from several residents at the meeting, as well as e-mails like ours (original below). None of the neighbors we have spoken to personally (we live at 638 Harriet Ave) are in favor of the proposed development. We think all the points raised in our original e-mail still stand. We were unable to make it to the meeting that night, but watched most of the meeting on television.

What struck us the most is how this proposed development requires so many exceptions to existing code/regulations, or finds odd ways around the code.

➤ The existing code limits buildings like this to 35 feet – this is more than DOUBLE that amount! I could understand if someone was seeking an exception that was 5 feet over code, or even 10 feet, but more than double at I believe 76 feet?! That is pretty outrageous. If one of our neighbors wanted to go over code by this amount in another project, we would hope it would be rejected.

➤ The only way that the ratio works for the parking spots/number of apartments ratio is by counting the entire Midland Terrace complex. The complex is rather sprawling, it seems a bit unfair to count spaces that would be so far away from the proposed unit.

➤ The only way the proposed density meets existing code is by counting Lake Shoreview as open land. What? This doesn't make sense, we would hope that we are not confusing water and land in other matters.

With so many exceptions this is not a wise development, and really out of character for Shoreview.

Thank you again for the opportunity to comment, in summary six stories is just too high! We hope we can count on all of your support in rejecting this proposed development that would forever change the face of our neighborhood and Shoreview. Our original letter to City Planner Nordine is below.

Regards,

Paul Christianson and Laura Smith

638 Harriet Ave

Shoreview, MN 55126



Meeting

Murt Seltz <murtseltz@gmail.com>

Fri, Apr 20, 2012 at 10:59 AM

To: Kathleen Nordine <knordine@shoreviewmn.gov>

Hi Kathleen,

Thank you so much for taking the time to talk to me about the building plans. I really appreciate that. I am sorry I had to flee quickly to pick up kids from school, as I had some more questions about taxes. I also plan to attend the meeting on Tuesday evening at City Hall.

Rollie and I own property and I wouldn't think of having public money pay for our investment for our profit. Sounds like Ziggy Wilpf, or whatever his name is. Roads I understand, but nothing else. I would think financing would come from the private sector, like everyone else, rather than to fleece some individual's pocket. Especially someone who already owns lots of rental property. He owns lots of collateral. If it's a good idea - other than just on paper - there is plenty of money available for sound loans at the bank.

I had some more thoughts. I hope this intersection won't look like the one at 96 and Hodgson. I can't imagine what that would be like if there were students at Snail Lake School. I realize that there have been some, as we have a daughter teaching in Early Childhood, and that department was there. But getting in and out of the school is so circuitous - a nightmare.

Depending on your direction and destination coming and going, there are times when there have to be turnarounds, and turning into people's driveways, etc.. It's kind of crazy. I suppose it works, but if that building was ever brought out of storage by the school district for students it would be hazardous, at best.

I also think that the County Road E traffic will ease a little once 694 construction is eased. We live on Lake Owasso, and I know that I sometimes exit on Lexington - going eastward - and come across E, when traffic is blocked up on the freeway. Others heading south on 35E can do the same, take E/Soo street to N.Owasso, to Countryside (?) Drive and pick up 35E on Little Canada to go towards St. Paul. That will also ease with the completion of the 694 construction - I think. Local residents always know the "sneaky Pete" ways to get around traffic.

I am sure the drawing and research is another type of situation that looks good on paper, but what about the people? I just keep seeing in my mind the added yellow lanes on the paper that you showed me and I get goosebumps, as there are children involved, who cross the streets. This is just not a school problem, but also one of pedestrians who are for bike rides and walks on the wonderful walking paths Shoreview has. Parents aren't going to let kids be put in harm's way for crossing because an intersection has become so user unfriendly. And then adding a HUGE apartment complex to compound the problem. I am afraid of the "build it and they will come" thinking with train and luxury being in the same sentence.

Too bad a Trader Joe's didn't go in there. It would have constant minimal traffic, but not all of the other types of restraints. I go by the one on Randolph and see how that operates with a minimal footprint. The traffic is spread out during the day and the streets seem to handle it. On the other hand, I don't live there and see the problems. It's the local residents who have to live with the impact, not the absentee owners.

Again, thank you, thank you, for your time and work. I don't want to be the resident from hell, but if all aspects are looked at in depth and considered, the finished product will be better for the community. As a resident I have a vested interest in Shoreview that I hope will be long standing. I am not the interloper waltzing through with profit in mind.

Murt

PS Greet Tom W.

[Quoted text hidden]

[Kathleen Nordine <knordine@shoreviewmn.gov>](mailto:Kathleen.Nordine@shoreviewmn.gov)

Lakeview Terrace Project Proposal

1 message

ron halverson <rrhalverson@gmail.com>

Wed, Apr 25, 2012 at 9:14 AM

To: knordine@shoreviewmn.gov

To Kathleen Nordine:

Since I was unable to attend the hearing last night I would like to express my concern for the project. The congestion that occurs in that area will be grossly exaggerated by adding several hundred cars (and people) to the area. Changing the configuration of Owasso Street will not change the fact that with schools, church, rail lines, emergency vehicles, bike/hiking trails and corporate headquarters that are creating morning and evening gridlock, adding this density will be grossly unfair to residents already suffering through this mess.

Changing city codes, rezoning, should never be taken lightly. The fact that there are apartments already in place adjacent to this property, not high end but tending toward middle/low end, will without a doubt, over time, pull the quality of a "higher end" (whatever that means) property down to that level. It never goes the other way.

Six stories in the neighborhood? You must be kidding. What could possibly justify such a deviation from a residential neighborhood of low profile residences? Taxes? Could we have a referendum for the folk in Shoreview south of 694?

Summary: Looks like a bad idea for the people. Good, profitable idea for the developers.

Ron Halverson—25 year resident
3494 Tiffany Lane
Shoreview, MN. 55126

[Kathleen Nordine <Kathleen.Nordine@shoreviewmn.gov>](mailto:Kathleen.Nordine@shoreviewmn.gov)

Lakeview Terrace, LLC

1 message

joyce halverson <joyce.halverson@gmail.com>

Tue, Apr 24, 2012 at 7:28 PM

To: knordine@shoreviewmn.gov

Dear Kathleen Nordine,

I am writing to express grave concern regarding the construction of a 6 story tall building with 104 – 120 apartment units at 4600 Victoria Street N in Shoreview.

We have 2 elementary schools across the street. We already have 2 large apartment complexes adjacent to the proposed new building. We have the train track which is often closed due to passing trains. We already have traffic gridlock in the mornings on the corner of Victoria and Co Rd E. Please do not approve such a large project to add 104 – 120 cars and 300 - 500 people to the mess! Also.... I think a 6 story tall building is totally out of scale and aesthetically inappropriate.

Sincerely, Joyce Halverson;

3494 Tiffany Lane;

Shoreview, MN 55126



Public Meeting on April 24, 2012

1 message

craig <cralin@comcast.net>
To: knordine@shoreviewmn.gov

Tue, Apr 24, 2012 at 9:14 PM

Kathleen,

My husband and I just learned about the public meeting and have a number of questions about the proposed development at 3588 Owasso Street. (I was taking a walk and tend to pick up litter along my walk route -- and happened upon a couple of xeroxed articles from the public notice in the Shoreview Bulletin. I'm assuming one of our neighbors was attempting to inform residents -- by distributing the notice.)

We live just off Victoria on Cannon Avenue and would have attended the meeting had we been aware of the proposal.

The old and vacant seeming Midland Terrace is certainly something that could be developed -- but the drawing provided in the makeshift flyer seems like a pretty significant departure. Six stories plus an underground parking? More than 100 units !?!? On an already extremely busy and complicated intersection? - I see that there is a plan to open Owasso Street -- but there are RR tracks, a school, a church with a large congregation and multiple services, the fire station, several businesses along Co Rd E both east and west of Victoria Street in addition to wetlands, the lake and other community considerations, including the large number of residents using the walking and bike trails that crisscross that area.

In addition, it seems that the bulk of south Shoreview's apartment and condo complexes are already concentrated in that block and surrounding few blocks.

I would like to learn more about the project -- but my first reaction is dismay and disapproval. How do I get more information?

Thank you,

Linda and Craig Hildebrant
778 Cannon Avenue
Shoreview, MN 55126
651-484-1757



Kathleen Nordine <knordine@shoreviewmn.gov>

Lakeview Terrace zoning issue

1 message

Joe Burzynski <joe_gburzynski63@yahoo.com>

Tue, Apr 24, 2012 at 2:21 PM

Reply-To: Joe Burzynski <joe_gburzynski63@yahoo.com>

To: "knordine@shoreviewmn.gov" <knordine@shoreviewmn.gov>

Kathleen Nordine please redirect this message for the Public Hearing April 24,2012, 7pm

To whom it may concern:

When first hearing that the rundown one story Midland strip mall next to the run down Midland Terrace Apartments was to be redeveloped I think everyone in the surrounding residential area said a silent "thank God!". Thirty six years ago when we moved into our present neighborhood this whole Midland area was touted as "high end" property and of course over time it has become increasingly neglected and gone to seed. As a result the new incoming "high end " apartment description doesn't mean much as far as neighborhood improvement. Especially when one considers the individual pride of ownership, maintenance & improvements done on our residential homes during this span of time.

The new "six story" apartment description of this proposed development and the changing of current codes to allow this construction is alarming! It means a huge building on a site and in the neighborhood that simply doesn't accommodate or match this description. There isn't a six story anything in our neighborhood if you don't count the water or communication towers. It is just not compatible to our residential scale.

This monstrous building should be reconsidered and located to where there is simply more room and traffic patterns to adapt to such size and population. Somewhere where there already exists large vacant fields and multiple lanes in every direction. The Island lake School is already a traffic jam and when you consider St Odelia functions throughout the year.....Victoria is clogged and our residential streets like Owasso St have become dangerous and not just during rush hours. Cul de Sacs should have been considered long before the Midland development was put in place as it is.

Our area is filled with large residential backyards, young children, mature trees, lakes and wild life and you want to build a Hotel St. Paul in the middle of it??? HELP!

thank you for your time and consideration,

Joseph Gburzynski
3403 Owasso St
Shoreview, MN



Midland Terrace

1 message

Blanchard, Dawn (OBFF) <dawn.blanchard@state.mn.us>

Wed, Apr 25, 2012 at 3:16 PM

To: "knordine@shoreviewmn.gov" <knordine@shoreviewmn.gov>

Ms. Nordine:

As a resident of Midland Terrace I've been looking for an outlet to discuss my concerns over the MT expansion. I am happy that there is finally someone to whom I can express these concerns.

First, I'd like to say that I'm disappointed that Midland Terrace (MT) has chosen not to discuss their intent regarding expansion of the complex to its own residents. I had not known about their plans until very recently when I overheard neighbors from a block away discussing the matter as we walked our dogs together. They had told me that MT had been communicating with them by leaving fliers in their mailboxes. They were surprised that MT had not put the same efforts into communicating with their own residents. – I am not so surprised as I live in a building where there was a significant fire on New Year's day and the lack of communication from MT to the residents in the building regarding construction and remodeling have been nonexistent and appalling. We never know when things are happening (tearing up carpeting, laying new carpet, when walls were to be torn down, that I would not have quiet enjoyment of my own apartment for going on 5 months, etc. But I digress.).

Second, I found the attached flier on the sidewalk yesterday while I walking my dog. Again I am surprised that no notice was given residents of MT and even more concerned that no notice was provided in the Shoreview Press as that is the only paper readily available to the buildings of MT on a regular basis.

Consequently, as a resident, I would NOT support an expansion of the complex to a 6 story building. I would consider a 3 story building as it would not be out of line to the surrounding buildings of the complex. A 6 story building would also disparately change the landscape of the neighborhood and would also change the sight line of the pond, the air and sunlight of the complex and surrounding neighborhood.

To conclude, had I known about the hearing on April 24 I would have surely attended to voice my concerns. I try to be an active community member of whatever community I live or work in. Shame on the City of Shoreview for not doing more research into finding out what the residents of MT actually know about the subject (I venture to guess most know nothing about MT future plans) and what avenues are available for MT residents to learn more about upcoming hearings and opportunities to be heard.

I would appreciate a response and I look forward to hearing from you.

