

EDA Members:
Dan Roe,
President
Lisa Laliberte,
Vice President
Wayne Groff,
Treasurer
Robert Willmus
Jason Etten



**Economic Development
Authority
Meeting Agenda
Monday, August 12, 2019
6:00pm
City Council Chambers**

Address:
2660 Civic Center Dr.
Roseville, MN 55113

Phone:
651-792-7000

Website:
www.growroseville.com

1. 6:00 P.M. Roll Call
Voting & Seating Order: Etten, Willmus, Laliberte, Groff, and Roe
2. Pledge Of Allegiance
3. Approve Agenda
4. 6:01 P.M. Public Comment
5. Business Items (Action Items)
 - 5.A. 6:03 PM Adopt A Resolution Approving The TIF Plan For TIF No. 22 Twin Lakes II
Documents:
[5A REPORT AND ATTACHMENTS.PDF](#)
 - 5.B. 6:15 PM Adopt A Resolution Requesting A Preliminary Levy Collectible In 2020
Documents:
[5B REPORT AND ATTACHMENTS.PDF](#)
 - 5.C. 6:25 PM Adopt Resolution In Support Of Application To Minnesota Department Of
Employment And Economic Development Job Creation Funds For Quality Custom
Distribution A Division Of Golden State Foods
Documents:
[5C REPORT AND ATTACHMENTS \(UPDATED\).PDF](#)
6. 6:30 P.M. Adjourn To City Council Meeting



REQUEST FOR ECONOMIC DEVELOPMENT AUTHORITY ACTION

Date: 8/12/2019
Item No.: 5.a

Department Approval

Executive Director Approval

Janice Gundlach

Patricia Truogem

Item Description: Adopt Resolution modifying Development District No. 1 and Establishing TIF District No. 22 – Twin Lakes II Redevelopment.

BACKGROUND

During meetings held on May 13, 2019 and July 15, 2019 the Roseville Economic Development Authority (REDA) expressed a commitment to assist with the redevelopment of 2720 Fairview Avenue N and 1705, 1717, 1743, and 1755 County Road C. Collectively, redevelopment of these parcels would consist of 127 units of market rate rental housing, new offices for Tareen Dermatology, a mix of approximately 480 units of affordable senior and general occupancy rental housing, and 55,000 SF of retail/office (Attachment A).

On June 17, 2019, staff presented to the REDA a concept of creating one, larger tax increment financing district that would accommodate the redevelopment of the previously cited properties, instead of creating two smaller districts. As a result of that discussion, the REDA directed staff to move forward with creation of the larger district referenced as the Twin Lakes II Redevelopment Area (TIF #22), but also requested staff to review the district boundaries and consider other properties for inclusion. Based upon comments that staff received at the July 15, 2019 meeting, and after consultation with the City’s public finance consultant (Ehlers) the boundaries of proposed TIF #22 are illustrated on Attachment A. Additional properties were reviewed for inclusion in the district, but when including other properties (such as those on the west side of Fairview Avenue) it was determined the district would fail to meet the definition of a Redevelopment TIF District. The main reason for failure to meet redevelopment district requirements was that 51% of the buildings in the district need to be considered substandard and including other properties prevented meeting the 51% rule.

The redevelopment of the properties included in proposed TIF District No. 22 aligns with the goals and objectives of the Public Financing and Subsidy Policy, and encourages further reinvestment into the Twin Lakes area. The redevelopment of these properties will preserve and enhance the tax base of the City by removing blight and implement public improvements that will enhance the community.

The REDA should review the summary and TIF Plan (Attachment B) identified for the property. Upon review and acceptance of the plan, the REDA is asked to pass a Resolution, subject to the

28 Roseville City Council holding a public hearing (which follows this meeting) and approving and
29 establishing TIF No. 22.

30 In addition, the REDA is asked to adopt an interfund loan resolution that will allow
31 reimbursement of up-front costs the REDA will be assisting for the establishment of TIF No. 22.
32 Interfund loan resolutions are recommended practice to ensure the REDA can legally recoup its
33 up-front investment via TIF dollars generated by the TIF district. REDA Attorney Martha
34 Ingram will be at the meeting to address any questions the REDA may have regarding the TIF
35 Plan and/or the interfund loan resolution.

