

**AGENDA  
CITY OF LEXINGTON  
PUBLIC HEARING  
&  
REGULAR COUNCIL MEETING  
FEBRUARY 1, 2018 – 7:00 P.M.  
9180 LEXINGTON AVENUE**

**PUBLIC HEARING #1**

**1. CALL TO ORDER: – Mayor Kurth**

- A. Roll Call - Council Members: DeVries, Harris, Hughes and Murphy

**PUBLIC HEARINGS:**

All Public Hearings are held as a separate item of business on the agenda. Public Hearings are your opportunity to tell the Council how you think the Council should deal with an issue and why you feel that way. Occasionally, the process leading to the Public Hearing has included neighborhood meetings and review by one of the city's citizen's advisory committees. In these cases, it is the Council's intent that you have your questions answered in these neighborhood and advisory committee meetings and reserve the Public Hearing for statements rather than questions. If new information emerges at the Public Hearings, questions about this information will be allowed. Persons wishing to speak during hearings must complete a sign-up sheet and give it to a staff person prior to the start of the meeting.

- A. **PUBLIC HEARING: TO TAKE COMMENTS ON PUBLIC FINANCING  
CRITERIA AND BUSINESS SUBSIDY POLICY**

pp. 1-6

**2. ADJOURN PUBLIC HEARING**

**PUBLIC HEARING #2**

**3. CALL TO ORDER: – Mayor Kurth**

- A. Roll Call - Council Members: DeVries, Harris, Hughes and Murphy

- B. **PUBLIC HEARING: TO TAKE COMMENTS ON ESTABLISHING  
A TAX INCREMENTAL FINANCING (TIF) DISTRICT AND  
PROPOSED TIF PLANS FOR THE LOVELL BUILDING SITE**

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**4. ADJOURN PUBLIC HEARING**

**AGENDA  
CITY OF LEXINGTON  
REGULAR COUNCIL MEETING  
FEBRUARY 1, 2018 – 7:00 P.M.  
9180 LEXINGTON AVENUE**

**5. CALL TO ORDER: – Mayor Kurth**

- A. Roll Call - Council Members: DeVries, Harris, Hughes and Murphy

**6. CITIZENS FORUM**

This is a portion of the Council meeting where individuals will be allowed to address the Council on subjects which are not a part of the meeting agenda. Persons wishing to speak may be required to complete a sign-up sheet and give it to a staff person at the meeting. The Council may take action or reply at the time of the statement or may give direction to staff for future action based on the concerns expressed.

**7. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS**

**8. INFORMATIONAL REPORTS:**

- A. Airport (Councilmember Harris)  
B. Cable Commission (Councilmember Murphy)  
C. City Administrator (Bill Petracek)

**9. LETTERS AND COMMUNICATIONS:**

- A. Public Notice – Public Hearing: Public Financing Criteria and Business Subsidy Policy  
B. Public Notice – Establishing a Tax Increment Finance (TIF) District For the Lovell Building Site and Proposed TIF Plans  
C. Centennial Lakes Police Department – January 2018 newsletter  
D. Centennial Lakes Police Department – Media Reports:
  - January 4 – 10, 2018
  - January 11 – 17, 2018
  - January 18 – 24, 2018

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**Consent Agenda:**

The Consent Agenda covers routine administrative matters. These items are not discussed, and are approved in their entirety pursuant to the recommendations on the staff reports. A Council Member or citizen may ask that an item be moved from the Consent Agenda to the end of section 7 of the agenda in order to be discussed and receive separate action.

**10. CONSENT ITEMS:**

- A. Recommendation to Approve Council Minutes:  
Council Meeting – January 18, 2018

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- B. Recommendation to Approve Claims and Bills:

pp. 62-73

Check #'s 13565 through 13565

Check #'s 117868 through 11805

**Action Items:**

These items are intended primarily for Council discussion and action. It is up to the discretion of the Mayor as to what, if any, public comment will be heard on these items. Persons wishing to speak on discussion items must complete a sign-up sheet and give it to a staff person at the meeting.

**11. ACTION ITEMS:**

- A. Recommendation to approve Resolution NO. 18-09 A Resolution  
Adopting A Modification To The Development Program For Developing  
District NO. 1 And Establishing Tax Increment Financing District 1-3  
Therein And Adopting Tax Increment Financing Plan Therefor

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- B. Recommendation to approve Resolution NO. 18-10 A Resolution  
Authorizing An Interfund Loan For Advance Of Certain Costs In  
Connection With tax Increment Financing District 1-3

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**12. MAYOR AND COUNCIL INPUT****13. ADJOURNMENT**







## **City of Lexington Public Financing Criteria and Business Subsidy Policy**

### **INTRODUCTION:**

This Policy is adopted for purposes of the business subsidies act, which is Minnesota Statutes, Sections 116J.993 through 116J.995 (the "Statutes"). Terms used in this Policy are intended to have the same meanings as used in Statutes. Section 116J.993 Subd. 3 specifies forms of financial assistance that are not considered a business subsidy. This list contains exceptions for several activities, including redevelopment, pollution clean-up, and housing, among others. When providing a business subsidy, the City commits to holding a public hearing, as applicable, and reporting annually to the Department of Employment and Economic Development (DEED) on job and wage goal progress.

### **1. PURPOSE AND AUTHORITY**

- A. The purpose of this document is to establish criteria for granting business subsidies and public financing for private development and redevelopment within the City. These criteria shall be used as a guide in processing and reviewing applications requesting business subsidies and/or City public financing.
- B. The City's ability to grant business subsidies is governed by the limitations established in the Statutes. The City may choose to apply its Business Subsidy Criteria to other development activities not defined as a business subsidy under Statutes. City public financing may or may not be considered a business subsidy as defined by the Statutes.
- C. Unless specifically excluded by the Statutes, business subsidies include grants by state or local government agencies, contributions of personal property, real property, infrastructure, the principal amount of a loan at rates below those commercially available to the recipient of the subsidy, any reduction or deferral of any tax or any fee, tax increment financing (TIF), abatement of property taxes, loans made from City funds, any guarantee of any payment under any loan, lease, or other obligation, or any preferential use of government facilities given to a business.
- D. The criteria in this Policy are to be used in conjunction with other relevant policies of the City. Compliance with this Public Finance Criteria and Business Subsidy Policy shall not automatically mean compliance with such separate policies.

- E. The City may deviate from the job and wage goals criteria outlined in Section 5.D and 5.E below by documenting in writing the reason(s) for the deviation. The documentation shall be submitted to DEED with the next annual report.
- F. The City may amend this document at any time. Amendments to these criteria are subject to public hearing requirements contained in the Statutes.

## **2. CITY'S OBJECTIVE FOR THE USE OF PUBLIC FINANCING**

- A. As a matter of adopted policy, the City may consider using public financing which may include tax increment financing (TIF), property tax abatement, bonds, and other forms of public financing as appropriate, to assist private development projects. Such assistance must comply with all applicable statutory requirements and accomplish one or more of the following objectives:
  - 1. Remove blight and/or encourage redevelopment in designated redevelopment/development area(s) per the goals and visions established by the City Council.
  - 2. Expand and diversify the local economy and tax base.
  - 3. Encourage additional unsubsidized private development in the area, either directly or through secondary "spin-off" development.
  - 4. Offset increased costs for redevelopment over and above the costs that a developer would incur in normal urban and suburban development (determined as part of the "But-For" analysis).
  - 5. Facilitate the development process and promote development on sites that could not be developed without public financing assistance.
  - 6. Increase the number and diversity of quality jobs and/or retain local jobs at high wages.
  - 7. Provide the highest and best desired use for the property.
  - 8. Improve or add public infrastructure such as roads, utility extensions, storm water ponding, etc.
  - 9. Establish business interest that add to the diversity of the City's offerings.

## **3. PUBLIC FINANCING PRINCIPLES**

- A. The guidelines and principles set forth in this Policy pertain to all applications for City public financing regardless of whether they are considered a Business Subsidy as defined by the Statutes. The following general assumptions of development/redevelopment shall serve as City public financing guidelines:
  - 1. All viable requests for City public financing assistance shall be reviewed by staff and a third party municipal advisor who will inform the City of its findings and



recommendations. This process, known as the “But For” analysis is intended to establish that the project would not be feasible but for the City financing assistance.

2. The City shall establish mechanisms within a development agreement to ensure that adequate checks and balances are incorporated in the distribution of financial assistance where feasible and appropriate, including but not limited to, establishment of a “look back provision” and other performance criteria deemed necessary by the City.
3. TIF and property tax abatement will be provided on a pay-as-you-go basis. Any request for up-front assistance will be evaluated on its own merits and may require security to cover any risks assumed by the City.
4. The City will set up TIF districts in accordance with the maximum number of statutory years allowable. However, this does not mean that the developer will be granted assistance for the full term of the TIF district.
5. The City will elect the fiscal disparities contribution to come from inside applicable TIF district(s) to eliminate any impact to the existing tax payers of the community.
6. Public financing will not be used to support speculative commercial, office, or housing projects. In general, the developer shall provide market data, tenant letters of commitment, and/or finance statements that support the market potential/demand for the proposed project.
7. Public financing will not be used in projects that would give a significant competitive financial advantage over similar projects in the area due to the use of public financing assistance. Developers shall provide information to support that assistance will not create such a competitive advantage. Priority consideration will be given to projects that fill an unmet market need as determined by the City.
8. Public financing will not be used to offset costs related to land and/or property acquisition costs in excess of fair market value.
9. The developer will pay all applicable application fees and pay for the City’s fiscal and legal advisor time as stated in the City’s Public Assistance Application. The City may require the developer to deposit a minimum amount of funds into an escrow to cover the City’s costs before processing a Public Assistance Application.
10. On a case-by-case basis, the City may consider waiving fees, including, but not limited to, park dedication fees, water and/or sewer/storm sewer connection, or area charges. The City may consider using SAC credits, to the extent they are available, to off-set a project’s SAC expenses.
11. The developer shall proactively attempt to minimize the amount of public assistance needed through the pursuit of grants, innovative solutions in structuring the pro forma, and other funding mechanisms.
12. All developments shall execute and record a Minimum Assessment Agreement and Development Agreement unless waived by the City in its sole discretion.

#### 4. PROJECTS THAT MAY QUALIFY FOR PUBLIC FINANCING ASSISTANCE

- A. All new applications for public assistance considered by the City must meet all the minimum qualifications in Section 4.1, 4.2.A, 4.2.B, and as many of the desired qualifications in Section 4.2.C as feasible. However, it should not be presumed that a project meeting these qualifications will automatically be approved for assistance.
- B. Meeting the qualifications does not imply or create any contractual rights on the part of any potential developer to have its project approved for assistance.

##### 4.1 MINIMUM QUALIFICATIONS/REQUIREMENTS:

- A. In addition to meeting the applicable requirements of Statutes, the project shall meet two or more of the public financing objectives outlined in Section 2.
- B. The developer must demonstrate to the satisfaction of the City that the project is not financially feasible “but for” the use of tax increment or other public financing.
- C. The project shall be consistent with the City’s Comprehensive Plan, Zoning Ordinances, Design Guidelines, and any other applicable land use documents or City requirements.
- D. Prior to approval of a financing plan, the developer shall provide all requested market and financial feasibility studies, appraisals, soil boring, private lender commitment, and/or other information the City or its financial consultants may require in order to proceed with an independent evaluation of the application for public financing.
- E. The developer must provide adequate financial guarantees to ensure the repayment of any public financing and completion of the project. These may include, but are not limited to, assessment agreements, letters of credit, personal deficiency guarantees, guaranteed maximum cost contract, etc.
- F. Any developer requesting assistance must be able to demonstrate past successful general development capability as well as specific capability in the type and size of development proposed. Public financing will not be used when the developer’s credentials, in the sole judgment of the City, are inadequate. The City’s evaluation of the developer’s credentials may include, but is not limited to, performance on past projects, general reputation, project references, bankruptcy and other criteria considered relevant to the City.
- G. The developer, or its contractual assigns, shall retain ownership of any portion of the project long enough to complete the project, stabilize its occupancy, and establish project management, and/or needed mechanisms to ensure successful operation.

##### 4.2 DESIRED QUALIFICATIONS:

- A. Projects providing a high ratio of private investment to City public investment will receive priority consideration. Private investment includes developer cash, government and bank loans, conduit bonds, tax credit equity, and land if already owned by the developer.

- B. Proposals that significantly increase the amount of property taxes paid after redevelopment will receive priority consideration.
- C. Proposals that encourage the following will receive priority consideration:
  - 1. Implements the City's vision and values for a City-identified redevelopment areas in order of priority;
    - a. Lovell building site
    - b. Vacant Central Business District area south and west of Northway Shopping Center
    - c. Commercial Redevelopment Districts on north side of Lake Drive
  - 2. Promotes multi-family housing investment that meets the following City goals:
    - a. Provides housing options not currently available,
    - b. Provides affordable and/or workforce housing that include amenities similar to those found in market rate housing, and/or
    - c. Provides market-rate housing with high-end finishes and amenity package.
  - 3. Promotes owner occupied housing.
  - 4. Redevelops a blighted, contaminated, and/or challenged site.
  - 5. Attracts or retains a significant employer within the City.
  - 6. Increases jobs density within the City.
  - 7. Provides significant rehabilitation or expansion and/or replacement of existing office, manufacturing, or commercial facility.
  - 8. Provides façade improvements (including building facades, signage, landscaping and parking lots) for commercial/industrial developments.
  - 9. Adds needed road, access, multi-modal improvements and or public infrastructure.
  - 10. Provides opportunities for small businesses (under 50 employees).
  - 11. Provides significant improvement to surrounding land uses, the neighborhood, and/or the City.

5. **BUSINESS SUBSIDY CRITERIA: PUBLIC PURPOSE, JOBS AND WAGE REQUIREMENT**

- A. All business subsidies must meet a public purpose with measurable benefit to the City as a whole.
- B. Job retention may only be used as a public purpose in cases where job loss is specific and demonstrable. The City shall document the information used to determine the nature of the job loss.
- C. The creation of tax base shall not be the sole public purpose of a subsidy.



- D. Unless the creation of jobs is removed from a particular project pursuant to the requirements of the Statutes, the creation of jobs is a public purpose for granting a subsidy. Creation of at least one (1) new full-time employee (FTE) is a **minimum requirement** for consideration of assistance and, it should **not** be presumed that a project meeting this minimum requirement will automatically be approved for assistance. The City may require more jobs be created in order for a developer to receive public assistance. For purposes of this Policy, FTE's must be permanent positions with set hours, and be eligible for benefits.
- E. The wage floor for wages to be paid for the jobs created shall be not less than **200%** of the State of Minnesota Minimum Wage. The City will seek to create jobs with higher wages as appropriate for the overall public purpose of the subsidy. Wage goals may also be set to enhance existing jobs through increased wages, which increase must result in wages higher than the minimum under this Section.
- F. After a public hearing, if the creation or retention of jobs is determined not to be a goal, the wage and job goals may be set at zero.

## 6. SUBSIDY AGREEMENT

- A. In granting a business subsidy, the City shall enter into a subsidy agreement with the recipient that provides at least the following information: wage and job goals (if applicable), commitments to provide necessary reporting data, and recourse for failure to meet goals required by the Statutes.
- B. The subsidy agreement may be incorporated into a broader development agreement for a project.
- C. The subsidy agreement shall commit the recipient to providing the reporting information required by the Statutes.

## 7. PUBLIC FINANCING PROJECT EVALUATION PROCESS

- A. The following methods of analysis for all public financing proposals shall be used:
  - 1. Consideration of project meeting minimum qualifications;
  - 2. Consideration of project meeting desired qualifications;
  - 3. Project meets "but-for" analysis and/or statutory qualifications; and,
  - 4. Project is deemed consistent with City's Goals and Objectives.

***Please note that the evaluation methodology is intended to provide a balanced review. Each area will be evaluated individually and collectively and in no case should one area outweigh another in terms of importance to determining the level of assistance.***



## Tax Increment Financing District Overview

### City of Lexington

### Tax Increment Financing District No. 1-3

The following summary contains an overview of the basic elements of the Tax Increment Financing Plan for Tax Increment Financing District No. 1-3. More detailed information on each of these topics can be found in the complete Tax Increment Financing Plan.

Proposed action:	Establishment of Tax Increment Financing District No. 1-3 (the "District") and the adoption of a Tax Increment Financing Plan (the "TIF Plan").	
	Modification to the Development Program for Development District No. 1 includes the establishment of Tax Increment Financing District No. 1-3, which represents a continuation of the goals and objectives set forth in the Development Program for Development District No. 1.	
Type of TIF District:	A housing district	
Parcel Numbers:	26-31-23-41-0065	26-31-23-41-0009
Proposed Development:	The District is being created to facilitate the construction of approximately 199 rental housing units within the City. Please see Appendix A of the TIF Plan for a more detailed project description.	
Maximum duration:	The duration of the District will be 25 years from the date of receipt of the first increment (26 years of increment). The City expects the date of first tax increment to be 2020. It is estimated that the District, including any modifications of the TIF Plan for subsequent phases or other changes, would terminate after December 31, 2045, or when the TIF Plan is satisfied.	
Estimated annual tax increment:	Up to \$527,291	



**EHLERS**  
LEADERS IN PUBLIC FINANCE

Authorized uses:	<p>The TIF Plan contains a budget that authorizes the maximum amount that may be expended:</p> <table> <tr> <td>Land/Building Acquisition .....</td><td>\$2,300,000</td></tr> <tr> <td>Site Improvements/Preparation .....</td><td>\$500,000</td></tr> <tr> <td>Affordable Housing Construction .....</td><td>\$2,000,000</td></tr> <tr> <td>Utilities .....</td><td>\$500,000</td></tr> <tr> <td>Other Qualifying Improvements .....</td><td>\$381,840</td></tr> <tr> <td><u>Administrative Costs (up to 10%) .....</u></td><td><u>\$941,205</u></td></tr> <tr> <td><b>PROJECT COSTS TOTAL .....</b></td><td><b>\$6,623,045</b></td></tr> <tr> <td><u>Interest .....</u></td><td><u>\$3,730,210</u></td></tr> <tr> <td><b>PROJECT COSTS TOTAL .....</b></td><td><b>\$10,353,255</b></td></tr> </table> <p>See Subsection 2-10, on page 2-5 of the TIF Plan for the full budget authorization.</p>	Land/Building Acquisition .....	\$2,300,000	Site Improvements/Preparation .....	\$500,000	Affordable Housing Construction .....	\$2,000,000	Utilities .....	\$500,000	Other Qualifying Improvements .....	\$381,840	<u>Administrative Costs (up to 10%) .....</u>	<u>\$941,205</u>	<b>PROJECT COSTS TOTAL .....</b>	<b>\$6,623,045</b>	<u>Interest .....</u>	<u>\$3,730,210</u>	<b>PROJECT COSTS TOTAL .....</b>	<b>\$10,353,255</b>
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Form of financing:	The project is proposed to be financed by a pay-as-you-go note and interfund loan, and/or transfer.																		
Administrative fee:	Up to 10% of annual increment, if costs are justified.																		
Interfund Loan Requirement:	If the City wants to pay for administrative expenditures from a tax increment fund, it is recommended that a resolution authorizing a loan from another fund be passed <i>PRIOR</i> to, or within 60 days of, the issuance of the check.																		
4 Year Activity Rule (§ 469.176 Subd. 6)	<p>After four years from the date of certification of the District one of the following activities must have been commenced on each parcel in the District:</p> <ul style="list-style-type: none"> <li>• Demolition</li> <li>• Rehabilitation</li> <li>• Renovation</li> <li>• Other site preparation (not including utility services such as sewer and water)</li> </ul> <p>If the activity has not been started by approximately February 2022, no additional tax increment may be taken from that parcel until the commencement of a qualifying activity.</p>																		

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





CITY OF LEXINGTON  
ANOKA COUNTY, MINNESOTA





*As of January 26, 2018  
Draft for Public Hearing*

**Modification to the Development Program  
for Development District No. 1**

**and the**

**Tax Increment Financing Plan**

**for the establishment of**

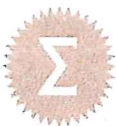
**Tax Increment Financing District 1-3  
(a housing district)**

**within**

**Development District No. 1**

City of Lexington  
Anoka County  
State of Minnesota

Public Hearing: February 1, 2018  
Adopted:



**EHLERS**

Prepared by: EHLERS & ASSOCIATES, INC.  
3060 Centre Pointe Drive, Roseville, Minnesota 55113-1105  
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## ***Section 1 - Modification to the Development Program for Development District No. 1***

### **Foreword**

The following text represents a Modification to the Development Program for Development District No. 1. This modification represents a continuation of the goals and objectives set forth in the Development Program for Development District No. 1. Generally, the substantive changes include the establishment of Tax Increment Financing District 1-3.