Dawn Blanchard

4/25/12

Shoreviewmn.gov Mail - Midland Terrace

Ombudsperson for AI Families

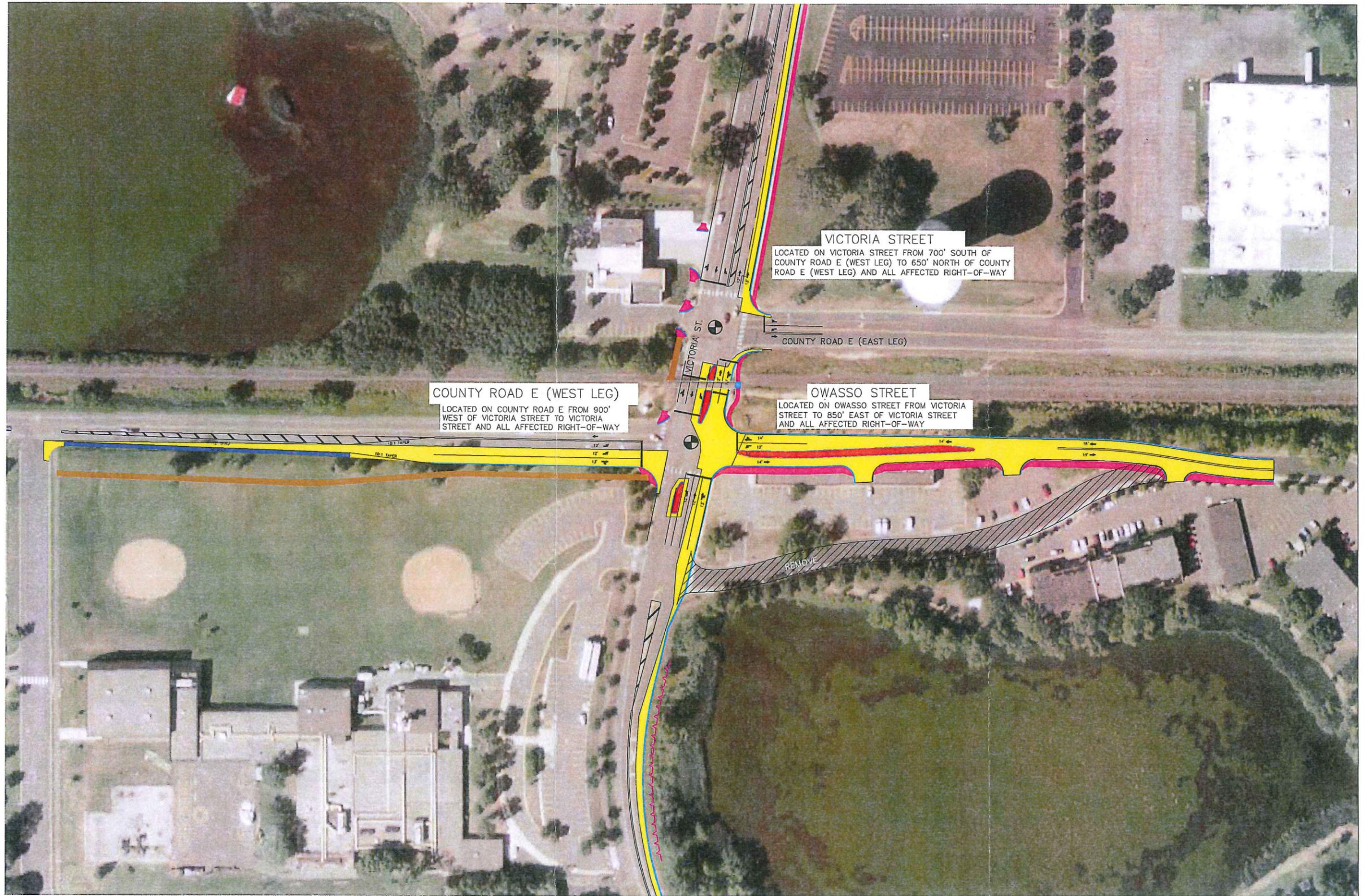
State of Minnesota

651-643-2523

F) 651-643-2539

www.ombudsfamilies.state.mn.us

 **Mt expansion.pdf**
198K



VICTORIA STREET
LOCATED ON VICTORIA STREET FROM 700' SOUTH OF
COUNTY ROAD E (WEST LEG) TO 650' NORTH OF COUNTY
ROAD E (WEST LEG) AND ALL AFFECTED RIGHT-OF-WAY

COUNTY ROAD E (WEST LEG)
LOCATED ON COUNTY ROAD E FROM 900'
WEST OF VICTORIA STREET TO VICTORIA
STREET AND ALL AFFECTED RIGHT-OF-WAY

OWASSO STREET
LOCATED ON OWASSO STREET FROM VICTORIA
STREET TO 850' EAST OF VICTORIA STREET
AND ALL AFFECTED RIGHT-OF-WAY

COUNTY ROAD E (EAST LEG)

VICTORIA ST.

REMOVE

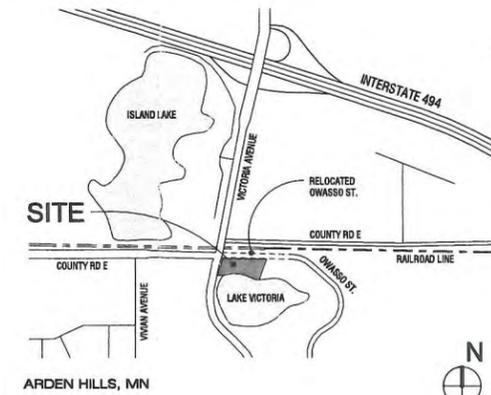
LAKEVIEW TERRACE PUD SUBMISSION

APRIL 9, 2012



VICINITY MAP

NOT TO SCALE



LAKEVIEW TERRACE

3588 OWASSO STREET
SHOREVIEW, MN

URBANWORKS
ARCHITECTURE
901 North 3rd Street, Suite 145
Minneapolis, MN 55401
612.455.3100 (T)
612.455.3199 (F)

GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- SUBCONTRACTORS SHALL VISIT THE JOB SITE AND SHALL REVIEW THE CONTRACT DOCUMENTS TO FAMILIARIZE THEMSELVES WITH THE REQUIREMENTS AND INTENT OF THE SCOPE OF THE WORK PRIOR COMMENCEMENT OF WORK. DISCREPANCIES SHALL BE REPORTED TO GENERAL CONTRACTOR FOR CLARIFICATION.

UNIT COUNT

UNIT TYPE	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	TOTAL
1 Bedroom	8	7	8	8	8	8	47
1 Bedroom +	2	2	3	3	3	3	16
2 Bedroom	3	6	5	5	5	5	29
2 Bedroom +	2	2	2	2	2	2	12
Grand total	15	17	18	18	18	18	104

PARKING STALLS

PARKING STALL TYPE	SUBLEVEL 1 PARKING	ON-GRADE PARKING
HC Single Parking Stall	5	3
Standard Parking Stall	117	80
Grand total:	122	83

SHEET INDEX

G001 TITLE SHEET

- C1 PRELIMINARY GRADING PLAN
- C2 PRELIMINARY EROSION CONTROL PLAN
- C3 PRELIMINARY UTILITY PLAN
- C4 PROPOSED DRAINAGE AREAS
- C5 EXISTING CONDITIONS
- C6 PRELIMINARY PLAT

L300 SITE PLAN

- A001.0 SUBLEVEL 1 - OVERALL PLAN
- A101.0 LEVEL 1 PLAN - OVERALL
- A102.0 LEVEL 2 PLAN - OVERALL
- A103.0 LEVEL 3-5 PLAN - OVERALL

- A301 BUILDING ELEVATIONS
- A302 BUILDING ELEVATIONS
- A303 BUILDING ELEVATIONS
- A304 BUILDING ELEVATIONS

E-L-5 SITE LIGHTING LAYOUT WITH PHOTOMETRICS

CONTACTS

DEVELOPER/CLIENT

NAME: TYCON COMPANIES
CONTACT: CONTACT NAME HERE
ADDRESS: ADDRESS LINE 1
ADDRESS LINE 2
PHONE No.: PHONE NO. HERE
FAX No.: FAX NO. HERE
E-MAIL: E-MAIL HERE

ARCHITECT

NAME: URBANWORKS ARCHITECTURE, LLC
CONTACT: NOAH BLY
BART NELSON
ADDRESS: 601 N. 3RD ST., STE 145
MINNEAPOLIS, MN 55401
PHONE No.: 612.455.3100
FAX No.: 612.455.3199
E-MAIL: 103.YOUR@URBANWORKS.COM
BNELSON@URBANWORKS.COM

CONTRACTOR

NAME: COMPANY / FIRM NAME HERE
CONTACT: CONTACT NAME HERE
ADDRESS: ADDRESS LINE 1
ADDRESS LINE 2
PHONE No.: PHONE NO. HERE
FAX No.: FAX NO. HERE
E-MAIL: E-MAIL HERE

CIVIL ENGINEER

NAME: JOHNSON & SCORELD INC.
CONTACT: MITCH SCORELD
DANIEL TILSEN
ADDRESS: 507 VERMILLION ST.
HASTINGS, MN 55033
PHONE No.: 651.438.0000
FAX No.: 651.438.9005
E-MAIL: MITCH.SCORELD@JLSMAIL.COM
DTILSEN@JLSMAIL.COM

REVISIONS

#	Date	Description

DATE: 04/09/2012
PROJECT #: 12-0011
PHASE: PUD

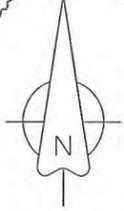
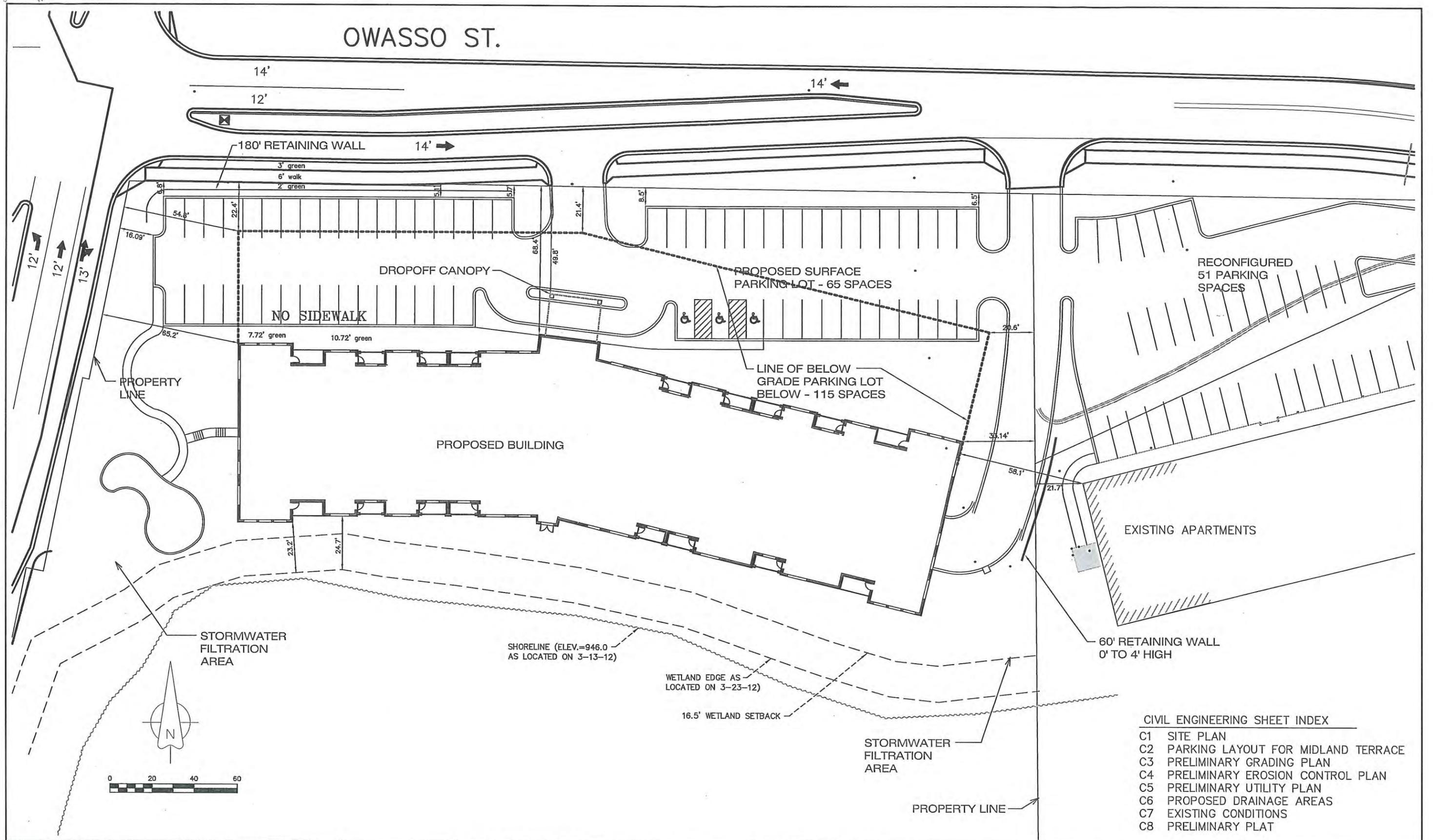
DRAWN BY: BD
CHECKED BY: BN

