

**AGENDA**  
**MAPLEWOOD CITY COUNCIL**  
7:00 P.M. Monday, July 22, 2013  
City Hall, Council Chambers  
Meeting No. 13-13

**A. CALL TO ORDER**

**B. PLEDGE OF ALLEGIANCE**

1. *Acknowledgement of Maplewood Residents Serving the Country.*

**C. ROLL CALL**

Mayor's Address on Protocol:

***“Welcome to the meeting of the Maplewood City Council. It is our desire to keep all discussions civil as we work through difficult issues tonight. If you are here for a Public Hearing or to address the City Council, please familiarize yourself with the Policies and Procedures and Rules of Civility, which are located near the entrance. Before addressing the council, sign in with the City Clerk. At the podium please state your name and address clearly for the record. All comments/questions shall be posed to the Mayor and Council. The Mayor will then direct staff, as appropriate, to answer questions or respond to comments.”***

**D. APPROVAL OF AGENDA**

**E. APPROVAL OF MINUTES**

1. Approval of July 8, 2013 City Council Workshop Minutes
2. Approval of July 8, 2013 City Council Meeting Minutes

**F. APPOINTMENTS AND PRESENTATIONS**

1. Promotion Ceremony for Officer Brian Bierdeman to Sergeant – No Report
2. Review of Legislative Session by Maplewood Representatives Fischer, Lillie and Ward and Senators Wiger and Kent

**G. CONSENT AGENDA** – *Items on the Consent Agenda are considered routine and non-controversial and are approved by one motion of the council. If a councilmember requests additional information or wants to make a comment regarding an item, the vote should be held until the questions or comments are made then the single vote should be taken. If a councilmember objects to an item it should be removed and acted upon as a separate item.*

1. Approval Of Claims
2. Conditional Use Permit Review, All Metro Glass, 1357 Cope Avenue
3. Conditional Use Permit Review, South Metro Human Services Mental Health Care Facility, 1111 Viking Drive
4. Conditional Use Permit Review, St. Paul's Priory Planned Unit Development, Benet Road and Monastery Way
5. Approval of Grant Agreement Between the Ramsey Washington Metro Watershed District and the City of Maplewood, July 2011 Storm Response, City Project 11-19
6. Approval of Purchase of Office Furniture for Investigations Division, Police Department Expansion Project Phase 2

**H. PUBLIC HEARINGS**

1. Public Hearing to Modify Development Program and Establish TIF District No. 1-12 for Research and Development Facility on 3M Campus
  - a. Public Hearing Called for After 7:00 pm

1. Planning Commission and HEDC Recommendations
  - b. Resolution Approving the Modification to the Development Program for Development District No. 1 and Establishing Tax Increment Financing District No. 1-12 and Approving a Tax Increment Financing Plan
  - c. Resolution Approving Tax Increment Financing Development Agreement with 3M Companies
  - d. Resolution Approving an Inter-fund Loan Agreement
2. Public Hearing on Capital Improvement Plan for 2014-2018 and the Issuance of Capital Improvement Bonds
  - a. Public Hearing
  - b. Resolution Approving 2014-2018 Capital Improvement Plan and the Issuance of Capital Improvement Bonds (3 votes required)

**I. UNFINISHED BUSINESS**

1. Authorization to Implement Capital Project to Construct Fire Station 1 on 3M Campus

**J. NEW BUSINESS**

1. Approval of Resolution for a Conditional Use Permit, Our City/Our Neighborhood Church at 1812 North St. Paul Road
2. Approval of Resolution for a Conditional Use Permit and Design Review, Maplewood Auto Mall, a Used Auto Sales Business at 2529 White Bear Avenue
3. Request of the City Council to Call a Special Meeting to Canvass the Results of the August 13, 2013 Municipal Primary Election

**K. AWARD OF BIDS**

1. East Metro Public Safety Training Center, City Project 09-09, Bid Package 5,
  - a. Approval of Resolution Receiving Bids and Rejecting All Bids for Burn Building and Burn Tower
  - b. Approval of Resolution Authorizing Re-Advertisement for Bids

**L. VISITOR PRESENTATIONS**

**M. ADMINISTRATIVE PRESENTATIONS**

1. Notice of Cancellation of the September 2, 2013 Council Manager Workshop
2. Council Calendar Update:
  - a. Police Department Open House – July 27<sup>th</sup>
  - b. National Night Out – August 6<sup>th</sup>

**N. COUNCIL PRESENTATIONS**

**O. ADJOURNMENT**

Sign language interpreters for hearing impaired persons are available for public hearings upon request. The request for this must be made at least 96 hours in advance. Please call the City Clerk's Office at 651.249.2001 to make arrangements. Assisted Listening Devices are also available. Please check with the City Clerk for availability.

**RULES OF CIVILITY FOR OUR COMMUNITY**

*Following are some rules of civility the City of Maplewood expects of everyone appearing at Council Meetings – elected officials, staff and citizens. It is hoped that by following these simple rules, everyone's opinions can be heard and understood in a reasonable manner. We appreciate the fact that when appearing at Council meetings, it is understood that everyone will follow these principles: Show respect for each other, actively listen to one another, keep emotions in check and use respectful language.*





**G. CONSENT AGENDA**

Councilmember Koppen moved to approve agenda items G1-G3.

Seconded by Councilmember Juenemann                      Ayes – All

The motion passed.

**1. Approval of Claims**

Councilmember Koppen moved to approve the Approval of Claims.

ACCOUNTS PAYABLE:

\$ 2,129,831.35	Checks # 90152 thru # 90185 dated 06/19/13 thru 06/25/13
\$ 303,436.77	Disbursements via debits to checking account dated 06/17/13 thru 06/21/13
<hr/>	
\$ 2,433,268.12	Total Accounts Payable

PAYROLL

\$ 510,097.21	Payroll Checks and Direct Deposits dated 06/21/13
\$ 763.00	Payroll Deduction check # 9989396 thru # 9989397 dated 06/21/13
<hr/>	
\$ 510,860.21	Total Payroll
<hr/>	
<u>\$ 2,944,128.33</u>	<u>GRAND TOTAL</u>

Seconded by Councilmember Juenemann                      Ayes – All

The motion passed.

**2. Approval of Resolution Certifying Election Judges for the August 13, 2013 Primary Municipal Election**

Councilmember Koppen moved to approve the Resolution Certifying Election Judges for the August 13, 2013 Primary Municipal Election.

RESOLUTION 13-7-941  
RESOLUTION ACCEPTING ELECTION JUDGES

RESOLVED, that the City Council of Maplewood, Minnesota, accepts the following list of Election Judges for the 2013 Primary Election to be held on Tuesday, August 13, 2013.

Ahrens, Fran  
Aikens, Meridith  
Allen, Jim

Anderson, Nancy  
Anderson, Suzanne  
Ansari, Ahsan

Arnold, Ajla  
Bartelt, Joan  
Bedor, David

Beggs, Regan  
 Behr, Jeanette  
 Belland, Jaime  
 Berry, Robert (Bud)  
 Bierbaum, Al  
 Bjorklund, Diane  
 Bolden, Donita  
 Booher, Michele  
 Bortz, Albert  
 Bortz, Jeanne  
 Brandon, Richard  
 Brandon, Virginia  
 Bryan, Betty  
 Bunkowske, Bernice  
 Carle, Jeanette  
 Carson, Fannie  
 Carson, Helen  
 Casserly, Debra  
 Combe, Edward  
 Connelly, Thomas  
 Conover, Florence  
 Cude, Carol  
 Cude, Larry  
 Danielson, Nate  
 D'Arcio, India  
 DeBernardi, Nancy  
 Desai, Kalpana  
 DeZelar, Phil  
 Dickson, Helen Jean  
 Dittli, Albin  
 Droeger, Diane  
 Duellman, Audrey  
 Dunham, Bob  
 Eickhoff, Carolyn  
 Evans, Carol  
 Ewald, Jeanne  
 Fitzgerald, Delores  
 Fowler, Cynthia  
 Franzen, Nick  
 Freer, Mary Jo  
 Fuller, Mary  
 Katherine  
 Gaboury, Shirley  
 Galligher, Patricia  
 Garvey, Terrence  
 Gebauer, Victor  
 Gerten, John  
 Gierzak, Sister  
 Clarice  
 Golaski, Diane  
 Gravink, Barb  
 Gudknecht, Jamie  
 Gustafson, Dianne

Guthrie, Rosie  
 Haddad, Joyce  
 Hafner, Michael  
 Hahn, Sandra  
 Hahn, Vonna  
 Hanson, Joan  
 Harder, Mary  
 Hart, Barbara  
 Herber, Darlene  
 Hervig, Cindy  
 Hinnenkamp, Gary  
 Hulet, Jeanette  
 Hulet, Robert  
 Huth, Patricia  
 Huth, Raymond  
 Inhofer, Mary Claire  
 Jagoe, Carole  
 Jahn, David  
 Jensen, Robert  
 Johannessen, Judith  
 Johansen, Kathleen  
 Johnson, Warren  
 Jones, Shirley  
 Julich, Robert  
 Kapfer, Deb  
 Karner, Ann  
 Kipka, Judy  
 Kirchoff, Harold  
 Knauss, Carol  
 Knutson, Lois  
 Kramer, Dennis  
 Kreger, Jason  
 Kwapick, Jackie  
 Lackner, Marvella  
 Lampe, Charlotte  
 Larson, Michelle  
 Lauren, Lorraine  
 Layer, Stephanie  
 Layer, Tom  
 Leiter, Barbara  
 Leonard, Claudette  
 Liptak, Marianne  
 Lockwood, Jackie  
 Loipersbeck, Darlene  
 Loipersbeck, Jules  
 Mahowald, Valerie  
 Mahre, Jeri  
 Mammenga II,  
 Donald  
 Manthey, John  
 Maskrey, Thomas  
 McCann, John  
 McCarthy, Peggy

McCauley, Judy  
 Mechelke, Mary Lou  
 Meister-Westermann,  
 Jean  
 Millette, James  
 Moreno, Marlene  
 Muenchow, Mike  
 Myster, Thomas  
 Nelson, Clare  
 Nelson, Percy  
 Newcomb, Mary  
 Nichol, Jane  
 Nichols, Miranda  
 Nissen, Helen  
 Norberg, Ann  
 Noyes, Douglas  
 O'Brien, D. William  
 (Bill)  
 Olson, Anita  
 Olson, Lois  
 Olson, Norman  
 Parent, Dian  
 Pedersen, Bernard  
 Peper, Marilyn  
 Petrie, Linda  
 Posch, Roger  
 Putz, Shelly  
 Putz, Steve  
 Rawn, Stephanie  
 Renslow, Rita  
 Rodriguez, Vincent  
 Rudeen, Elaine  
 Sagert, Chris  
 Sandberg, Janet  
 Sands, Warren  
 Sauer, Elmer  
 Sauer, Kathleen  
 Sauro, Janet  
 Sawyer, Sharon  
 Scharnott, Thomas  
 Schluender, Cynthia  
 Schmidt, William  
 Schneider, Mary Ann  
 Schramel, Betty  
 Schramel, Jim  
 Schultz, Louise  
 Seitz, James  
 Seyfer, Deborah  
 Shores, Teresa  
 Skaar, Delaney  
 Skaar, Steven  
 Skaar, Susan  
 Spangler, Bob

Stafki, Tim  
Steenberg, Judith  
Steenberg, Richard  
Storm, Mary  
Strack, Joan  
Taylor, Lori  
Thomforde, Faith  
Tourville, Michael

Trippler, Dale  
Tschida, Micki  
Urbanski, Carolyn  
Urbanski, Holly  
Urbanski, William  
Vanek, Mary  
Vereide, Jim  
Warren, Karen

Wasmundt, Gayle  
Wolfgram, Dorothy  
Yorkovich, Cindy  
Young, Linda  
Zian, Helen  
Zipko, Leroy

Seconded by Councilmember Juenemann                      Ayes – All

The motion passed.

**3. Approval to Extend Publishing Agreement with Nystrom Printing for the Maplewood Monthly**

Councilmember Koppen moved to approve to Extend the Printing and Publishing Agreement with Nystrom Publishing Company until the end of 2013.

Seconded by Councilmember Juenemann                      Ayes – All

The motion passed.

**H. PUBLIC HEARING**

None

**I. UNFINISHED BUSINESS**

None

**J. NEW BUSINESS**

**1. Approval of Resolution for the Conditional Use Permit Revision for a Planned Unit Development and Design Review for Proposed Harmony Learning Center Greenhouse, 1961 County Road C East**

Senior Planner Ekstrand gave the staff report and answered questions of the council. Brian Schlottman from Century College addressed and answered questions of the council.

Councilmember Koppen moved to approve:

- A. Adopt the resolution amending the conditional use permit for a planned unit development for the Harmony Learning Center, located at 1695 County Road C East, to allow the construction of a greenhouse. This resolution deletes the 1985 PUD approval for senior housing, which was never built, and incorporates the more recent CUP approval for the T-Mobile cell phone tower (deletions are crossed out and additions are underlined.)

Now, therefore, be it resolved by the Maplewood City Council that a conditional use permit be granted for the Harmony School site planned unit development, including the following variances:

- ~~1. Allow 79 parking spaces for the 52-unit senior's residence, rather than the 104 required by code.~~
- ~~2. Allow 26 enclosed parking spaces rather than the 52 enclosed spaces required by the code.~~

~~Approval of the conditional use permit and variances is subject to:~~

- ~~1. If council determines that there is insufficient on-site parking for the 52-unit seniors residence, within one year of 95% occupancy, additional parking may be required.~~
- ~~2. Maplewood and North St. Paul shall have continued use of the athletic facilities in the northeast portion of the site until that part of the site develops, provided the use of these facilities do not interfere with the applicant's use of the property.~~
- ~~3. The 52-unit seniors residence shall not be converted shall to non-seniors housing without revision of the planned unit development. For purposes of this permit, senior's housing is defined as a residence occupied by persons in their retirement years with a significant number of one-person households.~~
- ~~4. The auditorium attached to the 52-unit senior's residence shall only be used by the residents of that building. Public assembly unrelated to senior use would be prohibited without a revision of this permit.~~
- ~~5. The commercial portion of the development shall be limited to the uses allowed in the BC(M), business commercial (modified) zoning district.~~
- ~~6. The eight parking spaces (marked "future") located south of the driveway to the garage for the 64 structure shall be constructed.~~
- ~~7. The proposed 575 square foot units in the 52-unit residence (October 8, 1985 plans) shall be increased in area to at least 580 square feet of habitable floor area.~~
- ~~8. Move the 64-unit residence to the west to comply with the required minimum setback of 50 feet.~~
- ~~9. Adherence to the site plan dated October 8, 1985, except as required in these conditions, unless a change is approved by the community design review board.~~
1. All construction shall follow the site plans approved by the city. The community development staff may approve minor changes.
2. The proposed construction must be substantially started within one year of council approval of the permit shall become null and void. The council may extend this deadline for one year.
3. The city council shall review this permit in one year.
4. This conditional use permit is conditioned upon T-Mobile allowing the co-location of other provider's telecommunications equipment on the proposed tower. T-Mobile shall submit a letter to staff allowing co-location before a building permit can be issued.

5. If any required landscaping for the T-Mobile tower dies, plantings must be replaced pursuant to the city policy and standards.
  6. The school district shall provide a site plan with their building permit submittal that verifies that the proposed greenhouse would be placed no closer than 75 feet to the wetland to the north. For the purposes of defining the edge of the wetland, that shall be considered to be the edge of the cat tails.
  7. This approval acknowledges that the school district's educational activities are permitted by this permit. Any new construction or exterior improvements are subject to compliance with the design-review requirements in the city code, and perhaps, may require amendment of this conditional use permit.
- B. Approve the design plans date-stamped May 21, 2013 for the greenhouse at Harmony Learning Center, 1695 County Road C East, subject to the following conditions:
1. The applicant shall comply with all requirements of the building official and assistant fire chief.
  2. The applicant shall submit plans detailing any grading or footing work for review prior to commencing with the greenhouse construction to the city engineer. The applicant shall comply with any requirements generated by the review or grading and erosion control permit.
  3. The applicant shall provide a site plan with their building permit submittal that verifies that the proposed greenhouse would be placed no closer than 75 feet to the wetland to the north. For the purposes of defining the edge of the wetland, that shall be considered to be the edge of the cat tails.

RESOLUTION 13-7-942  
CONDITIONAL USE PERMIT REVISION RESOLUTION

WHEREAS, Independent School District 622, applied for a conditional use permit to amend the planned unit development for the Harmony Learning Center, to install a 21-foot by 36-foot greenhouse.

WHEREAS, this permit applies to 1961 County Road C East. The legal description is:

That part of the Southwest  $\frac{1}{4}$  of Section 2, Township 29, Range 22, Ramsey County. More particularly described as: Beginning at the intersection of White Bear Avenue and the South link of Said Southwest  $\frac{1}{4}$ ; thence northerly on said center line 420.55 feet; thence east parallel with said South line 311 feet; thence northerly parallel with said center line 140 feet; thence north 107.07 feet, thence east 391.55 feet to a point 658.95 feet north of said South line; thence to said South line at a point 200 feet west of said  $\frac{1}{4}$  corner; then West to the point of beginning.

WHEREAS, the history of this conditional use permit is as follows:

1. On June 18, 2013, the planning commission held a public hearing. The city staff published a notice in the paper and sent notices to the surrounding property owners. The planning commission gave persons at the hearing a chance to speak and present written statements. The commission also considered reports and recommendations of the city staff. The planning commission recommended that this CUP amendment be approved.

2. On July 8, 2013, the city council discussed the proposed conditional use permit amendment. They considered reports and recommendations from the planning commission and city staff.

NOW, THEREFORE, BE IT RESOLVED that the city council approved the above-described conditional use permit revision, because:

1. The use would be located, designed, maintained, constructed and operated to be in conformity with the city's comprehensive plan and code of ordinances.
2. The use would not change the existing or planned character of the surrounding area.
3. The use would not depreciate property values.
4. The use would not involve any activity, process, materials, equipment or methods of operation that would be dangerous, hazardous, detrimental, disturbing or cause a nuisance to any person or property, because of excessive noise, glare, smoke, dust, odor, fumes, water or air pollution, drainage, water run-off, vibration, general unsightliness, electrical interference or other nuisances.
5. The use would generate only minimal vehicular traffic on local streets and would not create traffic congestion or unsafe access on existing or proposed streets.
6. The use would be served by adequate public facilities and services, including streets, police and fire protection, drainage structures, water and sewer systems, schools and parks.
7. The use would not create excessive additional costs for public facilities or services.
8. The use would maximize the preservation of and incorporate the site's natural and scenic features into the development design.
9. The use would cause minimal adverse environmental effects.

Approval is subject to the following conditions:

1. All construction shall follow the site plans approved by the city. The community development staff may approve minor changes.
2. The proposed construction must be substantially started within one year of council approval of the permit shall become null and void. The council may extend this deadline for one year.
3. The city council shall review this permit in one year.
4. This conditional use permit is conditioned upon T-Mobile allowing the co-location of other provider's telecommunications equipment on the proposed tower. T-Mobile shall submit a letter to staff allowing co-location before a building permit can be issued.
5. If any required landscaping for the T-Mobile tower dies, plantings must be replaced pursuant to the city policy and standards.

6. The school district shall provide a site plan with their building permit submittal that verifies that the proposed greenhouse would be placed no closer than 75 feet to the wetland to the north. For the purposes of defining the edge of the wetland, that shall be considered to be the edge of the cat tails.
7. This approval acknowledges that the school district's educational activities are permitted by this permit. Any new construction or exterior improvements are subject to compliance with the design-review requirements in the city code, and perhaps, may require amendment of this conditional use permit.

The Maplewood City Council approved this resolution on July 8, 2013.

Seconded by Mayor Rossbach

Ayes – All

The motion passed.

**2. Approval of Plans for a Building Addition and Parking Waiver for Maplewood Town Center, 1885 County Road D East**

Senior Planner Ekstrand gave the staff report and answered questions of the council. Daniel Pollastrini from Pope Architects addressed and answered questions of the council.

Councilmember Koppen moved to approve the plans date-stamped June 4, 2013, for the proposed addition to the east side of the Maplewood Town Center shopping center, located at 1845 County Road D East. This approval includes a parking waiver to allow 87 fewer parking spaces than the city code requires. Approval of the parking waiver is because: the proposed parking reduction only amounts to 14 percent, which is a minor reduction, and because the Maplewood Town Center shopping center has functioned with a reduced amount of parking in the past and has never experienced a difficulty in providing adequate parking for patrons.

Approval of the proposed addition is subject to the applicant complying with the following conditions:

1. Repeating this review in two years if the city has not issued a building permit for this project.
2. Comply with the requirements of the city's engineering department and building official and assistant fire chief as stated in this report.
3. Before getting a building permit, the applicant shall provide a design plan for the proposed trash enclosure. The design of this enclosure shall match the materials and color of the building.
4. The community design review board shall approve major changes to these plans. Minor changes may be approved by staff.
5. Replace any trees that are removed on a one-to-one basis. Replacement trees must be at least two inches in caliper. The applicant should replace any trees that they remove somewhere on the property and submit a replacement plan to staff prior to obtaining a building permit.
6. Provide a cash escrow or an irrevocable letter of credit for all required exterior improvements. The amount shall be 150 percent of the cost of the work.

Seconded by Councilmember Juenemann                      Ayes – All

The motion passed.

**3. Authorization to Begin Design Services for Fire Station Number 1 on 3M Campus**

City Manager Ahl gave the staff report.

Councilmember Juenemann moved to approve the City Manager enter into an agreement with Kimley-Horn, Inc. for engineering and architectural services up to \$50,000 for final design services for a new fire station on 3M property with funding from the General Fund.

Seconded by Councilmember Koppen                      Ayes – All

The motion passed.

**K. AWARD OF BIDS**

None

**L. VISITOR PRESENTATION**

1. Mark Bradley, Maplewood Resident

**M. ADMINISTRATIVE PRESENTATIONS**

**1. Council Meeting Calendar Report**

City Manager Ahl gave a report on upcoming council manager workshop and council meeting topics.

**2. Report on July 4<sup>th</sup> Event – No Report**

Citizen Services Director Guilfoile gave a report on the July 4<sup>th</sup> event estimating that the event was well attended and within budget. Guilfoile extended thanks to all of the employees that assisted with the event.

**N. COUNCIL PRESENTATIONS**

**1. National Night Out**

Councilmember Juenemann reminded residents that National Night Out is scheduled for Tuesday, August 6<sup>th</sup>. Acting Chief Kvam provided additional information.

**2. Cable Survey**

Councilmember Cardinal gave a report on the results of the Ramsey-Washington County Cable Commission Survey.

**3. Business Meeting**

Councilmember Cardinal informed residents that a breakfast business meeting will be held on Thursday, July 11<sup>th</sup> at 7:30-9:00 a.m. at the Maplewood Community Center. The topic of the

meeting will be on the master plan for the vision of city parks, trails and preserves for the next 20 years.

**4. Solar Energy Report**

Councilmember Cardinal requested a report from staff on the energy savings with the Solar Energy Panels that are located on campus.

**O. ADJOURNMENT**

Mayor Rossbach adjourned the meeting at 7:54 p.m.

DRAFT

## Agenda Report

**TO:** City Council  
**FROM:** Charles Ahl, City Manager  
**DATE:** July 16, 2013  
**SUBJECT:** **Review of Legislative Session by Maplewood Representatives Fischer, Lillie, Ward and Senator Wiger**

### **INTRODUCTION/SUMMARY**

This item is informational and intended to provide the Council a presentation and discussion with our state representatives and senators regarding the recently concluded legislative session. No action is required.

#### **Invited Legislators:**

1. Representative Peter Fischer
2. Representative Leon Lillie
3. Representative Joan Ward
4. Senator Chuck Wiger
5. Senator Susan Kent

Note: these five legislators were instrumental in supporting and providing leadership on the 3M TIF Legislation that was approved during the 2013 Session. We have invited these legislators to remain for the TIF Hearing on 3M that follows on the agenda.

### **RECOMMENDATION**

No action required.

**AGENDA REPORT**

**TO:** City Council  
**FROM:** Finance Manager  
**RE:** APPROVAL OF CLAIMS  
**DATE:** July 22, 2013

Attached is a listing of paid bills for informational purposes. The City Manager has reviewed the bills and authorized payment in accordance with City Council approved policies.

ACCOUNTS PAYABLE:

\$ 774,291.22	Checks # 90186 thru # 90241 dated 06/27/13 thru 07/02/13
\$ 440,693.58	Disbursements via debits to checking account dated 06/24/13 thru 06/28/13
\$ 2,388,181.56	Checks # 90242 thru #90280 dated 07/09/13 thru 07/15/13
\$ 188,767.80	Disbursements via debits to checking account dated 07/01/13 thru 07/05/13
\$ 214,335.23	Checks # 90281 thru # 90325 dated 07/11/13 thru 07/16/13
\$ 602,930.58	Disbursements via debits to checking account dated 07/08/13 thru 07/12/13
<u>\$ 4,609,199.97</u>	Total Accounts Payable

PAYROLL

\$ 588,035.45	Payroll Checks and Direct Deposits dated 07/05/13
\$ 763.00	Payroll Deduction check # 9989424 thru # 9989425 dated 07/05/13
<u>\$ 588,798.45</u>	Total Payroll

\$ 5,197,998.42 GRAND TOTAL

Attached is a detailed listing of these claims. Please call me at 651-249-2902 if you have any questions on the attached listing. This will allow me to check the supporting documentation on file if necessary.

as  
 attachments

**Check Register  
City of Maplewood**

06/27/2013

Check	Date	Vendor	Description	Amount	
90186	06/27/2013	02464	US BANK	FUNDS FOR ATMS	10,000.00
90187	07/02/2013	00111	ANIMAL CONTROL SERVICES	PATROL HOURS 6/3 - 6/16	1,400.00
90188	07/02/2013	01936	CHAD BERGO	REIMB FOR MILEAGE & INTERNET	93.48
90189	07/02/2013	04508	BETWEEN THE LINES	UMPIRE FEES APRIL, MAY, & PART JUNE	7,738.00
90190	07/02/2013	00223	BRODIN STUDIOS, INC.	RETIREMENT PLAQUE - FRASER	240.00
90191	07/02/2013	02149	HEIDI CAREY	MARKETING & ADVERTISING - JUNE	4,000.00
90192	07/02/2013	05028	ENERGY ALTERNATIVES SOLAR, LLC	CITY HALL SOLAR SYSTEM LEASE-JUNE	397.00
	07/02/2013	05028	ENERGY ALTERNATIVES SOLAR, LLC	MCC SOLAR SYSTEM LEASE - JUNE	369.00
90193	07/02/2013	00519	FLEXIBLE PIPE TOOL CO.	REPAIR OF BULLDOG NOZZLE	820.05
90194	07/02/2013	04917	LUNDA CONSTRUCTION CO.	PROJ 04-21 GLADSTONE I FINAL PMT	68,402.93
90195	07/02/2013	04316	CITY OF MINNEAPOLIS RECEIVABLES	AUTO PAWN SYSTEM - MAY	788.40
90196	07/02/2013	01085	MN LIFE INSURANCE	MONTHLY PREMIUM - JULY	3,035.60
90197	07/02/2013	01202	NYSTROM PUBLISHING CO INC	RECREATION BROCHURE & POSTAGE	11,598.00
90198	07/02/2013	01337	RAMSEY COUNTY-PROP REC & REV	FLEET SUPPORT FEES - JUNE	414.96
90199	07/02/2013	01409	S E H	PROJ 09-09 CONSULTANT SERVICES	35,720.71
	07/02/2013	01409	S E H	PROJ 09-08 CONSULTANT SERVICES	7,117.52
	07/02/2013	01409	S E H	PROJ 04-21 CONSULTANT SERVICES	397.59
90200	07/02/2013	01574	T A SCHIFSKY & SONS, INC	PROJ 10-14 WESTERN HILLS FINAL PMT	17,112.89
90201	07/02/2013	01190	XCEL ENERGY	ELECTRIC & GAS UTILITY	21,775.50
90202	07/02/2013	05026	ADVANTAGE SPORTS LLC	TENNIS INSTRUCTION SESSION I	539.00
90203	07/02/2013	00120	AQUA LOGIC INC	POOL CHEMICALS MCC	975.77
90204	07/02/2013	04047	ASHLAND PRODUCTIONS	BANQUET ROOM/THEATER SRVS 2/8-5/16	962.00
90205	07/02/2013	01974	BLUE CROSS REFUNDS	REFUND FOR TRANS MEDIC 801276119	1,466.48
90206	07/02/2013	00230	BRYAN ROCK PRODUCTS, INC.	RED BALL DIAMOND ROCK FOR PARKS	691.98
90207	07/02/2013	05215	CORESTRONG FITNESS LLC	2ND HALF SOCCER INSTRUCTION	600.00
90208	07/02/2013	04311	JOSEPH DEMULLING	REIMB FOR MEALS 6/17 - 6/19	35.32
90209	07/02/2013	05181	DERAU CONSTRUCTION	POLICE DEPT EXPANSION PROJ	16,530.00
90210	07/02/2013	04529	ELSAG NORTH AMERICA	REMOTE CAR SYS RE-INSTALL	312.50
90211	07/02/2013	05232	FENDLER PATTERSON CONSTRUCTION	ESCROW RELEASE 1987 CO RD D EAST	5,027.95
90212	07/02/2013	04064	DEREK FRITZE	SECURITY OFFICER FOR MCC JUNE 29	262.50
90213	07/02/2013	00569	CLARENCE GERVAIS	REIMB FOR MEALS 4/21 - 4/26	40.04
90214	07/02/2013	03988	JODI HALWEG	REIMB FOR TUITION & BOOKS 3/31-6/9	772.01
90215	07/02/2013	00644	HEALTHPARTNERS	MONTHLY PREMIUM - JULY	12,377.50
90216	07/02/2013	05014	ICABOD PRODUCTIONS LLC	FINAL PMT SOUND/LIGHTING JULY 4TH	1,150.00
90217	07/02/2013	03841	KARAS TECHNICAL SERVICES	REPAIR OF SENTINEL RADIO ALARM	282.84
90218	07/02/2013	03756	DIANA LONGRIE	COURT ORDERED ATTORNEY FEES	2,191.25
90219	07/02/2013	04310	M C F O A	MEMBERSHIP FEES	70.00
90220	07/02/2013	00942	MARSDEN BLDG MAINTENANCE CO	JANITORIAL SERVICES - JUNE	6,578.16
	07/02/2013	00942	MARSDEN BLDG MAINTENANCE CO	SEWER BACKUP 1133 CO RD B E	336.66
90221	07/02/2013	03818	MEDICA	MONTHLY PREMIUM - JULY	155,592.20
90222	07/02/2013	03886	MN SECRETARY OF STATE	NOTARY COMMISSION APPLICATIONS	360.00
90223	07/02/2013	01126	NCPERS MINNESOTA	MONTHLY PREMIUM - JULY	480.00
90224	07/02/2013	00001	ONE TIME VENDOR	REIMB D WHITSON TURF RESTORATION	400.00
90225	07/02/2013	00001	ONE TIME VENDOR	REFUND D COOK SOFTBALL	69.00
90226	07/02/2013	00001	ONE TIME VENDOR	REIMB S YANG TURF RESTORATION	48.08
90227	07/02/2013	00001	ONE TIME VENDOR	REFUND E COLLINS MEDICA BENEFIT	20.00
90228	07/02/2013	05112	JAMES RYAN PARKER	REIMB FOR MEALS 6/17 - 6/19	36.39
90229	07/02/2013	04054	STEVEN REED	DJ FOR CARVER & MCC DANCE	400.00
90230	07/02/2013	01418	SAM'S CLUB DIRECT	SUPPLIES FOR TEEN DANCE & DAYCAMP	297.51
	07/02/2013	01418	SAM'S CLUB DIRECT	VENDING MACHINE SUPPLIES	208.84
	07/02/2013	01418	SAM'S CLUB DIRECT	CONCESSIONS	207.82
	07/02/2013	01418	SAM'S CLUB DIRECT	ITEMS FOR RESALE	29.94
	07/02/2013	01418	SAM'S CLUB DIRECT	SUPPLIES FOR CONFERENCE ROOMS	6.30
90231	07/02/2013	03879	SANSIO	EMS FEES - JULY	738.67
90232	07/02/2013	00006	SILVER SNEAKERS	REFUND F IVORY MEDICA BENEFIT	20.00

90233	07/02/2013	01565	SWEEPER SERVICES	PARTS & REPAIR ON STREET SWEEPER	1,602.91
90234	07/02/2013	04814	BRIAN TAUZELL	REIMB FOR MEALS 6/17 - 6/19	34.67
90235	07/02/2013	04104	TRANE U.S. INC.	MCC EQUIP UPGRADE APPLICATION #1	217,567.50
	07/02/2013	04104	TRANE U.S. INC.	MCC EQUIP UPGRADE APPLICATION #2	108,783.75
	07/02/2013	04104	TRANE U.S. INC.	UPGRADE/REPLACE AHU#2 CITY HALL	32,940.00
90236	07/02/2013	01649	TRI-STATE BOBCAT, INC.	JACKHAMMER RENTAL FOR BOBCAT	701.25
90237	07/02/2013	01669	TWIN CITIES TRANSPORT &	FORFEITED VEHILCE & OTHER TOWING	737.45
90238	07/02/2013	05231	UNITED HEALTH CARE SRVS., INC.	REFUND FOR TRANS MEDIC	1,926.51
90239	07/02/2013	04357	UNIVERSAL HOSPITAL SRVS, INC.	BIOMEDICAL FEES	765.00
90240	07/02/2013	03682	USA INFLATABLES	INFLATABLES FOR JULY 4TH	6,009.80
90241	07/02/2013	05013	YALE MECHANICAL LLC	MAINT ON PW MECHANICAL EQUIP	973.04
	07/02/2013	05013	YALE MECHANICAL LLC	MAINT ON CH MECHANICAL EQUIP	711.00

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774,291.22

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**56 Checks in this report.**

**CITY OF MAPLEWOOD**  
**Disbursements via Debits to Checking account**

Settlement			
<u>Date</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
6/24/2013	MN State Treasurer	Drivers License/Deputy Registrar	56,344.29
6/24/2013	U.S. Treasurer	Federal Payroll Tax	98,552.87
6/24/2013	P.E.R.A.	P.E.R.A.	86,846.38
6/25/2013	MN State Treasurer	Drivers License/Deputy Registrar	45,918.33
6/25/2013	MidAmerica - ING	HRA Flex plan	14,302.70
6/25/2013	Labor Unions	Union Dues	3,536.97
6/25/2013	MN State Treasurer	State Payroll Tax	19,922.70
6/26/2013	MN State Treasurer	Drivers License/Deputy Registrar	39,385.52
6/27/2013	MN State Treasurer	Drivers License/Deputy Registrar	48,057.43
6/27/2013	US Bank	Bank fees	107.82
6/28/2013	MN State Treasurer	Drivers License/Deputy Registrar	25,529.18
6/28/2013	MN Dept of Natural Resources	DNR electronic licenses	986.00
6/28/2013	Optum Health	DCRP & Flex plan payments	1,203.39
			440,693.58

**Check Register  
City of Maplewood**

07/08/2013

<u>Check</u>	<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>	
90242	07/09/2013	05114	BOLTON & MENK, INC.	PROJ 12-13 PROF SRVS 4/27 - 5/24	6,008.54
90243	07/09/2013	00526	FOREST LAKE CONTRACTING INC	PROJ 09-08 HWY 36/ENGLISH PMT#5	2,261,270.52
90244	07/09/2013	00687	HUGO'S TREE CARE INC	TRIMMING & REMOVAL BRANCES/TREES	2,605.02
	07/09/2013	00687	HUGO'S TREE CARE INC	REMOVAL OF OAK TREE PD BUILDOUT	480.94
	07/09/2013	00687	HUGO'S TREE CARE INC	TREE TRIMMING 2324 MAPLE/2137 BEAM	213.75
90245	07/09/2013	02728	KIMLEY-HORN & ASSOCIATES INC	PROJ 09-08 PROF SRVS TRHU 5/31	17,444.92
	07/09/2013	02728	KIMLEY-HORN & ASSOCIATES INC	PROJ 04-21 PROF SRVS THRU 05/31	2,381.02
	07/09/2013	02728	KIMLEY-HORN & ASSOCIATES INC	PROJ 08-13 PROF SRVS THRU 5/31	1,185.87
	07/09/2013	02728	KIMLEY-HORN & ASSOCIATES INC	PROF SRVS THRU 5/31	810.90
90246	07/09/2013	04265	MARIA PIRELA	ZUMBA INSTRUCTION TUE EVE JUNE	193.00
90247	07/09/2013	01337	RAMSEY COUNTY-PROP REC & REV	PROJ 11-14 PLANTS FOR RAINGARDENS	1,118.98
	07/09/2013	01337	RAMSEY COUNTY-PROP REC & REV	PLANTS FOR MCC	1,038.83
	07/09/2013	01337	RAMSEY COUNTY-PROP REC & REV	MULCH FOR RAIN GARDENS	480.94
	07/09/2013	01337	RAMSEY COUNTY-PROP REC & REV	PROJ 11-14 PLANTS FOR RAINGARDENS	363.38
90248	07/09/2013	01574	T A SCHIFSKY & SONS, INC	BITUMINOUS PURCHASES-	2,657.92
90249	07/09/2013	01190	XCEL ENERGY	ELECTRIC UTILITY	15,884.72
	07/09/2013	01190	XCEL ENERGY	ELECTRIC & GAS UTILITY	323.47
	07/09/2013	01190	XCEL ENERGY	ELECTRIC UTILITY	144.92
	07/09/2013	01190	XCEL ENERGY	ELECTRIC UTILITY	52.01
90250	07/09/2013	01798	YOCUM OIL CO.	CONTRACT GASOLINE - JUNE	17,847.22
90251	07/09/2013	05230	A HARD DAY'S NIGHT A BEATLES TRIBUTE	SHOW SETTLEMENT MCC JUNE 29	1,220.00
90252	07/09/2013	03780	ACCURATE RADAR SPECIALTIES	REPAIR/SERVICE ON SQUAD RADARS	912.63
	07/09/2013	03780	ACCURATE RADAR SPECIALTIES	REPAIR/SERVICE ON SQUAD RADARS	226.11
	07/09/2013	03780	ACCURATE RADAR SPECIALTIES	REPAIR/SERVICE ON SQUAD RADARS	166.80
90253	07/09/2013	04848	AVESIS	MONTHLY PREMIUM - JULY	259.27
90254	07/09/2013	00163	BAUER BUILT	TIRES FOR FIRE TRUCK UNIT #438	3,205.63
90255	07/09/2013	00420	DOWNTOWNER DETAIL CENTER	VEHICLE CLEANING & DETAILING	128.24
90256	07/09/2013	00472	MICHAEL A ERICSON	CONSULTING FEES 6/17 - 6/28	1,250.00
90257	07/09/2013	00479	EULL'S MANUFACTURING CO., INC.	MANHOLE RINGS & MORTAR	1,217.31
90258	07/09/2013	02929	GLTC PREMIUM PAYMENTS	LTC MONTHLY PREMIUM - JULY	366.84
90259	07/09/2013	05032	IMAGING PATH	PRINTING SERVICES	5,132.92
90260	07/09/2013	05030	KANSAS STATE BANK OF MANHATTAN	EQUIP LEASE - MCC - PMT#12	4,344.07
90261	07/09/2013	05192	CAITLIN KELLEY	REIMB FOR MILEAGE 4/4 - 5/8	50.29
	07/09/2013	05192	CAITLIN KELLEY	REIMB FOR MILEAGE 5/10 - 5/17	42.38
90262	07/09/2013	04286	LORIE LINE MUSIC, INC.	SHOW SETTLEMENT MCC JUNE 27	1,092.00
90263	07/09/2013	02215	JASON MARINO	SECURITY OFFICER MCC JUNE 29	262.50
90264	07/09/2013	03886	MN SECRETARY OF STATE	NOTARY COMMISSION APPLICATION	120.00
90265	07/09/2013	00001	ONE TIME VENDOR	CHARITABLE GAMBLING ST JEROME SCHOOL	620.00
90266	07/09/2013	00001	ONE TIME VENDOR	REFUND E-PUFF INVESTIGATION FEE	135.00
90267	07/09/2013	00001	ONE TIME VENDOR	REFUND M YANTO MEMBERSHIP	115.65
90268	07/09/2013	00001	ONE TIME VENDOR	REFUND B FYKSEN JUST GO SPORTS	42.00
90269	07/09/2013	00001	ONE TIME VENDOR	REFUND S NICHOLS HP BENEFIT	40.00
90270	07/09/2013	01338	RAMSEY COUNTY-VITAL RECORDS	NOTARY PUBLIC COUNTY FEE	20.00
90271	07/09/2013	01359	REGAL AUTO WASH BILLING	VEHICLE WASHES - MAY	124.00
90272	07/09/2013	02001	CITY OF ROSEVILLE	PHONE SERVICE - JUNE	1,436.20
90273	07/09/2013	05225	ROYAL CONCRETE PIPE, INC.	PROJ 11-19 PIPE FOR OVERFLOW PROJ	1,634.33
90274	07/09/2013	01417	SALVATION ARMY	CHARITABLE GAMBLING	1,399.00
90275	07/09/2013	04074	ELAINE SCHRADER	ADJ TAI CHI INSTRUCTION 5/22 - 07/24	9.00
90276	07/09/2013	00198	ST PAUL REGIONAL WATER SRVS	WATER UTILITY	1,486.50
90277	07/09/2013	01836	ST PAUL, CITY OF	PROJ 10-14 WATER HYDRANTS/MAINS	8,198.91
	07/09/2013	01836	ST PAUL, CITY OF	PROJ 10-14 WATER HYDRANTS/MAINS	2,245.27
	07/09/2013	01836	ST PAUL, CITY OF	PROJ 10-14 WATER HYDRANTS/MAINS	2,209.99
90278	07/09/2013	01550	SUMMIT INSPECTIONS	ELECTRICAL INSPECTIONS - JUNE	3,850.60
90279	07/09/2013	00529	UNION SECURITY INSURANCE CO	LTD PLAN 4043120-2 - JULY	3,090.49
	07/09/2013	00529	UNION SECURITY INSURANCE CO	STD PLAN 4043120-1 - JULY	2,395.76
90280	07/15/2013	03738	CHARLES E. BETHEL	ATTORNEY SRVS FEES/RENT - AUG	6,625.00
				<u>2,388,181.56</u>	

39 Checks in this report.

**CITY OF MAPLEWOOD**  
**Disbursements via Debits to Checking account**

Settlement			
<u>Date</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
7/1/2013	MN State Treasurer	Drivers License/Deputy Registrar	32,290.64
7/1/2013	US Bank Merchant Services	Credit Card Billing fee	2,478.59
7/2/2013	MN State Treasurer	Drivers License/Deputy Registrar	35,241.70
7/3/2013	MN State Treasurer	Drivers License/Deputy Registrar	38,355.72
7/5/2013	MN State Treasurer	Drivers License/Deputy Registrar	38,102.92
7/5/2013	US Bank VISA One Card*	Purchasing card items	38,705.73
7/5/2013	ICMA (Vantagepointe)	Deferred Compensation	3,592.50
			188,767.80

\*Detailed listing of VISA purchases is attached.

Transaction Date	Posting Date	Merchant Name	Transaction Amount	Name
06/17/2013	06/18/2013	FINANCE AND COMMERCE INC	\$249.00	R CHARLES AHL
06/27/2013	06/28/2013	LA POLICE GEAR INC	\$161.45	MARK ALDRIDGE
06/24/2013	06/26/2013	GOVERNMENT FINANCE OFFIC	\$505.00	GAYLE BAUMAN
06/17/2013	06/19/2013	ST PAUL STAMP WORKS INC	\$71.88	REGAN BEGGS
06/24/2013	06/26/2013	THINGS REMEMBERED 0956	\$118.91	REGAN BEGGS
06/25/2013	06/27/2013	ASPEN MILLS INC.	\$61.45	MARKESE BENJAMIN
06/25/2013	06/26/2013	DISPLAYS2GOCOM	\$43.15	CHRISTINE BERNARDY
06/24/2013	06/25/2013	CUB FOODS #1599	\$7.98	NEIL BRENEMAN
06/24/2013	06/26/2013	HUDSON HOUSE GRAND HOTEL	\$378.00	NEIL BRENEMAN
06/18/2013	06/19/2013	FIRST SHRED	\$144.50	SARAH BURLINGAME
06/18/2013	06/19/2013	US CAVALRY	\$242.35	JOHN CARNES
06/21/2013	06/24/2013	PATCH SUPPLY INC	\$22.00	JOHN CARNES
06/14/2013	06/17/2013	NFPA NATL FIRE PROTECT	\$49.45	NICHOLAS CARVER
06/26/2013	06/27/2013	ACT*10KLAKES	\$120.00	NICHOLAS CARVER
06/14/2013	06/17/2013	HENRIKSEN ACE HARDWARE	(\$3.21)	SCOTT CHRISTENSON
06/14/2013	06/17/2013	HENRIKSEN ACE HARDWARE	\$10.02	SCOTT CHRISTENSON
06/17/2013	06/18/2013	HEJNY RENTAL INC	\$23.18	SCOTT CHRISTENSON
06/19/2013	06/20/2013	ELECTRIC MOTOR REPAIR	\$590.38	SCOTT CHRISTENSON
06/19/2013	06/20/2013	KELE INC	\$564.93	SCOTT CHRISTENSON
06/19/2013	06/21/2013	THE HOME DEPOT 2801	\$30.73	SCOTT CHRISTENSON
06/21/2013	06/24/2013	BATTERIES PLUS #31	\$83.54	SCOTT CHRISTENSON
06/25/2013	06/27/2013	THE HOME DEPOT 2801	\$62.19	SCOTT CHRISTENSON
06/26/2013	06/28/2013	THE HOME DEPOT 2801	\$179.72	SCOTT CHRISTENSON
06/25/2013	06/27/2013	PROVANTAGE LLC	\$31.05	KERRY CROTTY
06/16/2013	06/17/2013	FRATTALLONES WOODBURY AC	\$32.13	CHARLES DEAVER
06/18/2013	06/19/2013	FRATTALLONES WOODBURY AC	\$10.49	CHARLES DEAVER
06/13/2013	06/17/2013	CEMSTONE-EAGAN	\$255.39	THOMAS DEBILZAN
06/19/2013	06/21/2013	KEEPRS INC 2	\$21.50	JOSEPH DEMULLING
06/24/2013	06/26/2013	UNIFORMS UNLIMITED INC.	\$18.70	JOSEPH DEMULLING
06/26/2013	06/27/2013	WRIGHTLEATHERWORKS	\$74.98	JOSEPH DEMULLING
06/14/2013	06/17/2013	UNIFORMS UNLIMITED INC.	\$102.00	RICHARD DOBLAR
06/14/2013	06/17/2013	UNIFORMS UNLIMITED INC.	\$15.49	RICHARD DOBLAR
06/18/2013	06/19/2013	DRIVERS LICENSE GUIDE	\$118.70	RICHARD DOBLAR
06/19/2013	06/20/2013	CUB FOODS #1599	\$3.24	RICHARD DOBLAR
06/25/2013	06/26/2013	TARGET 00022293	\$10.16	RICHARD DOBLAR
06/26/2013	06/27/2013	NOODLES & CO 330	\$11.45	RICHARD DOBLAR
06/14/2013	06/17/2013	THE HOME DEPOT 2801	\$19.30	TOM DOUGLASS
06/17/2013	06/18/2013	NORTHWESTERN POWER EQUIPM	\$624.35	TOM DOUGLASS
06/17/2013	06/19/2013	WW GRAINGER	\$18.42	TOM DOUGLASS
06/18/2013	06/19/2013	BATTERIES PLUS #31	\$49.17	TOM DOUGLASS
06/18/2013	06/20/2013	THE HOME DEPOT 2801	\$8.00	TOM DOUGLASS
06/20/2013	06/24/2013	THE HOME DEPOT 2801	\$11.02	TOM DOUGLASS
06/25/2013	06/26/2013	HENRIKSEN ACE HARDWARE	\$3.20	TOM DOUGLASS
06/20/2013	06/24/2013	THE HOME DEPOT 2801	\$24.60	JOHN DUCHARME
06/14/2013	06/17/2013	CINTAS 470	\$90.27	LARRY FARR
06/21/2013	06/24/2013	GOODIN COMPANY	(\$375.47)	LARRY FARR
06/21/2013	06/24/2013	TARGET 00024067	\$20.66	LARRY FARR
06/21/2013	06/24/2013	TIERNEY BROTHERS INC	\$612.42	LARRY FARR
06/21/2013	06/24/2013	ELECTRO WATCHMAN INC	\$4,074.00	LARRY FARR
06/24/2013	06/26/2013	BREDEMUS HARDWARE CO INC	\$225.08	LARRY FARR
06/25/2013	06/26/2013	DISPLAYS2GOCOM	\$261.60	LARRY FARR
06/25/2013	06/26/2013	THE TRANE COMPANY	\$470.00	LARRY FARR
06/26/2013	06/28/2013	MUSKA ELECTRIC CO.	\$267.00	LARRY FARR
06/27/2013	06/28/2013	CINTAS 470	\$90.27	LARRY FARR
06/19/2013	06/21/2013	EUREKA RECYCLING	\$300.00	SHANN FINWALL
06/24/2013	06/26/2013	THE HOME DEPOT 2801	\$2.75	SHANN FINWALL
06/14/2013	06/17/2013	FASTSIGNS OF MAPLEWOOD	\$233.02	MYCHAL FOWLDS
06/15/2013	06/17/2013	WW GRAINGER	\$392.30	MYCHAL FOWLDS
06/21/2013	06/21/2013	COMCAST CABLE COMM	\$54.00	MYCHAL FOWLDS
06/21/2013	06/24/2013	BATTERIES PLUS #31	\$64.71	MYCHAL FOWLDS

06/21/2013	06/24/2013	OFFICE MAX	\$52.35	MYCHAL FOWLDS
06/18/2013	06/19/2013	SYM*SECURE SITE SSL	\$1,118.00	NICK FRANZEN
06/25/2013	06/27/2013	MICROSOFT TECH SUPPORT	\$259.00	NICK FRANZEN
06/27/2013	06/28/2013	BESTBUY.COM 00009944	\$160.68	NICK FRANZEN
06/27/2013	06/28/2013	IDU*INSIGHT PUBLIC SEC	\$61.39	NICK FRANZEN
06/24/2013	06/25/2013	DAVIS LOCK & SAFE	\$43.28	CLARENCE GERVAIS
06/26/2013	06/27/2013	BECKER FIRE & SAFETY SERV	\$58.83	CLARENCE GERVAIS
06/13/2013	06/17/2013	OFFICE DEPOT #1090	\$137.31	JEAN GLASS
06/22/2013	06/24/2013	OFFICE DEPOT #1090	\$9.46	JEAN GLASS
06/24/2013	06/26/2013	OFFICE DEPOT #1090	\$58.61	JEAN GLASS
06/25/2013	06/26/2013	SQ *KINNICKINNIC NATIVES	\$194.65	JAN GREW HAYMAN
06/27/2013	06/28/2013	RAINBOW FOODS 00088617	\$72.89	KAREN GUILFOILE
06/20/2013	06/24/2013	THE HOME DEPOT 2801	\$64.02	MARK HAAG
06/15/2013	06/17/2013	AMERICAN RED CROSS	\$894.15	RON HORWATH
06/20/2013	06/24/2013	THE HOME DEPOT 2801	\$3.19	RON HORWATH
06/20/2013	06/24/2013	THE HOME DEPOT 2801	\$13.11	RON HORWATH
06/20/2013	06/24/2013	THE HOME DEPOT 2801	\$21.39	RON HORWATH
06/19/2013	06/21/2013	ON SITE SANITATION INC	\$299.35	ANN HUTCHINSON
06/26/2013	06/27/2013	FOREST PRODUCTS SUPPLY	\$200.00	ANN HUTCHINSON
06/27/2013	06/28/2013	BLUE RIBBON BAIT & TACKLE	\$11.22	ANN HUTCHINSON
06/24/2013	06/24/2013	AMAZON.COM	\$192.44	DAVID JAHN
06/19/2013	06/21/2013	OFFICE DEPOT #1090	\$55.69	LOIS KNUTSON
06/20/2013	06/20/2013	COMCAST CABLE COMM	\$166.53	DUWAYNE KONEWKO
06/26/2013	06/27/2013	DELTA AIR 0062334846015	\$419.80	DUWAYNE KONEWKO
06/17/2013	06/19/2013	UNIFORMS UNLIMITED INC.	\$89.98	NICHOLAS KREKELER
06/24/2013	06/26/2013	STREICHER'S MPLS	\$278.31	NICHOLAS KREKELER
06/20/2013	06/21/2013	JAKE'S CITY GRILLE - M	\$44.75	DAVID KVAM
06/14/2013	06/17/2013	EMERGENCY AUTOMOTIVE	\$87.50	STEVE LUKIN
06/19/2013	06/20/2013	SARPINOS PIZZERIA	\$121.36	STEVE LUKIN
06/20/2013	06/21/2013	OVERHEAD DOOR COMP	\$368.45	STEVE LUKIN
06/20/2013	06/21/2013	REPUBLIC SERVICES TRASH	\$138.36	STEVE LUKIN
06/26/2013	06/28/2013	ASPEN MILLS INC.	\$48.95	STEVE LUKIN
06/26/2013	06/28/2013	ASPEN MILLS INC.	\$15.00	STEVE LUKIN
06/26/2013	06/28/2013	ASPEN MILLS INC.	\$124.85	STEVE LUKIN
06/26/2013	06/28/2013	ASPEN MILLS INC.	\$48.95	STEVE LUKIN
06/27/2013	06/28/2013	EMERGENCY APPARATUS MAINT	\$1,710.52	STEVE LUKIN
06/20/2013	06/24/2013	STREICHER'S MO	\$34.25	JASON MARINO
06/15/2013	06/17/2013	CUB FOODS, INC.	\$13.92	JERROLD MARTIN
06/13/2013	06/17/2013	UNIFORMS UNLIMITED INC.	\$127.59	ALESIA METRY
06/14/2013	06/17/2013	CVS PHARMACY #1751 Q03	\$16.38	MICHAEL MONDOR
06/17/2013	06/19/2013	BOUND TREE MEDICAL LLC	\$8.90	MICHAEL MONDOR
06/17/2013	06/19/2013	BOUND TREE MEDICAL LLC	\$99.50	MICHAEL MONDOR
06/17/2013	06/19/2013	BOUND TREE MEDICAL LLC	\$631.85	MICHAEL MONDOR
06/18/2013	06/20/2013	OFFICE MAX	\$59.95	MICHAEL MONDOR
06/19/2013	06/21/2013	VIDACARE CORPORATION	\$1,048.47	MICHAEL MONDOR
06/20/2013	06/21/2013	ANCOM COMMUNICATIONS INC	\$232.94	MICHAEL MONDOR
06/20/2013	06/21/2013	WALGREENS #11421	\$339.98	MICHAEL MONDOR
06/20/2013	06/21/2013	INDUSTRIAL ENGRAVING INC	\$88.00	MICHAEL MONDOR
06/20/2013	06/24/2013	BOUND TREE MEDICAL LLC	\$92.00	MICHAEL MONDOR
06/24/2013	06/26/2013	BOUND TREE MEDICAL LLC	\$12.39	MICHAEL MONDOR
06/24/2013	06/26/2013	BOUND TREE MEDICAL LLC	\$463.07	MICHAEL MONDOR
06/24/2013	06/26/2013	OFFICE MAX	\$29.86	MICHAEL MONDOR
06/27/2013	06/28/2013	EMERGENCY AUTOMOTIVE	\$66.75	MICHAEL MONDOR
06/22/2013	06/24/2013	SPRINT STORE #226	\$38.55	BRYAN NAGEL
06/19/2013	06/20/2013	KNOWLAN'S MARKET #2	\$5.99	MICHAEL NYE
06/20/2013	06/21/2013	ADVENTURE RV CENTER	\$160.60	MICHAEL NYE
06/20/2013	06/24/2013	OFFICE DEPOT #1090	\$90.51	MARY KAY PALANK
06/22/2013	06/24/2013	UPS*1Z4T6W290390025819	\$12.16	MARY KAY PALANK
06/22/2013	06/24/2013	HOLIDAY STNSTORE 3836	\$23.56	ROBERT PETERSON
06/18/2013	06/20/2013	SIRCHIE FINGER PRINT LABO	\$499.18	PHILIP F POWELL
06/19/2013	06/19/2013	TAB PRODUCTSJETTER SYS	\$182.28	PHILIP F POWELL

06/19/2013	06/20/2013	COOPER SAFETY SHOP DIRECT	\$187.43	PHILIP F POWELL
06/25/2013	06/26/2013	METROLINE INCS	\$358.95	PHILIP F POWELL
06/17/2013	06/18/2013	KATH FUEL OFFICE	\$547.49	STEVEN PRIEM
06/17/2013	06/19/2013	FRONTIER INC	\$189.28	STEVEN PRIEM
06/18/2013	06/19/2013	BOYER TRUCK PARTS	\$81.61	STEVEN PRIEM
06/18/2013	06/19/2013	AUTO PLUS NO ST PAUL 392	\$392.83	STEVEN PRIEM
06/18/2013	06/19/2013	AUTO PLUS NO ST PAUL 392	\$102.04	STEVEN PRIEM
06/18/2013	06/19/2013	AN FORD WHITE BEAR LAK	\$96.10	STEVEN PRIEM
06/18/2013	06/21/2013	COMO LUBE & SUPPLIES	\$88.38	STEVEN PRIEM
06/19/2013	06/20/2013	PIONEER RIM & WHEEL	\$856.54	STEVEN PRIEM
06/19/2013	06/20/2013	POLAR CHEVROLET MAZDA	\$63.47	STEVEN PRIEM
06/19/2013	06/20/2013	POLAR CHEVROLET MAZDA	\$84.93	STEVEN PRIEM
06/19/2013	06/21/2013	WHEELCO BRAKE & SUPPLY	\$184.21	STEVEN PRIEM
06/20/2013	06/21/2013	AUTO PLUS NO ST PAUL 392	\$237.87	STEVEN PRIEM
06/24/2013	06/25/2013	AUTO PLUS NO ST PAUL 392	\$35.73	STEVEN PRIEM
06/24/2013	06/26/2013	FLEETPRIDE 570	\$133.97	STEVEN PRIEM
06/26/2013	06/27/2013	BATTERIES PLUS #31	\$64.22	STEVEN PRIEM
06/26/2013	06/27/2013	AUTO PLUS NO ST PAUL 392	\$15.22	STEVEN PRIEM
06/26/2013	06/28/2013	WHEELCO BRAKE & SUPPLY	(\$184.21)	STEVEN PRIEM
06/26/2013	06/28/2013	FLEETPRIDE 570	(\$2.00)	STEVEN PRIEM
06/26/2013	06/28/2013	WHEELCO BRAKE & SUPPLY	\$235.48	STEVEN PRIEM
06/26/2013	06/28/2013	MILLS FLEET FARM #2,700	\$20.83	STEVEN PRIEM
06/27/2013	06/28/2013	AUTO PLUS NO ST PAUL 392	\$4.49	STEVEN PRIEM
06/27/2013	06/28/2013	AN FORD WHITE BEAR LAK	\$465.99	STEVEN PRIEM
06/15/2013	06/17/2013	THE HOME DEPOT 2801	\$23.50	KELLY PRINS
06/16/2013	06/21/2013	WALLY'S UPHOLS80110026	\$315.53	KELLY PRINS
06/24/2013	06/26/2013	CVS PHARMACY #1751 Q03	\$19.22	KELLY PRINS
06/26/2013	06/27/2013	DALCO ENTERPRISES, INC	\$226.40	KELLY PRINS
06/26/2013	06/27/2013	AMERAPRODUCTS INC	\$53.50	KELLY PRINS
06/26/2013	06/27/2013	UPBEAT	\$813.15	KELLY PRINS
06/26/2013	06/28/2013	AMERICAN TIME	\$149.30	KELLY PRINS
06/25/2013	06/26/2013	NOVACARE REHB/HEALT	\$200.00	TERRIE RAMEAUX
06/26/2013	06/27/2013	HILLYARD INC MINNEAPOLIS	\$1,076.87	MICHAEL REILLY
06/20/2013	06/24/2013	ORIENTAL TRADING CO	\$3.99	LORI RESENDIZ
06/21/2013	06/24/2013	ORIENTAL TRADING CO	\$36.50	LORI RESENDIZ
06/17/2013	06/18/2013	AMAZON.COM	\$21.26	AUDRA ROBBINS
06/18/2013	06/20/2013	MICHAELS #2744	\$55.31	AUDRA ROBBINS
06/20/2013	06/24/2013	STARS & STRIKES ENTERT	\$841.05	AUDRA ROBBINS
06/24/2013	06/25/2013	WALMART.COM 8009666546	\$81.06	AUDRA ROBBINS
06/25/2013	06/27/2013	SKY ZONE - OAKDALE	\$100.00	AUDRA ROBBINS
06/27/2013	06/28/2013	HOLIDAY INN ELK RIVER	\$490.56	AUDRA ROBBINS
06/13/2013	06/18/2013	VISTAPR*VISTAPRINT.COM	(\$133.30)	DEB SCHMIDT
06/15/2013	06/17/2013	ON SITE SANITATION INC	\$841.15	DEB SCHMIDT
06/19/2013	06/20/2013	LILLIE SUBURBAN NEWSPAPE	\$108.00	DEB SCHMIDT
06/19/2013	06/20/2013	FINANCE AND COMMERCE INC	\$114.10	DEB SCHMIDT
06/25/2013	06/27/2013	CVS PHARMACY #1751 Q03	\$8.23	DEB SCHMIDT
06/26/2013	06/27/2013	LILLIE SUBURBAN NEWSPAPE	\$84.00	DEB SCHMIDT
06/27/2013	06/28/2013	BANNERS.COM	\$53.58	DEB SCHMIDT
06/21/2013	06/24/2013	ON SITE SANITATION INC	\$5.95	SCOTT SCHULTZ
06/26/2013	06/28/2013	ON SITE SANITATION INC	\$1,106.25	SCOTT SCHULTZ
06/17/2013	06/18/2013	USPS 26834500133401316	\$138.00	CAITLIN SHERRILL
06/17/2013	06/19/2013	ONCE UPON A CHILD - MAPLE	\$24.85	CAITLIN SHERRILL
06/19/2013	06/20/2013	TWIN CITY CLEANERS	\$181.95	CAITLIN SHERRILL
06/19/2013	06/20/2013	USPS 26834500133401316	\$46.00	CAITLIN SHERRILL
06/19/2013	06/21/2013	ONCE UPON A CHILD - MAPLE	\$24.56	CAITLIN SHERRILL
06/24/2013	06/25/2013	TARGET 00011858	\$2.77	CAITLIN SHERRILL
06/24/2013	06/25/2013	TARGET 00011858	\$9.44	CAITLIN SHERRILL
06/25/2013	06/26/2013	PAYPAL *LADYALANNA1	\$54.95	CAITLIN SHERRILL
06/26/2013	06/26/2013	MY PUBLISHER, INC.	\$12.84	CAITLIN SHERRILL
06/17/2013	06/19/2013	KEEPRS INC 2	\$340.27	JOSEPH STEINER
06/17/2013	06/19/2013	METRO SALES INC	\$726.75	JOANNE SVENDSEN

06/25/2013	06/27/2013	GRUBERS POWER EQUIPMENT	\$85.59	RONALD SVENDSEN
06/19/2013	06/20/2013	HD SOD	\$695.66	JAMES TAYLOR
06/19/2013	06/20/2013	HD SOD	\$202.47	JAMES TAYLOR
06/21/2013	06/24/2013	UNIFORMS UNLIMITED INC.	\$36.32	PAUL THIENES
06/17/2013	06/19/2013	UNIFORMS UNLIMITED INC.	\$18.50	PAUL THIENES
06/18/2013	06/19/2013	NAT ASSN TOWN WATCH	\$756.00	PAUL THIENES
06/18/2013	06/19/2013	NAT ASSN TOWN WATCH	\$35.00	PAUL THIENES
06/18/2013	06/19/2013	NAT ASSN TOWN WATCH	(\$35.00)	PAUL THIENES
06/21/2013	06/24/2013	OFFICE DEPOT #1090	\$26.18	KAREN WACHAL
06/21/2013	06/24/2013	OFFICE DEPOT #1090	\$14.72	KAREN WACHAL
06/21/2013	06/24/2013	STREICHER'S MPLS	\$13.87	JAY WENZEL
06/21/2013	06/24/2013	GANDER MOUNTAIN	\$169.99	JAY WENZEL
06/21/2013	06/24/2013	TOM S TAILORS	\$18.00	JAY WENZEL
06/21/2013	06/24/2013	OFFICE MAX	\$22.98	TAMMY YOUNG
06/14/2013	06/17/2013	GREEN STUFF OUTDOOR SE	\$62.61	SUSAN ZWIEG
06/20/2013	06/21/2013	ANCOM TECHNICAL CENTER IN	\$12.00	SUSAN ZWIEG
06/27/2013	06/28/2013	FEDEXOFFICE 00006171	\$66.95	SUSAN ZWIEG