For further information, a review of the Development Program for Development District No. 1 is recommended. It is available from the City Administrator at the City of Lexington. Other relevant information is contained in the Tax Increment Financing Plans for the Tax Increment Financing Districts located within Development District No. 1.

## **Section 2 - Tax Increment Financing Plan for Tax Increment Financing District 1-3**

### **Subsection 2-1. Foreword**

The City of Lexington (the "City"), staff and consultants have prepared the following information to expedite the establishment of Tax Increment Financing District 1-3 (the "District"), a housing tax increment financing district, located in Development District No. 1.

### **Subsection 2-2. Statutory Authority**

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

This section contains the Tax Increment Financing Plan (the "TIF Plan") for the District. Other relevant information is contained in the Modification to the Development Program for Development District No. 1.

### **Subsection 2-3. Statement of Objectives**

The District currently consists of two parcels of land and adjacent and internal rights-of-way. The District is being created to facilitate the construction of approximately 199 multi-family rental housing units in the City, all of which will be affordable to households with incomes at or below 60% of the area median income. Please see Appendix A for further District information. The City has not entered into a development agreement at the time of preparation of this TIF Plan but anticipates entering into a development agreement with Lexington Leased Housing Associates I, LLLP. Development is likely to commence by the end of 2018. This TIF Plan is expected to achieve many of the objectives outlined in the Development Program for Development District No. 1.

The activities contemplated in the Modification to the Development Program and the TIF Plan do not preclude the undertaking of other qualified development or redevelopment activities. These activities are anticipated to occur over the life of Development District No. 1 and the District.

### **Subsection 2-4. Development Program Overview**

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

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

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

The City currently owns one of the parcels to be included in the District.

## **Subsection 2-6. Classification of the District**

The City, in determining the need to create a tax increment financing district in accordance with *M.S., Sections 469.174 to 469.1794*, as amended, inclusive, finds that the District, to be established, is a housing district pursuant to *M.S., Section 469.174, Subd. 11 and M.S., Section 469.1761* as defined below:

*M.S., Section 469.174, Subd. 11:*

*"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 1934, the National Housing Act of 1959, the United States 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, and that satisfies the requirements of M.S., Section 469.1761. Housing project means a project, or portion of a project, that meets all the qualifications of a housing district under this subdivision, whether or not actually established as a housing district.*

*M.S., Section 469.1761:*

*Subd. 1. Requirement imposed.*

*(a) In order for a tax increment financing district to qualify as a housing district:*

- (1) the income limitations provided in this section must be satisfied; and*
- (2) no more than 20 percent of the square footage of buildings that receive assistance from tax increments may consist of commercial, retail, or other nonresidential uses.*

*(b) The requirements imposed by this section apply to property receiving assistance financed with tax increments, including interest reduction, land transfers at less than the authority's cost of acquisition, utility service or connections, roads, parking facilities, or other subsidies. The provisions of this section do not apply to districts located within a targeted area as defined in Section 462C.02 Subd 9, clause (e).*

*© For purposes of the requirements of paragraph (a), the authority may elect to treat an addition to an existing structure as a separate building if:*

- (1) construction of the addition begins more than three years after construction of the existing structure was completed; and*
- (2) for an addition that does not meet the requirements of paragraph (a), clause (2), if it is treated as a separate building, the addition was not contemplated by the tax increment*



*financing plan which includes the existing structure.*

*Subd. 2. Owner occupied housing.*

*For owner occupied residential property, 95 percent of the housing units must be initially purchased and occupied by individuals whose family income is less than or equal to the income requirements for qualified mortgage bond projects under section 143(f) of the Internal Revenue Code.*

*Subd. 3. Rental property.*

*For residential rental property, the property must satisfy the income requirements for a qualified residential rental project as defined in section 142(d) of the Internal Revenue Code. The requirements of this subdivision apply for the duration of the tax increment financing district.*

*Subd. 4. Noncompliance; enforcement.*

*Failure to comply with the requirements of this section is subject to M.S., Section 469.1771.*

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

- The District consists of two parcels.
- The development will consist of approximately 199 units of multi-family rental housing.
- 100% of the units will be occupied by person with incomes at or below 60% of area median income.

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

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

Pursuant to *M.S., Section 469.175, Subd. 1, and Section 469.176, Subd. 1*, the duration and first year of tax increment of the District must be indicated within the TIF Plan. Pursuant to *M.S., Section 469.176, Subd. 1b.*, the duration of the District will be 25 years after receipt of the first increment by the City (a total of 26 years of tax increment). The City elects to receive the first tax increment in 2020, which is no later than four years following the year of approval of the District. Thus, it is estimated that the District, including any modifications of the TIF Plan for subsequent phases or other changes, would terminate after 2045, or when the TIF Plan is satisfied. The City reserves the right to decertify the District prior to the legally required date.

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

Pursuant to *M.S., Section 469.174, Subd. 7 and M.S., Section 469.177, Subd. 1*, the Original Net Tax Capacity (ONTC) as certified for the District will be based on the market values placed on the property by the assessor in 2017 for taxes payable 2018.

Pursuant to *M.S., Section 469.177, Subds. 1 and 2*, the County Auditor shall certify in each year (beginning in the payment year 2020) the amount by which the original value has increased or decreased as a result of:

1. Change in tax exempt status of property;
2. Reduction or enlargement of the geographic boundaries of the district;
3. Change due to adjustments, negotiated or court-ordered abatements;
4. Change in the use of the property and classification;

5. Change in state law governing class rates; or
6. Change in previously issued building permits.

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

The original local tax rate for the District will be the local tax rate for taxes payable 2018, assuming the request for certification is made before June 30, 2018. The ONTC and the Original Local Tax Rate for the District appear in the table below.

Pursuant to *M.S., Section 469.174 Subd. 4* and *M.S., Section 469.177, Subd. 1, 2, and 4*, the estimated Captured Net Tax Capacity (CTC) of the District, within Development District No. 1, upon completion of the projects within the District, will annually approximate tax increment revenues as shown in the table below. The City requests 100 percent of the available increase in tax capacity for repayment of its obligations and current expenditures, beginning in the tax year payable 2020. The Project Tax Capacity (PTC) listed is an estimate of values when the projects within the District are completed.

<b>Project Estimated Tax Capacity upon Completion (PTC)</b>	<b>\$364,073</b>	
<b>Original Estimated Net Tax Capacity (ONTC)</b>	<b>\$8,708</b>	
<b>Estimated Captured Tax Capacity (CTC)</b>	<b>\$355,365</b>	
<b>Original Local Tax Rate</b>	<b>148.380%</b>	Estimated Pay 2018
<b>Estimated Annual Tax Increment (CTC x Local Tax Rate)</b>	<b>\$527,291</b>	
<b>Percent Retained by the City</b>	<b>100%</b>	

Tax capacity includes a 3% inflation factor for the duration of the District. The tax capacity included in this chart is the estimated tax capacity of the District in year 25. The tax capacity of the District in year one is estimated to be \$62,685.

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

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

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

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

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

<b><u>SOURCES OF FUNDS</u></b>	<b><u>TOTAL</u></b>
Tax Increment	\$9,412,050
<u>Interest</u>	<u>\$941,205</u>
<b>TOTAL</b>	<b>\$10,353,255</b>

The City may issue bonds (as defined in the TIF Act) secured in whole or in part with tax increments from the District in a maximum principal amount of \$6,623,045. Such bonds may be in the form of pay-as-you-go notes, revenue bonds or notes, general obligation bonds, or interfund loans. This estimate of total bonded indebtedness is a cumulative statement of authority under this TIF Plan as of the date of approval.

#### **Subsection 2-10. Uses of Funds**

Currently under consideration for the District is a proposal to facilitate the construction of approximately 199 multi-family housing units. The City has determined that it will be necessary to provide assistance to the project(s) for certain District costs, as described. The City has studied the feasibility of the development or redevelopment of property in and around the District. To facilitate the establishment and development or redevelopment of the District, this TIF Plan authorizes the use of tax increment financing to pay for the cost of certain eligible expenses. The estimate of public costs and uses of funds associated with the District is outlined in the following table.

<b><u>USES OF TAX INCREMENT FUNDS</u></b>	<b><u>TOTAL</u></b>
Land/Building Acquisition	\$2,300,000
Site Improvements/Preparation	\$500,000
Construction	\$2,000,000
Utilities	\$500,000
Other Qualifying Improvements	\$381,840
<u>Administrative Costs (up to 10%)</u>	<u>\$941,205</u>
<b>PROJECT COST TOTAL</b>	<b>\$6,623,045</b>
<u>Interest</u>	<u>\$3,730,210</u>
<b>PROJECT AND INTEREST COSTS TOTAL</b>	<b>\$10,353,255</b>

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

Estimated costs associated with the District are subject to change among categories without a modification to this TIF Plan. The cost of all activities to be considered for tax increment financing will not exceed, without formal modification, the budget above pursuant to the applicable statutory requirements. The City may expend funds for qualified housing activities outside of the District boundaries.

### **Subsection 2-11. Fiscal Disparities Election**

Pursuant to *M.S., Section 469.177, Subd. 3*, the City may elect one of two methods to calculate fiscal disparities. If the calculations pursuant to *M.S., Section 469.177, Subd. 3, clause b*, (inside the District) are followed, the following method of computation shall apply:

- (1) The original net tax capacity shall be determined before the application of the fiscal disparity provisions of Chapter 276A or 473F. The current net tax capacity shall exclude any fiscal disparity commercial-industrial net tax capacity increase between the original year and the current year multiplied by the fiscal disparity ratio determined pursuant to M.S., Section 276A.06, subdivision 7 or M.S., Section 473F.08, subdivision 6. Where the original net tax capacity is equal to or greater than the current net tax capacity, there is no captured tax capacity and no tax increment determination. Where the original tax capacity is less than the current tax capacity, the difference between the original net tax capacity and the current net tax capacity is the captured net tax capacity. This amount less any portion thereof which the authority has designated, in its tax increment financing plan, to share with the local taxing districts is the retained captured net tax capacity of the authority.*
- (2) The county auditor shall exclude the retained captured net tax capacity of the authority from the net tax capacity of the local taxing districts in determining local taxing district tax rates. The local tax rates so determined are to be extended against the retained captured net tax capacity of the authority as well as the net tax capacity of the local taxing districts. The tax generated by the extension of the less of (A) the local taxing district tax rates or (B) the original local tax rate to the retained captured net tax capacity of the authority is the tax increment of the authority.*

**The City will choose to calculate fiscal disparities by clause b. It is not anticipated that the District will contain commercial/industrial property. As a result, there should be no impact due to the fiscal disparities provision on the District.**

According to *M.S., Section 469.177, Subd. 3*:

- (c) The method of computation of tax increment applied to a district pursuant to paragraph (a) or (b) shall remain the same for the duration of the district, except that the governing body may elect to change its election from the method of computation in paragraph (a) to the method in paragraph (b).*

### **Subsection 2-12. Business Subsidies**

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

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

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

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

### **Subsection 2-13. County Road Costs**

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

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

### **Subsection 2-14. Estimated Impact on Other Taxing Jurisdictions**

The estimated impact on other taxing jurisdictions assumes that the redevelopment contemplated by the TIF Plan would occur without the creation of the District. However, the City has determined that such



development or redevelopment would not occur "but for" tax increment financing and that, therefore, the fiscal impact on other taxing jurisdictions is \$0. The estimated fiscal impact of the District would be as follows if the "but for" test was not met:

<b>IMPACT ON TAX BASE</b>			
	<b>Estimated 2017/Pay 2018 Total Net Tax Capacity</b>	<b>Estimated Captured Tax Capacity (CTC) Upon Completion</b>	<b>Percent of CTC to Entity Total</b>
Anoka County	347,376,273	355,365	0.1023%
City of Lexington	1,379,547	355,365	25.7595%
Centennial ISD No. 12	34,270,696	355,365	1.0369%

<b>IMPACT ON TAX RATES</b>				
	<b>Estimated Pay 2018 Extension Rates</b>	<b>Percent of Total</b>	<b>CTC</b>	<b>Potential Taxes</b>
Anoka County	0.353280	23.81%	355,365	125,543
City of Lexington	0.710970	47.92%	355,365	252,654
Centennial ISD No. 12	0.348990	23.52%	355,365	124,019
Other	0.070560	4.76%	355,365	25,075
<b>Total</b>	1.483800	100.00%		527,291

The estimates listed above display the captured tax capacity when all construction is completed. The tax rate used for calculations is the estimated Pay 2018 rate. The total net capacity for the entities listed above are based on estimated Pay 2018 figures. The District will be certified under the actual Pay 2018 rates, which were unavailable at the time this TIF Plan was prepared.

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

- (1) Estimate of total tax increment. It is estimated that the total amount of tax increment that will be generated over the life of the District is \$9,412,050;
- (2) Probable impact of the District on city provided services and ability to issue debt. An impact of the District on police protection may result in negligible increase in services. The City currently contracts with the Centennial Lakes Police Department for police services. With any addition of new residents or businesses, police calls for service may be increased. New developments may add an increase in traffic and additional overall demands to the call load. The City does not expect that the proposed development, in and of itself, will necessitate new capital investment, however, may minimally increase police costs pursuant to the formula for services in the current contract with the Centennial Lakes Police Departments.

The probable impact of the District on fire protection is not expected to be significant and may only see a minimal increase in calls for medical services. Typically new buildings generate few calls, if any, and are of superior construction.

The impact of the District on public infrastructure is expected to be minimal. The development is not expected to significantly impact any traffic movements in the area. The current infrastructure for sanitary sewer, storm sewer and water will be able to handle the additional volume generated from the proposed development. Based on the development plans, there are no additional costs associated with street maintenance, sweeping, plowing, lighting and sidewalks. The development in the District is expected to contribute to sanitary sewer (SAC) and water (WAC) connection fees.

The probable impact of any District on general obligation tax increment bonds on the ability to issue debt for general fund purposes is expected to be minimal. It is not anticipated that there will be any general obligation debt issued in relation to this project; therefore, there will be no impact on the City's ability to issue future debt or on the City's debt limit.

- (3) Estimated amount of tax increment attributable to school district levies. It is estimated that the amount of tax increments over the life of the District that would be attributable to school district levies, assuming the school district's share of the total local tax rate for all taxing jurisdictions remained the same, is \$2,213,714;
- (4) Estimated amount of tax increment attributable to county levies. It is estimated that the amount of tax increments over the life of the District that would be attributable to county levies, assuming the county's share of the total local tax rate for all taxing jurisdictions remained the same, is \$2,241,009;
- (5) Additional information requested by the county or school district. The City is not aware of any standard questions in a county or school district written policy regarding tax increment districts and impact on county or school district services. The county or school district must request additional information pursuant to *M.S. Section 469.175 Subd. 2(b)* within 15 days after receipt of the tax increment financing plan.

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

### **Subsection 2-15. Supporting Documentation**

Pursuant to *M.S. Section 469.175, Subd. 1 (a), clause 7* the TIF Plan must contain identification and description of studies and analyses used to make the findings are required in the resolution approving the District. The following report supports the City's findings:

- City of Lexington 2030 Comprehensive Plan
- Appraisal (November 29, 2014)
- Ehlers Gap Analysis

### **Subsection 2-16. Definition of Tax Increment Revenues**

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

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

4. Interest or other investment earnings on or from tax increments;
5. Repayments or return of tax increments made to the Authority under agreements for districts for which the request for certification was made after August 1, 1993; and
6. The market value homestead credit paid to the Authority under *M.S., Section 273.1384*.

#### **Subsection 2-17. Modifications to the District**

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

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

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

Pursuant to *M.S. Section 469.175 Subd. 4(f)*, the geographic area of the District may be reduced, but shall not be enlarged after five years following the date of certification of the original net tax capacity by the county auditor. If a housing district is enlarged, the reasons and supporting facts for the determination that the addition to the district meets the criteria of *M.S., Section 469.174, Subd. 11* must be documented. The requirements of this paragraph do not apply if (1) the only modification is elimination of parcel(s) from the District and (2) (A) the current net tax capacity of the parcel(s) eliminated from the District equals or exceeds the net tax capacity of those parcel(s) in the District's original net tax capacity or (B) the City agrees that, notwithstanding *M.S., Section 469.177, Subd. 1*, the original net tax capacity will be reduced by no more than the current net tax capacity of the parcel(s) eliminated from the District.

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

#### **Subsection 2-18. Administrative Expenses**

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

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

For districts for which the request for certification were made before August 1, 1979, or after June 30, 1982, and before August 1, 2001, administrative expenses also include amounts paid for services provided by bond counsel, fiscal consultants, and planning or economic development consultants. Pursuant to *M.S., Section 469.176, Subd. 3*, tax increment may be used to pay any **authorized and documented** administrative expenses for the District up to but not to exceed 10 percent of the total estimated tax increment expenditures authorized by the TIF Plan or the total tax increments, as defined by *M.S., Section 469.174, Subd. 25, clause (1)*, from the District, whichever is less.

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

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

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

#### **Subsection 2-19.      Limitation of Increment**

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

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

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

*submitted by February 1 of the fifth year following the year in which the parcel was certified as included in the district. For purposes of this subdivision, qualified improvements of a street are limited to (1) construction or opening of a new street, (2) relocation of a street, and (3) substantial reconstruction or rebuilding of an existing street.*

The City or a property owner must improve parcels within the District by approximately February 2022 and report such actions to the County Auditor.

#### **Subsection 2-20. Use of Tax Increment**

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

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

**Revenues derived from tax increment from a housing district must be used solely to finance the cost of housing projects as defined in *M.S., Sections 469.174, Subd. 11 and 469.1761*. The cost of public improvements directly related to the housing projects and the allocated administrative expenses of the City may be included in the cost of a housing project.**

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

#### **Subsection 2-21. Excess Increments**

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

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

The City must spend or return the excess increments under paragraph (c) within nine months after the end of the year. In addition, the City may, subject to the limitations set forth herein, choose to modify the TIF Plan in order to finance additional public costs in Development District No. 1 or the District.