KEY PLAN

TITLE SHEET

G001

NOT TO SCALE



CIVIL ENGINEERING SHEET INDEX

C1	SITE PLAN
C2	PARKING LAYOUT FOR MIDLAND TERRACE
C3	PRELIMINARY GRADING PLAN
C4	PRELIMINARY EROSION CONTROL PLAN
C5	PRELIMINARY UTILITY PLAN
C6	PROPOSED DRAINAGE AREAS
C7	EXISTING CONDITIONS
C8	PRELIMINARY PLAT

Engineering, Surveying & Planning
JOHNSON & SCOFIELD INC.
 G-Cubed
 507 Vermillion Street Hastings, Mn 55033
 ph. 651.438.0000 fax 651.438.9005

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
 Geoffrey G Griffin
 DATE _____ REG. NO. 21940

DESIGNED	BY	DATE
DJT		
DJT		

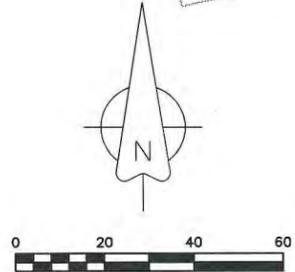
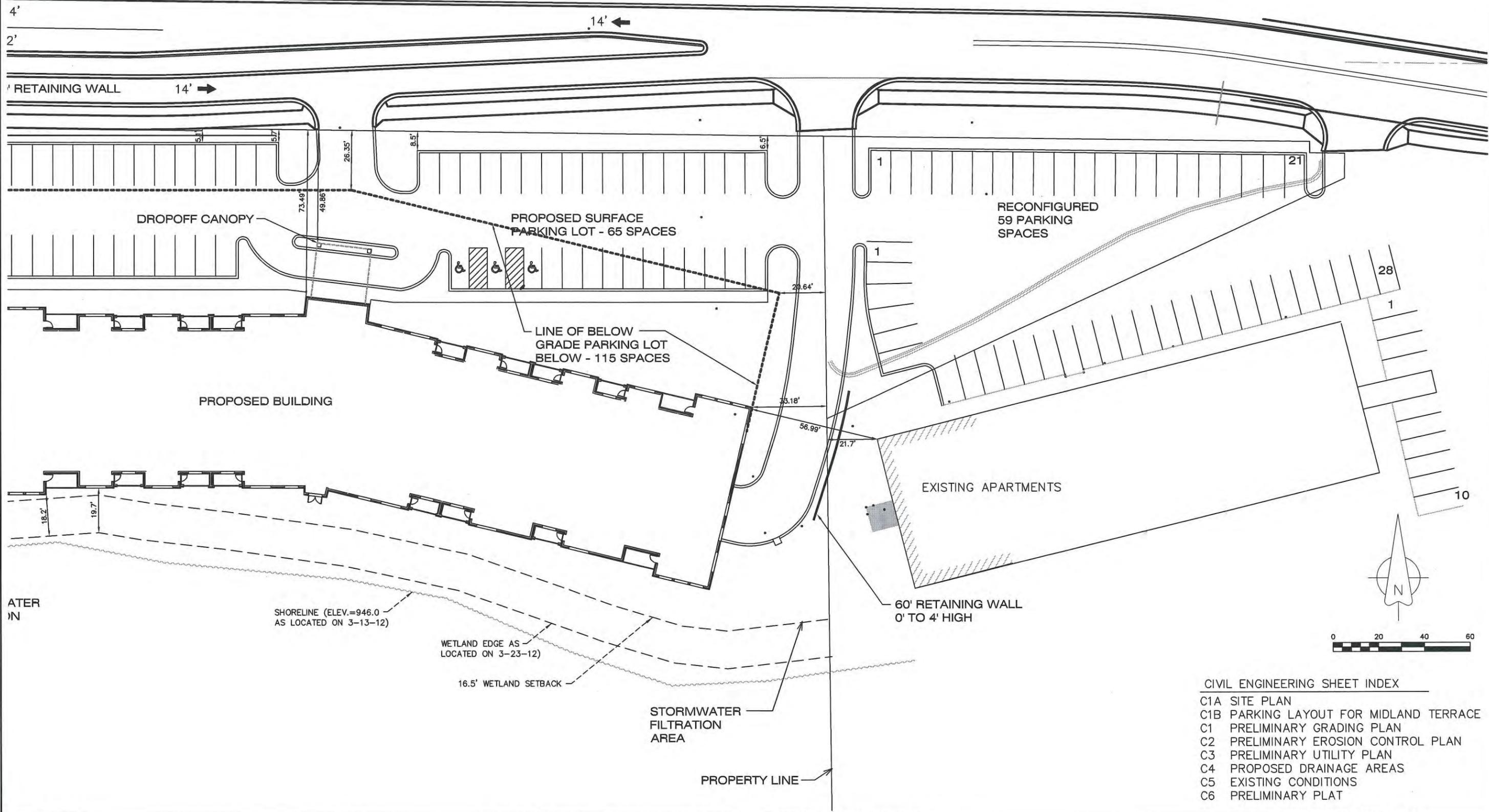
LATEST REVISION: 07-25-2012
 Prepared For:
 TYCON COMPANIES
 321 University Ave. S.E.
 MPLS., MN 55414
 FILE NO.: 09-049 Grading

CITY OF SHOREVIEW
 RAMSEY COUNTY, MINNESOTA
 2013 CONSTRUCTION

SITE PLAN
 OF
 LAKEVIEW TERRACE

SHEET C1 OF C8 SHEETS

OWASSO ST.

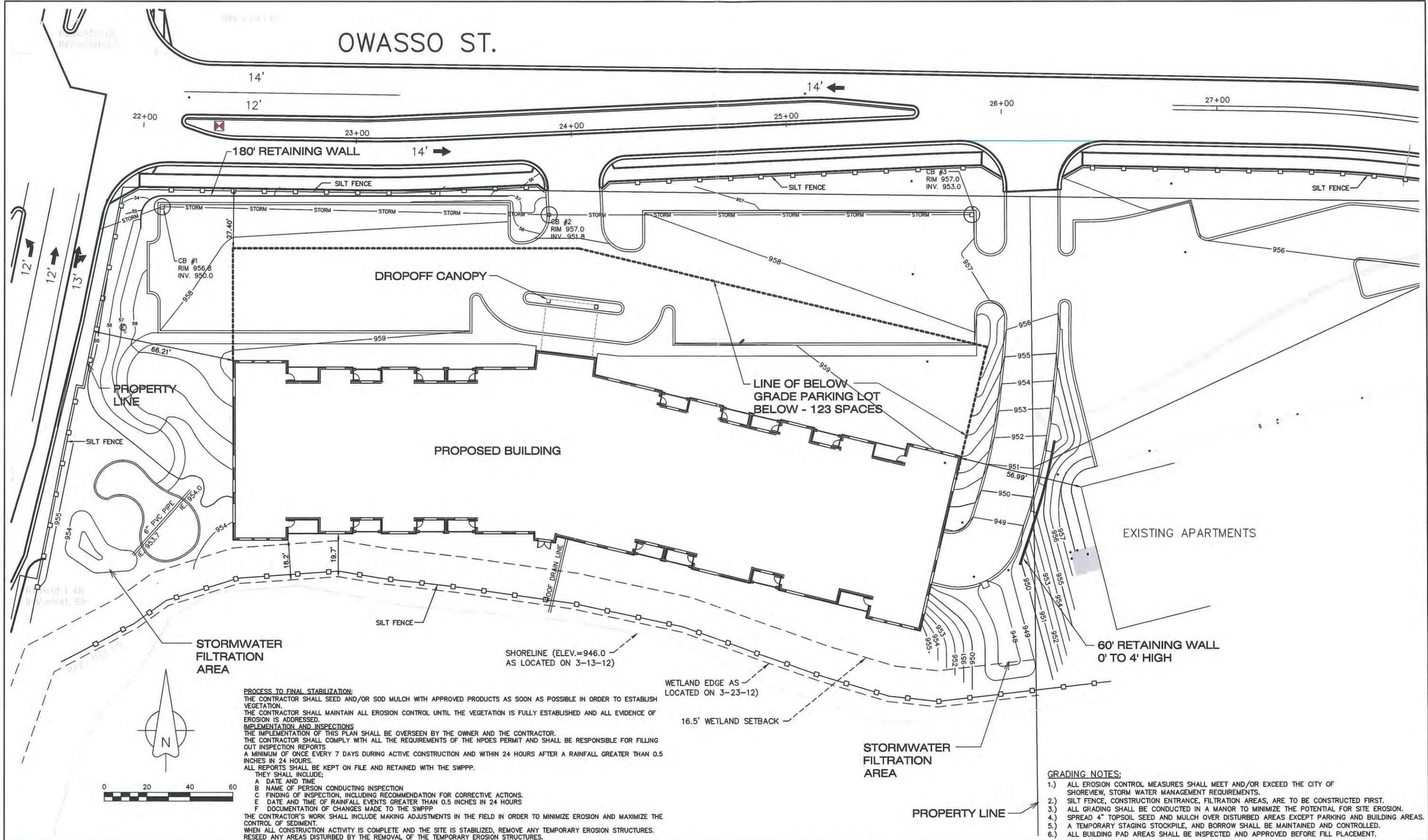


CIVIL ENGINEERING SHEET INDEX

- C1A SITE PLAN
- C1B PARKING LAYOUT FOR MIDLAND TERRACE
- C1 PRELIMINARY GRADING PLAN
- C2 PRELIMINARY EROSION CONTROL PLAN
- C3 PRELIMINARY UTILITY PLAN
- C4 PROPOSED DRAINAGE AREAS
- C5 EXISTING CONDITIONS
- C6 PRELIMINARY PLAT

<p>Johnson & Scofield Inc. 507 Vermillion Street Hastings, Mn 55033 ph. 651.438.0000 fax 651.438.9005</p>	<p>I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA</p> <p>Geoffrey G Griffin DATE _____ REG. NO. 21940</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DESIGNED</th> <th>REVISD</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>DJT</td> <td></td> <td></td> <td></td> </tr> <tr> <td>DJT</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	DESIGNED	REVISD	BY	DATE	DJT				DJT								<p>LATEST REVISION: 04-30-2012</p> <p>Prepared For: TYCON COMPANIES 321 University Ave. S.E. MPLS., MN 55414</p> <p>FILE NO.: 09-049 Grading</p>	<p>CITY OF SHOREVIEW RAMSEY COUNTY, MINNESOTA 2013 CONSTRUCTION</p>	<p>PARKING PLAN OF MIDLAND TERRACE</p>
			DESIGNED	REVISD	BY	DATE															
DJT																					
DJT																					
<p>SHEET C1B OF C6 SHEETS</p>																					

OWASSO ST.



PROCESS TO FINAL STABILIZATION:
 THE CONTRACTOR SHALL SEED AND/OR SOD MULCH WITH APPROVED PRODUCTS AS SOON AS POSSIBLE IN ORDER TO ESTABLISH VEGETATION. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL UNTIL THE VEGETATION IS FULLY ESTABLISHED AND ALL EVIDENCE OF EROSION IS ADDRESSED.

IMPLEMENTATION AND INSPECTIONS
 THE IMPLEMENTATION OF THIS PLAN SHALL BE OVERSEEN BY THE OWNER AND THE CONTRACTOR. THE CONTRACTOR SHALL COMPLY WITH ALL THE REQUIREMENTS OF THE NPDES PERMIT AND SHALL BE RESPONSIBLE FOR FILLING OUT INSPECTION REPORTS A MINIMUM OF ONCE EVERY 7 DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL GREATER THAN 0.5 INCHES IN 24 HOURS. ALL REPORTS SHALL BE KEPT ON FILE AND RETAINED WITH THE SWPPP. THEY SHALL INCLUDE:
 A DATE AND TIME
 B NAME OF PERSON CONDUCTING INSPECTION
 C FINDING OF INSPECTION, INCLUDING RECOMMENDATION FOR CORRECTIVE ACTIONS.
 D DATE AND TIME OF RAINFALL EVENTS GREATER THAN 0.5 INCHES IN 24 HOURS
 E DOCUMENTATION OF CHANGES MADE TO THE SWPPP

THE CONTRACTOR'S WORK SHALL INCLUDE MAKING ADJUSTMENTS IN THE FIELD IN ORDER TO MINIMIZE EROSION AND MAXIMIZE THE CONTROL OF SEDIMENT. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY EROSION STRUCTURES. RESEED ANY AREAS DISTURBED BY THE REMOVAL OF THE TEMPORARY EROSION STRUCTURES.