36 **BUDGET IMPLICATIONS**

37 There are no budget implications at this time for the REDA.

38

39 **STAFF RECOMMENDATION**

40 Staff recommends the REDA adopt the following resolutions:

- 41 1. Resolution No. XX modifying Development District No. 1 and establishing TIF District
42 No. 22 – Twin Lakes II Redevelopment. (Attachment C)
- 43 2. Resolution No. XX establishing an Interfund Loan for the advance of certain costs in
44 connection with Tax Increment Financing District No. 22 – Twin Lakes II
45 Redevelopment. (Attachment D)

46 **REQUESTED EDA ACTION**

47 Motion to Adopt the following resolutions:

- 48 1. Resolution No. XX modifying Development District No. 1 and establishing TIF District
49 No. 22 – Twin Lakes II Redevelopment. (Attachment C)
- 50 2. Resolution No. XX establishing an Interfund Loan for the advance of certain costs in
51 connection with Tax Increment Financing District No. 22 – Twin Lakes II
52 Redevelopment. (Attachment D)

53

54 Prepared by: Jeanne Kelsey, Housing and Economic Development Program Manager, 651-792-7086

55 Attachments:

- A: TIF #22 Map
- B: Summary and TIF Plan for District No. 22 – Twin Lakes II Redevelopment
- C: Resolution No. XX modifying Development District No. 1 and establishing TIF District No.
22 – Twin Lakes II Redevelopment
- D: Resolution No. XX establishing an Interfund Loan for Advancement of Costs



MODIFICATION TO THE DEVELOPMENT PROGRAM

Development District No. 1

- AND -

TAX INCREMENT FINANCING PLAN

Establishment of Tax Increment Financing District No. 22:
Twin Lakes II
(a redevelopment district)

Roseville Economic Development Authority
City of Roseville, Ramsey County, Minnesota



Public Hearing: August 12, 2019

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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 No. 22: Twin Lakes II.

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

Tax Increment Financing Plan for Tax Increment Financing District No. 22: Twin Lake II

Foreword

The Roseville Economic Development Authority (the "REDA"), the City of Roseville (the "City"), staff and consultants have prepared the following information to expedite the establishment of Tax Increment Financing District No. 22: Twin Lakes II (the "District"), a redevelopment tax increment financing district, located in Development District No. 1.

Statutory Authority

Within the City, there exist areas where public involvement is necessary to cause development or redevelopment to occur. To this end, the REDA and City have certain statutory powers pursuant to *Minnesota Statutes ("M.S.")*, Sections 469.124 to 469.134, inclusive, as amended, *M.S. Sections 469.090 to 469.1081*, 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.

Statement of Objectives

The District currently consists of 7 parcels of land and adjacent and internal rights-of-way. The District is being created to facilitate the redevelopment into approximately 117 market rate apartments, 40,000 sq/ft of medical office, 224 non-age restricted affordable apartment units, 252 senior affordable apartment units and approximately 56,200 sq/ft of commercial/retail space in the City of Roseville. The City has not entered into agreements at this time but will be entering into a contract with Reuter Walton for the market rate apartments and medical office portion, with development to commence in 2019. REDA has received an application for assistance from Dominion for development of both the non-age restricted affordable apartments and the senior affordable apartments and development is likely to commence in 2020. 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.

Development Program Overview

Pursuant to the Development Program and authorizing state statutes, the REDA and City are authorized to undertake the following activities in the District:

1. Property to be Acquired - Selected property located within the District may be acquired by the REDA or 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 REDA or 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 EDA or City may perform or provide for some or all necessary acquisition, construction, relocation, demolition, and required utilities and public street work within the District.

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 below.

Parcel numbers
04-29-23-43-0005
04-29-23-43-0013
04-29-23-43-0014
04-29-23-43-0002
04-29-23-43-0001
04-29-23-43-0003
04-29-23-43-0015

Please also see the map in Appendix A for further information on the location of the District.

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

Classification of the District

The REDA and 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, find that the District, to be established, is a redevelopment district pursuant to *M.S., Section 469.174, Subd. 10(a)(1)*.