\$38,705.73

CITY OF MAPLEWOOD  
EMPLOYEE GROSS EARNINGS REPORT  
FOR THE CURRENT PAY PERIOD

<u>CHECK #</u>	<u>CHECK DATE</u>	<u>EMPLOYEE E NAME</u>	<u>AMOUNT</u>
	07/05/13	CARDINAL, ROBERT	435.16
	07/05/13	CAVE, REBECCA	435.16
	07/05/13	JUENEMANN, KATHLEEN	435.16
	07/05/13	KOPPEN, MARVIN	435.16
	07/05/13	ROSSBACH, WILLIAM	494.44
	07/05/13	VALLE, EDWARD	252.50
	07/05/13	AHL, R. CHARLES	5,495.72
	07/05/13	ANTONEN, JAMES	13,332.04
	07/05/13	BURLINGAME, SARAH	2,178.90
	07/05/13	KANTRUD, HUGH	184.62
	07/05/13	CHRISTENSON, SCOTT	2,177.15
	07/05/13	FARR, LARRY	3,255.27
	07/05/13	JAHN, DAVID	1,887.91
	07/05/13	METRY, THOMAS	720.00
	07/05/13	RAMEAUX, THERESE	3,239.85
	07/05/13	BAUMAN, GAYLE	4,756.48
	07/05/13	ANDERSON, CAROLE	1,264.53
	07/05/13	DEBILZAN, JUDY	1,372.40
	07/05/13	JACKSON, MARY	2,156.11
	07/05/13	KELSEY, CONNIE	2,626.68
	07/05/13	RUEB, JOSEPH	2,801.01
	07/05/13	SINDT, ANDREA	2,218.60
	07/05/13	ARNOLD, AJLA	1,649.23
	07/05/13	BEGGS, REGAN	1,550.11
	07/05/13	GUILFOILE, KAREN	4,609.10
	07/05/13	SCHMIDT, DEBORAH	3,066.11
	07/05/13	SPANGLER, EDNA	1,707.05
	07/05/13	LARSON, MICHELLE	1,869.23
	07/05/13	MECHELKE, SHERRIE	1,180.32
	07/05/13	MOY, PAMELA	1,636.19
	07/05/13	OSTER, ANDREA	1,935.11
	07/05/13	RICHTER, CHARLENE	1,164.43
	07/05/13	SCHOENECKER, LEIGH	1,671.39
	07/05/13	VITT, SANDRA	1,119.73
	07/05/13	WEAVER, KRISTINE	2,388.99
	07/05/13	CORCORAN, THERESA	1,944.19
	07/05/13	KVAM, DAVID	4,687.84
	07/05/13	PALANK, MARY	1,932.80
	07/05/13	POWELL, PHILIP	2,970.49
	07/05/13	SVENDSEN, JOANNE	2,131.82
	07/05/13	THOMFORDE, FAITH	1,601.79
	07/05/13	ABEL, CLINT	2,932.08
	07/05/13	ALDRIDGE, MARK	3,298.23

07/05/13	BAKKE, LONN	3,238.92
07/05/13	BARTZ, PAUL	3,758.92
07/05/13	BELDE, STANLEY	3,060.44
07/05/13	BENJAMIN, MARKESE	2,977.71
07/05/13	BIERDEMAN, BRIAN	3,624.79
07/05/13	BUSACK, DANIEL	3,758.70
07/05/13	CARNES, JOHN	2,217.56
07/05/13	CROTTY, KERRY	3,647.20
07/05/13	DEMULLING, JOSEPH	3,188.31
07/05/13	DOBLAR, RICHARD	4,054.83
07/05/13	DUGAS, MICHAEL	5,160.08
07/05/13	ERICKSON, VIRGINIA	3,222.23
07/05/13	FORSYTHE, MARCUS	2,579.82
07/05/13	FRITZE, DEREK	3,522.97
07/05/13	GABRIEL, ANTHONY	3,294.89
07/05/13	HAWKINSON JR, TIMOTH	2,885.40
07/05/13	HER, PHENG	2,911.72
07/05/13	HIEBERT, STEVEN	3,326.18
07/05/13	JOHNSON, KEVIN	4,211.28
07/05/13	KALKA, THOMAS	954.09
07/05/13	KONG, TOMMY	2,978.03
07/05/13	KREKELER, NICHOLAS	910.80
07/05/13	KROLL, BRETT	2,999.12
07/05/13	LANGNER, SCOTT	3,135.14
07/05/13	LANGNER, TODD	3,021.58
07/05/13	LU, JOHNNIE	2,991.93
07/05/13	LYNCH, KATHERINE	2,759.26
07/05/13	MARINO, JASON	2,999.12
07/05/13	MARTIN, JERROLD	3,373.64
07/05/13	MCCARTY, GLEN	3,135.14
07/05/13	METRY, ALESIA	3,194.61
07/05/13	NYE, MICHAEL	3,383.34
07/05/13	OLSON, JULIE	3,005.47
07/05/13	PARKER, JAMES	2,488.41
07/05/13	REZNY, BRADLEY	4,208.90
07/05/13	RHUDE, MATTHEW	2,918.46
07/05/13	SHORTREED, MICHAEL	4,141.66
07/05/13	STEINER, JOSEPH	3,148.65
07/05/13	SYPNIEWSKI, WILLIAM	3,268.00
07/05/13	SZCZEPANSKI, THOMAS	56,730.10
07/05/13	TAUZELL, BRIAN	3,280.27
07/05/13	THEISEN, PAUL	3,080.97
07/05/13	THIENES, PAUL	4,291.05
07/05/13	TRAN, JOSEPH	3,080.97
07/05/13	WENZEL, JAY	3,115.24
07/05/13	XIONG, KAO	2,918.46
07/05/13	ANDERSON, BRIAN	553.86
07/05/13	BAHL, DAVID	653.31
07/05/13	BASSETT, BRENT	391.68
07/05/13	BAUMAN, ANDREW	2,943.20
07/05/13	BOURQUIN, RON	913.92
07/05/13	CAPISTRANT, JACOB	553.86

07/05/13	CAPISTRANT, JOHN	799.68
07/05/13	CONCHA, DANIEL	397.80
07/05/13	COREY, ROBERT	593.64
07/05/13	CRAWFORD - JR, RAYMOND	870.57
07/05/13	CRUMMY, CHARLES	287.64
07/05/13	DABRUZZI, THOMAS	2,234.45
07/05/13	DAWSON, RICHARD	3,318.92
07/05/13	EATON, PAUL	514.08
07/05/13	EVERSON, PAUL	3,231.88
07/05/13	FASULO, WALTER	464.14
07/05/13	HALE, JOSEPH	485.52
07/05/13	HALWEG, JODI	3,049.37
07/05/13	HAWTHORNE, ROCHELLE	2,414.70
07/05/13	HUTCHINSON, JAMES	828.24
07/05/13	JANSEN, CHAD	159.12
07/05/13	JONES, JONATHAN	293.76
07/05/13	JUREK, GREGORY	2,305.08
07/05/13	KANE, ROBERT	749.70
07/05/13	KARRAS, JAMIE	605.88
07/05/13	KELLOGG, JOHNATHAN	156.06
07/05/13	KERSKA, JOSEPH	826.20
07/05/13	KONDER, RONALD	486.54
07/05/13	KUBAT, ERIC	2,879.17
07/05/13	LINDER, TIMOTHY	2,680.62
07/05/13	LOCHEN, MICHAEL	652.80
07/05/13	MILLER, LADD	1,081.71
07/05/13	MILLER, NICHOLAS	471.24
07/05/13	MONDOR, MICHAEL	3,465.90
07/05/13	MONSON, PETER	33.66
07/05/13	MORGAN, JEFFERY	265.21
07/05/13	NEILY, STEVEN	278.46
07/05/13	NIELSEN, KENNETH	589.05
07/05/13	NOVAK, JEROME	3,390.80
07/05/13	NOWICKI, PAUL	223.38
07/05/13	OLSON, JAMES	2,721.23
07/05/13	OPHEIM, JOHN	178.50
07/05/13	PACHECO, ALPHONSE	725.22
07/05/13	PARROW, JOSHUA	783.36
07/05/13	PETERSON, MARK	496.23
07/05/13	PETERSON, ROBERT	3,251.98
07/05/13	POWERS, KENNETH	266.22
07/05/13	RAINEY, JAMES	1,153.62
07/05/13	RANK, NATHAN	660.96
07/05/13	RICE, CHRISTOPHER	642.60
07/05/13	RIEKEN, NICHOLAS	501.84
07/05/13	RODRIGUEZ, ROBERTO	146.88
07/05/13	SEDLACEK, JEFFREY	3,004.44
07/05/13	STREFF, MICHAEL	2,861.40
07/05/13	SVENDSEN, RONALD	3,105.08
07/05/13	WHITE, JOEL	220.32
07/05/13	GERVAIS-JR, CLARENCE	4,035.01
07/05/13	LUKIN, STEVEN	4,674.56

07/05/13	ZWIEG, SUSAN	1,728.41
07/05/13	CORTESI, LUANNE	1,415.56
07/05/13	KNUTSON, LOIS	2,084.19
07/05/13	BRINK, TROY	3,388.19
07/05/13	BUCKLEY, BRENT	2,888.42
07/05/13	DEBILZAN, THOMAS	2,176.19
07/05/13	EDGE, DOUGLAS	3,337.27
07/05/13	JONES, DONALD	2,176.19
07/05/13	MEISSNER, BRENT	2,525.23
07/05/13	NAGEL, BRYAN	3,595.60
07/05/13	OSWALD, ERICK	3,290.66
07/05/13	RUIZ, RICARDO	1,646.19
07/05/13	RUNNING, ROBERT	2,520.27
07/05/13	TEVLIN, TODD	3,071.14
07/05/13	BURLINGAME, NATHAN	2,150.40
07/05/13	DUCHARME, JOHN	2,776.80
07/05/13	ENGSTROM, ANDREW	2,862.43
07/05/13	HANSON, TODD	550.00
07/05/13	JAROSCH, JONATHAN	2,966.60
07/05/13	KREGER, JASON	3,552.30
07/05/13	LINDBLOM, RANDAL	3,746.97
07/05/13	LOVE, STEVEN	3,629.47
07/05/13	THOMPSON, MICHAEL	4,686.93
07/05/13	ZIEMAN, SCOTT	1,155.00
07/05/13	JANASZAK, MEGHAN	1,593.79
07/05/13	KONEWKO, DUWAYNE	4,667.89
07/05/13	BUTTWEILER, TYLER	880.00
07/05/13	GUNDERSON, THOMAS	845.25
07/05/13	HAMRE, MILES	1,630.44
07/05/13	HAYS, TAMARA	1,636.19
07/05/13	HINNENKAMP, GARY	2,645.12
07/05/13	NAUGHTON, JOHN	2,176.19
07/05/13	NORDQUIST, RICHARD	2,178.49
07/05/13	PURVES, JUSTIN	1,564.19
07/05/13	RANWEILER, GABRIEL	729.75
07/05/13	BIESANZ, OAKLEY	1,642.08
07/05/13	DEAVER, CHARLES	459.02
07/05/13	GERNES, CAROLE	501.50
07/05/13	HAYMAN, JANET	1,241.23
07/05/13	HUTCHINSON, ANN	2,682.02
07/05/13	SANDERS, MARA	177.60
07/05/13	SOUTTER, CHRISTINE	233.75
07/05/13	WACHAL, KAREN	927.30
07/05/13	GAYNOR, VIRGINIA	3,284.18
07/05/13	KROLL, LISA	1,928.19
07/05/13	THOMPSON, DEBRA	772.20
07/05/13	YOUNG, TAMELA	2,084.19
07/05/13	EKSTRAND, THOMAS	3,867.33
07/05/13	FINWALL, SHANN	3,455.67
07/05/13	MARTIN, MICHAEL	2,799.39
07/05/13	BRASH, JASON	2,544.99
07/05/13	CARVER, NICHOLAS	3,284.18

07/05/13	FISHER, DAVID	4,230.77
07/05/13	SWAN, DAVID	2,802.59
07/05/13	WELLENS, MOLLY	1,835.55
07/05/13	ACEITUNO, FELIPE	35.00
07/05/13	BERGER, STEPHANIE	296.88
07/05/13	BJORK, BRANDON	1,120.00
07/05/13	BRENEMAN, NEIL	2,296.28
07/05/13	COLE, BENJAMIN	384.00
07/05/13	LARSON, KATELYN	504.00
07/05/13	LARSON, TRISTA	639.00
07/05/13	MALLET, AMANDA	740.00
07/05/13	PROHOFSKY, SARAH	112.00
07/05/13	ROBBINS, AUDRA	3,209.84
07/05/13	ROBBINS, CAMDEN	465.50
07/05/13	SHERWOOD, CHRISTIAN	649.00
07/05/13	TAYLOR, JAMES	2,912.48
07/05/13	VUKICH, CANDACE	34.00
07/05/13	ADAMS, DAVID	2,005.01
07/05/13	HAAG, MARK	2,585.91
07/05/13	ORE, JORDAN	1,757.05
07/05/13	SCHULTZ, SCOTT	3,384.95
07/05/13	WILBER, JEFFREY	1,627.84
07/05/13	AKEY, SHELLEY	173.13
07/05/13	BERNARDY, CHRISTINE	2,479.65
07/05/13	CRAWFORD - JR, RAYMOND	497.81
07/05/13	EVANS, CHRISTINE	1,430.28
07/05/13	GLASS, JEAN	2,151.73
07/05/13	HER, PETER	40.50
07/05/13	HOFMEISTER, MARY	1,139.06
07/05/13	HOFMEISTER, TIMOTHY	454.52
07/05/13	KELLEY, CAITLIN	871.75
07/05/13	KULHANEK-DIONNE, ANNE	438.50
07/05/13	MUSKAT, JULIE	205.00
07/05/13	PELOQUIN, PENNYE	661.93
07/05/13	VANG, TIM	372.00
07/05/13	VUE, LOR PAO	264.68
07/05/13	ZIELINSKI, JUDY	30.80
07/05/13	AICHELE, MEGAN	258.38
07/05/13	ANDERSON, ALYSSA	226.63
07/05/13	ANDERSON, JOSHUA	485.00
07/05/13	BAETZOLD, SETH	117.50
07/05/13	BAUDE, SARAH	50.88
07/05/13	BESTER, MICHAEL	69.00
07/05/13	BRUSOE, AMY	651.97
07/05/13	BUCKLEY, BRITTANY	682.25
07/05/13	BUTLER, ANGELA	117.00
07/05/13	CRANDALL, KRISTA	556.50
07/05/13	DEMPSEY, BETH	31.56
07/05/13	DUNN, RYAN	1,073.39
07/05/13	EHLE, DANIEL	260.26
07/05/13	ERICKSON-CLARK, CAROL	37.12
07/05/13	ERICSON, RACHEL	93.00

07/05/13	FLORES, LUIS	44.00
07/05/13	FONTAINE, KIM	634.63
07/05/13	FOX, KELLY	60.00
07/05/13	FRAMPTON, SAMANTHA	400.75
07/05/13	GADOW, VERONIKA	510.54
07/05/13	GIEL, NICOLE	52.94
07/05/13	GRAY, MEGAN	636.95
07/05/13	GRUENHAGEN, LINDA	222.25
07/05/13	HASSAN, KIANA	202.25
07/05/13	HEINRICH, SHEILA	366.02
07/05/13	HOLMBERG, LADONNA	506.01
07/05/13	HORWATH, RONALD	2,772.88
07/05/13	JOHNSON, BARBARA	305.60
07/05/13	JOYER, ANTHONY	66.60
07/05/13	KOHLER, ROCHELLE	74.00
07/05/13	KOZDROJ, GABRIELLA	50.00
07/05/13	LAMEYER, BRENT	181.25
07/05/13	LAMEYER, ZACHARY	464.56
07/05/13	LAMSON, ELIANA	27.00
07/05/13	MCCOMAS, LEAH	168.00
07/05/13	NADEAU, KELLY	42.75
07/05/13	NADEAU, TAYLOR	317.96
07/05/13	NITZ, CARA	154.00
07/05/13	NORTHOUSE, KATHERINE	385.40
07/05/13	POVLITZKI, MARINA	19.00
07/05/13	PROESCH, ANDY	1,147.05
07/05/13	RESENDIZ, LORI	2,402.01
07/05/13	RICHTER, DANIEL	113.40
07/05/13	ROLLERSON, TERRANCE	15.00
07/05/13	SCHREIER, ROSEMARIE	301.25
07/05/13	SCHUNEMAN, GREGORY	448.45
07/05/13	SMITH, ANN	123.30
07/05/13	SMITH, CASEY	373.48
07/05/13	SMITLEY, SHARON	330.25
07/05/13	SYME, ABBEY	101.88
07/05/13	SYME, LAUREN	111.74
07/05/13	THORWICK, MEGAN	36.75
07/05/13	TREPANIER, TODD	201.25
07/05/13	TRUE, ANDREW	582.24
07/05/13	TUPY, HEIDE	68.70
07/05/13	TUPY, MARCUS	71.25
07/05/13	WARNER, CAROLYN	158.40
07/05/13	WEINHAGEN, SHELBY	136.00
07/05/13	YUNKER, JOSEPH	64.00
07/05/13	BOSLEY, CAROL	94.50
07/05/13	HITE, ANDREA	297.00
07/05/13	LANGER, KAYLYN	91.38
07/05/13	BORCHERT, JONATHAN	212.50
07/05/13	CRAWFORD, SHAWN	480.00
07/05/13	DOUGLASS, TOM	2,102.43
07/05/13	DYER, KATELYN	76.50
07/05/13	MAIDMENT, COLIN	184.88

	07/05/13	MALONEY, SHAUNA	349.25
	07/05/13	PRINS, KELLY	1,871.89
	07/05/13	REILLY, MICHAEL	1,962.59
	07/05/13	SINDT, DARIEN	212.50
	07/05/13	SPEARS, SHYTIANA	261.38
	07/05/13	THOMPSON, BENJAMIN	348.50
	07/05/13	COUNTRYMAN, BRENDA	1,280.00
	07/05/13	SWANSON, CHRIS	1,548.99
	07/05/13	AICHELE, CRAIG	2,231.39
	07/05/13	PRIEM, STEVEN	2,448.89
	07/05/13	WOEHRLE, MATTHEW	2,399.09
	07/05/13	BERGO, CHAD	2,741.49
	07/05/13	FOWLDS, MYCHAL	4,072.29
	07/05/13	FRANZEN, NICHOLAS	2,789.40
9989413	07/05/13	CHRISTOPHER, KYLE	336.00
9989414	07/05/13	O'BRIEN, ELIZABETH	93.00
9989415	07/05/13	SCHREIER, ABIGAIL	340.86
9989416	07/05/13	SCHREIER, ZACHARY	255.00
9989417	07/05/13	SCOTT, HALEY	110.90
9989418	07/05/13	SKUNES, KELLY	729.38
9989419	07/05/13	SMITH, JEROME	91.00
9989420	07/05/13	WALES, ABIGAIL	274.33
9989421	07/05/13	RANGEL, SAMANTHA	94.00
9989422	07/05/13	CUSICK, JESSICA	318.75
9989423	07/05/13	STEFFEN, MICHAEL	102.00
			588,035.45

**Check Register  
City of Maplewood**

07/12/2013

Check	Date	Vendor	Description	Amount	
90281	07/11/2013	02464	US BANK	FUNDS FOR ATMS	10,000.00
90282	07/16/2013	00111	ANIMAL CONTROL SERVICES	PATROL HOURS 6/17 - 6/30	1,382.50
90283	07/16/2013	00223	BRODIN STUDIOS, INC.	RETIREMENT PLAQUE - BOHL	280.00
90284	07/16/2013	05028	ENERGY ALTERNATIVES SOLAR, LLC	CITY HALL SOLAR SYSTEM LEASE-JULY	397.00
	07/16/2013	05028	ENERGY ALTERNATIVES SOLAR, LLC	MCC SOLAR SYSTEM LEASE - JULY	369.00
90285	07/16/2013	01202	NYSTROM PUBLISHING CO INC	MAPLEWOOD MONTHLY - JULY	7,454.41
90286	07/16/2013	01819	PAETEC	LOCAL PHONE SERVICE 05/15 - 06/14	721.96
90287	07/16/2013	01337	RAMSEY COUNTY-PROP REC & REV	911 DISPATCH SERVICES - JUNE	28,851.06
	07/16/2013	01337	RAMSEY COUNTY-PROP REC & REV	FLEET SUPPORT FEE - JUNE	458.64
90288	07/16/2013	01409	S E H	ENGINEERING FEES PD EXPANSION PROJ	8,992.55
	07/16/2013	01409	S E H	ENGINEERING FEES PD EXPANSION PROJ	6,646.77
90289	07/16/2013	03178	SCIENCE EXPLORERS, INC.	INSTRUCTION FOR DAYCAMP	230.00
90290	07/16/2013	02274	SPRINT	SPRINT SRVS 05/15 - 06/14	5,439.68
90291	07/16/2013	01574	T A SCHIFSKY & SONS, INC	BITUMINOUS PURCHASES~	817.39
	07/16/2013	01574	T A SCHIFSKY & SONS, INC	RECYCLED BASE - TEMP ROAD AT PD	791.99
90292	07/16/2013	04192	TRANS-MEDIC	EMS BILLING - JUNE	3,272.86
90293	07/16/2013	01974	BLUE CROSS REFUNDS	REFUND FOR TRANS MEDIC	278.06
90294	07/16/2013	03486	BUBERL BLACK DIRT INC	BLACK DIRT FOR TOM KELLY FIELD	192.38
90295	07/16/2013	03310	CDW GOVERNMENT INC	SMARTNET RENEWAL/NETWORK EQUIP	9,051.78
90296	07/16/2013	00279	CEMSTONE PRODUCTS CO.	CONCRETE FOR 3003 MEYER CT	654.08
90297	07/16/2013	05203	DANCE & ENTERTAINMENT, LLC	INSTRUCTION OF LINE DANCE	241.80
90298	07/16/2013	00412	DONALD SALVERDA & ASSOCIATES	BOOKS FOR MANAGEMENT CLASS	89.71
90299	07/16/2013	05207	EQUIFAX INFORMATION SERVICES	APPLICANT BACKGROUND CHECKS	50.11
90300	07/16/2013	01401	FIRST STUDENT INC	DAY CAMP BUS FEE - HOIDAY INN MPLS	290.00
	07/16/2013	01401	FIRST STUDENT INC	DAY CAMP BUS FEE - STARS & STRIKES	227.50
	07/16/2013	01401	FIRST STUDENT INC	DAY CAMP BUS FEE - PUMP IT UP	165.00
90301	07/16/2013	04337	GARY CARLSON EQUIPMENT	TRASH PUMP RENTAL-ROSELAWN POND	996.08
90302	07/16/2013	03906	GOODMANSON CONSTRUCTION, INC.	CONCRETE WORK AT 1902	10,203.00
90303	07/16/2013	00671	HIRSHFIELD'S	FIELDMARK WHITE TOTE FOR FIELDS	1,469.53
90304	07/16/2013	03597	MARY JO HOFMEISTER	REIMB FOR MILEAGE 5/23 - 7/8	13.84
90305	07/16/2013	00827	L M C I T	CLAIM DEDUCTIBLE C0009643	5,552.89
90306	07/16/2013	02336	M A TAYLOR INC	FITNESS CONSULTANT SRVS 2ND QTR	1,100.00
90307	07/16/2013	05222	MARTIN-MCALLISTER	PUBLIC SAFETY ASSESSMENT FOR PD	1,300.00
90308	07/16/2013	03910	METRO MECH CONTRACTORS, INC.	REPAIR HEATING CIRCULATION PUMP	5,279.37
90309	07/16/2013	04193	MIDAMERICA AUCTIONS, INC.	FORFEITED VEHICLE STORAGE - MAY	2,400.00
90310	07/16/2013	00993	MID-AMERICA BUSINESS SYSTEMS	SCANNING OF HOUSE FILES - CYCLE 10	4,803.37
	07/16/2013	00993	MID-AMERICA BUSINESS SYSTEMS	SCANNING OF HOUSE FILES - CYCLE 7	4,792.23
	07/16/2013	00993	MID-AMERICA BUSINESS SYSTEMS	SCANNING OF HOUSE FILES - CYCLE 9	4,788.75
	07/16/2013	00993	MID-AMERICA BUSINESS SYSTEMS	SCANNING OF HOUSE FILES - CYCLE 8	4,528.84
90311	07/16/2013	04966	MIDWAY FORD	SPECIAL ORDER PAINT FOR NEW TRUCK	544.00
90312	07/16/2013	00001	ONE TIME VENDOR	REFUND J HOLLMAN - CAMP	370.00
90313	07/16/2013	00001	ONE TIME VENDOR	REFUND J HARRIS - CAMP	185.00
90314	07/16/2013	00001	ONE TIME VENDOR	REFUND S MORGAN - CAMP	185.00
90315	07/16/2013	00001	ONE TIME VENDOR	REFUND B FYKSEN - KARATE	63.00
90316	07/16/2013	04276	PARTNERS IN EDUCATION INC	INSTRUCTION ART CLASSES 3/28-5/2	816.00
	07/16/2013	04276	PARTNERS IN EDUCATION INC	INSTRUCTION ART CLASSES 1/17-2/21	624.00
	07/16/2013	04276	PARTNERS IN EDUCATION INC	INSTRUCTION ART CLASSES 3/30-5/4	576.00
	07/16/2013	04276	PARTNERS IN EDUCATION INC	INSTRUCTION ART CLASSES 1/19-2/23	288.00
90317	07/16/2013	01359	REGAL AUTO WASH BILLING	VEHICLE WASHES - JUNE	102.00
90318	07/16/2013	00198	ST PAUL REGIONAL WATER SRVS	WATER UTILITY	80.88
90319	07/16/2013	04154	TARGET SOLUTIONS	TRAINING ON LINE 7/1/13 - 6/30/14	4,845.00
90320	07/16/2013	01597	THECO INC.	SCREENER RENTAL	3,078.00
90321	07/16/2013	04104	TRANE U.S. INC.	MCC EQUIP UPGRADE APPLICATION #3	65,270.25
90322	07/16/2013	01649	TRI-STATE BOBCAT, INC.	CHAINSAW/CHAPS/CHAIN & PARTS	1,163.87
90323	07/16/2013	04357	UNIVERSAL HOSPITAL SRVS, INC.	EQUIP REPAIR & UPDATE	175.50
90324	07/16/2013	02464	US BANK	PAYING AGENT FEES	425.00
90325	07/16/2013	04381	ZEUS AND COMPANY - NORTH	FOOD FOR POLICE K9'S	969.60

214,335.23

45 Checks in this report.

**CITY OF MAPLEWOOD**  
**Disbursements via Debits to Checking account**

Settlement			
<u>Date</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
7/8/2013	MN State Treasurer	Drivers License/Deputy Registrar	55,612.60
7/8/2013	MN Dept of Natural Resources	DNR electronic licenses	2,320.95
7/8/2013	U.S. Treasurer	Federal Payroll Tax	107,236.40
7/8/2013	P.E.R.A.	P.E.R.A.	88,477.76
7/8/2013	ICMA (Vantagepointe)	Deferred Compensation	29,569.50
7/8/2013	ING - State Plan	Deferred Compensation	128,875.22
7/9/2013	MN State Treasurer	Drivers License/Deputy Registrar	26,729.61
7/9/2013	MidAmerica - ING	HRA Flex plan	15,714.18
7/9/2013	Labor Unions	Union Dues	1,875.70
7/9/2013	MN State Treasurer	State Payroll Tax	21,557.17
7/10/2013	MN State Treasurer	Drivers License/Deputy Registrar	45,913.30
7/11/2013	MN State Treasurer	Drivers License/Deputy Registrar	33,041.89
7/12/2013	MN State Treasurer	Drivers License/Deputy Registrar	40,270.13
7/12/2013	MN Dept of Natural Resources	DNR electronic licenses	1,779.00
7/12/2013	Optum Health	DCRP & Flex plan payments	3,957.17
			602,930.58

## MEMORANDUM

TO: Charles Ahl, City Manager  
 FROM: Michael Martin, AICP, Planner  
 David Fisher, Interim Community Development Director  
 SUBJECT: **Conditional Use Permit Review, All Metro Glass**  
 LOCATION: 1357 Cope Avenue  
 DATE: July 16, 2013

### INTRODUCTION

The conditional use permit (CUP) for All Metro Glass at 1357 Cope Avenue is due for its annual review. The CUP allows for a window and door fabrication/installation business. In addition to the CUP, the city council at its meeting on July 25, 2011 approved a parking reduction for this site and design and landscaping plans.

### BACKGROUND

On July 25, 2011, the city council approved a conditional use permit, a parking reduction of 66 spaces and design and landscaping plans.

On July 23, 2012, the city council reviewed the CUP and agreed to review it again in one year

### Code Requirement

Section 44-1100(a) of the zoning code states that CUPs shall be reviewed by the city council within one year of approval. At the one-year review, the council may specify an indefinite term for a subsequent review or a specific term not to exceed five years.

### DISCUSSION

All Metro Glass has completed all construction and landscaping. There is a decorative screening wall still to be completed. Mike McGrath, vice president of operations, stated to city staff that the wall will be complete in six weeks. Staff has not heard any neighborhood complaints or concerns. Staff recommends reviewing this permit again in one year to ensure the landscaping has survived and all other conditions of approval continue to be met.

### RECOMMENDATION

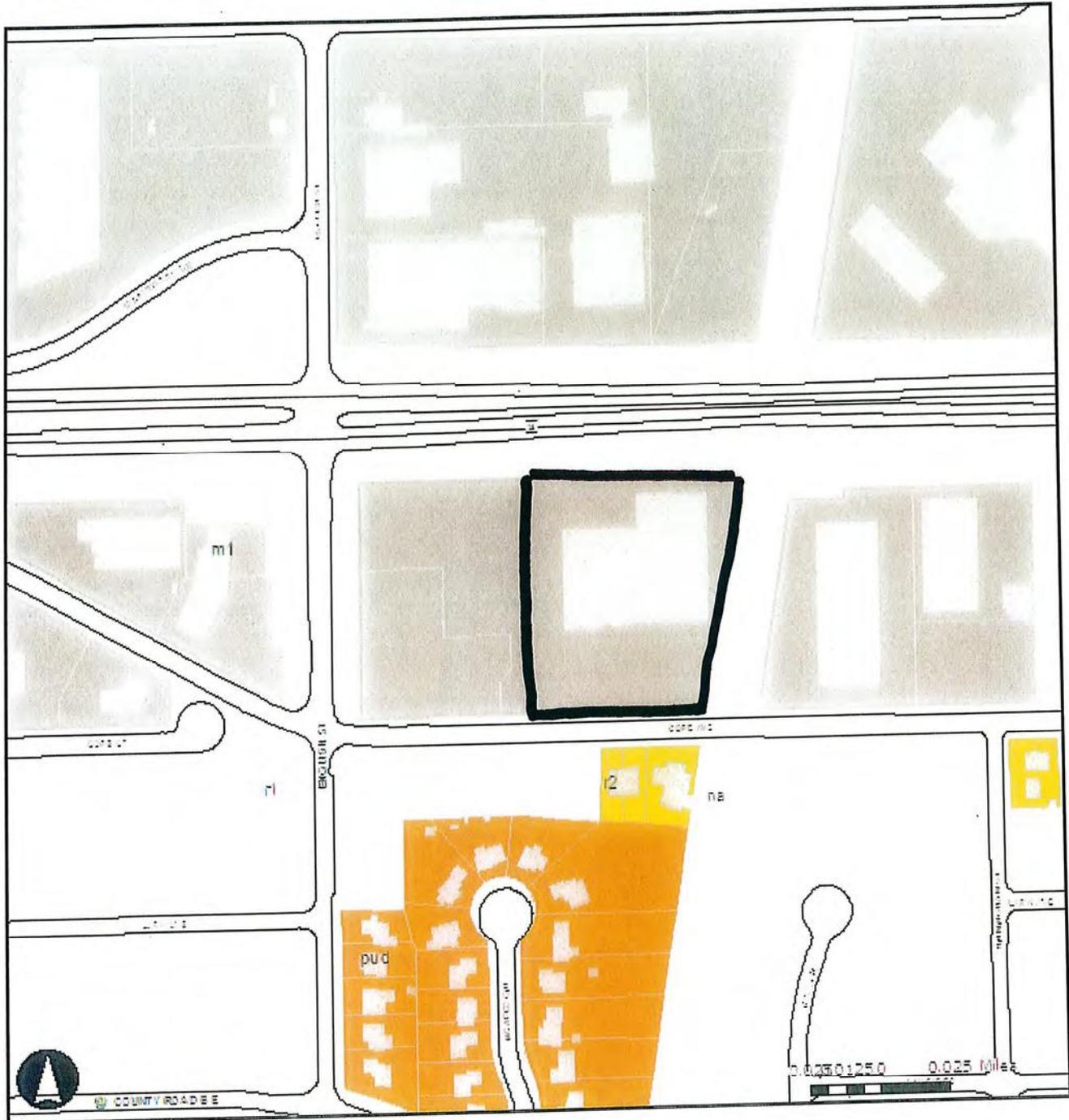
Review the conditional use permit All Metro Glass in one year.

p:\sec10\All Metro Glass CUP Review\_072213

Attachments:

1. Location/Zoning Map
2. Land Use Plan Map
3. Site/Landscaping Plan
4. City Council Minutes, July 25, 2011
5. CUP Resolution

# 1357 Cope Avenue



**Copyright**

**MaplewoodBaseMap**

Chad Bergo

Parcels: This data set is available to everyone. Fees and policy are published in the Ramsey County Fee Schedule. Charges are variable and are subject to change. See the Ramsey County Fee Schedule for specific information on fees and policy.





**MINUTES**  
**MAPLEWOOD CITY COUNCIL**  
7:00 p.m., Monday, July 25, 2011  
Council Chambers, City Hall  
Meeting No. 14-11

**J. NEW BUSINESS**

**2. Approval of Conditional Use Permit Revision, Parking Reduction Waiver and Design Review Former Corner Kick Soccer Center, 1357 Cope Avenue**

Senior Planner Ekstrand gave the report. Planning Commissioner Al Bierbaum spoke. Matt Ledvina from the Community Design Review Board addressed the council. Mike McGrath, owner of the building located at 1357 Cope Avenue addressed the council.

Councilmember Nephew moved to approve the Conditional Use Permit Revision, Parking Reduction Waiver and Design Review Former Corner Kick Soccer Center, 1357 Cope Avenue with the following condition added. The uses of the building shall be restricted to those that would generate the amount of parking that is available on the site.

Seconded by Councilmember Llanas Ayes – All

The motion passed.

**CONDITIONAL USE PERMIT REVISION  
RESOLUTION**

WHEREAS, Mike McGrath requested a revision to the conditional use permit for the former Corner Kick Soccer Center to make exterior building and site renovations because the proposed building improvements are taking place within 350 feet of residential property.

WHEREAS, Section 44-637(b) of the city ordinances requires a conditional use permit for any building or exterior use in the M-1 zoning district if it is within 350 feet of a residential district.

WHEREAS, this permit applies to the property at 1357 Cope Avenue legally described as:

10-29-22-32-00-14

IN SECTION 10, TOWNSHIP 29, RANGE 22, EXCEPT WEST 398 FT; THE PARTS OF HWY 36 & WEST RAILROAD R/W (Bruce Vento Trail) OF THE NW ¼ OF SW 14 (SUBJECT TO ROAD)

WHEREAS, the history of this conditional use permit revision is as follows:

1. On July 5, 2011, the planning commission held a public hearing. The city staff published a notice in the paper and sent notices to the surrounding property owners. The planning commission gave persons at the hearing a chance to speak and present written statements. The commission also considered reports and recommendations of the city staff. The planning commission recommended that the city council approve the conditional use permit revision.
2. On July 25, 2011 the city council discussed the proposed conditional use permit revision. They considered reports and recommendations from the planning commission and city staff.

NOW, THEREFORE, BE IT RESOLVED that the city council approves the above-described conditional use permit revision for the following reasons:

1. The use would be located, designed, maintained, constructed and operated to be in conformity with the City's Comprehensive Plan and Code of Ordinances.
2. The use would not change the existing or planned character of the surrounding area.
3. The use would not depreciate property values.
4. The use would not involve any activity, process, materials, equipment or methods of operation that would be dangerous, hazardous, detrimental, disturbing or cause a nuisance to any person or property, because of excessive noise, glare, smoke, dust, odor, fumes, water or air pollution, drainage, water run-off, vibration, general unsightliness, electrical interference or other nuisances.
5. The use would not exceed the design standards of any affected street.
6. The use would be served by adequate public facilities and services, including streets, police and fire protection, drainage structures, water and sewer systems, schools and parks.
7. The use would not create excessive additional costs for public facilities or services.
8. The use would maximize the preservation of and incorporate the site's natural and scenic features into the development design.

9. The use would cause no more than minimal adverse environmental effects.

Approval is subject to the following conditions:

1. All construction shall follow the plans date-stamped May 17, 2011. The city council shall review any major changes proposed. Staff may approve minor changes.
2. The city council shall review this permit in one year.
3. The applicant shall comply with all conditions of the city engineer, building official and fire marshal.
4. The applicant shall revise the landscaping plan for staff approval to provide for a visual buffer along the frontage of the property between the two driveways to block headlights from shining into neighboring properties. This buffer shall be at least three to four feet tall.
5. Site lights and noise shall be controlled to follow the requirements of the city ordinance.
6. This permit includes a parking waiver for the applicant to provide 60 parking spaces with the potential for 23 additional future spaces. If further spaces are needed, the applicant shall restripe the parking lot to provide at least 15 additional spaces at the ends of the proposed parking rows.

The Maplewood City Council adopted this resolution on July 25, 2011.

## MEMORANDUM

TO: Charles Ahl, City Manager  
FROM: Michael Martin, AICP, Planner  
Dave Fisher, Interim Community Development Director  
SUBJECT: **Conditional Use Permit Review, South Metro Human Services Mental Health Care Facility**  
LOCATION: 1111 Viking Drive  
DATE: July 16, 2013

### INTRODUCTION

The conditional use permit (CUP) for South Metro Human Services at 1111 Viking Drive is due for its annual review. The CUP allows South Metro Human Services to operate the Community Foundations program, a mental health care facility with temporary housing for 16 patients, at the former Ethan Allen furniture store. The city ordinance required a CUP for the housing portion of this proposal. The counseling, clinic and office uses are allowed by ordinance.

### BACKGROUND

On July 25, 2011, the city council approved a conditional use permit, a parking reduction of 21 spaces and design and landscaping plans.

On July 23, 2012, the city council reviewed the CUP and agreed to review it again in one year.

### Code Requirement

Section 44-1100(a) of the zoning code states that CUPs shall be reviewed by the city council within one year of approval. At the one-year review, the council may specify an indefinite term for a subsequent review or a specific term not to exceed five years.

### DISCUSSION

South Metro Human Services has completed all of its renovation work and has occupied the building. Staff is not aware of any neighborhood complaints or concerns at this point. During staff's inspection of the site it found two trash containers in the driveway. The July 25, 2011 design approval for this project contained the following condition:

*"As required by ordinance, if outdoor trash storage is used in the future, the applicant must provide a screening enclosure to keep the dumpster in. The location and design plans shall be subject to staff approval."*

Staff will work with the applicant to ensure a trash enclosure is built and it is recommended the council review this permit again in one year.

### RECOMMENDATION

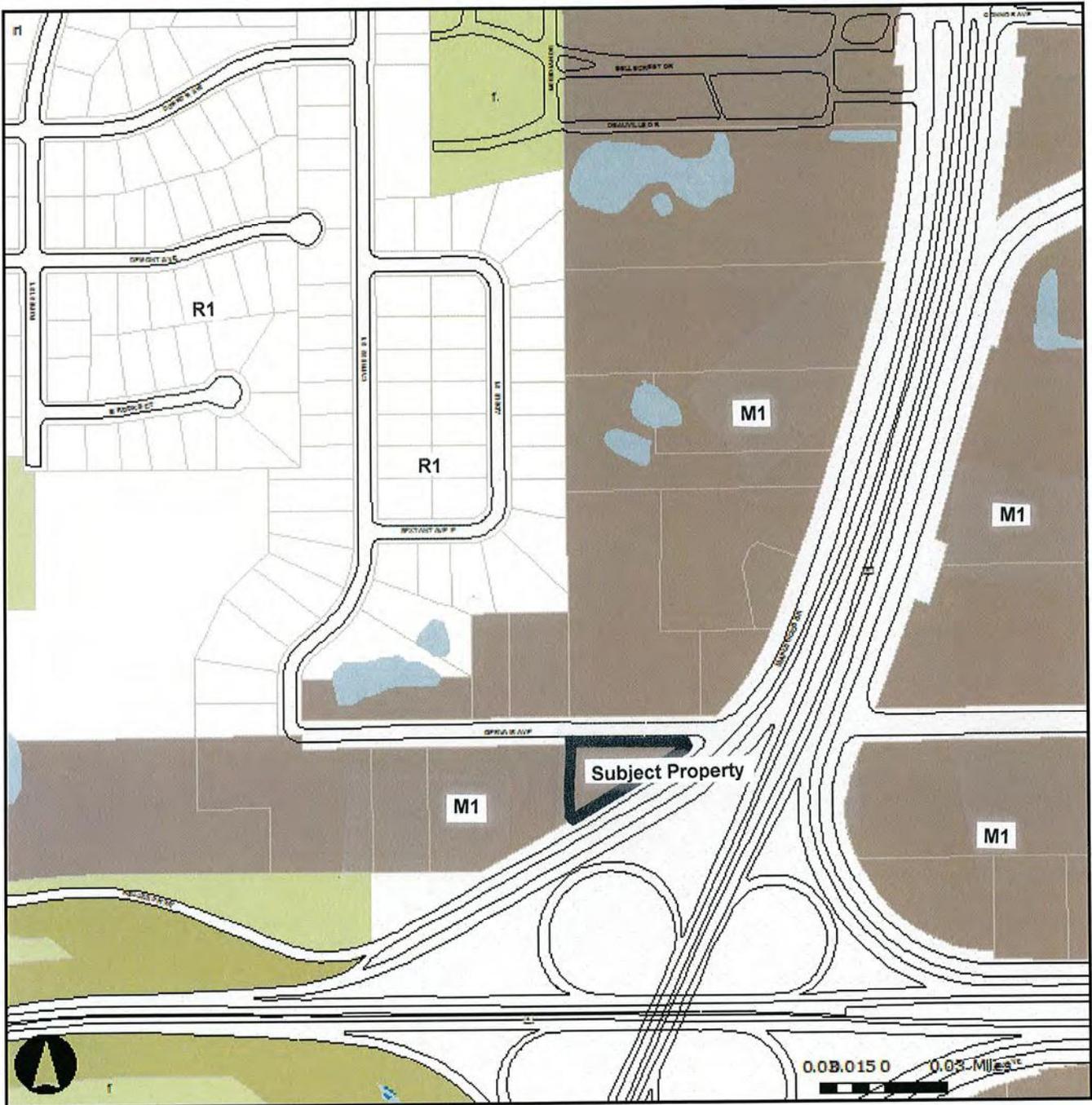
Review the conditional use permit for South Metro Human Services again in one year.

p:\sec9\South Metro CUP Review\_072213

Attachments:

1. Location/Zoning Map
2. Land Use Plan Map
3. Site Plan
4. City Council Minutes, July 25, 2011

# Location/Zoning Map



**Copyright**

**MaplewoodBaseMap**

Chad Bergo

Parcels: This data set is available to everyone. Fees and policy are published in the Ramsey County Fee Schedule. Charges are variable and are subject to change. See the Ramsey County Fee Schedule for specific information on fees and policy.

# Kohlman Lake - Future Land Use Map

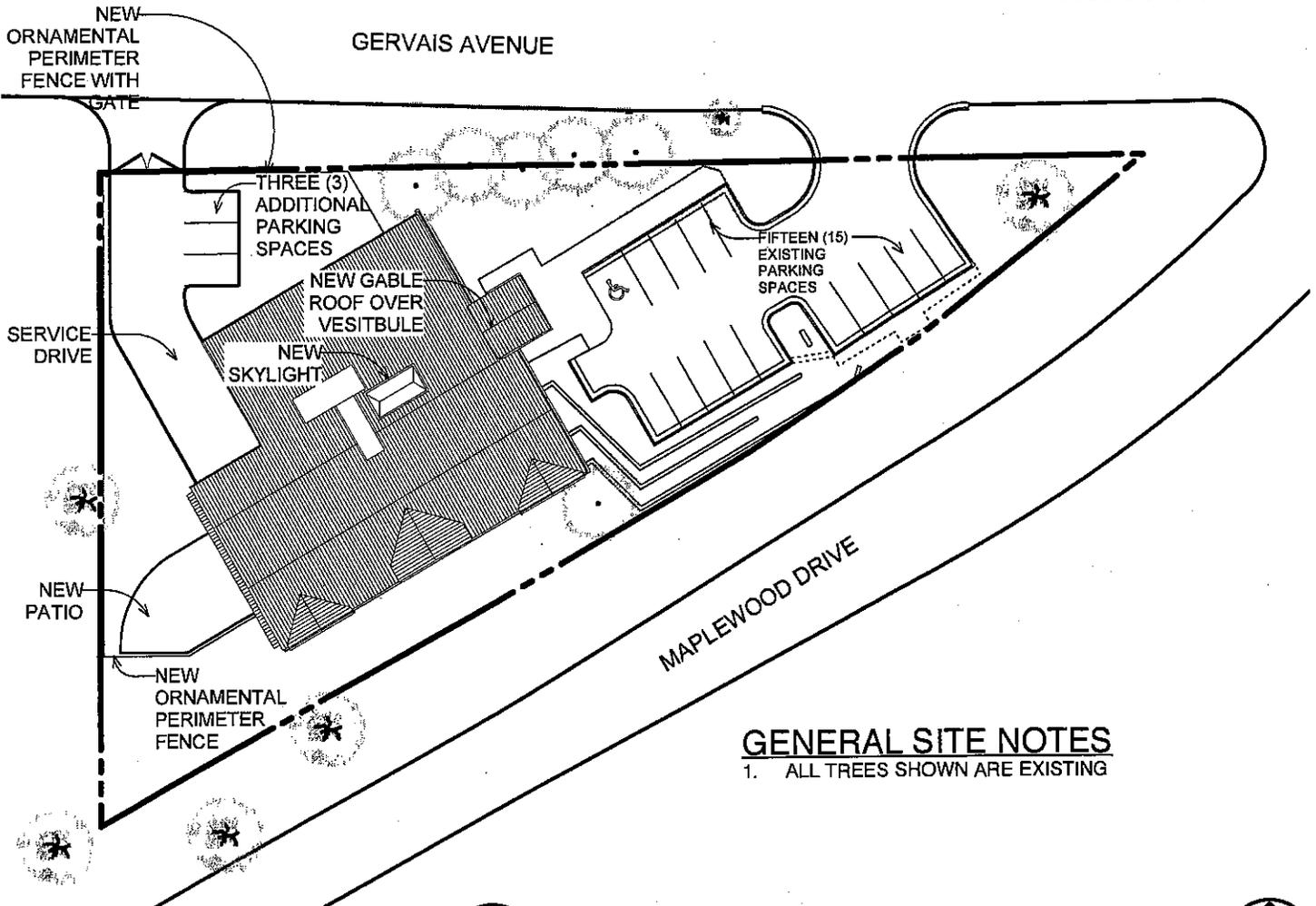
-  Rural/ Low Density Residential (0.5 - 1.5 Units per Acre)
-  Low Density Residential (2.6 - 6.0 Units per Acre)
-  Medium Density Residential (6.1 - 10.0 Units per Acre)
-  High Density Residential (10.1 - 25.0 Units per Acre)
-  Mixed Use (6.0 - 31.0 Units per Acre)

-  Commercial
-  Industrial
-  Government
-  Institutional
-  Park
-  Open Space
-  Water

**Neighborhoods**  
January 25, 2010



**PROPOSED  
COMMUNITY FOUNDATIONS  
1111 VIKING DRIVE**

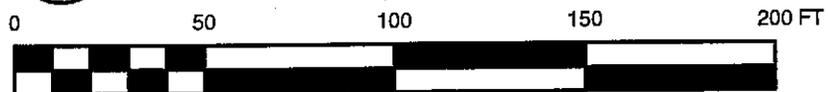


**GENERAL SITE NOTES**  
 1. ALL TREES SHOWN ARE EXISTING

1  
AS-1.1a

**NEW SITE PLAN**

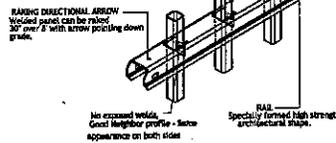
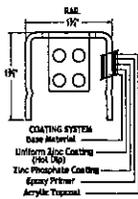
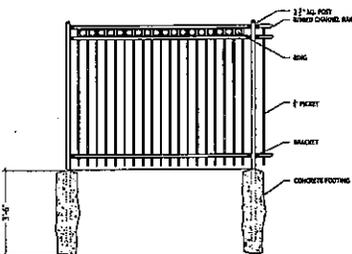
Scale: 1" = 50 ft



3  
AS-1.1a

**ORNAMENTAL METAL FENCE**

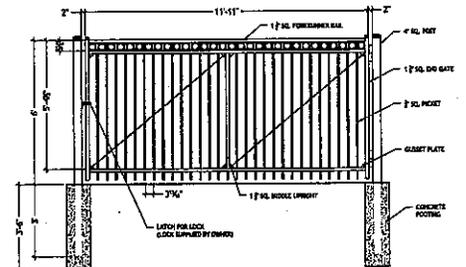
Scale: VARIES



2  
AS-1.1a

**ORNAMENTAL METAL SWING GATE**

Scale: 1/8" = 1'-0"



No.	Date	Appr	Revision Notes	Design Firm <b>WINNING WENDE ASSOCIATES, INC.</b> 275 FOURTH STREET EAST, SUITE 620 SAINT PAUL, MN 55101 PHONE: 651.221.0915 FAX: 651.222.8259	Project Title <b>SOUTH METRO HUMAN SERVICES COMMUNITY FOUNDATIONS RELOCATION</b> 1111 VIKING DRIVE EAST MAPLEWOOD, MN 55109	Project Manager SM	Project ID 2009-04
▲						Drawn By SM	Scale
						Reviewed By RL	Drawing No AS-1.1a
						Date 20110222	
						CAD File Name 2009-01-South_Metro-Maplewood 3.vwx	

NOT FOR CONSTRUCTION

**MINUTES**  
**MAPLEWOOD CITY COUNCIL**  
7:00 p.m., Monday, July 25, 2011  
Council Chambers, City Hall  
Meeting No. 14-11

**J. NEW BUSINESS**

**3. Approval of Conditional Use Permit, Design Review and Parking Reduction  
Authorization for South Metro Human Services Mental Health Care Facility, 1111  
Viking Drive**

Senior Planner Ekstrand gave the report. Planning Commissioner Al Bierbaum spoke. Matt Senior Planner Ekstrand gave the staff report. Matt Ledvina from the Community Design Review Board addressed the council. Planning Commissioner Al Bierbaum spoke. The following people spoke:

1. Ken Frigstad, Maplewood
2. John Wycoff, Maplewood
3. Bob Zick, North St. Paul
4. Don Huot, Maplewood
5. Terry Schneider, Conditional Use Permit Applicant
6. Dick Seppala, Maplewood
7. Ken Frigstad, Maplewood – second appearance

Councilmember Llanas moved to approve the Conditional Use Permit, Design Review and Parking Reduction Authorization for South Metro Human Services Mental Health Care Facility, 1111 Viking Drive as amended.

**RESOLUTION 11-7-602A**  
**CONDITIONAL USE PERMIT**

WHEREAS, South Metro Human Services has applied for a conditional use permit to operate the Community Foundations program, a mental health care facility with temporary housing for 16 patients.

WHEREAS, Section 44-1092(3) of the city ordinances requires a conditional use permit for residential programs in zoning districts where they are not specifically prohibited.

WHEREAS, this permit applies to the property located at 1111 Viking Drive. The legal description is:

The North 55 rods of the West 32 rods of the Southeast  $\frac{1}{4}$  of Section 9, Township 29, Range 22, except portions taken by the State of Minnesota for highway purposes. Above property is subject to a cartway over and across North 16 feet, more or less, thereof.

WHEREAS, the history of this conditional use permit is as follows:

1. On July 5, 2011, the planning commission held a public hearing. The city staff published a notice in the paper and sent notices to the surrounding property owners. The planning commission gave everyone at the hearing a chance to speak and present written statements. The planning commission also considered the report and recommendation of city staff. The planning commission recommended that the city council approve this permit.

2. On July 25, 2011, the city council considered reports and recommendations of the city staff and planning commission.

NOW, THEREFORE, BE IT RESOLVED that the city council approved the above-described conditional use permit, because:

1. The use would be located, designed, maintained, constructed and operated to be in conformity with the City's Comprehensive Plan and this Code.
2. The use would not change the existing or planned character of the surrounding area.
3. The use would not depreciate property values.
4. The use would not involve any activity, process, materials, equipment or methods of operation that would be dangerous, hazardous, detrimental, disturbing or cause a nuisance to any person or property, because of excessive noise, glare, smoke, dust, odor, fumes, water or air pollution, drainage, water run-off, vibration, general unsightliness, electrical interference or other nuisances.
5. The use would not exceed the design standards of any affected street.
6. The use would be served by adequate public facilities and services, including streets, police and fire protection, drainage structures, water and sewer systems, schools and parks.
7. The use would not create excessive additional costs for public facilities or services.
8. The use would maximize the preservation of and incorporate the site's natural and scenic features into the development design.
9. The use would cause no more than minimal adverse environmental effects.

Approval is subject to the following conditions:

1. All construction shall follow the site plan approved by the city. Staff may approve minor changes.
2. The proposed use must be substantially started within one year of council approval or the permit shall become null and void. The council may extend this deadline for one year.
3. The city council shall review this permit in one year.
4. Before the applicant obtains a building permit, they shall sign an agreement with the city agreeing to pay an annual assessment of \$1,000 per year for ten years to defray the cost of police calls to the facility.

5. Additional housing units cannot be added without a revision of this permit.
6. The applicant shall provide on-site staffing 24 hours a day and 365 days a year, this is to ensure the health and safety of the residents in accordance with Minnesota Statute Section 245A.11.
7. This conditional use permit is granted based on the pertinent requirements of federal and state laws, which are Minnesota Statute Section 245A.11 and the requirements of the FHA, the FHAA and the ADA (the Fair Housing Act, the Fair Housing Act Amendment of 1988 and the American's with Disabilities Act) which all have requirements about accommodations for people with disabilities in various ways.

The Maplewood City Council approved this resolution on July 25, 2011.

Seconded by Councilmember Nephew Ayes – All

The motion passed.

## MEMORANDUM

TO: Charles Ahl, City Manager  
 FROM: Michael Martin, AICP, Planner  
 David Fisher, Interim Community Development Director  
 SUBJECT: **St. Paul's Priory Planned Unit Development Review**  
 DATE: July 16, 2013

### INTRODUCTION

The conditional use permit (CUP) for the St. Paul's Monastery planned unit development (PUD) at 2675 Larpenteur Avenue East is due for its annual review. The PUD allowed the development of the monastery property with the following uses:

- A 40-unit senior-housing apartment building to be operated by CommonBond Communities.
- A 50-unit town house development also to be built and operated by CommonBond.
- A conversion of the monastery to a family-violence shelter by the Tubman Family Alliance.
- A new monastery on the north end of the property.

### BACKGROUND

May 14, 2007: The city council approved this PUD and the preliminary plat for Century Trails Commons, the town house complex. Refer to the attached city council minutes.

February 12, 2008: The community design review board (CDRB) approved the design plans for the new monastery.

April 14, 2008: The city council approved the final plat for Century Trails Commons.

April 22, 2008: The CDRB approved the design plans for the Century Trails Commons town homes.

July 27, 2009: The city council approved the design plans and a revision to the PUD allowing unit sizes that are less than the required 580-square-foot minimum as stated in the zoning ordinance for the CommonBond Communities senior housing apartment building.

July 12, 2010: The city council approved revised landscape plans.

On July 26, 2010, the city council reviewed the CUP and agreed to review it again in one year.

On July 25, 2011, the city council reviewed the CUP and agreed to review it again in one year.

On July 23, 2012, the city council reviewed the CUP and agreed to review it again in one year.

On May 13, 2013, the city council approved a CUP revision to allow the Tubman Family Alliance to utilize the two upper floors in order to expand the shelter housing and services.

## **Code Requirement**

Section 44-1100(a) of the zoning code states that CUPs shall be reviewed by the city council within one year of approval. At the one-year review, the council may specify an indefinite term for a subsequent review or a specific term not to exceed five years.

## **DISCUSSION**

The monastery, 50-unit Trails Edge Town Homes and 40-unit Century Trails Senior Housing Apartments are complete. The Tubman Family Alliance received council approval earlier this year to expand its shelter and services into the upper two floors of its buildings. Staff is not aware of any neighborhood complaints or concerns. The city council should review this permit in one year to check on the progress of the remaining elements of this PUD.

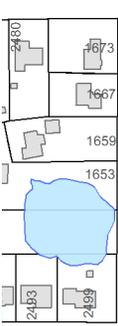
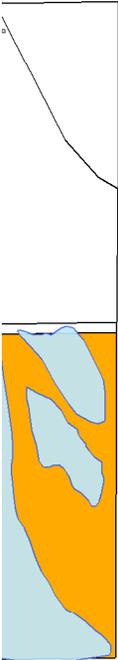
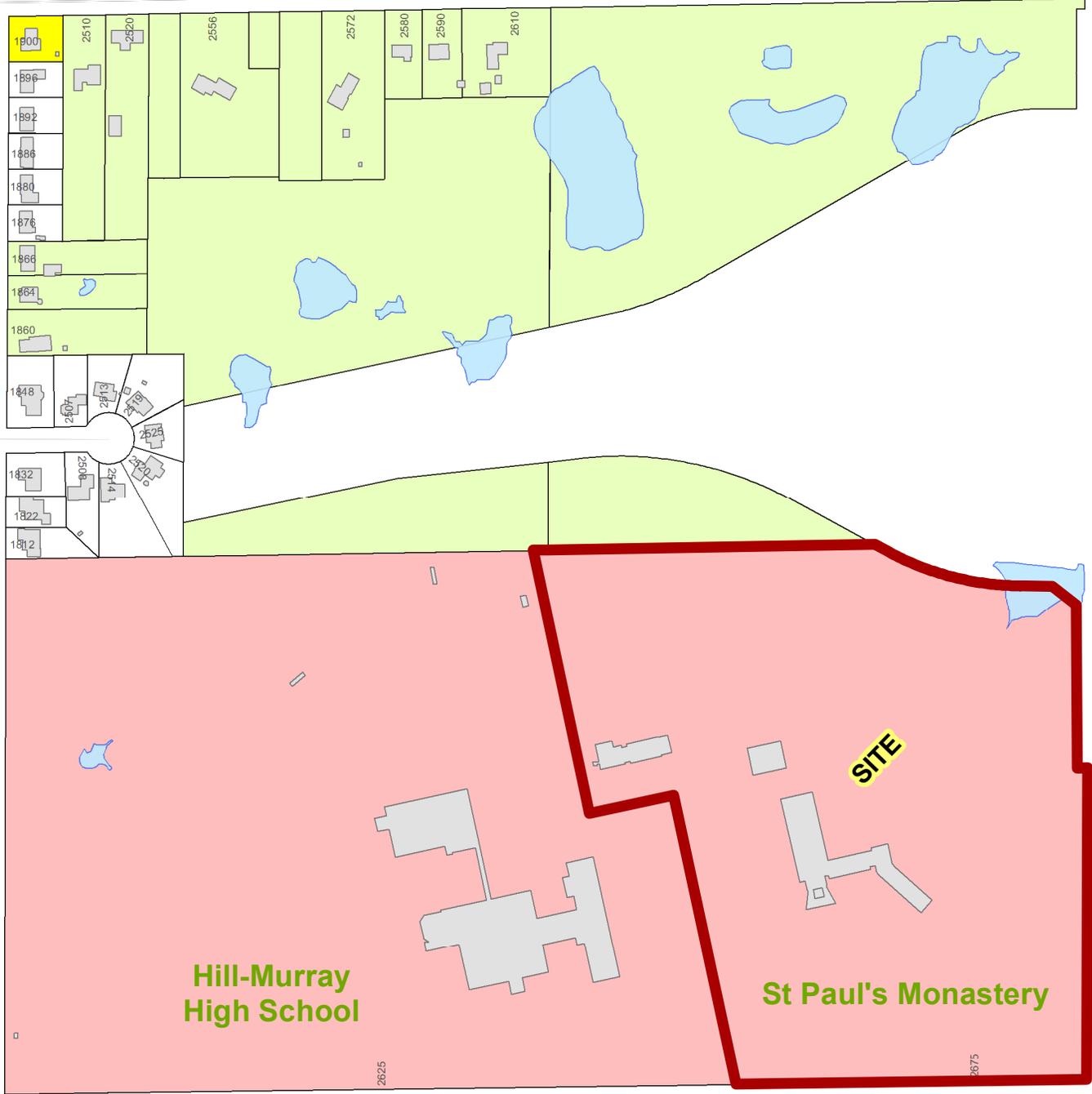
## **RECOMMENDATION**

Review the conditional use permit for the St. Paul's Monastery PUD in one year.

p:\sec13-29\Priory\priority pud annual rev\_072213

Attachments:

1. Location Map
2. May 14, 2007 City Council Minutes
3. July 27, 2009 City Council Minutes
4. May 13, 2013 City Council Minutes
5. Site Plan



**Location / Zoning Map**  
*2675 Larpenteur Ave E*  
*St Paul's Monastery*

**MINUTES  
MAPLEWOOD CITY COUNCIL**

7:00 p.m., Monday, May 14, 2007  
Council Chambers, City Hall  
Meeting No. 07-09

2. St. Paul's Monastery Redevelopment (Century and Larpenteur Avenues) Public Comment on this matter was taken at a Special City Council Meeting on May 7, 2007. Public Comment is now closed. Discussion is limited to City Council questions for City Staff.
  - a. Application for Conditional Use Permit for Planned Unit Development
  - b. Preliminary Plat for Century Trails Commons

Senior Planner Ekstrand presented the report and responded to questions from the council.

Ellen Higgins, in charge of development for Common Bond Communities, addressed the council regarding the proposed affordable housing.

Mayor Longrie thanked Ms. Higgins for her suggestion that a transportation task force be created to work toward increasing public transportation to this site. Mayor Longrie stated her support for increasing transportation on the site and creating a task force to look at these issues.

Councilmember Hjelle moved to adopt the following resolution approving a conditional use permit for a planned unit development for the Sisters of St. Benedict of St. Paul's Monastery.

**CONDITIONAL USE PERMIT RESOLUTION 07-05-071**

WHEREAS, the Sisters of St. Benedict of St. Paul's Monastery applied for a conditional use permit for a planned unit development to develop their 31.04-acre site with a 50-unit town house development; a 40-unit seniors housing apartment building; to convert the existing monastery building as a multi-use family-violence shelter with 37 housing units, offices and support facilities and to build a future monastery building on the north end of their property.

WHEREAS, Section 44-1092(3) of the city ordinances requires a conditional use permit for institutions of any educational, philanthropic and charitable nature.

WHEREAS, this permit applies to the property located at 2675 Larpenteur Avenue. The legal description is:

That part of the South ½ of the Southeast Quarter of Section 13, Township 29, Range 22, Ramsey County, Minnesota lying east and north of a line described as beginning at a point on the south line of said Southeast Quarter of Section 13 985 feet west of the southeast corner of said Southeast Quarter of Section 13; thence 78 degrees 40 minutes to the right proceeding in a north-northwesterly direction for 620 feet to a point of curve; thence to the left on a curve having a radius of 100 feet a distance of 157.08 feet to a point of tangent; thence 90 degrees to the right, at right angles to the tangent to said curve at said point of

tangent, a distance of 450 feet; thence 90 degrees to the left a distance of 200 feet; thence 90 degrees to the right a distance of 225 feet, more or less, to the north line of said South ½ of the Southeast Quarter of Section 13.

Except that part of the Southeast Quarter of said Southeast Quarter of Section 13 which lies northeasterly of a line parallel with and distant 100 feet southwesterly of a line described as beginning at a point on the east line of said Section 13, distant 1324.13 feet north of the southeast corner thereof; thence run westerly at an angle of 90 degrees with said east section line for 186.63 feet; thence deflect to the right on a 10 degree curve, delta angle 29 degrees 20 minutes, for 293.33 feet; thence on tangent to said curve for 100 feet and there terminating;

together with all that part of the above described tract, adjoining and southerly of the above described strip, which lies easterly of a line run parallel with and distant 60 feet westerly of the following described line: Beginning at the point of intersection of the above described line with the east line of said Section 13; thence run southerly along the east line of said Section 13 for 540 feet and there terminating;

also together with a triangular piece adjoining and southerly of the first above described strip and westerly of the last described strip, which lies northeasterly of the following described line: From a point on the last described line, distant 150 feet southerly of its point of beginning, run westerly at right angles to said line for 60 feet to the point of beginning of the line to be described; thence run northwesterly to a point on the southerly boundary of the first above described strip, distant 100 feet westerly of its intersection with a line run parallel with and distant 33 westerly of the east line of said Section 13.