- GRADING NOTES:**
- 1.) ALL EROSION CONTROL MEASURES SHALL MEET AND/OR EXCEED THE CITY OF SHOREVIEW, STORM WATER MANAGEMENT REQUIREMENTS.
 - 2.) SILT FENCE, CONSTRUCTION ENTRANCE, FILTRATION AREAS, ARE TO BE CONSTRUCTED FIRST.
 - 3.) ALL GRADING SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION.
 - 4.) SPREAD 4" TOPSOIL SEED AND MULCH OVER DISTURBED AREAS EXCEPT PARKING AND BUILDING AREAS.
 - 5.) A TEMPORARY STAGING STOCKPILE, AND BORROW SHALL BE MAINTAINED AND CONTROLLED.
 - 6.) ALL BUILDING PAD AREAS SHALL BE INSPECTED AND APPROVED BEFORE FILL PLACEMENT.



Engineering, Surveying & Planning
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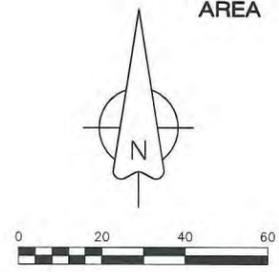
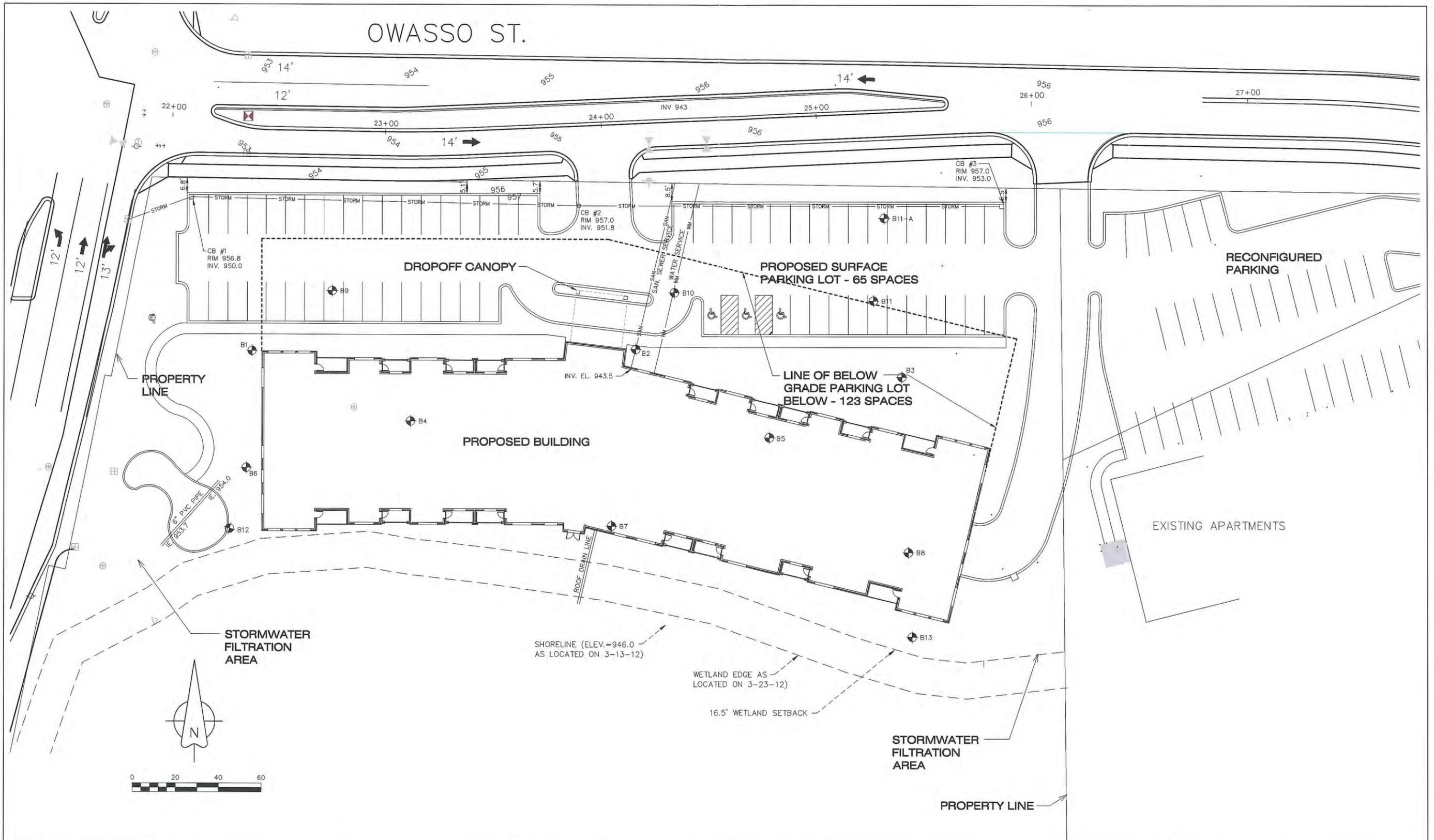
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 DATE _____ Geoffrey G Griffin
 REG. NO. 21940

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DJT			TYCON COMPANIES
			321 University Ave. S.E.
			MPLS., MN 55414
			FILE NO.: 09-049 Grading

CITY OF SHOREVIEW
RAMSEY COUNTY, MINNESOTA
2013 CONSTRUCTION

PROPERTY LINE

PRELIMINARY EROSION CONTROL
PLAN OF
LAKEVIEW TERRACE
SHEET C2 OF C6 SHEETS



G³ Engineering, Surveying & Planning
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 G-Cubed
 507 Vermillion Street Hastings, Mn 55033
 ph. 651.438.0000 fax 651.438.9005

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 Geoffrey G Griffin
 REG. NO. 21940
 DATE _____

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 FILE NO.: 09-049 Grading

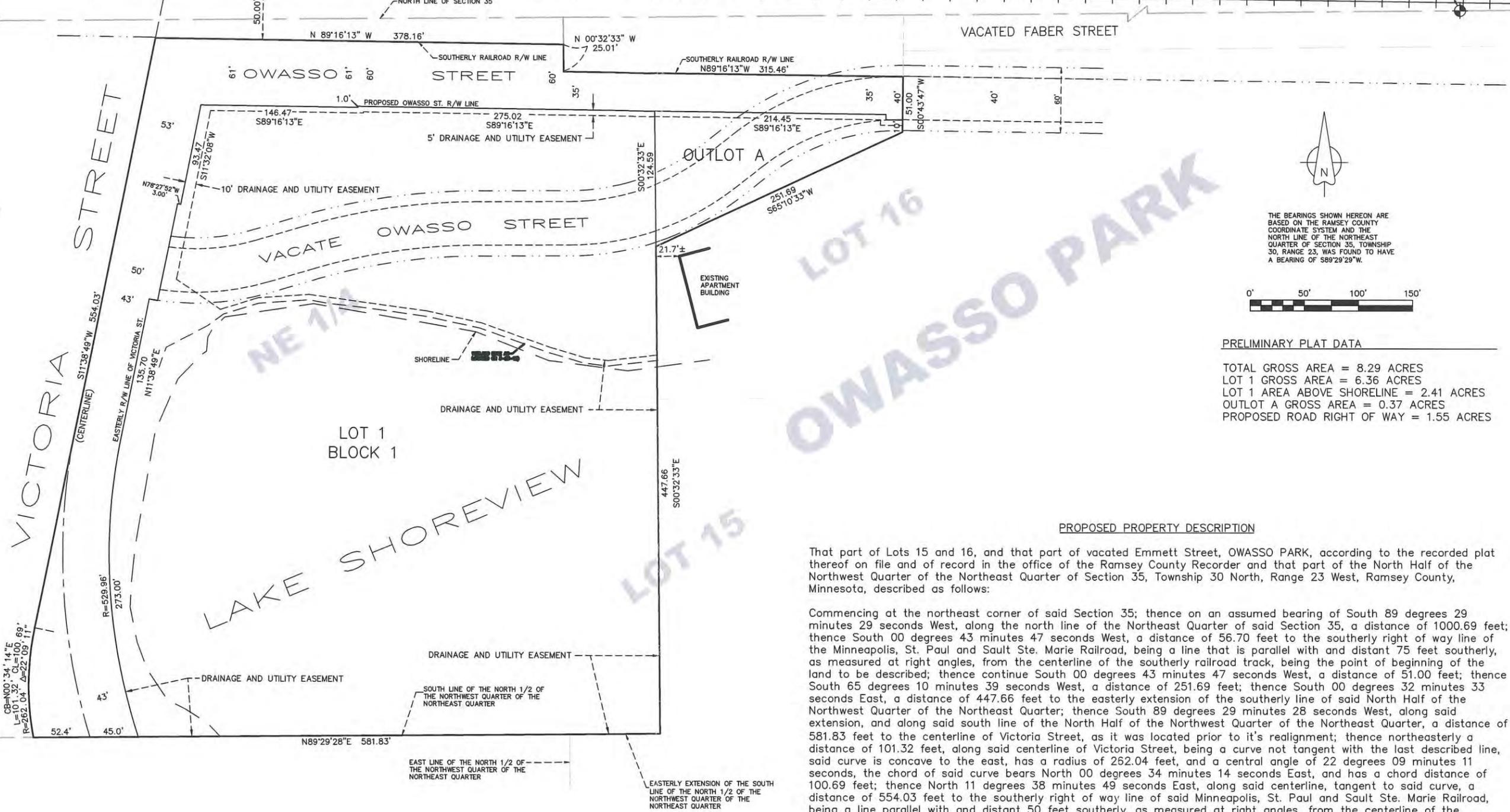
CITY OF SHOREVIEW
 RAMSEY COUNTY, MINNESOTA
 2013 CONSTRUCTION

PRELIMINARY UTILITY PLAN
 OF
 LAKEVIEW TERRACE

NORTH QUARTER CORNER OF SECTION 35, TOWNSHIP 30, RANGE 23

NORTHEAST CORNER OF SECTION 35, TOWNSHIP 30, RANGE 23

MINNEAPOLIS, ST. PAUL AND SAULT STE. MARIE RAILROAD CO.



THE BEARINGS SHOWN HEREON ARE BASED ON THE RAMSEY COUNTY COORDINATE SYSTEM AND THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 30, RANGE 23, WAS FOUND TO HAVE A BEARING OF S89°29'29"W.



PRELIMINARY PLAT DATA

TOTAL GROSS AREA = 8.29 ACRES
 LOT 1 GROSS AREA = 6.36 ACRES
 LOT 1 AREA ABOVE SHORELINE = 2.41 ACRES
 OUTLOT A GROSS AREA = 0.37 ACRES
 PROPOSED ROAD RIGHT OF WAY = 1.55 ACRES

PROPOSED PROPERTY DESCRIPTION

That part of Lots 15 and 16, and that part of vacated Emmett Street, OWASSO PARK, according to the recorded plat thereof on file and of record in the office of the Ramsey County Recorder and that part of the North Half of the Northwest Quarter of the Northeast Quarter of Section 35, Township 30 North, Range 23 West, Ramsey County, Minnesota, described as follows:

Commencing at the northeast corner of said Section 35; thence on an assumed bearing of South 89 degrees 29 minutes 29 seconds West, along the north line of the Northeast Quarter of said Section 35, a distance of 1000.69 feet; thence South 00 degrees 43 minutes 47 seconds West, a distance of 56.70 feet to the southerly right of way line of the Minneapolis, St. Paul and Sault Ste. Marie Railroad, being a line that is parallel with and distant 75 feet southerly, as measured at right angles, from the centerline of the southerly railroad track, being the point of beginning of the land to be described; thence continue South 00 degrees 43 minutes 47 seconds West, a distance of 51.00 feet; thence South 65 degrees 10 minutes 39 seconds West, a distance of 251.69 feet; thence South 00 degrees 32 minutes 33 seconds East, a distance of 447.66 feet to the easterly extension of the southerly line of said North Half of the Northwest Quarter of the Northeast Quarter; thence South 89 degrees 29 minutes 28 seconds West, along said extension, and along said south line of the North Half of the Northwest Quarter of the Northeast Quarter, a distance of 581.83 feet to the centerline of Victoria Street, as it was located prior to its realignment; thence northeasterly a distance of 101.32 feet, along said centerline of Victoria Street, being a curve not tangent with the last described line, said curve is concave to the east, has a radius of 262.04 feet, and a central angle of 22 degrees 09 minutes 11 seconds, the chord of said curve bears North 00 degrees 34 minutes 14 seconds East, and has a chord distance of 100.69 feet; thence North 11 degrees 38 minutes 49 seconds East, along said centerline, tangent to said curve, a distance of 554.03 feet to the southerly right of way line of said Minneapolis, St. Paul and Sault Ste. Marie Railroad, being a line parallel with and distant 50 feet southerly, as measured at right angles, from the centerline of the southerly railroad track; thence South 89 degrees 16 minutes 13 seconds East, along said southerly railroad right of way line, a distance of 378.16 feet to the east line of the North Half of the Northwest Quarter of the Northeast Quarter of said Section 35; thence South 00 degrees 32 minutes 33 seconds East, along said east line, a distance of 25.01 feet to said southerly railroad right of way line being a line parallel with and distant 75 feet southerly, as measured at right angles, from the centerline of said southerly railroad track; thence South 89 degrees 16 minutes 13 seconds East, along said southerly railroad right of way line, a distance of 315.46 feet to the point of beginning.