- The District is a redevelopment district consisting of 7 parcels.
- An inventory shows that parcels consisting of more than 70 percent of the area in the District are occupied by buildings, streets, utilities, paved or gravel parking lots or other

- similar structures.
- An inspection of the buildings located within the District finds that more than 50 percent of the buildings are structurally substandard as defined in the TIF Act. (See Appendix D).

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.

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 REDA and City elect to receive the first tax increment in 2021, 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 2046, or when the TIF Plan is satisfied. The REDA and City reserve the right to decertify the District prior to the legally required date.

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 2019 for taxes payable 2020.

Pursuant to *M.S., Section 469.177, Subds. 1 and 2*, the County Auditor shall certify in each year (beginning in the payment year 2021) 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 REDA or City.

The original local tax rate for the District will be the local tax rate for taxes payable 2020, assuming the request for certification is made before June 30, 2020. The ONTC and the Original Local Tax Rate for the District appear in the table below and are based upon pay 2019 rates since pay 2020 rates are not currently available.

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 REDA and City request 100 percent of the available increase in tax capacity for repayment of its obligations and current expenditures, beginning in the tax year payable 2022. The Project Tax Capacity (PTC) listed is an estimate of values when the projects within the District are completed.

Project estimated Tax Capacity upon completion	\$2,694,986	
Original estimated Net Tax Capacity	\$260,330	
<u>Fiscal Disparities</u>	<u>\$294,696</u>	
Estimated Captured Tax Capacity	\$2,139,960	
Original Local Tax Rate	<u>124.8970%</u>	Pay 2019
Estimated Annual Tax Increment	\$2,672,746	
Percent Retained by the City	100%	

Note: 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 \$238,187.

Pursuant to *M.S., Section 469.177, Subd. 4*, the REDA or 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 is reviewing the area to be included in the District to determine if any building permits have been issued during the 18 months immediately preceding approval of the TIF Plan by the City.

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 REDA and City reserve 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. Any refunding amounts will be deemed a budgeted cost without a formal TIF Plan Modification. This provision does not obligate the REDA or City to incur debt. The REDA or 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:

Sources	
Tax Increment	45,675,316
<u>Interest</u>	<u>4,567,532</u>
TOTAL	50,242,848

The REDA or 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 \$31,741,949. 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.

Uses of Funds

Currently under consideration for the District are proposals to facilitate the redevelopment of the area into approximately 117 market rate apartments, 40,000 sq/ft of medical office, 224 non-age restricted affordable apartment units, 252 senior affordable apartment units and approximately 56,200 sq/ft of commercial/retail space. The REDA and City have determined that it will be necessary to provide assistance to the project for certain District costs, as described.

The REDA and City have 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.

Uses	
Land/Building Acquisition	5,000,000
Site Improvements/Preparation	5,000,000
Utilities	1,500,000
Other Qualifying Improvements	15,681,844
<u>Administrative Costs (up to 10%)</u>	<u>4,560,105</u>
PROJECT AND INTEREST COSTS TOTAL	31,741,949
<u>Interest</u>	<u>18,500,900</u>
PROJECT AND INTEREST COSTS TOTAL	50,242,848

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 the Sources of Revenue section.

Fiscal Disparities Election

Pursuant to *M.S., Section 469.177, Subd. 3*, the City may elect one of two methods to calculate fiscal disparities.

The City will choose to calculate fiscal disparities by clause b (inside the district).

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 REDA and City have 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:

	2018/Pay 2019 Total Net Tax Capacity	Estimated Captured Tax Capacity (CTC) upon completion	Percent of CTC to Entity Total
Ramsey County	528,905,652	2,139,960	0.4046%
City of Roseville	52,105,327	2,139,960	4.1070%
ISD 621	99,584,975	2,139,960	2.1489%

	Pay 2019 Extension Rate	Percent of Total	CTC	Potential Taxes
Ramsey County	52.8790%	42.3384%	2,139,960	1,131,589
City of Roseville	37.4220%	29.9625%	2,139,960	800,816
ISD 621	26.3300%	21.0815%	2,139,960	563,451
Other	8.2650%	6.6175%	2,139,960	176,870
	124.8960%	100%		2,672,726

The estimates listed above display the captured tax capacity when all construction is completed. The tax rate used for calculations is the Pay 2019 rate. The total net capacity for the entities listed above are based on Pay 2019 figures. The District will be certified under the Pay 2020 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 \$45,675,316;
- (2) Probable impact of the District on city provided services and ability to issue debt. An impact of the District on police protection is expected. With any addition of new residents or businesses, police calls for service will be increased. New developments add an increase in traffic, and additional overall demands to the call load. The City anticipates between 200 to 250 police calls for service to the housing units. The City does not expect that the proposed development, in and of itself, will necessitate new capital investment in vehicles or facilities.