## **Subsection 2-22. Requirements for Agreements with the Developer**

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

Pursuant to *M.S., Section 469.176, Subd. 5*, no more than 10 percent, by acreage, of the property to be acquired in the District as set forth in the TIF Plan shall at any time be owned by the City as a result of acquisition with the proceeds of bonds issued pursuant to *M.S., Section 469.178* to which tax increments from property acquired is pledged, unless prior to acquisition in excess of 10 percent of the acreage, the City concluded an agreement for the development of the property acquired and which provides recourse for the City should the development not be completed.

## **Subsection 2-23. Assessment Agreements**

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

## **Subsection 2-24. Administration of the District**

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

## **Subsection 2-25. Annual Disclosure Requirements**

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

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

## **Subsection 2-26. Reasonable Expectations**

As required by the TIF Act, in establishing the District, the determination has been made that the anticipated development would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future. In making said determination, reliance has been placed upon written representation made by the developer to such effects and upon City staff awareness of the feasibility of developing the project site(s) within the District.

### **Subsection 2-27. Other Limitations on the Use of Tax Increment**

1. General Limitations. All revenue derived from tax increment shall be used in accordance with the TIF Plan. The revenues shall be used to finance, or otherwise pay the capital and administration costs of Development District No. 1 pursuant to *M.S., Sections 469.124 to 469.133*. Tax increments may not be used to circumvent existing levy limit law. No tax increment may be used for the acquisition, construction, renovation, operation, or maintenance of a building to be used primarily and regularly for conducting the business of a municipality, county, school district, or any other local unit of government or the state or federal government. This provision does not prohibit the use of revenues derived from tax increments for the construction or renovation of a parking structure.
2. Housing District Exceptions to Restriction on Pooling; Five Year Limit. Pursuant to *M.S., Section 469.1763*, (1) At least 80% of revenues derived from tax increments paid by properties in the District must be expended on Public Costs incurred within said district, and up to 20% of said tax increments may be spent on public costs incurred outside of the District but within Development District No. 1; provided that in the case of a housing district, a housing project, as defined in *M.S., Section 469.174, Subd. 11*, is deemed to be an activity in the District, even if the expenditure occurred after five years.

### **Subsection 2-28. Summary**

The City of Lexington is establishing the District to provide an impetus for residential development and provide safe and decent life cycle housing in the City. The TIF Plan for the District was prepared by Ehlers & Associates, Inc., 3060 Centre Pointe Drive, Roseville, Minnesota 55113-1105, telephone (651) 697-8500.

## Appendix A

### Project Description

Lexington Leased Housing Associates I, LLLP (the “Developer”) proposes to redevelop the parcels in the District into approximately 199 rental apartment units with one level of underground parking and additional surface parking. All of the apartments will be affordable to households with incomes at or below 60% of area median income. Construction is anticipated to start before the end of 2018 and take approximately 18 months to complete. The City anticipates entering into a development agreement with the Developer to provide TIF assistance on a pay-as-you-go basis.

The building at 4175 Lovell Road was originally constructed as a public school building in phases between 1949 and 1960. The school closed in 1982, and the site was subsequently sold to a private owner that converted the building into commercial/office spaces. The City purchased the building in 1993 and used it for City Hall offices and leased the remaining spaces to an assort of private businesses. City Hall moved to a different location in 2006. The City’s Comprehensive Plan in 2008 identified this site for redevelopment and has actively been seeking redevelopment since 2008. The building was never designed for commercial/office uses and is functionally obsolete. The building is mostly vacant, and any remaining leases are on a month-to-month lease or will be allowed to expire when their term ends.

The City anticipates selling the 4175 Lovell Road property to the Developer and writing down the value of the property from \$1,996,000 to \$200,000 to enhance the project’s financial feasibility. The \$1,996,000 value was established via an appraisal completed in November 2014. The City expects to authorize an interfund loan to reimburse itself for the value of the write down, \$1,796,000, plus interest, from the future increment.

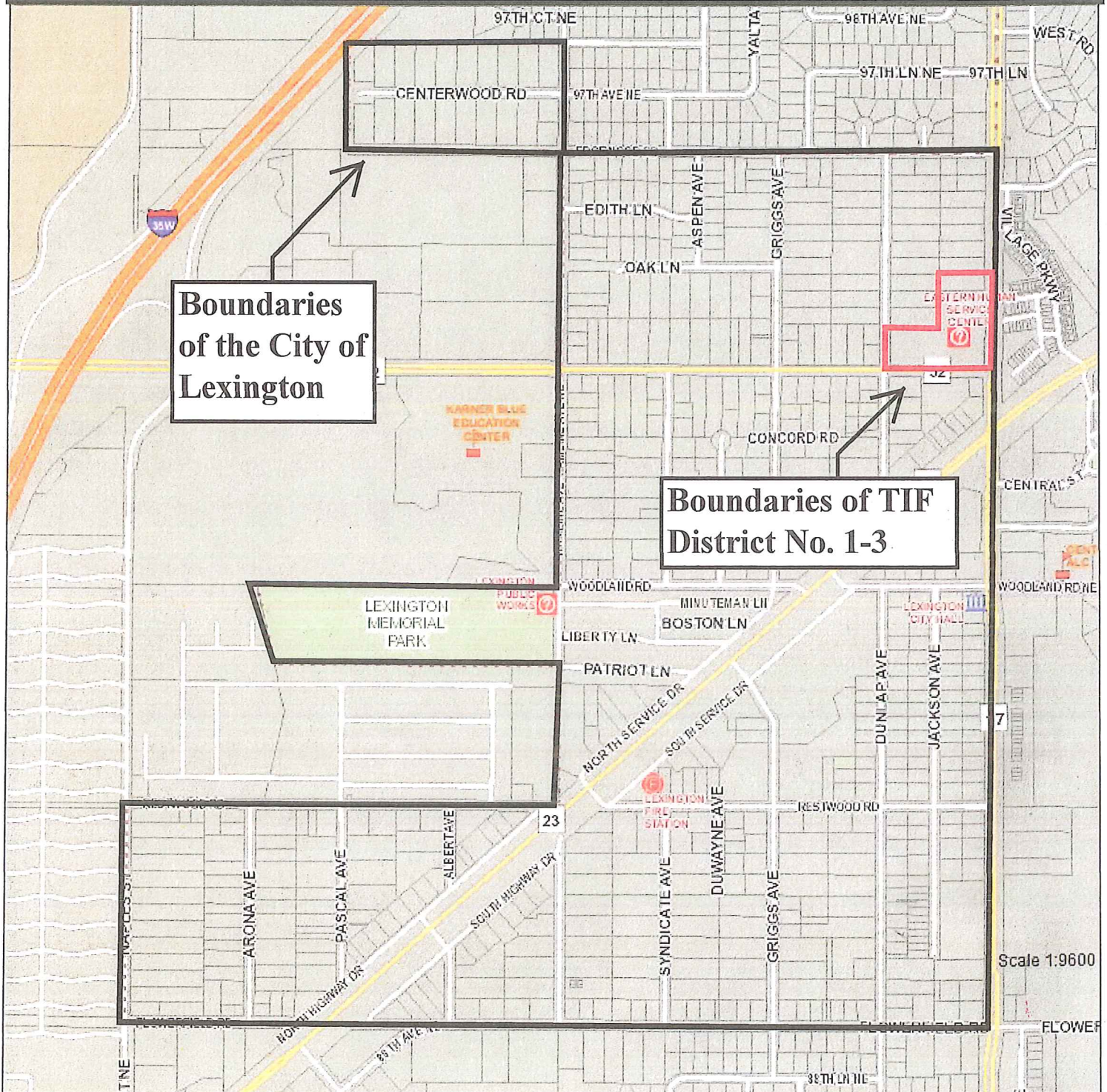


## Appendix B

### Map of Development District No. 1 and the District

# TAX INCREMENT FINANCING DISTRICT NO. 1-3 DEVELOPMENT DISTRICT NO. 1

CITY OF LEXINGTON  
ANOKA COUNTY, MINNESOTA



**Boundaries  
of the City of  
Lexington**

**Boundaries of TIF  
District No. 1-3**

*The boundaries of Development District  
No. 1 are coterminous with the corporate  
boundaries of the City of Lexington.*

## Appendix C

### Description of Property to be Included in the District

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

<u>Parcel Numbers</u>	<u>Address</u>	<u>Owner</u>
26-31-23-41-0065	4175 Lovell Road	City of Lexington
26-31-23-41-0009	9480 Lexington Ave	Duane A Otte Trustee

Appendix D

Estimated Cash Flow for the District





## Lovell Senior Housing

City of Lexington

199 Multi-Family Housing Units

### ASSUMPTIONS AND RATES

DistrictType:	Housing	
District Name/Number:		
County District #:	2018	
First Year Construction or Inflation on Value	3.00%	
Existing District - Specify No. Years Remaining	4.00%	
Inflation Rate - Every Year:	1-Aug-19	
Interest Rate:	1-Feb-20	
Present Value Date:	Pay 2018	
First Period Ending	2020	
Tax Year District was Certified:	26	
Cashflow Assumes First Tax Increment For Development:	2045	
Years of Tax Increment	Incremental	
Assumes Last Year of Tax Increment	37.6414%	Pay 2018 (TNT)
Fiscal Disparities Election [Outside (A), Inside (B), or NA]	145.0950%	Pay 2018 (TNT)
Incremental or Total Fiscal Disparities	148.380%	Pay 2018 (TNT)
Fiscal Disparities Contribution Ratio	148.380%	Pay 2018 (TNT)
Fiscal Disparities Metro-Wide Tax Rate	45.0000%	Pay 2018 (TNT)
Maximum/Frozen Local Tax Rate:	0.15126%	Pay 2018 (TNT)
Current Local Tax Rate: (Use Lesser of Current or Max.)		
State-wide Tax Rate (Comm./Ind. only used for total taxes)		
Market Value Tax Rate (Used for total taxes)		

#### Tax Rates

Exempt Class Rate (Exempt)	0.00%
Commercial Industrial Preferred Class Rate (C/I Pref.)	
First \$150,000	1.50%
Over \$150,000	2.00%
Commercial Industrial Class Rate (C/I)	
Rental Housing Class Rate (Rental)	1.25%
Affordable Rental Housing Class Rate (Aff. Rental)	
First \$121,000	0.75%
Over \$121,000	0.25%
Non-Homestead Residential (Non-H Res. 1 Unit)	
First \$500,000	1.00%
Over \$500,000	1.25%
Homestead Residential Class Rate (Hmsd. Res.)	
First \$500,000	1.00%
Over \$500,000	1.25%
Agricultural Non-Homestead	1.00%

#### BASE VALUE INFORMATION (Original Tax Capacity)

Map #	PID	Owner	Address	Land Market Value	Building Market Value	Total Market Value	Percentage of Value Used for District	Original Market Value	Tax Year Original Market Value	Property Tax Class	Current Tax Capacity	Class After Conversion	After Conversion Orig. Tax Cap.	Area/Phase
1	26-31-23-41-0065	City of Lexington	4175 Lovell Rd	230,600	741,900	972,500	100%	972,500	Pay 2018	Exempt	-	Aff. Rental	7,294	1
2	26-31-23-41-0009	ane A Otte Trus	3480 Lexington Ave	55,100	133,500	188,600	100%	188,600	Pay 2018	Hmsd. Res.	1,886	Aff. Rental	1,415	1
						1,161,100					1,886		8,708	

#### Note:

1. Base values for Pay 2018 per Anoka County GIS Website on 11-27-17.



## Lovell Senior Housing

**City of Lexington**  
**199 Multi-Family Housing Units**

**Note:**

1. Market values are based upon estimates from Anoka County Assessor in August 2017.

**Note:**

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

Total Property Taxes	301,869
less State-wide Taxes	0
less Fiscal Disp. Adj.	0
less Market Value Taxes	(36,121)
less Base Value Taxes	(12,921)
Annual Gross TIF	3



**Lovell Senior Housing  
City of Lexington  
199 Multi-Family Housing Units**

TAX INCREMENT CASH FLOW														
% of OTC	Project Tax Capacity	Original Tax Capacity	Fiscal Disparities Incremental	Captured Tax Capacity	Local Tax Rate	Annual Gross Tax Increment	Semi-Annual Gross Tax Increment	State Auditor 0.35%	Admin. at 10%	Semi-Annual Net Tax Increment	Semi-Annual Present Value	PERIOD ENDING Yrs.	Tax Year	Payment Date
100%	62,685	(8,708)	-	53,977	148.380%	80,091	40,045	(144)	(3,990)	35,911	34,517	0.5	2020	02/01/20
100%	179,100	(8,708)	-	170,392	148.380%	252,827	126,414	(455)	(12,596)	113,363	68,356	1	2020	02/01/21
100%	184,473	(8,708)	-	175,765	148.380%	260,800	130,400	(469)	(12,993)	113,363	275,762	2	2021	08/01/21
100%	190,007	(8,708)	-	181,299	148.380%	269,011	130,400	(469)	(12,993)	116,937	379,599	2.5	2022	02/01/22
100%	195,707	(8,708)	-	186,999	148.380%	277,469	134,506	(484)	(13,402)	120,619	481,400	3	2022	08/01/22
100%	201,579	(8,708)	-	192,870	148.380%	286,181	138,735	(499)	(13,824)	124,619	584,348	3.5	2023	02/01/23
100%	207,626	(8,708)	-	198,918	148.380%	295,154	147,577	(531)	(14,705)	128,318	685,276	4	2023	08/01/23
100%	213,855	(8,708)	-	205,147	148.380%	304,396	152,198	(548)	(15,165)	132,341	787,337	4.5	2024	02/01/24
100%	220,270	(8,708)	-	211,562	148.380%	313,916	156,958	(565)	(15,639)	136,485	887,397	5	2024	08/01/24
100%	226,879	(8,708)	-	218,170	148.380%	323,721	161,861	(583)	(16,128)	140,754	988,575	5.5	2025	02/01/25
100%	233,685	(8,708)	-	224,977	148.380%	333,820	166,910	(601)	(16,631)	145,150	1,087,769	6	2025	08/01/25
100%	240,695	(8,708)	-	231,987	148.380%	344,223	172,111	(620)	(17,149)	149,678	1,188,067	6.5	2026	02/01/26
100%	247,916	(8,708)	-	239,208	148.380%	354,937	177,468	(639)	(17,683)	154,343	1,286,398	7	2026	08/01/26
100%	255,354	(8,708)	-	246,646	148.380%	365,973	182,986	(659)	(18,233)	159,147	1,385,820	7.5	2027	02/01/27
100%	263,014	(8,708)	-	254,306	148.380%	377,339	188,670	(679)	(18,799)	164,095	1,483,293	8	2027	08/01/27
100%	270,905	(8,708)	-	262,197	148.380%	389,047	194,524	(700)	(19,382)	169,191	1,581,843	8.5	2028	02/01/28
100%	279,032	(8,708)	-	270,324	148.380%	401,106	200,553	(722)	(19,983)	174,441	1,678,461	9	2028	08/01/28
100%	287,403	(8,708)	-	278,695	148.380%	413,527	206,764	(744)	(20,602)	179,848	1,776,143	9.5	2029	02/01/29
100%	296,025	(8,708)	-	287,317	148.380%	426,321	213,160	(767)	(21,239)	185,417	1,871,909	10	2029	08/01/29
100%	304,906	(8,708)	-	296,198	148.380%	439,498	219,749	(791)	(21,896)	191,154	1,968,727	10.5	2030	02/01/30
100%	314,053	(8,708)	-	305,345	148.380%	453,070	226,535	(816)	(22,572)	197,062	2,063,646	11	2030	08/01/30
100%	323,475	(8,708)	-	314,766	148.380%	467,050	233,525	(841)	(23,268)	203,148	2,159,604	11.5	2031	02/01/31
100%	333,179	(8,708)	-	324,471	148.380%	481,449	240,725	(867)	(23,986)	209,416	2,253,681	12	2031	08/01/31
100%	343,174	(8,708)	-	334,466	148.380%	496,280	248,140	(893)	(24,725)	215,872	2,348,784	12.5	2032	02/01/32
100%	353,469	(8,708)	-	344,761	148.380%	511,557	255,778	(921)	(25,486)	222,522	2,442,021	13	2032	08/01/32
100%	364,073	(8,708)	-	355,365	148.380%	527,291	263,645	(949)	(26,270)	229,372	2,536,273	13.5	2033	02/01/33
												14	2033	08/01/33
												14.5	2034	02/01/34
												15	2034	08/01/34
												15.5	2035	02/01/35
												16	2035	08/01/35
												16.5	2036	02/01/36
												17	2036	08/01/36
												17.5	2037	02/01/37
												18	2037	08/01/37
												18.5	2038	02/01/38
												19	2038	08/01/38
												19.5	2039	02/01/39
												20	2039	08/01/39
												20.5	2040	02/01/40
												21	2040	08/01/40
												21.5	2041	02/01/41
												22	2041	08/01/41
												22.5	2042	02/01/42
												23	2042	08/01/42
												23.5	2043	02/01/43
												24	2043	08/01/43
												24.5	2044	02/01/44
												25	2044	08/01/44
												25.5	2045	02/01/45
												26	2045	08/01/45
												26	2045	02/01/46



## Appendix E

### Housing Qualifications for the District

<b>INCOME RESTRICTIONS - ADJUSTED FOR FAMILY SIZE (HOUSING DISTRICT) - ANOKA COUNTY ANOKA COUNTY MEDIAN INCOME: \$90,400</b>		
No. of Persons	50% of Median Income	60% of Median Income
1-person	\$31,650	\$37,980
2-person	\$36,200	\$43,440
3-person	\$40,700	\$48,840
4-person	\$45,200	\$54,240

Source: United States Department of Housing and Urban Development and Minnesota Housing Finance Agency

The two options for minimum income limits on a standard housing TIF district are: 1) 20% of the units affordable to households at 50% of median income, or 2) 40% of the units affordable to households at 60% of median income. The proposed project will provide 100% of the apartment units affordable to households at 60% of the median income. There are no rent restrictions for a housing district.

\*\*\*PLEASE NOTE: THESE NUMBERS ARE ADJUSTED ANNUALLY. ALL INCOME FIGURES REPORTED ON THIS PAGE ARE FOR 2017. UPDATED NUMBERS FOR THE YEAR 2018 WERE NOT YET AVAILABLE WHEN THIS TIF PLAN WAS PREPARED.



## Appendix F

### Findings for the District

The reasons and facts supporting the findings for the adoption of the Tax Increment Financing Plan for Tax Increment Financing District 1-3, as required pursuant to Minnesota Statutes, Section 469.175, Subdivision 3 are as follows:

1. *Finding that Tax Increment Financing District 1-3 is a housing district as defined in M.S., Section 469.174, Subd. 11.*

TIF District No. 1-3 consists of two parcels. The new development will consist of approximately 199 rental apartment units. All or a portion of which will receive tax increment assistance and will meet income restrictions described in *M.S. 469.1761*. All of the units will be reserved for households who have incomes at or below 60 percent of the area median income. Appendix E of the TIF Plan contains background for the above finding.

2. *Finding that the proposed development, in the opinion of the City Council, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future.*

*The proposed development, in the opinion of the City, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future:* This finding is supported by the fact that the development proposed in this plan is a housing district that meets the City's objectives for development and redevelopment. The cost of demolition, site and public improvements, and utilities makes this housing development infeasible without City assistance. Due to the high costs of building new housing in the City, the cost of financing the proposed public improvements, costs to include housing affordable to households at 60% of area median income, and the insufficiency of achievable rents in the development to provide a sufficient rate of return, this project is feasible only through assistance, in part, from tax increment financing. The developer was asked for and provided a letter and a proforma as justification that the developer would not have gone forward without tax increment assistance.