Containing 8.29 acres more or less.
 Subject to all easements and restrictions of record.

Engineering, Surveying & Planning
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 507 Vermillion Street Hastings, Mn 55033
 ph. 651.438.0000 fax 651.438.9005

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 Geoffrey G Griffin
 DATE _____ REG. NO. 21940

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DJT			
DJT			

FILE NO.: 09-049 PrePlat

CITY OF SHOREVIEW
RAMSEY COUNTY, MINNESOTA
2013 CONSTRUCTION

LATEST REVISION: 03-26-2012
 Prepared For:
TYCON COMPANIES
 321 University Ave. S.E.
 MPLS., MN 55414

PRELIMINARY PLAT OF LAKEVIEW TERRACE

SHEET C6 OF C6 SHEETS

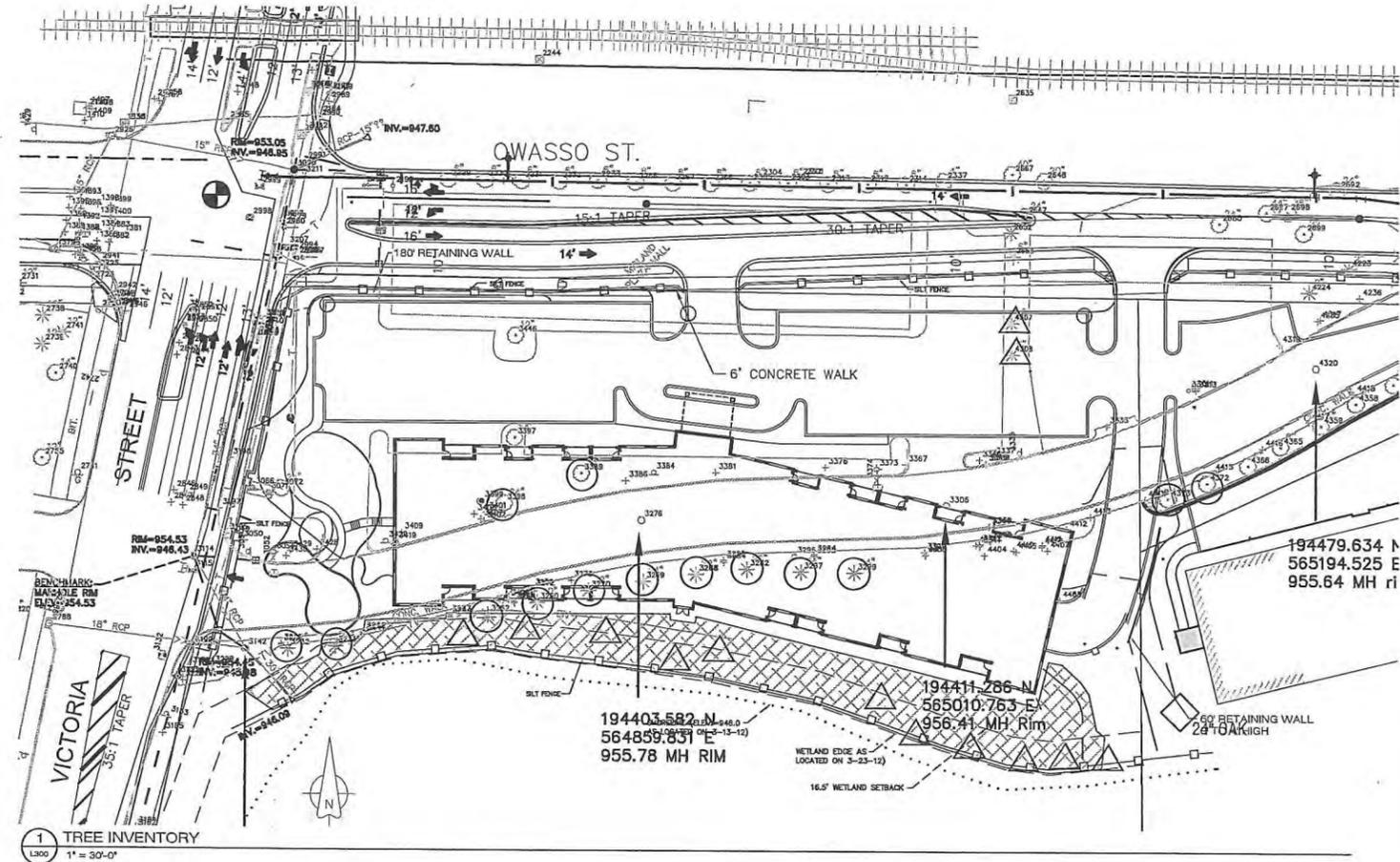
TREE INVENTORY

- TREES TO BE REMOVED BY CITY IN OWASSO R.O.W. PINES, ASH
- △ HILLSIDE TREES IDENTIFIED W/JESSICA SCHAUM ON SITE VISIT 4/18/2012 BOX ELDER, WILLOW, MAPLE (ONE FOR ONE REPLACEMENT PER CITY CODE) (UP TO 15 TREES MAX. PER ACRE)
- ◇ LANDMARK TREES TO BE REMOVED ON-SITE BY DEVELOPER OAK (SIX FOR ONE REPLACEMENT PER CITY CODE) (UP TO 15 TREES MAX. PER ACRE)

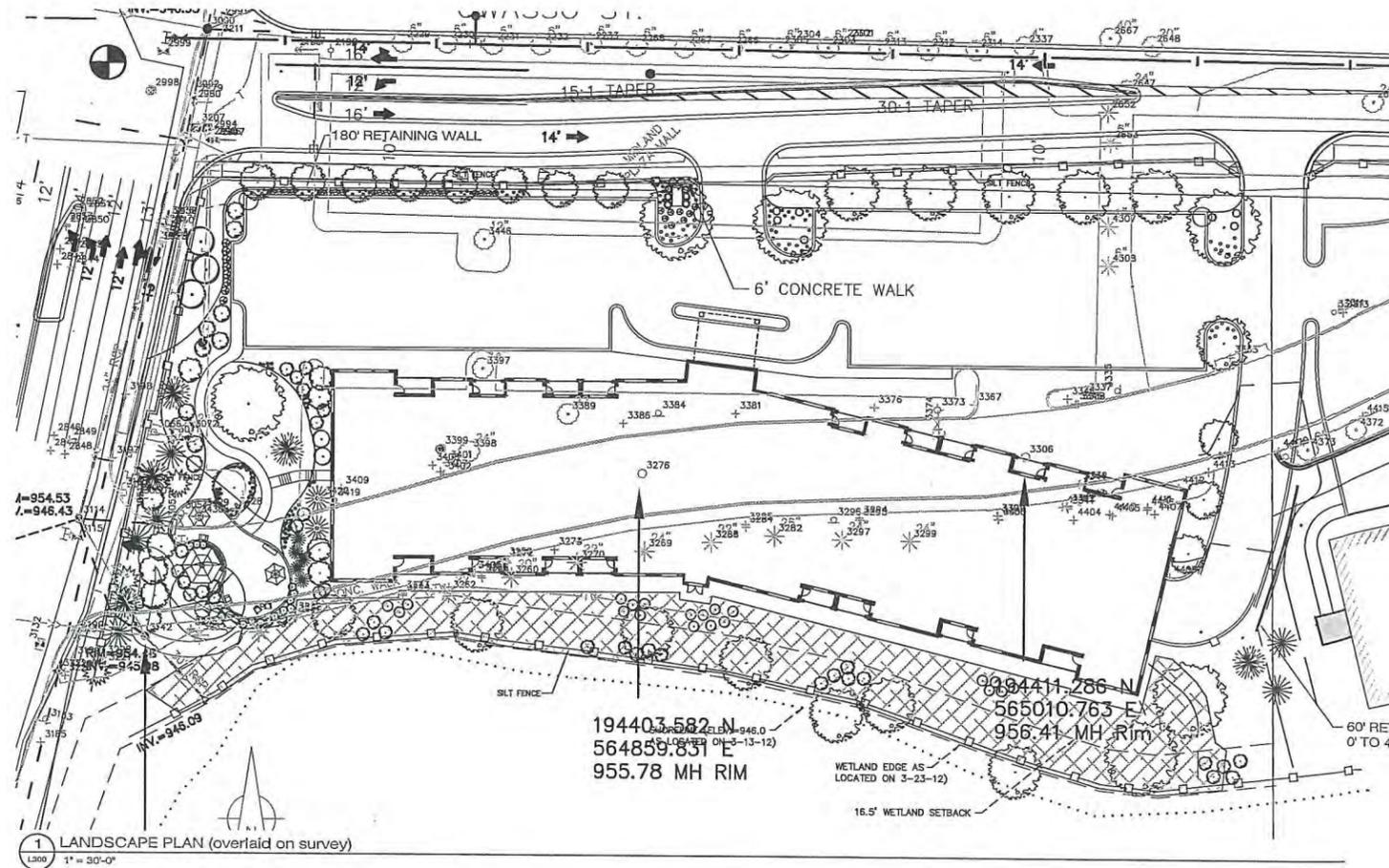
TREE PRESERVATION NOTE:

DUE TO THE NATURE OF THE INFILL DEVELOPMENT, HEALTH/AGE OF TREES, SCOPE OF ROAD REMOVAL, ROAD DEVELOPMENT, BUILDING AND PARKING REQUIREMENTS, PRIVATE AND PUBLIC UTILITIES ONLY VEGETATION AT POND EDGE ALONG VICTORIA WILL BE SAVED