Which lies easterly, northerly and easterly of a line described as commencing at said southeast corner of the Southeast Quarter of Section 13; thence westerly, along said south line of the Southeast Quarter of Section 13, a distance of 832.02 feet to the point of beginning of the line to be described; thence deflecting to the right 78 degrees 40 minutes 00 seconds a distance of 750.06 feet; thence deflecting to the left 90 degrees 00 minutes 00 seconds a distance of 204.00 feet; thence deflecting to the right 90 degrees 00 minutes 00 seconds a distance of 638.98 feet to said north line of the south half of the Southeast Quarter of Section 13 and said line there terminating.

WHEREAS, the history of this conditional use permit is as follows:

1. On March 20, 2007, the planning commission held a public hearing. The city staff published a notice in the paper and sent notices to the surrounding property owners. The planning commission gave everyone at the hearing a chance to speak and present written statements. The planning commission also considered the reports and recommendation of city staff. The planning commission recommended that the city council approve this permit.
2. On May 7, 2007, the city council considered reports and recommendations of the city staff and planning commission.

NOW, THEREFORE, BE IT RESOLVED that the city council approve the above-described conditional use permit, because:

1. The use would be located, designed, maintained, constructed and operated to be in conformity with the City's Comprehensive Plan and Code of Ordinances.
2. The use would not change the existing or planned character of the surrounding area.
3. The use would not depreciate property values.
4. The use would not involve any activity, process, materials, equipment or methods of operation that would be dangerous, hazardous, detrimental, disturbing or cause a nuisance to any person or property, because of excessive noise, glare, smoke, dust, odor, fumes, water or air pollution, drainage, water run-off, vibration, general unsightliness, electrical interference or other nuisances.
5. The use would generate only minimal vehicular traffic on local streets and would not create traffic congestion or unsafe access on existing or proposed streets.
6. The use would be served by adequate public facilities and services, including streets, police and fire protection, drainage structures, water and sewer systems, schools and parks.
7. The use would not create excessive additional costs for public facilities or services.
8. The use would maximize the preservation of and incorporate the site's natural and scenic features into the development design.
9. The use would cause minimal adverse environmental effects.

Approval is subject to the following conditions:

1. This planned unit development shall follow the concept plans date-stamped January 11, 2007. These plans are considered concept plans because the applicant must submit design plans to the city for approval for the proposed apartments, town houses, future monastery; shelter and any other future use. Staff may approve minor changes.
2. This planned unit development does not give any approvals for Lot 1, Block 1 since this site has not been proposed for any future development and its future use is unknown. The development of this site would require a revision of this planned unit development and must comply with all city development requirements.
3. The proposed construction must be substantially started within one year of council approval or the permit shall become null and void.
4. The city council shall review this permit in one year.
5. The property owner shall be required to dedicate right of way for a roadway to be studied by the City Engineer during the next three to five year period. The final location of the roadway shall be studied by the City Engineer and reported with a recommendation to the city council. The final need for the roadway has not been determined but will likely be necessary if additional development occurs on this property in excess of that currently being proposed or at higher density levels than approved; and also if property sold includes a major expansion of uses that generate significant additional traffic to be generated at Hill-Murray.
6. The applicant must obtain all necessary and required permits from the Minnesota Department of Transportation, Ramsey County and the Ramsey-Washington Metro Watershed District.
7. The applicant must provide a right-turn lane on Century Avenue into the site, subject to MnDOT's approval.
8. The applicant shall comply with all requirements of the engineering reports by Erin Laberee and Michael Thompson dated February 22, 2007 and by R. Charles Ahl dated April 19, 2007.
9. The applicant shall install sidewalks wherever possible along Larpenteur Avenue.
10. Staff may approve minor changes to the plans.

Seconded by Councilmember Rossbach

A friendly amendment was added to the motion requiring the following conditions be included in the resolution:

11. Establish a neighborhood committee of no less than nine members whose membership composite shall be one representative from Hill-Murray administration or trustees, one day care parent from Maple Tree Day Care, one parent whose child



recommendation to the city council. The final need for the roadway has not been determined but will likely be necessary if additional development occurs on this property in excess of that currently being proposed or at higher density levels than approved; and also if property sold includes a major expansion of uses that generate significant additional traffic to be generated at Hill-Murray.

Seconded by Councilmember Rossbach

Ayes-all

**MINUTES  
MAPLEWOOD CITY COUNCIL**

6:30 p.m., Monday, July 27, 2009  
Council Chambers, City Hall  
Meeting No. 15-09

(THIS ITEM WAS HEARD OUT OF ORDER PER THE COUNCIL MOTION)

**L6. Planned Unit Development Revision For Century Trails Apartments By CommonBond Communities**

- a. Senior Planner, Tom Ekstrand gave the report and answered questions of the council.

Mayor Longrie asked if anyone wanted to address the council to come forward.

1. Judy Wordock, Housing Development Manager, CommonBond Communities.
2. Paul Holmes, Architect with Pope Architects.
3. Gary Pearson, Planning Commission member gave the planning commission report.
4. Carolyn Peterson, 1801 Gervais Avenue, Maplewood.

Councilmember Nephew moved to approve the Planned Unit Development Revision For Century Trails Apartments By CommonBond Communities. To also include recommendations from the Planning Commission and Community Design Review Board.

**RESOLUTION 09-07-225  
CONDITIONAL USE PERMIT REVISION RESOLUTION**

WHEREAS, CommonBond Communities applied for a revision of the conditional use permit for a planned unit development (PUD) for the St. Paul's Monastery development plan. This PUD included a 40-unit senior housing apartment building as part of the development project.

WHEREAS, CommonBond Communities has requested approval to build apartment units that have unit size reductions ranging from 550 square feet to 575 square feet of gross floor area with a maximum of 540 square feet or net habitable area which is less than the required 580 square foot minimum area stipulated by city ordinance.

WHEREAS, Section 44-1093(b) of the city ordinances states that the city council may grant deviations from the city ordinance as part of a PUD.

WHEREAS, this permit applies to the property located at the southwest corner of Benet Road and Century Avenue. The legal description is:

Lot 1, Block 2, CENTURY TRAILS COMMONS

WHEREAS, the history of this conditional use permit revision is as follows:

1. On July 7, 2009, the planning commission held a public hearing. The city staff published a notice in the paper and sent notices to the surrounding property owners. The planning commission gave everyone at the hearing a chance to speak and present written statements. The planning commission also considered the reports and recommendation of city staff. The planning commission recommended that the city council approve this permit.
2. On July 27, 2009, the city council considered reports and recommendations of the city staff and planning commission.

NOW, THEREFORE, BE IT RESOLVED that the city council passed the above-described conditional use permit, because:

1. The use would be located, designed, maintained, constructed and operated to be in conformity with the City's Comprehensive Plan and Code of Ordinances.

1. The use would not change the existing or planned character of the surrounding area.

3. The use would not depreciate property values.

4. The use would not involve any activity, process, materials, equipment or methods of operation that would be dangerous, hazardous, detrimental, disturbing or cause a nuisance to any person or property, because of excessive noise, glare, smoke, dust, odor, fumes, water or air pollution, drainage, water run-off, vibration, general unsightliness, electrical interference or other nuisances.

5. The use would generate only minimal vehicular traffic on local streets and would not create traffic congestion or unsafe access on existing or proposed streets.

Seconded by Councilmember Rossbach.

Ayes – All

The motion passed.

**MINUTES**  
**MAPLEWOOD CITY COUNCIL**  
7:00 p.m., Monday, May 13, 2013  
Council Chambers, City Hall  
Meeting No. 09-13

**J. NEW BUSINESS**

**3. Conditional Use Permit Revision for the Tubman Center East Planned Unit Development, 1725 Monastery Way (Simple Majority Vote Required to Approve)**

Senior Planner Ekstrand gave the staff report.

Councilmember Juenemann moved to approve the Resolution, with revisions to number six as requested by the applicant, amending the Conditional Use Permit the St. Paul's Priory planned unit development which allowed the Tubman Family Shelter facility in the former monastery building located at 1725 Monastery Way.

RESOLUTION 13-5-913  
PLANNED UNIT DEVELOPMENT  
REVISION RESOLUTION

WHEREAS, the Harriet Tubman Center East has applied to revised the conditional use permit for a planned unit development that included the development of the former 31-acre St. Paul's Priory site. This development included a 50-unit town house development; a 40-unit seniors housing apartment building; the conversion of the former monastery into a multi-use family-violence shelter for Tubman and a future monastery building on the north end of their property.

WHEREAS, the Harriet Tubman Center East is requesting amendment of this permit to expand their services and shelter housing. The shelter housing will expand to occupy the upper two floors of the building. The expanded services and programming will include the following uses: temporary shelter housing, legal services, counseling services, youth and family services, community training and education, child care, creative art studios and administrative offices. In addition to those, Tubman would add therapeutic and community gardens, a bus shelter for the community and Tubman clients, a community health clinic which will work in collaboration with Tubman counseling services, and renew the existing commercial kitchen to provide meals to Tubman residents and other facility users as well as partner with a community college and others to provide training in basic food preparation.

WHEREAS, Section 44-1092(3) of the city ordinances requires a conditional use permit for institutions of any educational, philanthropic and charitable nature.

WHEREAS, this permit applies to the property located at 1725 Monastery Way. The legal description is:

Lot 2, Block 1, St. Paul's Monastery

WHEREAS, the history of this conditional use permit revision is as follows:

1. On May 7, 2013, the planning commission held a public hearing. The city staff published a notice in the paper and sent notices to the surrounding property owners. The planning commission gave everyone at the hearing a chance to speak and present written statements. The planning commission also considered the reports and recommendation of city staff. The planning commission recommended that the city council approve this permit.
2. On May 13, 2013, the city council considered reports and recommendations of the city staff and planning commission.

NOW, THEREFORE, BE IT RESOLVED that the city council approve the above-described conditional use permit revision, because:

1. The use would be located, designed, maintained, constructed and operated to be in conformity with the City's Comprehensive Plan and Code of Ordinances.
2. The use would not change the existing or planned character of the surrounding area.
3. The use would not depreciate property values.
4. The use would not involve any activity, process, materials, equipment or methods of operation that would be dangerous, hazardous, detrimental, disturbing or cause a nuisance to any person or property, because of excessive noise, glare, smoke, dust, odor, fumes, water or air pollution, drainage, water run-off, vibration, general unsightliness, electrical interference or other nuisances.
5. The use would generate only minimal vehicular traffic on local streets and would not create traffic congestion or unsafe access on existing or proposed streets.
6. The use would be served by adequate public facilities and services, including streets, police and fire protection, drainage structures, water and sewer systems, schools and parks.
7. The use would not create excessive additional costs for public facilities or services.
8. The use would maximize the preservation of and incorporate the site's natural and scenic features into the development design.
9. The use would cause minimal adverse environmental effects.

Approval is subject to the following conditions:

1. This planned unit development shall follow the concept plans date-stamped January 11, 2007 and the subsequent, specific design approvals for new town homes, apartments and monastery approved by the community design review board. Staff may approve minor changes.

2. This planned unit development does not give any approvals for Lot 1, Block 1 since this site has not been proposed for any future development and its future use is unknown. The development of this site would require a revision of this planned unit development and must comply with all city development requirements.
3. This permit revision allows the Tubman Center East to expand their shelter housing to the remaining two upper floors in the building. This permit also permits the applicant's support activities such as: a legal center, offices, counseling services group rooms, child care, playground, classrooms, community gathering spaces, space for collaborative community partnerships, community gardens, bus shelters and expanded use of the commercial kitchen for residents and other facility users and collaborative community groups.
4. The applicant shall work with city staff to on the placement and possible screening of future community gardens.
5. The applicant shall work with city staff on the appearance and location of bus shelters. These bus shelters may require the review and approval of the community design review board.
6. The applicant shall work to inform, educate, and encourage their residents and staff to park in Tubman parking lots and abide by all Maplewood parking regulations. City staff will monitor this and if parking issues continue the City Council may consider requiring the property owner increase on-site parking to meet the needs of facility users.

The Maplewood City Council approved this resolution on May 13, 2013.

Seconded by Councilmember Koppen

Ayes – All

The motion passed.



## AGENDA REPORT

**TO:** Chuck Ahl, City Manager  
**FROM:** Michael Thompson, Public Works Director /City Engineer  
 Steven Love, Assistant City Engineer  
**SUBJECT:** **Approval of Grant Agreement between the Ramsey Washington Metro Watershed District and the City of Maplewood, July 2011 Storm Response, City Project 11-19**  
**DATE:** July 9, 2013

### INTRODUCTION

The City Council will consider approval of two grant agreements with the Ramsey Washington Metro Watershed District (RWMWD) to receive grant funds for flood remediation work as part of the July 2011 Storm Response, City Project 11-19.

### BACKGROUND

On March 25, 2013 the Council approved a budget adjustment for investigation and remediation efforts of localized flooding issues associated with the July 2011 storm event. As part of the March 25<sup>th</sup> Agenda report Area #20, 2482 Adele Street and Area #21, 522 Marnie were identified as recommended projects for construction in 2013. Plans have been completed for the proposed remediation work for each of these properties. The following is a summary of the estimated construction costs for each project:

- Area #20 - 2482 Adele Street
  - Total Construction Cost = \$26,808
    - Includes 20% Construction Contingency
    - Does Not Include Engineering and Construction Management
- Area #21 – 522 Marnie Street
  - Total Construction Cost = \$27,628
    - Includes 20% Construction Contingency
    - Does Not Include Engineering and Construction Management

### DISCUSSION

The City applied for cost-share grants through RWMWD to help offset the construction cost of the proposed projects. For Area #20 – 2482 Adele Street the RWMWD Board of Managers approved a 100% cost share for construction costs up to \$26,808. For Area #21 – 522 Marnie Street the RWMWD Board of Managers approved a 75% cost share for construction costs up to \$20,721. To receive the funds an agreement (attached) between RWMWD and the City is required for each project. A request for proposal (RFP) will be sent out to contractors for each of the projects.

### BUDGET

The total estimated construction cost for the two proposed flood remediation projects is \$54,436. These costs were planned to be paid for from the July 2011 Storm Response, City Project 11-19, project budget. On July 3, 2013 the RWMWD Board of Managers approved a not to exceed total of \$47,529

towards the proposed flood remediation construction costs of Area #20 and Area #21. When the projects are complete and actual quantities have been tabulated and approved, the City will submit its requests for reimbursement for the actual cost of the improvements. The remaining project costs will be paid with funds from the July 2011 Storm Response, City Project 11-19, project budget.

## **RECOMMENDATION**

It is recommended that the City Council authorize the Mayor and City Manager to enter into the attached agreements with the Ramsey Washington Metro Watershed District to receive cost-share grant funds for flood remediation work as part of the July 2011 Storm Response, City Project 11-19.

Attachments:

1. Area 20 – 2482 Adele Street Agreement
2. Area 21 – 522 Marnie Street Agreement

# Ramsey-Washington Metro



2665 Noel Drive  
Little Canada, MN 55117  
(651) 792-7950  
fax: (651) 792-7951  
email: [office@rwmwd.org](mailto:office@rwmwd.org)  
website: [www.rwmwd.org](http://www.rwmwd.org)

July 8, 2013

**To:** Steve Love  
City of Maplewood  
2482 Adele St  
Maplewood MN 55109

**From:** Paige Ahlborg, Permit Coordinator

**Re:** 2482 Adele St; 13-25 BMP

Dear Mr. Love,

On 7/3/2013 the Board of Managers of the Ramsey-Washington Metro Watershed District reviewed your application for the above-described project. A motion was duly made, seconded, and passed to approve this project conditioned upon execution of the cost share agreement. The project was approved for funding up to \$26,808.00 cost share maximum.

Enclosed is a copy of the agreement. The agreement must be signed prior to commencing any work on the project.

A final financial report and receipts shall be submitted by 7/3/2014 to be eligible for funds.

Please let me know if you have any other questions on your project and call to schedule a site visit when your project is set to begin. (651) 792-7964

Sincerely,

Paige Ahlborg

## INCENTIVE PROGRAM AGREEMENT

THIS AGREEMENT is made the 08 day of **July**, 2013, by and between the Ramsey-Washington Metro Watershed District, (hereinafter "District") and City of Maplewood for 2482 Adele St (hereinafter "Landowner"). 13-25 BMP

### 1. BACKGROUND

1.1 The District has included in its annual budget funds to cost-share with approved Landowners to implement best management practices within the watershed district.

1.2 The District funding is limited to 100% of the cost of materials and labor actually incurred by the Landowners for the project as approved by the District, up to a maximum contribution of \$26,808.00 commercial/governmental Landowner.

1.3 Landowner has applied to the District for funds to help pay for the cost of materials or labor for Raingarden(1) (hereinafter "Project") as described in the BMP Incentive Program Application attached herein as Exhibit A.

1.4 The District is willing to fund the Project described in Exhibit A in accordance with the terms of this Agreement.

### 2. SERVICES

2.1 Landowner will complete the Project described in Exhibit A in accordance with the terms, scope, schedule, and budget set forth therein. The Landowners do hereby covenant that they are the owners and are lawfully seized and possessed of the real estate above-described.

2.2 Landowner shall maintain the Project for a period of twenty (20) years per commercial/government Landowner from the date of this document. The agreement shall run with the land and extend to and bind the heirs, representatives, successors and/or assigns of the party hereto respectively.

### 3. REIMBURSEMENT

3.1 Expenses incurred by Landowner in Exhibit A will be reimbursed by the District up to 100% of the total cost of materials or labor actually incurred by Landowner up to a maximum amount of \$26,808.00 per commercial/governmental property. Upon incurring the costs identified in Exhibit A, the Landowner shall provide a list of all reimbursable expenses incurred and receipts or copies of receipts therefore, to the District.

3.2 The District will reimburse the identified reimbursable expenses in accordance with Section 3.1 within 60 days of receipt of the required financial and performance information and receipts.

3.3 The District will not be liable or responsible for payment for services or reimbursement for expenses other than those specified as reimbursable expenses in accordance with Section 3.1.

3.4 Following the completion of the project described in Exhibit A, Landowner shall submit a final financial report to the District listing the final expenses for the activity, along with copies of receipts.

### GENERAL TERMS

4.1 This Agreement shall remain in effect unless canceled by mutual agreement or in accordance with Section 4.2. This Agreement shall expire if the Project is not completed pursuant to the schedule in Exhibit A and the financial information required by Sections 3.1 and 3.4 is not received within one year after approval.

4.2 If weather or other conditions beyond the control of the Landowner do not permit the completion of this Project within one year after approval, this Agreement may be amended, by mutual written consent of the parties, to reschedule the Project and funding.

4.3 Landowner must obtain all permits required in conjunction with the Project, including but not limited to City and Department of Natural Resources approval, prior to starting the Project.

4.4 Landowner agrees to allow the District access to the Project area for evaluation and promotion of the Project. The Landowner agrees to make the site available as a demonstration site to the general public at the reasonable request of the District.

4.5 Landowner will act in all respects as an independent contractor under this Agreement and will be solely responsible for performance of services required hereunder as well as the means and manner of performance thereof. The District will not be an employer, partner, or co-venturer with Landowner for any purpose. Nothing herein authorizes Landowner to act as an agent or representative of the District for any purpose whatsoever.

4.6 Landowner shall indemnify, defend and hold the District and its agents, employees, officers and contractors, harmless from all claims made by Landowner and/or third parties for damage or loss sustained or costs incurred, including but not limited to District staff, engineering and attorneys fees, in connection with

or arising out of the issuance of and/or acceptance and payment by the District of funds pursuant to this cost-share, construction of the project, or this agreement.

4.7 The District shall have no obligation to the Landowner, specifically, the District shall not need to restore the land to its original condition upon expiration or termination of this Agreement.

RAMSEY-WASHINGTON METRO

LANDOWNERS

WATERSHED DISTRICT

\_\_\_\_\_

Print Name \_\_\_\_\_

\_\_\_\_\_

District Administrator

\_\_\_\_\_

Print Name \_\_\_\_\_

Date \_\_\_\_\_

\_\_\_\_\_

Print Name \_\_\_\_\_

2665 Noel Drive

Little Canada, MN 55117

Date \_\_\_\_\_

Property Address

\_\_\_\_\_

\_\_\_\_\_

# Ramsey-Washington Metro



2665 Noel Drive  
Little Canada, MN 55117  
(651) 792-7950  
fax: (651) 792-7951  
email: [office@rwmwd.org](mailto:office@rwmwd.org)  
website: [www.rwmwd.org](http://www.rwmwd.org)

July 8, 2013

**To:** Steve Love  
City of Maplewood  
522 Marnie St  
Maplewood MN 55109

**From:** Paige Ahlborg, Permit Coordinator

**Re:** Vista Hills Park; 13-24 BMP

Dear Mr. Love,

On July 3, 2013 the Board of Managers of the Ramsey-Washington Metro Watershed District reviewed your application for the above-described project. A motion was duly made, seconded, and passed to approve this project conditioned upon execution of the cost share agreement. The project was approved for funding up to \$20,721.00 cost share maximum.

Enclosed is a copy of the agreement. The agreement must be signed prior to commencing any work on the project.

A final financial report and receipts shall be submitted by to be eligible for funds.

Please let me know if you have any other questions on your project and call to schedule a site visit when your project is set to begin. (651) 792-7964

Sincerely,

Paige Ahlborg

## INCENTIVE PROGRAM AGREEMENT

THIS AGREEMENT is made the 08 day of **July**, 2013, by and between the Ramsey-Washington Metro Watershed District, (hereinafter "District") and City of Maplewood for Vista Hills Park (hereinafter "Landowner"). 13-24 BMP

### 1. BACKGROUND

1.1 The District has included in its annual budget funds to cost-share with approved Landowners to implement best management practices within the watershed district.

1.2 The District funding is limited to 75% of the cost of materials and labor actually incurred by the Landowners for the project as approved by the District, up to a maximum contribution of \$20,721.00 per commercial/governmental Landowner.

1.3 Landowner has applied to the District for funds to help pay for the cost of materials or labor for Raingarden(3) (hereinafter "Project") as described in the BMP Incentive Program Application attached herein as Exhibit A.

1.4 The District is willing to fund the Project described in Exhibit A in accordance with the terms of this Agreement.

### 2. SERVICES

2.1 Landowner will complete the Project described in Exhibit A in accordance with the terms, scope, schedule, and budget set forth therein. The Landowners do hereby covenant that they are the owners and are lawfully seized and possessed of the real estate above-described.

2.2 Landowner shall maintain the Project for a period of twenty (20) years per commercial/government Landowner from the date of this document. The agreement shall run with the land and extend to and bind the heirs, representatives, successors and/or assigns of the party hereto respectively.

### 3. REIMBURSEMENT

3.1 Expenses incurred by Landowner in Exhibit A will be reimbursed by the District up to 75% of the total cost of materials or labor actually incurred by Landowner up to a maximum amount of \$20,721.00 per commercial/governmental property. Upon incurring the costs identified in Exhibit A, the Landowner shall provide a list of all reimbursable expenses incurred and receipts or copies of receipts therefore, to the District.

3.2 The District will reimburse the identified reimbursable expenses in accordance with Section 3.1 within 60 days of receipt of the required financial and performance information and receipts.

3.3 The District will not be liable or responsible for payment for services or reimbursement for expenses other than those specified as reimbursable expenses in accordance with Section 3.1.

3.4 Following the completion of the project described in Exhibit A, Landowner shall submit a final financial report to the District listing the final expenses for the activity, along with copies of receipts.

### GENERAL TERMS

4.1 This Agreement shall remain in effect unless canceled by mutual agreement or in accordance with Section 4.2. This Agreement shall expire if the Project is not completed pursuant to the schedule in Exhibit A and the financial information required by Sections 3.1 and 3.4 is not received within one year after approval.

4.2 If weather or other conditions beyond the control of the Landowner do not permit the completion of this Project within one year after approval, this Agreement may be amended, by mutual written consent of the parties, to reschedule the Project and funding.

4.3 Landowner must obtain all permits required in conjunction with the Project, including but not limited to City and Department of Natural Resources approval, prior to starting the Project.

4.4 Landowner agrees to allow the District access to the Project area for evaluation and promotion of the Project. The Landowner agrees to make the site available as a demonstration site to the general public at the reasonable request of the District.

4.5 Landowner will act in all respects as an independent contractor under this Agreement and will be solely responsible for performance of services required hereunder as well as the means and manner of performance thereof. The District will not be an employer, partner, or co-venturer with Landowner for any purpose. Nothing herein authorizes Landowner to act as an agent or representative of the District for any purpose whatsoever.

4.6 Landowner shall indemnify, defend and hold the District and its agents, employees, officers and contractors, harmless from all claims made by Landowner and/or third parties for damage or loss sustained or costs incurred, including but not limited to District staff, engineering and attorneys fees, in connection with

or arising out of the issuance of and/or acceptance and payment by the District of funds pursuant to this cost-share, construction of the project, or this agreement.

4.7 The District shall have no obligation to the Landowner, specifically, the District shall not need to restore the land to its original condition upon expiration or termination of this Agreement.

RAMSEY-WASHINGTON METRO

LANDOWNERS

WATERSHED DISTRICT

\_\_\_\_\_

Print Name \_\_\_\_\_

\_\_\_\_\_

District Administrator

\_\_\_\_\_

Print Name \_\_\_\_\_

Date \_\_\_\_\_

\_\_\_\_\_

Print Name \_\_\_\_\_

2665 Noel Drive

Little Canada, MN 55117

Date \_\_\_\_\_

Property Address

\_\_\_\_\_

\_\_\_\_\_

## AGENDA REPORT

**TO:** City Manager, Chuck Ahl  
**FROM:** IT Director, Mychal Fowlds  
**SUBJECT:** **Approval of Office Furniture for Investigations Division,  
Police Department Expansion Project, Phase 2**  
**DATE:** July 16, 2013

### **Introduction**

The City Council approved funding for Phase 2 of the Police Department Expansion Project in the amount of \$650,000 on March 11, 2013. The majority of the construction project was put out for bid and was awarded to Weber, Inc. on April 29, 2013. Certain items were not part of the bid package. As they arise staff will present them to Council for approval.

### **Background**

Phase 1 of the Police Department Expansion Project predominately involves moving Community Development and Parks and Recreation from City Hall to 1902 County Road B East. Phase 2 then involves moving the Investigations division of the Police Department in to the space vacated by Community Development. In doing so staff has needs for the items shown below. These items were considered to be outside the scope of the construction bid but are certainly part of the Police Department Expansion Project.

1. Commercial Furniture Systems (CFS) – Office furniture purchases and installation for Phase 2 utilizing US Communities pricing not to exceed \$39,500.

### **Budget Impact**

The item listed above has been planned for and will be funded from the \$650,000 that the City Council previously allocated for the Police Department Expansion Project – Phase 2.

### **Recommendation**

It is recommended that approval be given to proceed with the Police Department Expansion Project item listed above.

### **Action Required**

Submit to City Council for review and approval.

#### Attachments

1. CFS requisition Phase 2





A Herman Miller Dealer

PROPOSAL

Larry Farr / c: 651.755.3098  
 City of Maplewood  
 1830 County Road B East  
 Maplewood MN 55109  
 P: 651.249.2342 F: 651.249.2319  
 larry.farr@ci.maplewood.mn.us

**CFS Representative**  
 Jim Good  
 P: 952.915.6364  
 jim.good@cfsmn.com  
 F: 952.922.4025  
 7/12/2013

CITY OF MAPLEWOOD - POLICE DEPARTMENT (REV 07.12.13)

Qty	Mfg	Item #	Description	Unit	Extended
2	CFS	2214	H LEG FOR 24" SURFACE MT: MEDIUM TONE	\$60.00	\$120.00
1	CFS	2220	H LEG FOR 30-36" SURFACE MT: MEDIUM TONE	\$75.00	\$75.00
1	CFS	4400	Post Leg MT: MEDIUM TONE	\$100.00	\$100.00
5	CFS	755848	Flat Bracket	\$10.00	\$50.00
3	HMI	A2310.2448L	*Work Surf,Sq-Edge Rect Lam 24D 48W HT *inner tone MT *medium tone	\$97.15	\$291.45
1	HMI	A2350.3072L	*Penin,Sq-Edge Round-End Lam 30D 72W HT *inner tone MT *medium tone	\$218.37	\$218.37
4	HMI	A3352.1348	*Flip Dr Unit,B-Style Fab,W/Lock 13D 48W 15-1/2H KA *keyed alike MT *medium tone 5D *kira 2-Pr Cat 3 15 *kira 2 ash	\$166.75	\$667.00
1	HMI	A3410.1648	*Tackboard,B-Style 16H 48W 5D *kira 2-Pr Cat 3 15 *kira 2 ash	\$73.37	\$73.37
1	HMI	A3615.1648	*Tile,Rail Action Office Series 2 48W MT *medium tone	\$71.63	\$71.63
3	HMI	AO213.72	*Wall Strip 72H MT *medium tone	\$18.85	\$56.55
2	LUX	UC-25-36-BK	36.5" T8 Lamp - Black Finish ~ No Daisy Chain Selection ~ No Chicago Cord	\$80.47	\$160.94
1	HMI	Y2091.L	*Crn Wedge,Sq-Edge Lam	\$44.00	\$44.00

**CITY OF MAPLEWOOD - POLICE DEPARTMENT (REV 07.12.13)**

			HT *inner tone		
1	HMI	Y5010.	<b>*Drw,Pencil 21W 16D</b>	\$18.48	\$18.48
			MT *medium tone.		
2	HMI	Y7216.10	<b>*Paper Tray 10W</b>	\$13.20	\$26.40
			MT *medium tone		
1	HMI	Y7217.4	<b>*Vertical Tray 4W</b>	\$14.53	\$14.53
			MT *medium tone		
1	HMI	Y7218.	<b>*Diagonal Tray</b>	\$21.12	\$21.12
			MT *medium tone		
1	HMI	Y7727.1A	<b>*LT Series Keyboard Solutions,Fully Adj,HDPE Tray w/adj Mouse Tray 19In Trk</b>	\$168.97	\$168.97
1	HMI	Y91171.CM	<b>+Flo Sngle-Screen Monitor Arm Support,Surf Clamp</b>	\$146.09	\$146.09
			OI +silver		
1	HMI	LW150.20BBF	<b>*Ped W-Pull,Support 20D for 24D Wk Surf,B/B/F</b>	\$187.12	\$187.12
			SR *3/4-extension roller slides on box drawer, full-extension ball bearing on file drawer		
			SS *smooth paint on smooth steel		
			MT *medium tone		
			2A *for Action Office Series 1 and 2 squared-edge work surface		
			KA *keyed alike		
			3M *drawer divider in one box drawer, pencil tray in one box drawer, 2 file converters in file drawer		
1	HMI	LW200.301	<b>*Lat File,W-Pull Freestd 2 Dwr Raised Hgt 30W</b>	\$237.29	\$237.29
			SS *smooth paint on smooth steel		
			MT *medium tone		
			KA *keyed alike		
			NO *no counterweight (must gang or anchor)		
			2R *side-to-side filing rail		
2	SIT	5224	<b>Freelance, Side Chair with Casters, Arms</b>	\$207.07	\$414.14
			FABRIC Fabric Grade Selections		
			26-GRD3 Fabric Grade 3		
			MILESTONE Milestone Standard Color Selection		
			058 Milestone Bison		
			~ No Selection		
			FB Black Frame		
			~ No Gangling Bracket Upgrade		
			~ No Seat Foam Upgrade		
			~ No Ballastic Nylon Option		
			C13 Std Carpet Casters		
			Priced per us communities contract for SITONIT seating products		
1	SIT	5623YB1.A93	<b>Focus Task, Mesh Back, Enhanced Synchro Cntrl, A93 Multi-Adjustable Arms</b>	\$350.72	\$350.72
			MC1 Black		
			FABRIC Fabric Grade Selections		
			26-GRD3 Fabric Grade 3		
			MILESTONE Milestone Standard Color Selection		
			058 Milestone Bison		
			~ No Selection		

CITY OF MAPLEWOOD - POLICE DEPARTMENT (REV 07.12.13)

Z2 Silver  
 ~ No Heavy Duty Upgrade  
 ~ Std Black Base  
 C5 Std Carpet Casters  
 E3 Seat Depth Adjustment Upgrade  
 ~ No Selection  
 LB1 Adjustable Lumbar Support  
 ~ Std Packaging  
 Priced per us communities contract for SITONIT seating products

6	HMI	1B2JK7-323	*Lock Plug and Key,Chrome UM Series #323	\$0.00	\$0.00
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SUBTOTAL 31119.77

AREA 273

Qty	Mfg	Item #	Description	Unit	Extended
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2	CFS	2214	H LEG FOR 24" SURFACE	\$60.00	\$120.00
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MT: MEDIUM TONE

1	CFS	2220	H LEG FOR 30-36" SURFACE	\$75.00	\$75.00
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MT: MEDIUM TONE

1	CFS	4400	Post Leg	\$100.00	\$100.00
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MT: MEDIUM TONE

5	CFS	755848	Flat Bracket	\$10.00	\$50.00
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3	HMI	A2310.2448L	*Work Surf,Sq-Edge Rect Lam 24D 48W	\$97.15	\$291.45
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HT \*inner tone  
 MT \*medium tone

1	HMI	A2350.3072L	*Penin,Sq-Edge Round-End Lam 30D 72W	\$218.37	\$218.37
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HT \*inner tone  
 MT \*medium tone

4	HMI	A3352.1348	*Flip Dr Unit,B-Style Fab,W/Lock 13D 48W 15-1/2H	\$166.75	\$667.00
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KA \*keyed alike  
 MT \*medium tone  
 5D \*kira 2-Pr Cat 3  
 15 \*kira 2 ash

1	HMI	A3410.1648	*Tackboard,B-Style 16H 48W	\$73.37	\$73.37
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5D \*kira 2-Pr Cat 3  
 15 \*kira 2 ash

1	HMI	A3615.1648	*Tile,Rail Action Office Series 2 48W	\$71.63	\$71.63
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MT \*medium tone

3	HMI	A0213.72	*Wall Strip 72H	\$18.85	\$56.55
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MT \*medium tone

2	LUX	UC-25-36-BK	36.5" T8 Lamp - Black Finish	\$80.47	\$160.94
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~ No Daisy Chain Selection  
 ~ No Chicago Cord

1	HMI	Y2091.L	*Crn Wedge,Sq-Edge Lam	\$44.00	\$44.00
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**CITY OF MAPLEWOOD - POLICE DEPARTMENT (REV 07.12.13)**

		HT	*inner tone		
1	HMI	Y5010.	*Drw,Pencil 21W 16D	\$18.48	\$18.48
		MT	*medium tone		
2	HMI	Y7216.10	*Paper Tray 10W	\$13.20	\$26.40
		MT	*medium tone		
1	HMI	Y7217.4	*Vertical Tray 4W	\$14.53	\$14.53
		MT	*medium tone		
1	HMI	Y7218.	*Diagonal Tray	\$21.12	\$21.12
		MT	*medium tone		
1	HMI	Y7727.1A	*LT Series Keyboard Solutions,Fully Adj,HDPE Tray w/adj Mouse Tray 19In Trk	\$168.97	\$168.97
1	HMI	Y91171.CM	+Flo Sngle-Screen Monitor Arm Support,Surf Clamp	\$146.09	\$146.09
		OI	+silver		
1	HMI	LW150.20BBF	*Ped W-Pull,Support 20D for 24D Wk Surf,B/B/F	\$187.12	\$187.12
		SR	*3/4-extension roller slides on box drawer, full-extension ball bearing on file drawer		
		SS	*smooth paint on smooth steel		
		MT	*medium tone		
		2A	*for Action Office Series 1 and 2 squared-edge work surface		
		KA	*keyed alike		
		3M	*drawer divider in one box drawer, pencil tray in one box drawer, 2 file converters in file drawer		
1	HMI	LW200.301	*Lat File,W-Pull Freestd 2 Dwr Raised Hgt 30W	\$237.29	\$237.29
		SS	*smooth paint on smooth steel		
		MT	*medium tone		
		KA	*keyed alike		
		NO	*no counterweight (must gang or anchor)		
		2R	*side-to-side filing rail		
2	SIT	5224	Freelance, Side Chair with Casters, Arms	\$207.07	\$414.14
		FABRIC	Fabric Grade Selections		
		26-GRD3	Fabric Grade 3		
		MILESTONE	Milestone Standard Color Selection		
		058	Milestone Bison		
		~	No Selection		
		FB	Black Frame		
		~	No Ganging Bracket Upgrade		
		~	No Seat Foam Upgrade		
		~	No Ballastic Nylon Option		
		C13	Std Carpet Casters		
		Priced per us communities contract for SITONIT seating products			
1	SIT	5623YB1.A93	Focus Task, Mesh Back, Enhanced Synchro Cntrl, A93 Multi-Adjustable Arms	\$350.72	\$350.72
		MC1	Black		
		FABRIC	Fabric Grade Selections		
		26-GRD3	Fabric Grade 3		
		MILESTONE	Milestone Standard Color Selection		
		058	Milestone Bison		
		~	No Selection		

CITY OF MAPLEWOOD - POLICE DEPARTMENT (REV 07.12.13)

- Z2 Silver
  - ~ No Heavy Duty Upgrade
  - ~ Std Black Base
  - C5 Std Carpet Casters
  - E3 Seat Depth Adjustment Upgrade
  - ~ No Selection
  - LB1 Adjustable Lumbar Support
  - ~ Std Packaging
- Priced per us communities contract for SITONIT seating products

6	HMI	1B2JK7-324	*Lock Plug and Key,Chrome UM Series #324	\$0.00	\$0.00
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SUBTOTAL \$391.97

**AREA 23**

Qty	Mfg	Item #	Description	Unit	Extended
2	CFS	2214	H LEG FOR 24" SURFACE MT: MEDIUM TONE	\$60.00	\$120.00
1	CFS	2220	H LEG FOR 30-36" SURFACE MT: MEDIUM TONE	\$75.00	\$75.00
1	CFS	4400	Post Leg MT: MEDIUM TONE	\$100.00	\$100.00
5	CFS	755848	Flat Bracket	\$10.00	\$50.00
3	HMI	A2310.2448L	*Work Surf,Sq-Edge Rect Lam 24D 48W HT *inner tone MT *medium tone	\$97.15	\$291.45
1	HMI	A2350.3072L	*Penin,Sq-Edge Round-End Lam 30D 72W HT *inner tone MT *medium tone	\$218.37	\$218.37
4	HMI	A3352.1348	*Flip Dr Unit,B-Style Fab,W/Lock 13D 48W 15-1/2H KA *keyed alike MT *medium tone 5D *kira 2-Pr Cat 3 15 *kira 2 ash	\$166.75	\$667.00
1	HMI	A3410.1648	*Tackboard,B-Style 16H 48W 5D *kira 2-Pr Cat 3 15 *kira 2 ash	\$73.37	\$73.37
1	HMI	A3615.1648	*Tile,Rail Action Office Series 2 48W MT *medium tone	\$71.63	\$71.63
3	HMI	A0213.72	*Wall Strip 72H MT *medium tone	\$18.85	\$56.55
2	LUX	UC-25-36-BK	36.5" T8 Lamp - Black Finish ~ No Daisy Chain Selection ~ No Chicago Cord	\$80.47	\$160.94
1	HMI	Y2091.L	*Crn Wedge,Sq-Edge Lam	\$44.00	\$44.00

CITY OF MAPLEWOOD - POLICE DEPARTMENT (REV 07.12.13)

		HT *inner tone			
1	HMI	Y5010.	*Drw,Pencil 21W 16D	\$18.48	\$18.48
		MT *medium tone			
2	HMI	Y7216.10	*Paper Tray 10W	\$13.20	\$26.40
		MT *medium tone			
1	HMI	Y7217.4	*Vertical Tray 4W	\$14.53	\$14.53
		MT *medium tone			
1	HMI	Y7218.	*Diagonal Tray	\$21.12	\$21.12
		MT *medium tone			
1	HMI	Y7727.1A	*LT Series Keyboard Solutions,Fully Adj,HDPE Tray w/adj Mouse Tray 19In Trk	\$168.97	\$168.97
1	HMI	Y91171.CM	+Flo Sngle-Screen Monitor Arm Support,Surf Clamp	\$146.09	\$146.09
		OI +silver			
1	HMI	LW150.20BBF	*Ped W-Pull,Support 20D for 24D Wk Surf,B/B/F	\$187.12	\$187.12
		SR *3/4-extension roller slides on box drawer, full-extension ball bearing on file drawer			
		SS *smooth paint on smooth steel			
		MT *medium tone			
		2A *for Action Office Series 1 and 2 squared-edge work surface			
		KA *keyed alike			
		3M *drawer divider in one box drawer, pencil tray in one box drawer, 2 file converters in file drawer			
1	HMI	LW200.301	*Lat File,W-Pull Freestd 2 Dwr Raised Hgt 30W	\$237.29	\$237.29
		SS *smooth paint on smooth steel			
		MT *medium tone			
		KA *keyed alike			
		NO *no counterweight (must gang or anchor)			
		2R *side-to-side filing rail			
2	SIT	5224	Freelance, Side Chair with Casters, Arms	\$207.07	\$414.14
		FABRIC Fabric Grade Selections			
		26-GRD3 Fabric Grade 3			
		MILESTONE Milestone Standard Color Selection			
		058 Milestone Bison			
		~ No Selection			
		FB Black Frame			
		~ No Ganging Bracket Upgrade			
		~ No Seat Foam Upgrade			
		~ No Ballastic Nylon Option			
		C13 Std Carpet Casters			
		Priced per us communities contract for SITONIT seating products			
1	SIT	5623YB1.A93	Focus Task, Mesh Back, Enhanced Synchro Cntrl, A93 Multi-Adjustable Arms	\$350.72	\$350.72
		MCL Black			
		FABRIC Fabric Grade Selections			
		26-GRD3 Fabric Grade 3			
		MILESTONE Milestone Standard Color Selection			
		058 Milestone Bison			
		~ No Selection			

**CITY OF MAPLEWOOD - POLICE DEPARTMENT (REV 07.12.13)**

Z2 Silver  
 ~ No Heavy Duty Upgrade  
 ~ Std Black Base  
 C5 Std Carpet Casters  
 E3 Seat Depth Adjustment Upgrade  
 ~ No Selection  
 LB1 Adjustable Lumbar Support  
 ~ Std Packaging  
 Priced per us communities contract for SITONIT seating products

6 HMI 1B2JK7-325 \*Lock Plug and Key,Chrome UM Series #325 \$0.00 \$0.00

Subtotal: 11/30/13

**AREA 322**

Qty	Mfg	Item #	Description	Unit	Extended
2	CFS	2214	H LEG FOR 24" SURFACE	\$60.00	\$120.00
			MT: MEDIUM TONE		
1	CFS	2220	H LEG FOR 30-36" SURFACE	\$75.00	\$75.00
			MT: MEDIUM TONE		
1	CFS	4400	Post Leg	\$100.00	\$100.00
			MT: MEDIUM TONE		
5	CFS	755848	Flat Bracket	\$10.00	\$50.00
3	HMI	A2310.2448L	*Work Surf,Sq-Edge Rect Lam 24D 48W	\$97.15	\$291.45
			HT *inner tone		
			MT *medium tone		
1	HMI	A2350.3072L	*Penin,Sq-Edge Round-End Lam 30D 72W	\$218.37	\$218.37
			HT *inner tone		
			MT *medium tone		
4	HMI	A3352.1348	*Flip Dr Unit,B-Style Fab,W/ Lock 13D 48W 15-1/2H	\$166.75	\$667.00
			KA *keyed alike		
			MT *medium tone		
			5D *kira 2-Pr Cat 3		
			15 *kira 2 ash		
1	HMI	A3410.1648	*Tackboard,B-Style 16H 48W	\$73.37	\$73.37
			5D *kira 2-Pr Cat 3		
			15 *kira 2 ash		
1	HMI	A3615.1648	*Tile,Rail Action Office Series 2 48W	\$71.63	\$71.63
			MT *medium tone		
3	HMI	AO213.72	*Wall Strip 72H	\$18.85	\$56.55
			MT *medium tone		
2	LUX	UC-25-36-BK	36.5" T8 Lamp - Black Finish	\$80.47	\$160.94
			~ No Daisy Chain Selection		
			~ No Chicago Cord		
1	HMI	Y2091.L	*Crn Wedge,Sq-Edge Lam	\$44.00	\$44.00

CITY OF MAPLEWOOD - POLICE DEPARTMENT (REV 07.12.13)

		HT *inner tone			
1	HMI	Y5010.	*Drw,Pencil 21W 16D	\$18.48	\$18.48
		MT *medium tone			
2	HMI	Y7216.10	*Paper Tray 10W	\$13.20	\$26.40
		MT *medium tone			
1	HMI	Y7217.4	*Vertical Tray 4W	\$14.53	\$14.53
		MT *medium tone			
1	HMI	Y7218.	*Diagonal Tray	\$21.12	\$21.12
		MT *medium tone			
1	HMI	Y7727.1A	*LT Series Keyboard Solutions, Fully Adj, HDPE Tray w/adj Mouse Tray 19In Trk	\$168.97	\$168.97
1	HMI	Y91171.CM	+Flo Sngle-Screen Monitor Arm Support, Surf Clamp	\$146.09	\$146.09
		OI +silver			
1	HMI	LW150.20BBF	*Ped W-Pull, Support 20D for 24D Wk Surf, B/B/F	\$187.12	\$187.12
		SR *3/4-extension roller slides on box drawer, full-extension ball bearing on file drawer			
		SS *smooth paint on smooth steel			
		MT *medium tone			
		2A *for Action Office Series 1 and 2 squared-edge work surface			
		KA *keyed alike			
		3M *drawer divider in one box drawer, pencil tray in one box drawer, 2 file converters in file drawer			
1	HMI	LW200.301	*Lat File, W-Pull Freestd 2 Dwr Raised Hgt 30W	\$237.29	\$237.29
		SS *smooth paint on smooth steel			
		MT *medium tone			
		KA *keyed alike			
		NO *no counterweight (must gang or anchor)			
		2R *side-to-side filing rail			
2	SIT	5224	Freelance, Side Chair with Casters, Arms	\$207.07	\$414.14
		FABRIC Fabric Grade Selections			
		26-GRD3 Fabric Grade 3			
		MILESTONE Milestone Standard Color Selection			
		058 Milestone Bison			
		~ No Selection			
		FB Black Frame			
		~ No Ganging Bracket Upgrade			
		~ No Seat Foam Upgrade			
		~ No Ballastic Nylon Option			
		C13 Std Carpet Casters			
		Priced per us communities contract for SITONIT seating products			
1	SIT	5623YB1.A93	Focus Task, Mesh Back, Enhanced Synchro Cntrl, A93 Multi-Adjustable Arms	\$350.72	\$350.72
		MC1 Black			
		FABRIC Fabric Grade Selections			
		26-GRD3 Fabric Grade 3			
		MILESTONE Milestone Standard Color Selection			
		058 Milestone Bison			
		~ No Selection			

CITY OF MAPLEWOOD - POLICE DEPARTMENT (REV 07.12.13)

Z2 Silver  
 ~ No Heavy Duty Upgrade  
 ~ Std Black Base  
 C5 Std Carpet Casters  
 E3 Seat Depth Adjustment Upgrade  
 ~ No Selection  
 LB1 Adjustable Lumbar Support  
 ~ Std Packaging  
 Priced per us communities contract for SITONIT seating products

6 HMI 1B2JK7-227 \*Lock Plug and Key,Chrome UM Series #227 \$0.00 \$0.00

06/20/13 2:50:37

AREA 220

Qty	Mfg	Item #	Description	Unit	Extended
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1	CFS	2220	H LEG FOR 30-36" SURFACE	\$75.00	\$75.00
			MT: MEDIUM TONE		

1	CFS	4400	Post Leg	\$100.00	\$100.00
			MT: MEDIUM TONE		

4	CFS	755848	Flat Bracket	\$10.00	\$40.00
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2	HMI	A2310.2448L	*Work Surf,Sq-Edge Rect Lam 24D 48W	\$97.15	\$194.30
			HT *inner tone		
			MT *medium tone		

1	HMI	A2310.2454L	*Work Surf,Sq-Edge Rect Lam 24D 54W	\$113.97	\$113.97
			HT *inner tone		
			MT *medium tone		

1	HMI	A2350.3072L	*Penin,Sq-Edge Round-End Lam 30D 72W	\$218.37	\$218.37
			HT *inner tone		
			MT *medium tone		

4	HMI	A3352.1348	*Flip Dr Unit,B-Style Fab,W/Lock 13D 48W 15-1/2H	\$166.75	\$667.00
			KA *keyed alike		
			MT *medium tone		
			5D *kira 2-Pr Cat 3		
			15 *kira 2 ash		

1	HMI	A3410.1648	*Tackboard,B-Style 16H 48W	\$73.37	\$73.37
			5D *kira 2-Pr Cat 3		
			15 *kira 2 ash		

1	HMI	A3615.1648	*Tile,Rail Action Office Series 2 48W	\$71.63	\$71.63
			MT *medium tone		

3	HMI	A0213.72	*Wall Strip 72H	\$18.85	\$56.55
			MT *medium tone		

2	LUX	UC-25-36-BK	36.5" T8 Lamp - Black Finish	\$80.47	\$160.94
			~ No Daisy Chain Selection		
			~ No Chicago Cord		

**CITY OF MAPLEWOOD - POLICE DEPARTMENT (REV 07.12.13)**

1	HMI	Y2091.L	*Crn Wedge,Sq-Edge Lam	\$44.00	\$44.00
			HT *inner tone		
1	HMI	Y5010.	*Drw,Pencil 21W 16D	\$18.48	\$18.48
			MT *medium tone		
2	HMI	Y7216.10	*Paper Tray 1QW	\$13.20	\$26.40
			MT *medium tone		
1	HMI	Y7217.4	*Vertical Tray 4W	\$14.53	\$14.53
			MT *medium tone		
1	HMI	Y7218.	*Diagonal Tray	\$21.12	\$21.12
			MT *medium tone		
1	HMI	Y7727.1A	*LT Series Keyboard Solutions,Fully Adj,HDPE Tray w/adj Mouse Tray 19In Trk	\$168.97	\$168.97
1	HMI	Y91171.CM	+Flo Sngle-Screen Monitor Arm Support,Surf Clamp	\$146.09	\$146.09
			OI +silver		
1	HMI	LW150.20BBF	*Ped W-Pull,Support 20D for 24D Wk Surf,B/B/F	\$187.12	\$187.12
			SR *3/4-extension roller slides on box drawer, full-extension ball bearing on file drawer		
			SS *smooth paint on smooth steel		
			MT *medium tone		
			2A *for Action Office Series 1 and 2 squared-edge work surface		
			KA *keyed alike		
			3M *drawer divider in one box drawer, pencil tray in one box drawer, 2 file converters in file drawer		
1	HMI	LW200.301	*Lat File,W-Pull Freestd 2 Dwr Raised Hgt 30W	\$237.29	\$237.29
			SS *smooth paint on smooth steel		
			MT *medium tone		
			KA *keyed alike		
			NO *no counterweight (must gang or anchor)		
			2R *side-to-side filing rail		
2	SIT	5224	Freelance, Side Chair with Casters, Arms	\$207.07	\$414.14
			FABRIC Fabric Grade Selections		
			26-GRD3 Fabric Grade 3		
			MILESTONE Milestone Standard Color Selection		
			058 Milestone Bison		
			~ No Selection		
			FB Black Frame		
			~ No Ganging Bracket Upgrade		
			~ No Seat Foam Upgrade		
			~ No Ballastic Nylon Option		
			C13 Std Carpet Casters		
			Priced per us communities contract for SITONIT seating products		
1	SIT	5623YB1.A93	Focus Task, Mesh Back, Enhanced Synchro Cntrl, A93 Multi-Adjustable Arms	\$350.72	\$350.72
			MCI Black		
			FABRIC Fabric Grade Selections		
			26-GRD3 Fabric Grade 3		
			MILESTONE Milestone Standard Color Selection		
			058 Milestone Bison		

CITY OF MAPLEWOOD - POLICE DEPARTMENT (REV 07.12.13)

- ~ No Selection
  - Z2 Silver
  - ~ No Heavy Duty Upgrade
  - ~ Std Black Base
  - C5 Std Carpet Casters
  - E3 Seat Depth Adjustment Upgrade
  - ~ No Selection
  - LB1 Adjustable Lumbar Support
  - ~ Std Packaging
- Priced per us communities contract for SITONIT seating products

6 HMI 1B2JK7-229 \*Lock Plug and Key,Chrome UM Series #229 \$0.00 \$0.00

**Subtotal \$3,899.99**

**AREA 238**

Qty	Mfg	Item #	Description	Unit	Extended
1	CFS	2220	H LEG FOR 30-36" SURFACE	\$75.00	\$75.00
			MT: MEDIUM TONE		
1	CFS	4400	Post Leg	\$100.00	\$100.00
			MT: MEDIUM TONE		
4	CFS	755848	Flat Bracket	\$10.00	\$40.00
3	HMI	A2310.2448L	*Work Surf,Sq-Edge Rect Lam 24D 48W	\$97.15	\$291.45
			HT *inner tone		
			MT *medium tone		
1	HMI	A2350.3072L	*Penin,Sq-Edge Round-End Lam 30D 72W	\$218.37	\$218.37
			HT *inner tone		
			MT *medium tone		
4	HMI	A3352.1348	*Flip Dr Unit,B-Style Fab,W/Lock 13D 48W 15-1/2H	\$166.75	\$667.00
			KA *keyed alike		
			MT *medium tone		
			5D *kira 2-Pr Cat 3		
			15 *kira 2 ash		
1	HMI	A3410.1648	*Tackboard,B-Style 16H 48W	\$73.37	\$73.37
			5D *kira 2-Pr Cat 3		
			15 *kira 2 ash		
1	HMI	A3615.1648	*Tile,Rail Action Office Series 2 48W	\$71.63	\$71.63
			MT *medium tone		
3	HMI	A0213.72	*Wall Strip 72H	\$18.85	\$56.55
			MT *medium tone		
2	LUX	UC-25-36-BK	36.5" T8 Lamp - Black Finish	\$80.47	\$160.94
			~ No Daisy Chain Selection		
			~ No Chicago Cord		
1	HMI	Y2091.L	*Crn Wedge,Sq-Edge Lam	\$44.00	\$44.00
			HT *inner tone		

CITY OF MAPLEWOOD - POLICE DEPARTMENT (REV 07.12.13)

1	HMI	Y5010.	*Drw,Pencil 21W 16D	\$18.48	\$18.48
			MT *medium tone		
2	HMI	Y7216.10	*Paper Tray 10W	\$13.20	\$26.40
			MT *medium tone		
1	HMI	Y7217.4	*Vertical Tray 4W	\$14.53	\$14.53
			MT *medium tone		
1	HMI	Y7218.	*Diagonal Tray	\$21.12	\$21.12
			MT *medium tone		
1	HMI	Y7727.1A	*LT Series Keyboard Solutions,Fully Adj,HDPE Tray w/adj Mouse Tray 19In Trk	\$168.97	\$168.97
1	HMI	Y91171.CM	+Flo Sngle-Screen Monitor Arm Support,Surf Clamp	\$146.09	\$146.09
			OI +silver		
1	HMI	LW150.20BBF	*Ped W-Pull,Support 20D for 24D Wk Surf,B/B/F	\$187.12	\$187.12
			SR *3/4-extension roller slides on box drawer, full-extension ball bearing on file drawer		
			SS *smooth paint on smooth steel		
			MT *medium tone		
			2A *for Action Office Series 1 and 2 squared-edge work surface		
			KA *keyed alike		
			3M *drawer divider in one box drawer, pencil tray in one box drawer, 2 file converters in file drawer		
1	HMI	LW200.301	*Lat File,W-Pull Freestd 2 Dwr Raised Hgt 30W	\$237.29	\$237.29
			SS *smooth paint on smooth steel		
			MT *medium tone		
			KA *keyed alike		
			NO *no counterweight (must gang or anchor)		
			2R *side-to-side filing rail		
2	SIT	5224	Freelance, Side Chair with Casters, Arms	\$207.07	\$414.14
			FABRIC Fabric Grade Selections		
			26-GRD3 Fabric Grade 3		
			MILESTONE Milestone Standard Color Selection		
			058 Milestone Bison		
			~ No Selection		
			FB Black Frame		
			~ No Ganging Bracket Upgrade		
			~ No Seat Foam Upgrade		
			~ No Ballastic Nylon Option		
			C13 Std Carpet Casters		
			Priced per us communities contract for SITONIT seating products		
1	SIT	5623YB1.A93	Focus Task, Mesh Back, Enhanced Synchro Cntrl, A93 Multi-Adjustable Arms	\$350.72	\$350.72
			MC1 Black		
			FABRIC Fabric Grade Selections		
			26-GRD3 Fabric Grade 3		
			MILESTONE Milestone Standard Color Selection		
			058 Milestone Bison		
			~ No Selection		
			Z2 Silver		

CITY OF MAPLEWOOD - POLICE DEPARTMENT (REV 07.12.13)

- ~ No Heavy Duty Upgrade
  - ~ Std Black Base
  - C5 Std Carpet Casters
  - E3 Seat Depth Adjustment Upgrade
  - ~ No Selection
  - LB1 Adjustable Lumbar Support
  - ~ Std Packaging
- Priced per us communities contract for SITONIT seating products

6 HMI 1B2JK7-233 \*Lock Plug and Key,Chrome UM Series #233 \$0.00 \$0.00

RECEIVED 12/18/13

AR/AR

Qty	Mfg	Item #	Description	Unit	Extended
2	CFS	2214	H LEG FOR 24" SURFACE MT: MEDIUM TONE	\$60.00	\$120.00
1	CFS	2220	H LEG FOR 30-36" SURFACE MT: MEDIUM TONE	\$75.00	\$75.00
1	CFS	4400	Post Leg MT: MEDIUM TONE	\$100.00	\$100.00
5	CFS	755848	Flat Bracket	\$10.00	\$50.00
3	HMI	A2310.2448L	*Work Surf,Sq-Edge Rect Lam 24D 48W HT *inner tone MT *medium tone	\$97.15	\$291.45
1	HMI	A2350.3072L	*Penin,Sq-Edge Round-End Lam 30D 72W HT *inner tone MT *medium tone	\$218.37	\$218.37
4	HMI	A3352.1348	*Flp Dr Unit,B-Style Fab,W/Lock 13D 48W 15-1/2H KA *keyed alike MT *medium tone 5D *kira 2-Pr Cat 3 15 *kira 2 ash	\$166.75	\$667.00
1	HMI	A3410.1648	*Tackboard,B-Style 16H 48W 5D *kira 2-Pr Cat 3 15 *kira 2 ash	\$73.37	\$73.37
1	HMI	A3615.1648	*Tile,Rail Action Office Series 2 48W MT *medium tone	\$71.63	\$71.63
3	HMI	A0213.72	*Wall Strip 72H MT *medium tone	\$18.85	\$56.55
2	LUX	UC-25-36-BK	36.5" T8 Lamp - Black Finish ~ No Dalsy Chain Selection ~ No Chicago Cord	\$80.47	\$160.94
1	HMI	Y2091.L	*Crn Wedge,Sq-Edge Lam HT *inner tone	\$44.00	\$44.00

CITY OF MAPLEWOOD - POLICE DEPARTMENT (REV 07.12.13)

1	HMI	Y5010.	*Drw,Pencil 21W 16D	\$18.48	\$18.48
			MT *medium tone		
2	HMI	Y7216.10	*Paper Tray 10W	\$13.20	\$26.40
			MT *medium tone		
1	HMI	Y7217.4	*Vertical Tray 4W	\$14.53	\$14.53
			MT *medium tone		
1	HMI	Y7218.	*Diagonal Tray	\$21.12	\$21.12
			MT *medium tone		
1	HMI	Y7727.1A	*LT Series Keyboard Solutions,Fully Adj,HDPE Tray w/adj Mouse Tray 19In Trk	\$168.97	\$168.97
1	HMI	Y91171.CM	+Flo Sngle-Screen Monitor Arm Support,Surf Clamp	\$146.09	\$146.09
			O1 +silver		
1	HMI	LW150.20BBF	*Ped W-Pull,Support 20D for 24D Wk Surf,B/B/F	\$187.12	\$187.12
			SR *3/4-extension roller slides on box drawer, full-extension ball bearing on file drawer		
			SS *smooth paint on smooth steel		
			MT *medium tone		
			2A *for Action Office Series 1 and 2 squared-edge work surface		
			KA *keyed alike		
			3M *drawer divider in one box drawer, pencil tray in one box drawer, 2 file converters in file drawer		
1	HMI	LW200.301	*Lat File,W-Pull Frestsd 2 Dwr Raised Hgt 30W	\$237.29	\$237.29
			SS *smooth paint on smooth steel		
			MT *medium tone		
			KA *keyed alike		
			NO *no counterweight (must gang or anchor)		
			2R *side-to-side filing rail		
2	SIT	5224	Freelance, Side Chair with Casters, Arms	\$207.07	\$414.14
			FABRIC Fabric Grade Selections		
			26-GRD3 Fabric Grade 3		
			MILESTONE Milestone Standard Color Selection		
			058 Milestone Bison		
			~ No Selection		
			FB Black Frame		
			~ No Ganging Bracket Upgrade		
			~ No Seat Foam Upgrade		
			~ No Ballastic Nylon Option		
			C13 Std Carpet Casters		
			Priced per us communities contract for SITONIT seating products		
1	SIT	5623YB1.A93	Focus Task, Mesh Back, Enhanced Synchro Cntrl, A93 Multi-Adjustable Arms	\$350.72	\$350.72
			MC1 Black		
			FABRIC Fabric Grade Selections		
			26-GRD3 Fabric Grade 3		
			MILESTONE Milestone Standard Color Selection		
			058 Milestone Bison		
			~ No Selection		
			Z2 Silver		

CITY OF MAPLEWOOD - POLICE DEPARTMENT (REV 07.12.13)

- ~ No Heavy Duty Upgrade
  - ~ Std Black Base
  - C5 Std Carpet Casters
  - E3 Seat Depth Adjustment Upgrade
  - ~ No Selection
  - LB1 Adjustable Lumbar Support
  - ~ Std Packaging
- Priced per us communities contract for SITONIT seating products

6	HMI	1B2JK7-234	*Lock Plug and Key,Chrome UM Series #234	\$0.00	\$0.00
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1506733-11 6/11/13/77

AREA 230

Qty	Mfg	Item #	Description	Unit	Extended
1	CFS	2220	H LEG FOR 30-36" SURFACE	\$75.00	\$75.00
			MT: MEDIUM TONE		
1	CFS	4400	Post Leg	\$100.00	\$100.00
			MT: MEDIUM TONE		
4	CFS	755848	Flat Bracket	\$10.00	\$40.00
3	HMI	A2310.2448L	*Work Surf,Sq-Edge Rect Lam 24D 48W	\$97.15	\$291.45
			HT *inner tone		
			MT *medium tone		
1	HMI	A2350.3072L	*Penin,Sq-Edge Round-End Lam 30D 72W	\$218.37	\$218.37
			HT *inner tone		
			MT *medium tone		
4	HMI	A3352.1348	*Flip Dr Unit,B-Style Fab,W/Lock 13D 48W 15-1/2H	\$166.75	\$667.00
			KA *keyed alike		
			MT *medium tone		
			5D *kira 2-Pr Cat 3		
			15 *kira 2 ash		
1	HMI	A3410.1648	*Tackboard,B-Style 16H 48W	\$73.37	\$73.37
			5D *kira 2-Pr Cat 3		
			15 *kira 2 ash		
1	HMI	A3615.1648	*Tile,Rail Action Office Series 2 48W	\$71.63	\$71.63
			MT *medium tone		
3	HMI	AO213.72	*Wall Strip 72H	\$18.85	\$56.55
			MT *medium tone		
2	LUX	UC-25-36-BK	36.5" T8 Lamp - Black Finish	\$80.47	\$160.94
			~ No Daisy Chain Selection		
			~ No Chicago Cord		
1	HMI	Y2091.L	*Crn Wedge,Sq-Edge Lam	\$44.00	\$44.00
			HT *inner tone		
1	HMI	Y5010.	*Drw,Pencil 21W 16D	\$18.48	\$18.48
			MT *medium tone		

CITY OF MAPLEWOOD - POLICE DEPARTMENT (REV 07.12.13)

2	HMI	Y7216.10	<b>*Paper Tray 10W</b>	\$13.20	\$26.40
			MT *medium tone		
1	HMI	Y7217.4	<b>*Vertical Tray 4W</b>	\$14.53	\$14.53
			MT *medium tone		
1	HMI	Y7218.	<b>*Diagonal Tray</b>	\$21.12	\$21.12
			MT *medium tone		
1	HMI	Y7727.1A	<b>*LT Series Keyboard Solutions, Fully Adj, HDPE Tray w/adj Mouse Tray 19In Trk</b>	\$168.97	\$168.97
1	HMI	Y91171.CM	<b>+Flo Sngle-Screen Monitor Arm Support, Surf Clamp</b>	\$146.09	\$146.09
			OI +silver		
1	HMI	LW150.20BBF	<b>*Ped W-Pull, Support 20D for 24D Wk Surf, B/B/F</b>	\$187.12	\$187.12
			SR *3/4-extension roller slides on box drawer, full-extension ball bearing on file drawer		
			SS *smooth paint on smooth steel		
			MT *medium tone		
			2A *for Action Office Series 1 and 2 squared-edge work surface		
			KA *keyed alike		
			3M *drawer divider in one box drawer, pencil tray in one box drawer, 2 file converters in file drawer		
1	HMI	LW200.301	<b>*Lat File, W-Pull Freestd 2 Dwr Raised Hgt 30W</b>	\$237.29	\$237.29
			SS *smooth paint on smooth steel		
			MT *medium tone		
			KA *keyed alike		
			NO *no counterweight (must gang or anchor)		
			2R *side-to-side filing rail		
2	SIT	5224	<b>Freelance, Side Chair with Casters, Arms</b>	\$207.07	\$414.14
			FABRIC Fabric Grade Selections		
			26-GRD3 Fabric Grade 3		
			MILESTONE Milestone Standard Color Selection		
			058 Milestone Bison		
			~ No Selection		
			FB Black Frame		
			~ No Ganging Bracket Upgrade		
			~ No Seat Foam Upgrade		
			~ No Ballastic Nylon Option		
			C13 Std Carpet Casters		
			Priced per us communities contract for SITONIT seating products		
1	SIT	5623YB1.A93	<b>Focus Task, Mesh Back, Enhanced Synchro Cntrl, A93 Multi-Adjustable Arms</b>	\$350.72	\$350.72
			MC1 Black		
			FABRIC Fabric Grade Selections		
			26-GRD3 Fabric Grade 3		
			MILESTONE Milestone Standard Color Selection		
			058 Milestone Bison		
			~ No Selection		
			Z2 Silver		
			~ No Heavy Duty Upgrade		
			~ Std Black Base		
			C5 Std Carpet Casters		

CITY OF MAPLEWOOD - POLICE DEPARTMENT (REV 07.12.13)

- E3 Seat Depth Adjustment Upgrade
  - ~ No Selection
  - L81 Adjustable Lumbar Support
  - ~ Std Packaging
- Priced per us communities contract for SITONIT seating products

6 HMI 182JK7-236 \*Lock Plug and Key,Chrome UM Series #236 \$0.00 \$0.00

**Subtotal** \$3,988.18

**ESTIMATED LABOR//DELIVERY**

Qty	Mfg	Item #	Description	Unit	Extended
1	CFS	LABREG-N	Estimated Labor	\$7,150.00	\$7,150.00
1	CFS	VEH	Estimated Vehicle Charges	\$550.00	\$550.00
1	CFS	HDWE	Consumable Supplies/Anchors	\$500.00	\$500.00
1	CFS	LABDES	Estimated Design Labor/CAD Services	\$265.00	\$265.00
1	CFS	LABREG	Estimated Project Management/Coordination	\$475.00	\$475.00
1	LUX	FREIGHT	FREIGHT ON TASKLIGHTS	\$60.00	\$60.00

**Subtotal** \$9,000.00

**SALES TAX NOT INCLUDED (TBD)**

Qty	Mfg	Item #	Description	Unit	Extended
1		SALESTX	SALES TAX NOT INCLUDED (TBD)	\$0.00	\$0.00

**Subtotal** \$0.00

**Grand Total : \$36,732.18**

## AGENDA REPORT

**TO:** Mayor and City Council  
**FROM:** Charles Ahl, City Manager  
 Gayle Bauman, Finance Director  
**SUBJECT:** **7:00 pm: Public Hearing to Modify Development Program and Establish TIF District No. 1-12 for Research and Development Facility on 3M Campus**

- a. **Public Hearing called for after 7:00 pm**
  - a. **Planning Commission and HEDC Recommendations**
- b. **Resolution Approving the Modification to the Development Program for Development District No. 1 and Establishing Tax Increment Financing District No. 1-12 and approving a Tax Increment Financing Plan**
- c. **Resolution Approving Tax Increment Financing Development Agreement with 3M Companies**
- d. **Resolution Approving an Inter-fund Loan Agreement**

**DATE:** July 15, 2013

### INTRODUCTION/BACKGROUND

The 3M Company is proposing to construct a 400,000-square foot Research and Development Laboratory on their campus in Maplewood. The estimated cost for the R&D Facility provided by 3M is estimated at \$156 million and is proposed to be constructed over the next 2 years. The proposed facility is expected to house over 700 employees. It has been testified by 3M Officials that those 700 employees, plus support personnel, will remain on the Maplewood campus, rather than be re-located to others states or elsewhere in the 3M international properties. This job retention, plus the potential for continued upgrades and expansion on the Maplewood campus are the basis for considering tax increment financing support for this project. This testimony from 3M indicates that "but-for" this financial support, 3M will not be constructing this facility. Approval of the district is based upon that premise.