*The increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the TIF District permitted by the TIF Plan:* This finding is justified on the grounds that the cost of land acquisition, demolition, site and public improvements, and utilities add to the total development cost. Historically, site development costs and reduced rents required for the units affordable to households at 60% of area median income in this area have made development infeasible without tax increment assistance. This site has been targeted for redevelopment since 2008 without success. The City reasonably determines that no other development of similar scope is anticipated on this site without substantially similar assistance being provided to the development.

3. *Finding that the TIF Plan for Tax Increment Financing District 1-3 conforms to the general plan for the development or redevelopment of the municipality as a whole.*

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

4. *Finding that the TIF Plan for Tax Increment Financing District 1-3 will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development or redevelopment of Development District No. 1 by private enterprise.*

Through the implementation of the TIF Plan, the City will provide an impetus for residential development, which is desirable or necessary for increased population and an increased need for life-cycle housing within the City.

**CITY OF LEXINGTON  
ANOKA COUNTY  
STATE OF MINNESOTA  
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the City Council of the City of Lexington, Anoka County, State of Minnesota, will hold a public hearing on February 1, 2018, at approximately 7:00 p.m. at the Lexington City Council Chambers in City Hall, 9180 Lexington Ave, Lexington, Minnesota, relating to the City of Lexington's (the "City") proposed adoption of policies and criteria for awarding business subsidies, pursuant to *Minnesota Statutes, Sections 116J.993 through 116J.995*. Copies of the proposed Public Financing Criteria and Business Subsidy Policy are on file and available for public inspection at the office of the City Administrator at City Hall.

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

BY ORDER OF THE CITY COUNCIL OF  
THE CITY OF LEXINGTON, MINNESOTA

/s/ \_\_\_\_\_, City Administrator

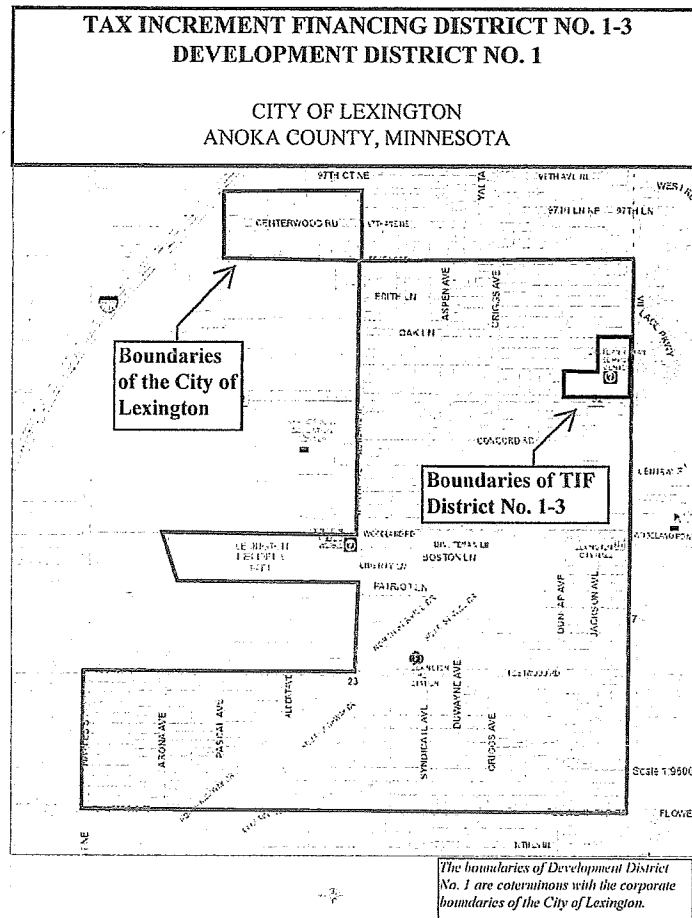
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**CITY OF LEXINGTON  
ANOKA COUNTY  
STATE OF MINNESOTA  
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the City Council of the City of Lexington, Anoka County, State of Minnesota, will hold a public hearing on February 1, 2018, at approximately 7:00 p.m. at the Lexington City Council Chambers in City Hall, 9180 Lexington Ave, Lexington, Minnesota, relating to the City of Lexington's (the "City") proposed adoption of a Modification to the Development Program for Development District No. 1 (the "Development Program Modification"), the proposed establishment of Tax Increment Financing District 1-3 (a housing tax increment financing district) within Development District No. 1, and the proposed adoption of a Tax Increment Financing Plan (the "TIF Plan") therefor (collectively, the "Program and Plan"), pursuant to Minnesota Statutes, 469.124 to 469.133 and Sections 469.174 to 469.1794, all inclusive, as amended. Copies of the Program and Plan are on file and available for public inspection at the office of the City Administrator at City Hall.

The property to be included in Tax Increment Financing District 1-3 is located within Development District No. 1 and the City of Lexington. A map of Development District No. 1 and Tax Increment Financing District 1-3 therein is set forth below. Subject to certain limitations, tax increment from Tax Increment Financing District 1-3 may be spent on eligible uses within the boundaries of Development District No. 1.



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

BY ORDER OF THE CITY COUNCIL OF  
THE CITY OF LEXINGTON, MINNESOTA  
/s/ \_\_\_\_\_, City Administrator

Published one time in the Quad Community Press on January 9, 2018.



# CLPD NEWSLETTER

Proudly serving the cities of Centerville, Circle Pines and Lexington

January 2018 Volume 26

Centennial Lakes Police Department - 54 North Road - Circle Pines, MN 55014

Office: 763.784.2501 - Fax: 763-784-0082 - Dispatch/911: 763.427.1212

## A BRIGHT NEW YEAR!

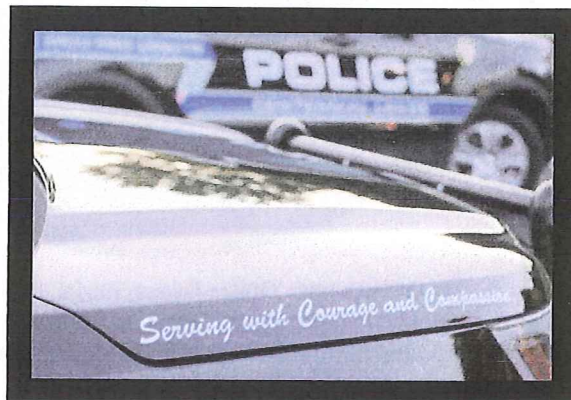
By: Chief Coan

We have successfully and safely met a number of very profound challenges this past year and there is much to be thankful for. There is also much to be proud of! As individuals and as a law enforcement organization we have shown the capacity to meet virtually any challenge. I remain very proud of all of our personnel and I very much appreciate the risks that our officers take in defense of our citizens. In so many ways we are living up to our motto of "Serving with Courage and Compassion".

Much of our success is a reflection of how we are staffed, trained, equipped, managed, and of our philosophy of policing and problem solving. Adherence to certain organizational fundamentals and principles have been additional keys to our success, i.e. if you have hired the right people, provided them with the right training, right policies, right equipment, and the right leadership then the right things are bound to happen.

Our achievements and success are also based on the combined efforts and attitude of each person in our organization. Each one of us, regardless of rank or tenure, has an important role to play in determining our reputation as a law enforcement agency. We also have an individual and collective stake in shaping the future of our Department.

I believe that the future of our Department remains very bright and that together we stand ready to meet the challenges and take advantage of the opportunities that a new year brings. I look forward to a very positive, productive, and professional year for us all. With the strong and sustained support of our elected and appointed officials and of our citizens we have the opportunity to make 2018 a banner year for the Centennial Lakes Police Department. ♦



## INSIDE THIS EDITION

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### Governing Board Meeting

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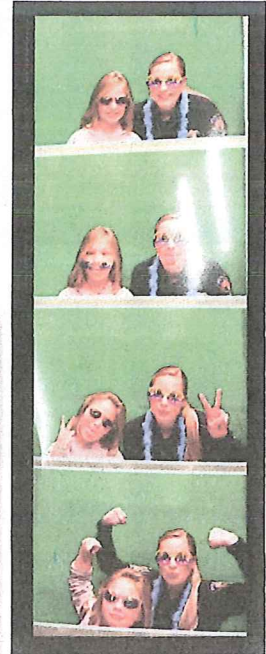






In the back row: Officer Faheem Karim, Officer Katy Mannin, Lieutenant Pat Aldrich and Community Service Officer Logan Larson

## Heroes and Helpers

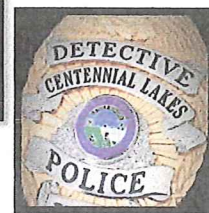
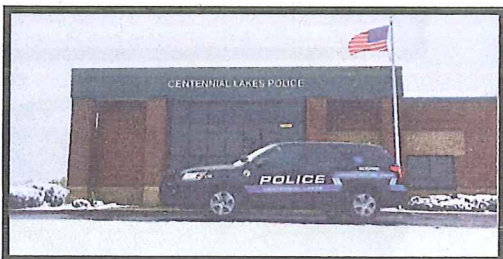


On December 5<sup>th</sup>, 2017 officers from CLPD joined officers, troopers, deputies, and firefighters from across Anoka County to assist Blaine PD with their annual "Heroes and Helpers" event. During this event, public safety personnel help area elementary school students shop for gifts for their families. This event is made possible via donations from Target Stores, the Blaine Festival Committee, and private donors. ♦

## Personnel Update



Rey Hernandez has been hired as a Community Service Officer with our department. He attended Inver Hills Community College and obtained his Associates Degree in Law Enforcement. Rey has previously been a Community Service Officer for the City of Minneapolis for 2 ½ years. He grew up in the Inver Grove Heights area. ♦





## GOVERNING BOARD MEETING

### New Officer Being Sworn In



Officer Katy Mannin with her dad, who is pinning the badge on her uniform.



Chief Coan introduced Katy Mannin, our newest Officer, at the November Governing Board meeting. Katy took the Oath of Office and her dad, John, pinned the badge on her uniform. Katy holds a Bachelor's Degree in Criminal Justice from Minnesota State University-Mankato. ♦

### Department's Meritorious Conduct Award

Detective Giese's performance in making the department's Body Worn Camera a reality has been nothing short of exemplary and exceptional. For that reason, Detective Giese was awarded the Department's Meritorious Conduct award at the November's Governing Board meeting. ♦

### Life Saving Award



Officer B.J. Stepan

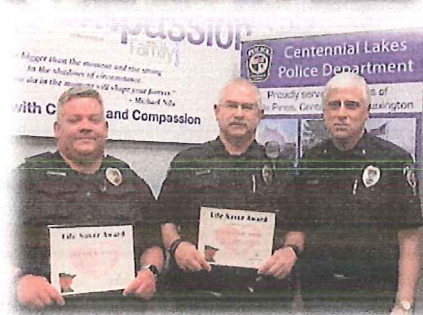
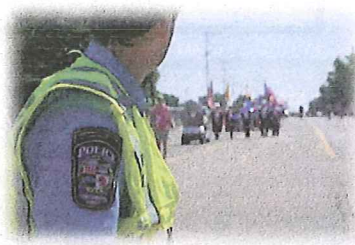
CLPD Officer B.J. Stepan received the lifesaving award and was recognized at the November 13, 2017 Governing Board meeting.

Officer Stepan responded to a medical emergency at the Blaine Walmart store parking lot, located on Ball Road. A subject was reported to be found unconscious and unresponsive. Officer Stepan assessed the situation and determined that the subject was a victim of an Opioid overdose. Officer Stepan administered Narcan which saved the life of this individual.

This award is particularly noteworthy as this is Officer Stepan's 6th lifesaving award. ♦



## 2017 IN REVIEW







**Contact your area liaison  
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may have at:  
763-784-2501**

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**CLPD Newsletter is a quarterly publication  
of the Centennial Lakes Police Department**

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Chief J. Coan

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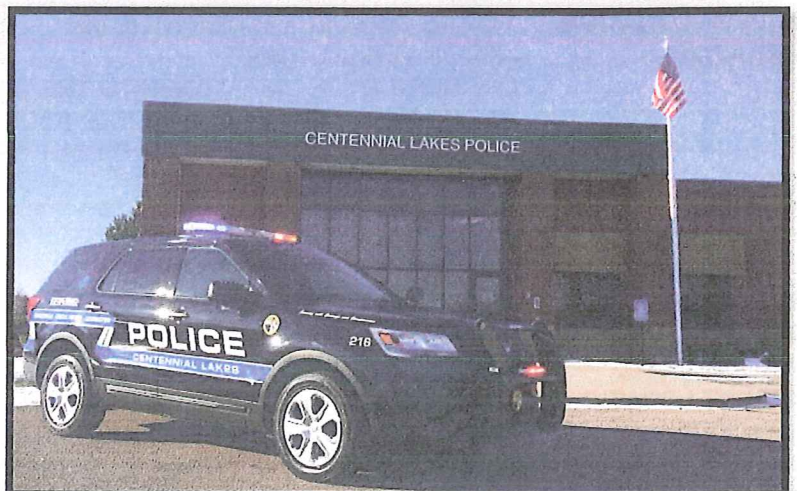
Chief J. Coan

**Photos Courtesy of:**

Sgt. W. Jacobson  
Various CLPD Staff

**Editor:**

K. Honkomp, Office Supervisor



# Centennial Lakes Police Department

## Media Report

1/4/18 through 1/10/18

**CASE NUMBER:** 18002787  
**CASE DESCRIPTION:** THEFT  
**INCIDENT DATE:** 1/4/18  
**INCIDENT LOCATION:** 3X VILLAGE PKWY, CIRCLE PINES, MN  
**NARRATIVE:** THEFT: RESPONDED TO PHONE CALL THEFT REPORT IN THE 30 BLOCK OF VILLAGE PARKWAY IN CIRCLE PINES. CALLER ADVISED UNKNOWN SUSPECT STOLE MAIL ORDER PACKAGE FROM THE MAIL ROOM. ESTIMATED LOSS OF \$40.00.

**CASE NUMBER:** 18003250  
**CASE DESCRIPTION:** PUBLIC ASSIST  
**INCIDENT DATE:** 1/5/18  
**INCIDENT LOCATION:** 1XX SOUTH DR, CIRCLE PINES, MN  
**NARRATIVE:** PUBLIC ASSIST.  
REQUESTED TO CHECK WELFARE OF COMP IN 100 BLOCK OF SOUTH DR.  
INFORMATION COLLECTED.

**CASE NUMBER:** 18003432  
**CASE DESCRIPTION:** LIQUOR LICENSE  
**INCIDENT DATE:** 1/5/18  
**INCIDENT LOCATION:** 92XX LEXINGTON AVE, LEXINGTON, MN  
**NARRATIVE:** BACKGROUND INVESTIGATION COMPLETED OF AN INDIVIDUAL FOR A LIQUOR LICENSE AT AN ESTABLISHMENT IN LEXINGTON.

**CASE NUMBER:** 18003431  
**CASE DESCRIPTION:** LIQUOR LICENSE  
**INCIDENT DATE:** 1/5/18  
**INCIDENT LOCATION:** 92XX LEXINGTON AVE NE, LEXINGTON, MN  
**NARRATIVE:** BACKGROUND INVESTIGATION COMPLETE FOR A LIQUOR LICENSE AT AN ESTABLISHMENT ON LEXINGTON AVE.

**CASE NUMBER:** 18003118  
**CASE DESCRIPTION:** VEHICLE-STOLEN  
**INCIDENT DATE:** 1/4/18  
**INCIDENT LOCATION:** 18XX QUEBEC ST, CENTERVILLE, MN  
**NARRATIVE:** MOTOR VEHICLE THEFT  
OFFICERS WERE DISPATCHED TO THE 1800 BLOCK OF QUEBEC ST ON A MOTOR VEHICLE THEFT. OFFICERS TOOK INFORMATION REGARDING A VEHICLE THAT HAD BEEN STOLEN OUT OF A DRIVEWAY. CASE IS STILL UNDER INVESTIGATION.

**CASE NUMBER:** 18003414  
**CASE DESCRIPTION:** DISORDERLY CONDUCT  
**INCIDENT DATE:** 1/5/18  
**INCIDENT LOCATION:** 3X VILLAGE PKWY, CIRCLE PINES, MN  
**NARRATIVE:** THREAT/DISORDERLY: RESPONDED TO PHONE CALL THREAT REPORT IN THE 30 BLOCK OF VILLAGE PARKWAY. CALLER ADVISED HE RECEIVED A VAGUE NOTE OF THREAT FROM AN UNKNOWN SUSPECT AT THIS TIME.  
INVESTIGATION CONTINUES.



**CASE NUMBER:** 18003424  
**CASE DESCRIPTION:** ACCIDENT-MV PD  
**INCIDENT DATE:** 1/5/18  
**INCIDENT LOCATION:** 7X CIRCLE DR, CIRCLE PINES, MN  
**NARRATIVE:** PD ACCIDENT: RESPONDED TO THE 70 BLOCK OF CIRCLE DRIVE ON A PD ACCIDENT. UPON ARRIVAL, DETERMINED ONE MV STRUCK A LARGE MAILBOX CLUSTER BOX CAUSING MINOR DAMAGE. DRIVER IDENTIFIED AND INSURANCE PROVIDED. NO CHARGES.

**CASE NUMBER:** 18004457  
**CASE DESCRIPTION:** WARRANT ARREST  
**INCIDENT DATE:** 1/6/18  
**INCIDENT LOCATION:** 90XX GRIGGS AVE, LEXINGTON, MN  
**NARRATIVE:** WARRANT ARREST  
OFFICERS OBSERVED A MALE WITH A FELONY WARRANT IN THE 9000 BLOCK GRIGGS AVE. OFFICERS TOOK MALE SUSPECT INTO CUSTODY AND TRANSPORTED THE MALE TO ANOKA COUNTY JAIL. NO FURTHER CHARGES. CLEARED BY ARREST

**CASE NUMBER:** 18004670  
**CASE DESCRIPTION:** DOMESTIC  
**INCIDENT DATE:** 1/6/18  
**INCIDENT LOCATION:** LEXINGTON, MN  
**NARRATIVE:** DOMESTIC.  
OFFICERS WERE DISPATCHED TO LEXINGTON FOR A JUVENILE MALE CALLING TO REPORT A POSSIBLE CHILD ABUSE AFTER A DOMESTIC HAD OCCURRED BETWEEN HIM AND AN ADULT MALE AT THE RESIDENCE. OFFICERS RESPONDED AND ADVISED PARTIES. NO ARRESTS WERE MADE. CASE CLOSED.

**CASE NUMBER:** 18004566  
**CASE DESCRIPTION:** ACCIDENT-MV PD  
**INCIDENT DATE:** 1/6/18  
**INCIDENT LOCATION:** LAKE DR/ALBERT AVE, LEXINGTON, MN  
**NARRATIVE:** PROPERTY DAMAGE.  
OFFICERS WERE DISPATCHED TO THE AREA OF LAKE DR AND ALBERT AVE FOR A PROPERTY DAMAGE ACCIDENT INVOLVING TWO VEHICLES. NO ONE WAS INJURED AND PARTIES WERE ADVISED. ONE VEHICLE WAS TOWED.  
CASE CLOSED.

**CASE NUMBER:** 18003745  
**CASE DESCRIPTION:** ACCIDENT-MV PD  
**INCIDENT DATE:** 1/5/18  
**INCIDENT LOCATION:** 12XX MOUND TRL, CENTERVILLE, MN  
**NARRATIVE:** PROPERTY DAMAGE ACCIDENT  
OFFICERS WERE DISPATCHED TO THE 1200 BLOCK OF MOUND TRAIL ON A PROPERTY DAMAGE ACCIDENT. OFFICERS ARRIVED AND TOOK INFORMATION REGARDING A VEHICLE THAT HIT A GARAGE DOOR.  
CLEAR.