AFTER UTILITY CONSTRUCTION LIMITS HAVE BEEN IDENTIFIED A CONSTRUCTION FENCE WILL IDENTIFY THIS AREA



1 TREE INVENTORY
1" = 30'-0"



1 LANDSCAPE PLAN (overlaid on survey)
1" = 30'-0"

TREE REPLACEMENT PLAN

BY CITY	○
13 TOTAL	△
1 FOR 1 REPLACEMENT	
1 TOTAL	◇
X 6 REPLACEMENT	
	= 6 TOTAL
	19 TOTAL

19 TREES REQUIRED TO BE PLANTED ON SITE

PER LANDSCAPE PLAN L-300 THERE ARE
21 DECIDUOUS SHADE TREES
11 CONIFEROUS EVERGREEN TREES
17 DECIDUOUS ORNAMENTAL TREES

LAKEVIEW TERRACE

SHOREVIEW, MN



612-229-1911



901 N 3rd Street, Suite 145
Minneapolis, MN 55401
612.455.3100 (T)
612.455.3199 (F)

PRELIMINARY
NOT FOR CONSTRUCTION

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

SIGNED WLD
DATE 08/01/2012
LICENSE # ###

REVISIONS
A Etc. Discretion

DATE 08/01/2012
PROJECT # 12-0011
PHASE ##

DRAWN BY WLD
CHECKED BY ##

KEY PLAN

TREE MANAGEMENT PLAN

L301



LAKEVIEW TERRACE

3588 OWASSO STREET
SHOREVIEW, MN



901 North 3rd Street, Suite 145
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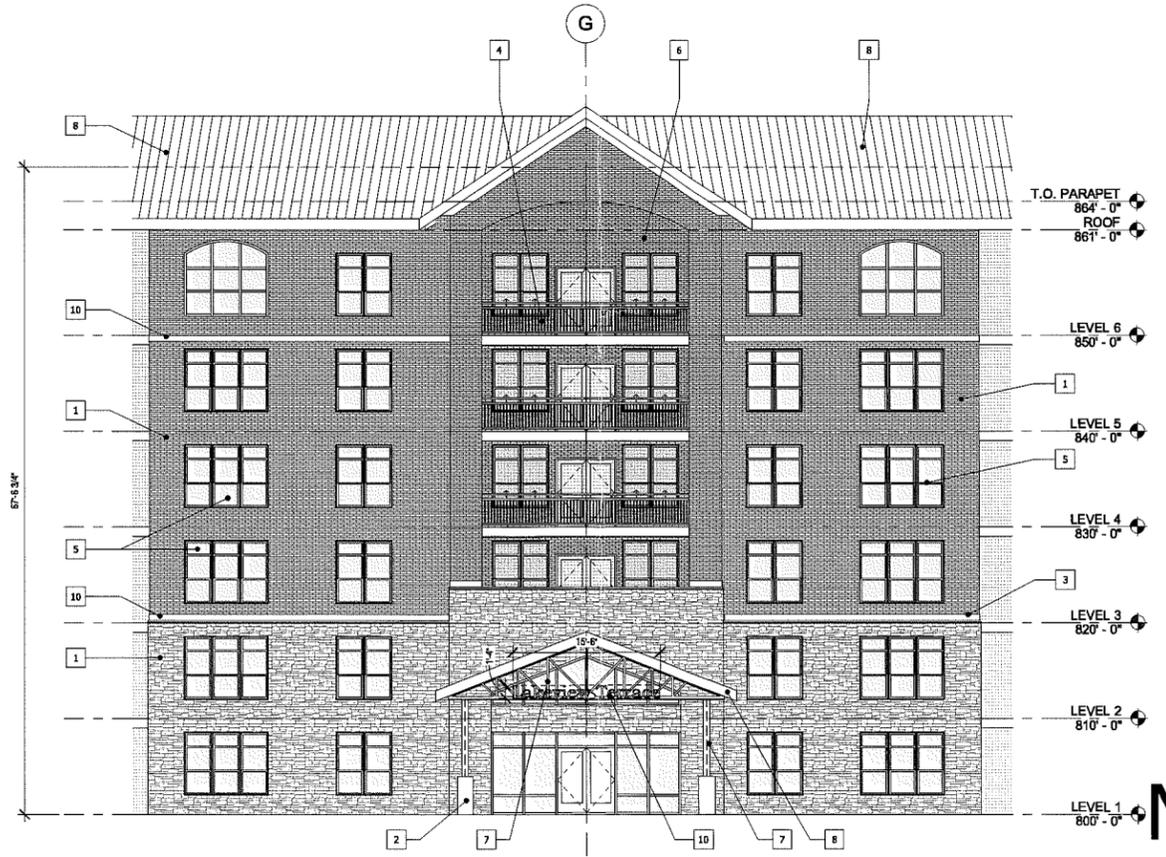
BUILDING ELEVATIONS

A301

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1 Building Elevation - North
A301 1/8" = 1'-0"



2 Building Elevation - North Entry
A301 1/8" = 1'-0"

GENERAL NOTES:

- REFER TO SPEC EXTERIOR FINISH SCHEDULE FOR MATERIAL DETAILS

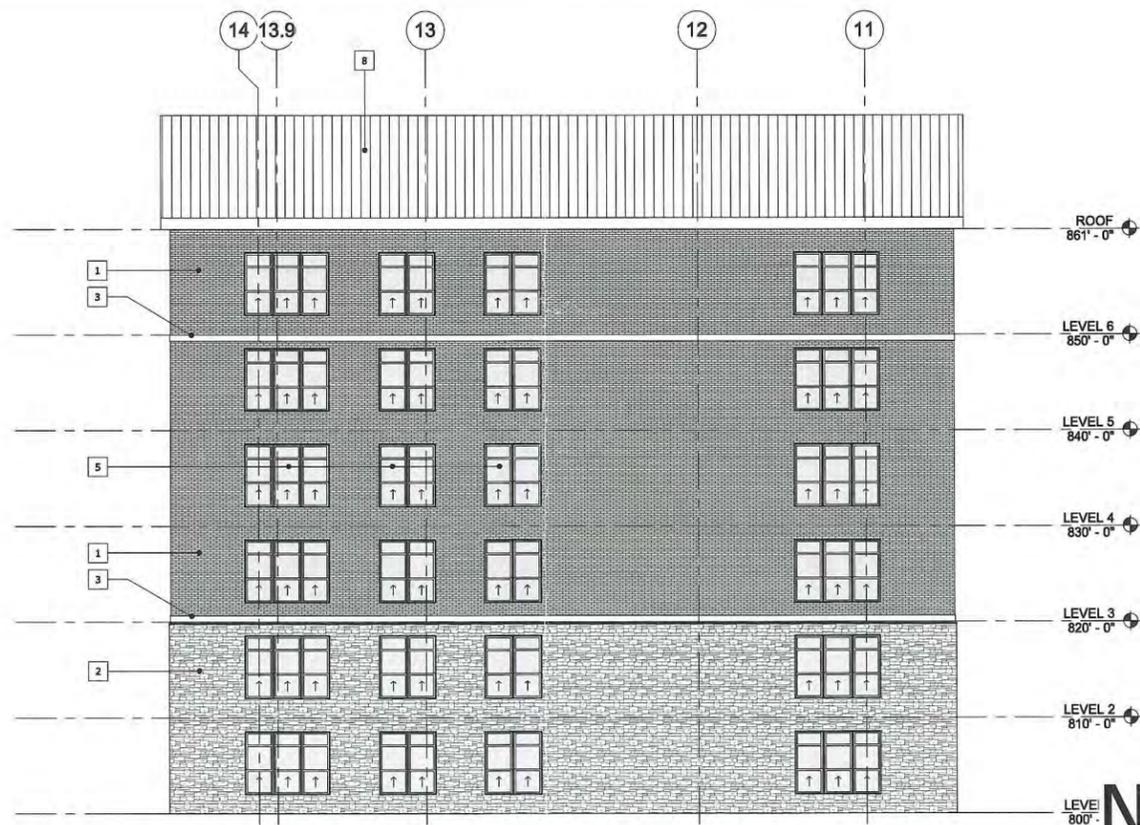
KEYNOTES:

- 1 FACE-BRICK (LIGHT RUSTY BROWN)
- 2 SCULPTED MASONRY VENEER (BROWNSTONE COLOR)
- 3 SCULPTED MASONRY ACCENT COURSE
- 4 ALUMINUM RAILING (DARK BRONZE)
- 5 FIBERGLASS WINDOWS (DARK BROWN)
- 6 SCREENING @ ALL LANAI LOCATIONS
- 7 STEEL COLUMN OR TRUSS (DARK BRONZE)
- 8 STANDING SEAM METAL ROOF (FOREST GREEN)
- 9 PREFINISHED METAL FLASHING (FOREST GREEN)

NOT TO SCALE



1 Building Elevation - Northeast
A302 1/8" = 1'-0"



2 Building Elevation - East
A302 1/8" = 1'-0"

GENERAL NOTES:

- REFER TO SPEC EXTERIOR FINISH SCHEDULE FOR MATERIAL DETAILS

KEYNOTES:

- FACE-BRICK (LIGHT RUSTY BROWN)
- SCULPTED MASONRY VENEER (BROWNSTONE COLOR)
- SCULPTED MASONRY ACCENT COURSE
- ALUMINUM RAILING (DARK BRONZE)
- FIBERGLASS WINDOWS (DARK BROWN)
- SCREENING @ ALL LANAI LOCATIONS
- STEEL COLUMN OR TRUSS (DARK BRONZE)
- STANDING SEAM METAL ROOF (FOREST GREEN)
- PREFINISHED METAL FLASHING (FOREST GREEN)
- BUILDING SIGNAGE

NOT TO SCALE

LAKEVIEW TERRACE

3588 OWASSO STREET
SHOREVIEW, MN



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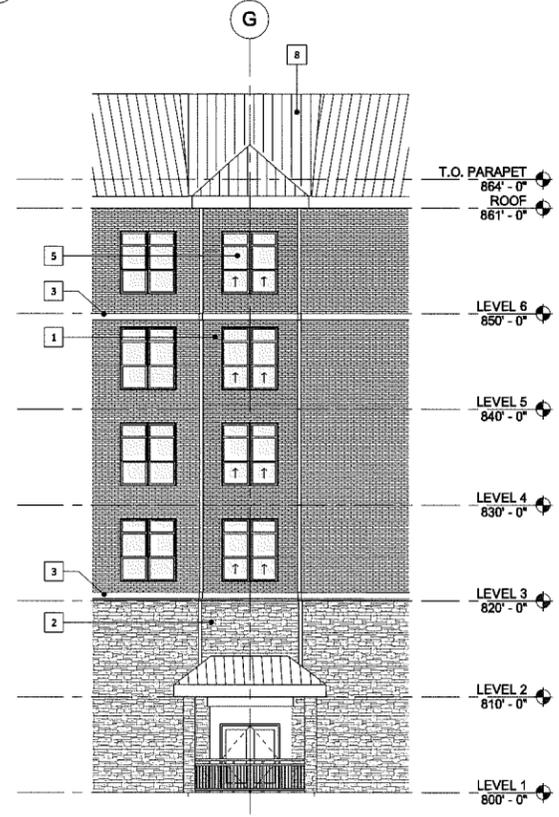
BUILDING ELEVATIONS



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3 SOUTH EAST ELEVATION
A300 1/8" = 1'-0"



2 Building Elevation - South Deck
A300 1/8" = 1'-0"

GENERAL NOTES:

1. REFER TO SPEC EXTERIOR FINISH SCHEDULE FOR MATERIAL DETAILS

KEYNOTES:

- 1 FACE BRICK (LIGHT RUSTY BROWN)
- 2 SCULPTED MASONRY VENEER (BROWNSTONE COLOR)
- 3 SCULPTED MASONRY ACCENT COURSE
- 4 ALUMINUM RAILING (DARK BRONZE)
- 5 FIBERGLASS WINDOWS (DARK BROWN)
- 6 SCREENING @ ALL LANAI LOCATIONS
- 7 STEEL COLUMN OR TRUSS (DARK BRONZE)
- 8 STANDING SEAM METAL ROOF (FOREST GREEN)
- 9 PREFINISHED METAL FLASHING (FOREST GREEN)
- 10 BUILDING SIGNAGE

LAKEVIEW TERRACE

3588 OWASSO STREET
SHOREVIEW, MN

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BUILDING ELEVATIONS

A303
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NOT TO SCALE



1 Building Elevation - South
A304 1/8" = 1'-0"

GENERAL NOTES:

1. REFER TO SPEC EXTERIOR FINISH SCHEDULE FOR MATERIAL DETAILS

KEYNOTES:

- 1 FACE-BRICK (LIGHT RUSTY BROWN)
- 2 SCULPTED MASONRY VENEER (BROWNSTONE COLOR)
- 3 SCULPTED MASONRY ACCENT COURSE
- 4 ALUMINUM RAILING (DARK BRONZE)
- 5 FIBERGLASS WINDOWS (DARK BROWN)
- 6 SCREENING @ ALL LANAI LOCATIONS
- 7 STEEL COLUMN OR TRUSS (DARK BRONZE)
- 8 STANDING SEAM METAL ROOF (FOREST GREEN)
- 9 PREFINISHED METAL FLASHING (FOREST GREEN)
- 10 BUILDING SIGNAGE