3M has requested Tax Increment Financing for the purpose of reinvestment in their campus and retention of these research positions in Maplewood/Minnesota. In addition, with this investment, 3M is agreeing to additional upgrades to other facilities on their campus of at least \$50 million prior to December 2021. The original plan was for the tax increment plan to use a portion of the increased taxes from the new R&D Facility to support the bond payments for a new Maplewood Fire Station to be constructed on the property immediately to the north of this new R&D Laboratory. That part of the legislation was not approved by the legislature; however, provisions in the current Development Agreement allow the City to capture up to 20% of future revenue to fund City initiated TIF eligible expenditures within the 3M campus and adjacent right of way. The expenditures funded by the 20% City capture include site work and utility expenditures of approximately \$1,250,000 related to the development of the property to be donated by 3M that eventually will be used to construct the Fire Station.

### **3M TIF Plan Agreement**

Earlier this spring, the Council met to review the various issues with the TIF plan negotiations. The staff and 3M staff have reached agreement that is favorable to the City. The 3M position is that they need to upgrade their facilities to retain and attract the scientists and technical employees that will serve the company for the next 15-20 years. They have indicated that many of their current staff are nearing retirement and as they compete for the “brightest and best”, they want their Maplewood campus to reflect an attractive and state of the art facility and campus. The TIF will help make that a possibility. Attached is a draft TIF Plan and TIF Development Agreement with 3M prepared by Mary Ippel from Briggs and Morgan, and Tom Denaway from Springsted Incorporated, which summarizes the values to be considered for capture in the district. Following are a list of the items finalized within these agreements:

1. Number of years for the District varies from current law at 9 years to up to 26 years if new legislation is adopted.
  - a. Agreement: a 26-year term is necessary to capture the full impacts of the parcel and provide the needed funding.
2. Impact of fiscal disparities to be collected from within the district or outside the district.
  - a. Agreement: a resolution of funding for the fire station was critical to identifying an answer to this critical question, and because the legislature has denied our request, it was a difficult discussion for the City. Finance Director Bauman estimates that adding the fiscal disparities contribution from outside the district, as agreed with 3M, may have a potential impact on the tax rate equivalent to a levy increase of approximately \$85,000 per year in future years, probably beginning in 2016 or 2017. Given that 3M has agreed to donate land valued at \$825,000, as well as pay all fees, agreement to provide the fiscal disparities from outside the district is a reasonable expense to incur.
3. Private costs for 3M versus City costs
  - a. 3M has agreed to 80% of the increment generated on a pay-as-you-go [no bonding] basis, after originally requesting a 90% level.
  - b. This provides Maplewood with 20% of the increment to be TIF eligible expenses, including site development costs of approximately \$1.250 million for the property to be used for the fire station site
4. Collection of full City fees.
  - a. 3M originally requested waiver of fees on this project, but has agreed to pay all reasonable City fees for the project, including \$285,000 for Park Availability charge.
  - b. The total fees could approach \$1.0 million for building review and utility permit fees. Collection of these fees will be used to partially finance the fire station.

### **Commission Review**

Both the Planning Commission on July 16, 2013 and the Housing and Economic Development Commission on June 12, 2013 recommended approval of this TIF Plan. Representatives from each Commission will be present to provide the Council with their recommendations.

**Inter-fund Loan Agreement**

It is proposed that the attached resolution be approved to allow automatic interfund loans for a proposed tax increment district within Development District No. 1 and to provide the terms and conditions for repayment. Development District No. 1 would encompass any potential 3M financing.

**DISCUSSION**

State law requires that interfund loans be approved in advance along with the terms and conditions for repayment. It is city policy to automatically make interfund loans when a fund has a temporary cash deficit. These resolutions are a requirement by state law for TIF Districts.

**FINANCIAL IMPACT**

This will allow for the reimbursement of costs financed from City funds prior to the collection of tax increments.

**Recommended Action**

It is recommended that the City Council adopt three separate attached resolutions as follows:

- a. Resolution Approving the Modification to the Development Program for Development District No. 1 and Establishing Tax Increment Financing District No. 1-12 and approving a Tax Increment Financing Plan
- b. Resolution Approving Tax Increment Financing Development Agreement with 3M Companies
- c. Resolution Approving an Inter-fund Loan Agreement

Attachments:

1. Resolutions (3)
2. Springsted Memo on TIF Plan
3. Draft Tax Increment Financing Plan
4. Draft TIF Development Agreement with 3M Companies

EXTRACT OF MINUTES OF A MEETING OF THE  
CITY COUNCIL OF THE CITY  
OF MAPLEWOOD, MINNESOTA

HELD: July 22, 2013

Pursuant to due call and notice thereof, a regular or special meeting of the City Council of the City of Maplewood, Ramsey County, Minnesota, was duly called and held on the 22<sup>nd</sup> day of July, 2013, at 7:00 p.m.

The following members of the Council were present:

and the following were absent:

Member \_\_\_\_\_ introduced the following resolution and moved its adoption:

RESOLUTION APPROVING THE MODIFICATION TO THE DEVELOPMENT PROGRAM  
FOR DEVELOPMENT DISTRICT NO. 1 AND ESTABLISHING TAX INCREMENT  
FINANCING DISTRICT NO. 1-12 THEREIN AND APPROVING A TAX INCREMENT  
FINANCING PLAN THEREFOR

WHEREAS:

A. It has been proposed that the City of Maplewood, Minnesota (the "City") modify the Development Program for Development District No. 1 (the "Development District") and establish Tax Increment Financing District No. 1-12 ("TIF District No. 1-12") therein and approve and accept the proposed Tax Increment Financing Plan therefor all pursuant to and in accordance with Minnesota Laws, 2013, Chapter 143, Article 9, Section 21 (the "Special Law"), and Minnesota Statutes, Sections 469.124 through 469.134, both inclusive, as amended and Minnesota Statutes, Sections 469.174 through 469.1794, both inclusive, as amended (the "Act"); and

B. Under the Special Law the City has the authority to establish tax increment financing districts within the 3M Renovation and Retention Project Area consisting of Parcel 362922240002 (the "Project Area"); and

C. The Development District and TIF District No. 1-12 are within the Project Area.

D. It has been proposed by the 3M Company to construct a 400,000 square foot research and development facility within TIF District No. 1-12 (the "Project"); and

E. The City Council has investigated the facts and has caused to be prepared a modification to the Development Program for the Development District (the "Development Program Modification"), and has caused to be prepared a proposed tax increment financing plan for TIF District No. 1-12 (the "TIF Plan"); and

F. The City has performed all actions required by law to be performed prior to the approval of the Development Program Modification and TIF Plan, including, but not limited to, notification of Ramsey County and School District No. 622 having taxing jurisdiction over the property to be included in TIF District No. 1-12 and the holding of a public hearing upon published and mailed notice as required by law; and

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

1. Development Program Modification. The Development Program Modification, for the Development District, a copy of which is on file in the office of the City Manager, is adopted as the development program for the Development District.

2. TIF Plan. The TIF Plan is adopted as the tax increment financing plan for TIF District No. 1-12, and the City Council makes the following findings:

(a) As provided by the Special Law, the requirements for qualifying TIF District No. 1-12 as a redevelopment district as defined in Minnesota Statutes, Section 469.174, Subdivision 10, do not apply.

(b) In addition, pursuant to Minnesota Statutes Section 469.176, Subdivision 4c(d), the City finds that the Project will retain jobs in the state and that the construction of the Project would not have commenced without the tax increment financing assistance to be provided pursuant to the TIF Plan.

(c) The proposed development in the opinion of the City Council, would not occur solely through private investment within the reasonably foreseeable future. The reasons supporting this finding are that:

(i) Private investment will not finance these development activities due to the high cost of site improvements and infrastructure costs. The City, without tax increment assistance, would not have the resources to undertake the necessary site improvements. It is necessary to finance these development activities through the use of tax increment financing so that other development by private enterprise will occur within the Development District.

(ii) A comparative analysis of estimated market values both with and without establishment of TIF District No. 1-12 and the use of tax increments has been performed as described above. Such analysis is found in Exhibit VI of the TIF Plan, 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 TIF District No. 1-12 and the use of tax increments.

(d) In the opinion of the City Council, 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 TIF District No. 1-12 permitted by the TIF Plan. The reasons supporting this finding are that:

- (i) The estimated amount by which the market value of the site will increase without the use of tax increment financing is \$0, plus a small amount attributable to appreciation in land value;
- (ii) The estimated increase in the market value that will result from the development to be assisted with tax increment financing is \$24,720,000; and
- (iii) The present value of the projected tax increments for the maximum duration of the district permitted by the tax increment financing plan is \$11,794,711.

(e) The TIF Plan for TIF District No. 1-12 conforms to the general plan for development or redevelopment of the City of Maplewood as a whole. The reasons for supporting this finding are that:

- (i) TIF District No. 1-12 is properly zoned; and
- (ii) The Planning Commission of the City has determined that the proposed TIF Plan conforms to the general plan for the development and redevelopment of the City as a whole ; and
- (iii) The TIF Plan will generally compliment and serve to implement policies adopted by the City.

(f) The TIF Plan will afford maximum opportunity, consistent with the sound needs of the City of Maplewood as a whole, for the development or redevelopment of the Project Area by private enterprise. The reasons supporting this finding are that:

The development activities are necessary so that development and redevelopment by private enterprise can occur within the Project Area.

3. Public Purpose. The adoption of the Development Program Modification and TIF Plan conform in all respects to the requirements of the Act and will help fulfill a need to redevelop an area of the State which is already built up to provide employment opportunities and to improve the tax base and to improve the general economy of the State and thereby serves a public purpose.

4. Certification. The Auditor of Ramsey County is requested to certify the original net tax capacity of TIF District No. 1-12 as described in TIF Plan, and to certify in each year thereafter the amount by which the original net tax capacity has increased or decreased in accordance with the Act; and the City Manager 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 TIF District No. 1-12 for which building permits have been issued during the 18 months immediately preceding the adoption of this Resolution.

5. Filing. The City Manager is further authorized and directed to file a copy of the Development Program Modification and TIF Plan for TIF District No. 1-12 with the Commissioner of Revenue and the Office of the State Auditor.

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.

STATE OF MINNESOTA  
RAMSEY COUNTY  
CITY OF MAPLEWOOD

I, the undersigned, being the duly qualified and acting Manager of the City of Maplewood, Minnesota, DO HEREBY CERTIFY that I have compared the attached and foregoing extract of minutes with the original thereof on file in my office, and that the same is a full, true and complete transcript of the minutes of a meeting of the City Council of said City, duly called and held on the date therein indicated, insofar as such minutes relate to the modification to the Development Program for Development District No. 1 and the establishment of Tax Increment Financing District No. 1-12 therein in the City.

WITNESS my hand this 22<sup>nd</sup> day of July, 2013.

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City Manager

EXTRACT OF MINUTES OF MEETING  
OF THE CITY COUNCIL OF THE  
CITY OF MAPLEWOOD, MINNESOTA

HELD: July 22, 2013

Pursuant to due call and notice thereof, a meeting of the City Council of the City of Maplewood, Ramsey County, Minnesota, was duly called and held at the City Hall in said City on Monday, the 22nd day of July, 2013, at 7:00 o'clock p.m.

The following members were present:

and the following were absent:

Member \_\_\_\_\_ introduced the following resolution and moved its adoption:

RESOLUTION AUTHORIZING  
EXECUTION OF A TAX INCREMENT FINANCING  
DEVELOPMENT AGREEMENT

A. WHEREAS, 3M Company (the "Developer") has requested the City of Maplewood, Minnesota (the "City") to assist with the financing of certain costs incurred in connection with the construction of a 400,000 square foot research and development facility in the City by the Developer (the "Project").

B. WHEREAS, the Developer and the City have determined to enter into a Tax Increment Financing Development Agreement providing for the City's tax increment financing assistance for the Project (the "Development Agreement").

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

1. The City Council hereby approves the Development Agreement in substantially the form submitted, and the Mayor and City Manager are hereby authorized and directed to execute the Development Agreement on behalf of the City.

2. The approval hereby given to the Development Agreement includes approval of such additional details therein as may be necessary and appropriate and such modifications thereof, deletions therefrom and additions thereto as may be necessary and appropriate and approved by the City officials authorized by this resolution to execute the Development Agreement. The execution of the Development Agreement by the appropriate officer or officers of the City shall be conclusive evidence of the approval of the Development Agreement in accordance with the terms hereof.

The motion for adoption of the foregoing resolution was duly seconded by member \_\_\_\_\_ and, after full discussion thereof, and upon a vote being taken thereof, the following voted in favor thereof:

and the following voted against same:

Adopted this 22<sup>nd</sup> day of July, 2013.

\_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
City Manager

STATE OF MINNESOTA  
COUNTY OF RAMSEY  
CITY OF MAPLEWOOD

I, the undersigned, being the duly qualified and acting Manager of the City of Maplewood, Minnesota, DO HEREBY CERTIFY that I have carefully compared the attached and foregoing extract of minutes with the original minutes of a meeting of the City Council of the City held on the date therein indicated, which are on file and of record in my office, and the same is a full, true and complete transcript therefrom insofar as the same relates to a Resolution Authorizing Execution of a Tax Increment Financing Development Agreement.

WITNESS my hand as such Manager of the City Council of the City of Maplewood, Minnesota this \_\_\_\_\_ day of July, 2013.

\_\_\_\_\_  
City Manager

RESOLUTION NO. \_\_\_\_

RESOLUTION APPROVING THE TERMS OF UP TO A  
\$4,918,342 INTERFUND LOAN IN CONNECTION WITH  
TAX INCREMENT FINANCING DISTRICT NO. 1-12

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

Section 1. Background.

(a) The City proposes to establish a Tax Increment Financing District No. 1-12 (the "TIF District") within Development District No. 1, and proposes to adopt a tax increment financing plan for the TIF District (the "TIF Plan").

(b) The City has determined to pay for certain costs identified in the TIF Plan consisting of land/building acquisition, public utilities, site improvements/preparation, other eligible improvements, and administrative costs (the "Qualified Costs") incurred in connection with the establishment of the TIF District and development/redevelopment of land within the TIF District, which costs will be financed on a temporary basis from City funds available for such purposes.

(c) Under Minnesota Statutes, Section 469.178, Subd. 7, the City is authorized to advance or loan money from the City's general fund or any other fund from which such advances may be legally made, in order to finance the Qualified Costs.

(d) The City intends to reimburse itself for the payment of the Qualified Costs, plus interest thereon, from tax increments derived from the TIF District in accordance with the terms of this resolution (which terms are referred to collectively as the "Interfund Loan").

Section 2. Terms of Interfund Loan.

(a) The City hereby authorizes the advance of up to \$4,918,342 from the City's General Fund or so much thereof as may be paid as Qualified Costs. The City shall reimburse itself for such advances together with interest at the rate stated below. Interest accrues on the principal amount from the date of each advance. The maximum rate of interest permitted to be charged is limited to the greater of the rates specified under Minnesota Statutes, Section 270C.40 or Section 549.09 as of the date the loan or advance is authorized, unless the written agreement states that the maximum interest rate will fluctuate as the interest rates specified under Minnesota Statutes, Section 270C.40 or Section 549.09 are from time to time adjusted. The interest rate shall be 4% and will not fluctuate.

(b) Principal and interest on the Interfund Loan shall be paid semi-annually on each February 1 and August 1 (each a "Payment Date") commencing with the Payment Date on which the City has Available Tax Increment (defined below), or on any other dates determined by the City Manager, through the last receipt of tax increment from the TIF District.

(c) Payments on the Interfund Loan are payable solely from "Available Tax Increments" which shall mean, on each Payment Date, all of the tax increment available after other obligations have been paid, generated in the preceding six (6) months with respect to the property within the TIF District and remitted to the City by Ramsey County, all in accordance with Minnesota Statutes, Sections 469.174 to 469.1799. Payments on the Interfund Loan are subordinate to any outstanding or future bonds, notes or contracts secured in whole or in part with Available Tax Increment, and are on parity with any other outstanding or future interfund loans secured in whole or in part with Available Tax Increment.

(d) The principal sum and all accrued interest payable under the Interfund Loan are pre-payable in whole or in part at any time by the City without premium or penalty. No partial prepayment shall affect the amount or timing of any other regular payment otherwise required to be made under this Interfund Loan.

(e) The Interfund Loan is evidence of an internal borrowing by the City in accordance with Minnesota Statutes, Section 469.178, Subd. 7, and is a limited obligation payable solely from Available Tax Increment pledged to the payment hereof under this resolution. The Interfund Loan and the interest hereon shall not be deemed to constitute a general obligation of the State of Minnesota or any political subdivision thereof, including, without limitation, the City. Neither the State of Minnesota, nor any political subdivision thereof shall be obligated to pay the principal of or interest on the Interfund Loan or other costs incident hereto except out of Available Tax Increment, and neither the full faith and credit nor the taxing power of the State of Minnesota or any political subdivision thereof is pledged to the payment of the principal of or interest on the Interfund Loan or other costs incident hereto. The City shall have no obligation to pay any principal amount of the Interfund Loan or accrued interest thereon, which may remain unpaid after the final Payment Date.

(f) The City may amend the terms of the Interfund Loan at any time by resolution of the City Council, including a determination to forgive the outstanding principal amount and accrued interest to the extent permissible under law.

Section 3. Effective Date. This resolution is effective upon the date of its approval.

Adopted this 22nd day of July, 2013.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Manager



Springsted Incorporated  
380 Jackson Street, Suite 300  
Saint Paul, MN 55101-2887

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Fax: 651-223-3002  
www.springsted.com

## MEMORANDUM

TO: Charles Ahl, City Manager

FROM: Terri Heaton, Vice-President  
Tom Denaway, Analyst

DATE: July 17, 2013

SUBJECT: Overview of Proposed 3M TIF District

### Introduction

The City and 3M have been working on the adoption of special legislation granting the City the authority to create a 3M Renovation and Retention Project Area. The special legislation was recently adopted by the Legislature and signed into law by the Governor. Now that the special legislation has been adopted the City and 3M have begun the process of creating a TIF District to assist with the development of the company's new Research and Development (R&D) facility. A TIF plan for the new District is currently being drafted, along with a draft development agreement. The purpose of this memorandum is to outline the special legislation, detail the terms of the current R&D TIF District, and outline the revenue projections for the District.

### Special Legislation

The City and 3M worked together to receive special legislation from the State to create one or more TIF Districts within the 3M Renovation and Retention Project Area. The boundaries of the Project Area are the current 3M campus parcel and adjoining right of way. TIF Districts created within this project area will be 25-year redevelopment TIF Districts, which will be exempt from the standard blight finding as provided by the legislation. The legislation provides the authority to create one or more TIF Districts within the project area until December 31, 2018.

The legislation requires that 100% of the tax increment generated by the new TIF Districts be spent within the boundaries of the Project Area. As a result of the legislation not requiring a finding of blight, the legislation exempts the Districts from the requirement that 90% of TIF revenues be used for the remediation of costs leading to the finding of blight. Additionally, the legislation granted an extension of the 5-year rule to a period of 10-years, allowing the City to enter into new obligations within the TIF Districts for a period of 10-years following certification of the Districts.

City of Maplewood  
July 17, 2013  
Page 2

The current 3M campus, and the corresponding Project Area, consists of a single parcel number 362922240002. In order to avoid freezing the entire 3M campus as the base value of a TIF District, any new TIF District generated within the project area will consist of new parcels subdivided from the current single campus parcel. This will allow the main 3M campus to remain outside of a TIF District and for its value to fluctuate based on current market conditions.

### **TIF District 1-12 3M Research and Development Project – Development Agreement Terms**

Now that the special legislation has been approved by the Legislature, the City is in the process of creating TIF District 1-12 to assist 3M with the development of the new R&D Lab Facility. A proposed TIF Plan and Development Agreement have been prepared and are enclosed for Council review. Outlined below are the points on which the Development Agreement has been negotiated regards to the terms of the proposed TIF District 1-12:

Capture of TIF Revenue from Fiscal Disparity: When a TIF District is created an election can be made by the City to capture the incremental value growth generated by the Fiscal Disparity portion of the tax capacity of a parcel. The City can elect to capture this portion of tax capacity as TIF, and make the contribution to the Fiscal Disparity pool from outside of the TIF District. The election to make the contribution from outside of the TIF District results in greater TIF revenue, and potentially has a modest impact on the general taxable market value on which the general fund levy is spread. Conversely, the City may elect to make the contribution from inside of the TIF District, which results in lower TIF revenue with no potential impact on the levy. During the life of a TIF District the City has the ability to change the election one time, and only in circumstances where the election is going from outside of the District to inside the District.

The proposed Development Agreement allows for the contribution to be made outside of the District, on the contingency that 3M continue to invest in its campus. If by December 31, 2021, the company has not obtained one or more building permits with a total minimum cost of not less than \$50,000,000 (not including the R&D Building and routine maintenance), the City will change the fiscal disparity election to be made from within the TIF District. This term in the draft Agreement ties the generation of additional TIF revenue from the Fiscal Disparity portion to additional investment in the campus by the company.

City Pooling Percentage: The proposed Agreement allows for the City to capture 20% of the tax increment generated for either eligible expenditures within the project area, or administrative purposes. The City intends to use a portion of this revenue to fund approximately \$1.0M of City initiated TIF eligible site work and infrastructure improvements on property located within the Project Area. Additional TIF eligible improvements may be funded in the future from captured TIF funds as they are available. The net present value of the future revenue stream is \$2,379,619.

Pay-As-You-Go Note: The draft Agreement contemplates the City entering issuing a pay-as-you-go note to the company in a principal amount of \$9,568,000. The note will be repaid over the life of the District at an annual non-compounding interest rate of 5%; the note will be repaid solely by 80% of the Tax Increment generated by the District. The principal amount of the note is based on the TIF revenue projections outlined below.

Development Fees: While not detailed in the proposed Tax Increment Financing Development Agreement, the City has also negotiated with the company that all building and planning permit fees will be paid for the facility, including a park dedication fee of \$285,000.

### **TIF District 1-12 Development Assumptions**

The assumptions outlined below were used in the creation of the TIF revenue projections for the proposed TIF District 1-12. The revenue assumptions are based on development terms outlined above and base assumptions regarding timing and value provided by the company.

#### R&D Building Build-Out:

Value Constructed 2013: \$6,000,000  
Value Constructed 2014: \$6,000,000  
Value Constructed 2015: \$12,720,000  
Total Value Constructed: \$24,720,000

Inflation: These revenue projections are based on a 2% inflation assumption.

Base Value: The proposed R&D facility is to be developed on a parcel that is currently undefined, as it is in the process of being subdivided out of the single campus parcel. As a result the base value of the R&D parcel is unknown, and therefore the revenue projections are based on the market value generated by the R&D building only and the revenue projections are not assuming a base frozen value. The increment is projected based only on the capture of the increased market value resulting from the proposed vertical construction. For estimation purposes we have assumed a pro-rata share of the existing campus market value will be applied to the newly created parcel. The base value of the parcel is estimated at \$8,155,288.

Fiscal Disparity Sharing Factor: Fiscal Disparity Contribution will be made from outside of the TIF District, resulting in greater TIF revenue.

#### TIF Eligible Tax Rate Pay 2013:

City:	48.659%
County:	65.240%
School District:	32.552%
Miscellaneous:	<u>11.520%</u>
Total Tax Rate:	157.972%

City Admin and Pooling Percentage: - We have assumed a total City retainage of 20% for pooling and administrative purposes.

**TIF 1-12 Pay-As-You-Go Note Amount and City Funding Capacity**

We have estimated the maximum funding capacity of the City retaining 20% of the increment for the full 26-year term of the TIF district based on a net present value interest rate of 5%.

Additionally, we have calculated a pay-as-you-go note report illustrating the potential principal amount and repayment schedule of a pay-go note to 3M. This note is based on 80% of the annual increment being available during the 26-year term of the District; with first receipt projected for Pay2015 and final receipt projected for Pay2040. The interest on the note is to be accrued at a non-compounding annual rate of 5%.

<b>Scenario</b>	<b>26-Year Term</b>
Projected Built-Out:	R&D Building Only
Fiscal Disparity Contrib.	From <b>Outside</b> District
Percentage of Revenues available for City	20%
Gross revenue of City Retainage	\$4,918,342
NPV of City Retainage (5% Interest)	<b>\$2,379,619</b>
3M Percentage	80%
Gross revenue of 3M retainage	\$19,673,354
Pay-Go Principal Amount (5% Interest Rate)	<b>\$9,568,000</b>

**City of Maplewood, Minnesota  
Tax Incremental Financing (Redevelopment) District No. 1-12  
Proposed 3M Redevelopment Project  
R&D Facility**

Annual Period Ending (1)	Incremental Market Value (2)	Total Net Tax Capacity (3)	Less: Original Net Tax Capacity (4)	Less: Fiscal Disp. @ 0.0000% (5)	Retained Captured Net Tax Capacity (6)	Times: Tax Capacity Rate (7)	Annual Gross Tax Increment (10)	Less: State Aud. Deduction 0.360% (11)	Subtotal Net Tax Increment (12)	Total City Pooling Retainage 20.00% (13)	Annual Net Revenue 80% (14)
12/31/15	6,000,000	283,106	163,106	0	120,000	157.971%	189,565	682	188,883	37,777	151,106
12/31/16	12,120,000	405,506	163,106	0	242,400	157.971%	382,922	1,379	381,543	76,309	305,234
12/31/17	25,082,400	664,754	163,106	0	501,648	157.971%	792,458	2,853	789,605	157,921	631,684
12/31/18	25,584,048	674,787	163,106	0	511,681	157.971%	808,308	2,910	805,398	161,080	644,318
12/31/19	26,095,729	685,020	163,106	0	521,915	157.971%	824,474	2,968	821,506	164,301	657,205
12/31/20	26,617,644	695,459	163,106	0	532,353	157.971%	840,963	3,027	837,936	167,587	670,349
12/31/21	27,149,996	706,106	163,106	0	543,000	157.971%	857,782	3,088	854,694	170,939	683,755
12/31/22	27,692,996	716,966	163,106	0	553,860	157.971%	874,938	3,150	871,788	174,358	697,430
12/31/23	28,246,856	728,043	163,106	0	564,937	157.971%	892,437	3,213	889,224	177,845	711,379
12/31/24	28,811,793	739,342	163,106	0	576,236	157.971%	910,286	3,277	907,009	181,402	725,607
12/31/25	29,388,029	750,866	163,106	0	587,761	157.971%	928,491	3,343	925,148	185,030	740,118
12/31/26	29,975,790	762,622	163,106	0	599,516	157.971%	947,061	3,409	943,652	188,730	754,922
12/31/27	30,575,306	774,612	163,106	0	611,506	157.971%	966,002	3,478	962,524	192,505	770,019
12/31/28	31,186,812	786,842	163,106	0	623,736	157.971%	985,322	3,547	981,775	196,355	785,420
12/31/29	31,810,548	799,317	163,106	0	636,211	157.971%	1,005,029	3,618	1,001,411	200,282	801,129
12/31/30	32,446,759	812,041	163,106	0	648,935	157.971%	1,025,129	3,690	1,021,439	204,288	817,151
12/31/31	33,095,694	825,020	163,106	0	661,914	157.971%	1,045,632	3,764	1,041,868	208,374	833,494
12/31/32	33,757,608	838,258	163,106	0	675,152	157.971%	1,066,545	3,840	1,062,705	212,541	850,164
12/31/33	34,432,760	851,761	163,106	0	688,655	157.971%	1,087,876	3,916	1,083,960	216,792	867,168
12/31/34	35,121,415	865,534	163,106	0	702,428	157.971%	1,109,633	3,995	1,105,638	221,128	884,510
12/31/35	35,823,844	879,583	163,106	0	716,477	157.971%	1,131,826	4,075	1,127,751	225,550	902,201
12/31/36	36,540,321	893,912	163,106	0	730,806	157.971%	1,154,462	4,156	1,150,306	230,061	920,245
12/31/37	37,271,127	908,528	163,106	0	745,423	157.971%	1,177,551	4,239	1,173,312	234,662	938,650
12/31/38	38,016,550	923,437	163,106	0	760,331	157.971%	1,201,102	4,324	1,196,778	239,356	957,422
12/31/39	38,776,880	938,643	163,106	0	775,538	157.971%	1,225,125	4,410	1,220,715	244,143	976,572
12/31/40	39,552,418	954,154	163,106	0	791,048	157.971%	1,249,627	4,499	1,245,128	249,026	996,102
							\$24,680,546	\$88,850	\$24,591,696	\$4,918,342	\$19,673,354
										<b>NPV: \$2,379,619</b>	

City of Maplewood  
July 17, 2013  
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**Projected Pay-As-You-Go Note Report**  
**City of Maplewood, Minnesota**  
**Tax Increment Financing (Redevelopment) District No.**  
**Proposed 3M Redevelopment Project**  
**R&D Only - Full Term - FD Outside - 80% Captured**

Note Date: 06/30/13  
Note Rate: 5.00%  
Amount: \$9,568,000

Date (1)	Principal (2)	Interest (3)	P & I (4)	Cumulative Interest Due (5)	Unpaid Accrued Interest (6)	Semi-Annual Net Revenue (7)	Loan Balance Outstanding (8)
							9,568,000.00
08/01/13	0.00	0.00	0.00	41,195.56	41,195.56	0.00	9,568,000.00
02/01/14	0.00	0.00	0.00	280,395.56	280,395.56	0.00	9,568,000.00
08/01/14	0.00	0.00	0.00	519,595.56	519,595.56	0.00	9,568,000.00
02/01/15	0.00	0.00	0.00	758,795.56	758,795.56	0.00	9,568,000.00
08/01/15	0.00	75,553.00	75,553.00	997,995.56	922,442.56	75,553.00	9,568,000.00
02/01/16	0.00	75,553.00	75,553.00	1,161,642.56	1,086,089.56	75,553.00	9,568,000.00
08/01/16	0.00	152,617.00	152,617.00	1,325,289.56	1,172,672.56	152,617.00	9,568,000.00
02/01/17	0.00	152,617.00	152,617.00	1,411,872.56	1,259,255.56	152,617.00	9,568,000.00
08/01/17	0.00	315,842.00	315,842.00	1,498,455.56	1,182,613.56	315,842.00	9,568,000.00
02/01/18	0.00	315,842.00	315,842.00	1,421,813.56	1,105,971.56	315,842.00	9,568,000.00
08/01/18	0.00	322,159.00	322,159.00	1,345,171.56	1,023,012.56	322,159.00	9,568,000.00
02/01/19	0.00	322,159.00	322,159.00	1,262,212.56	940,053.56	322,159.00	9,568,000.00
08/01/19	0.00	328,602.50	328,602.50	1,179,253.56	850,651.06	328,602.50	9,568,000.00
02/01/20	0.00	328,602.50	328,602.50	1,089,851.06	761,248.56	328,602.50	9,568,000.00
08/01/20	0.00	335,174.50	335,174.50	1,000,448.56	665,274.06	335,174.50	9,568,000.00
02/01/21	0.00	335,174.50	335,174.50	904,474.06	569,299.56	335,174.50	9,568,000.00
08/01/21	0.00	341,877.50	341,877.50	808,499.56	466,622.06	341,877.50	9,568,000.00
02/01/22	0.00	341,877.50	341,877.50	705,822.06	363,944.56	341,877.50	9,568,000.00
08/01/22	0.00	348,715.00	348,715.00	603,144.56	254,429.56	348,715.00	9,568,000.00
02/01/23	0.00	348,715.00	348,715.00	493,629.56	144,914.56	348,715.00	9,568,000.00
08/01/23	0.00	355,689.50	355,689.50	384,114.56	28,425.06	355,689.50	9,568,000.00
02/01/24	88,064.44	267,625.06	355,689.50	267,625.06	0.00	355,689.50	9,479,935.56
08/01/24	125,805.11	236,998.39	362,803.50	236,998.39	0.00	362,803.50	9,354,130.45
02/01/25	128,950.24	233,853.26	362,803.50	233,853.26	0.00	362,803.50	9,225,180.21
08/01/25	139,429.49	230,629.51	370,059.00	230,629.51	0.00	370,059.00	9,085,750.72
02/01/26	142,915.23	227,143.77	370,059.00	227,143.77	0.00	370,059.00	8,942,835.49
08/01/26	153,890.11	223,570.89	377,461.00	223,570.89	0.00	377,461.00	8,788,945.38
02/01/27	157,737.37	219,723.63	377,461.00	219,723.63	0.00	377,461.00	8,631,208.01
08/01/27	169,229.30	215,780.20	385,009.50	215,780.20	0.00	385,009.50	8,461,978.71
02/01/28	173,460.03	211,549.47	385,009.50	211,549.47	0.00	385,009.50	8,288,518.68
08/01/28	185,497.03	207,212.97	392,710.00	207,212.97	0.00	392,710.00	8,103,021.65
02/01/29	190,134.46	202,575.54	392,710.00	202,575.54	0.00	392,710.00	7,912,887.19
08/01/29	202,742.32	197,822.18	400,564.50	197,822.18	0.00	400,564.50	7,710,144.87
02/01/30	207,810.88	192,753.62	400,564.50	192,753.62	0.00	400,564.50	7,502,333.99
08/01/30	221,017.15	187,558.35	408,575.50	187,558.35	0.00	408,575.50	7,281,316.84
02/01/31	226,542.58	182,032.92	408,575.50	182,032.92	0.00	408,575.50	7,054,774.26
08/01/31	240,377.64	176,369.36	416,747.00	176,369.36	0.00	416,747.00	6,814,396.62
02/01/32	246,387.08	170,359.92	416,747.00	170,359.92	0.00	416,747.00	6,568,009.54
08/01/32	260,881.76	164,200.24	425,082.00	164,200.24	0.00	425,082.00	6,307,127.78
02/01/33	267,403.81	157,678.19	425,082.00	157,678.19	0.00	425,082.00	6,039,723.97
08/01/33	282,590.90	150,993.10	433,584.00	150,993.10	0.00	433,584.00	5,757,133.07
02/01/34	289,655.67	143,928.33	433,584.00	143,928.33	0.00	433,584.00	5,467,477.40
08/01/34	305,568.06	136,686.94	442,255.00	136,686.94	0.00	442,255.00	5,161,909.34
02/01/35	313,207.27	129,047.73	442,255.00	129,047.73	0.00	442,255.00	4,848,702.07
08/01/35	329,882.95	121,217.55	451,100.50	121,217.55	0.00	451,100.50	4,518,819.12
02/01/36	338,130.02	112,970.48	451,100.50	112,970.48	0.00	451,100.50	4,180,689.10
08/01/36	355,605.27	104,517.23	460,122.50	104,517.23	0.00	460,122.50	3,825,083.83
02/01/37	364,495.40	95,627.10	460,122.50	95,627.10	0.00	460,122.50	3,460,588.43
08/01/37	382,810.29	86,514.71	469,325.00	86,514.71	0.00	469,325.00	3,077,778.14
02/01/38	392,380.55	76,944.45	469,325.00	76,944.45	0.00	469,325.00	2,685,397.59
08/01/38	411,576.06	67,134.94	478,711.00	67,134.94	0.00	478,711.00	2,273,821.53
02/01/39	421,865.46	56,845.54	478,711.00	56,845.54	0.00	478,711.00	1,851,956.07
08/01/39	441,987.10	46,298.90	488,286.00	46,298.90	0.00	488,286.00	1,409,968.97
02/01/40	453,036.78	35,249.22	488,286.00	35,249.22	0.00	488,286.00	956,932.19
08/01/40	474,127.70	23,923.30	498,051.00	23,923.30	0.00	498,051.00	482,804.49
02/01/41	482,804.49	12,070.11	494,874.60	12,070.11	0.00	494,874.60	0.00
	\$9,568,000	\$10,102,177.60	\$19,670,177.60	\$24,499,080.36	\$14,396,902.76	\$19,670,177.60	
			Surplus Tax Increment	3,176.40			
			Total Net Revenue	\$19,673,354.00			

# **Maplewood, Minnesota**

## **Draft Tax Increment Financing Plan**

for

### **Tax Increment Financing (Redevelopment) District No. 1-12**

### **Within Development District No. 1**

**(3M Research and Development Project)**

**Dated: July 16, 2013**

**Prepared by:**

**SPRINGSTED INCORPORATED  
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**Section A      Definitions**

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

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

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

"County" means Ramsey County, Minnesota.

"Development District" means Development District No. 1 in the City, which is described in the corresponding Development Program.

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

"Development Program" means the Development Program for the Development District.

"Project Area" means the 3M Renovation and Retention Project Area consisting of parcel 36.29.22.24.0002.

"School District" means Independent School District No. 622, Minnesota.

"Special Law" means Minnesota Laws, 2013, Chapter 143, Article 9, Section 21.

"State" means the State of Minnesota.

"TIF Act" means Minnesota Statutes, Sections 469.174 through 469.1794, as amended, both inclusive.

"TIF District" means Tax Increment Financing (Redevelopment) District No. 1-12.

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

**Section B      Statutory Authorization**

See Section 1.3 of the Development Program for the Development District.

**Section C      Statement of Need and Public Purpose**

See Section 1.4 of the Development Program for the Development District.

**Section D      Statement of Objectives**

See Section 1.5 of the Development Program for the Development District.

**Section E      3M Renovation and Retention Project Area**

Under the Special Law the City of Maplewood may create one or more tax increment districts within the Project Area.

With the adoption of this TIF District, the City elects to create a new tax increment district on a newly platted parcel comprising a portion of the Project Area.

**Section F      Designation of Tax Increment Financing District as a  
Redevelopment District**

As provided by the Special Law the requirements for qualifying redevelopment tax increment districts under Minnesota Statutes, Section 469.174, Subdivision 10, do not apply to the parcel, which is deemed eligible for inclusion in a redevelopment tax increment district.

The proposed TIF District is eligible as a redevelopment district by virtue of being located on a newly platted parcel within the boundaries of the Project Area as defined in Section E.

Under the Special Law the 90 percent rule under Minnesota Statutes, Section 469.176, Subdivision 4j, does not apply to the Project Area.

**Section G      Duration of the TIF District**

Redevelopment districts may remain in existence 25 years from the date of receipt of the first tax increment. The City anticipates that the TIF District will remain in existence the maximum duration allowed by law (projected to be though the year 2040). Modification of this plan (see Section AA) shall not extend these limitations. All tax increments from taxes payable in the year the TIF District is decertified shall be paid to the City. Pursuant to MN Statutes, Section 469.175, Subdivision 1(b), the City elects to delay receipt of first increment until 2015.

**Section H      Property to be Included in the TIF District**

The TIF District is an approximate 28.54-acre area of land located within the Project Area. A map showing the location of the TIF District within the Project Area is shown in Exhibit II. The boundaries and area encompassed by the TIF District are described below:

<b>Parcel Number</b>	<b>Legal Description</b>
36.29.22.24.0002*	**The west 650.00 feet of the Southwest Quarter of the Northwest Quarter and the north 985.00 feet of the east 395.00 feet of the west 1045.00 feet of the Southwest Quarter of the Northwest Quarter all in Section 36, Township 29 North, Range 22 West, Ramsey County, Minnesota.

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

\*The parcel to be located in the TIF District is being replatted. The Parcel Number is representative of the parcel prior to the replatting.

\*\*The legal description provided for the TIF District is representative of the TIF District parcel following the replatting of the property.

**Section I      Property to be Acquired in the TIF District**

The City may acquire and sell any or all of the property located within the TIF District; however, the City does not anticipate acquiring any such property at this time.

**Section J Specific Development Expected to Occur Within the TIF District**

The proposed project includes the development of a 400,000 square foot research and development facility (the "R&D Facility") within the Project Area. The development will also include corresponding site work, infrastructure, and parking improvements associated with R&D Facility.

The City anticipates using tax increment to reimburse 3M for a portion of the TIF eligible project costs occurred in the development of the R&D Facility. Included in the projected eligible costs to be reimbursed are costs associated with demolition of existing buildings, relocation of employees within buildings, site work, footings & foundations, private utility improvements, and other eligible improvements associated with the facility. Additionally, the City anticipates using tax increment to finance public improvements and site work on property located within the Project Area, along with related administrative expenses.

Construction of the R&D Facility is expected to begin in 2013, and be completed by 2015. The R&D Facility is projected to be 100% assessed and on the tax rolls as of January 2, 2016 for taxes payable in 2017.

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

Under the Special Law the expenditures outside district rule under Minnesota Statutes, section 469.1763, subdivision 2, does not apply; and tax increments can only be spent within the Project Area. Therefore costs eligible for TIF reimbursement may be incurred outside of the TIF District, but must be within the boundaries of the Project Area.

**Section K Findings and Need for Tax Increment Financing**

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

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

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

- (2) The proposed development, in the opinion of the City, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future and the increased market value of the site that could reasonably be expected to occur without the use of tax increment 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.

**Factual basis:**

*Proposed development not expected to occur:*

The development includes the construction of the R&D Facility. A key component to the development is the reimbursement of eligible expenses through tax increments. The company has indicated they would not undertake the proposed development without the financial assistance. Without the assistance the City has no reason to expect that significant reinvestment in the campus would occur without assistance similar to that provided in this plan. Therefore the City has no reason to believe the development would occur but-for the use of tax increment assistance.

To summarize the basis for the City's findings regarding alternative market value, in accordance with Minnesota Statutes, Section 469.175, Subd. 3(d), the City makes the following determinations:

*City of Maplewood, Minnesota*

- a. The City's estimate of the amount by which the market value of the site will increase without the use of tax increment financing is anywhere from \$0 (except for a small amount for annual appreciation of land value)
  - b. If the proposed development to be assisted with tax increment occurs in the District, the total increase in market value would be approximately \$24,720,000, including the value of the building (See Exhibit II). Prior to the inclusion of a 2% market value inflator starting in 2014.
  - 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 \$11,794,711 (See Exhibit V)
  - d. Even if some development other than the proposed development were to occur, the Council finds that no alternative would occur that would produce a market value increase greater than \$12,925,289 (the amount in clause b less the amount in clause c) without tax increment assistance.
- (3) The TIF Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for development of the Project Area by private enterprise.

**Factual basis:** The anticipated development of the project site is to include the construction of the R&D Facility. The Development will result in the retention of up to 700 high-paying jobs within the City. The development clearly meets the economic development goals of the City.

- (4) The TIF Plan conforms to general plans for development of the City as a whole.

**Factual basis:** The City Planning Commission has determined that the development proposed in the TIF Plan conforms to the City comprehensive plan.

- (5) The City does not elect the method of tax increment computation set forth in Minnesota Statutes, Section 469.177, Subdivision 3(b); therefore subdivision 3(a) shall apply which indicates the original net tax capacity and the current net tax capacity shall be determined before the application of the fiscal disparity provisions (see method (a) in Section P).

**Section L Estimated Public Costs**

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

Private TIF eligible improvements, including demolition, relocation, site improvements/preparation costs, related infrastructure and other eligible improvements	\$9,568,000
Bond/Note Interest Payments	10,102,178
Public site work/infrastructure costs and Administrative expenses	4,921,518
Other Expenditures	0
<b>Total</b>	<b>\$24,591,696</b>

The City reserves the right to administratively adjust the amount of any of the items listed above or to incorporate additional eligible items, so long as the total estimated public cost is not increased. The City reserves the right to spend available tax increment outside of the TIF District boundaries but within the Project Area.

**Section M Estimated Sources of Revenue**

Tax Increment revenue	\$24,591,696
Interest on invested funds	0
Bond proceeds	0
Loan proceeds	0
Grants	0
Other	0
<b>Total</b>	<b>\$24,591,696</b>

The City anticipates using future tax increments for reimbursement of public costs incurred from Section L. As increments are collected from the TIF District in future years, these tax increments will be reserved by the City as reimbursement for public costs incurred (primarily site work/infrastructure costs), either through internal funding or general obligation or revenue debt. The City also anticipates providing financial assistance to the proposed development through the use of pay-as-you-go financing. With pay-as-you-go financing, as tax increments are collected from the TIF District in future years, a portion of these tax increments will be distributed to the company as reimbursement for eligible costs incurred related to the development of the R&D Facility.

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

**Section N Estimated Amount of Bonded Indebtedness**

The City may consider issuing tax increment bonds to finance all or a portion of the estimated public costs, and reserves the right to issue such bonds in an amount not to exceed \$18,836,373 (\$14,489,518 + 30% contingency).

**Section O Original Net Tax Capacity**

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

The parcel to be located within the TIF District is an approximately 28.54 acre area of land which is currently part of a larger 411 acre parcel. As a result the Estimated Market Value for the land within the TIF District as of January 2, 2013 for taxes payable in 2014, is not yet known. However, for purposes of the revenue projections in this TIF Plan, the City has assumed a pro-rata share of the land market value of the 411 acre parcel will be applied to the newly created parcel within the TIF District. Therefore the assumed original net tax capacity of the TIF District is \$163,106. This assumes the property remains classified commercial/industrial.

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

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

**Section P Original Local Tax Rate**

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

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

At the time this document was prepared, the sum of the local tax rates that apply to property in the TIF District, for taxes levied in 2013 and payable in 2014, was not yet available. When this total becomes available, the County Auditor shall certify this amount as the original tax capacity rate of the TIF District. For purposes of estimating the tax increment generated by the TIF District, the sum of the local tax rates for taxes levied in 2012 and payable in 2013, is 157.971% as shown below.

<u>Taxing Jurisdiction</u>	<u>2012/2013 Local Tax Rate</u>
City of Maplewood	48.659%
Ramsey County	65.240%
ISD # 622	32.520%
Other	11.520%
Total	157.971%

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

The City anticipates that development will be initiated in 2013, creating a total tax capacity for the TIF District No. 1-12 of \$283,106 as of January 2, 2014. The captured tax capacity as of that date is estimated to be \$120,000 and the first-year of tax increment is estimated to be \$189,565 payable in 2015. The first full year of increment is projected to be in \$792,458 in taxes payable 2017. A complete schedule of estimated tax increment from the TIF District is shown in Exhibit IV.

The estimates shown in this TIF Plan assume that commercial class rates remain at 1.5% for the first \$150,000 of estimated market value and 2.0% of the market value above \$150,000. The projections also assume a 2% annual increase in market values.

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

For communities affected by the fiscal disparity provisions of Minnesota Statutes, Chapter 473F and Chapter 276A, the original net tax capacity of the TIF District shall be determined before the application of fiscal disparity. In subsequent years, the current net tax capacity shall either (a) be determined before the application of fiscal disparity or (b) exclude the product of any fiscal disparity increase in the TIF District (since the original net tax capacity was certified) times the appropriate fiscal disparity ratio. The method the City elects shall remain the same for the life of the TIF District, except that a single change may be made at any time from method (a) to method (b) above. »The City elects method (a), or M.S. Section 469.177, Subdivision 3(a).

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

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

**Section R      Use of Tax Increment**

Each year the County Treasurer shall deduct 0.36% of the annual tax increment generated by the TIF District and pay such amount to the State's General Fund. Such amounts will be appropriated to the State Auditor for the cost of financial reporting and auditing of tax increment financing information throughout the state. Exhibit IV shows the projected deduction for this purpose over the anticipated life of the TIF District.

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

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

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

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

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

**Section S      Excess Tax Increment**

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

- (1) prepay any outstanding tax increment bonds;

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

**Section T Tax Increment Pooling and the Ten Year Rule**

Under the Special Law the expenditures outside district rule under Minnesota Statutes, Section 469.1763 subdivision 2, does not apply; the five-year rule under Minnesota Statutes, section 469.1763, subdivision 3, is extended to ten years; and expenditures must only be made within the Project Area.

Up to 10% of the tax increments may be spent on costs for eligible administrative expenses.

Tax increments are considered to have been spent within the TIF District or project area if such amounts are:

- (1) actually paid to a third party for activities performed within the TIF District within ten years after certification of the district;
- (2) used to pay bonds that were issued and sold to a third party, the proceeds of which are reasonably expected on the date of issuance to be spent within the later of the ten-year period or a reasonable temporary period or are deposited in a reasonably required reserve or replacement fund.
- (3) used to make payments or reimbursements to a third party under binding contracts for activities performed within the TIF District, which were entered into within ten years after certification of the district; or
- (4) used to reimburse a party for payment of eligible costs (including interest) incurred within ten years from certification of the district.

Beginning with the eleventh year following certification of the TIF District, at least 90% of the tax increments must be used to pay outstanding bonds or make contractual payments obligated within the first ten years. When outstanding bonds have been defeased and sufficient money has been set aside to pay for such contractual obligations, the TIF District must be decertified.

**Section U Limitation on Administrative Expenses**

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

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

- (5) amounts used to pay other financial obligations to the extent those obligations were used to finance costs described in clause (1) to (3).

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

**Section V      Limitation on Property Not Subject to Improvements - One Year Rule**

Under the Special Law if after one year from the date of certification of the original net tax capacity of the tax increment district, no demolition, rehabilitation, or renovation of property has been commenced on a parcel located within the TIF District, no additional tax increment may be taken from that parcel, and the original net tax capacity of the parcel shall be excluded from the original net tax capacity of the TIF District. If 3M subsequently commences demolition, rehabilitation, or renovation, the City 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 TIF District. The City must submit to the County Auditor evidence that the required activity has taken place for each parcel in the TIF District.

**Section W      Estimated Impact on Other Taxing Jurisdictions**

Exhibit V shows the estimated impact on other taxing jurisdictions if the maximum projected retained captured net tax capacity of the TIF District was hypothetically available to the other taxing jurisdictions. The City believes that there will be no adverse impact on other taxing jurisdictions during the life of the TIF District, since the proposed development would not have occurred without the establishment of the TIF District and the provision of public assistance. A positive impact on other taxing jurisdictions will occur when the TIF District is decertified and the development therein becomes part of the general tax base.

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

1. The total amount of tax increment that will be generated over the life of the TIF District is estimated to be \$24,680,546.
2. To the extent the project in the TIF District generates any public cost impacts on City-provided services such as police and fire protection, public infrastructure, and the impact of any general obligation tax increment bonds attributable to the TIF District upon the ability to issue other debt for general fund purposes, such costs will be levied upon the taxable net tax capacity of the City, excluding that portion captured by the TIF District.
3. The amount of tax increments over the life of the TIF District that would be attributable to School District levies, assuming the School District's share of the total local tax rate for all taxing jurisdictions remained the same, is estimated to be \$5,085,751.
4. The amount of tax increments over the life of the TIF District that would be attributable to County levies, assuming the County's share of the total local tax rate for all taxing jurisdictions remained the same is estimated to be \$10,192,750.
5. No additional information has been requested by the County or School District that would enable it to determine additional costs that will accrue to it due to the development proposed for the district.

**Section X      Prior Planned Improvements**

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

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

**Section Y      Development Agreements**

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

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

**Section Z      Assessment Agreements**

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

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

The City does not anticipate entering into an assessment agreement, however it reserves the right to enter into an assessment agreement for individual projects.

**Section AA     Modifications of the Tax Increment Financing Plan**

Any reduction or enlargement in the geographic area of the Development District or the TIF District; a determination to capitalize interest on the debt if that determination was not part of the original TIF Plan, increase in the portion of the captured net tax capacity to be retained by the City; increase in the total estimated public costs; or designation of property to be acquired by the City shall be approved only after satisfying all the necessary requirements for approval of the original TIF Plan. This paragraph does not apply if:

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

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

**Section AB Administration of the Tax Increment Financing Plan**

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

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

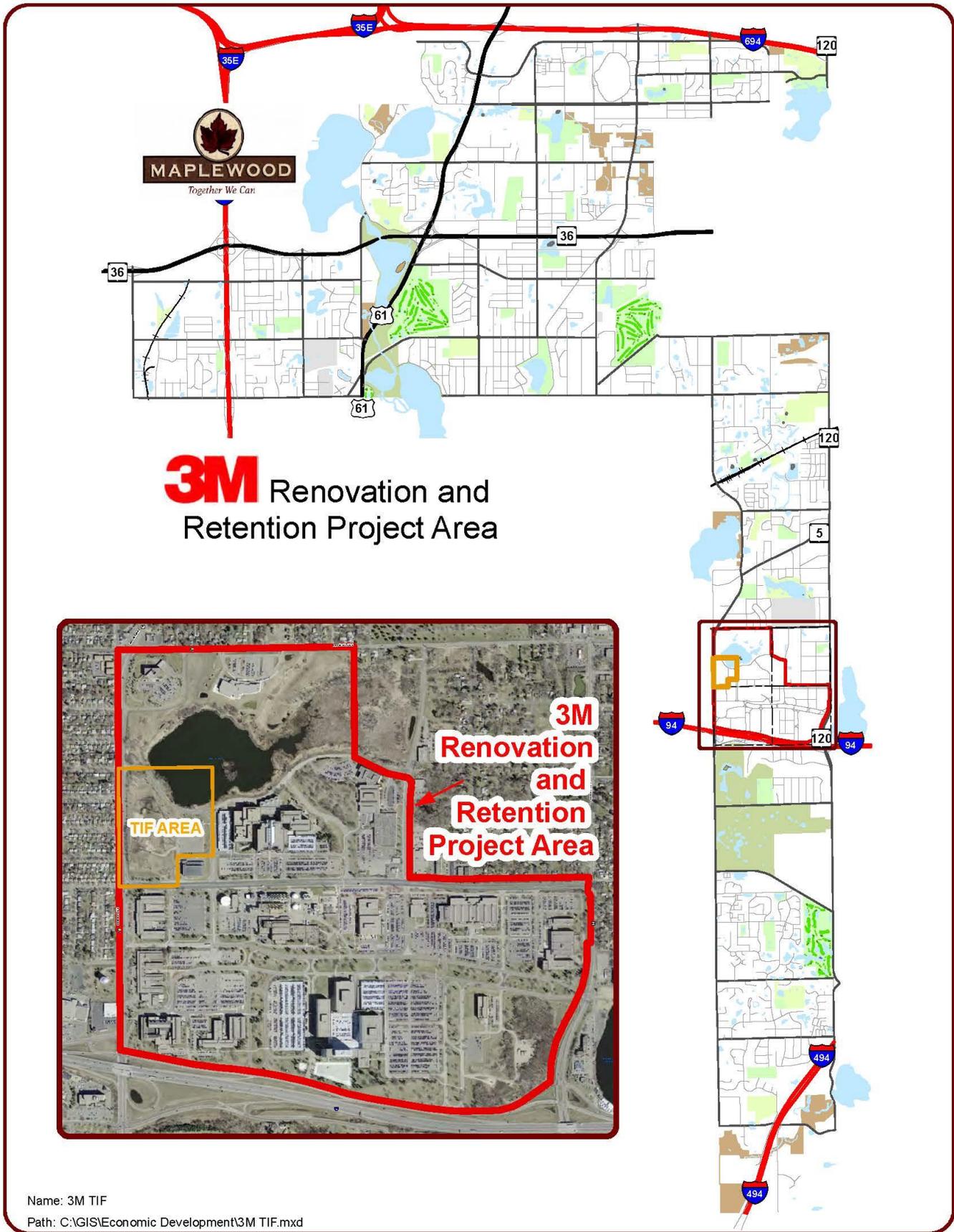
- (1) prior to July 1, the City shall notify the County Assessor of any new development that has occurred in the TIF District during the past year to insure that the new value will be recorded in a timely manner.
- (2) if the County Auditor receives the request for certification of a new TIF District,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

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

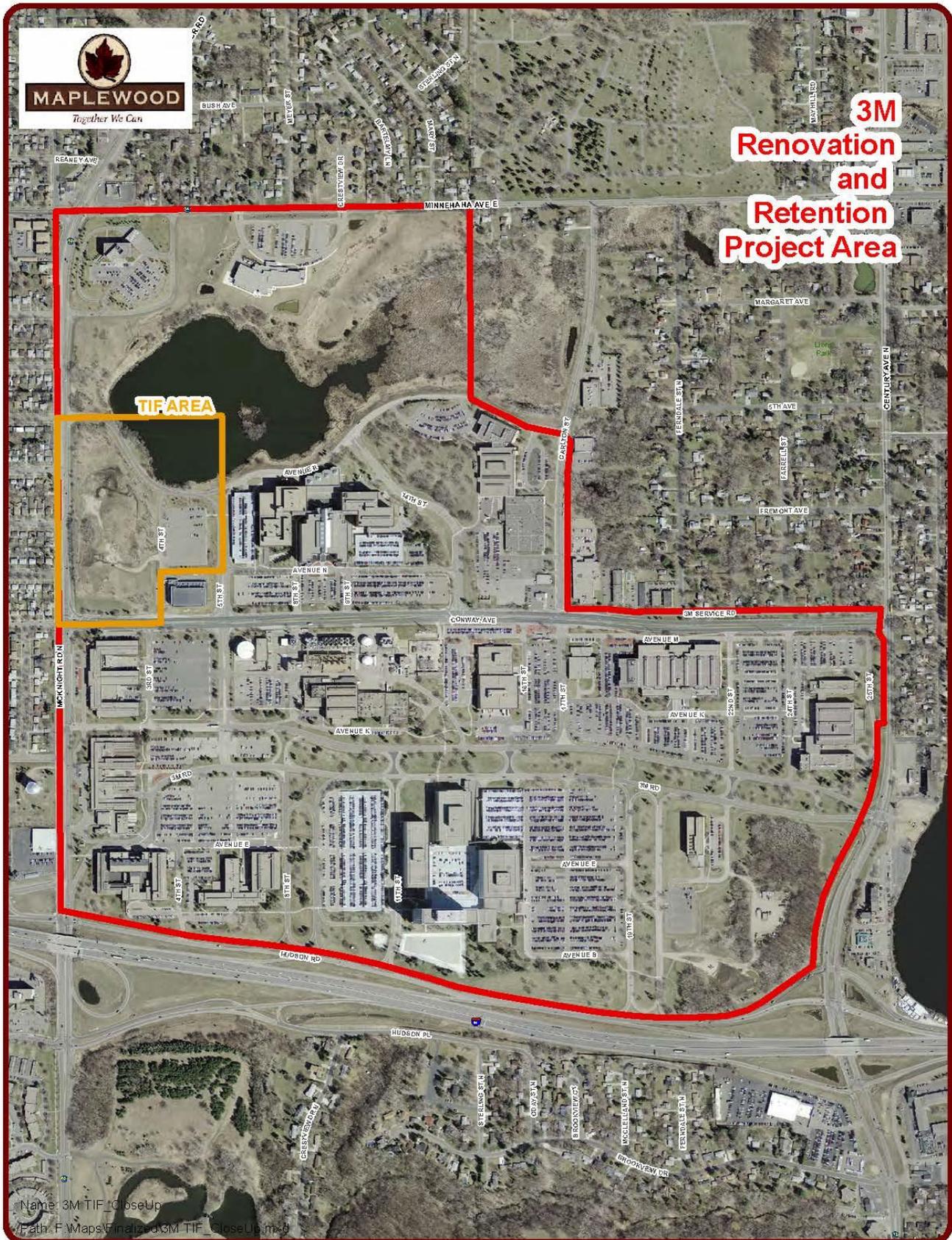
**Section AC Filing TIF Plan, Financial Reporting and Disclosure Requirements**

The City will file the TIF Plan, and any subsequent amendments thereto, with the Commissioner of Revenue and the Office of the State Auditor pursuant to Minnesota Statutes, Section 469.175, subdivision 4A. The City will comply with all reporting requirements for the TIF District under Minnesota Statutes, Section 469.175, subdivisions 5 and 6.