**CASE NUMBER:** 18003860  
**CASE DESCRIPTION:** SUICIDE ATTEMPT/THREAT  
**INCIDENT DATE:** 1/5/18  
**INCIDENT LOCATION:** CIRCLE PINES, MN  
**NARRATIVE:** MEDICAL  
OFFICERS WERE DISPATCHED TO CIRCLE PINES ON A MEDICAL. OFFICERS ASSISTED AMBULANCE AND RESCUE IN AIDING THE VICTIM.  
CLEAR

**CASE NUMBER:** 18003929  
**CASE DESCRIPTION:** MISCELLANEOUS OFFICER  
**INCIDENT DATE:** 1/5/18  
**INCIDENT LOCATION:** 3XX HERITAGE TRL, CIRCLE PINES, MN  
**NARRATIVE:** ON 01/05/2017 OFFICERS WERE DISPATCHED TO THE 300 BLOCK OF HERITAGE TRL REGARDING A POSSIBLE FIRE.  
OFFICERS AND THE FIRE DEPARTMENT ARRIVED AND SPOKE WITH HOMEOWNERS.  
NO FIRE LOCATED.  
CLEAR

**CASE NUMBER:** 18003903  
**CASE DESCRIPTION:** FOUND PROPERTY  
**INCIDENT DATE:** 1/5/18  
**INCIDENT LOCATION:** 93XX LEXINGTON AVE NE, LEXINGTON, MN  
**NARRATIVE:** FOUND PROPERTY  
PROPERTY WAS LOCATED IN THE 9300 BLOCK OF LEXINGTON AVE.  
PROPERTY BROUGHT BACK TO BASE AND PLACED IN SECURED STORAGE.  
CLEAR

**CASE NUMBER:** 18003888  
**CASE DESCRIPTION:** DOMESTIC-VERBAL  
**INCIDENT DATE:** 1/5/18  
**INCIDENT LOCATION:** 3X VILLAGE PKWY, CIRCLE PINES, MN  
**NARRATIVE:** DOMESTIC  
OFFICERS WERE DISPATCHED TO THE 30 BLOCK OF VILLAGE PARKWAY ON A VERBAL DOMESTIC. OFFICERS ADVISED PARTIES TO STAY AWAY FROM EACH OTHER.  
CLEAR.

**CASE NUMBER:** 18005056  
**CASE DESCRIPTION:** MENTAL HEALTH  
**INCIDENT DATE:** 1/7/18  
**INCIDENT LOCATION:** CIRCLE PINES, MN  
**NARRATIVE:** MENTAL HEALTH-POLICE SUMMONED TO CIRCLE PINES ON A MENTAL HEALTH MATTER. INACTIVE.

**CASE NUMBER:** 18005312  
**CASE DESCRIPTION:** DOMESTIC  
**INCIDENT DATE:** 1/7/18  
**INCIDENT LOCATION:** CIRCLE PINES, MN  
**NARRATIVE:** DOMESTIC.  
OFFICERS WERE DISPATCHED TO CIRCLE PINES FOR A REPORT OF AN ADULT MALE WHO IS SUICIDAL AND HAD SINCE LEFT THE AREA. DISPATCH NOTES LATER STATED A DOMESTIC HAD TAKEN PLACE PRIOR TO THE MALE LEAVING.  
OFFICERS LOCATED THE MALE AND THE MALE WAS TRANSPORTED TO THE HOSPITAL BY AMBULANCE CREW.  
CASE WAS FORWARDED TO THE CITY PROSECUTOR.

**CASE NUMBER:** 18005803  
**CASE DESCRIPTION:** HOUSE/PROPERTY CHECK  
**INCIDENT DATE:** 1/8/18  
**INCIDENT LOCATION:** CENTERVILLE, MN  
**NARRATIVE:**

**CASE NUMBER:** 18005441  
**CASE DESCRIPTION:** TRAFFIC  
**INCIDENT DATE:** 1/8/18  
**INCIDENT LOCATION:** 7100 BLOCK MAIN ST, CENTERVILLE, MN  
**NARRATIVE:** OFFICERS STOPPED A VEHICLE FOR A MOVING VIOLATION. OFFICERS FOUND THAT BOTH OF THE OCCUPANTS WERE IN POSSESSION OF A CONTROLLED SUBSTANCE, AND THAT ONE OF THE OCCUPANTS HAD AN OUTSTANDING WARRANT FOR THEIR ARREST. BOTH OCCUPANTS TRANSPORTED TO THE ANOKA COUNTY JAIL AND RELEASED TO JAIL STAFF WITHOUT INCIDENT. CLEARED.

**CASE NUMBER:** 18006158  
**CASE DESCRIPTION:** ASSIST OTHER AGENCY  
**INCIDENT DATE:** 1/8/18  
**INCIDENT LOCATION:** BLAINE, MN  
**NARRATIVE:**

**CASE NUMBER:** 18006132  
**CASE DESCRIPTION:** DOMESTIC  
**INCIDENT DATE:** 1/8/18  
**INCIDENT LOCATION:** 38XX MINUTEMAN LN, LEXINGTON, MN  
**NARRATIVE:** DOMESTIC.  
OFFICERS WERE DISPATCHED TO THE 3800 BLOCK OF MINUTEMAN LN FOR A DOMESTIC.  
PARTIES SEPARATED AND OFFICERS MEDIATED THE SITUATION.  
CASE CLOSED.

**CASE NUMBER:** 18005855  
**CASE DESCRIPTION:** ACCIDENT-MV PD  
**INCIDENT DATE:** 1/8/18  
**INCIDENT LOCATION:** 3X VILLAGE PKWY, CIRCLE PINES, MN  
**NARRATIVE:** PROPERTY DAMAGE ACCIDENT  
OFFICERS TOOK A REPORT OF A PROPERTY DAMAGE ACCIDENT THAT OCCURRED IN THE ENTRANCE TO 33 VILLAGE PARKWAY.  
CLEARED.

**CASE NUMBER:** 18005525  
**CASE DESCRIPTION:** ACCIDENT-MV PD  
**INCIDENT DATE:** 1/8/18  
**INCIDENT LOCATION:** LAKE DR/NORTH SERVICE DR, LEXINGTON, MN  
**NARRATIVE:** PD ACCIDENT: RESPONDED TO THE AREA OF LAKE DRIVE AND NORTH SERVICE DRIVE IN LEXINGTON ON A PROPERTY DAMAGE ACCIDENT REPORT. ARRIVED AND LOCATED ACCIDENT NEAR THE 9000 BLOCK OF LAKE DRIVE. BOTH VEHICLES INVOLVED IN VERY MINOR REAR END ACCIDENT. DRIVERS EXCHANGED INFORMATION AND NO CHARGES.

**CASE NUMBER:** 18005487  
**CASE DESCRIPTION:** CHECK WELFARE  
**INCIDENT DATE:** 1/8/18  
**INCIDENT LOCATION:** CIRCLE PINES, MN  
**NARRATIVE:** WELFARE CHECK-POLICE RECEIVED INFORMATION THAT A SUICIDAL PARTY MAY BE IN CIRCLE PINES. THE MATTER WAS INVESTIGATED AND IS NOW INACTIVE.

**CASE NUMBER:** 18005329  
**CASE DESCRIPTION:** SUICIDE ATTEMPT/THREAT  
**INCIDENT DATE:** 1/7/18  
**INCIDENT LOCATION:** CIRCLE PINES, MN  
**NARRATIVE:** WELFARE CHECK  
OFFICERS WERE DISPATCHED TO CIRCLE PINES ON A WELFARE CHECK. OFFICERS LOCATED THE VICTIM DOWN ON THE FLOOR AND BEGAN TREATING THEM. AMBULANCE TRANSPORTED FOR FURTHER EVALUATION. CLEAR

**CASE NUMBER:** 18005292  
**CASE DESCRIPTION:** DOMESTIC  
**INCIDENT DATE:** 1/7/18  
**INCIDENT LOCATION:** 4XX VILLAGE PKWY, CIRCLE PINES, MN  
**NARRATIVE:** DOMESTIC.  
OFFICERS WERE DISPATCHED TO THE 400 BLOCK OF VILLAGE PKWY FOR A VERBAL DOMESTIC INVOLVING TWO ADULTS WHO WERE NOW SEPARATED. OFFICERS ADVISED BOTH PARTIES AND THE SITUATION WAS MEDIATED. CASE CLOSED.

**CASE NUMBER:** 18006885  
**CASE DESCRIPTION:** DOMESTIC ASSAULT  
**INCIDENT DATE:** 1/9/18  
**INCIDENT LOCATION:** 3X VILLAGE PKWY, CIRCLE PINES, MN  
**NARRATIVE:** DOMESTIC.  
OFFICERS WERE DISPATCHED TO THE 30 BLOCK OF VILLAGE PKWY FOR A DOMESTIC INVOLVING AN ADULT AND A JUVENILE. JUVENILE WAS ARRESTED AND TRANSPORTED TO RJC. CLEARED BY ARREST.

**CASE NUMBER:** 18006853  
**CASE DESCRIPTION:** VEHICLE- LOCKOUT  
**INCIDENT DATE:** 1/9/18  
**INCIDENT LOCATION:** CIRCLE PINES, MN  
**NARRATIVE:**

# Centennial Lakes Police Department

## Media Report

1/11/18 through 1/17/18

**CASE NUMBER:** 18008234  
**CASE DESCRIPTION:** SUICIDE ATTEMPT/THREAT  
**INCIDENT DATE:** 1/11/18  
**INCIDENT LOCATION:** CIRCLE PINES, MN  
**NARRATIVE:** SUICIDE THREAT  
POLICE WERE NOTIFIED BY A FEMALE THAT A MALE THREATENED TO COMMIT SUICIDE. POLICE ATTEMPTED TO CONTACT THE MALE ON HIS PHONE BUT HE DID NOT ANSWER. A KOPS ALERT WAS CREATED AND THE MALE'S CONTACT INFORMATION WAS GIVEN TO THE OFFICERS COMING ONTO THE NEXT SHIFT.  
CLEARED.

**CASE NUMBER:** 18008257  
**CASE DESCRIPTION:** THEFT-SHOPLIFTING  
**INCIDENT DATE:** 1/11/18  
**INCIDENT LOCATION:** 3X CENTRAL ST, CIRCLE PINES, MN  
**NARRATIVE:** THEFT: a theft of alcoholic beverages took place in the 30 block of Central Avenue in Circle Pines.

**CASE NUMBER:** 18009055  
**CASE DESCRIPTION:** COUNTERFEIT  
**INCIDENT DATE:** 1/12/18  
**INCIDENT LOCATION:** 71XX 21ST AVE, CENTERVILLE, MN  
**NARRATIVE:** COUNTERFEIT BILL  
OFFICERS RESPONDED TO A BANKING INSTITUTION IN THE 7100 BLOCK 21ST AVE ON A REPORT OF A COUNTERFEIT BILL. OFFICERS TOOK THE BILL AS EVIDENCE. THERE WERE NO FURTHER LEADS. CASE WILL BE INACTIVE PENDING LEADS.

**CASE NUMBER:** 18009019  
**CASE DESCRIPTION:** ORDINANCE VIOLATION  
**INCIDENT DATE:** 1/12/18  
**INCIDENT LOCATION:** 10XX PROGRESS RD, CENTERVILLE, MN  
**NARRATIVE:** ON 1/12/2018, I CITED A VEHICLE FOR AN ORDINANCE VIOLATION WHOM DID NOT BRING VEHICLE INTO CITY COMPLIANCE BY REQUESTED DATE.

**CASE NUMBER:** 18009091  
**CASE DESCRIPTION:** ACCIDENT-MV PD  
**INCIDENT DATE:** 1/12/18  
**INCIDENT LOCATION:** 91XX LEXINGTON AVE NE, LEXINGTON, MN  
**NARRATIVE:** PROPERTY DAMAGE ACCIDENT  
OFFICERS WERE DISPATCHED TO THE 9100 BLOCK OF LEXINGTON AVE ON A PROPERTY DAMAGE ACCIDENT. OFFICERS GATHERED INFORMATION FROM THE 3 INVOLVED DRIVERS AND FACILITATED AN EXCHANGE OF INFORMATION BETWEEN THEM. ONE CAR WAS TOWED FROM THE SCENE.  
CLEAR.

**CASE NUMBER:** 18009443  
**CASE DESCRIPTION:** ACCIDENT-MV PD  
**INCIDENT DATE:** 1/13/18  
**INCIDENT LOCATION:** LAKE DR / LEXINGTON AVE, CIRCLE PINES, MN  
**NARRATIVE:** ACCIDENT / DUI.  
DISPATCHED TO LAKE DR AND LEXINGTON AVE ON A VEHICLE PARKED ON THE MEDIAN WITH ITS FLASHERS ON. MALE SUBSEQUENTLY ARRESTED FOR DUI.

**CASE NUMBER:** 18010252  
**CASE DESCRIPTION:** DOMESTIC-VERBAL  
**INCIDENT DATE:** 1/13/18  
**INCIDENT LOCATION:** 3X VILLAGE PKWY, CIRCLE PINES, MN  
**NARRATIVE:** DOMESTIC.  
DISPATCHED TO 30 BLOCK OF VILLAGE PARKWAY ON A MALE FEMALE PHYSICAL DOMESTIC. SITUATION MEDIATED AND PARTIES SEPARATED.

**CASE NUMBER:** 18009869  
**CASE DESCRIPTION:** SUICIDE ATTEMPT/THREAT  
**INCIDENT DATE:** 1/13/18  
**INCIDENT LOCATION:** LEXINGTON, MN  
**NARRATIVE:** SUICIDAL THREAT  
OFFICERS WERE DISPATCHED TO LEXINGTON ON A REPORT OF A SUICIDAL FEMALE WHO LEFT ON FOOT. OFFICERS CHECKED THE AREA AND DID NOT LOCATE THE FEMALE. AN ATTEMPT TO LOCATE WAS PUT OUT TO CHECK HER WELFARE.  
CLEAR.

**CASE NUMBER:** 18009858  
**CASE DESCRIPTION:** DISORDERLY CONDUCT  
**INCIDENT DATE:** 1/13/18  
**INCIDENT LOCATION:** CIRCLE PINES, MN  
**NARRATIVE:** DISORDERLY CONDUCT  
OFFICERS WERE DISPATCHED TO THE 0 BLOCK OF CENTRAL ST ON A REPORT OF TWO MALES BEING DISORDERLY. OFFICERS ARRIVED TO FIND THE MALES HAD LEFT AND NO ONE WISHED TO PURSUE CHARGES.  
CLEAR.

**CASE NUMBER:** 18010614  
**CASE DESCRIPTION:** CHECK WELFARE  
**INCIDENT DATE:** 1/14/18  
**INCIDENT LOCATION:** CIRCLE PINES, MN  
**NARRATIVE:** CHECK THE WELFARE/DRUNK DRIVER  
OFFICERS WERE CALLED TO THE AREA OF THE 10 BLOCK INNER DR ON A DRUNK DRIVER. OFFICERS GATHERED INFO AND ALERTED OTHER AGENCIES TO CHECK THE WELFARE OF AN ADULT MALE VICTIM. CASE IS PENDING CONTACT WITH VICTIM.  
PENDING



**CASE NUMBER:** 18010628  
**CASE DESCRIPTION:** DOMESTIC  
**INCIDENT DATE:** 1/14/18  
**INCIDENT LOCATION:** 89XX HAMLINE AVE, LEXINGTON, MN  
**NARRATIVE:** DOMESTIC  
OFFICERS RESPONDED TO THE 8900 BLOCK HAMLINE AVE ON A REPORT OF A SIBLING DOMESTIC. OFFICERS MEDIATED AND THE SIBLINGS WERE LEFT IN THE CARE OF THEIR PARENT.  
CLEAR

**CASE NUMBER:** 18010095  
**CASE DESCRIPTION:** SUSPICIOUS ACTIVITY  
**INCIDENT DATE:** 1/13/18  
**INCIDENT LOCATION:** 1900 BLOCK ROBIN LN S, CENTERVILLE, MN  
**NARRATIVE:** SUSPICIOUS VEHICLE  
OFFICERS DISCOVERED A SUSPICIOUS VAN IN THE 1900 BLOCK ROBIN LN S. AFTER AN INITIAL INVESTIGATION, THE VEHICLE APPEARED TO BE STOLEN WITH A STOLEN LICENSE PLATE. FURTHER INVESTIGATION PENDING.  
PENDING

**CASE NUMBER:** 18011800  
**CASE DESCRIPTION:** DWI-2ND DEGREE  
**INCIDENT DATE:** 1/16/18  
**INCIDENT LOCATION:** PINE DR / LAKE DR, CIRCLE PINES, MN  
**NARRATIVE:** DWI ARREST  
POLICE STOPPED A VEHICLE FOR AN EQUIPMENT VIOLATION AT LAKE DRIVE/GOLDEN LAKE ROAD. POLICE DETECTED ALCOHOL ON THE BREATH OF THE ADULT FEMALE DRIVER. POLICE HAD THE DRIVER COMPLETE FIELD SOBRIETY TESTS. THE FEMALE FAILED THE TESTS AND WAS ARRESTED. THE FEMALE WAS BROUGHT TO THE POLICE DEPARTMENT WHERE SHE CONSENTED TO A DMT BREATH TEST. THE FEMALE FAILED THE TEST AND WAS TRANSPORTED TO JAIL. THE FEMALE WILL BE CHARGED WITH DWI. THE VEHICLE THE FEMALE WAS DRIVING WAS TOWED FROM THE TRAFFIC STOP.  
CLEAR

**CASE NUMBER:** 18011540  
**CASE DESCRIPTION:** DOMESTIC-VERBAL  
**INCIDENT DATE:** 1/15/18  
**INCIDENT LOCATION:** 70XX COTTONWOOD CT, CENTERVILLE, MN  
**NARRATIVE:** VERBAL DOMESTIC.  
OFFICERS WERE DISPATCHED TO THE 7000 BLOCK OF COTTONWOOD COURT FOR A VERBAL DOMESTIC INVOLVING THREE ADULTS. OFFICERS MEDIATED THE SCENE AND ONE ADULT WAS TRANSPORTED TO THE HOSPITAL BY AMBULANCE FOR CARE.  
CASE CLOSED.

**CASE NUMBER:** 18011539  
**CASE DESCRIPTION:** WARRANT ARREST  
**INCIDENT DATE:** 1/15/18  
**INCIDENT LOCATION:** 39XX RESTWOOD RD, LEXINGTON, MN  
**NARRATIVE:** WARRANT ATTEMPT.  
OFFICERS ATTEMPTED A WARRANT ARREST OF AN ADULT MALE AT A RESIDENCE IN THE 3900 BLOCK OF RESTWOOD RD. THE MALE WAS AT THE LOCATION AND ARRESTED. MALE WAS TRANSPORTED TO JAIL BY OFFICERS.  
CLEARED BY ARREST.