LAKEVIEW TERRACE

3588 OWASSO STREET
SHOREVIEW, MN

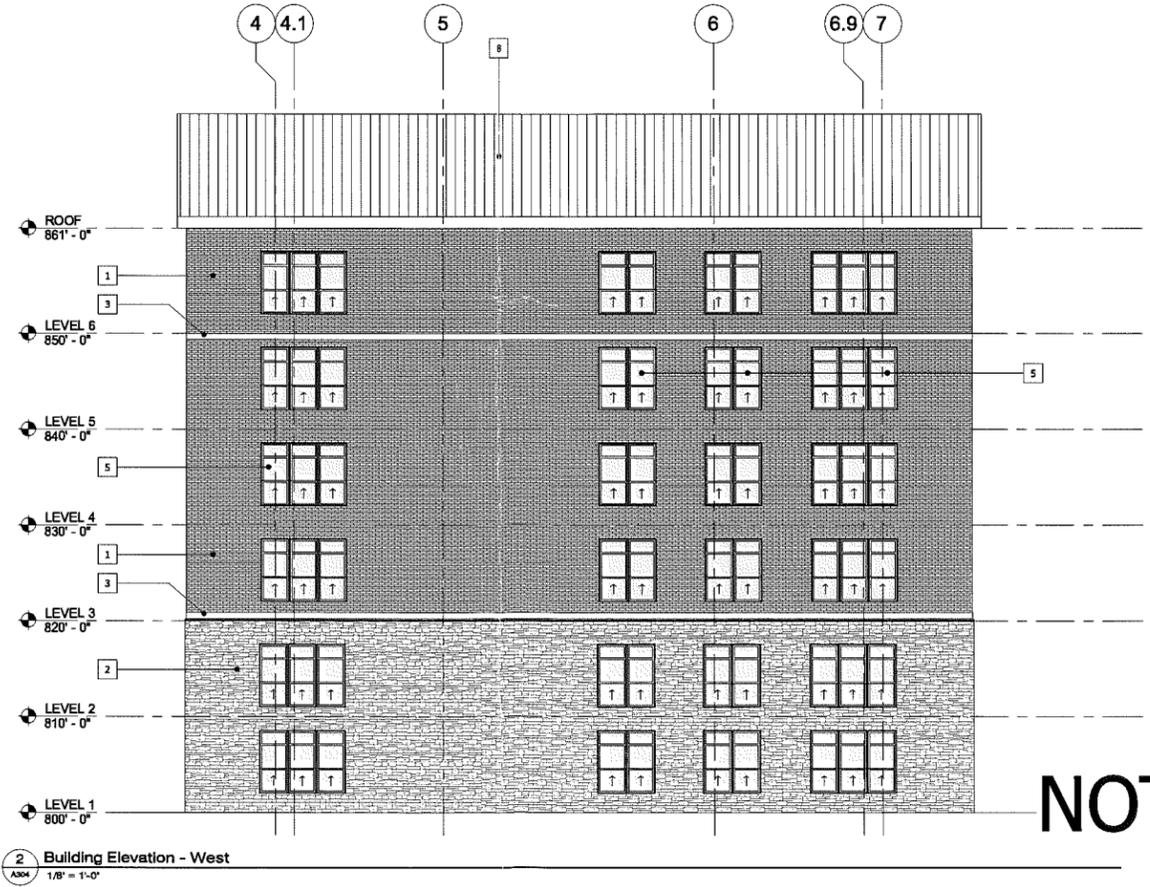
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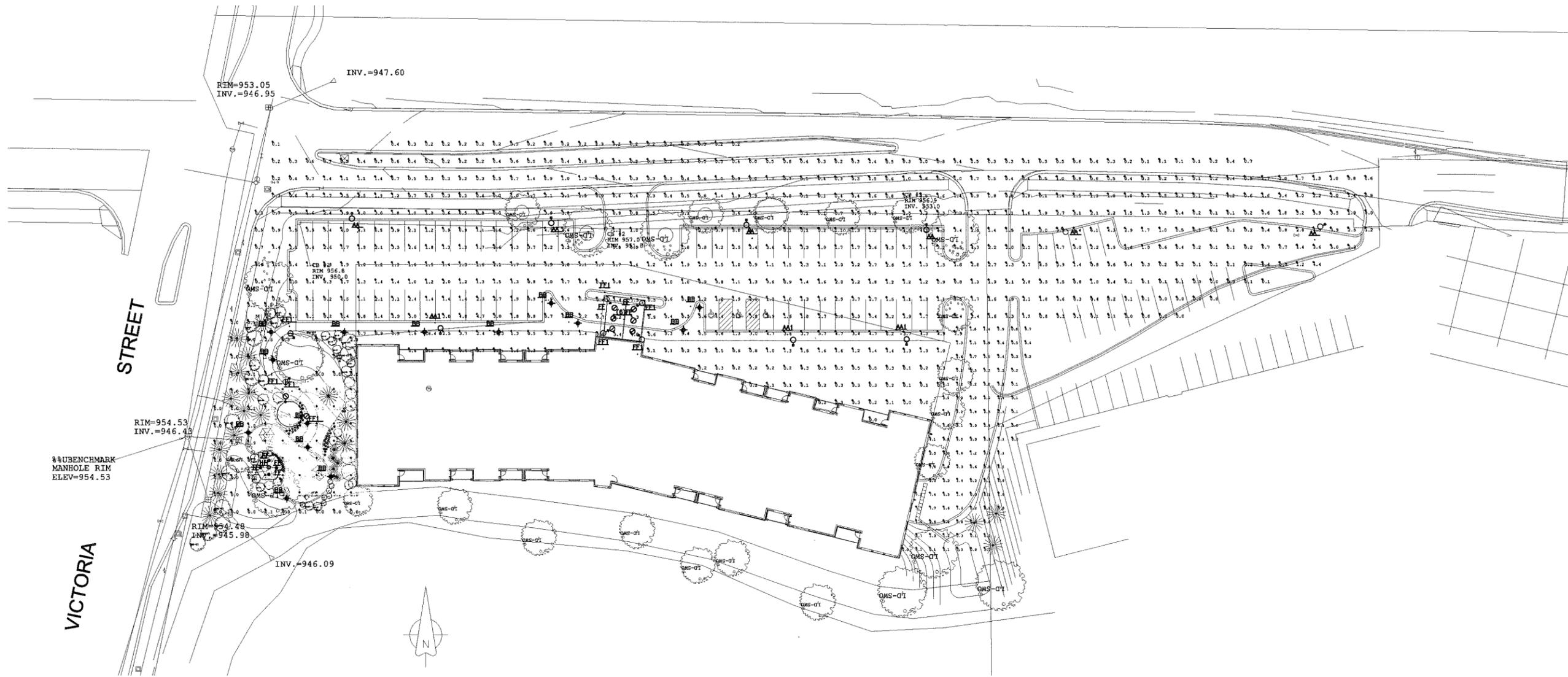


2 Building Elevation - West
A304 1/8" = 1'-0"

NOT TO SCALE

BUILDING ELEVATIONS

A304



1 FLOOR PLAN
NOT TO SCALE



LIGHT FIXTURE SCHEDULE

LTR TYPE	FIXTURE TYPE	SOURCE	MOUNTING	LAMPS	FEATURES	VOLTAGE & BALLAST	MANUFACTURER & CATALOG SERIES	NOTES
AA	20' PARKING LOT AREA LIGHT	MH	20' ST. SQ. ALUM POLE	(1) 250W MH, PULSE START, CLEAR	POLYESTER PAINT FINISH TBD, RECTANGULAR SHOEBOX SHAPE, TYPE III DISTRIBUTION, SEGMENTED OPTICAL ASSEMB.	TBDV	LITHONIA KSF SERIES EMCO INFINITY SERIES LSI LTG CITATION CTM SER. LUMARK TR SERIES	1, 4
AA1	20' PARKING LOT AREA LIGHT	MH	20' ST. SQ. ALUM POLE	(1) 250W MH, PULSE START, CLEAR	POLYESTER PAINT FINISH TBD, RECTANGULAR SHOEBOX SHAPE, TYPE III DISTRIBUTION, SEGMENTED OPTICAL ASSEMB. HS (PROBE START)	TBDV	LITHONIA KSF SERIES EMCO INFINITY SERIES LSI LTG CITATION CTM SER. LUMARK TR SERIES	1, 4
BB	3' BOLLARD	LED	GROUND	(20) LEDS 25W	4100K, 7" DIA. EXTRUDED ALUMINUM FIXTURE BODY AND CAST TOP, 41" TALL, PAINT FINISH TBD,	UNVV ELECTRONIC	ACCOLITE PARKLUME PL7 WITH ANCHORAGE	1, 4
CC	EXTERIOR WALL MOUNTED AREA LIGHT	MH	SURFACE WALL MTD.	(1) 150W MH (COATED)	CAST OR FORMED METAL HOUSING, TRAPEZOIDAL SHAPE, PAINT COLOR FINISH TBD, FLAT BOTTOM LENS, FULL CUTOFF LIGHT DISTRIBUTION	TBDV MAGNETIC	GARDDO 101 SERIES	4
FF	TRELLIS DOWNLIGHT FLOOD	LED	SURFACE	(1) 8W WFL	4100K, FIXTURE BODY MACHINED FROM SOLID ALUMINUM, FINISH TBD,	UNVV	BK LTG. EL CAPITAN EC-LED OR ARTI-STAR SH-AR-LED SELECTION TBD	2, 4, 5, 6
FF1	TREE UPLIGHT FLOOD	LED	GRADE MOUNTED	(1) 8W WFL	4100K, FIXTURE BODY MACHINED FROM SOLID ALUMINUM, FINISH TBD	UNVV	BK LTG. NITE STAR NS-LED OR DENALI DE-LED SERIES SELECTION TBD	2, 4, 5
HH	GAZEBO PENDANT	INCAN	PENDANT	(1) MEDIUM BASE TO BE RETROFITTED WITH.	PREMIER, 4- FIN,	UNVV	BDYD E20125	3, 4

- NOTES:
1. PROVIDE CONCRETE BASE FOR POLES (24" DIAMETER- VERIFY) AND BOLLARDS (16" DIAMETER- VERIFY), NOT LESS THAN 42" DEEP AND EQUAL TO 1/5 THE HEIGHT OF THE POLE. CONDUIT SHALL BE A MINIMUM OF 24" BELOW GRADE. SEE POLEBASE OR BOLLARD BASE DETAIL ON DRAWINGS. SIZE POLE FOR 100 MPH WIND LOADING, UNLESS OTHERWISE NOTED. FOR PARKING RAMP APPLICATIONS, CONSIDER HEIGHT OF RAMP PLUS POLE HEIGHT WHEN SIZING POLE. PROVIDE 3' TALL CONCRETE BASE.
 2. PROVIDE REMOTELY LOCATED DRIVER/POWER SUPPLY FOR FIXTURES. ACCESSIBLE LOCATION TO BE DETERMINED.
 3. PROVIDE WATER-RESISTANT WET-LOCATION LISTED JUNCTION BOX MOUNTED FLUSH WITH GRADE OF PLANTER. ANCHOR BOX AND UPLIGHT WITH CONCRETE BASE.
 4. PROVIDE UL WET LOCATION LISTING.
 5. FINISH TO BE SELECTED: BRONZE, BLACK, GLOSS WHITE, ALUMINUM OR VERDE (GREEN), OR PREMIUM FINISHES -- SEE CATALOG FOR EXTENSIVE SELECTION. MOUNTING TO BE SELECTED: CANOPY, POWER CANOPY, REMOTE TRANSFORMER TO BE SELECTED: TR OR UPRM SERIES.
 6. SELECT SURFACE MOUNTING: TOP MOUNTED (ARTI-STAR SERIES) OR MOUNTING TO VERTICAL SURFACE OF TRELLIS STRUCTURE (EL CAPITAN SERIES).

LAKEVIEW TERRACE

3588 OWASSO ST.
SHOREVIEW, MN

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LIGHTSPACES
a division of
Morse Owey Ebban
1200 METROPOLITAN CENTER
333 SOUTH GUYENNE STREET
MINNEAPOLIS, MN 55402
TEL: 612-333-0033
TEL: 612-333-6000

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REVISIONS
Date Description

DATE 04/09/2012
PROJECT # 12-0011
PHASE
DRAWN BY Author
CHECKED BY Checker

SITE LIGHTING PLAN WITH PHOTOMETRICS

E-L-S
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FW: Plan

message

Kathleen Nordine <knordine@shoreviewmn.gov> Fri, Aug 17, 2012 at 7:52 AM
To: Tom Simonson <tsimonson@shoreviewmn.gov>, Cecy LUKOSKIE <clukoskie@shoreviewmn.gov>, ROBERT WARWICK <rwarwick@shoreviewmn.gov>

She asked rob to pass this on to council cecy, please copy and give to Terri. Thanks
Sent from my Windows Phone

From: Murt Seltz
Sent: 8/17/2012 12:01 AM
To: Kathleen Nordine
Subject: Plan

Hi Kathleen,

Thank you for sending me the revised plan of the proposed expanded development of Midland Terrace. I received the revised plan and it seems to me the only change is five feet of setback, which isn't much - or am I reading the plan incorrectly.

I have some questions and concerns, but would like to know the extent of the revisions first, in case my questions have already been addressed.

1. How many city variances are being given to this project, re: parking, setbacks, impervious surface, water quality from runoff, whatever. 1? 2? More? I am assuming that building codes and zoning regulations are put in place for the benefit of all of the citizens, and the compliance is monitored by the Planning Commission with due diligence.