MAP OF TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 1-12  
Within Development District No. 1



**MAP OF TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 1-12  
Within 3M Renovation and Retention Project Area**





## Projected Tax Increment Report

**City of Maplewood, Minnesota**  
**Tax Increment Financing (Redevelopment) District No. 1-12**  
**Proposed 3M Redevelopment Project**  
**R&D Facility**

Annual Period Ending (1)	Incremental Market Value (2)	Total Net Tax Capacity (3)	Less: Original Net Tax Capacity (4)	Less: Fiscal Disp. @ 0.0000% (5)	Retained Captured Net Tax Capacity (6)	Times: Tax Capacity Rate (7)	Annual Gross Tax Increment (10)	Less: State Aud. Deduction 0.360% (11)	Subtotal Net Tax Increment (12)	Total City Pooling Retainage 20.00% (13)	Annual Net Revenue 80% (14)	
12/31/15	6,000,000	283,106	163,106	0	120,000	157.971%	189,565	682	188,883	37,777	151,106	
12/31/16	12,120,000	405,506	163,106	0	242,400	157.971%	382,922	1,379	381,543	76,309	305,234	
12/31/17	25,082,400	664,754	163,106	0	501,648	157.971%	792,458	2,853	789,605	157,921	631,684	
12/31/18	25,584,048	674,787	163,106	0	511,681	157.971%	808,308	2,910	805,398	161,080	644,318	
12/31/19	26,095,729	685,020	163,106	0	521,915	157.971%	824,474	2,968	821,506	164,301	657,205	
12/31/20	26,617,644	695,459	163,106	0	532,353	157.971%	840,963	3,027	837,936	167,587	670,349	
12/31/21	27,149,996	706,106	163,106	0	543,000	157.971%	857,782	3,088	854,694	170,939	683,755	
12/31/22	27,692,996	716,966	163,106	0	553,860	157.971%	874,938	3,150	871,788	174,358	697,430	
12/31/23	28,246,856	728,043	163,106	0	564,937	157.971%	892,437	3,213	889,224	177,845	711,379	
12/31/24	28,811,793	739,342	163,106	0	576,236	157.971%	910,286	3,277	907,009	181,402	725,607	
12/31/25	29,388,029	750,866	163,106	0	587,761	157.971%	928,491	3,343	925,148	185,030	740,118	
12/31/26	29,975,790	762,622	163,106	0	599,516	157.971%	947,061	3,409	943,652	188,730	754,922	
12/31/27	30,575,306	774,612	163,106	0	611,506	157.971%	966,002	3,478	962,524	192,505	770,019	
12/31/28	31,186,812	786,842	163,106	0	623,736	157.971%	985,322	3,547	981,775	196,355	785,420	
12/31/29	31,810,548	799,317	163,106	0	636,211	157.971%	1,005,029	3,618	1,001,411	200,282	801,129	
12/31/30	32,446,759	812,041	163,106	0	648,935	157.971%	1,025,129	3,690	1,021,439	204,288	817,151	
12/31/31	33,095,694	825,020	163,106	0	661,914	157.971%	1,045,632	3,764	1,041,868	208,374	833,494	
12/31/32	33,757,608	838,258	163,106	0	675,152	157.971%	1,066,545	3,840	1,062,705	212,541	850,164	
12/31/33	34,432,760	851,761	163,106	0	688,655	157.971%	1,087,876	3,916	1,083,960	216,792	867,168	
12/31/34	35,121,415	865,534	163,106	0	702,428	157.971%	1,109,633	3,995	1,105,638	221,128	884,510	
12/31/35	35,823,844	879,583	163,106	0	716,477	157.971%	1,131,826	4,075	1,127,751	225,550	902,201	
12/31/36	36,540,321	893,912	163,106	0	730,806	157.971%	1,154,462	4,156	1,150,306	230,061	920,245	
12/31/37	37,271,127	908,528	163,106	0	745,423	157.971%	1,177,551	4,239	1,173,312	234,662	938,650	
12/31/38	38,016,550	923,437	163,106	0	760,331	157.971%	1,201,102	4,324	1,196,778	239,356	957,422	
12/31/39	38,776,880	938,643	163,106	0	775,538	157.971%	1,225,125	4,410	1,220,715	244,143	976,572	
12/31/40	39,552,418	954,154	163,106	0	791,048	157.971%	1,249,627	4,499	1,245,128	249,026	996,102	
							\$24,680,546	\$88,850	\$24,591,696	\$4,918,342	\$19,673,354	
									<b>NPV:</b>	<b>\$2,379,619</b>		

**Estimated Impact on Other Taxing Jurisdictions Report**

**City of Maplewood, Minnesota  
Tax Increment Financing (Redevelopment) District No. 1-12  
Proposed 3M Redevelopment Project  
R&D Facility**

Taxing Jurisdiction	Without Project or TIF District		With Project and TIF District					
	Final 2012/2013 Taxable Net Tax Capacity (1)	2012/2013 Local Tax Rate	2012/2013 Taxable Net Tax Capacity (1) +	Projected Retained Captured Net Tax Capacity	New Taxable Net Tax Capacity =	Hypothetical Adjusted Local Tax Rate (*)	Hypothetical Decrease In Local Tax Rate (*)	Hypothetical Tax Generated by Retained Captured N.T.C. (*)
City of Maplewood	31,936,556	48.659%	31,936,556	\$791,048	32,727,604	47.483%	1.176%	375,613
Ramsey County	367,782,031	65.240%	367,782,031	791,048	368,573,079	65.100%	0.140%	514,972
ISD #622	62,433,416	32.552%	62,433,416	791,048	63,224,464	32.145%	0.407%	254,280
Other (2)	---	11.520%	---	791,048	---	11.520%	---	---
<b>Totals</b>		157.971%				156.248%	1.723%	

\* **Statement 1:** If the projected Retained Captured Net Tax Capacity of the TIF District was hypothetically available to each of the taxing jurisdictions above, the result would be a lower local tax rate (see Hypothetical Adjusted Tax Rate above) which would produce the same amount of taxes for each taxing jurisdiction. In such a case, the total local tax rate would decrease by 1.723% (see Hypothetical Decrease in Local Tax Rate above). The hypothetical tax that the Retained Captured Net Tax Capacity of the TIF District would generate is also shown above.

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

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

(2) The impact on these taxing jurisdictions is negligible since they represent only 7.29% of the total tax rate.

**Market Value Analysis Report**

City of Maplewood, Minnesota  
 Tax Increment Financing (Redevelopment) District No. 1-12  
 Proposed 3M Redevelopment Project  
 R&D Facility

<u>Assumptions</u>			
Present Value Date			06/30/13
P.V. Rate - Gross T.I.			5.00%
Increase in EMV With TIF District			\$24,720,000
Less: P.V of Gross Tax Increment			11,794,711
Subtotal			\$12,925,289
Less: Increase in EMV Without TIF			0
Difference			\$12,925,289
		Annual Gross Tax Increment	Present Value @ 5.00%
1	2015	189,565	169,834
2	2016	382,922	326,728
3	2017	792,458	643,966
4	2018	808,308	625,568
5	2019	824,474	607,694
6	2020	840,963	590,331
7	2021	857,782	573,464
8	2022	874,938	557,080
9	2023	892,437	541,163
10	2024	910,286	525,702
11	2025	928,491	510,681
12	2026	947,061	496,090
13	2027	966,002	481,916
14	2028	985,322	468,147
15	2029	1,005,029	454,772
16	2030	1,025,129	441,778
17	2031	1,045,632	429,156
18	2032	1,066,545	416,895
19	2033	1,087,876	404,983
20	2034	1,109,633	393,412
21	2035	1,131,826	382,172
22	2036	1,154,462	371,253
23	2037	1,177,551	360,645
24	2038	1,201,102	350,341
25	2039	1,225,125	340,332
26	2040	1,249,627	330,608
		\$24,680,546	\$11,794,711

**Projected Pay-As-You-Go Note Report**  
**City of Maplewood, Minnesota**  
**Tax Increment Financing (Redevelopment) District No. 1-12**  
**Proposed 3M Redevelopment Project**  
**R&D Facility**

Note Date: 06/30/13  
Note Rate: 5.00%  
Amount: \$9,568,000

Date (1)	Principal (2)	Interest (3)	P & I (4)	Cumulative Interest Due (5)	Unpaid Accrued Interest (6)	Semi-Annual Net Revenue (7)	Loan Balance Outstanding (8)
							9,568,000.00
08/01/13	0.00	0.00	0.00	41,195.56	41,195.56	0.00	9,568,000.00
02/01/14	0.00	0.00	0.00	280,395.56	280,395.56	0.00	9,568,000.00
08/01/14	0.00	0.00	0.00	519,595.56	519,595.56	0.00	9,568,000.00
02/01/15	0.00	0.00	0.00	758,795.56	758,795.56	0.00	9,568,000.00
08/01/15	0.00	75,553.00	75,553.00	997,995.56	922,442.56	75,553.00	9,568,000.00
02/01/16	0.00	75,553.00	75,553.00	1,161,642.56	1,086,089.56	75,553.00	9,568,000.00
08/01/16	0.00	152,617.00	152,617.00	1,325,289.56	1,172,672.56	152,617.00	9,568,000.00
02/01/17	0.00	152,617.00	152,617.00	1,411,872.56	1,259,255.56	152,617.00	9,568,000.00
08/01/17	0.00	315,842.00	315,842.00	1,498,455.56	1,182,613.56	315,842.00	9,568,000.00
02/01/18	0.00	315,842.00	315,842.00	1,421,813.56	1,105,971.56	315,842.00	9,568,000.00
08/01/18	0.00	322,159.00	322,159.00	1,345,171.56	1,023,012.56	322,159.00	9,568,000.00
02/01/19	0.00	322,159.00	322,159.00	1,262,212.56	940,053.56	322,159.00	9,568,000.00
08/01/19	0.00	328,602.50	328,602.50	1,179,253.56	850,651.06	328,602.50	9,568,000.00
02/01/20	0.00	328,602.50	328,602.50	1,089,851.06	761,248.56	328,602.50	9,568,000.00
08/01/20	0.00	335,174.50	335,174.50	1,000,448.56	665,274.06	335,174.50	9,568,000.00
02/01/21	0.00	335,174.50	335,174.50	904,474.06	569,299.56	335,174.50	9,568,000.00
08/01/21	0.00	341,877.50	341,877.50	808,499.56	466,622.06	341,877.50	9,568,000.00
02/01/22	0.00	341,877.50	341,877.50	705,822.06	363,944.56	341,877.50	9,568,000.00
08/01/22	0.00	348,715.00	348,715.00	603,144.56	254,429.56	348,715.00	9,568,000.00
02/01/23	0.00	348,715.00	348,715.00	493,629.56	144,914.56	348,715.00	9,568,000.00
08/01/23	0.00	355,689.50	355,689.50	384,114.56	28,425.06	355,689.50	9,568,000.00
02/01/24	88,064.44	267,625.06	355,689.50	267,625.06	0.00	355,689.50	9,479,935.56
08/01/24	125,805.11	236,998.39	362,803.50	236,998.39	0.00	362,803.50	9,354,130.45
02/01/25	128,950.24	233,853.26	362,803.50	233,853.26	0.00	362,803.50	9,225,180.21
08/01/25	139,429.49	230,629.51	370,059.00	230,629.51	0.00	370,059.00	9,085,750.72
02/01/26	142,915.23	227,143.77	370,059.00	227,143.77	0.00	370,059.00	8,942,835.49
08/01/26	153,890.11	223,570.89	377,461.00	223,570.89	0.00	377,461.00	8,788,945.38
02/01/27	157,737.37	219,723.63	377,461.00	219,723.63	0.00	377,461.00	8,631,208.01
08/01/27	169,229.30	215,780.20	385,009.50	215,780.20	0.00	385,009.50	8,461,978.71
02/01/28	173,460.03	211,549.47	385,009.50	211,549.47	0.00	385,009.50	8,288,518.68
08/01/28	185,497.03	207,212.97	392,710.00	207,212.97	0.00	392,710.00	8,103,021.65
02/01/29	190,134.46	202,575.54	392,710.00	202,575.54	0.00	392,710.00	7,912,887.19
08/01/29	202,742.32	197,822.18	400,564.50	197,822.18	0.00	400,564.50	7,710,144.87
02/01/30	207,810.88	192,753.62	400,564.50	192,753.62	0.00	400,564.50	7,502,333.99
08/01/30	221,017.15	187,558.35	408,575.50	187,558.35	0.00	408,575.50	7,281,316.84
02/01/31	226,542.58	182,032.92	408,575.50	182,032.92	0.00	408,575.50	7,054,774.26
08/01/31	240,377.64	176,369.36	416,747.00	176,369.36	0.00	416,747.00	6,814,396.62
02/01/32	246,387.08	170,359.92	416,747.00	170,359.92	0.00	416,747.00	6,568,009.54
08/01/32	260,881.76	164,200.24	425,082.00	164,200.24	0.00	425,082.00	6,307,127.78
02/01/33	267,403.81	157,678.19	425,082.00	157,678.19	0.00	425,082.00	6,039,723.97
08/01/33	282,590.90	150,993.10	433,584.00	150,993.10	0.00	433,584.00	5,757,133.07
02/01/34	289,655.67	143,928.33	433,584.00	143,928.33	0.00	433,584.00	5,467,477.40
08/01/34	305,568.06	136,686.94	442,255.00	136,686.94	0.00	442,255.00	5,161,909.34
02/01/35	313,207.27	129,047.73	442,255.00	129,047.73	0.00	442,255.00	4,848,702.07
08/01/35	329,882.95	121,217.55	451,100.50	121,217.55	0.00	451,100.50	4,518,819.12
02/01/36	338,130.02	112,970.48	451,100.50	112,970.48	0.00	451,100.50	4,180,689.10
08/01/36	355,605.27	104,517.23	460,122.50	104,517.23	0.00	460,122.50	3,825,083.83
02/01/37	364,495.40	95,627.10	460,122.50	95,627.10	0.00	460,122.50	3,460,588.43
08/01/37	382,810.29	86,514.71	469,325.00	86,514.71	0.00	469,325.00	3,077,778.14
02/01/38	392,380.55	76,944.45	469,325.00	76,944.45	0.00	469,325.00	2,685,397.59
08/01/38	411,576.06	67,134.94	478,711.00	67,134.94	0.00	478,711.00	2,273,821.53
02/01/39	421,865.46	56,845.54	478,711.00	56,845.54	0.00	478,711.00	1,851,956.07
08/01/39	441,987.10	46,298.90	488,286.00	46,298.90	0.00	488,286.00	1,409,968.97
02/01/40	453,036.78	35,249.22	488,286.00	35,249.22	0.00	488,286.00	956,932.19
08/01/40	474,127.70	23,923.30	498,051.00	23,923.30	0.00	498,051.00	482,804.49
02/01/41	482,804.49	12,070.11	494,874.60	12,070.11	0.00	494,874.60	0.00
	\$9,568,000	\$10,102,177.60	\$19,670,177.60	\$24,499,080.36	\$14,396,902.76	\$19,670,177.60	
			Surplus Tax Increment	3,176.40			
			Total Net Revenue	\$19,673,354.00			

MODIFICATION TO THE  
DEVELOPMENT PROGRAM  
FOR  
DEVELOPMENT DISTRICT NO. 1  
CITY OF MAPLEWOOD, MINNESOTA

Draft: July 22, 2013

This document was drafted by:

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## MUNICIPAL ACTION TAKEN

Based upon the statutory authority described in the Modified Development Program attached hereto, the public purpose findings by the City Council and for the purpose of fulfilling the City's development objectives as set forth in the Modified Development Program, the City Council has created, established and designated Development District No. 1 pursuant to and in accordance with the requirements of Minnesota Statutes, Section 469.126.

The following municipal action was taken in connection therewith:

October 28, 1985: The Program for Development District No. 1 was adopted by the City Council.

June 23, 1986: The Program for Development District No. 1 was modified by modifying the Project Costs.

September 28, 1987: The Program for Development District No. 1 was modified by enlargement of the geographic Project Area and increased Project Costs.

January 11, 1988: The Program for Development District No. 1 was modified by modifying the Project Costs.

May 8, 1989: The Program for Development District No. 1 was modified by modifying the Project Costs.

October 9, 1989: The Program for Development District No. 1 was modified by modifying the Project Costs.

April 23, 1990: The Program for Development District No. 1 was modified by modifying the Project Costs.

December 23, 1991: The Program for Development District No. 1 was modified by modifying the Project Costs.

February 10, 1992: The Program for Development District No. 1 was modified by modifying the Project Costs.

May 24, 1993: The Program for Development District No. 1 was modified by modifying the Project Costs.

May 8, 1995: The Program for Development District No. 1 was modified by modifying the Project Costs.

June 28, 1999: The Program for Development District No. 1 was modified by enlargement of the geographic Project Area and increased Project Costs.

August 13, 2001: The Program for Development District No. 1 was modified by increased Project Costs.

May 12, 2003: The Program for Development District No. 1 was modified by increased Project Costs.

June 23, 2003: The Program for Development District No. 1 was modified by increased Project Costs and the Tax Increment Financing Plan for Housing District No. 1-8 within Development District No. 1 was adopted.

August 25, 2008: The Program for Development District No. 1 was modified by increased Project Costs and the Tax Increment Financing Plan for Housing District No. 1-9 within Development District No. 1 was adopted.

August 9, 2010: The program for Development District No. 1 was modified by increased Project Costs and the Tax Increment Financing Plan for Housing District No. 1-10 within Development District No. 1 was adopted.

April 25, 2011: The program for Development District No. 1 was modified by increased Project Costs and the Tax Increment Financing Plan for Economic Development District No. 1-11 within Development District No. 1 was adopted.

July 22, 2013: The program for Development District No. 1 was modified by increased Project Costs and the Tax Increment Financing Plan for Redevelopment District No. 1-12 within Development District No. 1 was adopted.

## SECTION I

### **DEVELOPMENT PROGRAM FOR DEVELOPMENT DISTRICT NO. 1**

1.1. Definitions. The terms defined below have, for purposes of this Development Program, the meanings herein specified, unless the context specifically requires otherwise:

"City" means the City of Maplewood, a municipal corporation and political subdivision of the State of Minnesota. The City has a Statutory City Plan A form of government.

"Comprehensive Plan" means the City's Comprehensive Plan submitted to the Metropolitan Council pursuant to Minnesota Statutes, 473.173, which contains the objectives, policies, standards and programs to guide public and private land use, development, redevelopment and preservation for all lands and water within the City.

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

"County" means the County of Ramsey, Minnesota.

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

"Development District" means Development District No. 1 in the City, which is created and established hereto pursuant to and in accordance with the Development District Act, and is geographically described in Exhibit A.

"Development Program" means this Development Program for Development District No. 1, initially adopted by the Council on October 28, 1985 and modified on June 23, 1986, September 28, 1987, January 11, 1988, May 8, 1989, October 9, 1989, April 23, 1990, December 23, 1991, February 10, 1992, May 24, 1993, May 8, 1995, June 28, 1999, August 13, 2001, May 12, 2003, June 23, 2003, August 25, 2008, August 9, 2010, April 25, 2011, and July 22, 2013. As defined in Minnesota Statutes, Section 469.125, Subd. 3, 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.

"Economic Development District" means a type of tax increment financing district which consists of any project, or portions of a project, not meeting the requirements found in the definition of redevelopment district, renewal and renovation district, soils condition district, mined underground space development district, or housing district, but which the City finds to be in the public interest because:

(a) It will discourage commerce, industry or manufacturing from moving their operations to another municipality; or

(b) It will result in increased employment in the state; or

(c) It will result in preservation and enhancement of the tax base of the state.

"Governing Body" means the duly elected City Council as defined in Minnesota Statutes, Section 469.125, Subd. 8.

"Housing District" means a type of tax increment financing district which consists of a project, or a portion of a project, intended for occupancy, in part, by persons or families of low and moderate income, as defined in chapter 462A, Title II of the National Housing Act of 1937, as amended, Title V of the Housing Act of 1949, as amended, any other similar present or future federal, state, or municipal legislation, or the regulations promulgated under any of those acts, as defined in Minnesota Statutes, Section 469.174, subd. 11.

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

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

"3M Renovation and Retention Project Area" means the land identified as Parcel 362922240002.

"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 project costs associated with Development District No. 1 as stated in the Development Program and in the Tax Increment Financing Plan for the Tax Increment Financing Districts within Development District No. 1. 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 Development District No. 1.

"Tax Increment Financing Act" means the statutory provisions of Minnesota Statutes, Sections 469.174 through 469.1794, inclusive, as amended.

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

1.2. Statement of Public Purpose. The Council (the "Council") in and for the City of Maplewood, Minnesota (the "City") has determined that there is a need for housing, development and redevelopment within the corporate limits of the City to provide employment opportunities, to enhance development opportunities for the private sector, to improve the tax base and to improve the general economy of the City, the County of Ramsey and the State of

Minnesota. It is found that there are certain parcels of property within the Development District which are potentially more useful, productive and valuable than is being realized under existing conditions, is less productive because of the lack of proper utilization, and, therefore, are not contributing to the tax base of the City to their full potential. In addition, it is hereby found that there is a need for public improvements to encourage development.

Therefore, the City has determined to exercise its authority to develop a program for improving the Development District of the City to provide impetus for private development, to maintain and increase employment, to utilize existing potential and to provide other facilities as are outlined in the Development Program adopted by the City.

The Council has also determined that the proposed developments would not occur solely through private investment in the foreseeable future; that the tax increment financing plans proposed herein are consistent with the Development Program; and that the tax increment financing plans will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the development or redevelopment of the Development District by private enterprise.

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 and commerce to carry out its stated public purpose objectives.

1.3. Statutory Authority. The Development District Act, authorizes the City, upon certain public purpose findings by the Council, to establish and designate development districts within the City and to establish, develop and administer development programs in regard thereto, all for the purpose of creating funding for the financing of necessary activities and improvements within the City.

In accordance with the purposes set forth in Section 469.124 of the Development District Act, the Council hereby establishes Development District No. 1, as described in Exhibit A, for the purposes of enhancing the environment in which existing businesses are located, thus helping to secure their continued existence and potential additional development within the City, and promoting new and ongoing development in Development District No. 1, both of which will provide employment opportunities, improve the tax base of the City and contribute positively to the economy of the State.

The Tax Increment Financing Act, provides the procedure for the establishment of tax increment districts for the use of tax increment financing authorized by the Development District Act for the funding of qualified public activities and improvements.

Within the Development District, the City has established ten housing districts as the types of tax increment financing district described in Section 469.174, Subd. 11 for Housing District No. 1-1, Housing District No. 1-2, Housing District No. 1-3, Housing District No. 1-4, Housing District No. 1-5, Housing District No. 1-6, Housing District No. 1-7, Housing District No. 1-8, Housing District No. 1-9, and Housing District No. 1-10. The City has established six economic development districts as the types of tax increment financing district described in Section 469.174, Subd. 12 for Economic Development District No. 1-1, Economic Development

District No. 1-2, Economic Development District No. 1-3, Economic Development District No. 1-4, Economic Development District No. 1-5, and Economic Development District No. 1-11, and a redevelopment district as permitted under Minnesota Laws, 2013, Chapter 143, Article 9, Section 21.

1.4. Statement of Need. The Development District is established by the City of Maplewood for the purpose of promoting the redevelopment of existing commercial areas and the development of new business opportunities within the community. The City has found that the area within the Development District has not realized its greatest development potential due to a variety of factors. Included in the development barriers identified by the City are: inadequate public improvements, improper land use and utilization, and lack of investment. The City has found that the creation of the Development District and the utilization of tax increment financing is needed to remove these barriers and to promote development of the community.

1.5. Statement of Objectives. The Council determines that it is necessary, desirable and in the public interest to establish the Development District in the City, pursuant to the authority of the Development District Act. The Council finds that the creation of the Development District is necessary to give the City the ability to meet certain public purpose objectives that would not be otherwise obtainable in the foreseeable future without intervention by the City in the normal development process.

The City intends to satisfy the following objectives through the implementation of the Development Program:

- (a) To provide safe, decent, sanitary housing for all residents of the city and in particular low and moderate income residents.
- (b) To provide an adequate housing supply for all residents at a cost they can afford.
- (c) To provide housing choices for low and moderate income residents who find housing opportunities are not available to them because of economic conditions.
- (d) To provide project activities which will assist in making possible the construction of a planned apartment for low and moderate income residents, as well, as improving health, welfare and convenience of citizens residing in the Development District.
- (e) Provide for the financing and construction of public improvements, including recreational and community center facilities, in the Development District, necessary for the orderly and beneficial development of the Development District and adjacent areas of the City and the provision of adequate City services to the City residents.
- (f) 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.

(g) 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.

(h) Secure the increase of property subject to taxation by the City, Independent School Districts Nos. 622, 623 and 624, Northwest Metropolitan Intermediate District No. 916, 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.

(i) Promote the concentration of new desirable residential, commercial, office, restaurant, 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.

(j) Encourage local business expansion, improvement and development, whenever possible.

(k) Create a desirable and unique character within the Development District through quality land use alternatives and design quality in new and remodeled buildings.

(l) Encourage and provide maximum opportunity for private redevelopment of existing areas and structures which are compatible with the Development Program.

1.6. Boundaries of Development District. The area within the Development District is set forth in Exhibit A.

1.7. Development Activities. Development activities within the Development District must be financially feasible, marketable and be compatible with long range development strategies of the City. The following recommendations represent the options that satisfy community development objectives for the Development District while taking advantage of opportunities which are currently available. The City will perform all project activities pursuant to the statute and in doing so, anticipates that the following may, but are not required to be undertaken:

(a) The making of studies, planning, and informal activities relating to the Development Program.

(b) The implementation and administration of the Development Program.

(c) The construction or reconstruction of streets, sidewalks, utilities, and other public improvements including but not limited to:

(1) the construction of street, water and sewer improvements on Southlawn Drive from Beam Avenue to County Road D;

(2) the construction of street, water and sewer improvements on McKnight Road from Highway 36 to Conway Avenue;

- (3) the construction of a water tower on Stillwater Road east of Sterling;
- (4) the construction of water main on Hudson place;
- (5) the installation of traffic lights at Hazelwood Avenue and Southlawn Avenue on Beam Avenue.
- (6) acquisition of land and improvement of Hazelwood Park located at County Road C east of Hazelwood Avenue;
- (7) improvement of Playcrest Park located at Lydia Avenue and McKnight Road;
- (8) acquisition, expansion and improvement of Harvest Park located at Hazelwood Avenue south of County Road C and North of Highway 36;
- (9) the construction of water, street, sanitary sewer and storm sewer improvements within an area North of Beam Avenue, South of the Northern City limit, East of Highway 61 and West of White Bear Avenue;
- (10) acquisition of the abandoned Burlington Northern railroad right of way running from Larpenteur Street to Highway 694;
- (11) acquisition of the land that the Cottages of Maplewood will be developed on and the payment of certain site improvements for the Cottages of Maplewood project;
- (12) acquisition and betterment of a city recreational and community center facility;
- (13) improvement of Sherwood Park located at Hazelwood and Cope Avenues;
- (14) improvement of Afton Heights Park, Geranium Park, Gethsemane Park, Gladstone Park, Goodrich Park, Hillside Park, Lion's Park, Maplecrest Park, Maplewood Heights Park, Nature Center, Robinhood Park, Sherwood Park and Timber Park;
- (15) construction of a municipal storage building to house park equipment;
- (16) construction of public alleys east of White Bear Avenue from Woodlyn Avenue to County Road D and a public alley southwest of the southwest corner of Beam Avenue and White Bear Avenue;
- (17) construction of traffic improvements on White Bear Avenue from Interstate Highway 694 to Beam Avenue; and
- (18) bike path along McKnight Road (County State Aid Highway 68) from a point 788.17 feet north of the Southwest Corner of Section 36, Township 29N, Range 22W to a point 37.00 feet south of the West Quarter Corner of Section 36 Township 29N, Range 22W.

(19) the construction of an approximately 400,000 square foot research and development facility and outdoor parking of approximately 725 spaces within the 3M Renovation and Retention Project Area consisting of parcel 362922240002;

(d) The acquisition of property consistent with the objectives of the Development Program.

(e) The preparation of property for use including demolition of structures, clearance of sites, placement of fill, and installation of utilities.

(f) The resale of property to developers.

(g) The provision of relocation assistance to businesses and homeowners as may be required by this Development Program.

(h) The issuance of Tax Increment Bonds to finance project costs of the Development Program or to evidence the City's obligation to reimburse developers for all or part of the project costs of the Development Program incurred or to be incurred by it pursuant to a Development Agreement.

(i) The use of tax increments derived from a Tax Increment Financing District within the Development District to pay debt service on Tax Increment Bonds or otherwise pay the project cost of the Development Program.

1.8. Payment of Project Cost. It is anticipated that the project cost of the Development Program will be paid primarily from the tax increments to be derived from the Development District, either directly or indirectly by payment of project eligible expenses, by reimbursement of developers for items of project cost paid directly by developers, or by some combination of these methods. The City reserves the right to utilize special assessments, general property taxes, utility revenues, and other sources of revenue which the City may apply to pay the project cost. The City intends to pool tax increments from all Tax Increment Financing Districts to finance the project cost of the Development Program within the Development District.

1.9. Environmental Controls. The proposed Tax Increment Financing Districts within 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.

1.10. Park and Open Space to be Created. Park and open space within the Development District No. 1 will be created in accordance with the zoning and platting ordinances of the City. The City may undertake the following park improvements:

(a) the acquisition of land and improvement of Hazelwood Park located at County Road C east of Hazelwood Avenue;

(b) the improvement of Playcrest Park located at Lydia Avenue and McKnight Road;

(c) the acquisition, expansion and improvement of Harvest Park located at Hazelwood Avenue south of County Road C and North of Highway 36;

(d) the improvement of Sherwood Park located at Hazelwood and Cope Avenues;

(e) the improvement of Afton Heights Park, Geranium Park, Gethsemane Park, Gladstone Park, Goodrich Park, Hillside Park, Lions Park, Maplecrest Park, Maplewood Heights, Nature Center, Robinhood Park, Sherwood Park, Timber Park;

(f) the acquisition and improvement of park land adjacent to Housing District No. 1-9, the acquisition and improvement of the park land will not involve the use of tax increment revenues.

1.11. Proposed Reuse of Property. The Development Program does not contemplate the acquisition of private property until 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 project 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 to which the City is a part.

1.12. Administration and Maintenance of Development District. Maintenance and operation of the public improvements will be the responsibility of the City Manager who shall serve as administrator of the Development District.

The administrator will administer the Development District pursuant to the provisions of 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 abovementioned powers shall be effective without authorization by the Council.

1.13. 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 within the Development District from the City may be required to rehabilitate their properties as condition of sale of land. The City will provide such rehabilitation assistance as may be available from federal, state or local sources.

1.14. Relocation. No person will be displaced and have to be relocated as a result of the Development Program. The City accepts its responsibility for providing for relocation pursuant to Section 469.133 of the Development District Act.

1.15. Parcels To Be Acquired In Whole or In Part Within the Development District. The City intends to acquire all or part of the land within Housing District No. 1-3 to facilitate the

construction of the Cottages of Maplewood housing project. The City intends to reimburse the developer for the cost of the land within Housing District Nos. 1-4, 1-5 and 1-6 to facilitate the construction of the Carefree Cottages of Maplewood housing project (Phase I, Phase II and Phase III). The City intends to reimburse the developer for the cost of the land within Housing District No. 1-7 to facilitate the construction of the Van Dyke Village project. The City intends to reimburse the developer for the cost of the land within Housing District No. 1-8 to facilitate the construction of the Sibley Cove project. The City intends to reimburse the developer for the cost of the land within Housing District No. 1-9 to facilitate the construction of the Gethsemane Senior Housing project. The City intends to reimburse the developer for the cost of land within Housing District No. 1-10 to facilitate the construction of the Shores of Maplewood project. The City intends to finance public improvements related to redevelopment of the Maplewood Mall within Economic Development District No. 1-11.

1.16. Amendments. The City reserves the right to alter and amend the Development Program and the tax increment financing plans, subject to the provisions of state law regulating such action. The City specifically reserves the right to change the size of the Development District and the Tax Increment Financing Districts, the project cost of the Development Program and the amount of Tax Increment Bonds to be issued to finance such cost by following the procedures specified in Minnesota Statutes, Section 469.175, Subd. 4.

1.17. Development Activity in the Development District for which Contracts Have Been Signed.

(a) Zantigo Restaurant on County Road was developed by Zantigo Mexican Restaurants, Inc. on County Road D, West of White Bear Avenue. The contractor was William Kranz Construction and the cost of the project was \$260,000.

(b) Maple Ridge Square Shopping Center was developed by Curt Johnson and Joe Weis - Weis Builders, Inc. at the intersection of Gervais Avenue and White Bear Avenue. The contractor was Weis Builders and the cost of the project was \$2,318,383.

(c) Maple Ridge Apartments was developed by Podawiltz Development Company on County Road D, west of White Bear Avenue. The contractor was Avon Lumber Company, Inc. and the cost of the project was \$2,800,000.

(d) Maple Ridge Estate Apartments was developed by Maple Ridge Development Corporation at the intersection of Stillwater Road and Stillwater Avenue. The contractor was Steve Haight Construction and the cost of the project was \$3,999,000.

(e) An addition to Maplewood Mall is being developed by CPI. The contractor is Kraus Anderson and the cost of the project is \$2,075,000.

(f) A Main Street Store at Maplewood Mall is being developed by Federated Department Stores. The contractor is Sheehy Construction and the cost of the project is \$2,000,000.

(g) The expansion of St. John's Northeast Hospital on Beam Avenue.

(h) The development of a 60 unit senior citizen housing complex (known as the Cottages of Maplewood).

(i) The development of the Crossings Mall to be located adjacent to Maplewood Mall.

(j) The development of the Carefree Cottages of Maplewood senior citizen housing project.

(k) The acquisition of property located at 2146 White Bear Avenue, commonly referred to as the Taystee Bread Store in an amount anticipated to be \$500,000 or the development of the Community Park in the amount of \$500,000.

(l) The development of the Schroeder Milk project.

(m) A development agreement with respect to the construction of an approximately 20 unit townhome-style housing facility in the City (the Van Dyke Village project) consisting of 8 one-story, two-bedroom and 12 two-story, three-bedroom units.

(n) A development agreement with respect to the construction of an approximately 80 unit rental housing facility in the City (the Sibley Cove project) consisting of two- and three-bedroom units and related amenities.

(o) A development agreement with respect to the construction of an approximately 111 unit senior housing facility in the City (the Gethsemane project).

(p) A development agreement with respect to the construction of an approximately 162 unit senior housing facility in the City (the Shores of Maplewood project).

(q) The City intends to enter into a development agreement with 3M Company with respect to the construction of an approximately 400,000 square foot research and development facility and outdoor parking of approximately 725 within the 3M Renovation and Retention Project Area (the 3M Research and Development Project).

1.18. Other Specific Development Expected to Occur Within The Development District. It is anticipated that development will occur within the Development District as described in Section 1.17. Additional development may occur in the Development District in the future; however, no contracts have been entered into at this time with respect to such development. The nature and timing of further development cannot accurately be predicted at this time.

**Exhibit A**

**Boundaries of Development District No. 1**

Consists of the entire corporate boundaries of the City of Maplewood.

EXTRACT OF MINUTES OF A MEETING OF THE  
CITY COUNCIL OF THE CITY  
OF MAPLEWOOD, MINNESOTA

HELD: July 22, 2013

Pursuant to due call and notice thereof, a regular or special meeting of the City Council of the City of Maplewood, Ramsey County, Minnesota, was duly called and held on the 22<sup>nd</sup> day of July, 2013, at 7:00 p.m.

The following members of the Council were present:

and the following were absent:

Member \_\_\_\_\_ introduced the following resolution and moved its adoption:

RESOLUTION APPROVING THE MODIFICATION TO THE DEVELOPMENT PROGRAM  
FOR DEVELOPMENT DISTRICT NO. 1 AND ESTABLISHING TAX INCREMENT  
FINANCING DISTRICT NO. 1-12 THEREIN AND APPROVING A TAX INCREMENT  
FINANCING PLAN THEREFOR

WHEREAS:

A. It has been proposed that the City of Maplewood, Minnesota (the "City") modify the Development Program for Development District No. 1 (the "Development District") and establish Tax Increment Financing District No. 1-12 ("TIF District No. 1-12") therein and approve and accept the proposed Tax Increment Financing Plan therefor all pursuant to and in accordance with Minnesota Laws, 2013, Chapter 143, Article 9, Section 21 (the "Special Law"), and Minnesota Statutes, Sections 469.124 through 469.134, both inclusive, as amended and Minnesota Statutes, Sections 469.174 through 469.1794, both inclusive, as amended (the "Act"); and

B. Under the Special Law the City has the authority to establish tax increment financing districts within the 3M Renovation and Retention Project Area consisting of Parcel 362922240002 (the "Project Area"); and

C. The Development District and TIF District No. 1-12 are within the Project Area.

D. It has been proposed by the 3M Company to construct a 400,000 square foot research and development facility within TIF District No. 1-12 (the "Project"); and

E. The City Council has investigated the facts and has caused to be prepared a modification to the Development Program for the Development District (the "Development Program Modification"), and has caused to be prepared a proposed tax increment financing plan for TIF District No. 1-12 (the "TIF Plan"); and

F. The City has performed all actions required by law to be performed prior to the approval of the Development Program Modification and TIF Plan, including, but not limited to, notification of Ramsey County and School District No. 622 having taxing jurisdiction over the property to be included in TIF District No. 1-12 and the holding of a public hearing upon published and mailed notice as required by law; and

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

1. Development Program Modification. The Development Program Modification, for the Development District, a copy of which is on file in the office of the City Manager, is adopted as the development program for the Development District.

2. TIF Plan. The TIF Plan is adopted as the tax increment financing plan for TIF District No. 1-12, and the City Council makes the following findings:

(a) As provided by the Special Law, the requirements for qualifying TIF District No. 1-12 as a redevelopment district as defined in Minnesota Statutes, Section 469.174, Subdivision 10, do not apply.

(b) In addition, pursuant to Minnesota Statutes Section 469.176, Subdivision 4c(d), the City finds that the Project will retain jobs in the state and that the construction of the Project would not have commenced without the tax increment financing assistance to be provided pursuant to the TIF Plan.

(c) The proposed development in the opinion of the City Council, would not occur solely through private investment within the reasonably foreseeable future. The reasons supporting this finding are that:

(i) Private investment will not finance these development activities due to the high cost of site improvements and infrastructure costs. The City, without tax increment assistance, would not have the resources to undertake the necessary site improvements. It is necessary to finance these development activities through the use of tax increment financing so that other development by private enterprise will occur within the Development District.

(ii) A comparative analysis of estimated market values both with and without establishment of TIF District No. 1-12 and the use of tax increments has been performed as described above. Such analysis is found in Exhibit VI of the TIF Plan, 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 TIF District No. 1-12 and the use of tax increments.

(d) In the opinion of the City Council, 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 TIF District No. 1-12 permitted by the TIF Plan. The reasons supporting this finding are that:

- (i) The estimated amount by which the market value of the site will increase without the use of tax increment financing is \$0, plus a small amount attributable to appreciation in land value;
- (ii) The estimated increase in the market value that will result from the development to be assisted with tax increment financing is \$24,720,000; and
- (iii) The present value of the projected tax increments for the maximum duration of the district permitted by the tax increment financing plan is \$11,794,711.

(e) The TIF Plan for TIF District No. 1-12 conforms to the general plan for development or redevelopment of the City of Maplewood as a whole. The reasons for supporting this finding are that:

- (i) TIF District No. 1-12 is properly zoned; and
- (ii) The Planning Commission of the City has determined that the proposed TIF Plan conforms to the general plan for the development and redevelopment of the City as a whole ; and
- (iii) The TIF Plan will generally compliment and serve to implement policies adopted by the City.

(f) The TIF Plan will afford maximum opportunity, consistent with the sound needs of the City of Maplewood as a whole, for the development or redevelopment of the Project Area by private enterprise. The reasons supporting this finding are that:

The development activities are necessary so that development and redevelopment by private enterprise can occur within the Project Area.

3. Public Purpose. The adoption of the Development Program Modification and TIF Plan conform in all respects to the requirements of the Act and will help fulfill a need to redevelop an area of the State which is already built up to provide employment opportunities and to improve the tax base and to improve the general economy of the State and thereby serves a public purpose.

4. Certification. The Auditor of Ramsey County is requested to certify the original net tax capacity of TIF District No. 1-12 as described in TIF Plan, and to certify in each year thereafter the amount by which the original net tax capacity has increased or decreased in accordance with the Act; and the City Manager 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 TIF District No. 1-12 for which building permits have been issued during the 18 months immediately preceding the adoption of this Resolution.

5. Filing. The City Manager is further authorized and directed to file a copy of the Development Program Modification and TIF Plan for TIF District No. 1-12 with the Commissioner of Revenue and the Office of the State Auditor.

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.

STATE OF MINNESOTA  
RAMSEY COUNTY  
CITY OF MAPLEWOOD

I, the undersigned, being the duly qualified and acting Manager of the City of Maplewood, Minnesota, DO HEREBY CERTIFY that I have compared the attached and foregoing extract of minutes with the original thereof on file in my office, and that the same is a full, true and complete transcript of the minutes of a meeting of the City Council of said City, duly called and held on the date therein indicated, insofar as such minutes relate to the modification to the Development Program for Development District No. 1 and the establishment of Tax Increment Financing District No. 1-12 therein in the City.

WITNESS my hand this 22<sup>nd</sup> day of July, 2013.

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City Manager

EXTRACT OF MINUTES OF MEETING  
OF THE CITY COUNCIL OF THE  
CITY OF MAPLEWOOD, MINNESOTA

HELD: July 22, 2013

Pursuant to due call and notice thereof, a meeting of the City Council of the City of Maplewood, Ramsey County, Minnesota, was duly called and held at the City Hall in said City on Monday, the 22nd day of July, 2013, at 7:00 o'clock p.m.

The following members were present:

and the following were absent:

Member \_\_\_\_\_ introduced the following resolution and moved its adoption:

RESOLUTION AUTHORIZING  
EXECUTION OF A TAX INCREMENT FINANCING  
DEVELOPMENT AGREEMENT

A. WHEREAS, 3M Company (the "Developer") has requested the City of Maplewood, Minnesota (the "City") to assist with the financing of certain costs incurred in connection with the construction of a 400,000 square foot research and development facility in the City by the Developer (the "Project").

B. WHEREAS, the Developer and the City have determined to enter into a Tax Increment Financing Development Agreement providing for the City's tax increment financing assistance for the Project (the "Development Agreement").

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

1. The City Council hereby approves the Development Agreement in substantially the form submitted, and the Mayor and City Manager are hereby authorized and directed to execute the Development Agreement on behalf of the City.

2. The approval hereby given to the Development Agreement includes approval of such additional details therein as may be necessary and appropriate and such modifications thereof, deletions therefrom and additions thereto as may be necessary and appropriate and approved by the City officials authorized by this resolution to execute the Development Agreement. The execution of the Development Agreement by the appropriate officer or officers of the City shall be conclusive evidence of the approval of the Development Agreement in accordance with the terms hereof.

The motion for adoption of the foregoing resolution was duly seconded by member \_\_\_\_\_ and, after full discussion thereof, and upon a vote being taken thereof, the following voted in favor thereof:

and the following voted against same:

Adopted this 22<sup>nd</sup> day of July, 2013.

\_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
City Manager

STATE OF MINNESOTA  
COUNTY OF RAMSEY  
CITY OF MAPLEWOOD

I, the undersigned, being the duly qualified and acting Manager of the City of Maplewood, Minnesota, DO HEREBY CERTIFY that I have carefully compared the attached and foregoing extract of minutes with the original minutes of a meeting of the City Council of the City held on the date therein indicated, which are on file and of record in my office, and the same is a full, true and complete transcript therefrom insofar as the same relates to a Resolution Authorizing Execution of a Tax Increment Financing Development Agreement.

WITNESS my hand as such Manager of the City Council of the City of Maplewood, Minnesota this \_\_\_\_\_ day of July, 2013.

\_\_\_\_\_  
City Manager

RESOLUTION NO. \_\_\_\_

RESOLUTION APPROVING THE TERMS OF UP TO A  
\$4,918,342 INTERFUND LOAN IN CONNECTION WITH  
TAX INCREMENT FINANCING DISTRICT NO. 1-12

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

Section 1. Background.

(a) The City proposes to establish a Tax Increment Financing District No. 1-12 (the "TIF District") within Development District No. 1, and proposes to adopt a tax increment financing plan for the TIF District (the "TIF Plan").

(b) The City has determined to pay for certain costs identified in the TIF Plan consisting of land/building acquisition, public utilities, site improvements/preparation, other eligible improvements, and administrative costs (the "Qualified Costs") incurred in connection with the establishment of the TIF District and development/redevelopment of land within the TIF District, which costs will be financed on a temporary basis from City funds available for such purposes.

(c) Under Minnesota Statutes, Section 469.178, Subd. 7, the City is authorized to advance or loan money from the City's general fund or any other fund from which such advances may be legally made, in order to finance the Qualified Costs.

(d) The City intends to reimburse itself for the payment of the Qualified Costs, plus interest thereon, from tax increments derived from the TIF District in accordance with the terms of this resolution (which terms are referred to collectively as the "Interfund Loan").

Section 2. Terms of Interfund Loan.

(a) The City hereby authorizes the advance of up to \$4,918,342 from the City's General Fund or so much thereof as may be paid as Qualified Costs. The City shall reimburse itself for such advances together with interest at the rate stated below. Interest accrues on the principal amount from the date of each advance. The maximum rate of interest permitted to be charged is limited to the greater of the rates specified under Minnesota Statutes, Section 270C.40 or Section 549.09 as of the date the loan or advance is authorized, unless the written agreement states that the maximum interest rate will fluctuate as the interest rates specified under Minnesota Statutes, Section 270C.40 or Section 549.09 are from time to time adjusted. The interest rate shall be 4% and will not fluctuate.

(b) Principal and interest on the Interfund Loan shall be paid semi-annually on each February 1 and August 1 (each a "Payment Date") commencing with the Payment Date on which the City has Available Tax Increment (defined below), or on any other dates determined by the City Manager, through the last receipt of tax increment from the TIF District.

(c) Payments on the Interfund Loan are payable solely from "Available Tax Increments" which shall mean, on each Payment Date, all of the tax increment available after other obligations have been paid, generated in the preceding six (6) months with respect to the property within the TIF District and remitted to the City by Ramsey County, all in accordance with Minnesota Statutes, Sections 469.174 to 469.1799. Payments on the Interfund Loan are subordinate to any outstanding or future bonds, notes or contracts secured in whole or in part with Available Tax Increment, and are on parity with any other outstanding or future interfund loans secured in whole or in part with Available Tax Increment.

(d) The principal sum and all accrued interest payable under the Interfund Loan are pre-payable in whole or in part at any time by the City without premium or penalty. No partial prepayment shall affect the amount or timing of any other regular payment otherwise required to be made under this Interfund Loan.

(e) The Interfund Loan is evidence of an internal borrowing by the City in accordance with Minnesota Statutes, Section 469.178, Subd. 7, and is a limited obligation payable solely from Available Tax Increment pledged to the payment hereof under this resolution. The Interfund Loan and the interest hereon shall not be deemed to constitute a general obligation of the State of Minnesota or any political subdivision thereof, including, without limitation, the City. Neither the State of Minnesota, nor any political subdivision thereof shall be obligated to pay the principal of or interest on the Interfund Loan or other costs incident hereto except out of Available Tax Increment, and neither the full faith and credit nor the taxing power of the State of Minnesota or any political subdivision thereof is pledged to the payment of the principal of or interest on the Interfund Loan or other costs incident hereto. The City shall have no obligation to pay any principal amount of the Interfund Loan or accrued interest thereon, which may remain unpaid after the final Payment Date.

(f) The City may amend the terms of the Interfund Loan at any time by resolution of the City Council, including a determination to forgive the outstanding principal amount and accrued interest to the extent permissible under law.

Section 3. Effective Date. This resolution is effective upon the date of its approval.

Adopted this 22nd day of July, 2013.

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Mayor

ATTEST:

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City Manager



Springsted Incorporated  
380 Jackson Street, Suite 300  
Saint Paul, MN 55101-2887

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Fax: 651-223-3002  
www.springsted.com

## MEMORANDUM

TO: Charles Ahl, City Manager

FROM: Terri Heaton, Vice-President  
Tom Denaway, Analyst

DATE: July 17, 2013

SUBJECT: Overview of Proposed 3M TIF District

### Introduction

The City and 3M have been working on the adoption of special legislation granting the City the authority to create a 3M Renovation and Retention Project Area. The special legislation was recently adopted by the Legislature and signed into law by the Governor. Now that the special legislation has been adopted the City and 3M have begun the process of creating a TIF District to assist with the development of the company's new Research and Development (R&D) facility. A TIF plan for the new District is currently being drafted, along with a draft development agreement. The purpose of this memorandum is to outline the special legislation, detail the terms of the current R&D TIF District, and outline the revenue projections for the District.

### Special Legislation

The City and 3M worked together to receive special legislation from the State to create one or more TIF Districts within the 3M Renovation and Retention Project Area. The boundaries of the Project Area are the current 3M campus parcel and adjoining right of way. TIF Districts created within this project area will be 25-year redevelopment TIF Districts, which will be exempt from the standard blight finding as provided by the legislation. The legislation provides the authority to create one or more TIF Districts within the project area until December 31, 2018.

The legislation requires that 100% of the tax increment generated by the new TIF Districts be spent within the boundaries of the Project Area. As a result of the legislation not requiring a finding of blight, the legislation exempts the Districts from the requirement that 90% of TIF revenues be used for the remediation of costs leading to the finding of blight. Additionally, the legislation granted an extension of the 5-year rule to a period of 10-years, allowing the City to enter into new obligations within the TIF Districts for a period of 10-years following certification of the Districts.

City of Maplewood  
July 17, 2013  
Page 2

The current 3M campus, and the corresponding Project Area, consists of a single parcel number 362922240002. In order to avoid freezing the entire 3M campus as the base value of a TIF District, any new TIF District generated within the project area will consist of new parcels subdivided from the current single campus parcel. This will allow the main 3M campus to remain outside of a TIF District and for its value to fluctuate based on current market conditions.

### **TIF District 1-12 3M Research and Development Project – Development Agreement Terms**

Now that the special legislation has been approved by the Legislature, the City is in the process of creating TIF District 1-12 to assist 3M with the development of the new R&D Lab Facility. A proposed TIF Plan and Development Agreement have been prepared and are enclosed for Council review. Outlined below are the points on which the Development Agreement has been negotiated regards to the terms of the proposed TIF District 1-12:

Capture of TIF Revenue from Fiscal Disparity: When a TIF District is created an election can be made by the City to capture the incremental value growth generated by the Fiscal Disparity portion of the tax capacity of a parcel. The City can elect to capture this portion of tax capacity as TIF, and make the contribution to the Fiscal Disparity pool from outside of the TIF District. The election to make the contribution from outside of the TIF District results in greater TIF revenue, and potentially has a modest impact on the general taxable market value on which the general fund levy is spread. Conversely, the City may elect to make the contribution from inside of the TIF District, which results in lower TIF revenue with no potential impact on the levy. During the life of a TIF District the City has the ability to change the election one time, and only in circumstances where the election is going from outside of the District to inside the District.

The proposed Development Agreement allows for the contribution to be made outside of the District, on the contingency that 3M continue to invest in its campus. If by December 31, 2021, the company has not obtained one or more building permits with a total minimum cost of not less than \$50,000,000 (not including the R&D Building and routine maintenance), the City will change the fiscal disparity election to be made from within the TIF District. This term in the draft Agreement ties the generation of additional TIF revenue from the Fiscal Disparity portion to additional investment in the campus by the company.

City Pooling Percentage: The proposed Agreement allows for the City to capture 20% of the tax increment generated for either eligible expenditures within the project area, or administrative purposes. The City intends to use a portion of this revenue to fund approximately \$1.0M of City initiated TIF eligible site work and infrastructure improvements on property located within the Project Area. Additional TIF eligible improvements may be funded in the future from captured TIF funds as they are available. The net present value of the future revenue stream is \$2,379,619.

Pay-As-You-Go Note: The draft Agreement contemplates the City entering issuing a pay-as-you-go note to the company in a principal amount of \$9,568,000. The note will be repaid over the life of the District at an annual non-compounding interest rate of 5%; the note will be repaid solely by 80% of the Tax Increment generated by the District. The principal amount of the note is based on the TIF revenue projections outlined below.

Development Fees: While not detailed in the proposed Tax Increment Financing Development Agreement, the City has also negotiated with the company that all building and planning permit fees will be paid for the facility, including a park dedication fee of \$285,000.

### **TIF District 1-12 Development Assumptions**

The assumptions outlined below were used in the creation of the TIF revenue projections for the proposed TIF District 1-12. The revenue assumptions are based on development terms outlined above and base assumptions regarding timing and value provided by the company.

#### R&D Building Build-Out:

Value Constructed 2013: \$6,000,000  
Value Constructed 2014: \$6,000,000  
Value Constructed 2015: \$12,720,000  
Total Value Constructed: \$24,720,000

Inflation: These revenue projections are based on a 2% inflation assumption.

Base Value: The proposed R&D facility is to be developed on a parcel that is currently undefined, as it is in the process of being subdivided out of the single campus parcel. As a result the base value of the R&D parcel is unknown, and therefore the revenue projections are based on the market value generated by the R&D building only and the revenue projections are not assuming a base frozen value. The increment is projected based only on the capture of the increased market value resulting from the proposed vertical construction. For estimation purposes we have assumed a pro-rata share of the existing campus market value will be applied to the newly created parcel. The base value of the parcel is estimated at \$8,155,288.

Fiscal Disparity Sharing Factor: Fiscal Disparity Contribution will be made from outside of the TIF District, resulting in greater TIF revenue.

#### TIF Eligible Tax Rate Pay 2013:

City:	48.659%
County:	65.240%
School District:	32.552%
Miscellaneous:	<u>11.520%</u>
Total Tax Rate:	157.972%

City Admin and Pooling Percentage: - We have assumed a total City retainage of 20% for pooling and administrative purposes.

**TIF 1-12 Pay-As-You-Go Note Amount and City Funding Capacity**

We have estimated the maximum funding capacity of the City retaining 20% of the increment for the full 26-year term of the TIF district based on a net present value interest rate of 5%.

Additionally, we have calculated a pay-as-you-go note report illustrating the potential principal amount and repayment schedule of a pay-go note to 3M. This note is based on 80% of the annual increment being available during the 26-year term of the District; with first receipt projected for Pay2015 and final receipt projected for Pay2040. The interest on the note is to be accrued at a non-compounding annual rate of 5%.

<b>Scenario</b>	<b>26-Year Term</b>
Projected Built-Out:	R&D Building Only
Fiscal Disparity Contrib.	From <b>Outside</b> District
Percentage of Revenues available for City	20%
Gross revenue of City Retainage	\$4,918,342
NPV of City Retainage (5% Interest)	<b>\$2,379,619</b>
3M Percentage	80%
Gross revenue of 3M retainage	\$19,673,354
Pay-Go Principal Amount (5% Interest Rate)	<b>\$9,568,000</b>

**City of Maplewood, Minnesota  
Tax Increment Financing (Redevelopment) District No. 1-12  
Proposed 3M Redevelopment Project  
R&D Facility**

Annual Period Ending (1)	Incremental Market Value (2)	Total Net Tax Capacity (3)	Less: Original Net Tax Capacity (4)	Less: Fiscal Disp. @ 0.0000% (5)	Retained Captured Net Tax Capacity (6)	Times: Tax Capacity Rate (7)	Annual Gross Tax Increment (10)	Less: State Aud. Deduction 0.360% (11)	Subtotal Net Tax Increment (12)	Total City Pooling Retainage 20.00% (13)	Annual Net Revenue 80% (14)
12/31/15	6,000,000	283,106	163,106	0	120,000	157.971%	189,565	682	188,883	37,777	151,106
12/31/16	12,120,000	405,506	163,106	0	242,400	157.971%	382,922	1,379	381,543	76,309	305,234
12/31/17	25,082,400	664,754	163,106	0	501,648	157.971%	792,458	2,853	789,605	157,921	631,684
12/31/18	25,584,048	674,787	163,106	0	511,681	157.971%	808,308	2,910	805,398	161,080	644,318
12/31/19	26,095,729	685,020	163,106	0	521,915	157.971%	824,474	2,968	821,506	164,301	657,205
12/31/20	26,617,644	695,459	163,106	0	532,353	157.971%	840,963	3,027	837,936	167,587	670,349
12/31/21	27,149,996	706,106	163,106	0	543,000	157.971%	857,782	3,088	854,694	170,939	683,755
12/31/22	27,692,996	716,966	163,106	0	553,860	157.971%	874,938	3,150	871,788	174,358	697,430
12/31/23	28,246,856	728,043	163,106	0	564,937	157.971%	892,437	3,213	889,224	177,845	711,379
12/31/24	28,811,793	739,342	163,106	0	576,236	157.971%	910,286	3,277	907,009	181,402	725,607
12/31/25	29,388,029	750,866	163,106	0	587,761	157.971%	928,491	3,343	925,148	185,030	740,118
12/31/26	29,975,790	762,622	163,106	0	599,516	157.971%	947,061	3,409	943,652	188,730	754,922
12/31/27	30,575,306	774,612	163,106	0	611,506	157.971%	966,002	3,478	962,524	192,505	770,019
12/31/28	31,186,812	786,842	163,106	0	623,736	157.971%	985,322	3,547	981,775	196,355	785,420
12/31/29	31,810,548	799,317	163,106	0	636,211	157.971%	1,005,029	3,618	1,001,411	200,282	801,129
12/31/30	32,446,759	812,041	163,106	0	648,935	157.971%	1,025,129	3,690	1,021,439	204,288	817,151
12/31/31	33,095,694	825,020	163,106	0	661,914	157.971%	1,045,632	3,764	1,041,868	208,374	833,494
12/31/32	33,757,608	838,258	163,106	0	675,152	157.971%	1,066,545	3,840	1,062,705	212,541	850,164
12/31/33	34,432,760	851,761	163,106	0	688,655	157.971%	1,087,876	3,916	1,083,960	216,792	867,168
12/31/34	35,121,415	865,534	163,106	0	702,428	157.971%	1,109,633	3,995	1,105,638	221,128	884,510
12/31/35	35,823,844	879,583	163,106	0	716,477	157.971%	1,131,826	4,075	1,127,751	225,550	902,201
12/31/36	36,540,321	893,912	163,106	0	730,806	157.971%	1,154,462	4,156	1,150,306	230,061	920,245
12/31/37	37,271,127	908,528	163,106	0	745,423	157.971%	1,177,551	4,239	1,173,312	234,662	938,650
12/31/38	38,016,550	923,437	163,106	0	760,331	157.971%	1,201,102	4,324	1,196,778	239,356	957,422
12/31/39	38,776,880	938,643	163,106	0	775,538	157.971%	1,225,125	4,410	1,220,715	244,143	976,572
12/31/40	39,552,418	954,154	163,106	0	791,048	157.971%	1,249,627	4,499	1,245,128	249,026	996,102
							\$24,680,546	\$88,850	\$24,591,696	\$4,918,342	\$19,673,354
										<b>NPV: \$2,379,619</b>	

City of Maplewood  
July 17, 2013  
Page 6

**Projected Pay-As-You-Go Note Report**  
**City of Maplewood, Minnesota**  
**Tax Increment Financing (Redevelopment) District No.**  
**Proposed 3M Redevelopment Project**  
**R&D Only - Full Term - FD Outside - 80% Captured**

Note Date: 06/30/13  
Note Rate: 5.00%  
Amount: \$9,568,000

Date (1)	Principal (2)	Interest (3)	P & I (4)	Cumulative Interest Due (5)	Unpaid Accrued Interest (6)	Semi-Annual Net Revenue (7)	Loan Balance Outstanding (8)
							9,568,000.00
08/01/13	0.00	0.00	0.00	41,195.56	41,195.56	0.00	9,568,000.00
02/01/14	0.00	0.00	0.00	280,395.56	280,395.56	0.00	9,568,000.00
08/01/14	0.00	0.00	0.00	519,595.56	519,595.56	0.00	9,568,000.00
02/01/15	0.00	0.00	0.00	758,795.56	758,795.56	0.00	9,568,000.00
08/01/15	0.00	75,553.00	75,553.00	997,995.56	922,442.56	75,553.00	9,568,000.00
02/01/16	0.00	75,553.00	75,553.00	1,161,642.56	1,086,089.56	75,553.00	9,568,000.00
08/01/16	0.00	152,617.00	152,617.00	1,325,289.56	1,172,672.56	152,617.00	9,568,000.00
02/01/17	0.00	152,617.00	152,617.00	1,411,872.56	1,259,255.56	152,617.00	9,568,000.00
08/01/17	0.00	315,842.00	315,842.00	1,498,455.56	1,182,613.56	315,842.00	9,568,000.00
02/01/18	0.00	315,842.00	315,842.00	1,421,813.56	1,105,971.56	315,842.00	9,568,000.00
08/01/18	0.00	322,159.00	322,159.00	1,345,171.56	1,023,012.56	322,159.00	9,568,000.00
02/01/19	0.00	322,159.00	322,159.00	1,262,212.56	940,053.56	322,159.00	9,568,000.00
08/01/19	0.00	328,602.50	328,602.50	1,179,253.56	850,651.06	328,602.50	9,568,000.00
02/01/20	0.00	328,602.50	328,602.50	1,089,851.06	761,248.56	328,602.50	9,568,000.00
08/01/20	0.00	335,174.50	335,174.50	1,000,448.56	665,274.06	335,174.50	9,568,000.00
02/01/21	0.00	335,174.50	335,174.50	904,474.06	569,299.56	335,174.50	9,568,000.00
08/01/21	0.00	341,877.50	341,877.50	808,499.56	466,622.06	341,877.50	9,568,000.00
02/01/22	0.00	341,877.50	341,877.50	705,822.06	363,944.56	341,877.50	9,568,000.00
08/01/22	0.00	348,715.00	348,715.00	603,144.56	254,429.56	348,715.00	9,568,000.00
02/01/23	0.00	348,715.00	348,715.00	493,629.56	144,914.56	348,715.00	9,568,000.00
08/01/23	0.00	355,689.50	355,689.50	384,114.56	28,425.06	355,689.50	9,568,000.00
02/01/24	88,064.44	267,625.06	355,689.50	267,625.06	0.00	355,689.50	9,479,935.56
08/01/24	125,805.11	236,998.39	362,803.50	236,998.39	0.00	362,803.50	9,354,130.45
02/01/25	128,950.24	233,853.26	362,803.50	233,853.26	0.00	362,803.50	9,225,180.21
08/01/25	139,429.49	230,629.51	370,059.00	230,629.51	0.00	370,059.00	9,085,750.72
02/01/26	142,915.23	227,143.77	370,059.00	227,143.77	0.00	370,059.00	8,942,835.49
08/01/26	153,890.11	223,570.89	377,461.00	223,570.89	0.00	377,461.00	8,788,945.38
02/01/27	157,737.37	219,723.63	377,461.00	219,723.63	0.00	377,461.00	8,631,208.01
08/01/27	169,229.30	215,780.20	385,009.50	215,780.20	0.00	385,009.50	8,461,978.71
02/01/28	173,460.03	211,549.47	385,009.50	211,549.47	0.00	385,009.50	8,288,518.68
08/01/28	185,497.03	207,212.97	392,710.00	207,212.97	0.00	392,710.00	8,103,021.65
02/01/29	190,134.46	202,575.54	392,710.00	202,575.54	0.00	392,710.00	7,912,887.19
08/01/29	202,742.32	197,822.18	400,564.50	197,822.18	0.00	400,564.50	7,710,144.87
02/01/30	207,810.88	192,753.62	400,564.50	192,753.62	0.00	400,564.50	7,502,333.99
08/01/30	221,017.15	187,558.35	408,575.50	187,558.35	0.00	408,575.50	7,281,316.84
02/01/31	226,542.58	182,032.92	408,575.50	182,032.92	0.00	408,575.50	7,054,774.26
08/01/31	240,377.64	176,369.36	416,747.00	176,369.36	0.00	416,747.00	6,814,396.62
02/01/32	246,387.08	170,359.92	416,747.00	170,359.92	0.00	416,747.00	6,568,009.54
08/01/32	260,881.76	164,200.24	425,082.00	164,200.24	0.00	425,082.00	6,307,127.78
02/01/33	267,403.81	157,678.19	425,082.00	157,678.19	0.00	425,082.00	6,039,723.97
08/01/33	282,590.90	150,993.10	433,584.00	150,993.10	0.00	433,584.00	5,757,133.07
02/01/34	289,655.67	143,928.33	433,584.00	143,928.33	0.00	433,584.00	5,467,477.40
08/01/34	305,568.06	136,686.94	442,255.00	136,686.94	0.00	442,255.00	5,161,909.34
02/01/35	313,207.27	129,047.73	442,255.00	129,047.73	0.00	442,255.00	4,848,702.07
08/01/35	329,882.95	121,217.55	451,100.50	121,217.55	0.00	451,100.50	4,518,819.12
02/01/36	338,130.02	112,970.48	451,100.50	112,970.48	0.00	451,100.50	4,180,689.10
08/01/36	355,605.27	104,517.23	460,122.50	104,517.23	0.00	460,122.50	3,825,083.83
02/01/37	364,495.40	95,627.10	460,122.50	95,627.10	0.00	460,122.50	3,460,588.43
08/01/37	382,810.29	86,514.71	469,325.00	86,514.71	0.00	469,325.00	3,077,778.14
02/01/38	392,380.55	76,944.45	469,325.00	76,944.45	0.00	469,325.00	2,685,397.59
08/01/38	411,576.06	67,134.94	478,711.00	67,134.94	0.00	478,711.00	2,273,821.53
02/01/39	421,865.46	56,845.54	478,711.00	56,845.54	0.00	478,711.00	1,851,956.07
08/01/39	441,987.10	46,298.90	488,286.00	46,298.90	0.00	488,286.00	1,409,968.97
02/01/40	453,036.78	35,249.22	488,286.00	35,249.22	0.00	488,286.00	956,932.19
08/01/40	474,127.70	23,923.30	498,051.00	23,923.30	0.00	498,051.00	482,804.49
02/01/41	482,804.49	12,070.11	494,874.60	12,070.11	0.00	494,874.60	0.00
	\$9,568,000	\$10,102,177.60	\$19,670,177.60	\$24,499,080.36	\$14,396,902.76	\$19,670,177.60	
			Surplus Tax Increment	3,176.40			
			Total Net Revenue	\$19,673,354.00			

# **Maplewood, Minnesota**

## **Draft Tax Increment Financing Plan**

**for**

### **Tax Increment Financing (Redevelopment) District No. 1-12**

### **Within Development District No. 1**

**(3M Research and Development Project)**

**Dated: July 16, 2013**

**Prepared by:**

**SPRINGSTED INCORPORATED  
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**Section A      Definitions**

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

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

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

"County" means Ramsey County, Minnesota.