**CASE NUMBER:** 18012185  
**CASE DESCRIPTION:** DOMESTIC-VERBAL  
**INCIDENT DATE:** 1/16/18  
**INCIDENT LOCATION:** 38XX BOSTON LN, LEXINGTON, MN  
**NARRATIVE:** VERBAL DOMESTIC.  
OFFICERS WERE DISPATCHED TO THE 3800 BLOCK OF BOSTON LN FOR A VERBAL DOMESTIC INVOLVING A MALE WITH A HAMMER.  
DISPATCH INFORMED OFFICERS THAT THE MALE HAD LEFT THE LOCATION AND WOULD BE WAITING AT A LOCATION IN THE 3900 BLOCK OF WOODLAND RD.  
OFFICERS ADVISED THE MALE THAT HE IS NOT TO RETURN HOME TONIGHT.  
CASE CLOSED.

**CASE NUMBER:** 18011637  
**CASE DESCRIPTION:** VEHICLE- LOCKOUT  
**INCIDENT DATE:** 1/15/18  
**INCIDENT LOCATION:** LEXINGTON, MN  
**NARRATIVE:**

**CASE NUMBER:** 18012711  
**CASE DESCRIPTION:** DOMESTIC  
**INCIDENT DATE:** 1/17/18  
**INCIDENT LOCATION:** CENTERVILLE, MN  
**NARRATIVE:** DOMESTIC: RESPONDED TO CLPD BASE ON A WALK IN DOMESTIC REPORT OCCURRING IN CENTERVILLE. CALLER ADVISED HUSBAND HAS BEEN ABUSIVE IN RELATIONSHIP WITH HER AND KIDS IN THE PAST. CALLER WAS ADVISED OF OPTIONS INCLUDING REPORTING INCIDENTS TO POLICE. NO CHARGES.

**CASE NUMBER:** 18012735  
**CASE DESCRIPTION:** CIVIL DISPUTE  
**INCIDENT DATE:** 1/17/18  
**INCIDENT LOCATION:** 7X EAST RD, CIRCLE PINES, MN  
**NARRATIVE:** CIVIL MATTER-POLICE ASSISTED WITH A CIVIL MATTER IN THE 70 BLOCK OF EAST RD. INACTIVE.

**CASE NUMBER:** 18012022  
**CASE DESCRIPTION:** ACCIDENT-MV PD  
**INCIDENT DATE:** 1/16/18  
**INCIDENT LOCATION:** 9200 BLOCK SOUTH HIGHWAY DR, LEXINGTON, MN  
**NARRATIVE:** PD ACCIDENT-POLICE SUMMONED TO THE 9200 BLOCK OF SOUTH HIGHWAY DR ON THE REPORT OF A PROPERTY DAMAGE ACCIDENT. INACTIVE.

# Centennial Lakes Police Department

## Media Report

1/18/18 through 1/24/18

**CASE NUMBER:** 18013526  
**CASE DESCRIPTION:** BACKGROUND CHECKS  
**INCIDENT DATE:** 1/18/18  
**INCIDENT LOCATION:** 92XX LEXINGTON AVE NE, CIRCLE PINES, MN  
**NARRATIVE:** BACKGROUND INVESTIGATION COMPLETED ON AN INDIVIDUAL FOR A MASSAGE LICENSE WITH THE CITY OF CIRCLE PINES. INFORMATION FORWARDED TO THE CITY; CASE CLOSED.

**CASE NUMBER:** 18013638  
**CASE DESCRIPTION:** ACCIDENT-MV PD  
**INCIDENT DATE:** 1/18/18  
**INCIDENT LOCATION:** NORTH RD/PARK DR E, CIRCLE PINES, MN  
**NARRATIVE:** A TWO VEHICLE PROPERTY DAMAGE CRASH OCCURRED ON NORTH ROAD AT PARK DRIVE EAST. THERE WERE NO INJURIES. NO CITATIONS WERE ISSUED AND THERE WAS ONLY MINOR DAMAGE.

**CASE NUMBER:** 18014027  
**CASE DESCRIPTION:** EMERGENCY MEDICAL HOLD  
**INCIDENT DATE:** 1/18/18  
**INCIDENT LOCATION:** CIRCLE PINES, MN  
**NARRATIVE:** MEDICAL.  
OFFICERS WERE DISPATCHED TO CIRCLE PINES FOR AN ADULT FEMALE HAVING A MEDICAL EMERGENCY.  
THE FEMALE WAS TRANSPORTED TO THE HOSPITAL BY AMBULANCE.  
CLEARED.

**CASE NUMBER:** 18013761  
**CASE DESCRIPTION:** ORDINANCE COMPLAINT  
**INCIDENT DATE:** 1/18/18  
**INCIDENT LOCATION:** 2XX STARDUST BLVD, CIRCLE PINES, MN  
**NARRATIVE:** ON 01/18/2018, I WAS ADVISED OF AN ORDINANCE VIOLATION WITHIN THE 200 BLOCK OF STARDUST BLVD.  
PENDING CASE.

**CASE NUMBER:** 18013713  
**CASE DESCRIPTION:** HOUSE/PROPERTY CHECK  
**INCIDENT DATE:** 1/19/18  
**INCIDENT LOCATION:** CIRCLE PINES, MN  
**NARRATIVE:**

**CASE NUMBER:** 18014073  
**CASE DESCRIPTION:** DWI-REFUSAL  
**INCIDENT DATE:** 1/19/18  
**INCIDENT LOCATION:** RESTWOOD RD / SOUTH SERVICE DR, LEXINGTON, MN  
**NARRATIVE:** OFFICERS STOPPED A VEHICLE FOR A MOVING VIOLATION. OFFICERS FOUND THE DRIVER TO BE UNDER THE INFLUENCE OF ALCOHOL. OFFICERS PLACED THE DRIVER UNDER ARREST AND ULTIMATELY TRANSPORTED THEM TO JAIL.  
CLEARED.

**CASE NUMBER:** 18014224  
**CASE DESCRIPTION:** INFORMATION  
**INCIDENT DATE:** 1/19/18  
**INCIDENT LOCATION:** 3XX HERITAGE TRL, CIRCLE PINES, MN  
**NARRATIVE:** RESIDENT OF HERITAGE TRL WANTED TO REPORT A DOMESTIC RELATED TEXT MESSAGE INVOLVING AN EX. INFORMATION GATHERED, NO CHARGES.

**CASE NUMBER:** 18014202  
**CASE DESCRIPTION:** DAMAGE TO PROPERTY  
**INCIDENT DATE:** 1/19/18  
**INCIDENT LOCATION:** CIRCLE PINES, MN  
**NARRATIVE:** RESIDENT ON EDGE DR REPORTED A BANK OF MAILBOXES THAT WERE DESTROYED BY A VEHICLE. SUSPECT VEHICLE LOCATED AND AGREED TO PAY FOR THE DAMAGES. CASE CLOSED.

**CASE NUMBER:** 18014216  
**CASE DESCRIPTION:** PARKING COMPLAINT  
**INCIDENT DATE:** 1/19/18  
**INCIDENT LOCATION:** 4X CIRCLE DR, CIRCLE PINES, MN  
**NARRATIVE:** ON 01/19/2018, I OBSERVED A VEHICLE PARKED AT THE CORNER OF DUEN WAY AND CIRCLE DRIVE PARKED IN FRONT OF A NO PARKING SIGN. CITATION WAS ISSUED.

**CASE NUMBER:** 18015720  
**CASE DESCRIPTION:** MISCELLANEOUS OFFICER  
**INCIDENT DATE:** 1/21/18  
**INCIDENT LOCATION:** 5X NORTH RD, CIRCLE PINES, MN  
**NARRATIVE:** POP: OFFICER INITIATED A NEW PROJECT ORIENTED POLICING IN THE 50 BLOCK OF NORTH RD. PROJECT WILL INCLUDE THE BEYOND THE YELLOW RIBBON AND ASSISTING MILITARY MEMBERS AND VETERANS IN OUR COMMUNITY.

**CASE NUMBER:** 18015378  
**CASE DESCRIPTION:** TRAFFIC  
**INCIDENT DATE:** 1/20/18  
**INCIDENT LOCATION:** MAIN ST/20TH AVE, CENTERVILLE, MN  
**NARRATIVE:** TRAFFIC  
OFFICERS OBSERVED A TRAFFIC VIOLATION AT THE INTERSECTION OF S ROBIN LN/20TH AVE. VEHICLE WAS STOPPED AND DRIVER WARNED. CLEAR

**CASE NUMBER:** 18015372  
**CASE DESCRIPTION:** ACCIDENT-MV PD  
**INCIDENT DATE:** 1/20/18  
**INCIDENT LOCATION:** LEXINGTON AVE/LAKE DR, LEXINGTON, MN  
**NARRATIVE:** PD ACCIDENT  
OFFICERS TOOK A REPORT OF A PROPERTY DAMAGE ACCIDENT AT THE INTERSECTION OF LAKE DR AND LEXINGTON AVE. CLEARED.

**CASE NUMBER:** 18014899  
**CASE DESCRIPTION:** CIVIL DISPUTE - MEDICAL  
**INCIDENT DATE:** 1/20/18  
**INCIDENT LOCATION:** 93XX GRIGGS AVE, LEXINGTON, MN  
**NARRATIVE:** Officers were summoned to the 9300 block of Griggs Ave for a civil dispute. Officer found one of the involved parties to need medical attention. An ambulance was requested and the patient was transported to the hospital. Cleared.

**CASE NUMBER:** 18014800  
**CASE DESCRIPTION:** DOMESTIC  
**INCIDENT DATE:** 1/19/18  
**INCIDENT LOCATION:** 89XX HAMLINE AVE, LEXINGTON, MN  
**NARRATIVE:** DOMESTIC.  
OFFICERS TOOK A PHONE CALL REPORT OF A DOMESTIC IN THE 8900 BLOCK OF HAMLINE AVE.  
OFFICERS ADVISED CALLER OF HER OPTIONS.  
CASE OPEN.

**CASE NUMBER:** 18016261  
**CASE DESCRIPTION:** DOMESTIC-VERBAL  
**INCIDENT DATE:** 1/22/18  
**INCIDENT LOCATION:** 72XX BRIAN DR, CENTERVILLE, MN  
**NARRATIVE:** VERBAL DOMESTIC.  
DISPATCHED TO 7200 BLOCK OF BRIAN DR ON A VERBAL DOMESTIC.  
SITUATION MEDIATED.

**CASE NUMBER:** 18016190  
**CASE DESCRIPTION:** DOMESTIC-VERBAL  
**INCIDENT DATE:** 1/21/18  
**INCIDENT LOCATION:** 89XX DUWAYNE AVE, LEXINGTON, MN  
**NARRATIVE:** VERBAL DOMESTIC.  
DISPATCHED TO 8900 BLOCK OF DUWAYNE AVE ON A DOMESTIC.  
INFORMATION COLLECTED.



**Unapproved minutes  
CITY OF LEXINGTON  
REGULAR COUNCIL MEETING  
JANUARY 18, 2018– 7:00 P.M.  
9180 LEXINGTON AVENUE**

**1. CALL TO ORDER: – Mayor Kurth**

- A. Roll Call - Council Members: DeVries, Harris, Hughes and Murphy

*Mayor Kurth called to order the Regular City Council meeting for January 18, 2018 at 7:00 p.m. Councilmember's present: Hughes, and Murphy. Excused Absence: Devries and Harris*

*Also Present: Bill Petracek, City Administrator; Kurt Glaser, City Attorney; Chris Galiov, Finance Director; Travis Schmid, Public Works; Mike Shlater, Carbone's; Quad Press Reporter; Marilyn Ames, Park Board; Chris Olsson, Planning Commission; Mike Hoska, Gloria Murphy, Park Board.*

**2. CITIZENS FORUM**

*No citizens were present to address the Council*

**3. PRESENTATION OF APPRECIATION PLAQUES TO OUTGOING PLANNING & ZONING AND PARK BOARD COMMISSION MEMBERS**

*Mayor Kurth presented appreciation plaques to outgoing Park Board and Planning Commission members –*

- 1. Marilyn Ames – Park Board*
- 2. Leann Mitlyn – Park Board*
- 3. Chris Olsson – Planning & Zoning*
- 4. Mike Hoska – Planning & Zoning*

**4. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS**

*Councilmember Hughes made a motion to approve the agenda as presented. Councilmember Murphy seconded the motion. Motion carried 3-0.*

**5. LETTERS AND COMMUNICATIONS:**

- A. North Metro TV December 2017 Update

- B. City Report December 2017
- C. Anoka County Parks and Community Services 2018
- D. MSA Proposed 2018 Fees
- E. Mediation Services for Anoka County
- F. Centennial Lakes Police Department Media Report 12/28/2017- 1/3/18
- G. January 9, 2018 Planning & Zoning Minutes

***No discussion on Letters and Communications***

**6. CONSENT ITEMS:**

- H. Recommendation to Approve Council Minutes:  
Council Meeting – December 21, 2017 and January 4, 2018
- I. Recommendation to Approve Claims and Bills:  
Checks 13562 through 13564  
Checks 42984 through 43035  
Checks 117868 through 11805
- J. Financial Reports
  - Cash Balances
  - Fund Summary – Budget to Actual

***Councilmember Hughes made a motion to approve the consent agenda items. Councilmember Murphy seconded the motion. Motion carried 3-0.***

**7. ACTION ITEMS:**

- A. Recommendation to approve Resolution 18-08 - A Resolution approving a Preliminary Plat Outlot A, Lexington Center 2<sup>nd</sup> Addition to be converted to Lexington Center 3<sup>rd</sup> Addition, Lot 1- Block 1 – 48,138 sq. ft/ 1.128 acres. to accommodate a new O'Reilly's Auto Parts Store.

***Councilmember Hughes made a motion to approve Resolution 18-08 - A Resolution approving a Preliminary Plat Outlot A, Lexington Center 2nd Addition to be converted to Lexington Center 3rd Addition, Lot 1- Block 1 – 48,138 sq. ft/ 1.128 acres. to accommodate a new O'Reilly's Auto Parts Store. Councilmember Murphy seconded the motion. Motion carried 3-0.***

- B. Recommendation to approve 2018 Memorandum of Understanding (MOU) with Centennial Lakes Little League.

*Councilmember Murphy made a motion to approve 2018 Memorandum of Understanding (MOU) with Centennial Lakes Little League. Councilmember Hughes seconded the motion. Motion carried 3-0.*

- C. A recommendation to approve a Proclamation Commemorating City of Lexington, Minnesota School Choice Week.

*Mayor Kurth made a motion to approve a Proclamation Commemorating City of Lexington, Minnesota School Choice Week. Councilmember Murphy seconded the motion. Motion carried 3-0. Mayor Kurth read the Proclamation.*

- D. A recommendation to approve a purchase of 2018 F350 4X4 – Regular Cab – 8’ Box for \$42,375.61 along with the emergency lighting for \$1199.08. Total amount \$44,248.69 from the State Bid.

*Petracek provided an explanation to the State bid coming in over budget by \$6,000 for the new truck, emergency lights, and snow plow. He explained that he is recommending an alternate bid without the snow plow replacement, which would bring the replacement equipment on budget for 2018. Discussion ensued.*

*Mayor Kurth explained that it is better to purchase the new plow this year, since we would need to replace it anyway. Petracek explained that the Capital Fund would be able to absorb the \$6,000 amount over budget.*

*Mayor Kurth made a motion to approve the purchase 2018 F350 4X4 – Regular Cab – 8’ Box for \$42,375.61 along with the emergency lighting for \$1199.08; and Boss Plow 9’ Super Duty for \$5750.40 not to exceed the amount of \$49,999.09. Councilmember Hughes seconded the motion. Motion carried 3-0.*

- E. Recommendation to approve Lexington Liquor License Application pending approval by Minnesota Alcohol and Gambling Enforcement Division for Northwoods Pizza Co. DBA Carbone’s ( a successful background check has been completed by Centennial Lakes Police.)

*Councilmember Murphy made a motion to approve Lexington Liquor License Application pending approval by Minnesota Alcohol and Gambling Enforcement Division for Northwoods Pizza Co. DBA Carbone’s. Councilmember Hughes seconded the motion. Motion carried 3-0.*

- F. Recommendation to approve a “Termination and Release” of ground lease agreement between the City of Lexington and Wells Fargo LLC. for the Lovell property

*Attorney Glaser explained that the Lovell Building grounds has an old lease with Norwest Banks, now owned by Wells-Fargo, and this "Termination and Release" needs to be approved and executed in order to clear title for the sale of the property. Discussion ensued.*

*Mayor Kurth made a motion to approve a "Termination and Release" of ground lease agreement between the City of Lexington and Wells Fargo LLC. for the Lovell property. Councilmember Murphy seconded the motion. Motion carried 3-0.*

**8. MAYOR AND COUNCIL INPUT**

*No input from mayor kurth and councilmembers.*

**9. ADMINISTRATOR INPUT**

*No administrator input*

**10. ADJOURNMENT**

*Mayor Kurth made a motion to adjourn at 7:17 p.m. Councilmember Murphy seconded the motion. Motion carried 3-0.*

**CITY OF LEXINGTON**

**RECOMMEND FOR APPROVAL OF CLAIMS AND BILLS**

**The following claims and bills have been presented to the Council for approval  
at the Council Meeting of February 1, 2018.**

**(1) Payroll**

Checks	13565 through	13565	\$	233.54
Vouchers	500876 through	500891	\$	18,363.32

**Payroll Taxes**

Federal Tax	\$2,409.05	
Social Security	\$3,236.54	
Medicare	\$756.92	
		<hr/>
		\$6,402.51
State Tax	\$1,226.49	\$1,226.49
Total		<hr/>
		\$7,629.00

**(2) General and Liquor Payment Recommendations:**

Payments	1 through	57	\$	183,841.73
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**(3) ACH and Credit Card Payments for:**

ACH Checks:	through	\$	-
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Total Payments and Withdrawals Approval	<u>\$ 209,834.05</u>
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**Centennial Lakes Police Payment Recommendations:**

Checks	117868 through	11805	\$	19,337.32
ACH	through		\$	-

Total Payments	<u>\$ 19,337.32</u>
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VOID:	\$	-
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## Payments

Current Period: February 2018

Batch Name	02/01/18 PAY	User Dollar Amt	\$183,841.73		
	Payments	Computer Dollar Amt	\$183,841.73		
			\$0.00	In Balance	
Refer	1 ACTIVE911, INC.				
Cash Payment	E 101-42260-323 Radio Units/User Fees	2018 SERVICE			\$235.00
Invoice	2018 1/15/2018				
Transaction Date	1/25/2018	4M FUND	10100	Total	\$235.00
Refer	2 AFSCME MN COUNCIL 5				
Cash Payment	G 101-21719 Union Dues	FEB 2018 UNION DUES			\$232.80
Invoice					
Transaction Date	1/25/2018	4M FUND	10100	Total	\$232.80
Refer	3 ARTISAN BEER COMPANY				
Cash Payment	E 609-00000-252 Beer Purchase				\$211.00
Invoice	3234107 1/11/2018				
Cash Payment	E 609-00000-252 Beer Purchase				\$506.90
Invoice	3235510 1/18/2018				
Cash Payment	E 609-00000-252 Beer Purchase				-\$81.70
Invoice	408971 1/3/2018				
Transaction Date	1/25/2018	4M FUND	10100	Total	\$636.20
Refer	4 ASPEN MILLS				
Cash Payment	E 101-42260-214 Fire Uniforms	FIRE UNIFORMS			\$52.95
Invoice	210045 1/11/2018				
Transaction Date	1/25/2018	4M FUND	10100	Total	\$52.95
Refer	5 AVESIS VISION PLAN				
Cash Payment	E 101-41500-160 Health/Dental Insurance	FEB 2018 VISION			\$7.08
Invoice	1876769 2/1/2018				
Cash Payment	E 101-43100-160 Health/Dental Insurance	FEB 2018 VISION			\$8.04
Invoice	1876769 2/1/2018				
Cash Payment	E 101-45200-160 Health/Dental Insurance	FEB 2018 VISION			\$5.36
Invoice	1876769 2/1/2018				
Cash Payment	E 609-00000-160 Health/Dental Insurance	FEB 2018 VISION			\$27.56
Invoice	1876769 2/1/2018				
Transaction Date	1/25/2018	4M FUND	10100	Total	\$48.04
Refer	6 BERNICKS BEVERAGES				
Cash Payment	E 609-00000-252 Beer Purchase				\$40.00
Invoice	403442 1/16/2018				
Cash Payment	E 609-00000-252 Beer Purchase				\$1,843.95
Invoice	403443 1/16/2018				
Cash Payment	E 609-00000-252 Beer Purchase				\$222.00
Invoice	404695 1/23/2018				
Transaction Date	1/25/2018	4M FUND	10100	Total	\$2,105.95
Refer	7 BREAKTHRU BEVERAGE MN				
Cash Payment	E 609-00000-251 Liquor Purchase				\$1,253.27
Invoice	1080745560 1/11/2018				
Cash Payment	E 609-00000-251 Liquor Purchase				\$3,144.68
Invoice	1080747979 1/18/2018				