An impact of the District on fire calls is expected due to the medical office space. With the proposed development including medical office, the City anticipated an increase of approximately 500 requests for services per year. Financial impacts of emergency response are anticipated at \$240,000 annually plus the need for additional staff to

unprotected old buildings with issues such as access, hydrant locations, and converted structures. The City does not expect that the proposed development, in and of itself, will necessitate new capital investment in vehicles or facilities.

The impact of the District on public infrastructure is expected to be minimal. The development will require a new signal light at Herschel Street, and expenses will be paid by the development. The current infrastructure for sanitary sewer, storm sewer and water will be able to handle the additional volume generated from the proposed development. The development in the District is expected to contribute sanitary sewer (SAC) and water (WAC) connection fees, and the amount will be determined at the time of building permit.

The probable impact of any District general obligation tax increment bonds on the ability to issue debt for general fund purposes is expected to be minimal. 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 \$13,685,480;
- (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 \$19,338,210;
- (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.

Supporting Documentation

Pursuant to *M.S. Section 469.175, Subd. 1 (a), clause 7* the TIF Plan must contain identification and description of studies and analyses used to make the determination set forth in *M.S. Section 469.175, Subd. 3, clause (b)(2)* and the findings are required in the resolution approving the District.

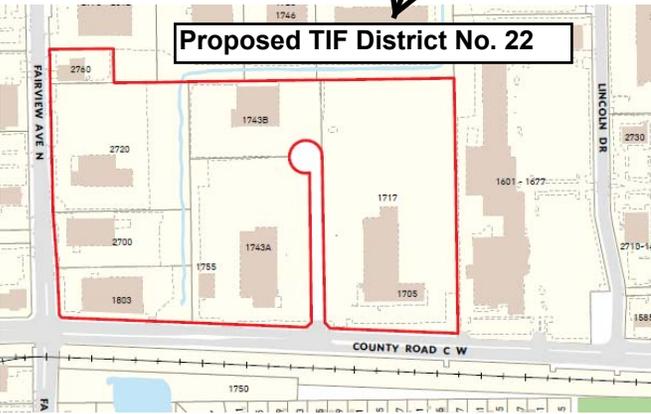
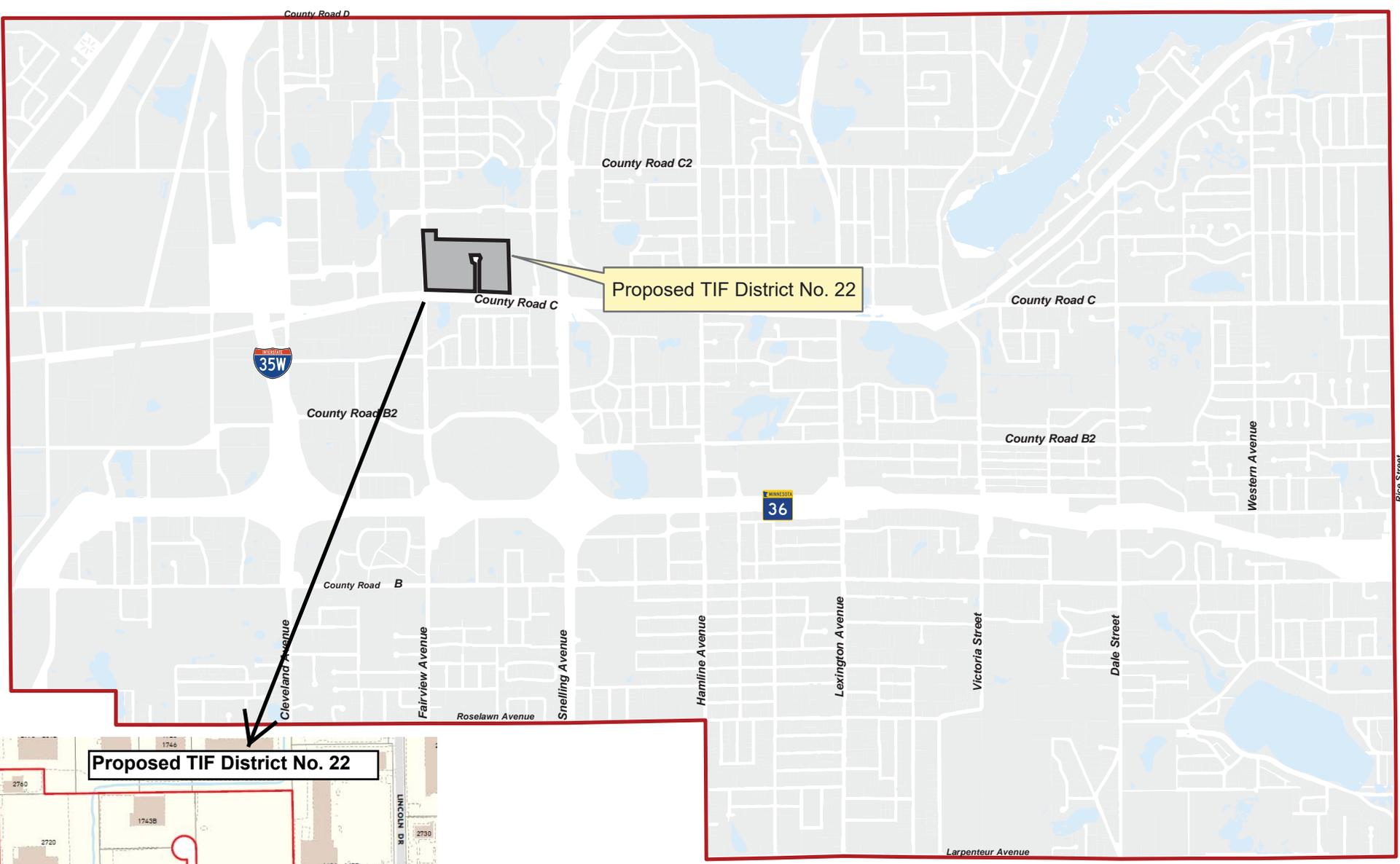
- (i) In making said determination, reliance has been placed upon (1) written representation made by the developer to such effects; (2) Review of the various developer's proformas; and (3) City staff awareness of the feasibility of developing the project site within the District, which is further outlined in the City Council resolution approving the establishment of the TIF District and Appendix C.

- (ii) A comparative analysis of estimated market value both with and without establishment of the TIF District and the use of tax increments has been performed. Such analysis is included with the cashflow in Appendix B and indicates that the increase in estimated market value of the proposed development (less the indicated subtractions) exceeds the estimated market value of the site absent the establishment of the TIF District and the use of tax increments.

Administration of the District

Administration of the District will be handled by the Housing and Economic Development Program Manager.

Appendix A: Map of Development District No. 1 and the District



- Development District No. 1
- TIF District No. 22

Tax Increment Financing (TIF) District No. 22 (Proposed)

Appendix B: Estimated Cash Flow for the District



TIF 22 Twin Lakes II Redevelopment - No Inflation

City of Roseville, MN

117 Market Rate Apts., 40,000 Sq. Ft. Medical Office, 224-Unit Aff. Family Apts.; 252-Unit Aff. Senior Apts. and 56,200 Sq. Ft. of Commercial