"Development District" means Development District No. 1 in the City, which is described in the corresponding Development Program.

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

"Development Program" means the Development Program for the Development District.

"Project Area" means the 3M Renovation and Retention Project Area consisting of parcel 36.29.22.24.0002.

"School District" means Independent School District No. 622, Minnesota.

"Special Law" means Minnesota Laws, 2013, Chapter 143, Article 9, Section 21.

"State" means the State of Minnesota.

"TIF Act" means Minnesota Statutes, Sections 469.174 through 469.1794, as amended, both inclusive.

"TIF District" means Tax Increment Financing (Redevelopment) District No. 1-12.

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

**Section B      Statutory Authorization**

See Section 1.3 of the Development Program for the Development District.

**Section C      Statement of Need and Public Purpose**

See Section 1.4 of the Development Program for the Development District.

**Section D      Statement of Objectives**

See Section 1.5 of the Development Program for the Development District.

**Section E      3M Renovation and Retention Project Area**

Under the Special Law the City of Maplewood may create one or more tax increment districts within the Project Area.

With the adoption of this TIF District, the City elects to create a new tax increment district on a newly platted parcel comprising a portion of the Project Area.

**Section F      Designation of Tax Increment Financing District as a  
Redevelopment District**

As provided by the Special Law the requirements for qualifying redevelopment tax increment districts under Minnesota Statutes, Section 469.174, Subdivision 10, do not apply to the parcel, which is deemed eligible for inclusion in a redevelopment tax increment district.

The proposed TIF District is eligible as a redevelopment district by virtue of being located on a newly platted parcel within the boundaries of the Project Area as defined in Section E.

Under the Special Law the 90 percent rule under Minnesota Statutes, Section 469.176, Subdivision 4j, does not apply to the Project Area.

**Section G      Duration of the TIF District**

Redevelopment districts may remain in existence 25 years from the date of receipt of the first tax increment. The City anticipates that the TIF District will remain in existence the maximum duration allowed by law (projected to be though the year 2040). Modification of this plan (see Section AA) shall not extend these limitations. All tax increments from taxes payable in the year the TIF District is decertified shall be paid to the City. Pursuant to MN Statutes, Section 469.175, Subdivision 1(b), the City elects to delay receipt of first increment until 2015.

**Section H      Property to be Included in the TIF District**

The TIF District is an approximate 28.54-acre area of land located within the Project Area. A map showing the location of the TIF District within the Project Area is shown in Exhibit II. The boundaries and area encompassed by the TIF District are described below:

Parcel Number	Legal Description
36.29.22.24.0002*	**The west 650.00 feet of the Southwest Quarter of the Northwest Quarter and the north 985.00 feet of the east 395.00 feet of the west 1045.00 feet of the Southwest Quarter of the Northwest Quarter all in Section 36, Township 29 North, Range 22 West, Ramsey County, Minnesota.

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

\*The parcel to be located in the TIF District is being replatted. The Parcel Number is representative of the parcel prior to the replatting.

\*\*The legal description provided for the TIF District is representative of the TIF District parcel following the replatting of the property.

**Section I      Property to be Acquired in the TIF District**

The City may acquire and sell any or all of the property located within the TIF District; however, the City does not anticipate acquiring any such property at this time.

**Section J Specific Development Expected to Occur Within the TIF District**

The proposed project includes the development of a 400,000 square foot research and development facility (the "R&D Facility") within the Project Area. The development will also include corresponding site work, infrastructure, and parking improvements associated with R&D Facility.

The City anticipates using tax increment to reimburse 3M for a portion of the TIF eligible project costs occurred in the development of the R&D Facility. Included in the projected eligible costs to be reimbursed are costs associated with demolition of existing buildings, relocation of employees within buildings, site work, footings & foundations, private utility improvements, and other eligible improvements associated with the facility. Additionally, the City anticipates using tax increment to finance public improvements and site work on property located within the Project Area, along with related administrative expenses.

Construction of the R&D Facility is expected to begin in 2013, and be completed by 2015. The R&D Facility is projected to be 100% assessed and on the tax rolls as of January 2, 2016 for taxes payable in 2017.

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

Under the Special Law the expenditures outside district rule under Minnesota Statutes, section 469.1763, subdivision 2, does not apply; and tax increments can only be spent within the Project Area. Therefore costs eligible for TIF reimbursement may be incurred outside of the TIF District, but must be within the boundaries of the Project Area.

**Section K Findings and Need for Tax Increment Financing**

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

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

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

- (2) The proposed development, in the opinion of the City, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future and the increased market value of the site that could reasonably be expected to occur without the use of tax increment 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.

**Factual basis:**

*Proposed development not expected to occur:*

The development includes the construction of the R&D Facility. A key component to the development is the reimbursement of eligible expenses through tax increments. The company has indicated they would not undertake the proposed development without the financial assistance. Without the assistance the City has no reason to expect that significant reinvestment in the campus would occur without assistance similar to that provided in this plan. Therefore the City has no reason to believe the development would occur but-for the use of tax increment assistance.

To summarize the basis for the City's findings regarding alternative market value, in accordance with Minnesota Statutes, Section 469.175, Subd. 3(d), the City makes the following determinations:

*City of Maplewood, Minnesota*

- a. The City's estimate of the amount by which the market value of the site will increase without the use of tax increment financing is anywhere from \$0 (except for a small amount for annual appreciation of land value)
  - b. If the proposed development to be assisted with tax increment occurs in the District, the total increase in market value would be approximately \$24,720,000, including the value of the building (See Exhibit II). Prior to the inclusion of a 2% market value inflator starting in 2014.
  - 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 \$11,794,711 (See Exhibit V)
  - d. Even if some development other than the proposed development were to occur, the Council finds that no alternative would occur that would produce a market value increase greater than \$12,925,289 (the amount in clause b less the amount in clause c) without tax increment assistance.
- (3) The TIF Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for development of the Project Area by private enterprise.

**Factual basis:** The anticipated development of the project site is to include the construction of the R&D Facility. The Development will result in the retention of up to 700 high-paying jobs within the City. The development clearly meets the economic development goals of the City.

- (4) The TIF Plan conforms to general plans for development of the City as a whole.

**Factual basis:** The City Planning Commission has determined that the development proposed in the TIF Plan conforms to the City comprehensive plan.

- (5) The City does not elect the method of tax increment computation set forth in Minnesota Statutes, Section 469.177, Subdivision 3(b); therefore subdivision 3(a) shall apply which indicates the original net tax capacity and the current net tax capacity shall be determined before the application of the fiscal disparity provisions (see method (a) in Section P).

**Section L Estimated Public Costs**

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

Private TIF eligible improvements, including demolition, relocation, site improvements/preparation costs, related infrastructure and other eligible improvements	\$9,568,000
Bond/Note Interest Payments	10,102,178
Public site work/infrastructure costs and Administrative expenses	4,921,518
Other Expenditures	0
<b>Total</b>	<b>\$24,591,696</b>

The City reserves the right to administratively adjust the amount of any of the items listed above or to incorporate additional eligible items, so long as the total estimated public cost is not increased. The City reserves the right to spend available tax increment outside of the TIF District boundaries but within the Project Area.

**Section M Estimated Sources of Revenue**

Tax Increment revenue	\$24,591,696
Interest on invested funds	0
Bond proceeds	0
Loan proceeds	0
Grants	0
Other	0
<b>Total</b>	<b>\$24,591,696</b>

The City anticipates using future tax increments for reimbursement of public costs incurred from Section L. As increments are collected from the TIF District in future years, these tax increments will be reserved by the City as reimbursement for public costs incurred (primarily site work/infrastructure costs), either through internal funding or general obligation or revenue debt. The City also anticipates providing financial assistance to the proposed development through the use of pay-as-you-go financing. With pay-as-you-go financing, as tax increments are collected from the TIF District in future years, a portion of these tax increments will be distributed to the company as reimbursement for eligible costs incurred related to the development of the R&D Facility.

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

**Section N Estimated Amount of Bonded Indebtedness**

The City may consider issuing tax increment bonds to finance all or a portion of the estimated public costs, and reserves the right to issue such bonds in an amount not to exceed \$18,836,373 (\$14,489,518 + 30% contingency).

**Section O Original Net Tax Capacity**

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

The parcel to be located within the TIF District is an approximately 28.54 acre area of land which is currently part of a larger 411 acre parcel. As a result the Estimated Market Value for the land within the TIF District as of January 2, 2013 for taxes payable in 2014, is not yet known. However, for purposes of the revenue projections in this TIF Plan, the City has assumed a pro-rata share of the land market value of the 411 acre parcel will be applied to the newly created parcel within the TIF District. Therefore the assumed original net tax capacity of the TIF District is \$163,106. This assumes the property remains classified commercial/industrial.

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

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

**Section P Original Local Tax Rate**

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

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

At the time this document was prepared, the sum of the local tax rates that apply to property in the TIF District, for taxes levied in 2013 and payable in 2014, was not yet available. When this total becomes available, the County Auditor shall certify this amount as the original tax capacity rate of the TIF District. For purposes of estimating the tax increment generated by the TIF District, the sum of the local tax rates for taxes levied in 2012 and payable in 2013, is 157.971% as shown below.

<u>Taxing Jurisdiction</u>	<u>2012/2013 Local Tax Rate</u>
City of Maplewood	48.659%
Ramsey County	65.240%
ISD # 622	32.520%
Other	11.520%
Total	157.971%

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

The City anticipates that development will be initiated in 2013, creating a total tax capacity for the TIF District No. 1-12 of \$283,106 as of January 2, 2014. The captured tax capacity as of that date is estimated to be \$120,000 and the first-year of tax increment is estimated to be \$189,565 payable in 2015. The first full year of increment is projected to be in \$792,458 in taxes payable 2017. A complete schedule of estimated tax increment from the TIF District is shown in Exhibit IV.

The estimates shown in this TIF Plan assume that commercial class rates remain at 1.5% for the first \$150,000 of estimated market value and 2.0% of the market value above \$150,000. The projections also assume a 2% annual increase in market values.

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

For communities affected by the fiscal disparity provisions of Minnesota Statutes, Chapter 473F and Chapter 276A, the original net tax capacity of the TIF District shall be determined before the application of fiscal disparity. In subsequent years, the current net tax capacity shall either (a) be determined before the application of fiscal disparity or (b) exclude the product of any fiscal disparity increase in the TIF District (since the original net tax capacity was certified) times the appropriate fiscal disparity ratio. The method the City elects shall remain the same for the life of the TIF District, except that a single change may be made at any time from method (a) to method (b) above. »The City elects method (a), or M.S. Section 469.177, Subdivision 3(a).

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

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

**Section R      Use of Tax Increment**

Each year the County Treasurer shall deduct 0.36% of the annual tax increment generated by the TIF District and pay such amount to the State's General Fund. Such amounts will be appropriated to the State Auditor for the cost of financial reporting and auditing of tax increment financing information throughout the state. Exhibit IV shows the projected deduction for this purpose over the anticipated life of the TIF District.

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

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

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

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

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

**Section S      Excess Tax Increment**

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

- (1) prepay any outstanding tax increment bonds;

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

**Section T Tax Increment Pooling and the Ten Year Rule**

Under the Special Law the expenditures outside district rule under Minnesota Statutes, Section 469.1763 subdivision 2, does not apply; the five-year rule under Minnesota Statutes, section 469.1763, subdivision 3, is extended to ten years; and expenditures must only be made within the Project Area.

Up to 10% of the tax increments may be spent on costs for eligible administrative expenses.

Tax increments are considered to have been spent within the TIF District or project area if such amounts are:

- (1) actually paid to a third party for activities performed within the TIF District within ten years after certification of the district;
- (2) used to pay bonds that were issued and sold to a third party, the proceeds of which are reasonably expected on the date of issuance to be spent within the later of the ten-year period or a reasonable temporary period or are deposited in a reasonably required reserve or replacement fund.
- (3) used to make payments or reimbursements to a third party under binding contracts for activities performed within the TIF District, which were entered into within ten years after certification of the district; or
- (4) used to reimburse a party for payment of eligible costs (including interest) incurred within ten years from certification of the district.

Beginning with the eleventh year following certification of the TIF District, at least 90% of the tax increments must be used to pay outstanding bonds or make contractual payments obligated within the first ten years. When outstanding bonds have been defeased and sufficient money has been set aside to pay for such contractual obligations, the TIF District must be decertified.

**Section U Limitation on Administrative Expenses**

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

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

- (5) amounts used to pay other financial obligations to the extent those obligations were used to finance costs described in clause (1) to (3).

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

**Section V      Limitation on Property Not Subject to Improvements - One Year Rule**

Under the Special Law if after one year from the date of certification of the original net tax capacity of the tax increment district, no demolition, rehabilitation, or renovation of property has been commenced on a parcel located within the TIF District, no additional tax increment may be taken from that parcel, and the original net tax capacity of the parcel shall be excluded from the original net tax capacity of the TIF District. If 3M subsequently commences demolition, rehabilitation, or renovation, the City 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 TIF District. The City must submit to the County Auditor evidence that the required activity has taken place for each parcel in the TIF District.

**Section W      Estimated Impact on Other Taxing Jurisdictions**

Exhibit V shows the estimated impact on other taxing jurisdictions if the maximum projected retained captured net tax capacity of the TIF District was hypothetically available to the other taxing jurisdictions. The City believes that there will be no adverse impact on other taxing jurisdictions during the life of the TIF District, since the proposed development would not have occurred without the establishment of the TIF District and the provision of public assistance. A positive impact on other taxing jurisdictions will occur when the TIF District is decertified and the development therein becomes part of the general tax base.

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

1. The total amount of tax increment that will be generated over the life of the TIF District is estimated to be \$24,680,546.
2. To the extent the project in the TIF District generates any public cost impacts on City-provided services such as police and fire protection, public infrastructure, and the impact of any general obligation tax increment bonds attributable to the TIF District upon the ability to issue other debt for general fund purposes, such costs will be levied upon the taxable net tax capacity of the City, excluding that portion captured by the TIF District.
3. The amount of tax increments over the life of the TIF District that would be attributable to School District levies, assuming the School District's share of the total local tax rate for all taxing jurisdictions remained the same, is estimated to be \$5,085,751.
4. The amount of tax increments over the life of the TIF District that would be attributable to County levies, assuming the County's share of the total local tax rate for all taxing jurisdictions remained the same is estimated to be \$10,192,750.
5. No additional information has been requested by the County or School District that would enable it to determine additional costs that will accrue to it due to the development proposed for the district.

**Section X      Prior Planned Improvements**

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

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

**Section Y      Development Agreements**

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

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

**Section Z      Assessment Agreements**

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

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

The City does not anticipate entering into an assessment agreement, however it reserves the right to enter into an assessment agreement for individual projects.

**Section AA     Modifications of the Tax Increment Financing Plan**

Any reduction or enlargement in the geographic area of the Development District or the TIF District; a determination to capitalize interest on the debt if that determination was not part of the original TIF Plan, increase in the portion of the captured net tax capacity to be retained by the City; increase in the total estimated public costs; or designation of property to be acquired by the City shall be approved only after satisfying all the necessary requirements for approval of the original TIF Plan. This paragraph does not apply if:

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

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

**Section AB Administration of the Tax Increment Financing Plan**

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

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

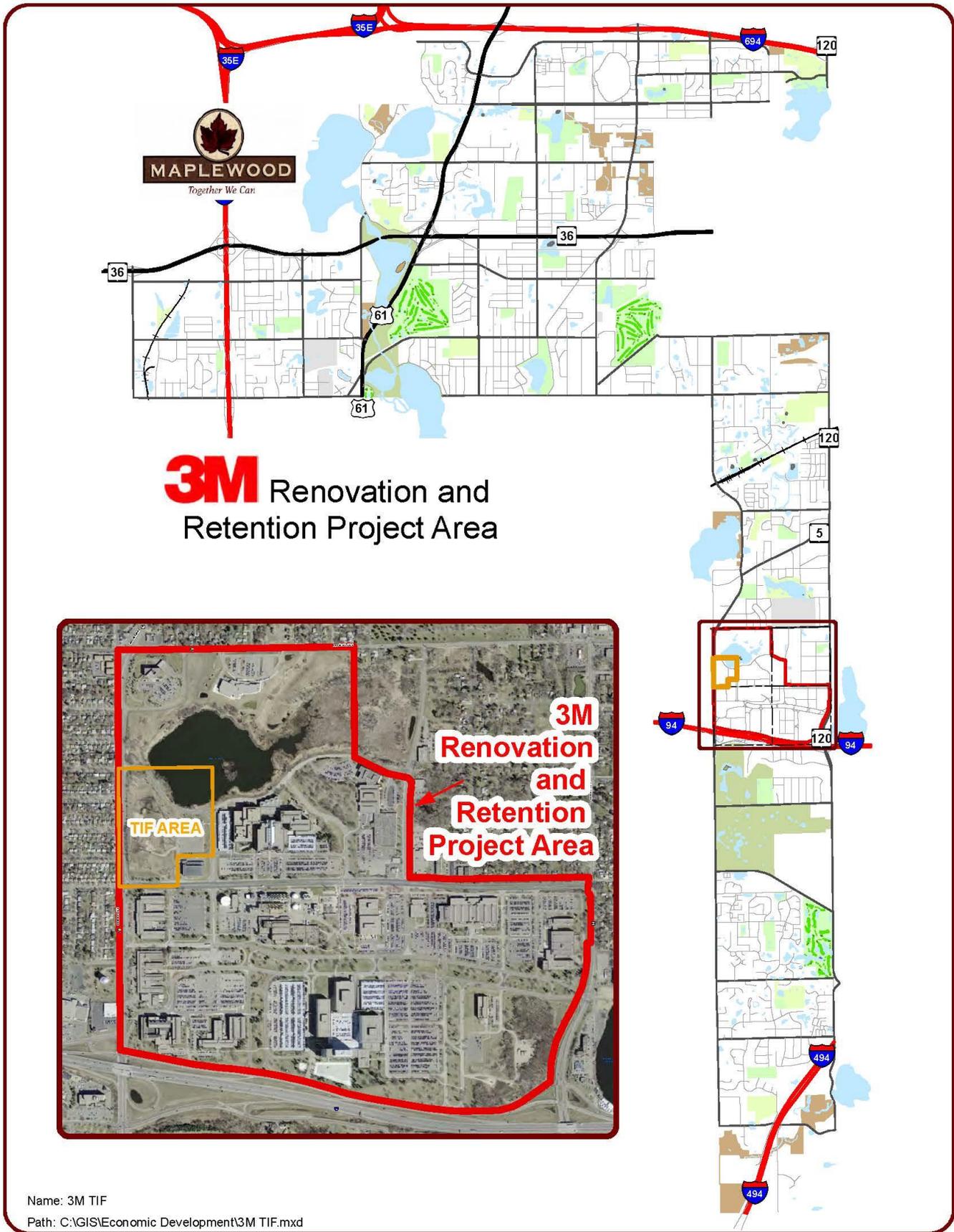
- (1) prior to July 1, the City shall notify the County Assessor of any new development that has occurred in the TIF District during the past year to insure that the new value will be recorded in a timely manner.
- (2) if the County Auditor receives the request for certification of a new TIF District,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

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

**Section AC Filing TIF Plan, Financial Reporting and Disclosure Requirements**

The City will file the TIF Plan, and any subsequent amendments thereto, with the Commissioner of Revenue and the Office of the State Auditor pursuant to Minnesota Statutes, Section 469.175, subdivision 4A. The City will comply with all reporting requirements for the TIF District under Minnesota Statutes, Section 469.175, subdivisions 5 and 6.

MAP OF TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 1-12  
Within Development District No. 1



**MAP OF TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 1-12**  
**Within 3M Renovation and Retention Project Area**





## Projected Tax Increment Report

**City of Maplewood, Minnesota**  
**Tax Increment Financing (Redevelopment) District No. 1-12**  
**Proposed 3M Redevelopment Project**  
**R&D Facility**

Annual Period Ending (1)	Incremental Market Value (2)	Total Net Tax Capacity (3)	Less: Original Net Tax Capacity (4)	Less: Fiscal Disp. @ 0.0000% (5)	Retained Captured Net Tax Capacity (6)	Times: Tax Capacity Rate (7)	Annual Gross Tax Increment (10)	Less: State Aud. Deduction 0.360% (11)	Subtotal Net Tax Increment (12)	Total City Pooling Retainage 20.00% (13)	Annual Net Revenue 80% (14)	
12/31/15	6,000,000	283,106	163,106	0	120,000	157.971%	189,565	682	188,883	37,777	151,106	
12/31/16	12,120,000	405,506	163,106	0	242,400	157.971%	382,922	1,379	381,543	76,309	305,234	
12/31/17	25,082,400	664,754	163,106	0	501,648	157.971%	792,458	2,853	789,605	157,921	631,684	
12/31/18	25,584,048	674,787	163,106	0	511,681	157.971%	808,308	2,910	805,398	161,080	644,318	
12/31/19	26,095,729	685,020	163,106	0	521,915	157.971%	824,474	2,968	821,506	164,301	657,205	
12/31/20	26,617,644	695,459	163,106	0	532,353	157.971%	840,963	3,027	837,936	167,587	670,349	
12/31/21	27,149,996	706,106	163,106	0	543,000	157.971%	857,782	3,088	854,694	170,939	683,755	
12/31/22	27,692,996	716,966	163,106	0	553,860	157.971%	874,938	3,150	871,788	174,358	697,430	
12/31/23	28,246,856	728,043	163,106	0	564,937	157.971%	892,437	3,213	889,224	177,845	711,379	
12/31/24	28,811,793	739,342	163,106	0	576,236	157.971%	910,286	3,277	907,009	181,402	725,607	
12/31/25	29,388,029	750,866	163,106	0	587,761	157.971%	928,491	3,343	925,148	185,030	740,118	
12/31/26	29,975,790	762,622	163,106	0	599,516	157.971%	947,061	3,409	943,652	188,730	754,922	
12/31/27	30,575,306	774,612	163,106	0	611,506	157.971%	966,002	3,478	962,524	192,505	770,019	
12/31/28	31,186,812	786,842	163,106	0	623,736	157.971%	985,322	3,547	981,775	196,355	785,420	
12/31/29	31,810,548	799,317	163,106	0	636,211	157.971%	1,005,029	3,618	1,001,411	200,282	801,129	
12/31/30	32,446,759	812,041	163,106	0	648,935	157.971%	1,025,129	3,690	1,021,439	204,288	817,151	
12/31/31	33,095,694	825,020	163,106	0	661,914	157.971%	1,045,632	3,764	1,041,868	208,374	833,494	
12/31/32	33,757,608	838,258	163,106	0	675,152	157.971%	1,066,545	3,840	1,062,705	212,541	850,164	
12/31/33	34,432,760	851,761	163,106	0	688,655	157.971%	1,087,876	3,916	1,083,960	216,792	867,168	
12/31/34	35,121,415	865,534	163,106	0	702,428	157.971%	1,109,633	3,995	1,105,638	221,128	884,510	
12/31/35	35,823,844	879,583	163,106	0	716,477	157.971%	1,131,826	4,075	1,127,751	225,550	902,201	
12/31/36	36,540,321	893,912	163,106	0	730,806	157.971%	1,154,462	4,156	1,150,306	230,061	920,245	
12/31/37	37,271,127	908,528	163,106	0	745,423	157.971%	1,177,551	4,239	1,173,312	234,662	938,650	
12/31/38	38,016,550	923,437	163,106	0	760,331	157.971%	1,201,102	4,324	1,196,778	239,356	957,422	
12/31/39	38,776,880	938,643	163,106	0	775,538	157.971%	1,225,125	4,410	1,220,715	244,143	976,572	
12/31/40	39,552,418	954,154	163,106	0	791,048	157.971%	1,249,627	4,499	1,245,128	249,026	996,102	
							\$24,680,546	\$88,850	\$24,591,696	\$4,918,342	\$19,673,354	
									<b>NPV:</b>	<b>\$2,379,619</b>		

**Estimated Impact on Other Taxing Jurisdictions Report**

**City of Maplewood, Minnesota  
Tax Increment Financing (Redevelopment) District No. 1-12  
Proposed 3M Redevelopment Project  
R&D Facility**

Taxing Jurisdiction	Without Project or TIF District		With Project and TIF District					
	Final 2012/2013 Taxable Net Tax Capacity (1)	2012/2013 Local Tax Rate	2012/2013 Taxable Net Tax Capacity (1)	Projected Retained Captured Net Tax Capacity +	New Taxable Net Tax Capacity =	Hypothetical Adjusted Local Tax Rate (*)	Hypothetical Decrease In Local Tax Rate (*)	Hypothetical Tax Generated by Retained Captured N.T.C. (*)
City of Maplewood	31,936,556	48.659%	31,936,556	\$791,048	32,727,604	47.483%	1.176%	375,613
Ramsey County	367,782,031	65.240%	367,782,031	791,048	368,573,079	65.100%	0.140%	514,972
ISD #622	62,433,416	32.552%	62,433,416	791,048	63,224,464	32.145%	0.407%	254,280
Other (2)	---	11.520%	---	791,048	---	11.520%	---	---
<b>Totals</b>		<b>157.971%</b>				<b>156.248%</b>	<b>1.723%</b>	

\* **Statement 1:** If the projected Retained Captured Net Tax Capacity of the TIF District was hypothetically available to each of the taxing jurisdictions above, the result would be a lower local tax rate (see Hypothetical Adjusted Tax Rate above) which would produce the same amount of taxes for each taxing jurisdiction. In such a case, the total local tax rate would decrease by 1.723% (see Hypothetical Decrease in Local Tax Rate above). The hypothetical tax that the Retained Captured Net Tax Capacity of the TIF District would generate is also shown above.

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

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

(2) The impact on these taxing jurisdictions is negligible since they represent only 7.29% of the total tax rate.

**Market Value Analysis Report**

City of Maplewood, Minnesota  
 Tax Increment Financing (Redevelopment) District No. 1-12  
 Proposed 3M Redevelopment Project  
 R&D Facility

<u>Assumptions</u>			
Present Value Date			06/30/13
P.V. Rate - Gross T.I.			5.00%
Increase in EMV With TIF District			\$24,720,000
Less: P.V of Gross Tax Increment			11,794,711
Subtotal			\$12,925,289
Less: Increase in EMV Without TIF			0
Difference			\$12,925,289
	Year	Annual Gross Tax Increment	Present Value @ 5.00%
1	2015	189,565	169,834
2	2016	382,922	326,728
3	2017	792,458	643,966
4	2018	808,308	625,568
5	2019	824,474	607,694
6	2020	840,963	590,331
7	2021	857,782	573,464
8	2022	874,938	557,080
9	2023	892,437	541,163
10	2024	910,286	525,702
11	2025	928,491	510,681
12	2026	947,061	496,090
13	2027	966,002	481,916
14	2028	985,322	468,147
15	2029	1,005,029	454,772
16	2030	1,025,129	441,778
17	2031	1,045,632	429,156
18	2032	1,066,545	416,895
19	2033	1,087,876	404,983
20	2034	1,109,633	393,412
21	2035	1,131,826	382,172
22	2036	1,154,462	371,253
23	2037	1,177,551	360,645
24	2038	1,201,102	350,341
25	2039	1,225,125	340,332
26	2040	1,249,627	330,608
		\$24,680,546	\$11,794,711

**Projected Pay-As-You-Go Note Report**  
**City of Maplewood, Minnesota**  
**Tax Increment Financing (Redevelopment) District No. 1-12**  
**Proposed 3M Redevelopment Project**  
**R&D Facility**

Note Date: 06/30/13  
 Note Rate: 5.00%  
 Amount: \$9,568,000

Date (1)	Principal (2)	Interest (3)	P & I (4)	Cumulative Interest Due (5)	Unpaid Accrued Interest (6)	Semi-Annual Net Revenue (7)	Loan Balance Outstanding (8)
							9,568,000.00
08/01/13	0.00	0.00	0.00	41,195.56	41,195.56	0.00	9,568,000.00
02/01/14	0.00	0.00	0.00	280,395.56	280,395.56	0.00	9,568,000.00
08/01/14	0.00	0.00	0.00	519,595.56	519,595.56	0.00	9,568,000.00
02/01/15	0.00	0.00	0.00	758,795.56	758,795.56	0.00	9,568,000.00
08/01/15	0.00	75,553.00	75,553.00	997,995.56	922,442.56	75,553.00	9,568,000.00
02/01/16	0.00	75,553.00	75,553.00	1,161,642.56	1,086,089.56	75,553.00	9,568,000.00
08/01/16	0.00	152,617.00	152,617.00	1,325,289.56	1,172,672.56	152,617.00	9,568,000.00
02/01/17	0.00	152,617.00	152,617.00	1,411,872.56	1,259,255.56	152,617.00	9,568,000.00
08/01/17	0.00	315,842.00	315,842.00	1,498,455.56	1,182,613.56	315,842.00	9,568,000.00
02/01/18	0.00	315,842.00	315,842.00	1,421,813.56	1,105,971.56	315,842.00	9,568,000.00
08/01/18	0.00	322,159.00	322,159.00	1,345,171.56	1,023,012.56	322,159.00	9,568,000.00
02/01/19	0.00	322,159.00	322,159.00	1,262,212.56	940,053.56	322,159.00	9,568,000.00
08/01/19	0.00	328,602.50	328,602.50	1,179,253.56	850,651.06	328,602.50	9,568,000.00
02/01/20	0.00	328,602.50	328,602.50	1,089,851.06	761,248.56	328,602.50	9,568,000.00
08/01/20	0.00	335,174.50	335,174.50	1,000,448.56	665,274.06	335,174.50	9,568,000.00
02/01/21	0.00	335,174.50	335,174.50	904,474.06	569,299.56	335,174.50	9,568,000.00
08/01/21	0.00	341,877.50	341,877.50	808,499.56	466,622.06	341,877.50	9,568,000.00
02/01/22	0.00	341,877.50	341,877.50	705,822.06	363,944.56	341,877.50	9,568,000.00
08/01/22	0.00	348,715.00	348,715.00	603,144.56	254,429.56	348,715.00	9,568,000.00
02/01/23	0.00	348,715.00	348,715.00	493,629.56	144,914.56	348,715.00	9,568,000.00
08/01/23	0.00	355,689.50	355,689.50	384,114.56	28,425.06	355,689.50	9,568,000.00
02/01/24	88,064.44	267,625.06	355,689.50	267,625.06	0.00	355,689.50	9,479,935.56
08/01/24	125,805.11	236,998.39	362,803.50	236,998.39	0.00	362,803.50	9,354,130.45
02/01/25	128,950.24	233,853.26	362,803.50	233,853.26	0.00	362,803.50	9,225,180.21
08/01/25	139,429.49	230,629.51	370,059.00	230,629.51	0.00	370,059.00	9,085,750.72
02/01/26	142,915.23	227,143.77	370,059.00	227,143.77	0.00	370,059.00	8,942,835.49
08/01/26	153,890.11	223,570.89	377,461.00	223,570.89	0.00	377,461.00	8,788,945.38
02/01/27	157,737.37	219,723.63	377,461.00	219,723.63	0.00	377,461.00	8,631,208.01
08/01/27	169,229.30	215,780.20	385,009.50	215,780.20	0.00	385,009.50	8,461,978.71
02/01/28	173,460.03	211,549.47	385,009.50	211,549.47	0.00	385,009.50	8,288,518.68
08/01/28	185,497.03	207,212.97	392,710.00	207,212.97	0.00	392,710.00	8,103,021.65
02/01/29	190,134.46	202,575.54	392,710.00	202,575.54	0.00	392,710.00	7,912,887.19
08/01/29	202,742.32	197,822.18	400,564.50	197,822.18	0.00	400,564.50	7,710,144.87
02/01/30	207,810.88	192,753.62	400,564.50	192,753.62	0.00	400,564.50	7,502,333.99
08/01/30	221,017.15	187,558.35	408,575.50	187,558.35	0.00	408,575.50	7,281,316.84
02/01/31	226,542.58	182,032.92	408,575.50	182,032.92	0.00	408,575.50	7,054,774.26
08/01/31	240,377.64	176,369.36	416,747.00	176,369.36	0.00	416,747.00	6,814,396.62
02/01/32	246,387.08	170,359.92	416,747.00	170,359.92	0.00	416,747.00	6,568,009.54
08/01/32	260,881.76	164,200.24	425,082.00	164,200.24	0.00	425,082.00	6,307,127.78
02/01/33	267,403.81	157,678.19	425,082.00	157,678.19	0.00	425,082.00	6,039,723.97
08/01/33	282,590.90	150,993.10	433,584.00	150,993.10	0.00	433,584.00	5,757,133.07
02/01/34	289,655.67	143,928.33	433,584.00	143,928.33	0.00	433,584.00	5,467,477.40
08/01/34	305,568.06	136,686.94	442,255.00	136,686.94	0.00	442,255.00	5,161,909.34
02/01/35	313,207.27	129,047.73	442,255.00	129,047.73	0.00	442,255.00	4,848,702.07
08/01/35	329,882.95	121,217.55	451,100.50	121,217.55	0.00	451,100.50	4,518,819.12
02/01/36	338,130.02	112,970.48	451,100.50	112,970.48	0.00	451,100.50	4,180,689.10
08/01/36	355,605.27	104,517.23	460,122.50	104,517.23	0.00	460,122.50	3,825,083.83
02/01/37	364,495.40	95,627.10	460,122.50	95,627.10	0.00	460,122.50	3,460,588.43
08/01/37	382,810.29	86,514.71	469,325.00	86,514.71	0.00	469,325.00	3,077,778.14
02/01/38	392,380.55	76,944.45	469,325.00	76,944.45	0.00	469,325.00	2,685,397.59
08/01/38	411,576.06	67,134.94	478,711.00	67,134.94	0.00	478,711.00	2,273,821.53
02/01/39	421,865.46	56,845.54	478,711.00	56,845.54	0.00	478,711.00	1,851,956.07
08/01/39	441,987.10	46,298.90	488,286.00	46,298.90	0.00	488,286.00	1,409,968.97
02/01/40	453,036.78	35,249.22	488,286.00	35,249.22	0.00	488,286.00	956,932.19
08/01/40	474,127.70	23,923.30	498,051.00	23,923.30	0.00	498,051.00	482,804.49
02/01/41	482,804.49	12,070.11	494,874.60	12,070.11	0.00	494,874.60	0.00
	\$9,568,000	\$10,102,177.60	\$19,670,177.60	\$24,499,080.36	\$14,396,902.76	\$19,670,177.60	
			Surplus Tax Increment	3,176.40			
			Total Net Revenue	\$19,673,354.00			

MODIFICATION TO THE  
DEVELOPMENT PROGRAM  
FOR  
DEVELOPMENT DISTRICT NO. 1  
CITY OF MAPLEWOOD, MINNESOTA

Draft: July 22, 2013

This document was drafted by:

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## MUNICIPAL ACTION TAKEN

Based upon the statutory authority described in the Modified Development Program attached hereto, the public purpose findings by the City Council and for the purpose of fulfilling the City's development objectives as set forth in the Modified Development Program, the City Council has created, established and designated Development District No. 1 pursuant to and in accordance with the requirements of Minnesota Statutes, Section 469.126.

The following municipal action was taken in connection therewith:

October 28, 1985: The Program for Development District No. 1 was adopted by the City Council.

June 23, 1986: The Program for Development District No. 1 was modified by modifying the Project Costs.

September 28, 1987: The Program for Development District No. 1 was modified by enlargement of the geographic Project Area and increased Project Costs.

January 11, 1988: The Program for Development District No. 1 was modified by modifying the Project Costs.

May 8, 1989: The Program for Development District No. 1 was modified by modifying the Project Costs.

October 9, 1989: The Program for Development District No. 1 was modified by modifying the Project Costs.

April 23, 1990: The Program for Development District No. 1 was modified by modifying the Project Costs.

December 23, 1991: The Program for Development District No. 1 was modified by modifying the Project Costs.

February 10, 1992: The Program for Development District No. 1 was modified by modifying the Project Costs.

May 24, 1993: The Program for Development District No. 1 was modified by modifying the Project Costs.

May 8, 1995: The Program for Development District No. 1 was modified by modifying the Project Costs.

June 28, 1999: The Program for Development District No. 1 was modified by enlargement of the geographic Project Area and increased Project Costs.

August 13, 2001: The Program for Development District No. 1 was modified by increased Project Costs.

May 12, 2003: The Program for Development District No. 1 was modified by increased Project Costs.

June 23, 2003: The Program for Development District No. 1 was modified by increased Project Costs and the Tax Increment Financing Plan for Housing District No. 1-8 within Development District No. 1 was adopted.

August 25, 2008: The Program for Development District No. 1 was modified by increased Project Costs and the Tax Increment Financing Plan for Housing District No. 1-9 within Development District No. 1 was adopted.

August 9, 2010: The program for Development District No. 1 was modified by increased Project Costs and the Tax Increment Financing Plan for Housing District No. 1-10 within Development District No. 1 was adopted.

April 25, 2011: The program for Development District No. 1 was modified by increased Project Costs and the Tax Increment Financing Plan for Economic Development District No. 1-11 within Development District No. 1 was adopted.

July 22, 2013: The program for Development District No. 1 was modified by increased Project Costs and the Tax Increment Financing Plan for Redevelopment District No. 1-12 within Development District No. 1 was adopted.

## SECTION I

### **DEVELOPMENT PROGRAM FOR DEVELOPMENT DISTRICT NO. 1**

1.1. Definitions. The terms defined below have, for purposes of this Development Program, the meanings herein specified, unless the context specifically requires otherwise:

"City" means the City of Maplewood, a municipal corporation and political subdivision of the State of Minnesota. The City has a Statutory City Plan A form of government.

"Comprehensive Plan" means the City's Comprehensive Plan submitted to the Metropolitan Council pursuant to Minnesota Statutes, 473.173, which contains the objectives, policies, standards and programs to guide public and private land use, development, redevelopment and preservation for all lands and water within the City.

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

"County" means the County of Ramsey, Minnesota.

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

"Development District" means Development District No. 1 in the City, which is created and established hereto pursuant to and in accordance with the Development District Act, and is geographically described in Exhibit A.

"Development Program" means this Development Program for Development District No. 1, initially adopted by the Council on October 28, 1985 and modified on June 23, 1986, September 28, 1987, January 11, 1988, May 8, 1989, October 9, 1989, April 23, 1990, December 23, 1991, February 10, 1992, May 24, 1993, May 8, 1995, June 28, 1999, August 13, 2001, May 12, 2003, June 23, 2003, August 25, 2008, August 9, 2010, April 25, 2011, and July 22, 2013. As defined in Minnesota Statutes, Section 469.125, Subd. 3, 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.

"Economic Development District" means a type of tax increment financing district which consists of any project, or portions of a project, not meeting the requirements found in the definition of redevelopment district, renewal and renovation district, soils condition district, mined underground space development district, or housing district, but which the City finds to be in the public interest because:

(a) It will discourage commerce, industry or manufacturing from moving their operations to another municipality; or

(b) It will result in increased employment in the state; or

(c) It will result in preservation and enhancement of the tax base of the state.

"Governing Body" means the duly elected City Council as defined in Minnesota Statutes, Section 469.125, Subd. 8.

"Housing District" means a type of tax increment financing district which consists of a project, or a portion of a project, intended for occupancy, in part, by persons or families of low and moderate income, as defined in chapter 462A, Title II of the National Housing Act of 1937, as amended, Title V of the Housing Act of 1949, as amended, any other similar present or future federal, state, or municipal legislation, or the regulations promulgated under any of those acts, as defined in Minnesota Statutes, Section 469.174, subd. 11.

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

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

"3M Renovation and Retention Project Area" means the land identified as Parcel 362922240002.

"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 project costs associated with Development District No. 1 as stated in the Development Program and in the Tax Increment Financing Plan for the Tax Increment Financing Districts within Development District No. 1. 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 Development District No. 1.

"Tax Increment Financing Act" means the statutory provisions of Minnesota Statutes, Sections 469.174 through 469.1794, inclusive, as amended.

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

1.2. Statement of Public Purpose. The Council (the "Council") in and for the City of Maplewood, Minnesota (the "City") has determined that there is a need for housing, development and redevelopment within the corporate limits of the City to provide employment opportunities, to enhance development opportunities for the private sector, to improve the tax base and to improve the general economy of the City, the County of Ramsey and the State of

Minnesota. It is found that there are certain parcels of property within the Development District which are potentially more useful, productive and valuable than is being realized under existing conditions, is less productive because of the lack of proper utilization, and, therefore, are not contributing to the tax base of the City to their full potential. In addition, it is hereby found that there is a need for public improvements to encourage development.

Therefore, the City has determined to exercise its authority to develop a program for improving the Development District of the City to provide impetus for private development, to maintain and increase employment, to utilize existing potential and to provide other facilities as are outlined in the Development Program adopted by the City.

The Council has also determined that the proposed developments would not occur solely through private investment in the foreseeable future; that the tax increment financing plans proposed herein are consistent with the Development Program; and that the tax increment financing plans will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the development or redevelopment of the Development District by private enterprise.

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 and commerce to carry out its stated public purpose objectives.

1.3. Statutory Authority. The Development District Act, authorizes the City, upon certain public purpose findings by the Council, to establish and designate development districts within the City and to establish, develop and administer development programs in regard thereto, all for the purpose of creating funding for the financing of necessary activities and improvements within the City.

In accordance with the purposes set forth in Section 469.124 of the Development District Act, the Council hereby establishes Development District No. 1, as described in Exhibit A, for the purposes of enhancing the environment in which existing businesses are located, thus helping to secure their continued existence and potential additional development within the City, and promoting new and ongoing development in Development District No. 1, both of which will provide employment opportunities, improve the tax base of the City and contribute positively to the economy of the State.

The Tax Increment Financing Act, provides the procedure for the establishment of tax increment districts for the use of tax increment financing authorized by the Development District Act for the funding of qualified public activities and improvements.

Within the Development District, the City has established ten housing districts as the types of tax increment financing district described in Section 469.174, Subd. 11 for Housing District No. 1-1, Housing District No. 1-2, Housing District No. 1-3, Housing District No. 1-4, Housing District No. 1-5, Housing District No. 1-6, Housing District No. 1-7, Housing District No. 1-8, Housing District No. 1-9, and Housing District No. 1-10. The City has established six economic development districts as the types of tax increment financing district described in Section 469.174, Subd. 12 for Economic Development District No. 1-1, Economic Development

District No. 1-2, Economic Development District No. 1-3, Economic Development District No. 1-4, Economic Development District No. 1-5, and Economic Development District No. 1-11, and a redevelopment district as permitted under Minnesota Laws, 2013, Chapter 143, Article 9, Section 21.

1.4. Statement of Need. The Development District is established by the City of Maplewood for the purpose of promoting the redevelopment of existing commercial areas and the development of new business opportunities within the community. The City has found that the area within the Development District has not realized its greatest development potential due to a variety of factors. Included in the development barriers identified by the City are: inadequate public improvements, improper land use and utilization, and lack of investment. The City has found that the creation of the Development District and the utilization of tax increment financing is needed to remove these barriers and to promote development of the community.

1.5. Statement of Objectives. The Council determines that it is necessary, desirable and in the public interest to establish the Development District in the City, pursuant to the authority of the Development District Act. The Council finds that the creation of the Development District is necessary to give the City the ability to meet certain public purpose objectives that would not be otherwise obtainable in the foreseeable future without intervention by the City in the normal development process.

The City intends to satisfy the following objectives through the implementation of the Development Program:

- (a) To provide safe, decent, sanitary housing for all residents of the city and in particular low and moderate income residents.
- (b) To provide an adequate housing supply for all residents at a cost they can afford.
- (c) To provide housing choices for low and moderate income residents who find housing opportunities are not available to them because of economic conditions.
- (d) To provide project activities which will assist in making possible the construction of a planned apartment for low and moderate income residents, as well, as improving health, welfare and convenience of citizens residing in the Development District.
- (e) Provide for the financing and construction of public improvements, including recreational and community center facilities, in the Development District, necessary for the orderly and beneficial development of the Development District and adjacent areas of the City and the provision of adequate City services to the City residents.
- (f) 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.

(g) 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.

(h) Secure the increase of property subject to taxation by the City, Independent School Districts Nos. 622, 623 and 624, Northwest Metropolitan Intermediate District No. 916, 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.

(i) Promote the concentration of new desirable residential, commercial, office, restaurant, 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.

(j) Encourage local business expansion, improvement and development, whenever possible.

(k) Create a desirable and unique character within the Development District through quality land use alternatives and design quality in new and remodeled buildings.

(l) Encourage and provide maximum opportunity for private redevelopment of existing areas and structures which are compatible with the Development Program.

1.6. Boundaries of Development District. The area within the Development District is set forth in Exhibit A.

1.7. Development Activities. Development activities within the Development District must be financially feasible, marketable and be compatible with long range development strategies of the City. The following recommendations represent the options that satisfy community development objectives for the Development District while taking advantage of opportunities which are currently available. The City will perform all project activities pursuant to the statute and in doing so, anticipates that the following may, but are not required to be undertaken:

(a) The making of studies, planning, and informal activities relating to the Development Program.

(b) The implementation and administration of the Development Program.

(c) The construction or reconstruction of streets, sidewalks, utilities, and other public improvements including but not limited to:

(1) the construction of street, water and sewer improvements on Southlawn Drive from Beam Avenue to County Road D;

(2) the construction of street, water and sewer improvements on McKnight Road from Highway 36 to Conway Avenue;

- (3) the construction of a water tower on Stillwater Road east of Sterling;
- (4) the construction of water main on Hudson place;
- (5) the installation of traffic lights at Hazelwood Avenue and Southlawn Avenue on Beam Avenue.
- (6) acquisition of land and improvement of Hazelwood Park located at County Road C east of Hazelwood Avenue;
- (7) improvement of Playcrest Park located at Lydia Avenue and McKnight Road;
- (8) acquisition, expansion and improvement of Harvest Park located at Hazelwood Avenue south of County Road C and North of Highway 36;
- (9) the construction of water, street, sanitary sewer and storm sewer improvements within an area North of Beam Avenue, South of the Northern City limit, East of Highway 61 and West of White Bear Avenue;
- (10) acquisition of the abandoned Burlington Northern railroad right of way running from Larpenteur Street to Highway 694;
- (11) acquisition of the land that the Cottages of Maplewood will be developed on and the payment of certain site improvements for the Cottages of Maplewood project;
- (12) acquisition and betterment of a city recreational and community center facility;
- (13) improvement of Sherwood Park located at Hazelwood and Cope Avenues;
- (14) improvement of Afton Heights Park, Geranium Park, Gethsemane Park, Gladstone Park, Goodrich Park, Hillside Park, Lion's Park, Maplecrest Park, Maplewood Heights Park, Nature Center, Robinhood Park, Sherwood Park and Timber Park;
- (15) construction of a municipal storage building to house park equipment;
- (16) construction of public alleys east of White Bear Avenue from Woodlyn Avenue to County Road D and a public alley southwest of the southwest corner of Beam Avenue and White Bear Avenue;
- (17) construction of traffic improvements on White Bear Avenue from Interstate Highway 694 to Beam Avenue; and
- (18) bike path along McKnight Road (County State Aid Highway 68) from a point 788.17 feet north of the Southwest Corner of Section 36, Township 29N, Range 22W to a point 37.00 feet south of the West Quarter Corner of Section 36 Township 29N, Range 22W.

(19) the construction of an approximately 400,000 square foot research and development facility and outdoor parking of approximately 725 spaces within the 3M Renovation and Retention Project Area consisting of parcel 362922240002;

(d) The acquisition of property consistent with the objectives of the Development Program.

(e) The preparation of property for use including demolition of structures, clearance of sites, placement of fill, and installation of utilities.

(f) The resale of property to developers.

(g) The provision of relocation assistance to businesses and homeowners as may be required by this Development Program.

(h) The issuance of Tax Increment Bonds to finance project costs of the Development Program or to evidence the City's obligation to reimburse developers for all or part of the project costs of the Development Program incurred or to be incurred by it pursuant to a Development Agreement.

(i) The use of tax increments derived from a Tax Increment Financing District within the Development District to pay debt service on Tax Increment Bonds or otherwise pay the project cost of the Development Program.

1.8. Payment of Project Cost. It is anticipated that the project cost of the Development Program will be paid primarily from the tax increments to be derived from the Development District, either directly or indirectly by payment of project eligible expenses, by reimbursement of developers for items of project cost paid directly by developers, or by some combination of these methods. The City reserves the right to utilize special assessments, general property taxes, utility revenues, and other sources of revenue which the City may apply to pay the project cost. The City intends to pool tax increments from all Tax Increment Financing Districts to finance the project cost of the Development Program within the Development District.

1.9. Environmental Controls. The proposed Tax Increment Financing Districts within 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.

1.10. Park and Open Space to be Created. Park and open space within the Development District No. 1 will be created in accordance with the zoning and platting ordinances of the City. The City may undertake the following park improvements:

(a) the acquisition of land and improvement of Hazelwood Park located at County Road C east of Hazelwood Avenue;

(b) the improvement of Playcrest Park located at Lydia Avenue and McKnight Road;

(c) the acquisition, expansion and improvement of Harvest Park located at Hazelwood Avenue south of County Road C and North of Highway 36;

(d) the improvement of Sherwood Park located at Hazelwood and Cope Avenues;

(e) the improvement of Afton Heights Park, Geranium Park, Gethsemane Park, Gladstone Park, Goodrich Park, Hillside Park, Lions Park, Maplecrest Park, Maplewood Heights, Nature Center, Robinhood Park, Sherwood Park, Timber Park;

(f) the acquisition and improvement of park land adjacent to Housing District No. 1-9, the acquisition and improvement of the park land will not involve the use of tax increment revenues.

1.11. Proposed Reuse of Property. The Development Program does not contemplate the acquisition of private property until 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 project 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 to which the City is a part.

1.12. Administration and Maintenance of Development District. Maintenance and operation of the public improvements will be the responsibility of the City Manager who shall serve as administrator of the Development District.

The administrator will administer the Development District pursuant to the provisions of 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 abovementioned powers shall be effective without authorization by the Council.

1.13. 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 within the Development District from the City may be required to rehabilitate their properties as condition of sale of land. The City will provide such rehabilitation assistance as may be available from federal, state or local sources.

1.14. Relocation. No person will be displaced and have to be relocated as a result of the Development Program. The City accepts its responsibility for providing for relocation pursuant to Section 469.133 of the Development District Act.

1.15. Parcels To Be Acquired In Whole or In Part Within the Development District. The City intends to acquire all or part of the land within Housing District No. 1-3 to facilitate the

construction of the Cottages of Maplewood housing project. The City intends to reimburse the developer for the cost of the land within Housing District Nos. 1-4, 1-5 and 1-6 to facilitate the construction of the Carefree Cottages of Maplewood housing project (Phase I, Phase II and Phase III). The City intends to reimburse the developer for the cost of the land within Housing District No. 1-7 to facilitate the construction of the Van Dyke Village project. The City intends to reimburse the developer for the cost of the land within Housing District No. 1-8 to facilitate the construction of the Sibley Cove project. The City intends to reimburse the developer for the cost of the land within Housing District No. 1-9 to facilitate the construction of the Gethsemane Senior Housing project. The City intends to reimburse the developer for the cost of land within Housing District No. 1-10 to facilitate the construction of the Shores of Maplewood project. The City intends to finance public improvements related to redevelopment of the Maplewood Mall within Economic Development District No. 1-11.

1.16. Amendments. The City reserves the right to alter and amend the Development Program and the tax increment financing plans, subject to the provisions of state law regulating such action. The City specifically reserves the right to change the size of the Development District and the Tax Increment Financing Districts, the project cost of the Development Program and the amount of Tax Increment Bonds to be issued to finance such cost by following the procedures specified in Minnesota Statutes, Section 469.175, Subd. 4.

1.17. Development Activity in the Development District for which Contracts Have Been Signed.

(a) Zantigo Restaurant was developed by Zantigo Mexican Restaurants, Inc. on County Road D, West of White Bear Avenue. The contractor was William Kranz Construction and the cost of the project was \$260,000.

(b) Maple Ridge Square Shopping Center was developed by Curt Johnson and Joe Weis - Weis Builders, Inc. at the intersection of Gervais Avenue and White Bear Avenue. The contractor was Weis Builders and the cost of the project was \$2,318,383.

(c) Maple Ridge Apartments was developed by Podawiltz Development Company on County Road D, west of White Bear Avenue. The contractor was Avon Lumber Company, Inc. and the cost of the project was \$2,800,000.

(d) Maple Ridge Estate Apartments was developed by Maple Ridge Development Corporation at the intersection of Stillwater Road and Stillwater Avenue. The contractor was Steve Haight Construction and the cost of the project was \$3,999,000.

(e) An addition to Maplewood Mall is being developed by CPI. The contractor is Kraus Anderson and the cost of the project is \$2,075,000.

(f) A Main Street Store at Maplewood Mall is being developed by Federated Department Stores. The contractor is Sheehy Construction and the cost of the project is \$2,000,000.

(g) The expansion of St. John's Northeast Hospital on Beam Avenue.

(h) The development of a 60 unit senior citizen housing complex (known as the Cottages of Maplewood).

(i) The development of the Crossings Mall to be located adjacent to Maplewood Mall.

(j) The development of the Carefree Cottages of Maplewood senior citizen housing project.

(k) The acquisition of property located at 2146 White Bear Avenue, commonly referred to as the Taystee Bread Store in an amount anticipated to be \$500,000 or the development of the Community Park in the amount of \$500,000.

(l) The development of the Schroeder Milk project.

(m) A development agreement with respect to the construction of an approximately 20 unit townhome-style housing facility in the City (the Van Dyke Village project) consisting of 8 one-story, two-bedroom and 12 two-story, three-bedroom units.

(n) A development agreement with respect to the construction of an approximately 80 unit rental housing facility in the City (the Sibley Cove project) consisting of two- and three-bedroom units and related amenities.

(o) A development agreement with respect to the construction of an approximately 111 unit senior housing facility in the City (the Gethsemane project).

(p) A development agreement with respect to the construction of an approximately 162 unit senior housing facility in the City (the Shores of Maplewood project).

(q) The City intends to enter into a development agreement with 3M Company with respect to the construction of an approximately 400,000 square foot research and development facility and outdoor parking of approximately 725 within the 3M Renovation and Retention Project Area (the 3M Research and Development Project).

1.18. Other Specific Development Expected to Occur Within The Development District. It is anticipated that development will occur within the Development District as described in Section 1.17. Additional development may occur in the Development District in the future; however, no contracts have been entered into at this time with respect to such development. The nature and timing of further development cannot accurately be predicted at this time.

**Exhibit A**

**Boundaries of Development District No. 1**

Consists of the entire corporate boundaries of the City of Maplewood.

**AGENDA REPORT**

**TO:** Charles Ahl, City Manager  
**FROM:** Gayle Bauman, Finance Director  
**SUBJECT:** **7:00 pm – Public Hearing on Capital Improvement Plan for 2014-2018 and the Issuance of Capital Improvement Bonds**  
a. **Public Hearing**  
b. **Resolution Approving 2014-2018 Capital Improvement Plan and the Issuance of Capital Improvement Bonds (3 votes required)**  
**DATE:** July 15, 2013 for July 22, 2013 council meeting

**INTRODUCTION**

The Capital Improvement Plan is an annually prepared document that coordinates the planning, financing and timing of major equipment purchases and construction projects. It is proposed that (1) the Capital Improvement Plan be formally adopted with a commitment to follow the construction and financing schedule in the CIP for the proposed capital projects and (2) the approval to issue up to \$4 million in Capital Improvement Plan Bonds for the purpose of financing capital improvements related to fire public safety facilities.

The draft CIP was presented to the Commissions and comments/recommendations have been received from all the Commissions. Adopting the CIP does not commit the council to the proposed projects, nor implement the assumptions made during the preparation; however, this is the basis for the 2014 Budget as we proceed with its preparation. Similarly, adoption of the resolution approving the issuance of Capital Improvement Plan Bonds does not authorize work to proceed on any fire public safety facility, but it does give authority to utilize this financing tool.

There is a fairly significant decrease in the cost of projects included in the 2014-2018 CIP compared to previous years. The proposed 2014-2018 CIP contains \$46.7 million in expenditures while the 2013-2017 CIP contained \$67.7 million. The two main reasons for this decrease are 1) the once-in-a-decade interchange improvement at TH36-English was included in the 2013-2017 CIP at a cost of \$16.2 million and it is not included in the 2014-2018 CIP; and 2) the City's shift in focus from an accelerated streets program to controlling our debt levels.

**Debt Analysis**

Beginning in 2007, the City made a conscious decision to take advantage of the favorable construction market and expand its street repair/reconstruction program. Some of the outcomes of this decision are:

- Many of the badly deteriorated streets in the City were repaired and/or improved.
- Projects were completed at a lower cost than originally anticipated.
- More projects could be completed because of the lower costs.
- Our outstanding debt amount has increased.

Two of the internal policies the City has regarding debt service fund balances and debt levies are:

1. The ratio of debt service fund levies combined with capital expenditure levies to total levies shall be targeted to maintain a level in the range of 15-25%. This policy will help to ensure that the city is always maintaining its infrastructure, either through use of debt or current funding.
2. The City’s fund balance in the Debt Service fund shall be at a minimum level of 50% of annual debt service expenditures. Because the majority of annual debt service is paid on February 1 and August 1 of each year, funds must be on hand for payment of February 1 debt service.

With the expansion of the streets program, the City is currently exceeding the targeted level of 15-25% for its debt/capital levy. For 2013, the ratio of debt service fund levies combined with capital expenditure levies to total levies was 26.7%. The proposed CIP includes an increase in the debt/capital levy of \$105,070 broken down as follows:

<u>FUND</u>	<u>2013 LEVY</u>	<u>2014 LEVY</u>
Debt Service	4,313,530	4,658,600
Capital Improvement Projects	180,000	180,000
Fire Truck Replacement	50,000	50,000
Park Development	30,000	30,000
Public Safety Expansion	260,000	0
Redevelopment	20,000	40,000
Economic Development Authority	89,270	89,270
<b>TOTAL DEBT/CAPITAL LEVY</b>	<b>4,942,800</b>	<b>5,047,870</b>

Exceeding our target in this case does not have a negative impact on the City as long as it doesn’t continue indefinitely. The City consciously made a decision to put more funding toward infrastructure and staff has been able to maintain its operations side. This was accomplished by implementing many different strategies such as:

- Early retirement program
- Not filling or eliminating vacant positions
- No or minimal COLA increases
- Deferring projects and/or purchases
- Changes to health insurance

By managing our street projects through the CIP process, we currently anticipate that there will be no bonding requirement for street projects in 2015 and debt service requirements will begin to decrease in 2016. This will eventually bring our debt/capital

levy back in line with our internal policy. The history of the debt/capital levy to total levy is as follows:

<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
20.2%	22.0%	20.9%	21.7%	22.6%	25.8%	26.7%

Based on projections for the Debt Service funds, it appears the City will not be able to maintain a minimum level fund balance in the debt service funds of 50% of annual debt service expenditures for a few years starting around 2016, without a significant increase in the debt levy. While the debt service funds will continue to have a positive total fund balance at the end of each year, there would not be sufficient funds on hand at February 1<sup>st</sup> and August 1<sup>st</sup> to make the required debt service payment. What this means is that the debt service funds would temporarily borrow money from another fund and pay interest expense on these borrowings. This would continue for a few years until some of our bond issues are paid in full and drop off the City’s payment schedule. Though this is not an ideal situation, staff does understand that going against the policy in the short term is a better alternative than having a large levy increase to avoid the drop in fund balance. Also, new legislation was passed this session which should bring in an additional \$530,000 in Local Government Aid and potentially another \$75,000 - \$200,000 due to the return of the sales tax exemption for cities and counties. The City would look at utilizing these funds to manage our debt levels in the short term. Based on current information, the following table shows the projected year end fund balance for the debt services funds for 2014-2018:

	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
YE Fund Balance	\$6,897,820	\$4,672,360	\$3,201,030	\$2,022,020	\$1,238,100
% of debt service costs	64%	46%	32%	21%	13%
% of debt service costs w/ LGA funds (\$530,000/yr)	69%	56%	49%	42%	42%

**CIP Summary**

A copy of the 2014-2018 Capital Improvement Plan has been distributed and can be found on the City’s website at [www.ci.maplewood.mn.us](http://www.ci.maplewood.mn.us). The Transmittal Letter highlights the major projects within the Plan for consideration. The document explains each of the proposed projects, as well as analyzes the impacts on the budget for the various funds, along with the tax impact necessary to implement these projects as proposed. The staff submits projects based upon goals set at the Council/Management Team retreats. The finance staff analyzes the funds available for capital projects along with the impacts of the staff proposals. A number of revisions are made in the project submittals based upon the analysis of finance, as well as management priorities to achieve the attached CIP plan. The attached table shows the changes that were made to the original requests based on the City’s financial means and meetings with the various department heads.

## **BUDGETARY CONSIDERATION**

As noted above, recommendations include a debt/capital levy increase of \$105,070. The plan is to utilize either the new Local Government Aid or sales tax relief to offset this increase, but these items will all be reviewed during the preparation of the 2014 Budget. Adoption of the CIP as presented is recommended.

## **INFORMATION ON CIP BOND**

A CIP Bond can be issued by the Council for various types of public facility improvements, such as City Halls, Fire Stations, Police Stations, or Public Works Buildings. These types of CIP Bonds can be issued without a referendum if certain conditions are followed. First, the project must be included within the Capital Improvement Plan. Second, the Council must hold a Public Hearing on the proposed improvement project. Third, following the Public Hearing, a petition may be filed within 30 days by at least 5% of the residents who voted in the previous election. If the petition is filed, then a referendum needs to be held before financing can be secured in this manner. If a petition is not filed, then the City may issue CIP Bonds.

The City recently issued CIP Bonds to finance the Police Department Expansion project and previously issued CIP Bonds in 2004 for the construction of the Public Works Building Addition. If issuance of these bonds is authorized, it is proposed that up to \$4 million in bonds be issued to finance any funding gaps for either the construction of a new fire station in the southern leg of the City, the rebuilding of the Hazelwood station or the rehabbing of the Gladstone station. The authority of the bond issuance remains for one year, or until a new CIP is adopted. If needed, authorization of the actual bond sale will be presented to the Council for consideration either later this year or in 2014. The action being taken tonight only authorizes the sale to occur; but does not authorize the actual sale. The maximum amount of principal and interest to become due in any year on all the outstanding capital improvement plan bonds issued under MN Statute 475.521 will not equal or exceed 0.16% of the taxable market value of property in the City. The expected debt service on all capital improvement bonds issued under MN Statute 475.521, including the proposed capital improvement bonds outlined in this CIP, is within the statutory debt limits applicable to the City.

MN Statute 475.521 outlines eight criteria that must be met prior to a city issuing bonds under this authority. Under these criteria, the City has considered the following eight points:

1. Condition of the City's infrastructure and need for the project – Four out of the five stations are over 30 years old and were built when the city was just starting to expand in its commercial and residential growth. These projects assume the construction of a new fire station in the southern leg of the City, rebuilding the Hazelwood station and rehabbing the Gladstone station.
2. Demand for the improvement – In the last 10 years, the City has taken on a new look with the addition of senior housing, more multi-family housing and is changing

the way we have to deliver the services in order to keep up with the increase in demand and at the same time, plan for the next 30+ years.

3. Cost of the improvement – the cost of the three fire station projects is expected to be \$7,750,000 per the CIP.
4. Availability of public resources – The debt service payments on the new bonds will be levied on property tax payers within the City. Current low interest rates in the municipal bond market create a unique opportunity for the City to acquire and finance needed capital infrastructure while keeping the tax levy required to pay debt service on the general obligation CIP bonds as low as possible.
5. Level of overlapping debt – Capital Improvement Bonds currently outstanding are Series 2004D in the amount of \$485,000 and Series 2013A in the amount of \$3,385,000. Total estimated indirect debt related to the City as of 7-18-2013 is shown below.