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## Payments

**Current Period: February 2018**

Cash Payment	G 609-20100 Sales Tax Payable				-	\$23.10
Invoice	2080191188	12/23/2017				
Transaction Date	1/25/2018	4M FUND	10100	Total		\$4,374.85
Refer	8	CAPITOL BEVERAGE SALES	-			
Cash Payment	E 609-00000-252 Beer Purchase					\$8,614.82
Invoice	2055197	1/17/2018				
Cash Payment	E 609-00000-252 Beer Purchase					\$3,773.00
Invoice	2058066	1/24/2018				
Cash Payment	E 609-00000-252 Beer Purchase					-\$78.40
Invoice	2056534	1/18/2018				
Transaction Date	1/25/2018	4M FUND	10100	Total		\$12,309.42
Refer	9	CENTENNIAL LAKES PD	-			
Cash Payment	E 101-42110-230 Contracted Services	FEB 2018 MONTHLY POLICE SERVICES				\$60,069.25
Invoice						
Transaction Date	1/25/2018	4M FUND	10100	Total		\$60,069.25
Refer	10	CIRCLE PINES, CITY OF	-			
Cash Payment	E 599-42110-611 Bond Interest	FEB 2018 POLICE BLDG PAYMENT				\$245.94
Invoice						
Cash Payment	E 599-42110-601 Bond Principal	FEB 2018 POLICE BLDG PAYMENT				\$4,583.33
Invoice						
Transaction Date	1/25/2018	4M FUND	10100	Total		\$4,829.27
Refer	11	CLEAR RIVER BEVERAGE COMPA	-			
Cash Payment	E 609-00000-252 Beer Purchase					\$262.00
Invoice	101-4512	1/17/2018				
Transaction Date	1/25/2018	4M FUND	10100	Total		\$262.00
Refer	12	COCA-COLA BOTTLING CO	-			
Cash Payment	E 609-00000-254 Miscellaneous Purchase					\$468.84
Invoice	3642203158	1/12/2018				
Transaction Date	1/25/2018	4M FUND	10100	Total		\$468.84
Refer	13	COMPASS MINERALS	-			
Cash Payment	E 101-43100-231 Snow Removal Materials	ROAD SALT				\$1,494.98
Invoice	169568	1/16/2018				
Transaction Date	1/25/2018	4M FUND	10100	Total		\$1,494.98
Refer	14	CRYSTEEL TRUCK EQUIPMENT	-			
Cash Payment	E 101-43100-404 Repair Machinery/Equip	F350 REPAIR PARTS				\$70.38
Invoice	F41215	1/12/2018				
Cash Payment	E 101-43100-404 Repair Machinery/Equip	F350 REPAIR PARTS				\$31.95
Invoice	F41219	1/19/2018				
Cash Payment	E 310-43100-550 Motor Vehicles	NEW F350 PLOW				\$5,793.01
Invoice	F41283					
Transaction Date	1/25/2018	4M FUND	10100	Total		\$5,895.34
Refer	15	DAHLHEIMER DISTRIBUTING	-			
Cash Payment	E 609-00000-252 Beer Purchase					\$2,684.10
Invoice	1322196	1/11/2018				
Cash Payment	E 609-00000-252 Beer Purchase					\$2,856.38
Invoice	167421	1/18/2018				

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## Payments

Current Period: February 2018

Cash Payment	E 609-00000-252 Beer Purchase				\$404.00
Invoice	1326665	1/19/2018			
Cash Payment	E 609-00000-252 Beer Purchase				\$2,615.80
Invoice	1326715	1/25/2018			
Transaction Date	1/25/2018	4M FUND	10100	<b>Total</b>	\$8,560.28
Refer	16 DELTA DENTAL				
Cash Payment	E 101-41500-160 Health/Dental Insurance	FEB 2018 PREMIUM			\$109.35
Invoice	7165611	1/15/2018			
Cash Payment	E 101-43100-160 Health/Dental Insurance	FEB 2018 PREMIUM			\$88.38
Invoice	7165611	1/15/2018			
Cash Payment	E 101-45200-160 Health/Dental Insurance	FEB 2018 PREMIUM			\$58.92
Invoice	7165611	1/15/2018			
Cash Payment	E 609-00000-160 Health/Dental Insurance	FEB 2018 PREMIUM			\$183.00
Invoice	7165611	1/15/2018			
Transaction Date	1/25/2018	4M FUND	10100	<b>Total</b>	\$439.65
Refer	17 DIESEL MINNESOTA				
Cash Payment	E 101-43100-404 Repair Machinery/Equip	ANNUAL DOT INSPECTION			\$173.67
Invoice	91930	1/23/2018			
Cash Payment	E 101-43100-404 Repair Machinery/Equip	ANNUAL DOT INSPECTION			\$148.67
Invoice	91981	1/23/2018			
Transaction Date	1/25/2018	4M FUND	10100	<b>Total</b>	\$322.34
Refer	18 EHLERS & ASSOC.				
Cash Payment	G 220-20200 Accounts Payable	LOVELL SENIOR APTS			\$596.25
Invoice	76001	1/10/2018			
Transaction Date	1/25/2018	4M FUND	10100	<b>Total</b>	\$596.25
Refer	19 FESTIVAL FOODS				
Cash Payment	E 101-43100-430 Miscellaneous	SUPPLIES - CITY HALL & PW			\$39.33
Invoice		1/11/2018			
Cash Payment	E 101-41500-430 Miscellaneous	SUPPLIES - CITY HALL & PW			\$39.34
Invoice		1/11/2018			
Transaction Date	1/25/2018	4M FUND	10100	<b>Total</b>	\$78.67
Refer	20 FRATTALLONE S HARDWARE				
Cash Payment	E 220-46000-209 Cleaning Supplies	CLEANING SUPPLIES			\$9.93
Invoice	062443/G	1/11/2018			
Transaction Date	1/25/2018	4M FUND	10100	<b>Total</b>	\$9.93
Refer	21 GOPHER STATE ONE CALL				
Cash Payment	E 730-00000-228 Gopher State One Call	2018 ANNUAL FEE			\$25.00
Invoice	8000520	1/31/2018			
Cash Payment	E 770-00000-228 Gopher State One Call	2018 ANNUAL FEE			\$25.00
Invoice	8000520	1/31/2018			
Transaction Date	1/25/2018	4M FUND	10100	<b>Total</b>	\$50.00
Refer	22 HOHENSTEINS INC				
Cash Payment	E 609-00000-252 Beer Purchase				\$1,681.00
Invoice	940181	1/10/2018			
Cash Payment	E 609-00000-252 Beer Purchase				\$2,283.25
Invoice	942693	1/24/2018			

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## Payments

Current Period: February 2018

Cash Payment	E 609-00000-252 Beer Purchase				\$26.00
Invoice	942717	1/24/2018			
Transaction Date	1/25/2018	4M FUND	10100	<b>Total</b>	\$3,990.25
Refer	<u>23 HOME DEPOT</u>				
Cash Payment	E 310-45200-530 Improvements Other Tha	HOCKEY RINK SUPPLIES			\$13.47
Invoice	6302907	1/2/2018			
Cash Payment	E 310-45200-530 Improvements Other Tha	HOCKEY RINK SUPPLIES			-\$13.47
Invoice	6170185	1/2/2018			
Cash Payment	E 310-45200-530 Improvements Other Tha	HOCKEY RINK SUPPLIES			\$17.32
Invoice	6302909	1/2/2018			
Transaction Date	1/25/2018	4M FUND	10100	<b>Total</b>	\$17.32
Refer	<u>24 I35W CORRIDOR COALITION</u>				
Cash Payment	E 101-41500-433 Dues and Subscriptions	2018 DUES			\$265.00
Invoice	123	1/10/2018			
Transaction Date	1/25/2018	4M FUND	10100	<b>Total</b>	\$265.00
Refer	<u>25 JJ TAYLOR</u>				
Cash Payment	E 609-00000-252 Beer Purchase				\$5,401.11
Invoice	2785469	1/16/2018			
Cash Payment	E 609-00000-252 Beer Purchase				\$3,728.14
Invoice	2785501	1/23/2018			
Cash Payment	E 609-00000-252 Beer Purchase				-\$11.20
Invoice	2753656	1/11/2018			
Transaction Date	1/25/2018	4M FUND	10100	<b>Total</b>	\$9,118.05
Refer	<u>26 JOHNSON BROTHERS LIQUOR</u>				
Cash Payment	E 609-00000-251 Liquor Purchase				\$1,368.77
Invoice	5911879	1/8/2018			
Cash Payment	E 609-00000-254 Miscellaneous Purchase				\$55.39
Invoice	5912917	1/9/2018			
Cash Payment	E 609-00000-253 Wine Purchase				\$1,137.55
Invoice	5916225	1/11/2018			
Cash Payment	E 609-00000-253 Wine Purchase				\$386.76
Invoice	5911880	1/8/2018			
Cash Payment	E 609-00000-254 Miscellaneous Purchase				\$561.25
Invoice	5916226	1/11/2018			
Cash Payment	E 609-00000-253 Wine Purchase				\$956.59
Invoice	5917741	1/15/2018			
Cash Payment	E 609-00000-254 Miscellaneous Purchase				\$43.98
Invoice	5917742	1/15/2018			
Cash Payment	E 609-00000-251 Liquor Purchase				\$924.05
Invoice	5917743	1/15/2018			
Cash Payment	E 609-00000-251 Liquor Purchase				\$975.29
Invoice	5917740	1/15/2018			
Cash Payment	E 609-00000-253 Wine Purchase				\$38.51
Invoice	5921163	1/18/2018			
Cash Payment	E 609-00000-251 Liquor Purchase				\$1,758.47
Invoice	5921162	1/18/2018			
Cash Payment	E 609-00000-251 Liquor Purchase				\$20.47
Invoice	5921165	1/18/2018			

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## Payments

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Cash Payment	E 609-00000-251 Liquor Purchase				\$746.68
Invoice	5922638	1/22/2018			
Cash Payment	E 609-00000-251 Liquor Purchase				\$1,299.79
Invoice	5922637	1/22/2018			
Cash Payment	E 609-00000-253 Wine Purchase				\$709.51
Invoice	5922639	1/22/2018			
Cash Payment	E 609-00000-253 Wine Purchase				-\$108.73
Invoice	660822	1/8/2018			
Cash Payment	E 609-00000-253 Wine Purchase				-\$49.76
Invoice	661469	1/5/2018			
Cash Payment	E 609-00000-253 Wine Purchase				-\$53.61
Invoice	661470	1/5/2018			
Cash Payment	E 609-00000-251 Liquor Purchase				-\$32.02
Invoice	661635	1/8/2018			
Cash Payment	E 609-00000-251 Liquor Purchase				-\$2.40
Invoice	661636	1/8/2018			
Cash Payment	E 609-00000-253 Wine Purchase				-\$33.69
Invoice	661797	1/9/2018			
Cash Payment	E 609-00000-253 Wine Purchase				-\$38.51
Invoice	661798	1/9/2018			
Cash Payment	E 609-00000-253 Wine Purchase				-\$166.21
Invoice	662684	1/15/2018			
Cash Payment	E 609-00000-253 Wine Purchase				-\$39.81
Invoice	662807	1/15/2018			
Transaction Date	1/25/2018	4M FUND	10100	<b>Total</b>	\$10,458.32
Refer	27 LTL LED, LLC				
Cash Payment	E 609-00000-500 Capital Expenditures	LED CONVERSION - LIQUOR STORE			\$7,563.06
Invoice	1315	10/17/2017			
Transaction Date	1/25/2018	4M FUND	10100	<b>Total</b>	\$7,563.06
Refer	28 LUPULIN BREWING				
Cash Payment	E 609-00000-252 Beer Purchase				\$297.00
Invoice	10499	1/22/2018			
Transaction Date	1/25/2018	4M FUND	10100	<b>Total</b>	\$297.00
Refer	29 M AMUNDSON LLP				
Cash Payment	E 609-00000-256 Tobacco Products For R				\$1,570.62
Invoice	251593	1/16/2018			
Cash Payment	E 609-00000-256 Tobacco Products For R				\$1,770.19
Invoice	251944	1/23/2018			
Transaction Date	1/25/2018	4M FUND	10100	<b>Total</b>	\$3,340.81
Refer	30 MKL SERVICES, LLC				
Cash Payment	E 220-46000-230 Contracted Services	WEEK ENDING 01/20/18			\$132.00
Invoice	02012018	1/25/2018			
Cash Payment	E 220-46000-230 Contracted Services	WEEK ENDING 01/27/18			\$132.00
Invoice	02012018	1/25/2018			
Transaction Date	1/25/2018	4M FUND	10100	<b>Total</b>	\$264.00
Refer	31 MN FIRE CERTIFICATION BOARD				
Cash Payment	G 101-20200 Accounts Payable	HAZMAT			\$330.00
Invoice	4978	7/20/2017			



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## Payments

Current Period: February 2018

Transaction Date	1/25/2018	4M FUND	10100	Total	\$330.00
Refer	32 MN STATE FIRE CHIEFS ASSOC				
Cash Payment	E 101-42260-208 Training and Instruction	REGISTRATION - T. MESSER			\$235.00
Invoice	200002443 1/8/2018				
Transaction Date	1/26/2018	4M FUND	10100	Total	\$235.00
Refer	33 MN POLLUTION CONTROL				
Cash Payment	E 651-00000-439 County/State Charges	MS4 GENERAL STORMWATER PERMIT			\$400.00
Invoice					
Transaction Date	1/26/2018	4M FUND	10100	Total	\$400.00
Refer	34 MINNESOTA UI				
Cash Payment	G 101-20200 Accounts Payable	Q4 2017 UNEMPLOYMENT - T. MEYER			\$285.00
Invoice	1/9/2018				
Transaction Date	1/26/2018	4M FUND	10100	Total	\$285.00
Refer	35 MSA PROFESSIONAL SERVICES				
Cash Payment	G 101-20200 Accounts Payable	GENERAL SERVICES			\$122.50
Invoice	58-R10481000.0 1/25/2018				
Cash Payment	E 101-41500-303 Engineering Fees	GENERAL SERVICES			\$162.00
Invoice	59-R10481000.0 1/25/2018				
Cash Payment	G 101-20200 Accounts Payable	THE EPHESIANS PROJECT			\$4,392.05
Invoice	3-R10481028.0 1/25/2018				
Cash Payment	G 101-22042 Dinkytown Rentals Escrow	THE EPHESIANS PROJECT			\$851.50
Invoice	4-R10481028.0 1/25/2018				
Cash Payment	G 651-20200 Accounts Payable	NPDES PHASE II MS4			\$1,053.50
Invoice	54-R10481002.0 1/25/2018				
Cash Payment	E 651-00000-303 Engineering Fees	NPDES PHASE II MS4			\$1,323.00
Invoice	55-R10481002.0 1/25/2018				
Cash Payment	G 101-20200 Accounts Payable	2040 COMPREHENSIVE PLAN			\$600.00
Invoice	9-R10481025.0 1/25/2018				
Cash Payment	E 101-41500-308 Consultant Fees	2040 COMPREHENSIVE PLAN			\$2,714.00
Invoice	9-R10481025.0 1/25/2018				
Cash Payment	G 417-20200 Accounts Payable	2017 STREET IMPROVEMENTS			\$637.00
Invoice	17-R10481024.0 1/25/2018				
Cash Payment	E 417-00000-303 Engineering Fees	2017 STREET IMPROVEMENTS			\$1,377.00
Invoice	18-R10481024.0 1/25/2018				
Cash Payment	G 330-20200 Accounts Payable	WELLHOUSE			\$2,802.50
Invoice	19-R10481022.0 1/25/2018				
Cash Payment	E 730-00000-303 Engineering Fees	WATER SUPPLY PLAN			\$162.00
Invoice	16-R10481023.0 1/25/2018				
Cash Payment	G 101-20200 Accounts Payable	OREILLY PROJECT			\$2,144.25
Invoice	5-R10481027.0 1/25/2018				
Cash Payment	E 101-41500-303 Engineering Fees	OREILLY PROJECT			\$3,712.31
Invoice	6-R10481027.0 1/25/2018				
Cash Payment	G 101-20200 Accounts Payable	LOVELL SENIOR APTS			\$192.75
Invoice	2-R10481030.0 1/25/2018				
Transaction Date	1/26/2018	4M FUND	10100	Total	\$22,246.36
Refer	36 PAUSTIS & SONS				
Cash Payment	E 609-00000-253 Wine Purchase				\$547.10
Invoice	8617383-IN 1/10/2018				

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Cash Payment	E 609-00000-253 Wine Purchase				\$122.25
Invoice	8618101-IN	1/17/2018			
Transaction Date	1/26/2018	4M FUND	10100	<b>Total</b>	\$669.35
Refer	37 PEPSI COLA COMPANY				
Cash Payment	E 609-00000-254 Miscellaneous Purchase				\$239.05
Invoice	97841962	1/24/2018			
Transaction Date	1/26/2018	4M FUND	10100	<b>Total</b>	\$239.05
Refer	38 PETRACEK, BILL				
Cash Payment	E 101-41500-205 Mileage Reimbursement	FEB 2018 REIMBURSEMENT			\$200.00
Invoice					
Cash Payment	E 101-41500-321 Telephone	FEB 2018 REIMBURSEMENT			\$100.00
Invoice					
Cash Payment	E 101-41500-433 Dues and Subscriptions	JAN 2018 REIMBURSEMENT			\$28.00
Invoice					
Transaction Date	1/26/2018	4M FUND	10100	<b>Total</b>	\$328.00
Refer	39 PHILLIPS WINE AND SPIRITS INC				
Cash Payment	E 609-00000-251 Liquor Purchase				\$740.45
Invoice	2294846	1/15/2018			
Cash Payment	E 609-00000-253 Wine Purchase				\$163.17
Invoice	2294847	1/15/2018			
Cash Payment	E 609-00000-254 Miscellaneous Purchase				\$29.21
Invoice	2294848	1/15/2018			
Cash Payment	E 609-00000-253 Wine Purchase				\$78.42
Invoice	2297262	1/18/2018			
Cash Payment	E 609-00000-251 Liquor Purchase				\$414.49
Invoice	2298207	1/22/2018			
Cash Payment	E 609-00000-253 Wine Purchase				\$446.06
Invoice	2298208	1/22/2018			
Cash Payment	E 609-00000-253 Wine Purchase				-\$132.00
Invoice	283979	1/4/2018			
Cash Payment	E 609-00000-251 Liquor Purchase				-\$139.56
Invoice	284112	1/5/2018			
Cash Payment	E 609-00000-253 Wine Purchase				-\$28.84
Invoice	284797	1/15/2018			
Transaction Date	1/26/2018	4M FUND	10100	<b>Total</b>	\$1,571.40
Refer	40 PRESS PUBLICATIONS				
Cash Payment	E 101-41500-351 Legal Notices Publishing	PUBLIC HEARING			\$39.92
Invoice	579930	1/11/2018			
Cash Payment	E 101-41500-351 Legal Notices Publishing	DEV. DISTRICT			\$133.05
Invoice	579931	1/11/2018			
Transaction Date	1/26/2018	4M FUND	10100	<b>Total</b>	\$172.97
Refer	41 REPLENISHMENT SOLUTIONS				
Cash Payment	E 609-00000-254 Miscellaneous Purchase				\$69.00
Invoice	2037712	1/16/2018			
Transaction Date	1/26/2018	4M FUND	10100	<b>Total</b>	\$69.00
Refer	42 ROSEVILLE, CITY OF				