ASSUMPTIONS AND RATES

DistrictType: Redevelopment		Tax Rates	
District Name/Number:		Exempt Class Rate (Exempt)	0.00%
County District #:	2019	Commercial Industrial Preferred Class Rate (C/I Pref.)	
First Year Construction or Inflation on Value		First \$150,000	1.50%
Existing District - Specify No. Years Remaining		Over \$150,000	2.00%
Inflation Rate - Every Year:	3.00%	Commercial Industrial Class Rate (C/I)	2.00%
Interest Rate:	4.00%	Rental Housing Class Rate (Rental)	1.25%
Present Value Date:	1-Aug-20	Affordable Rental Housing Class Rate (Aff. Rental)	
First Period Ending:	1-Feb-21	First \$150,000	0.75%
Tax Year District was Certified:	Pay 2020	Over \$150,000	0.25%
Cashflow Assumes First Tax Increment For Development:	2021	Non-Homestead Residential (Non-H Res. 1 Unit)	
Years of Tax Increment:	26	First \$500,000	1.00%
Assumes Last Year of Tax Increment:	2046	Over \$500,000	1.25%
Fiscal Disparities Election [Outside (A), Inside (B), or NA]	Inside(B)	Homestead Residential Class Rate (Hmstd. Res.)	
Incremental or Total Fiscal Disparities	Incremental	First \$500,000	1.00%
Fiscal Disparities Contribution Ratio	33.6072%	Over \$500,000	1.25%
Fiscal Disparities Metro-Wide Tax Rate	143.9920%	Agricultural Non-Homestead	1.00%
Maximum/Frozen Local Tax Rate:	124.897%		
Current Local Tax Rate: (Use lesser of Current or Max.)	124.897%		
State-wide Tax Rate (Comm./Ind. only used for total taxes)	42.4160%		
Market Value Tax Rate (Used for total taxes)	0.20339%		

BASE VALUE INFORMATION (Original Tax Capacity)

Map ID	PID	Owner	Address	Land Market Value	Building Market Value	Total Market Value	Percentage Of Value Used for District	Original Market Value	Tax Year Original Market Value	Property Tax Class	Current Original Tax Capacity	Class After Conversion	After Conversion Orig. Tax Cap.	Area/Phase
1	04-29-23-43-0005			1,200,000	240,100	1,440,100	100%	1,440,100	Pay 2020	C/I Pref.	28,052	Aff. Rental	10,801	
2	04-29-23-43-0013	Boaters Outlet	1743 County Rd C W	2,761,700	925,200	3,686,900	56%	2,064,664	Pay 2020	C/I	41,293	Aff. Rental	15,485	
				2,761,700	925,200	3,686,900	44%	1,622,236	Pay 2020	C/I	32,445	C/I Pref.	31,695	2
3	04-29-23-43-0014		1717 County Rd C W	3,749,700	1,590,900	5,340,600	54%	2,883,924	Pay 2020	C/I Pref.	56,928	Aff. Rental	21,629	
				3,749,700	1,590,900	5,340,600	46%	2,456,676	Pay 2020	C/I	49,134	C/I Pref.	48,384	
4	04-29-23-43-0002	2720 Fairview	2720 Fairview Ave N	1,562,700	79,200	1,641,900	50%	820,950	Pay 2020	C/I Pref.	15,669	C/I Pref.	15,669	1
				1,562,700	79,200	1,641,900	50%	820,950	Pay 2020	C/I	16,419	Rental	10,262	
5	04-29-23-43-0001	Village Auto	2760 Fairview Ave N	313,600	717,000	1,030,600	100%	1,030,600	Pay 2020	C/I Pref.	19,862	C/I Pref.	19,862	N/A
6	04-29-23-43-0003	Fireside Hearth/Home	2700 Fairview Ave N	1,071,600	579,200	1,650,800	100%	1,650,800	Pay 2020	C/I Pref.	32,266	C/I Pref.	32,266	N/A
7	04-29-23-43-0015	The Tile Shop	1803 County Road C W	1,751,100	1,000,300	2,751,400	100%	2,751,400	Pay 2020	C/I Pref.	54,278	C/I Pref.	54,278	N/A
				20,484,500	7,727,200	28,211,700		17,542,300			346,346		260,330	

Note:

1. Base values are for pay 2020 based upon review of County website on 6-18-19.
2. Located in SD # 621 and Rice Creek W/S



TIF 22 Twin Lakes II Redevelopment - No Inflation

City of Roseville, MN

117 Market Rate Apts., 40,000 Sq. Ft. Medical Office, 224-Unit Aff. Family Apts., 252-Unit Aff. Senior Apts. and 56,200 Sq. Ft. of Commercial