**Indirect Debt**

Taxing Unit(a)	2012/13 Taxable Net Tax Capacity	Est. G.O. Debt As of 7-18-13(b)	Debt Applicable to Tax Capacity in City	
			Percent	Amount
Ramsey County	\$443,648,458	\$148,815,000	8.4%	\$12,500,460
Ramsey County Library	227,219,636	19,285,000	16.3	3,143,455
ISD #622	74,001,248	140,435,000	43.0	60,387,050
ISD #623	56,704,132	44,015,000	8.2	3,609,230
ISD #624	62,295,250	92,180,000	1.0	921,800
Metropolitan Council	2,964,890,691	17,330,000(c)	1.3	225,290
Metropolitan Transit District	2,367,824,145	327,475,000(d)	1.6	5,239,600
<b>TOTAL</b>				<b>\$86,026,885</b>

(a) Only those units with debt outstanding are listed here.

(b) Excludes General Obligation debt supported by revenues and tax aid and anticipation certificates and includes lease revenue debt supported by taxes.

(c) Excludes General Obligation debt supported by waste water revenues, 911 user fees, and housing rental payments. Includes certificates of participation.

(d) Includes general obligation grant anticipation notes.

6. Cost/benefits of alternative uses of funds – There are no alternative uses for the funds, because if the project is not undertaken, capital improvement bonds will not be issued.

7. Operating costs of the proposed improvements – This project may involve construction of a new fire station, rebuilding of an existing fire station and rehabbing of an existing fire station so operating costs such as insurance and utilities will increase. But the project will also be incorporating updated energy efficient systems and elimination of three outdated fire stations which should result in decreased energy costs in the long run.
8. Options for shared facilities with other cities or local governments – There are no opportunities to house existing City operations in facilities owned by other local units of government.

### **RECOMMENDATION**

It is recommended that the City Council conduct a Public Hearing on the 2014-2018 Capital Improvement Plan along with consideration of Issuance of Capital Improvement Plan Bonds. Three votes of approval are necessary. Following is the recommended action:

- a. Conduct Public Hearing after 7:00 pm
- b. Receive reports from representatives of HEDC, Park Commission, ENR Commission, HPC Commission and Planning Commission
- c. Adopt Resolution approving the Capital Improvement Plan and the Issuance of Capital Improvement Bonds

Attachment(s):

1. Summary of CIP requests
2. Notice calling for public hearing
3. Resolution

	2014	2015	2016	2017	2018	TOTAL	
<b>ORIGINAL REQUEST</b>	14,862,220	11,718,000	7,674,180	9,317,000	18,110,000	61,681,400	
<b>ADDITIONS</b>							
Ambulance refurbish					110,000	110,000	
PS Training Facility	1,000,000		1,000,000	1,000,000		3,000,000	
Election Equipment	40,000	40,000	40,000			120,000	
Beebe Road Street Improvements				100,000	1,190,000	1,290,000	
<b>MOVE/CHANGE</b>							
Fire Truck	(479,120)		479,120			0	Move from 2014 to 2016
Ambulance			(187,280)	187,280		0	Move from 2016 to 2017
Fire Station #7		(4,000,000)		2,500,000		(1,500,000)	
Fire Station 3M	(850,000)					(850,000)	
Commercial Property Redevelopment					(50,000)	(50,000)	
Fish Creek Open Space	(748,000)					(748,000)	
Deer Management	(25,000)			(30,000)		(55,000)	Operating cost
Gladstone Savanna	(300,000)		(300,000)	300,000	300,000	0	Move to later years
EAB Ash Removal/Replanting	(50,000)	(25,000)				(75,000)	Operating cost
MCC Building	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)	(500,000)	Levy increase of \$65,000
Fleet Management	(23,100)	(58,900)	(1,000)	(29,000)	42,000	(70,000)	
Arkwright/Sunrise Area Streets	(9,000)					(9,000)	
Lakewood/Sterling area streets	(200,000)	(3,520,000)	3,720,000			0	Move from 2015 to 2016
Farrell/Ferndale area streets		(200,000)	(3,810,000)	4,010,000		0	Move from 2016 to 2017
Dennis/McClelland area streets			(200,000)	(3,970,000)	4,170,000	0	Move from 2017 to 2018
Sterling Street bridge replacement	100,000	1,190,000		(100,000)	(1,190,000)	0	Move from 2018 to 2015
<b>DECLINE (to future years)</b>							
Fire Truck			(509,900)			(509,900)	
Ambulance					(200,000)	(200,000)	
PD Expansion - phase II					(3,000,000)	(3,000,000)	
Hillcrest Area Roadway Improvements					(1,000,000)	(1,000,000)	
Hillcrest Area Redevelopment					(600,000)	(600,000)	
Hillcrest Area Streetscape					(1,500,000)	(1,500,000)	
Crestview/Highwood Area Streets				(200,000)	(8,650,000)	(8,850,000)	
<b>UPDATED REQUEST</b>	<b>13,218,000</b>	<b>5,044,100</b>	<b>7,805,120</b>	<b>12,985,280</b>	<b>7,632,000</b>	<b>46,684,500</b>	

CITY OF MAPLEWOOD

NOTICE OF PUBLIC HEARING ON INTENTION TO ISSUE  
GENERAL OBLIGATION CAPITAL IMPROVEMENT PLAN BONDS  
AND THE PROPOSAL TO ADOPT A CAPITAL IMPROVEMENT PLAN THEREFOR

NOTICE IS HEREBY GIVEN, that the City Council of the City of Maplewood, Minnesota, will meet on July 22, 2013, at 7:00 p.m. in the Maplewood City Council Chambers at 1830 East County Road B, in Maplewood, Minnesota, for the purpose of conducting a public hearing on (a) the intention to issue general obligation capital improvement plan bonds in an amount not to exceed \$4,000,000 and (b) the proposal to adopt a capital improvement plan therefor. The plan identifies estimated capital expenditures and funding sources for a five-year period. The proceeds of the bonds will be used to finance capital improvements for the purpose of public safety facilities pursuant to Minnesota Statutes, Section 475.521 and the plan.

All persons interested may appear and be heard at the time and place set forth above.

If a petition requesting a vote on the issuance of the bonds is signed by voters equal to five percent of the votes cast in the City in the last general election and is filed with the City within thirty days after the public hearing, the bonds may only be issued upon obtaining the approval of the majority of the voters voting on the question of issuing the bonds.

Individuals unable to attend the public hearing can make written comment by writing to the City Manager, Maplewood City Hall, 1830 East County Road B, Maplewood, Minnesota 55109-2702. Written comments must be received prior to the date and time of the public hearing.

BY ORDER OF THE CITY COUNCIL

/s/ James Antonen  
City Manager

EXTRACT OF MINUTES OF A MEETING OF THE CITY COUNCIL  
CITY OF MAPLEWOOD MINNESOTA

HELD: July 22, 2013

Pursuant to due call and notice thereof, a regular or special meeting of the City Council of the City of Maplewood, Minnesota, was duly called and held at the City Hall in Maplewood, Minnesota on July 22, 2013, at 7:00 p.m. for the purpose, in part, of giving preliminary approval to the issuance of general obligation capital improvement plan bonds and adopting the capital improvement plan.

The following members were present:

and the following were absent:

Member \_\_\_\_\_ introduced the following resolution and moved its adoption:

RESOLUTION GIVING PRELIMINARY APPROVAL TO THE ISSUANCE OF GENERAL  
OBLIGATION CAPITAL IMPROVEMENT PLAN BONDS IN AN AMOUNT NOT TO  
EXCEED \$4,000,000 AND ADOPTING THE CITY OF MAPLEWOOD, MINNESOTA,  
CAPITAL IMPROVEMENT PLAN FOR THE YEARS 2014 THROUGH 2018

A. WHEREAS, the City Council of the City of Maplewood, Minnesota (the "City") proposes to issue its general obligation capital improvement plan bonds (the "Bonds") and adopt the City of Maplewood, Minnesota, Capital Improvement Plan for the Years 2014 Through 2018 (the "Plan"); and

B. WHEREAS, the City has caused notice of the public hearing on the intention to issue the Bonds and on the proposed adoption of the Plan to be published pursuant to and in accordance with Minnesota Statutes, Section 475.521; and

C. WHEREAS, a public hearing on the intention to issue the Bonds and on the proposed Plan has been held on this date, following published notice of the public hearing as required by law; and

D. WHEREAS, in approving the Plan, the City Council considered for each project and for the overall Plan:

1. The condition of the City's existing infrastructure, including the projected need for repair and replacement;
2. The likely demand for the improvement;
3. The estimated cost of the improvement;
4. The available public resources;
5. The level of overlapping debt in the City;
6. The relative benefits and costs of alternative uses of the funds;
7. Operating costs of the proposed improvements; and
8. Alternatives for providing services more efficiently through shared facilities with other local governmental units; and

E. WHEREAS, the City Council has determined that the issuance of general obligation capital improvement plan bonds in the aggregate principal amount of up to \$4,000,000 is the best way to finance the capital improvements identified in the Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Maplewood, Minnesota, that the City hereby adopts the Plan and authorizes the issuance of up to \$4,000,000 aggregate principal amount of general obligation capital improvement plan bonds.

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

and the following voted against the same:

whereupon the resolution was declared duly passed and adopted.

[Bonds must be approved by at least a three-fifths vote of the membership.]

[Issuance of Bonds is subject to a 30-day reverse referendum after the public hearing.]

STATE OF MINNESOTA  
COUNTY OF RAMSEY  
CITY OF MAPLEWOOD

I, the undersigned, being duly qualified and acting Manager of the City of Maplewood, Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes with the original minutes of a meeting of the City Council, duly called and held on the date therein indicated, which are on file and of record in my office, and the same is a full, true and complete transcript therefrom insofar as the same relates to a resolution giving preliminary approval to the issuance of the City's general obligation capital improvement plan bonds and adopting the City's capital improvement plan therefor.

WITNESS my hand on July 22, 2013.

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City Manager

**AGENDA REPORT**

**TO:** City Council  
**FROM:** Charles Ahl, City Manager  
 Steve Lukin, Fire Chief  
**SUBJECT:** **Authorization to Implement Capital Project to Construct Fire Station Number 1 on 3M Campus**  
**DATE:** **July 16, 2013**

**INTRODUCTION**

The 3M Companies are currently preparing documents to donate a parcel of land to the City of Maplewood to be used for a new fire station. An evaluation of the property and site issues has determined that the site is appropriate for a station and will meet the long-term needs of the Fire Department from a facility and staffing approach. Earlier in the meeting during the Public Hearing for the Capital Improvement Plan, the City Council will have approved a resolution allowing for the issuance of Capital Improvement Bonds for the financing of the Fire Station. In addition, a Public Hearing was conducted on a Tax Increment Financing Plan for the 3M Research and Development Facility, whereby Maplewood receives up to 20% of the TIF revenue, a portion of which can support non-structural improvements to the donated land from 3M. These approvals secure the approval necessary to fund the construction of Fire Station 1 on the 3M Campus. Authorization to implement the project and complete final design service is recommended to remain on schedule for an October 2014 station opening.

**Background for Discussion**

The parcel of land that 3M is in the process of donating to the City is adjacent to McKnight Road approximately halfway between Conway Avenue and Minnehaha Avenue. The site is reasonably sized for a fire station and appropriately located to be consistent with the long range plans for providing fire service throughout Maplewood’s southern leg. The following FINANCING PLAN is proposed for this project:

Established Project Budget:	\$4,250,000
Proposed Funding Sources:	\$4,250,000
• Sale of Londin Lane Fire Station:	\$2,000,000
• Proceeds from 3M TIF Plan:	\$1,250,000
• Proceeds from 2013 CIP Bond:	\$ 600,000
• 2013 Fees from Permits:	\$ 400,000

We have earlier selected the team from Kimley-Horn, Inc. to implement this project for the City and on July 8, 2013, the Council authorized Kimley-Horn to proceed on the first \$50,000 of the design. The cost for design development and final construction documents is \$241,800. The preliminary schedule provides for a completion of the project and opening in October 2014.

**RECOMMENDED ACTION**

It is recommended that the Council make a motion to approve a Capital project as Fire Station Number One on the 3M Campus in the total amount of \$4,250,000; approve the engineering and architecture proposal with Kimley-Horn in the amount of \$241,800 and provide the City Manager authority to execute said proposal and, direct the Finance Manager to transfer the necessary funds for this authorization into the project fund and make the necessary budget adjustments.

## MEMORANDUM

TO: Charles Ahl, City Manager  
 FROM: Michael Martin, AICP, Planner  
 David Fisher, Interim Community Development Director  
 SUBJECT: **Approval of Resolution for a Conditional Use Permit, Our City – Our  
 Neighborhood Church**  
 LOCATION: 1812 North Saint Paul Road  
 DATE: July 17, 2013

### INTRODUCTION

Samuel Ly, on behalf of Our City – Our Neighborhood Church, is requesting approval of a conditional use permit (CUP) to locate their congregation to a vacant medical office building, located at 1812 North Saint Paul Road. The proposed seating capacity for the church is 187. Refer to the attachments.

### BACKGROUND

On August 17, 1972, the city council approved building plans for a medical building.

On March 1, 1973, the city council approved building plans for an expansion to the existing building.

### DISCUSSION

#### Parking

The applicant indicated the congregation is made up of 45 families. The proposed church seating capacity is 187 seats. Based on the seating capacity the code requires 47 parking spaces, based on an average of four persons per vehicle (the average noted in the city's parking code). The existing parking lot provides spaces for up to 48 cars – meeting the code requirements. The applicant has submitted a letter from the CFO of Junior Achievement which has a large parking lot across the street from the proposed church location. This letter describes a willingness to develop a shared parking agreement if needed. At this point, city staff does not see the need to require a shared parking agreement, but if parking becomes an issue any parking agreements need to be approved by the city council.

As conditions of approval for the CUP, staff is recommending the applicant submit a plan for restriping the parking lot as the current lines have faded. This plan should detail the number and dimensions of each space. Also, the applicant shall ensure none of the congregation members park on the street or on neighboring parking lots.

#### Trash Enclosure

Currently the site has no enclosed structure for trash receptacles. Code requires any exterior storage of trash receptacles to be within an enclosed structure. The applicant should be required to submit design plans for a trash enclosure to be built on site.

#### CUP Findings for Approval

The zoning ordinance requires that the city council find that all nine “standards” for CUP approval be met to allow a CUP. In short, these state that the use would (refer to the resolution for the complete wording):

- Comply with the city's comprehensive plan and zoning code.
- Maintain the existing or planned character of the neighborhood.
- Not depreciate property values.
- Not cause any disturbance or nuisance.
- Not cause excessive traffic.
- Be served by adequate public facilities and police/fire protection.
- Not create excessive additional costs for public services.
- Maximize and preserve the site's natural and scenic features.
- Not cause adverse environmental effects.

The proposed church would meet these nine criteria. As mentioned above, though, parking should be restricted to the site and should be monitored and considered during the annual CUP reviews.

## **Staff Comments**

### Building Official

Dave Fisher, the building official, stated the proposed church is a change in use and change in occupancy. A new certificate of occupancy is required. The building is required to be fire sprinklered. A design professional is required for building code analysis. This will provide the new owner with all the requirements.

### Assistant Fire Chief

The applicant will need to install fire protection and alarm system per-code. The applicant will also need to provide access for the fire department in cases where the parking lot is full then the applicant will need to maintain both exits/entrances in and out of the parking lot.

### Police

Lieutenant Richard Doblar had no concerns.

### City Engineering

A SAC determination will be required for the change of use. The applicant shall pay all fees associated with this determination.

## **COMMITTEE ACTION**

### Planning Commission

On July 16, 2013, the planning commission held a public hearing and recommended approval of the proposed CUP for the church. The planning commission did recommend one of the conditions of approval be amended to allow parking on another site as long as that property owner and the city council approves.

## **RECOMMENDATION**

Adopt the resolution approving a conditional use permit for Our City – Our Neighborhood Church, located at 1812 North Saint Paul Road. Approval is based on the findings required by ordinance and subject to the following conditions:

1. No exterior site or building exterior changes, except signage, shall take place unless approved by the city. Signs shall follow the city's sign ordinance. Signs shall not be installed

unless the applicant first obtains sign permits.

2. Any and all trash receptacles shall be contained within an enclosed structure. Any design of a new structure shall be subject to the city's design review process.
3. The proposed use must be substantially started within one year of council approval or the permit shall become null and void. The council may extend this deadline for one year.
4. The city council shall review this permit in one year.
5. All of the applicant's parking shall be confined to the site and not allowed on city streets or neighboring properties, unless approved by a neighboring property owner and the city council.
6. The city shall monitor any parking complaints and report to the city council about compliance annually during the CUP review.
7. The applicant shall submit a parking restriping plan for staff approval.
8. The applicant shall comply with all requirements of the building official, assistant fire chief and city engineer.

## **CITIZEN COMMENTS**

Staff surveyed the owners of the 29 properties within 500 feet of the proposed church for their comments. Of the four replies, one had "no comment," one was in favor, one was opposed and one had a parking comment.

### **In Favor**

As long as they comply with all applicable city ordinances – especially noise and garbage, we have no objections. (Junior Achievement, 1800 White Bear Avenue North)

### **Opposed**

I would be opposed to another church in the area. We need more tax based businesses. How would parking be accommodated. (Debra Pedro, 1829 North Saint Paul Road)

### **Parking Concners**

We, as Landlod, currently lease the adjacent property to O'Reilly Automotive Stores, who are concerned about the church utilizing O'Reilly's parking lot which is closer to the proposed church than their existing parking. This is obviously a major concern to our tenant and us, as Landlaord as well. As you may be aware, O'Reilly Stories are open and operational on Sundays, and parking and traffic congestion are items of concern. (Kin Properties, 185 NW Spanish River Blvd., Boca Raton FL)

### **No Comments**

I have no comments. (Alerus Financial, 401 Demers St., Grand Forks, ND)

## REFERENCE INFORMATION

### SITE DESCRIPTION

Site size: 0.58 acres

Existing land use: Vacant, former medical office building

### SURROUNDING LAND USES

North: North Saint Paul Road and Junior Achievement

South: Branch 28 Building

East: Auto repair business

West: Auto parts retail store

### PLANNING

Land Use Plan designation: MU (mixed use)

Zoning: MU (mixed use)

### CODE REQUIREMENTS

Section 44-1092(3) of the city ordinances requires a CUP for churches.

#### Findings for CUP Approval

Section 44-1097(a) requires that the city council base approval of a CUP on nine findings. Refer to the findings for approval in the resolution.

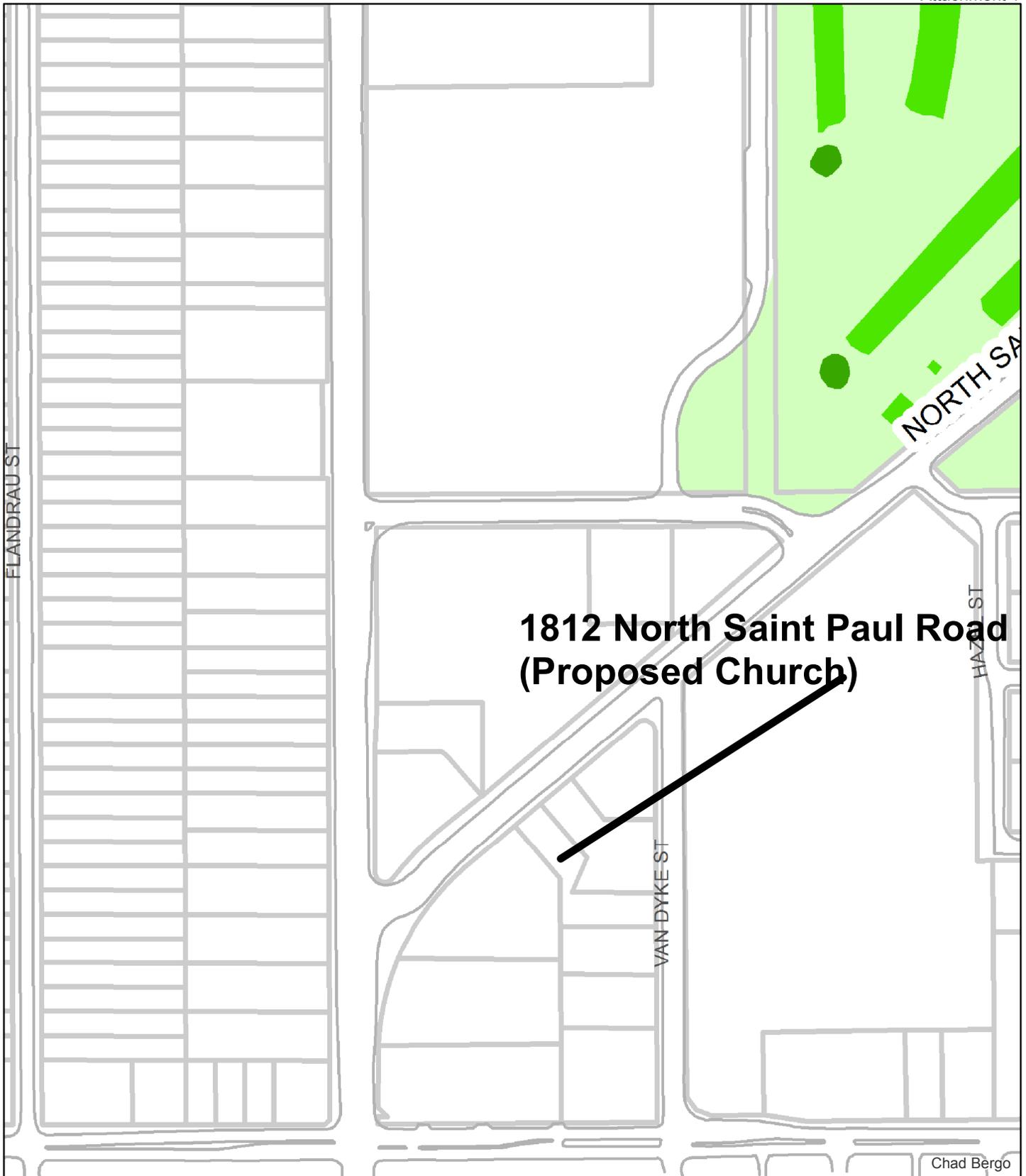
### APPLICATION DATE

The application for this request was complete on June 11, 2013. State law requires that the city decide on land use applications within 60 days. The deadline for council action, therefore, is August 10, 2013.

P:\SEC14\1812 North St Paul Road\1218NorthStPaulRoad\_CUP\_PC\_071613

Attachments:

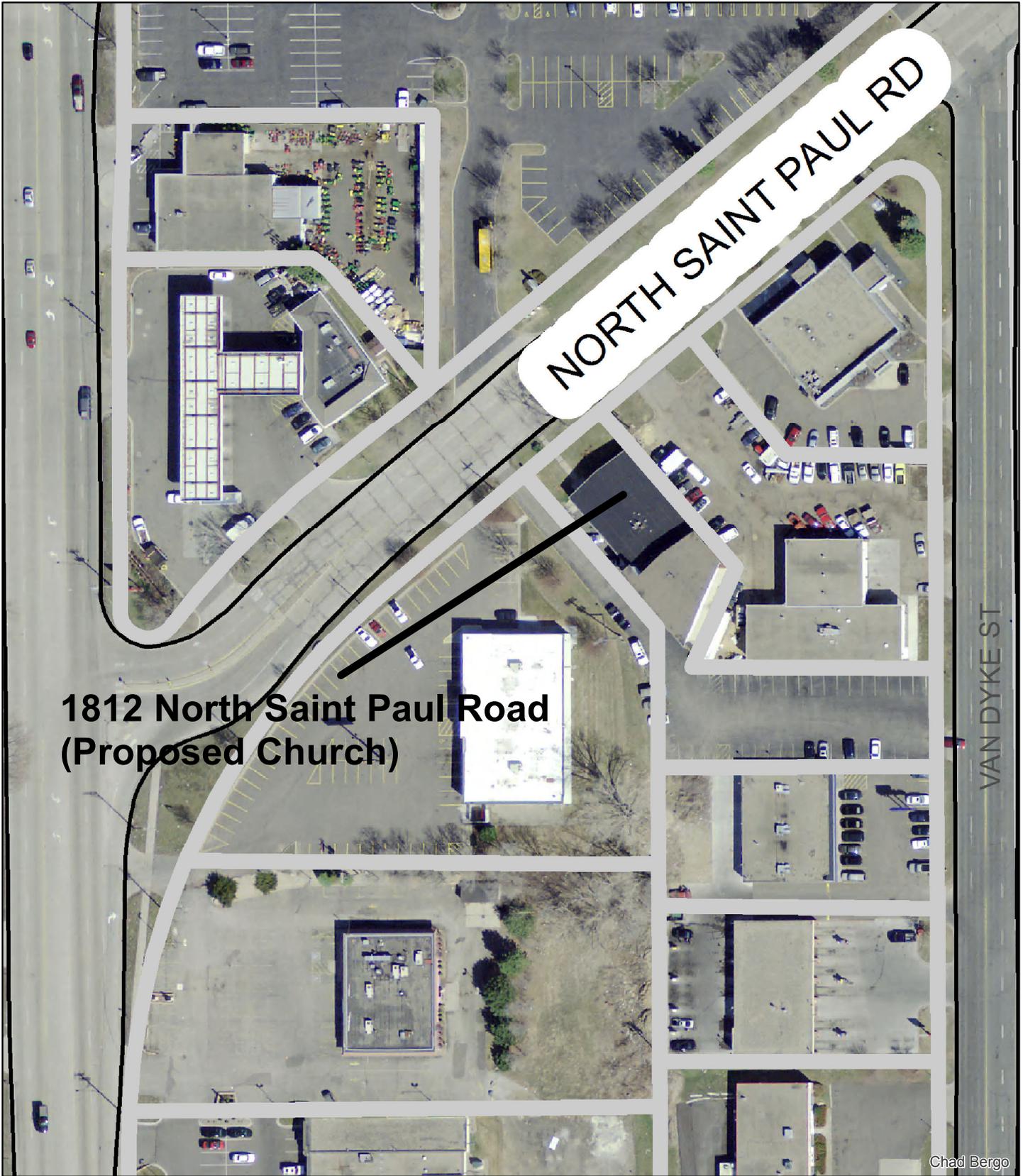
1. Location Map
2. Aerial Map
3. Land Use Plan Map
4. Zoning Map
5. Applicant's Written Narrative
6. Applicant's Proposed Floor Plan
7. Letter from Junior Achievement, dated June 6, 2013
8. CUP Resolution



**1812 North Saint Paul Road  
(Proposed Church)**

Chad Bérge

**Proposed Church - 1812 North Saint Paul Road**  
Location Map



**1812 North Saint Paul Road  
(Proposed Church)**

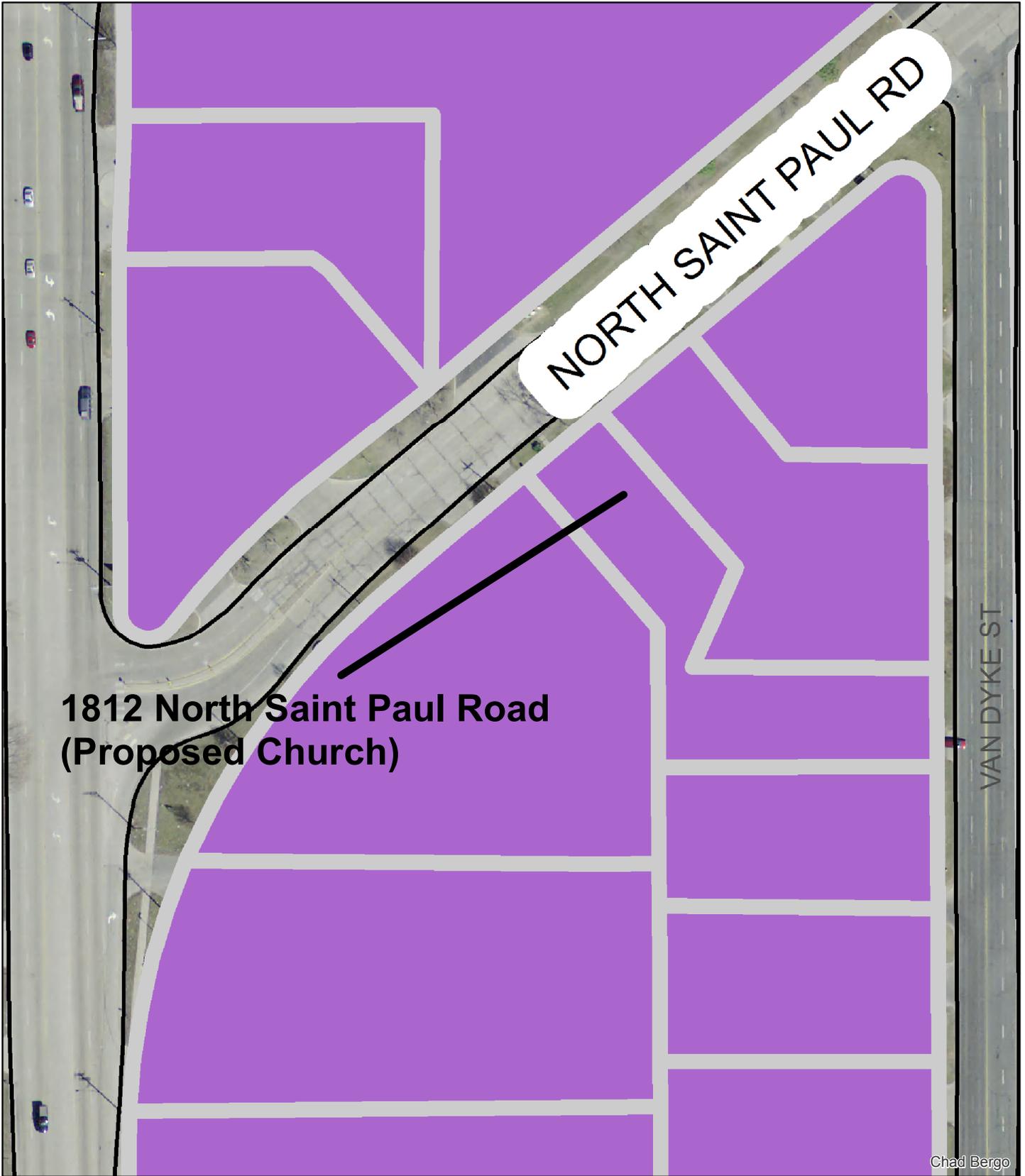
**NORTH SAINT PAUL RD**

**VAN DYKE ST**

Chad Bergo

**Proposed Church - 1812 North Saint Paul Road**

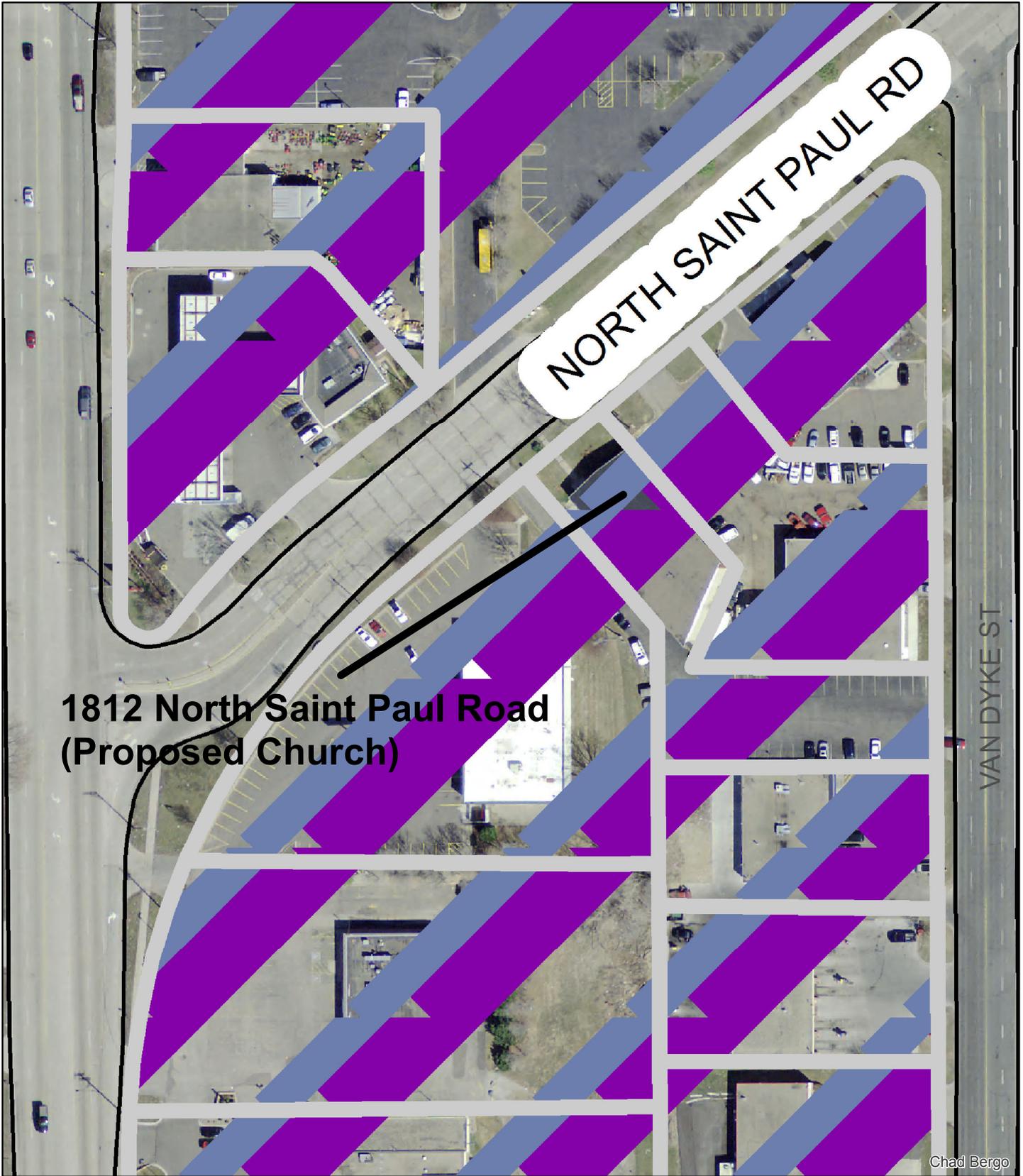
Aerial Map



Chad Bergo

**Proposed Church - 1812 North Saint Paul Road**

Future Land Use Map - Mixed Use



**1812 North Saint Paul Road  
(Proposed Church)**

**NORTH SAINT PAUL RD**

**VAN DYKE ST**

Chad Bergo

**Proposed Church - 1812 North Saint Paul Road**

Zoning Map - Mixed Use

**Applicant:**

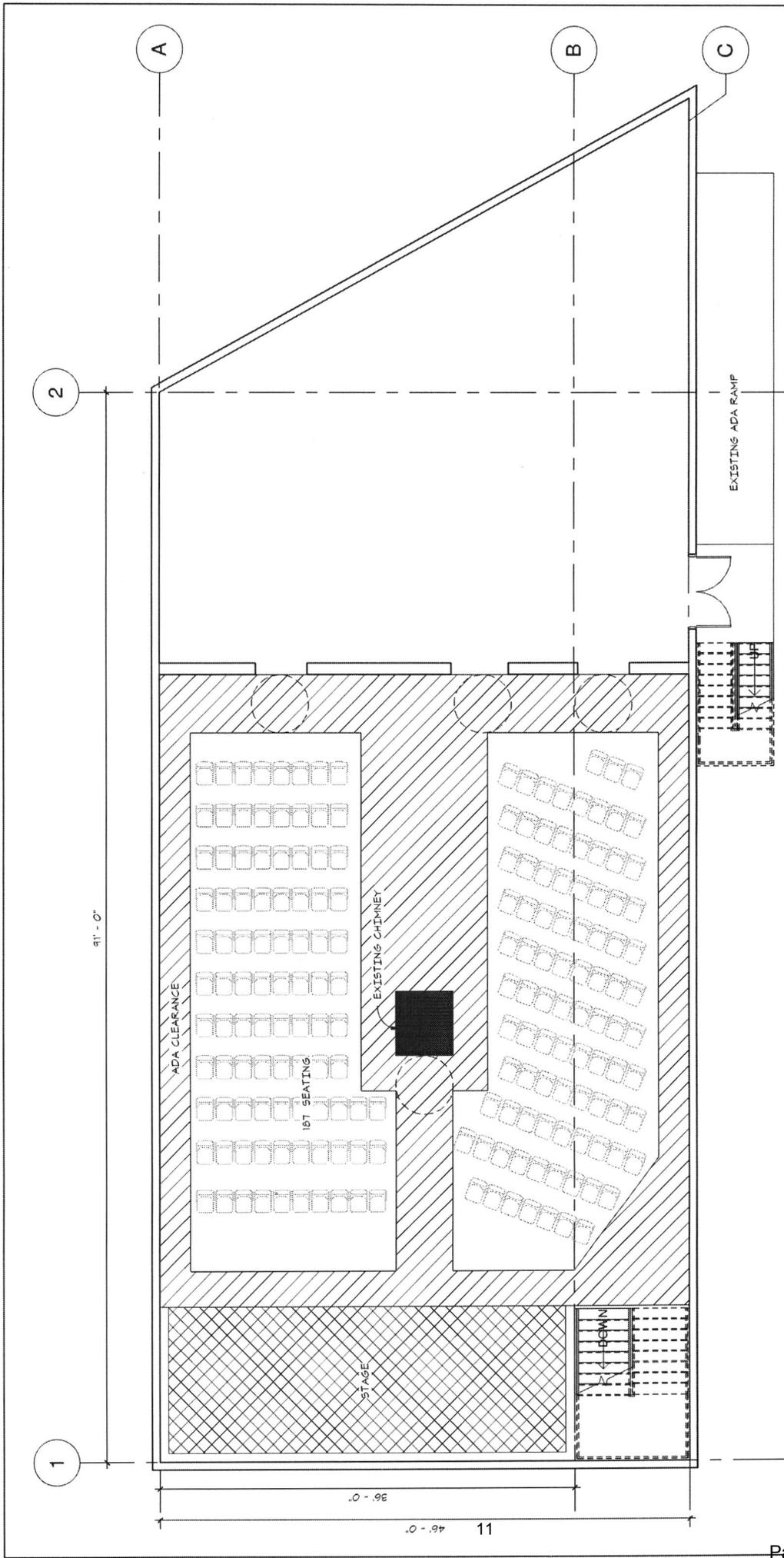
*Our City- Our Neighborhood Church* is applying to the City of Maplewood for approval of an Amendment of the Conditional Use Application for church services / place of worship.

**Statement of intended Use**

Applicant seeks to amend the Conditional Use permit for *Our City – Our Neighborhood Church* as set forth herein. Applicant requests approval of church services / place of worship located in a vacant office / medical building located at 1812 North St. Paul Road, Maplewood, MN 55109. Applicant wishes to purchase the property immediately following approval of the Conditional Use application.

**Reasons the City should approve request:**

1. The intended use of the property as a church is currently and will continue to be located, designed, maintained, constructed and operated to be in conformity with the city's comprehensive plan and code of ordinances.
2. The intended use of the property as a church will not change the existing or planned character of the surrounding area.
3. The intended use of the property as a church will not depreciate property values but will improve property value since it is currently vacant.
4. The intended use of the property as a church will not involve any activity, process, materials, equipment or methods of operation that would be dangerous, hazardous, detrimental, disturbing, or cause a nuisance to any person or property, because of excessive noise, glare, smoke, dust, odor, fumes, water, or air pollution, drainage water run-off, vibration, general unsightliness, electrical interference or other nuisances.
5. The intended use of the property as a church will generate only minimal vehicular traffic on local streets and would not create traffic congestion or unsafe access on existing or proposed streets. The small congregation is made up of 45 families and the parking lot of the proposed property has sufficient space to accommodate necessary parking.
6. The intended use of the property as a church will be served by adequate public facilities and services, including streets, police, and fire protection, drainage structures, water and sewer systems, schools and parks.
7. The intended use of the property as a church will not create excessive additional costs for public facilities or services.
8. The intended use of the property as a church will maximize the preservation of and incorporate the site's natural and scenic features into the development design and future designs.
9. The intended use of the property as a church will cause minimal adverse environmental effects.



# FIRST LEVEL PLAN

DATE: JUNE 11, 2013  
SCALE: 1/8" = 1'-0"

Note: This plan is for illustration purposes only. Variances in plan layout, window size and placement, and room size dimensions may occur due to field conditions.



Junior Achievement of  
the Upper Midwest, Inc.  
1800 White Bear Avenue North  
Maplewood, Minnesota 55109  
651-255-0055 Fax: 651-255-0460  
Website: www.jaum.org

June 6, 2013

We at Our City - Our Neighborhood Church  
Mr. Ge Lee  
Treasurer

Mr Lee:

It was a pleasure talking with you the other day and exploring the option of leasing a portion of our parking lot during your weekend or evening worship services. We are open to receiving a proposal from you as your plans move forward.

As we discussed, Junior Achievement values its reputation as a responsible community citizen. To that end, your proposal would need to include responses to the following provisions:

- Meeting our insurance requirements
- Indemnification for any damage or claims your members or guests might cause or have while using our property
- Provide any necessary security of the parking area when you are using it
- Make sure the grounds are cleaned of any debris after each use
- You will be in compliance with any requirements specified by City of Maplewood ordinances or conditions of your conditional use permit.
- Specifications regarding times of use and expected vehicle volumes
- Financial consideration

I fully believe we can arrive at mutually agreeable terms and wish you well in your application process.

Thank you.

A handwritten signature in black ink, appearing to read "Mark Noordsy".

Mark Noordsy  
CFO & Vice President of Finance and Administration  
Junior Achievement of the Upper Midwest

## CONDITIONAL USE PERMIT RESOLUTION

WHEREAS, the Our City – Our Neighborhood Church applied for a conditional use permit to operate a church.

WHEREAS, Section 44-1092(3) of the city ordinances requires a conditional use permit for churches and institutions of any educational, philanthropic and charitable nature.

WHEREAS, this permit applies to the property located at 1616 Gervais Avenue. The property identification number is:

14-29-22-33-0012

WHEREAS, the history of this conditional use permit is as follows:

1. On July 16, 2013, the planning commission held a public hearing. The city staff published a notice in the paper and sent notices to the surrounding property owners. The planning commission gave everyone at the hearing a chance to speak and present written statements. The planning commission also considered the report and recommendation of city staff. The planning commission recommended that the city council approve this permit.
2. On \_\_\_\_\_, the city council considered reports and recommendations of the city staff and planning commission.

NOW, THEREFORE, BE IT RESOLVED that the city council \_\_\_\_\_ the above-described conditional use permit, because:

1. The use would be located, designed, maintained, constructed and operated to be in conformity with the City's Comprehensive Plan and this Code.
2. The use would not change the existing or planned character of the surrounding area.
3. The use would not depreciate property values.
4. The use would not involve any activity, process, materials, equipment or methods of operation that would be dangerous, hazardous, detrimental, disturbing or cause a nuisance to any person or property, because of excessive noise, glare, smoke, dust, odor, fumes, water or air pollution, drainage, water run-off, vibration, general unsightliness, electrical interference or other nuisances.
5. The use would not exceed the design standards of any affected street.
6. The use would be served by adequate public facilities and services, including streets, police and fire protection, drainage structures, water and sewer systems, schools and parks.
7. The use would not create excessive additional costs for public facilities or services.
8. The use would maximize the preservation of and incorporate the site's natural and scenic features into the development design.
9. The use would cause no more than minimal adverse environmental effects.

Approval is subject to the following conditions:

1. No exterior site or building exterior changes, except signage, shall take place unless approved by the city. Signs shall follow the city's sign ordinance. Signs shall not be installed unless the applicant first obtains sign permits.
2. Any and all trash receptacles shall be contained within an enclosed structure. Any design of a new structure shall be subject to the city's design review process.
3. The proposed use must be substantially started within one year of council approval or the permit shall become null and void. The council may extend this deadline for one year.
4. The city council shall review this permit in one year.
5. All of the applicant's parking shall be confined to the site and not allowed on city streets or neighboring properties, unless approved by a neighboring property owner and the city council.
6. The city shall monitor any parking complaints and report to the city council about compliance annually during the CUP review.
7. The applicant shall submit a parking restriping plan for staff approval.
8. The applicant shall comply with all requirements of the building official, assistant fire chief and city engineer.

The Maplewood City Council \_\_\_\_\_ this resolution on \_\_\_\_\_.

**MEMORANDUM**

**TO:** Charles Ahl, City Manager  
**FROM:** Michael Martin, AICP, Planner  
 David Fisher, Interim Community Development Director  
**SUBJECT:** **Approval of Resolution for a Conditional Use Permit and Design Review, Maplewood Auto Mall, a Used Auto Sales Business**  
**LOCATION:** 2529 White Bear Avenue (former Super America building)  
**DATE:** July 17, 2013

**INTRODUCTION**

Lyudmila Cooper, of Maplewood Auto Mall, is proposing to sell used autos in the vacant, former gas station building (building “B”) located at 2529 White Bear Avenue. Selling used autos requires a conditional use permit (CUP) be approved by the city council. In addition, the applicant is proposing to repaint the façade. There are two existing CUPs for used auto sales at this site; however both only allow “by appointment only.” Ms. Cooper is requesting a CUP that would allow for regular, walk up customers.

**BACKGROUND**

March 22, 1988: The community design review board approved the plans for the Maplewood Auto Center. This facility was developed as an automotive center for auto parts, sales, and vehicle repairs.

April 24, 1989: The city council denied an appeal of two of the community design review board’s conditions for approval of the Maplewood Auto Center (Attachment 2) including: 1) The exit on White Bear Avenue shall have only one exit lane, a “no left turn” sign and stop sign; and 2) there shall be no outside storage or displays of products or merchandise.

November 22, 1999: The city council approved a CUP for Credit Equity Sales to open a motor vehicle sales business for this location. In the year 2000, this permit was taken over by Midwest Auto.

July 9, 2001: The city council approved a CUP for Credit Equity to reopen a motor vehicle sales business for this location.

August 27, 2001: The city council approved a CUP for Alamo Car Rental to lease motor vehicles.

April 22, 2003: The CDRB (community design review board) approved a comprehensive sign plan amendment and design review change.

July 27, 2004: The CDRB approved changes to the property owner’s color scheme for the larger building and its pylon sign.

## **DISCUSSION**

### **Conditional Use Permit**

Staff's initial concern was allowing a used car sales business that was not by appointment only. However, considering the site's previous use as a gas station, which created frequent activity with customers driving in and out of the lot, adding another used auto business would not be detrimental to the character of this development.

Staff's other major concern for this site is the allocation of parking spaces. For the past couple of years, staff has dealt with complaints from tenants within the development about other tenants' use of spaces. Staff alerted the applicant and the property owner that a parking plan would be a conditional of approval for the CUP. The applicant has submitted a parking plan which shows how the parking spaces would be allotted among all the tenants. The parking plan is attached to this report.

Currently there is not an enclosed structure for trash servicing the old gas station building. A condition of approval would be for the applicant to submit a plan to staff for how it intends to deal with trash and if needed to submit design plans for an enclosure, subject to the city's design review process. Staff recommends conditioning the issuance of a license for auto sales on the applicant addressing the trash enclosure issue.

### **Design Review**

Staff does not find any problem with this proposal, especially due to the fact that the applicant is proposing to paint the building with the same color scheme as the adjacent multi-tenant building. The proposed repainting of the building will give the building a fresh look after sitting vacant for many years. The renderings submitted by the applicant do not appear to match the intent of applicant's color scheme. The design approval is conditioned on the applicant matching the color with the multi-tenant building.

### **Signage**

There is a comprehensive sign plan approved for this site. Wall Signs for Tenants of building B (former Super America Gas Station) have the following requirements:

- a. Wall signage is limited to two signs including one of individual channel letters not to exceed 28-inches high and one readerboard sign not to exceed 24 square feet. Both signs to be placed on the east side of the building.
- b. Canopy signage is limited to one individual channel letter sign not to exceed 24 inches high. Canopy signage is limited to the east side of the canopy.

## **DEPARTMENT REVIEW**

### **Fire Marshal's Comments**

Butch Gervais, the Maplewood Fire Marshal, has the following comments regarding this proposal:

- Fire protection systems (fire extinguishers and a sprinkler system) shall meet all requirements of the code. These systems shall be approved and installed before the applicant begins his business.
- All vehicles shall be operational. There have been problems with inoperable vehicles on site.

- There shall be no parting-out of vehicles outside the building and left in the parking lot.
- The parking lot shall be kept clear of junk.
- All service work that is needed on vehicles shall be completed inside a proper service garage.
- There shall be an after-hours contact person on record with the city's emergency dispatcher.

### **Police Comments**

Lieutenant Richard Dobblar, of the Maplewood Police Department, finds no public safety concerns, but has concerns regarding the traffic patterns through the lot and the adjacent Mapleridge Shopping Center.

### **Building Official's Comments**

David Fisher, the Maplewood Building Official, has the following comments. The applicant shall:

- Verify what was in the space in the past. If the building occupancy has changed, the applicant shall need to comply with all applicable code requirements relative to his new building use. A building permit may then be required.
- Verify that the parking used with this business does not obstruct fire department access for their trucks.

### **COMMITTEE ACTION**

#### Planning Commission

On July 16, 2013, the planning commission held a public hearing and recommended approval of the proposed CUP revision for used auto sales business.

#### Community Design Review Board

On June 25, 2013 the community design review board recommended approval of the design plans for the proposed façade improvements. The board recommended the applicant be required to match the wall color and striping of building A.

### **RECOMMENDATIONS**

- A. Adopt the resolution attached to this report approving a conditional use permit for used car sales at 2529 White Bear Avenue. Approval is based on the findings required by the code and subject to the following conditions:
  1. All façade improvements for the Maplewood Auto Mall used auto sales business shall follow the plans approved by the city. The director of community development may approve minor changes.
  2. The applicant shall comply with the signage requirements of the city code and the auto center's sign criteria.

3. Fire protection systems (fire extinguishers and a sprinkler system) shall meet all requirements of the code. These systems shall be approved and installed before the applicant begins his business.
  4. All vehicles shall be operational. There have been problems with inoperable vehicles on site.
  5. There shall be no parting-out of vehicles outside the building and left in the parking lot.
  6. The parking lot shall be kept clear of junk.
  7. All service work that is needed on vehicles shall be completed inside a proper service garage.
  8. There shall be an after-hours contact person on record with the city's emergency dispatcher.
  9. If the building occupancy has changed, the applicant shall comply with all applicable code requirements relative to his new building use. A building permit may then be required.
  10. Verify that the parking used with this business does not obstruct fire department access for their trucks.
  11. The proposed motor vehicle sales use must be substantially started within one year of city council approval or the permit shall become null and void. The council may extend this deadline for one year.
  12. The city council shall review this permit in one year.
  13. The property owner shall provide city staff a plan for trash removal or design plans for a new enclosed structure, subject to the city's design review process.
  14. All tenants at the Maplewood Auto Center must adhere to the parking plan, dated July 8, 2013, as submitted by the property owner to city staff.
- B. Approve the design plans attached to this report for the façade improvements on building B (former Super America) located at 2529 White Bear Avenue.
1. Color of stucco should be tan, matching building A.
  2. Color striping sequence on the canopy shall match the existing sequence on building A.

## CITIZEN COMMENTS

Staff surveyed the owners of the 18 properties within 500 feet of the proposed used auto sales business for their comments. Of the four replies, one had "no comment," two were in favor and one was opposed.

### In Favor

I have no objections as long as they maintain a clean operation especially along White Bear Avenue. A landscaped buffer along White Bear Avenue would be preferred. (Bachmans, 2600 White Bear Avenue North)

We agree to the use of the property as proposed by Mila Cooper. (Regal Car Wash, 2635 White Bear Avenue)

### Opposed

My name is Antoniette Guzzo. Per my mother's (Carol Guzzo) request, I am responding to your request for my mother's opinion regarding the Maplewood Auto Mall Proposal. Carol has reviewed the proposal to have a used auto sales at 2525 White Bear Avenue and with careful consideration has decided not to provide a favorable opinion. She would not like to see a used car lot in this area as it does not fit within the demographics of the area.

White Bear Avenue has been an area where people come to frequent specialty stores and Hwy 61 has been delegated for new and used car dealers. Carol would like to preserve White Bear Avenue's slow paced family orientated atmosphere and request that this Auto Mall is located somewhere on Hwy 61. Carol is also concerned with the following points if this Auto Mall is approved.

- Bright Lights - Car lots usually require brighter lights to showcase their vehicles and to help detour theft. If more lights are added it would be an eye soar to surrounding residence which would bring down the value of their homes.
- Theft - There is a potential of people using the land behind Carol's property to access the Auto Mall.

(Carol Guzzo 1876 County Road C. E.)

### No Comments

I have no comments. (Alerus Financial, 401 Demers St., Grand Forks, ND)

## REFERENCE INFORMATION

### SITE DESCRIPTION

Site Size: 4.8 acres

Existing Use: Maplewood Auto Center and former Super America building

### SURROUNDING LAND USES

North: A multi-tenant commercial building and vacant property.

South: Mapleridge Shopping Center

West: Undeveloped wetlands owned by Ramsey County.

East: Across White Bear Avenue are Bachman's and the Goodwill.

### PLANNING

Land Use Plan: C (Commercial)

Zoning: BC (Business Commercial)

### Ordinance Requirements

Section 2-290 of the city code requires that the community design review board make the following findings to approve plans:

1. That the design and location of the proposed development and its relationship to neighboring, existing or proposed developments, and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood; that it will not unreasonably interfere with the use and enjoyment of neighboring, existing or proposed developments; and that it will not create traffic hazards or congestion.
2. That the design and location of the proposed development is in keeping with the character of the surrounding neighborhood and is not detrimental to the harmonious, orderly and attractive development contemplated by this article and the city's comprehensive municipal plan.
3. That the design and location of the proposed development would provide a desirable environment for its occupants, as well as for its neighbors, and that it is aesthetically of good composition, materials, textures and colors.

Section 44-512 (5) (a) requires a CUP for the sale of used motor vehicles.

Section 44-1097 (a) states that the city council may approve a CUP, based on nine standards. Refer to the findings in the attached resolution.

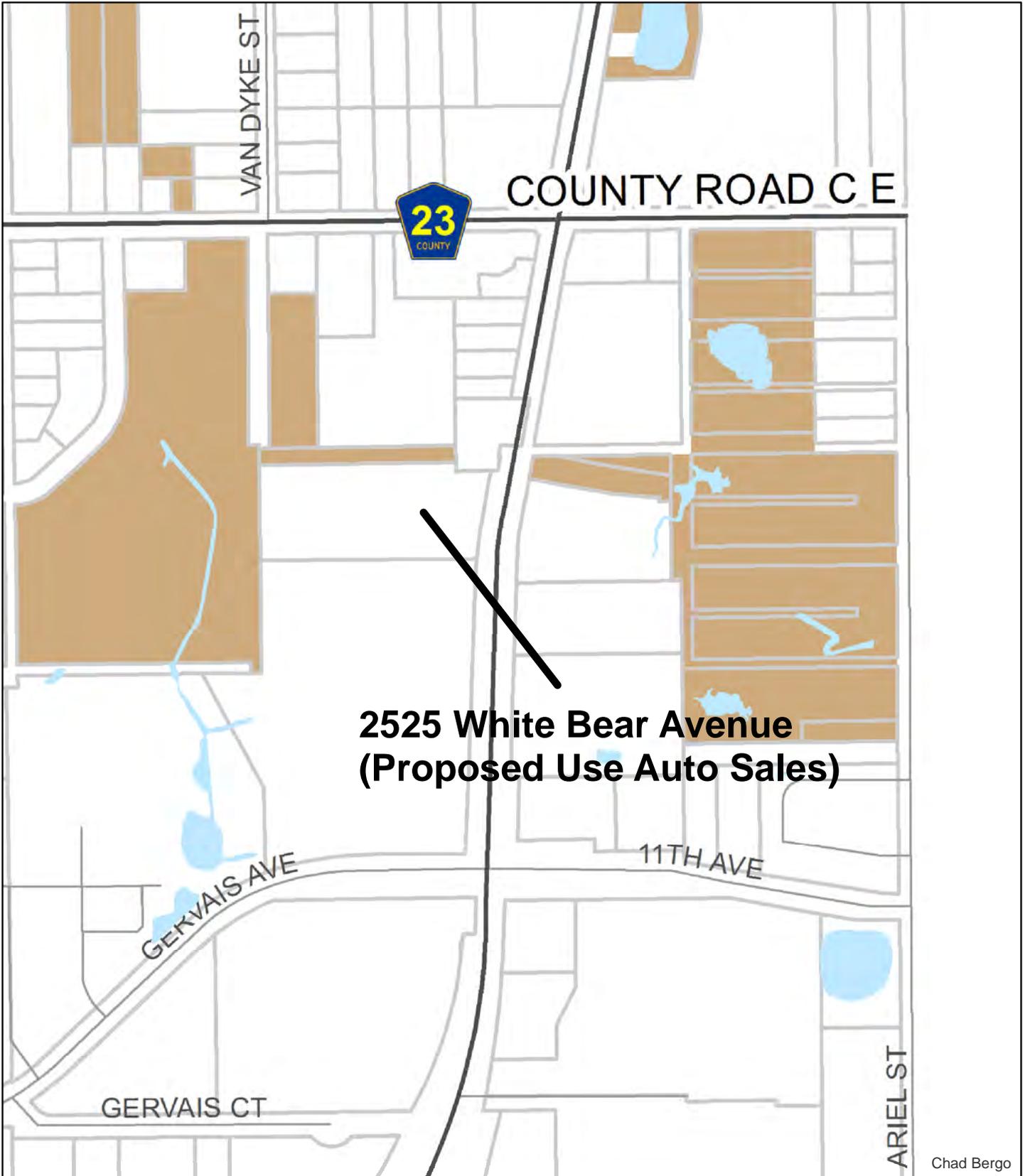
### APPLICATION DATE

Staff received the complete application and plans for this proposal on June 11, 2013. State law requires that the city take action within 60 days of receiving complete applications for a proposal. City council action is required on this proposal by August 10, 2013, unless the city needs an extension.

p:sec11\Fleetwood Motors

Attachments:

1. Location Map
2. Aerial Map
3. Land Use Map
4. Zoning Map
5. Site Plan
6. Parking Plan
7. Façade Update Plans
8. Applicant's Letter of Request
9. Conditional Use Permit Resolution

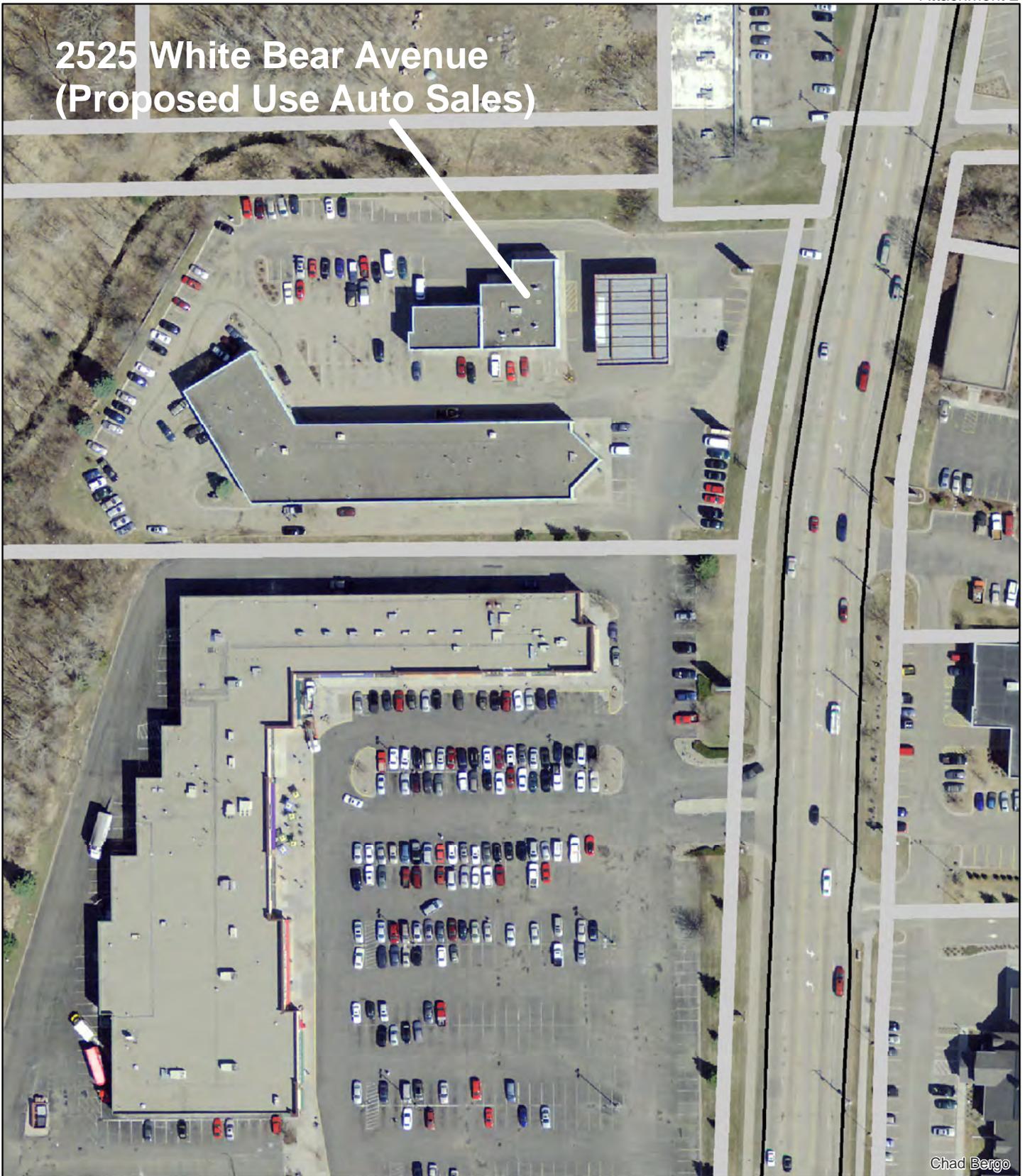


**2525 White Bear Avenue  
(Proposed Use Auto Sales)**

Chad Bergo

**Proposed Used Auto Sales - 2525 White Bear Avenue**

Location Map



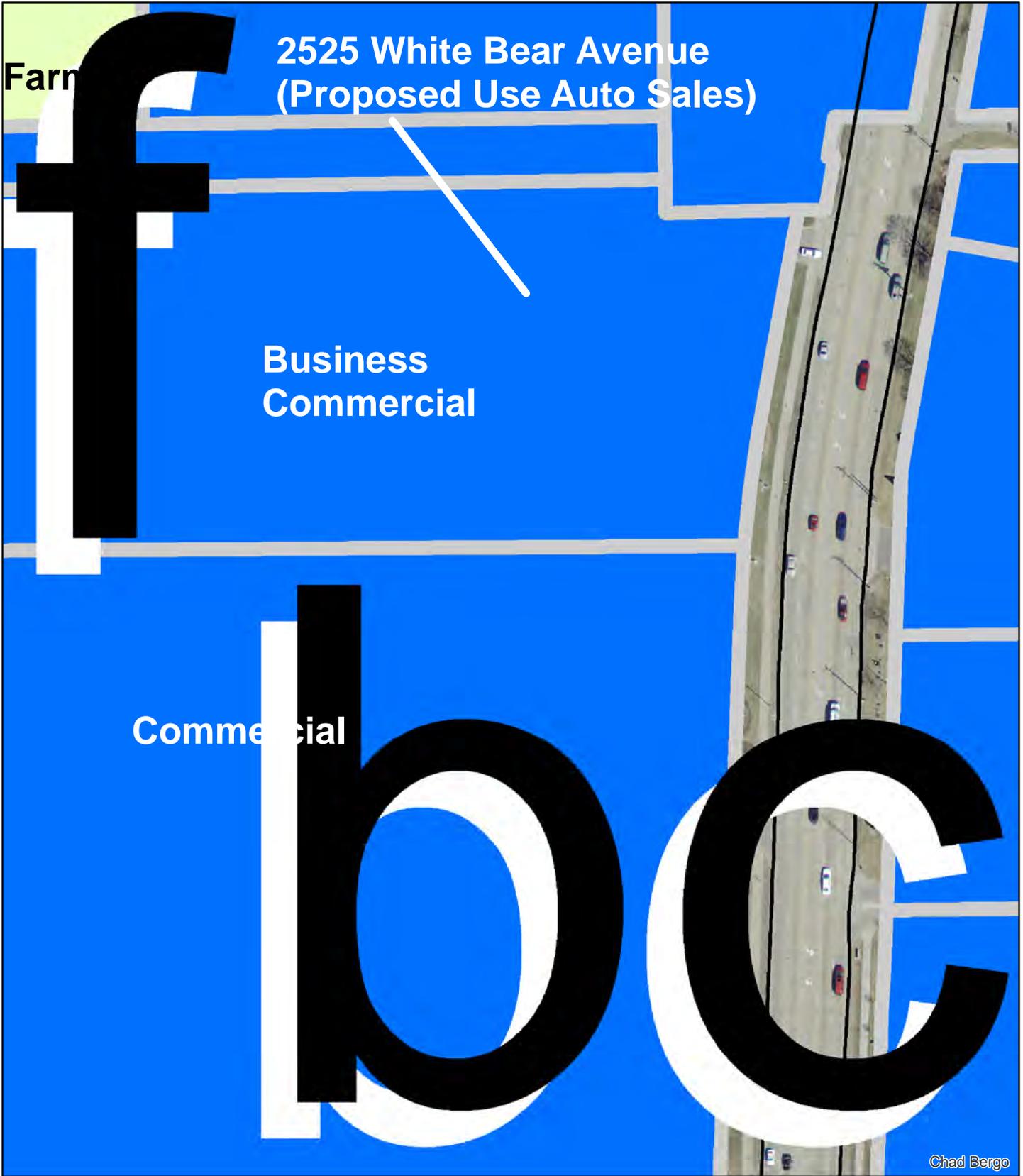
**Proposed Used Auto Sales - 2525 White Bear Avenue**  
Aerial Map