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Cash Payment	E 310-41500-570 Office Equip and Furnish	COMPUTER EQUIPMENT			\$2,835.59
Invoice	0224104	1/19/2018			
Transaction Date	1/26/2018	4M FUND	10100	<b>Total</b>	\$2,835.59
Refer	43	SHAMROCK GROUP, INC.	-		
Cash Payment	E 609-00000-257 Ice For Resale				\$90.31
Invoice	2197668	1/10/2018			
Cash Payment	E 609-00000-257 Ice For Resale				\$171.27
Invoice	2202600	1/24/2018			
Transaction Date	1/26/2018	4M FUND	10100	<b>Total</b>	\$261.58
Refer	44	SOUTHERN GLAZERS OF MN	-		
Cash Payment	E 609-00000-253 Wine Purchase				\$954.64
Invoice	1636697	1/11/2018			
Cash Payment	E 609-00000-251 Liquor Purchase				\$2,453.24
Invoice	1636698	1/11/2018			
Cash Payment	E 609-00000-251 Liquor Purchase				\$84.49
Invoice	1636699	1/11/2018			
Cash Payment	E 609-00000-251 Liquor Purchase				\$0.66
Invoice	5027264	1/11/2018			
Cash Payment	E 609-00000-253 Wine Purchase				\$1.28
Invoice	5027265	1/11/2018			
Cash Payment	E 609-00000-251 Liquor Purchase				\$4,073.78
Invoice	1639205	1/18/2018			
Cash Payment	E 609-00000-253 Wine Purchase				\$905.36
Invoice	1639206	1/18/2018			
Transaction Date	1/26/2018	4M FUND	10100	<b>Total</b>	\$8,473.45
Refer	45	SPRINT	-		
Cash Payment	E 101-43100-321 Telephone	JAN-FEB 2018 SERVICE			\$71.38
Invoice	495076029-185	1/18/2017			
Cash Payment	E 101-45200-321 Telephone	JAN-FEB 2018 SERVICE			\$71.38
Invoice	495076029-185	1/18/2017			
Cash Payment	E 651-00000-321 Telephone	JAN-FEB 2018 SERVICE			\$35.69
Invoice	495076029-185	1/18/2017			
Cash Payment	E 730-00000-321 Telephone	JAN-FEB 2018 SERVICE			\$89.22
Invoice	495076029-185	1/18/2017			
Cash Payment	E 770-00000-321 Telephone	JAN-FEB 2018 SERVICE			\$89.24
Invoice	495076029-185	1/18/2017			
Transaction Date	1/26/2018	4M FUND	10100	<b>Total</b>	\$356.91
Refer	46	ST CLOUD REFRIGERATION	-		
Cash Payment	G 609-20200 Accounts Payable	COOLER REPAIRS			\$764.14
Invoice	W24598	11/28/2017			
Cash Payment	E 609-00000-404 Repair Machinery/Equip	COOLER REPAIRS			\$402.50
Invoice	W26706	1/11/2018			
Transaction Date	1/26/2018	4M FUND	10100	<b>Total</b>	\$1,166.64
Refer	47	ST PAUL STAMPS WORKS	-		
Cash Payment	E 101-41500-430 Miscellaneous	PLAQUES - COMMISSIONERS			\$396.60
Invoice	403985	1/15/2018			
Transaction Date	1/26/2018	4M FUND	10100	<b>Total</b>	\$396.60

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Refer	48	STREET FLEET	-			
Cash Payment	E 101-41500-322	Postage	COURIER SERVICE			\$61.34
Invoice	412437	1/15/2018				
Transaction Date	1/26/2018	4M FUND	10100	Total		\$61.34
Refer	49	TWIST OFFICE PRODUCTS	-			
Cash Payment	G 101-20200	Accounts Payable				\$75.05
Invoice	821818-0	12/20/2017				
Cash Payment	G 101-20200	Accounts Payable				-\$93.52
Invoice	C820513-0	12/21/2017				
Cash Payment	E 609-00000-210	Operating Supplies				\$35.51
Invoice	823402-0	1/5/2018				
Cash Payment	E 101-41500-200	Office Supplies				\$172.87
Invoice	824227-0	1/12/2018				
Cash Payment	E 609-00000-210	Operating Supplies				\$35.66
Invoice	824766-0	1/17/2018				
Transaction Date	1/26/2018	4M FUND	10100	Total		\$225.57
Refer	50	ULTIMATE SAFETY CONCEPTS IN	-			
Cash Payment	E 101-42260-404	Repair Machinery/Equip				\$250.66
Invoice	175172	1/11/2018				
Transaction Date	1/26/2018	4M FUND	10100	Total		\$250.66
Refer	51	VIKING AUTOMATIC SPRINKLER C	-			
Cash Payment	E 609-00000-400	General Maintenance	ANNUAL INSPECTION			\$140.00
Invoice	1025-F016438	1/8/2018				
Transaction Date	1/26/2018	4M FUND	10100	Total		\$140.00
Refer	52	VINOCOPIA	-			
Cash Payment	E 609-00000-253	Wine Purchase				\$1,151.25
Invoice	0198986-IN	1/19/2018				
Cash Payment	E 609-00000-251	Liquor Purchase				\$455.50
Invoice	0199002-IN	1/19/2018				
Transaction Date	1/26/2018	4M FUND	10100	Total		\$1,606.75
Refer	53	WALTERS RUBBISH INC	-			
Cash Payment	E 101-41500-384	Refuse/Garbage Dispos	JAN 2018 SERVICE			\$60.64
Invoice	0002857009	1/10/2018				
Cash Payment	E 101-43100-384	Refuse/Garbage Dispos	JAN 2018 SERVICE			\$32.95
Invoice	0002857009	1/10/2018				
Cash Payment	E 101-45200-384	Refuse/Garbage Dispos	JAN 2018 SERVICE			\$32.95
Invoice	0002857009	1/10/2018				
Cash Payment	E 651-00000-384	Refuse/Garbage Dispos	JAN 2018 SERVICE			\$9.90
Invoice	0002857009	1/10/2018				
Cash Payment	E 730-00000-384	Refuse/Garbage Dispos	JAN 2018 SERVICE			\$44.48
Invoice	0002857009	1/10/2018				
Cash Payment	E 770-00000-384	Refuse/Garbage Dispos	JAN 2018 SERVICE			\$44.48
Invoice	0002857009	1/10/2018				
Cash Payment	E 220-46000-384	Refuse/Garbage Dispos	JAN 2018 SERVICE			\$454.95
Invoice	0002857009	1/10/2018				
Cash Payment	E 609-00000-384	Refuse/Garbage Dispos	JAN 2018 SERVICE			\$88.37
Invoice	0002857009	1/10/2018				

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Transaction Date	1/26/2018	4M FUND	10100	<b>Total</b>	\$768.72
Refer	54 WINE MERCHANTS	-			
Cash Payment	E 609-00000-253 Wine Purchase				\$142.32
Invoice	7168273 1/22/2018				
Cash Payment	E 609-00000-253 Wine Purchase				-\$92.21
Invoice	717947 1/11/2018				
Cash Payment	E 609-00000-253 Wine Purchase				-\$4.43
Invoice	717985 1/15/2018				
Transaction Date	1/26/2018	4M FUND	10100	<b>Total</b>	\$45.68
Refer	55 XCEL ENERGY	-			
Cash Payment	G 770-20200 Accounts Payable	DEC 2017 UTILITIES			\$54.25
Invoice	575655439 1/8/2018				
Transaction Date	1/26/2018	4M FUND	10100	<b>Total</b>	\$54.25
Refer	56 NCPERS GROUP LIFE INSURANCE	-			
Cash Payment	G 101-21724 Life Insurance	FEB 2018 PREMIUM			\$80.00
Invoice	5868218				
Transaction Date	1/26/2018	4M FUND	10100	<b>Total</b>	\$80.00
Refer	57 MN DEPT OF NATURAL RESOURC	-			
Cash Payment	G 730-21000 Due to Other Govts	2017 WATER USE PERMIT			\$2,186.04
Invoice					
Transaction Date	1/26/2018	4M FUND	10100	<b>Total</b>	\$2,186.04

### Fund Summary

	10100 4M FUND
101 GENERAL FUND	\$80,585.08
220 LOVELL BUILDING	\$1,325.13
310 CAPITAL PROJECTS	\$8,645.92
330 WATER CAPITAL FUND	\$2,802.50
417 17 STREET IMPROVEMENTS	\$2,014.00
599 POLICE BUILDING	\$4,829.27
609 MUNICIPAL LIQUOR FUND	\$78,098.03
651 STORM WATER FUND	\$2,822.09
730 WATER FUND	\$2,506.74
770 SEWER FUND	\$212.97
	<hr/>
	\$183,841.73

Pre-Written Checks	\$0.00
Checks to be Generated by the Computer	\$183,841.73
<b>Total</b>	<hr/>
	\$183,841.73



Report Criteria:

Report type: Summary

GL Period	Check Issue Date	Ck No	Payee	Description	Check Amount
01/18	01/25/2018	11806	ASPEN MILLS, INC	UNIFORM SHIRT/PANT BJ	249.63
01/18	01/25/2018	11807	BARNUM GATE SERVICES, INC	GATE REPAIR	382.25
01/18	01/25/2018	11808	CENTENNIAL UTILITIES	DEC UTILITIES	1,275.04
01/18	01/25/2018	11809	CITY OF CIRCLE PINES	2018 EMP ASSIST PROGRAM	1,457.00
01/18	01/25/2018	11810	CONNEXUS ENERGY	ELECTRIC DEC	2,135.27
01/18	01/25/2018	11811	DVS RENEWAL	TABS 2016 FORD	403.00
01/18	01/25/2018	11812	DELTA DENTAL	FEB DELTA	1,420.10
01/18	01/25/2018	11813	DON'S CIRCLE SERVICE, INC	VEHICLE REPAIRS & MTC	61.00
01/18	01/25/2018	11814	GARY L FISCHLER & ASSOCIATES, P	PSYCHOLOGICAL TESTING RH	575.00
01/18	01/25/2018	11815	HEALTH PARTNERS	FEB HEALTH INS	10,524.13
01/18	01/25/2018	11816	KIESLER'S POLICE SUPPLY, INC	GLOCK	429.00
01/18	01/25/2018	11817	OPTUM BANK	MONTHLY SERVICE FEE DEC	45.00
01/18	01/25/2018	11818	POPP COMUNICATIONS	DSL LINE FOR WIFI	75.90
01/18	01/25/2018	11819	TACTICAL SOLUTIONS	CERTIFICATION OF RADAR/LASER U	305.00
Grand Totals:					19,337.32

**CITY OF LEXINGTON  
ANOKA COUNTY  
STATE OF MINNESOTA**

Council member \_\_\_\_\_ introduced the following resolution and moved its adoption:

**RESOLUTION NO. 18-09**

**RESOLUTION ADOPTING A MODIFICATION TO THE DEVELOPMENT  
PROGRAM FOR DEVELOPMENT DISTRICT NO. 1 AND ESTABLISHING  
TAX INCREMENT FINANCING DISTRICT 1-3 THEREIN AND ADOPTING A  
TAX INCREMENT FINANCING PLAN THEREFOR.**

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

Section 1.     Recitals.

1.01.   The City Council of the City of Lexington (the "City") has heretofore established Development District No. 1 and adopted a Development Program therefor. It has been proposed by the City that the City adopt a Modification to the Development Program (the "Development Program Modification") for Development District No. 1 (the "Project Area") and establish Tax Increment Financing District 1-3 (the "District") therein and adopt a Tax Increment Financing Plan (the "TIF Plan") therefor (the Development Program Modification and the TIF Plan are referred to collectively herein as the "Program and Plan"); all pursuant to and in conformity with applicable law, including Minnesota Statutes, Sections 469.124 to 469.133 and Sections 469.174 to 469.1794, all inclusive, as amended, (the "Act") all as reflected in the Program and Plan, and presented for the Council's consideration.

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

1.03.   The City has performed all actions required by law to be performed prior to the establishment of the District and the adoption and approval of the proposed Program and Plan, including, but not limited to, notification of Anoka County and Independent School District No. 12 having taxing jurisdiction over the property to be included in the District, a review of and written comment on the Program and Plan by the City Planning Commission, and the holding of a public hearing upon published notice as required by law.

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

1.05.   The City is not modifying the boundaries of Development District No. 1, but is however, modifying the Development Program therefor.

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

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

Section 3.     Findings for the Establishment of Tax Increment Financing District 1-3.

3.01.   The Council hereby finds that Tax Increment Financing District 1-3 is in the public interest and is a "housing district" under Minnesota Statutes, Section 469.174, Subd. 11 of the Act.

3.02.   The Council further finds that the proposed development would not occur solely through private investment within the reasonably foreseeable future, that the Program and Plan conform to the general plan for the development or redevelopment of the City as a whole; and that the Program and Plan will afford maximum opportunity consistent with the sound needs of the City as a whole, for the development or redevelopment of the District by private enterprise.

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

Section 4.     Public Purpose.

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

Section 5.     Approval and Adoption of the Program and Plan.

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

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

5.03    The Auditor of Anoka County is requested to certify the original net tax capacity of the District, as described in the Program and Plan, and to certify in each year thereafter the amount by which the original net tax capacity has increased or decreased; and the City is authorized and directed to forthwith transmit this request to the County Auditor in such form and content as the Auditor may specify, together with a list of all properties within the District, for which building permits have been issued during the 18 months immediately preceding the adoption of this resolution.

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

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

and the following voted against the same:

Dated: February 1, 2018

ATTEST:

\_\_\_\_\_  
Mark Kurth, Mayor

\_\_\_\_\_  
Bill Petracek, City Administrator

(Seal)

EXHIBIT A  
RESOLUTION NO. 18-09

The reasons and facts supporting the findings for the adoption of the Tax Increment Financing Plan for Tax Increment Financing District 1-3, as required pursuant to Minnesota Statutes, Section 469.175, Subdivision 3 are as follows:

1. *Finding that Tax Increment Financing District 1-3 is a housing district as defined in M.S., Section 469.174, Subd. 11.*

TIF District No. 1-3 consists of two parcels. The new development will consist of approximately 199 rental apartment units. All or a portion of which will receive tax increment assistance and will meet income restrictions described in *M.S. 469.1761*. All of the units will be reserved for households who have incomes at or below 60 percent of the area median income. Appendix E of the TIF Plan contains background for the above finding.

2. *Finding that the proposed development, in the opinion of the City Council, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future.*

*The proposed development, in the opinion of the City, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future:* This finding is supported by the fact that the development proposed in this plan is a housing district that meets the City's objectives for development and redevelopment. The cost of demolition, site and public improvements, and utilities makes this housing development infeasible without City assistance. Due to the high costs of building affordable new housing in the City, the cost of financing the proposed public improvements, costs to include affordable housing, and the insufficiency of rents in an affordable housing development to provide a sufficient rate of return, this project is feasible only through assistance, in part, from tax increment financing. The developer was asked for and provided a letter and a proforma as justification that the developer would not have gone forward without tax increment assistance.

*The increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the TIF District permitted by the TIF Plan:* This finding is justified on the grounds that the cost of land acquisition, demolition, site and public improvements, and utilities add to the total development cost. Historically, site development costs and reduced rents required for the affordable units in this area have made development infeasible without tax increment assistance. This site has been targeted for redevelopment since 2008 without success. The City reasonably determines that no other development of similar scope is anticipated on this site without substantially similar assistance being provided to the development.

3. *Finding that the TIF Plan for Tax Increment Financing District 1-3 conforms to the general plan for the development or redevelopment of the municipality as a whole.*

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



4. *Finding that the TIF Plan for Tax Increment Financing District 1-3 will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development or redevelopment of Development District No. 1 by private enterprise.*

Through the implementation of the TIF Plan, the City will provide an impetus for residential development, which is desirable or necessary for increased population and an increased need for life-cycle housing within the City.

**CITY OF LEXINGTON  
ANOKA COUNTY  
STATE OF MINNESOTA**

Council member \_\_\_\_\_ introduced the following resolution and moved its adoption:

**RESOLUTION NO. 18-10**

**RESOLUTION AUTHORIZING AN INTERFUND LOAN FOR ADVANCE OF  
CERTAIN COSTS IN CONNECTION WITH TAX INCREMENT FINANCING  
DISTRICT 1-3 .**

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

Section 1.     Background.

1.01. The City has heretofore approved the establishment of Tax Increment Financing District 1-3 (the "TIF District") within Development District No. 1 (the "Project"), and has adopted a Tax Increment Financing Plan (the "TIF Plan") for the purpose of financing certain improvements within the Project.

1.02. The City has determined to pay for certain costs identified in the TIF Plan consisting of land/building acquisition, site improvements/preparation, affordable housing construction, public parking facilities, streets and sidewalks, other qualifying improvements, interest and administrative costs (collectively, the "Qualified Costs"), which costs may be financed on a temporary basis from City funds available for such purposes.

1.03. 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 authorized, in order to finance the Qualified Costs.

1.04. The City intends to reimburse itself for the Qualified Costs 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.

2.01. The City hereby authorizes the advance of up to \$1,796,000 from the Capital Projects Fund (fund 310) for land costs and \$25,000 from the 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.

2.02. Principal and interest ("Payments") on the Interfund Loan shall be paid annually on each December 31 (each a "Payment Date"), commencing on the first Payment Date on which the City has

Available Tax Increment (defined below), or on any other dates determined by the City Administrator, through the date of last receipt of tax increment from the TIF District.

2.03. Payments on this Interfund Loan are payable solely from "Available Tax Increment," which shall mean, on each Payment Date, tax increment available after other obligations have been paid, or as determined by the City Administrator, generated in the preceding twelve (12) months with respect to the property within the TIF District and remitted to the City by Anoka County, all in accordance with Minnesota Statutes, Sections 469.174 to 469.1794, all inclusive, as amended. Payments on this Interfund Loan may be subordinated 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.

2.04. The principal sum and all accrued interest payable under this 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.

2.05. This 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. This 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 this 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 this 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.

2.06. The City may amend the terms of this 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.

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

and the following voted against the same:

Dated: February 1, 2018

ATTEST:

\_\_\_\_\_  
Mark Kurth, Mayor

\_\_\_\_\_  
Bill Petracek, City Administrator

(Seal)