PROJECT INFORMATION (Project Tax Capacity)													
Area/Phase	New Use	Estimated Market Value Per Sq. Ft./Unit	Taxable Market Value Per Sq. Ft./Unit	Total Sq. Ft./Units	Total Taxable Market Value	Property Tax Class	Project Tax Capacity	Project Tax Capacity/Unit	Percentage Completed 2019	Percentage Completed 2020	Percentage Completed 2021	Percentage Completed 2022	First Year Full Taxes Payable
2	Family Apts	170,000	170,000	224	38,080,000	Aff. Rental	263,200	1,175	0%	50%	100%	100%	2023
	Senior Apts	170,000	170,000	252	42,840,000	Aff. Rental	296,100	1,175	0%	50%	100%	100%	2023
	Retail	324	324	26,500	8,586,000	C/I Pref.	170,970	6	0%	50%	100%	100%	2023
	Bank	324	324	3,900	1,263,600	C/I Pref.	24,522	6	0%	50%	100%	100%	2023
	Dentist Office	324	324	3,500	1,134,000	C/I Pref.	21,930	6	0%	50%	100%	100%	2023
	Grocery	173	173	22,300	3,857,900	C/I Pref.	76,408	3	0%	50%	100%	100%	2023
1	Office	175	175	40,000	7,000,000	C/I Pref.	139,250	3	50%	100%	100%	100%	2022
	Apartments	170,000	170,000	117	19,890,000	Rental	248,625	2,125	25%	100%	100%	100%	2022
N/A	Village Auto	118	118	8,751	1,030,600	C/I Pref.	19,862	2	100%	100%	100%	100%	2021
N/A	Fireside Hearth/Home	54	54	30,520	1,650,800	C/I Pref.	32,266	1	100%	100%	100%	100%	2021
N/A	The Tile Shop	90	90	30,728	2,751,400	C/I Pref.	54,278	2	100%	100%	100%	100%	2021
TOTAL							1,347,411						
Subtotal Residential				593	100,810,000		807,925						
Subtotal Commercial/Ind.				166,199	27,274,300		539,486						

Note:

1. Market values are based upon estimates received from the County Appraiser on 6-19-19.

TAX CALCULATIONS									
New Use	Total Tax Capacity	Fiscal Disparities Tax Capacity	Local Tax Capacity	Local Property Taxes	Fiscal Disparities Taxes	State-wide Property Taxes	Market Value Taxes	Total Taxes	Taxes Per Sq. Ft./Unit
Family Apts	263,200	0	263,200	328,729	0	0	77,451	406,180	1,813.30
Senior Apts	296,100	0	296,100	369,820	0	0	87,132	456,952	1,813.30
Retail	170,970	57,458	113,512	141,773	82,735	71,882	17,463	313,854	11.84
Bank	24,522	8,241	16,281	20,334	11,867	9,765	2,570	44,536	11.42
Dentist Office	21,930	7,370	14,560	18,185	10,612	8,666	2,306	39,769	11.36
Grocery	76,408	25,679	50,729	63,360	36,975	31,773	7,847	139,954	6.28
Office	139,250	46,798	92,452	115,470	67,385	58,428	14,237	255,520	6.39
Apartments	248,625	0	248,625	310,525	0	0	40,454	350,979	2,999.82
Village Auto	19,862	6,675	13,187	16,470	9,612	7,788	2,096	35,966	4.11
Fireside Hearth/Home	32,266	10,844	21,422	26,756	15,614	13,050	3,358	58,777	1.93
The Tile Shop	54,278	18,241	36,037	45,009	26,266	22,386	5,596	99,257	3.23
TOTAL	1,347,411	181,306	1,166,105	1,456,430	261,066	223,738	260,511	2,201,745	

Note:

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

WHAT IS EXCLUDED FROM TIF?	
Total Property Taxes	2,201,745
less State-wide Taxes	(223,738)
less Fiscal Disp. Adj.	(261,066)
less Market Value Taxes	(260,511)
less Base Value Taxes	(240,292)
Annual Gross TIF	1,216,138

MARKET VALUE BUT / FOR ANALYSIS	
Current Market Value - Est.	17,542,300
New Market Value - Est.	128,084,300
Difference	110,542,000
Present Value of Tax Increment	25,134,977
Difference	85,407,023
Value likely to occur without Tax Increment is less than:	85,407,023