2. Where are the planned walkways and bike paths going to be - there is a walkway now along Lake Shoreview on the northside, for students and foot traffic walking eastward from Victoria. I know there are Island Lake students from the other section of the Tycon properties who use the route to go to and from school and home. They are within the walking distance limits set by District 621. The

situation for the children living in the developer's apartments, and the location of the school, has not changed geographically. I don't seem to find a walkway from the school to the existing apartments owned by Midland Terrace. The builder built a lot of units to the east of the proposed site with a pathway being the access for the children. I hope that need has not been forgotten and I would also hope they still have the same safe access. I am sensitive about that having lost a child on foot in a traffic accident. That is my reality, not an unfounded fear.

3. I happened to be at the DNR checking to see what I could use on our lakeshore for weed control. While there I checked about what separates a wetland from a lake in definition regarding setbacks and ownership of property. The man told me a) the name of the body of water, and whether is it named "a lake", and b) whether the body of water has plant growth in the middle that appears in times of lower water levels that temporarily rise and fall with rainfall. A "lake" does not have plants appearing in the middle, even though levels go up and down. I don't ever remember seeing plant growth in the middle of Lake Shoreview in the 35 years we have lived in this area. We live on Lake Owasso - and the body of water considered a lake, at least for a 50' setback we needed for a 6'X8' playhouse, even though the south side of the lake is definitely a wetland due to plant growth and bird habitat in the middle of the area.

4. I haven't addressed the height of the building and how it might not esthetically fit in the area due to the surrounding structures. We own rental property in both Richfield and Minneapolis and I do know that in both cities we would not be able to resurrect an apartment that didn't seem to fit format the nearby neighborhood and buildings. One of the buildings we own is a four-plex and it is 100% brick on the exterior. We have had the building for years and are able to make a reasonable profit with rents, even though we do not have high density apartments on the footprint.

Please forward my email to the members of the Planning Commission for review. I have hesitated in writing sooner because I did not have the time to study the revised plan for changes. Upon doing so, I only seem to find one.

Thank you for your consideration.

Murt Seltz

PROPOSED MOTION

MOVED BY COUNCILMEMBER _____

SECONDED BY COUNCILMEMBER _____

to adopt Ordinance No. 896 changing the name of the segment of County Road F West between Demar Avenue east and the cul-de-sac to Virginia Court or Demar Court.

ROLL CALL:	AYES	NAYS
HUFFMAN	_____	_____
QUIGLEY	_____	_____
WICKSTROM	_____	_____
WITHHART	_____	_____
MARTIN	_____	_____

REGULAR COUNCIL MEETING
AUGUST 20, 2012

TO: MAYOR, CITY COUNCIL, AND CITY MANAGER
FROM: TOM WESOLOWSKI – CITY ENGINEER
DATE: AUGUST 15, 2012
SUBJECT: STREET NAME CHANGE
COUNTY ROAD F WEST – DEMAR AVENUE EAST TO CUL-DE-SAC

INTRODUCTION

In June 2012 City staff received a request from the Lake Johanna Fire Chief to consider renaming County Road F West that runs from Demar Avenue west to the cul-de-sac. See the attached map showing the location of the street. The Fire Chief stated that the name change would distinguish the street from the County Road F that is located on the east side of Hodgson Road and aid emergency response services in determining the most direct route to the street.

As part of the reconstruction project this summer the access from County Road F West to Hodgson Road was removed and a cul-de-sac was installed on County Road F West. The two roads that provide access to County Road F West are Demar Avenue and Virginia Avenue.

DISCUSSION

There are a total of eight properties that would be affected by a name change. Seven properties are located on County Road F West and one property is located on the corner and has a Hodgson Road address. With the construction of the cul-de-sac, the property with the Hodgson address will have their driveway access off County Road F West and will need to have their address changed regardless. See the attached map showing the affected properties.

A letter was mailed to the affected properties on July 3, 2012 informing them of the proposed name change. The letter proposed two possible names - Virginia Court or Demar Court, and requested comments. A total of three responses were received by staff. One supported changing the name to Virginia Court, one was adamantly opposed to the name change, and the third suggested a different name. The two responses that were received by e-mail are attached at the end of this report.

A second letter was sent out on August 1, 2012 informing the property owners that the Council would be considering the name change at the August 20, 2012 meeting. Residents were encouraged to attend the meeting if they had an opinion concerning the name change. To date staff has not received any additional comments from affected residents concerning the proposed name change.

If the name change is approved all pertinent governmental agencies and emergency response services would be notified of the address change.

RECOMMENDATION

Staff recommends that the City Council adopt ordinance 896 changing the name of County Road F West from Demar Avenue east to the cul-de-sac, to Virginia Court or Demar Court, effective upon recording said resolution with Ramsey County.

Upon recording said name change ordinance, the following address changes shall become effective:

1. 236 County Road F West to 236 Virginia/Demar Court
2. 244 County Road F West to 244 Virginia/Demar Court
3. 252 County Road F West to 252 Virginia/Demar Court
4. 253 County Road F West to 253 Virginia/Demar Court
5. 259 County Road F West to 259 Virginia/Demar Court
6. 267 County Road F West to 267 Virginia/Demar Court
7. 286 County Road F West to 286 Virginia/Demar Court
8. 4087 Hodgson Road to 245 Virginia/Demar Court

CITY OF SHOREVIEW

ORDINANCE NO. 896

AN ORDINANCE CHANGING THE NAME
OF COUNTY ROAD F WEST
FROM DEMAR AVENUE EAST TO THE CUL-DE-SAC

THE COUNCIL OF THE CITY OF SHOREVIEW ORDAINS:

Section 1. The street "County Road F West" from Demar Avenue east to the cul-de-sac is changed to "_____".

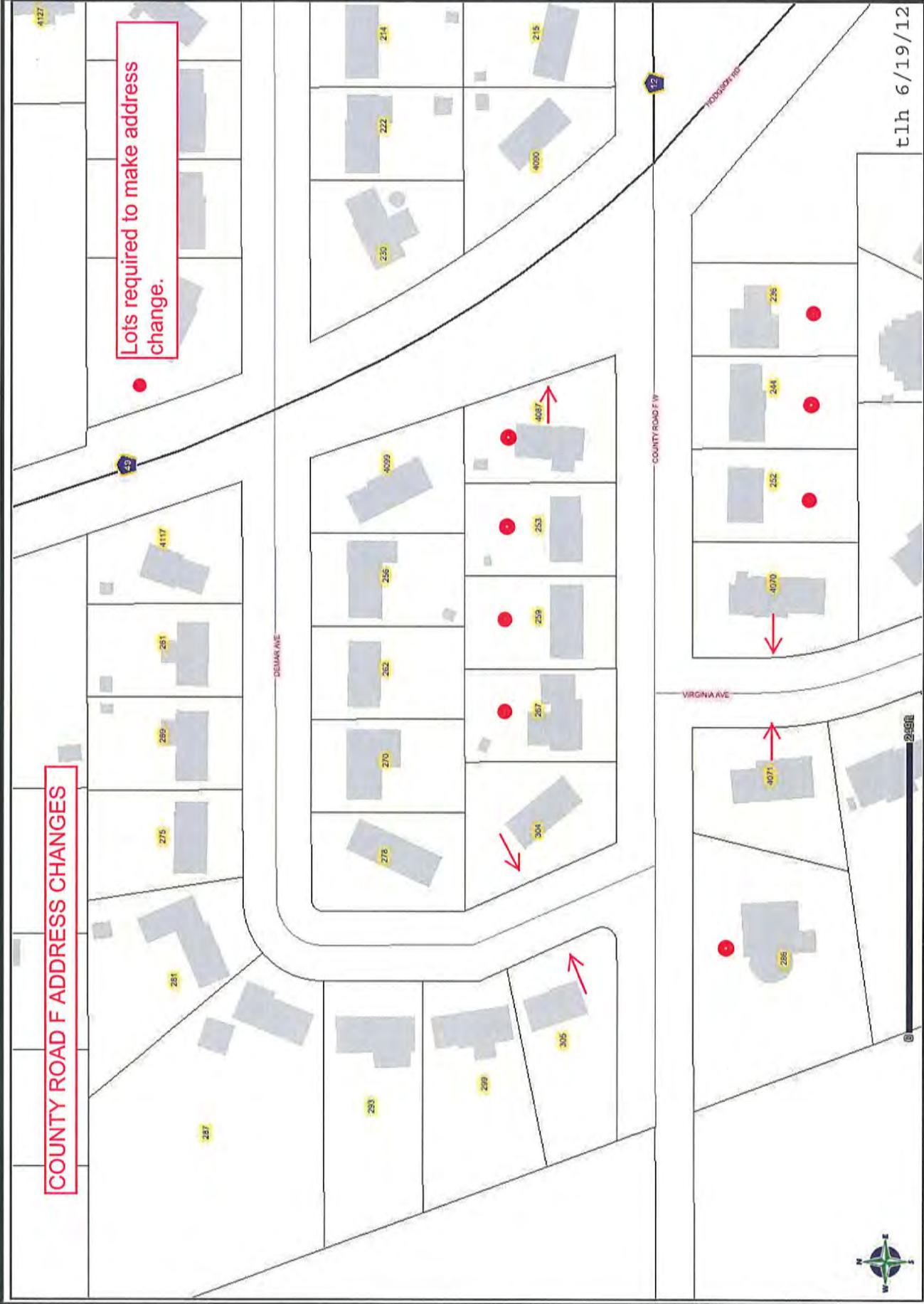
Section 2. This ordinance shall become effective one day after publication.

Sandra C. Martin, Mayor

Adopted August 20, 2012
Published _____
Effective _____

COUNTY ROAD F ADDRESS CHANGES

Lots required to make address change.



tlh 6/19/12

DISCLAIMER: This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only.

SOURCES: Ramsey County (June 4, 2012), The Lawrence Group (June 4, 2012 for County parcel and property records data; June 2012 for commercial and residential data; April 2009 for color aerial imagery; All other



Tom Wesolowski <twesolowski@shoreviewmn.gov>

Proposed County Road F Name Change

1 message

Walter Sohn <waltergsohn@yahoo.com>

Wed, Jul 18, 2012 at 4:48 PM

To: twesolowski@shoreviewmn.gov

Cc: s757s@comcast.net

Hello Tom-

We are writing in response to your request for comments regarding the proposed name change for County Road F W.

It would represent an extreme burden on us to rename our road. We have been residents at this address since 1973. We have determined that we would need to notify over 500, possibly over 1000, entities that use our current address. This group includes government agencies, financial institutions, companies, employers, friends, relatives and other individuals. There are a number of examples where we would be obligated to report the address change within a short time period such as 30 days or face legal action.

There are also situations such as applying for credit where it is necessary to state the years you have lived at your current address. It would be very difficult to explain that our street is simply being renamed, and that the address change does not represent a move. I'm guessing that the formula that computes credit scores would result in harm to us, and would require countless hours on the phone and registered letters to correct, if at all possible.

I also have conditions related to my employment that I cannot describe to you further that would be impacted significantly by the proposed street name change.

I believe that a total of 6 households are directly affected by this issue. Two of the households are in the process of selling their homes and the third house is vacant. I'm concerned that you will not receive comments regarding the proposed name change from these households and view it as indication that there is no objection.

We also believe that the emergency response issue that you mention in your letter may not be as significant as is thought. We worry more about having a new street name that is not present in a responder database than any confusion caused by the not having direct access from Hodgson to County Road F W. If any emergency responder attempts to enter the neighborhood via the old Hodgson connection, they will immediately see that they can enter via Virginia or Demar.

There are numerous examples in Shoreview of streets that comprise multiple segments. Virginia is an example that starts and stops. The existing County Road F W is also an example. It should not be difficult to reflect the new street termination without changing the name.

We hope we have given enough reasonable and logical reasons why the street should not be renamed. The conversion of County Road F W to a cul-de-sac will tremendously increase our quality of life (at least, after the construction has been completed).

Please do not change the street name.

Thank you very much.

-Joan and Stephen Sohn
252 County Road F W



Tom Wesolowski <twesolowski@shoreviewmn.gov>

County Road F name change

1 message

April Alfuth <aalfuth@me.com>

Mon, Jul 23, 2012 at 5:36 PM

To: twesolowski@shoreviewmn.gov

Tom,

We are not happy about having to change our address, but understand that it is going to happen. We suggest the name be changed to Hanska Court.

Hanska is the Dakota name for the slough at the end of the street. It is also the name on the first survey maps.

Thank you,

April Alfuth

Kent Bergh

259 County Road F West
Shoreview, MN