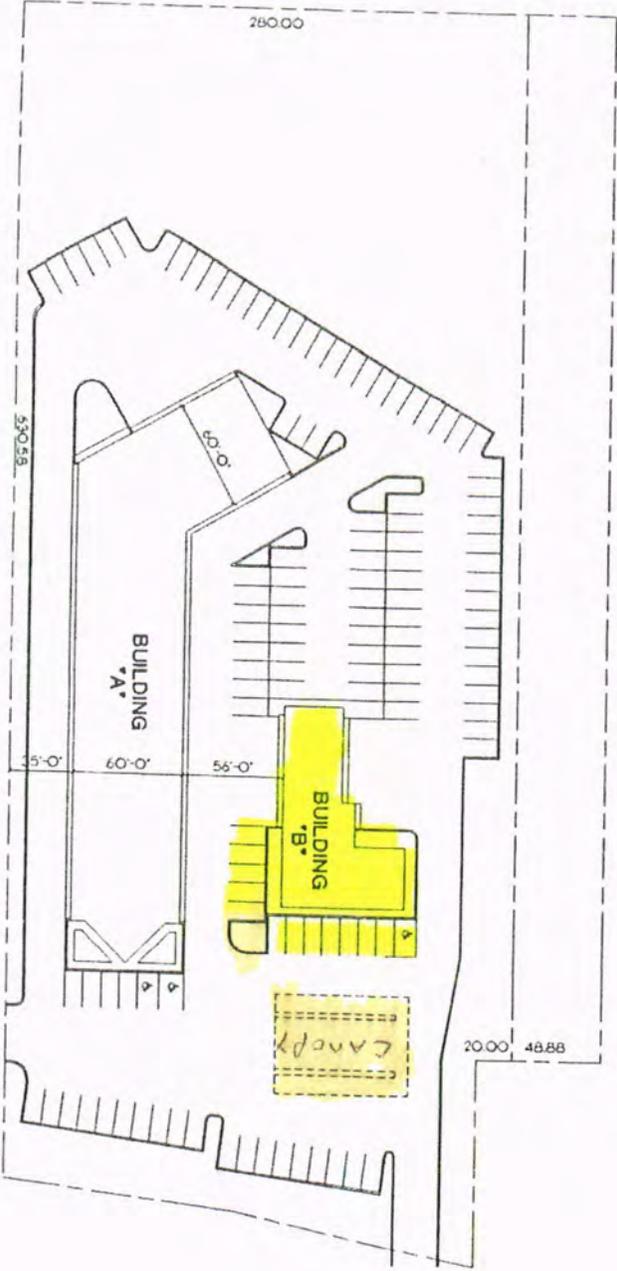
Chad Bergo

**Proposed Used Auto Sales - 2525 White Bear Avenue**

Future Land Use Map

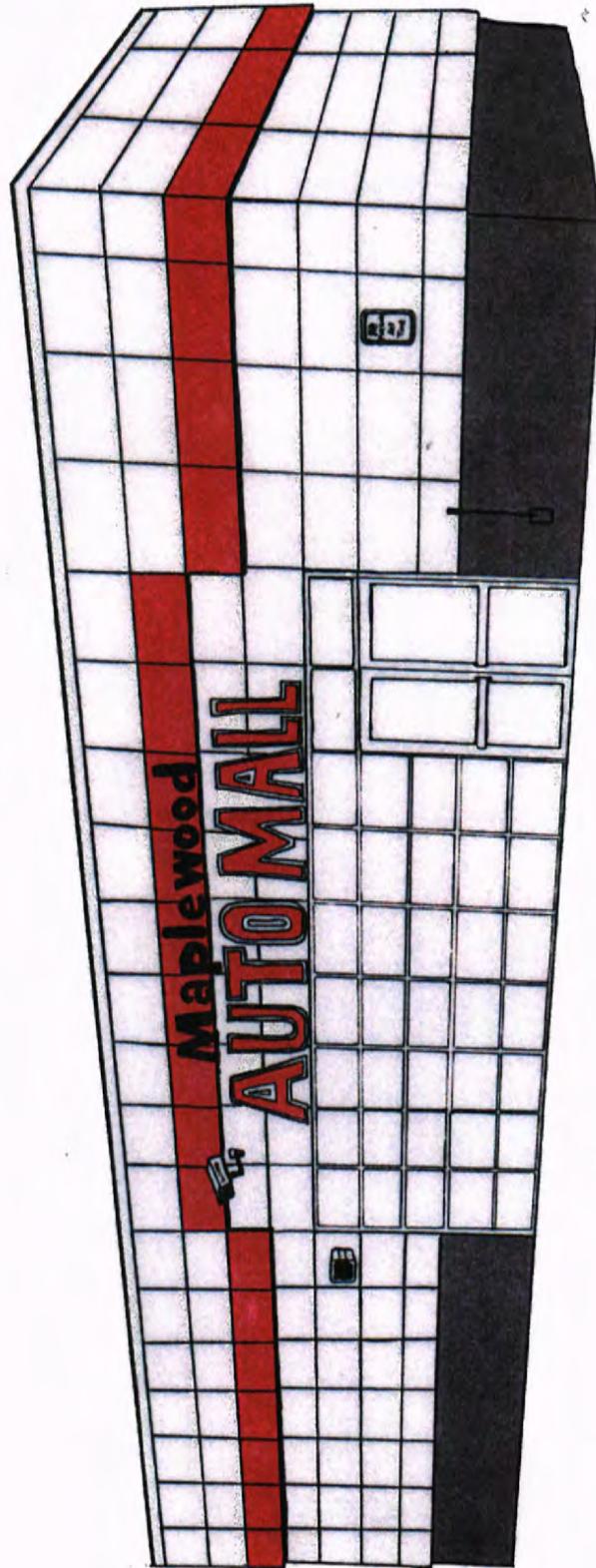


**Proposed Used Auto Sales - 2525 White Bear Avenue**  
Zoning Map



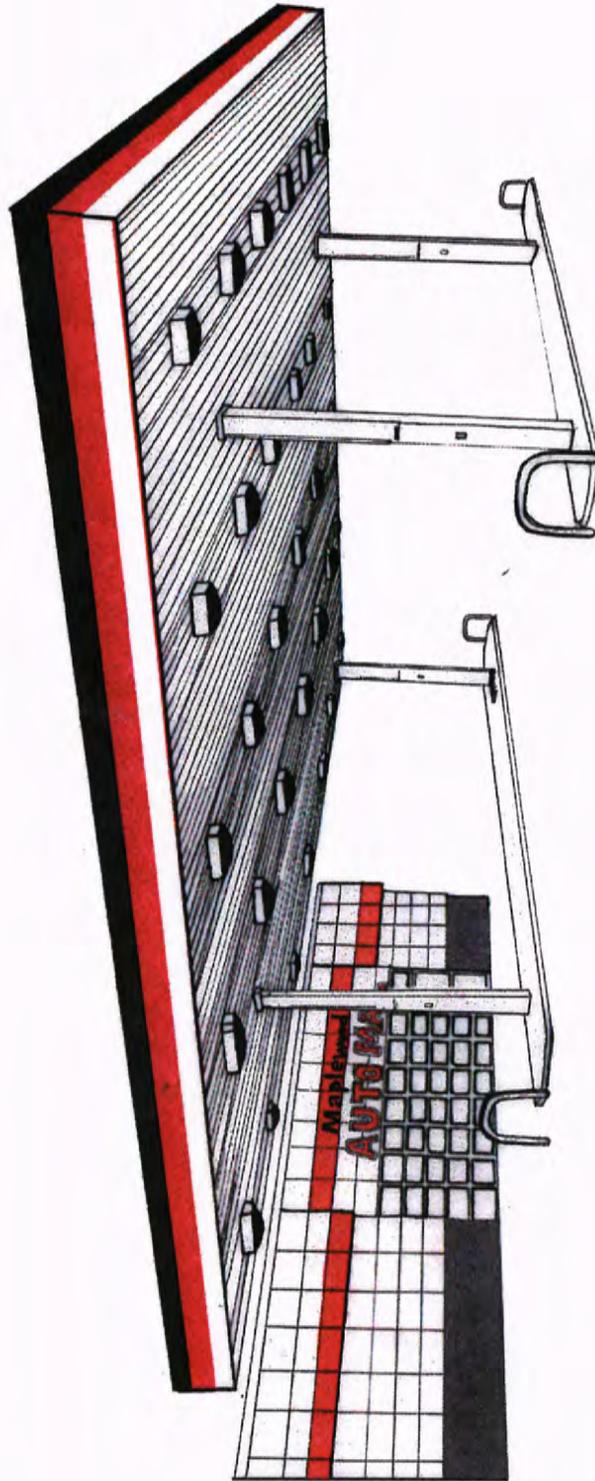


**COMING IN THE SUMMER OF 2013**

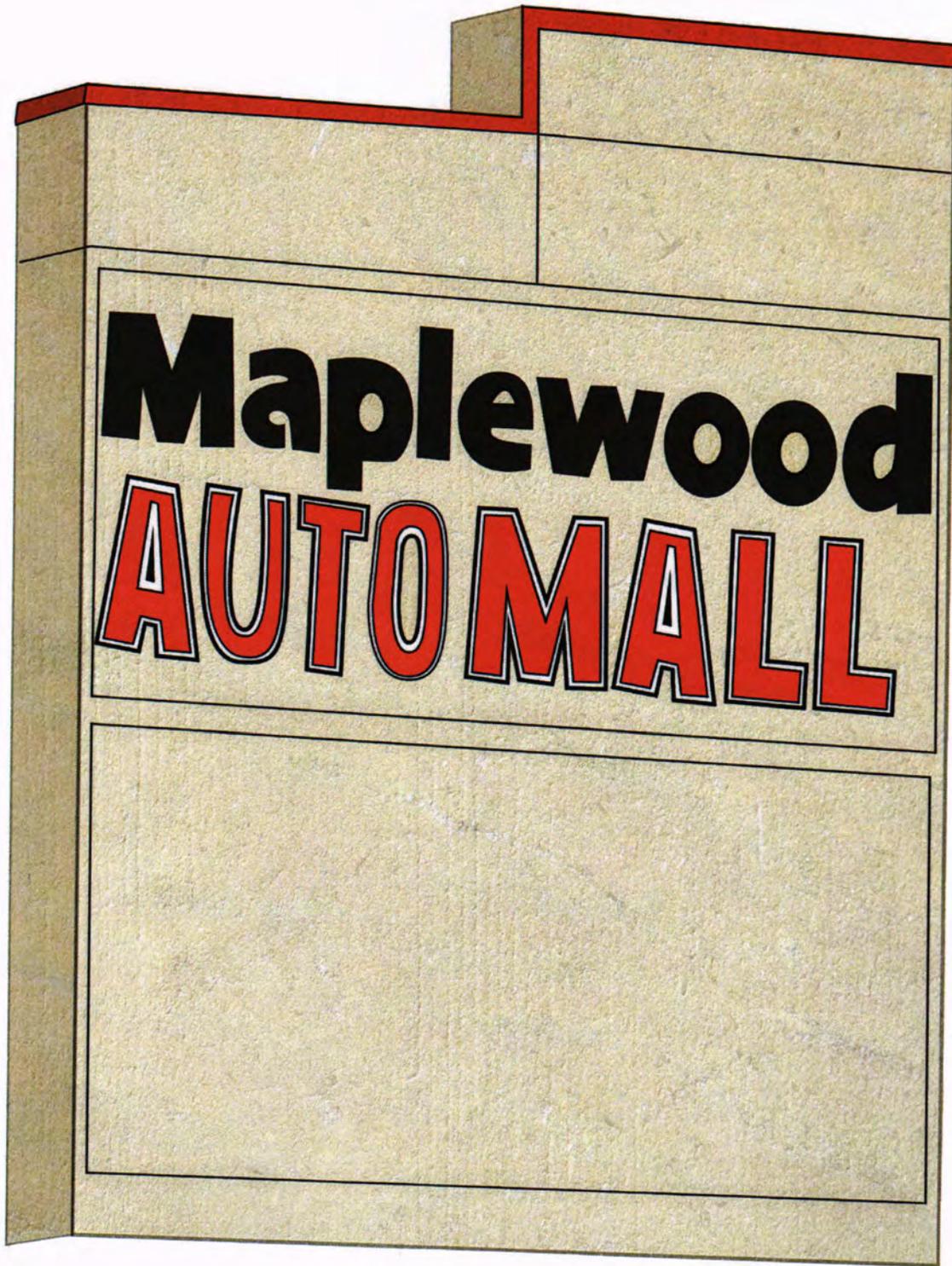


**MAPLEWOOD  
AUTO MALL**

**COMING IN THE SUMMER OF 2013**



**MAPLEWOOD  
AUTO MALL**



<b>MAPLEWOOD AUTO MALL CUP</b>	PROPOSED LOCATION:	Lyudmilla ("Mila")
	2524 WHITE BEAR AVENUE, BUILDING B	Cooper
	MAPLEWOOD, MN 55109	651-351-0036
		<a href="mailto:milacooper@yahoo.com">milacooper@yahoo.com</a>

## APPLICANT'S STATEMENT

### Objective

Mila Cooper and Cooper Motors, LLC d/b/a Maplewood Auto Mall desires to move to the former Super America property located at 2525 White Bear Avenue. Cooper Motors is an independent automobile sale and leasing dealership currently located in Stillwater. Cooper Motors has reached agreement on a five-year lease for the property (owned by MNMAC Real Estate Trust, LLC), conditioned upon the City's approval of this CUP. The proposed Maplewood Auto Mall is a separate structure from the Maplewood Auto Center, which is an office/light industrial building on the same property with several other small businesses related primarily to automobile services.

### Criteria for Approval Met, in the order they appear on the CUP Application:

1. The use would be located, designed, maintained, constructed, and operated in conformity with the City's comprehensive plan and Code of Ordinances.
2. The use would not change the existing or planned character of the surrounding area: The property has two components: an office building--"Building A" and Building B--the proposed location--which was formerly operated as a Super America convenience store. The office building is referred to as the Maplewood Auto Center and houses a variety of car-related businesses. The addition of Maplewood Auto Mall will compliment the current use of the property. Use of the property will require only cosmetic improvements and changes to signage. Sign and lettering will be within the Plan previously approved for the Super America signage.
3. The use will not depreciate the property values: the property will be updated and a lot that has been inoperable for five years will be put to use.
4. The business is sales and light mechanical and would not be hazardous or a nuisance due to excessive noise, glare, smoke, dust, odor, fumes, water or air pollution, drainage, water run-off, vibration, general unsightliness, electrical interference, or other nuisances.
5. There will be no change in existing traffic patterns. The use of the property would result in considerably less traffic than the previous use as a convenience store.
6. The use will be served by adequate public facilities and services: all changes to the property are cosmetic and all existing services are adequate for the proposed use.

<b>MAPLEWOOD AUTO MALL CUP</b>	PROPOSED LOCATION:	Lyudmilla ("Mila")
	2524 WHITE BEAR AVENUE, BUILDING B	Cooper
	MAPLEWOOD, MN 55109	651-351-0036
		<a href="mailto:milacooper@yahoo.com">milacooper@yahoo.com</a>

7. The use would not create excessive additional costs for public facilities or services: the proposed use is in conformity with other businesses in the area, plus the sales tax revenue generated by automobile sales would offset any potential change in existing services.
8. The use is within the plan already approved by the city, and cosmetic improvements to the vacant property would maximize the design and scenic features of the site.
9. The use would cause minimal adverse environmental effects, as any potential effects would be far less than the gasoline sales and high-traffic business of the Super America or similar convenience store/gas station.
10. The proposed use would not require the Council to waive any of the CUP criteria.

## CONDITIONAL USE PERMIT RESOLUTION

WHEREAS, Lyudmila Cooper, of Maplewood Auto Mall, applied for a conditional use permit for the sale of used motor vehicles at the Maplewood Auto Center:

WHEREAS, this permit applies to property located at 2529 White Bear Avenue. The legal description is:

SUBJECT TO EASEMENTS: N 280 FEET OF LOT 2 & ALL OF LOT 1 BLOCK 1, MAPLE RIDGE MALL (PIN 11-29-22-22-0040)

WHEREAS, the history of this conditional use permit is as follows:

1. On July 16, 2013, the planning commission held a public hearing and recommended that the city council approve this permit. The city staff published a notice in the paper and sent notices to the surrounding property owners. The planning commission gave everyone at the hearing a chance to speak and present written statements. The planning also considered reports and recommendations of the city staff.
2. On \_\_\_\_\_, 2013, the city council reviewed this proposal. The council also considered reports and recommendations of the city staff and planning commission.

NOW, THEREFORE, BE IT RESOLVED that the city council approves the above-described conditional use permit based on the building and site plans. The city approved this permit because:

1. The use would be located, designed, maintained, constructed and operated to be in conformity with the City's Comprehensive Plan and this Code.
2. The use would not change the existing or planned character of the surrounding area.
3. The use would not depreciate property values.
4. The use would not involve any activity, process, materials, equipment or methods of operation that would be dangerous, hazardous, detrimental, disturbing or cause a nuisance to any person or property, because of excessive noise, glare, smoke, dust, odor, fumes, water or air pollution, drainage, water run-off, vibration, general unsightliness, electrical interference or other nuisances.
5. The use would not exceed the design standards of any affected street.
6. The use would be served by adequate public facilities and services, including streets, police and fire protection, drainage structures, water and sewer systems, schools and parks.
7. The use would not create excessive additional costs for public facilities or services.
8. The use would maximize the preservation of and incorporate the site's natural and scenic features into the development design.
9. The use would cause no more than minimal adverse environmental effects.

Approval is subject to the following conditions:

1. All façade improvements for the Maplewood Auto Mall used auto sales business shall follow the plans approved by the city. The director of community development may approve minor changes.
2. The applicant shall comply with the signage requirements of the city code and the auto center's sign criteria.
3. Fire protection systems (fire extinguishers and a sprinkler system) shall meet all requirements of the code. These systems shall be approved and installed before the applicant begins his business.
4. All vehicles shall be operational. There have been problems with inoperable vehicles on site.
5. There shall be no parting-out of vehicles outside the building and left in the parking lot.
6. The parking lot shall be kept clear of junk.
7. All service work that is needed on vehicles shall be completed inside a proper service garage.
8. There shall be an after-hours contact person on record with the city's emergency dispatcher.
9. If the building occupancy has changed, the applicant shall comply with all applicable code requirements relative to his new building use. A building permit may then be required.
10. Verify that the parking used with this business does not obstruct fire department access for their trucks.
11. The proposed motor vehicle sales use must be substantially started within one year of city council approval or the permit shall become null and void. The council may extend this deadline for one year.
12. The city council shall review this permit in one year.
13. The property owner shall provide city staff a plan for trash removal or design plans for a new enclosed structure, subject to the city's design review process.
14. All tenants at the Maplewood Auto Center must adhere to the parking plan, dated July 8, 2013, as submitted by the property owner to city staff.

The Maplewood City Council \_\_\_\_\_ this resolution on \_\_\_\_\_, 2013.

**MEMORANDUM**

TO: Charles Ahl, City Manager

FROM: Karen Guilfoile, Director Citizen Services

DATE: July 17, 2013

RE: Request of the City Council to Call a Special Meeting to Canvass the Results of the August 13, 2013 Municipal Primary Election

There will be a Municipal Primary Election held on August 13, 2013 for the office of Mayor and two Councilmember seats to determine what candidates will move on to the November 5, 2013 General Election.

Per State Statute 205.185 Subd. 3 the city council, serving as the canvassing board, shall canvass the returns and declare the results by resolution between the third and the tenth day after the election.

It is requested that the city council call a special meeting to canvass the results of the Municipal Primary Election on Friday, August 16, 2013 at 3:00 p.m. or at a time when a quorum of the city council can be present.

## AGENDA REPORT

**TO:** Chuck Ahl, City Manager  
**FROM:** Michael Thompson, City Engineer / Public Works Director  
**SUBJECT:** **East Metro Public Safety Training Center, City Project 09-09, Bid Package 5**  
                   **1) Approval of Resolution Receiving Bids and Rejecting All Bids for**  
                   **Burn Building and Burn Tower**  
                   **2) Approval of Resolution Authorizing Re-Advertisement for Bids**  
**DATE:** July 12, 2013

### INTRODUCTION

The Council has previously authorized advertisement for bids for Bid Packages 3, 4 and 5 including authorizing advertisement for bids for the two primary burn/training buildings on March 25, 2013. Advertisement for bids for the burn buildings began on June 5, 2013 for Bid Package 5 and the bid opening took place at 9:00 a.m. July 2, 2013. The council will consider rejecting all bids received.

### BACKGROUND / DISCUSSION

The project has been in the planning stages for several years and in 2012 was presented to, and discussed with, the City Council, Environmental and Natural Resources Commission, Community Design Review Board and Planning Commission. The project is located at 1881 Century Avenue North at the intersection of Trunk Highway 120 and 34<sup>th</sup> Street North (TH 5).

Bid Packages 1 and 2 which consisted of utility extensions and site grading and cleanup activities have been completed. Prior to the bid opening of Bid Package 5 it was anticipated that three remaining bid packages were necessary to complete the facility construction:

- Bid Package 3 Site Civil, Utilities, Traffic Signal, Marshlands
- Bid Package 4 Simulation and Training Building
- Bid Package 5 Burn House and Training Tower

Bid Package 3 is still planned to be completed in 2013, with Bid Package 4 being delayed until additional funding is available. Bid Package 5, for which the bid opening occurred on July 2, anticipated an engineering estimate for construction at \$1.5 million which would allow the two burn buildings to be constructed. However, the lowest construction cost of the four bids received came in much higher than anticipated; at \$700,000 over the engineering estimate. The currently identified funding sources cannot support the award of bid thus the City must reject all bids at this time. The following is a summary of bids:

<b>Bidder</b>	<b>Total Bid</b>
Rochon	\$2,200,000
LS Black Constructors	\$2,280,000
Shaw-Lundquist Associates	\$2,341,000
Weber, Inc.	\$2,800,000

The City's architect is working to revise the design plans in order to re-bid the project to synch with existing revenues identified in the approved budget. After a recent meeting of the Steering Committee the tentative approach is to re-bid Bid Package 5 with the burn building only as the base bid with an extended schedule which would see it constructed in the April-May timeframe of 2014. The extended schedule is due to the

lead time on pre-cast panels and defining a shorter schedule has the potential to increase costs (paying an acceleration premium for pre-cast members).

Also three alternates could possibly be bid as follows:

- Alternate 1 Tower portion of tower building - 5 story tower
- Alternate 2 Tower portion of tower building - 4 story tower
- Alternate 3 Commercial portion of tower building

In recent years Maplewood has fortunately saved hundreds of thousands of dollars on a number of projects including large road reconstruction improvements, however with the economy turning around contractors are not as “hungry” for work. Thus construction bids are higher as demand for labor and materials have increased significantly in the past year. The pre-cast building members for Bid Package 5 were significantly higher than what the engineer’s estimate predicted which is a reflection on suppliers raising prices because of high demand and limited supply.

**BUDGET**

The City has a total estimated budget of \$4,335,000 for the Phase 1 work including a \$3,000,000 grant from the State of Minnesota to design and construct a significant portion of the proposed improvements and a \$450,000 grant from the Ramsey County Environmental Response. The following is a summary of the currently approved financing plan:

FUNDING		
ITEM	FUNDING SOURCE	AMOUNT
1	STATE BONDING BILL GRANT	\$3,000,000
2	RAMSEY CO ERF GRANT	\$450,000
3	CITY EUF FUND	\$250,000
4	CITY CIP FUND	\$250,000
5	EAST METRO JPA – SPECIAL ASSESSMENT	\$175,000
6	MNDOT/MSA STREET ACCOUNT	\$55,000
7	ST PAUL REGIONAL WATER SERVICES (WATER MAIN LOOP)	\$55,000
8	SANITARY SEWER FUND	\$50,000
9	ST PAUL WAC FUND	\$50,000
TOTAL PHASE 1		\$4,335,000

At this time there are no proposed budget adjustments, and the bids received are all proposed to be rejected. Bid Package 5 will be re-bid in a manner to allow more flexibility in what can be awarded in order to remain within the approved budget.

**RECOMMENDATION**

It is recommended that the city council approve the attached resolutions for the East Metro Public Safety Training Center, City Project 09-09, Receiving Bids and Rejecting All Bids and Authorizing Re-Advertisement for Bid Package 5.

Attachments:

1. Resolution Receiving Bids and Rejecting All Bids
2. Resolution Authorizing Re-Advertisement for Bids

**RESOLUTION  
RECEIVING BIDS AND REJECTING ALL BIDS  
FOR BURN TOWER AND BURN BUILDING  
BID PACKAGE 5**

WHEREAS, that the bids were opened on July 2, 2013 for the construction of a burn tower and burn building for the East Metro Safety Training Facility, Bid Package 5, Project 09-09, and those bids are as follows:

<b><u>Bidder</u></b>	<b><u>Total Bid</u></b>
Rochon	\$2,200,000
LS Black Constructors	\$2,280,000
Shaw-Lundquist Associates	\$2,341,000
Weber, Inc.	\$2,800,000

WHEREAS the bids came in significantly higher than anticipated (\$700,000 higher), and

WHEREAS, the City does not have a sufficient funding to award a bid to the low bidder, and

WHEREAS, the City has the authority to reject all bids, and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MAPLEWOOD, MINNESOTA, that all bids opened on July 2, 2013 for the construction of a burn tower and burn building for the East Metro Safety Training Facility, Bid Package 5, Project 09-09, are hereby rejected.

Adopted by the council on this 22<sup>nd</sup> day of July, 2013.

**RESOLUTION  
AUTHORIZING RE-ADVERTISEMENT FOR BIDS  
BID PACKAGE 5**

WHEREAS, pursuant to resolution passed by the city council on May 14, 2012 plans and June 25, 2012, plans and specifications for the East Metro Public Safety Training Center Improvements, City Project 09-09, were prepared by (or under the direction of) the city engineer, who has presented such plans and specifications to the council for approval.

WHEREAS, the City Council rejected all bids on July 22, 2013 for Bid Package 5 bids opened on July 2, 2013.

WHEREAS, the plans have been revised to in order to allow re-bidding of said project to reduce costs.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MINNESOTA:

1. Such preliminary plans for revised Bid Packages 5 a copy of which are available upon request, are hereby approved and ordered placed on file in the office of the city engineer.

2. The city clerk or office of the city engineer shall prepare and cause to be inserted in the official paper and in the Construction Bulletin an advertisement for bids upon the making of such improvement under such preliminary. The advertisement shall be published at least twice, and in conformance with State Statutes prior to the date set for bid opening, shall specify the work to be done, shall state that bids will be publicly opened and considered by the council at 10:00 a.m. on a date to be determined, at city hall and that no bids shall be considered unless sealed and filed with the clerk and accompanied by a certified check or bid bond, payable to the City of Maplewood, Minnesota for five percent of the amount of such bid.

3. The city clerk and city engineer are hereby authorized and instructed to receive, open, and read aloud bids received at the time and place herein noted, and to tabulate the bids received. The council will consider the bids, and the award of a contract, at a regular city council meeting.

Adopted by the City Council on this 22<sup>nd</sup> day of July, 2013.

**MEMORANDUM**

**TO:** Charles Ahl, City Manager  
**FROM:** Karen Guilfoile, Director Citizen Services  
**SUBJECT:** Notice of Cancellation of the September 2, 2013 Council Manager Workshop  
**DATE:** July 17, 2013

**SUMMARY**

Due to September 2, 2013 being a legal holiday, staff is requesting formal cancellation of the regularly scheduled Council Manager Workshop scheduled on September 2, 2013.

## Agenda Report

**TO:** City Council  
**FROM:** Charles Ahl, City Manager  
**DATE:** July 16, 2013  
**SUBJECT:** Council Meeting Calendar Report

### INTRODUCTION/SUMMARY

This item is informational and intended to provide the Council an indication on the current planning for upcoming agenda items and the Work Session schedule. These are not official announcement of the meetings, but a snapshot look at the upcoming meetings for the City Council to plan their calendars. No action is required.

### Upcoming Important Dates to Remember

1. Police Department Open House – Saturday, July 27<sup>th</sup> ; 4:00 to 6:00 pm
2. National Night Out – Tuesday, August 6<sup>th</sup>

### Upcoming Work Session Schedule

1. Open Monday evening!!: July 29<sup>th</sup>
2. Department Budget Presentations – Aug 5:
  - a. Police; Fire/Ambulance; Public Works; Citizen Services; Exec/Leg; Finance
3. Department Budget Presentations – Aug 12: Parks/Rec/MCC; Comm Dev; IT
4. Final Budget Discussion / Review of Options – Aug 12
5. No Work Session currently planned – August 26
6. No Work Session – September 2 due to Labor Day
7. New Commissioner Interviews – September 9
8. MnDOT Presentation on MnPASS on 35E – September 9
9. Approval of Maximum Tax Levy for 2014 – September 9

### RECOMMENDATION

No action required.

TAX INCREMENT FINANCING  
DEVELOPMENT AGREEMENT

BY AND BETWEEN

THE CITY OF MAPLEWOOD, MINNESOTA

AND

3M COMPANY

This document drafted by:

BRIGGS AND MORGAN (MLI)  
Professional Association  
2200 First National Bank Building  
St. Paul, Minnesota 55101

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## DEVELOPMENT AGREEMENT

THIS AGREEMENT, made as of the \_\_\_\_ day of \_\_\_\_\_, 2013, by and between the City of Maplewood, Minnesota (the "City"), a municipal corporation organized and existing under the Constitution and laws of the State of Minnesota and 3M Company, a Delaware corporation (the "Developer").

WITNESSETH:

WHEREAS, pursuant to Minnesota Statutes, Sections 469.124 through 469.133, as amended, the City established Development District No. 1 (the "Development District") and adopted a development program therefor (the "Development Program"); and

WHEREAS, pursuant to laws of Minnesota for 2013, Chapter 143, Article 9, Section 21 (the "Act"), the City is authorized to establish one or more tax increment financing districts by December 31, 2018 within parcel 362922240002 (the "Project Area"); and

WHEREAS, The Project Area is located within the Development District; and

WHEREAS, pursuant to the Act and the provisions of Minnesota Statutes, Section 469.174 through 469.1794, as amended (the "Tax Increment Act") the City has created Tax Increment Financing District No. 1-12 (the "Tax Increment District") as a redevelopment district and has adopted a tax increment financing plan therefor (the "Tax Increment Plan") which provides for the use of tax increment financing in connection with certain development within the Project Area; and

WHEREAS, in order to achieve the objectives of the Development Program and the Tax Increment Plan and particularly to make the land in the Project Area available for development by private enterprise in conformance with the Development Program, the City has determined to assist the Developer with the financing of certain costs of a Project (as hereinafter defined) to be constructed within the Project Area as more particularly set forth in this Agreement; and

WHEREAS, the City believes that the development and construction of the Project, and fulfillment of this Agreement are vital and are in the best interests of the City, the health, safety, morals and welfare of residents of the City, and in accordance with the public purpose and provisions of the applicable state and local laws and requirements under which the Project has been undertaken and is being assisted; and

WHEREAS, the requirements of the Business Subsidy Law, Minnesota Statutes, Section 116J.993 through 116J.995, apply to this Agreement; and

WHEREAS, the City had adopted criteria for awarding business subsidies that comply with the Business Subsidy Law, after a public hearing for which notice was published; and

WHEREAS, the Council has approved this Agreement as a subsidy agreement under the Business Subsidy Law.

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. All capitalized terms used and not otherwise defined herein shall have the following meanings unless a different meaning clearly appears from the context:

Agreement means this Tax Increment Financing Development Agreement, as the same may be from time to time modified, amended or supplemented;

Act means laws of Minnesota for 2013, Chapter 143, Article 9, Section 21;

Business Day means any day except a Saturday, Sunday or a legal holiday or a day on which banking institutions in the City are authorized by law or executive order to close;

City means the City of Maplewood, Minnesota;

City Development Agreement means the Development Agreement for 3M Research and Development Facility Developer Project: 12-15, dated \_\_\_\_\_, 2013, as the same may be from time to time modified;

County means Ramsey County, Minnesota;

Developer means 3M Company, a Delaware corporation, its successors and assigns;

Development District means the real property included in Development District No. 1;

Development Program means the development program approved in connection with the Development District;

Development Property means the real property located within the Tax Increment District and described in Exhibit A attached to this Agreement;

Event of Default means any of the events described in Section 4.1 hereof;

Note Payment Date means August 1, 2015, and each February 1 and August 1 of each year thereafter to and including February 1, 2041; provided, that if any such Note Payment Date should not be a Business Day, the Note Payment Date shall be the next succeeding Business Day;

Project means the construction of an approximately 400,000 square foot research and development facility and outdoor parking of approximately 725 spaces on the Development Property in the City;

Project Area means the 3M Renovation and Retention Project Area consisting of parcel 36.29.22.24.0002;

Site Improvements means the site improvements to be undertaken on the Development Property as identified on Exhibit C attached hereto;

State means the State of Minnesota;

Tax Increment Act means Minnesota Statutes, Sections 469.174 through 469.1794, as amended;

Tax Increment District means Tax Increment Financing District No. 1-12, located within the Project Area, a description of which is set forth in the Tax Increment Financing Plan which was qualified as a redevelopment district under the Act and the Tax Increment Plan;

Tax Increment Financing Plan means the tax increment financing plan approved for the Tax Increment District by the City Council and any future amendments thereto;

Tax Increments means 80% of the tax increments derived from the Tax Increment District which have been received and retained by the City in accordance with the provisions of Minnesota Statutes, Section 469.177;

Termination Date means the earlier of (i) February 1, 2041, (ii) the date the Reimbursement Amount is paid in full, (iii) the date on which the Tax Increment District expires or is otherwise terminated, or (iv) the date this Agreement is terminated or rescinded in accordance with its terms;

TIF Note means the Tax Increment Revenue Note (3M Research and Development Project) to be executed by the City and delivered to the Developer pursuant to Article III hereof, the form of which is attached hereto as Exhibit B; and

Unavoidable Delays means delays, outside the control of the party claiming its occurrence, which are the direct result of strikes, other labor troubles, unusually severe or prolonged bad weather, acts of God, fire or other casualty to the Project, litigation commenced by third parties which, by injunction or other similar judicial action or by the exercise of reasonable discretion, directly results in delays, or acts of any federal, state or local governmental unit (other than the City) which directly result in delays.

## ARTICLE II.

### REPRESENTATIONS AND WARRANTIES

Section 2.1 Representations and Warranties of the City. The City makes the following representations and warranties:

(1) The City is a municipal corporation and has the power to enter into this Agreement and carry out its obligations hereunder.

(2) The Tax Increment District is a "redevelopment district" within the meaning of the Act, and was created, adopted and approved in accordance with the terms of the Tax Increment Act and the Act.

(3) The development contemplated by this Agreement is in conformance with the development objectives set forth in the Development Program.

(4) To finance certain costs within the Tax Increment District, the City proposes, subject to the further provisions of this Agreement, to apply Tax Increments to reimburse the Developer for a portion of the costs of the Site Improvements incurred in connection with the Project as further provided in this Agreement.

(5) The City makes no representation or warranty, either express or implied, as to the Development Property or its condition or the soil conditions thereon, or that the Development Property shall be suitable for the Developer's purposes or needs.

Section 2.2 Representations and Warranties of the Developer. The Developer makes the following representations and warranties:

(1) The Developer is Delaware corporation, and has power to conduct business in Minnesota, and authority to enter into this Agreement and to perform its obligations hereunder and, by doing so, is not in violation of any provisions of its articles of incorporation or bylaws, or the laws of the state of Minnesota and by proper action has authorized the execution and delivery of this Agreement.

(2) The Developer shall cause the Project to be constructed in accordance with the terms of this Agreement, the Development Program, the City Development Agreement, and the Tax Increment Plan, and all local, state and federal taxes and regulations (including, but not limited to, environmental, zoning, energy conservation, building code and public health laws and regulations).

(3) The construction of the Project would not be undertaken by the Developer, and in the opinion of the Developer would not be economically feasible within the reasonably foreseeable future, without the assistance and benefit to the Developer provided for in this Agreement.

(4) 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 provision of any contractual restriction, evidence 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.

(5) The Developer will cooperate fully with the City with respect to any litigation commenced with respect to the Project.

(6) The Developer will cooperate fully with the City in resolution of any traffic, parking, trash removal or public safety problems which may arise in connection with the construction and operation of the Project.

(7) The Developer acknowledges that Tax Increment projections contained in the Tax Increment Plan are estimates only and the Developer acknowledges that it shall place no reliance on the amount of projected Tax Increments and the sufficiency of such Tax Increments to reimburse the Developer for the costs of the Site Improvements as provided in Article III.

(8) The Developer will not seek a reduction in the Market Value (as defined in Minnesota Statutes, Section 273.02) of the completed Project below \$24,720,000. In the event that the Developer obtains a reduction in Market Value that results in the City having to make a payment to Ramsey County (the "County Payment"), the Developer agrees that:

(a) If the TIF Note remains outstanding, the next Tax Increments to be paid to the Developer shall be reduced by the County Payment, and

(b) If the TIF Note is no longer outstanding, Developer shall pay the amount of the County Payment to the City within thirty (30) days after written notice from the City as to the amount of the County Payment.

Section 2.3 Fiscal Disparities. The City has elected the fiscal disparities election set forth in Minnesota Statutes, Section 469.177, Subd. 3(b) (the "Outside District Election") for the Tax Increment District. If the Developer has not obtained one or more building permits with minimum construction costs of not less than \$50,000,000 for renovation and rehabilitation of Developer facilities (excluding the Project and normal valuation for routine maintenance projects) in the Project Area by December 31, 2021 the City may change the Outside District Election to the "in district election" set forth in Minnesota Statutes, Section 469.177, Subd. 3(a) as permitted by Minnesota Statutes, Section 469.177, Subd. 3(c).

ARTICLE III.

UNDERTAKINGS BY DEVELOPER AND CITY

Section 3.1 Site Improvements. The parties agree that the installation of the Site Improvements is essential to the successful completion of the Project. The costs of the Site Improvements shall be paid by the Developer. The Authority shall reimburse the Developer for up to \$9,568,000 of the costs of the Site Improvements actually incurred and paid by the Developer (the "Reimbursement Amount") as further provided in Section 3.2.

Section 3.2 Reimbursement: Tax Increment Revenue Note. The City shall reimburse the Developer for the costs identified in Section 3.1 through the issuance of the City's TIF Note in substantially the form attached to this Agreement as Exhibit B, subject to the following conditions:

(1) The TIF Note shall be dated, issued and delivered when the Developer shall have demonstrated in writing to the reasonable satisfaction of the City that the construction of the Site Improvements have been completed and that the Developer has incurred and paid all costs of the construction of Site Improvements, as described in and limited by Section 3.1 and shall have submitted paid invoices for the costs of construction of the Site Improvements in an amount not less than the Reimbursement Amount.

(2) The unpaid principal amount of the TIF Note shall bear, simple, non-compounding interest from the date of issuance of the TIF Note, at 5.0% per annum. Interest shall be computed on the basis of a 360 day year consisting of twelve (12) 30-day months.

(3) The principal amount of the TIF Note and the interest thereon shall be payable solely from the Tax Increments.

(4) The payment dates of the TIF Note shall be the Note Payment Dates. On each Note Payment Date and subject to the provisions of the TIF Note, the City shall pay, against the principal and interest outstanding on the TIF Note, the Tax Increments received by the City during the preceding six months. All such payments shall be applied first to accrued interest and then to reduce the principal of the TIF Note.

(5) The TIF Note shall be a special and limited obligation of the City and not a general obligation of the City, and only Tax Increments shall be used to pay the principal and interest on the TIF Note. If, on any Note Payment Date, the Tax Increments for the payment of the accrued and unpaid interest on the TIF Note are insufficient for such purposes, the difference shall be carried forward, without interest accruing thereon, and shall be paid if and to the extent that on a future Note Payment Date there are Tax Increments in excess of the amounts needed to pay the accrued interest then due on the TIF Note.

(6) The City's obligation to make payments on the TIF Note on any Note Payment Date or any date thereafter shall be conditioned upon the requirements that: (A) there shall not at that time be an Event of Default that has occurred and is continuing under this Agreement and (B) this Agreement shall not have been rescinded pursuant to Section 4.2(b) hereof.

(7) The TIF Note shall be governed by and payable pursuant to the additional terms thereof, as set forth in Exhibit B. In the event of any conflict between the terms of the TIF Note and the terms of this Section 3.2, the terms of the TIF Note shall govern. The issuance of the TIF Note pursuant and subject to the terms of this Agreement, and the taking by the City of such additional actions as bond counsel for the TIF Note may require in connection therewith, are hereby authorized and approved by the City.

### Section 3.3 Business Subsidies Act.

(1) In order to satisfy the provisions of Minnesota Statutes, Sections 116J.993 to 116J.995 (the "Business Subsidies Act"), the Developer acknowledges and agrees that the amount of the "Business Subsidy" granted to the Developer under this Agreement is the Reimbursement Amount which is \$9,568,000 for the Site Improvements paid by the Developer and reimbursed to the Developer by Tax Increments and that the Business Subsidy is needed because the Project is not sufficiently feasible for the Developer to undertake without the Business Subsidy. The Tax Increment District is a redevelopment district and the public purpose of the Business Subsidy is to encourage the construction of a research and development facility. The Developer agrees that it will meet the following goals (the "Goals") in connection with the development of the Project: It will cause to retain at least seven hundred (700) jobs at a average wage of at least \$50.00 per hour, exclusive of benefits, within two years from the "Benefit Date", which is the date the Developer substantially completes the Project, pursuant to Minnesota Statutes, Section 116J.993, Subdivision 4.

(2) If the Goals are not met, the Developer agrees to repay all or a part of the Business Subsidy to the City, plus interest ("Interest") set at the implicit price deflator defined in Minnesota Statutes, Section 275.70, Subdivision 2, accruing from and after the Benefit Date, which is the earlier of the date the Developer completes or occupies the Project, compounded semiannually. If the Goals are met in part, the Developer will repay a portion of the Business Subsidy (plus Interest) determined by multiplying the Business Subsidy by a fraction, the numerator of which is the number of jobs in the Goals which were not retained at the wage level set forth above and the denominator of which is seven hundred (700) (i.e., number of jobs set forth in the Goals).

(3) The Developer agrees to comply with the following: (i) report its progress on achieving the Goals to the City until the later of the date the Goals are met or two years from the Benefit Date, or, if the Goals are not met, until the date the Business Subsidy is repaid, (ii) include in the report the information required in Minnesota Statutes, Section 116J.994, Subdivision 7 on forms developed by the Minnesota Department of Employment and Economic Development, and (iii) send completed reports to the City. The Developer agrees to file these reports no later than March 1 of each year commencing March 1, 2016, and within 30 days after the deadline for meeting the Goals. The City agrees that if it does not receive the reports, it will mail the Developer a warning within one week of the required filing date. If within 14 days of the post marked date of the warning the reports are not made, the Developer agrees to pay to the City a penalty of \$100 for each subsequent day until the report is filed up to a maximum of \$1,000.

(4) The Developer agrees to continue operations within the City for at least five (5) years after the Benefit Date.

(5) There are no other state or local government agencies providing financial assistance for the Project other than the City which is providing the Tax Increment Note.

(6) There is no parent corporation of the Developer.

(7) The Developer certifies that it does not appear on the Minnesota Department of Employment and Economic Development's list of recipients that has failed to meet the terms of a business subsidy agreement.

Section 3.4 Reports. Subject to Section 3.3, the Developer shall provide the City reports in a timely manner with such information about the Project as the City may reasonably request, including information regarding goals as to minimum employment and wage levels set forth in Section 3.3, for purposes of satisfying any reporting requirements imposed by law on the City.

Section 3.5 Prevailing Wage. The Developer shall pay prevailing wages, as provided in the City Development Agreement, for the portions of the Site Improvements described in Section 25 of the City Development Agreement.

## ARTICLE IV.

### EVENTS OF DEFAULT

Section 4.1 Events of Default Defined. The following shall be "Events of Default" under this Agreement and the term "Event of Default" shall mean whenever it is used in this Agreement any one or more of the following events:

(a) Failure by the Developer to timely pay any ad valorem real property taxes assessed, special assessments, or other City charges with respect to the Development Property.

(b) Failure by the Developer to cause the construction of the Project to be completed pursuant to the terms, conditions and limitations of this Agreement.

(c) Failure of the Developer to observe or perform any other covenant, condition, obligation or agreement on its part to be observed or performed under this Agreement.

(d) If the Developer shall

(A) file any petition in bankruptcy or for any reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under the United States Bankruptcy Act of 1978, as amended or under any similar federal or state law; or

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

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

(D) be adjudicated as bankrupt or insolvent; or if a petition or answer proposing the adjudication of the Developer, as a bankrupt or its reorganization under any present or future federal bankruptcy act or any similar federal or state law shall be filed in any court and such petition or answer shall not be discharged or denied within sixty (60) days after the filing thereof; or a receiver, trustee or liquidator of the Developer, or of the Project, or part thereof, shall be appointed in any proceeding brought against the Developer, and shall not be discharged within sixty (60) days after such appointment, or if the Developer, shall consent to or acquiesce in such appointment.

Section 4.2 Remedies on Default. Whenever any Event of Default referred to in Section 4.1 occurs and is continuing, the City, as specified below, may take any one or more of the following actions after the giving of thirty (30) days' written notice to the Developer, but only if the Event of Default has not been cured within said thirty (30) days:

(a) The City may suspend its performance under this Agreement and the TIF 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.

(b) The City may cancel and rescind the Agreement and the TIF Note.

(c) The City may take any action, including legal or administrative action, in law or equity, which may appear necessary or desirable to enforce performance and observance of any obligation, agreement, or covenant of the Developer under this Agreement.

Section 4.3 No Remedy Exclusive. No remedy herein conferred upon or reserved to the City 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.

Section 4.4 No Implied Waiver. In the event any agreement contained in this Agreement should be breached by any party and thereafter waived by any 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 4.5 Agreement to Pay Attorney's Fees and Expenses. 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 or performance or observance of any obligation or agreement on the part of the Developer herein contained, the Developer agrees that it shall, on demand therefor, pay to the City the reasonable fees of such attorneys and such other expenses so incurred by the City.

Section 4.6 Indemnification of City.

(1) The Developer (a) releases the City and its governing body members, officers, agents, including the independent contractors, consultants and legal counsel, servants and employees (collectively, the "Indemnified Parties") from, (b) covenants and agrees that the Indemnified Parties shall not be liable for, and (c) agrees to indemnify and hold harmless the Indemnified Parties against, any claim, cause of action, suit or liability for 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 Project or on the Development Property in which the claim is based upon the acts of the Developer or of others acting on behalf of or under the direction or control of the Developer.

(2) Except for any willful misrepresentation or any willful or wanton misconduct of the Indemnified Parties, the Developer agrees to protect and defend the Indemnified Parties, now and forever, and further agrees to hold the aforesaid harmless from any claim, demand, suit, action or other proceeding whatsoever by any person or entity whatsoever arising or purportedly arising from the actions or inactions of the Developer (or if other persons acting on its behalf or under its direction or control) under this Agreement, or the transactions

contemplated hereby or the acquisition, construction, installation, ownership, and operation of the Project; provided, that this indemnification shall not apply to the warranties made or obligations undertaken by the City in this Agreement or to any actions undertaken by the City which are not contemplated by this Agreement.

(3) 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.

## ARTICLE V.

### DEVELOPER'S OPTION TO TERMINATE AGREEMENT

Section 5.1 The Developer's Option to Terminate. This Agreement may be terminated by the Developer, if (i) the Developer is in compliance with all material terms of this Agreement and no Event of Default has occurred; and (ii) the City fails to comply with any material term of this Agreement, and, after written notice by the Developer of such failure, the City has failed to cure such noncompliance within ninety (90) days of receipt of such notice, or, if such noncompliance cannot reasonably be cured by the City within ninety (90) days, of receipt of such notice, the City has not provided assurances, reasonably satisfactory to the Developer, that such noncompliance will be cured as soon as reasonably possible.

Section 5.2 Action to Terminate. Termination of this Agreement pursuant to Section 5.1 must be accomplished by written notification by the Developer in the City within sixty (60) days after the date when such option to terminate my first be exercised. A failure by the Developer to terminate this Agreement within such period constitutes a waiver by the Developer of its rights to terminate this Agreement due to such occurrence or event.

Section 5.3 Effect of Termination. If this Agreement is terminated pursuant to this Article V, this Agreement shall be from such date forward null and void and of no further effect; provided, however, the termination of this Agreement shall not affect the rights of either party to institute any action, claim or demand for damages suffered as a result of breach or default of the terms of this Agreement by the other party, or to recover amounts which had accrued and become due and payable as of the date of such termination. Upon termination of this Agreement pursuant to this Article V, the Developer shall be free to proceed with the Project at its own expense and without regard to the provisions of this Agreement; provided, however, that the City shall have no further obligations to the Developer with respect to reimbursement of the expenses set forth in Section 3.2.

## ARTICLE VI.

### ADDITIONAL PROVISIONS

Section 6.1 Restrictions on Use. Until termination of this Agreement, the Developer agrees for itself, its successors and assigns and every successor in interest to the Development Property, or any part thereof, that the Developer and its successors and assigns shall operate, or cause to be operated, the Project as a research and development facility or other use authorized by the zoning requirements of the City and shall devote the Development Property to, and in accordance with, the uses specified in this Agreement.

Section 6.2 Conflicts of Interest. No member of the governing body or other official of the City shall have any financial interest, direct or indirect, in this Agreement, the Development Property or the Project, or any contract, agreement or other transaction contemplated to occur or be undertaken thereunder or with respect thereto, nor shall any such member of the governing body or other official participate in any decision relating to the Agreement which affects his or her personal interests or the interests of any corporation, partnership or association in which he or she is directly or indirectly interested. No member, official or employee of the City shall be personally liable to the City in the event of any default or breach by the Developer or successor or on any obligations under the terms of this Agreement.

Section 6.3 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 6.4 Notices and Demands. Except as otherwise expressly provided in this Agreement, a notice, demand or other communication under this Agreement by any party to any 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:

3M Company  
3M Center Building 224-05-N-40  
St. Paul, MN 55144-1000  
Attn: Real Estate Department

- (b) in the case of the City is addressed to or delivered personally to:

City of Maplewood, Minnesota  
Maplewood City Hall  
1830 County Road B East  
Maplewood, Minnesota 55109-2702

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

Section 6.5 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall constitute one and the same instrument.

Section 6.6 Law Governing. This Agreement will be governed and construed in accordance with the laws of the State.

Section 6.7 Expiration. This Agreement shall expire on the Termination Date.

Section 6.8 Provisions Surviving Rescission or Expiration. Sections 4.5 and 4.6 shall survive any rescission, termination or expiration of this Agreement with respect to or arising out of any event, occurrence or circumstance existing prior to the date thereof.

Section 6.9 Assignability of Agreement. This Agreement may be assigned only with the consent of the City. The TIF Note may only be assigned pursuant to the terms of the TIF Note.

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

CITY OF MAPLEWOOD, MINNESOTA

By \_\_\_\_\_  
Its Mayor

By \_\_\_\_\_  
Its Administrator

This is a signature page to the Tax Increment Financing Development Agreement by and among the City of Maplewood and 3M Company

3M COMPANY

By \_\_\_\_\_  
Its \_\_\_\_\_

This is a signature page to the Tax Increment Financing Development Agreement by and among the City of Maplewood and 3M Company

EXHIBIT A

Description of Development Property

PID: 36.29.22.24.0002

EXHIBIT B

Form of TIF Note

No. R-1

\$\_\_\_\_\_

UNITED STATES OF AMERICA  
STATE OF MINNESOTA  
COUNTY OF RAMSEY  
CITY OF MAPLEWOOD

TAX INCREMENT REVENUE NOTE  
(3M RESEARCH AND DEVELOPMENT PROJECT)

The City of Maplewood, Minnesota (the "City"), hereby acknowledges itself to be indebted and, for value received, hereby promises to pay the amounts hereinafter described (the "Payment Amounts") to 3M Company, a Delaware corporation (the "Developer" or the "Registered Owner"), but only in the manner, at the times, from the sources of revenue, and to the extent hereinafter provided.

The principal amount of this Note shall equal from time to time the principal amount stated above, as reduced to the extent that such principal installments shall have been paid in whole or in part pursuant to the terms hereof; provided that the sum of the principal amount listed above shall in no event exceed \$9,568,000 as provided in that certain Tax Increment Financing Development Agreement, dated as of \_\_\_\_\_, 2013, as the same may be amended from time to time (the "Development Agreement"), by and between the City and the Developer. The unpaid principal amount hereof shall bear simple, non-compounding interest from the date of this Note at the rate of 5.00% per annum. Interest shall be computed on the basis of a 360 day year consisting of twelve (12) 30-day months.

The amounts due under this Note shall be payable on August 1, 2015, and on each August 1 and February 1 thereafter to and including February 1, 2041, or, if the first should not be a Business Day (as defined in the Development Agreement) the next succeeding Business Day (the "Payment Dates"). On each Payment Date the City shall pay by check or draft mailed to the person that was the Registered Owner of this Note at the close of the last business day of the City preceding such Payment Date an amount equal to the Tax Increments (hereinafter defined) received by the City during the six month period preceding such Payment Date. All payments made by the City under this Note shall first be applied to accrued interest and then to principal.

The Payment Amounts due hereon shall be payable solely from 80% of tax increments (the "Tax Increments") from the Development Property (as defined in the Development Agreement), within the City's Tax Increment Financing District No. 1-12 (the "Tax Increment District") within its Project Area (as defined in the Development Agreement) located in Development District No. 1, which are paid to the City and which the City is entitled to retain pursuant to the provisions of Minnesota Statutes, Sections 469.174 through 469.1794, as the

same may be amended or supplemented from time to time (the "Tax Increment Act") and the laws of Minnesota for 2013, Chapter 143, Article 9, Section 21 (the "Act"). This Note shall terminate and be of no further force and effect following the last Payment Date defined above, on any date upon which the City shall have terminated the Development Agreement under Section 4.2(b) thereof or the Developer shall have terminated the Development Agreement under Article V thereof, on the date the Tax Increment District is terminated, or on the date that all principal and interest payable hereunder shall have been paid in full, whichever occurs earliest.

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

The City's payment obligations hereunder shall be further conditioned on the fact that no Event of Default under the Development Agreement shall have occurred and be continuing at the time payment is otherwise due hereunder, but such unpaid amounts shall become payable if said Event of Default shall thereafter have been cured; and, further, if pursuant to the occurrence of an Event of Default under the Development Agreement the City elects to cancel and rescind the Development Agreement, the City shall have no further debt or obligation under this Note whatsoever. Reference is hereby made to all of the provisions of the Development Agreement, including without limitation Section 3.2 thereof, for a fuller statement of the rights and obligations of the City to pay the principal of this Note, and said provisions are hereby incorporated into this Note as though set out in full herein.

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

This Note is issued by the City in aid of financing a project pursuant to and in full conformity with the Constitution and laws of the State of Minnesota, including the Tax Increment Act.

This Note may be assigned only with the consent of the City which consent shall not be unreasonably withheld. In order to assign the Note, the assignee shall surrender the same to the City either in exchange for a new fully registered note or for transfer of this Note on the registration records for the Note maintained by the City. Each permitted assignee shall take this Note subject to the foregoing conditions and subject to all provisions stated or referenced herein.

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

IN WITNESS WHEREOF, City of Maplewood, Minnesota, by its City Council, has caused this Note to be executed by the manual signatures of its Mayor and Administrator and has caused this Note to be dated as of \_\_\_\_\_, 201\_\_.

\_\_\_\_\_  
Administrator

\_\_\_\_\_  
Mayor

**CERTIFICATION OF REGISTRATION**

It is hereby certified that the foregoing Note was registered in the name of 3M Company, and that, at the request of the Registered Owner of this Note, the undersigned has this day registered the Note in the name of such Registered Owner, as indicated in the registration blank below, on the books kept by the undersigned for such purposes.

NAME AND ADDRESS OF  
REGISTERED OWNER

DATE OF  
REGISTRATION

SIGNATURE OF CITY  
ADMINISTRATOR

3M Company  
3M Center Building 224-05-N-40  
St. Paul, MN 55144-1000  
Attn: Real Estate Department

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## EXHIBIT C

### Site Improvements

Site Preparation  
Grading/earthwork  
Parking, Driveway, Curb and Sidewalk Improvements  
SAC/WAC  
Landscaping, including irrigation  
Foundations and Footings  
Engineering  
Survey  
Environmental Testing  
Soil Borings  
On Site Utilities  
Storm Water/Ponding  
Outdoor Lighting  
Steam and Chilled Water

Meeting Date: July 22, 2013

Agenda Item#: H1



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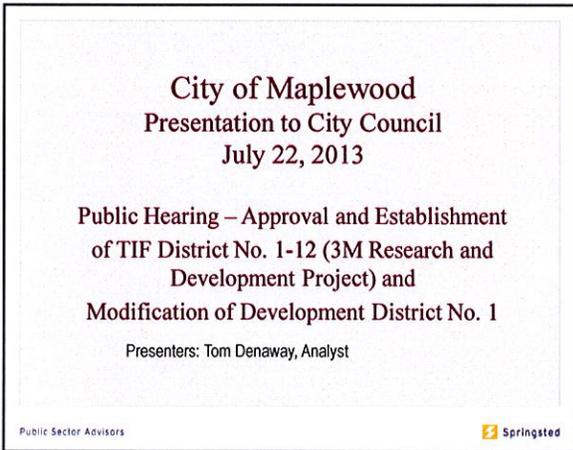
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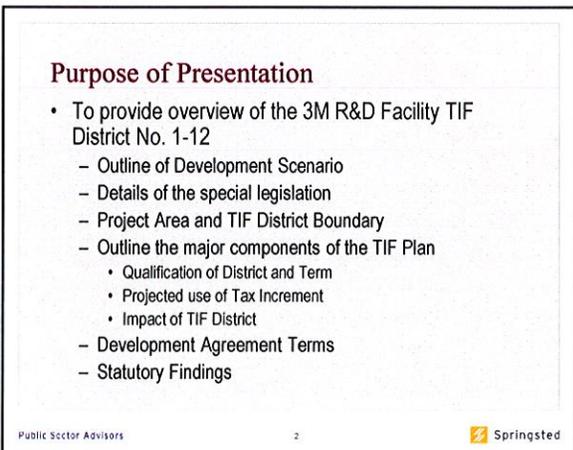
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### 3M Research and Development Project

- The 3M Company is proposing to construct a 400,000 square-foot Research and Development (R&D) Laboratory
- The estimated total cost of the facility is \$156M to be constructed over a two year period.
- New facility is expected to house over 700 employees.
- The new facility is projected to be constructed on 28-acre parcel, which will be subdivided from current 3M campus parcel.

Public Sector Advisors

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### 3M Research and Development Project

- The company is seeking TIF assistance to assist with the cost of redeveloping the existing campus and the development of the R&D facility.
- Additionally, the City is seeking to fund approx. \$1.25M of TIF eligible site work and utility expenses associated with the new Fire Station located within Project Area.

Public Sector Advisors

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### Special Legislation

- City and 3M worked together to receive Special Legislation, which provided special authority for the City:
  - Able to create 1 or more TIF Districts within Project Area
  - Finding of blight is removed
  - 90% redevelopment district rule removed
  - 100% of TIF spent within Project Area
  - 5-Year rule moved to 10-years
  - 4-Year rule moved to 1-year

Public Sector Advisors

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**Project Area & TIF District Boundary**



Public Sector Advisors

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**TIF Plan for TIF (Redevelopment) District No. 1-12**

- **Term**
  - 25 years after the date of receipt of first increment (26 years maximum). Projected duration 2015-2040
- **Qualification as Redevelopment District:**
  - Special legislation removed need for blight finding as requirement for creating a Redevelopment District
  - Special legislation allows for the use of TIF to fund eligible TIF expenses; not required to meet 90% rule applied to traditional Redevelopment Districts.

Public Sector Advisors

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**TIF Plan for TIF (Redevelopment) District No. 1-12**

- Budget of revenues, maximum amount statutorily required to be represented:

Tax Increment revenue	\$24,591,696
Interest on invested funds	0
Bond proceeds	0
Loan proceeds	0
Grants	0
Other	0
<b>Total</b>	<b>\$24,591,696</b>

Public Sector Advisors

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**TIF Plan for TIF (Redevelopment) District  
No. 1-12**

- Budget of expenses, maximum amount statutorily required to be represented:

Private TIF eligible improvements, including demolition, relocation, site improvements/preparation costs, related infrastructure and other eligible improvements	\$9,568,000
Bond/Note Interest Payments	10,102,178
Public site work/infrastructure costs and Administrative expenses	4,921,518
Other Expenditures	0
<b>Total</b>	<b>\$24,591,696</b>

- Total private investment is approximately \$156,000,000

Public Sector Advisors

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**TIF Plan for TIF (Redevelopment) District  
No. 1-12**

- Impact on other taxing jurisdictions – hypothetical decrease in local tax rate over term of District
  - City (1.176%)
  - County (0.140%)
  - School District (0.407%)
- Hypothetical because it assumes all development will occur regardless of the use of TIF

Public Sector Advisors

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**TIF Development Agreement  
for TIF District No. 1-12**

- Fiscal Disparity (FD) portion of TIF Revenue:
  - Development Agreement and TIF revenues include FD portion
    - Results in greater TIF revenue
    - May result in an increased tax rate
    - Increased tax rate is equivalent to a levy increase of \$85,000
    - Company has committed to obtaining one or more building permits with a total minimum cost of \$50,000,000, by December 31, 2021. This does not include R&D Facility
    - Maximum impact illustrated

Public Sector Advisors

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### TIF Development Agreement for TIF District No. 1-12

- Pay-as-you-go Note:
  - The Development Agreement proposes issuing a Pay-Go Note to 3M in a principal amount of \$9,568,000.
  - Note will be repaid solely by 80% of the TIF
  - Note will have an annual non-compounding interest rate of 5%
- City Pooling Percentage:
  - City will be receiving 20% of the TIF
  - Will be used to fund approximately \$1.25M of TIF eligible expenses.
  - Revenue stream has a Net Present Value of \$2,379,619

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### TIF Development Agreement for TIF District No. 1-12

- Business Subsidy Agreement:
  - State law requires Business Subsidy Agreement
  - 3M will commit to retaining 700 jobs
  - Jobs will have an average wage of \$50/hour
  - Agreement outlines return of TIF in event goal not met
- Development Fees:
  - Not specifically outline in TIF Development Agreement, but company has agreed to pay all required planning and building fees; including \$285,000 Park Availability charge

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### Statutory Findings Made to Approve TIF Plan for District No. 1-12

- That the TIF Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for development by private enterprise
- That the TIF Plan conforms to general plans for development of the City as a whole
- That the project will qualify as an Redevelopment TIF District\*

*\*As defined by Special Legislation*

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**Statutory Findings Made to Approve TIF Plan for District No. 1-12**

- That 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
  - The but/for test:
    - The proposed development would not occur but/for the use of tax increment financing

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**Statutory Findings Made to Approve TIF Plan for District No. 1-12**

- "But-For" Finding from TIF Plan:
  - Development will include substantial redevelopment of the 3M campus, and the construction of the new R&D facility.
  - Company has indicated in testimony to State Legislature; the 700 jobs housed in the R&D facility will be retained on the 3M campus and not relocated to other facilities within the company.
  - Additionally, stated in TIF Development Agreement, the project would not be undertaken by the Company, without the financial assistance provided by the TIF.
  - Therefore the City has no reason to believe the development would occur but-for the use of TIF.

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**Statutory Findings Made to Approve TIF Plan for District No. 1-12**

- That the increased market value that could reasonably be expected to occur without the use of TIF would be less than the increase in the market value estimated to result from the proposed development after subtracting the total subsidy provided

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**Questions ?**

Thomas J. Denaway, Analyst  
651-223-3075

Springsted Incorporated  
380 Jackson Street, Suite 300  
Saint Paul, MN 55101-2887

Public Sector Advisors

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