TIF 22 Twin Lakes II Redevelopment - No Inflation
City of Roseville, MN

117 Market Rate Apts., 40,000 Sq. Ft. Medical Office, 224-Unit Aff. Family Apts.; 252-Unit Aff. Senior Apts. and 56,200 Sq. Ft. of Comm

TAX INCREMENT CASH FLOW														
% of OTC	Project Tax Capacity	Original Tax Capacity	Fiscal Disparities Incremental	Captured Tax Capacity	Local Tax Rate	Annual Gross Tax Increment	Semi-Annual Gross Tax Increment	State Auditor 0.36%	Admin. at 10%	Semi-Annual Net Tax Increment	Semi-Annual Present Value	PERIOD ENDING Yrs.	Tax Year	Payment Date
100%	238,187	(260,330)	-	(22,143)	124.897%	(27,656)	(13,828)	50	1,378	(12,400)	(11,919)	0.5	2021	08/01/21
100%	924,038	(260,330)	(63,629)	600,079	124.897%	749,481	(13,828)	50	1,378	(12,400)	(23,604)	1	2021	02/01/22
100%	1,365,527	(260,330)	(116,950)	988,247	124.897%	1,234,291	374,740	(1,349)	(37,339)	336,052	286,856	1.5	2022	08/01/22
100%	1,406,493	(260,330)	(122,496)	1,023,666	124.897%	1,278,529	374,740	(1,349)	(37,339)	336,052	591,229	2	2022	02/01/23
100%	1,448,688	(260,330)	(126,996)	1,061,362	124.897%	1,325,609	617,146	(2,222)	(61,492)	553,431	1,082,660	2.5	2023	08/01/23
100%	1,492,149	(260,330)	(132,844)	1,098,975	124.897%	1,372,586	617,146	(2,222)	(61,492)	553,431	1,564,456	3	2023	02/01/24
100%	1,536,913	(260,330)	(138,867)	1,137,716	124.897%	1,420,973	639,264	(2,301)	(63,696)	573,267	2,053,733	3.5	2024	08/01/24
100%	1,583,020	(260,330)	(145,071)	1,177,619	124.897%	1,470,811	639,264	(2,301)	(63,696)	573,267	2,533,417	4	2024	02/01/25
100%	1,630,511	(260,330)	(151,462)	1,218,719	124.897%	1,522,144	662,805	(2,386)	(66,042)	594,377	3,021,013	4.5	2025	08/01/25
100%	1,679,426	(260,330)	(158,044)	1,261,052	124.897%	1,575,017	662,805	(2,386)	(66,042)	594,377	3,499,048	5	2025	02/01/26
100%	1,729,809	(260,330)	(164,823)	1,304,656	124.897%	1,629,476	686,293	(2,471)	(68,382)	615,440	3,984,319	5.5	2026	08/01/26
100%	1,781,704	(260,330)	(171,806)	1,349,567	124.897%	1,685,569	686,293	(2,471)	(68,382)	615,440	4,460,074	6	2026	02/01/27
100%	1,835,155	(260,330)	(178,998)	1,395,826	124.897%	1,743,345	710,486	(2,558)	(70,793)	637,136	4,942,943	6.5	2027	08/01/27
100%	1,890,209	(260,330)	(186,406)	1,443,473	124.897%	1,802,854	710,486	(2,558)	(70,793)	637,136	5,416,345	7	2027	02/01/28
100%	1,946,916	(260,330)	(194,037)	1,492,548	124.897%	1,864,148	735,405	(2,647)	(73,276)	659,482	5,896,741	7.5	2028	08/01/28
100%	2,005,323	(260,330)	(201,896)	1,543,097	124.897%	1,927,281	735,405	(2,647)	(73,276)	659,482	6,367,719	8	2028	02/01/29
100%	2,065,483	(260,330)	(209,991)	1,595,161	124.897%	1,992,309	761,072	(2,740)	(75,833)	682,499	6,845,577	8.5	2029	08/01/29
100%	2,127,447	(260,330)	(218,329)	1,648,788	124.897%	2,059,287	761,072	(2,740)	(75,833)	682,499	7,314,065	9	2029	02/01/30
100%	2,191,271	(260,330)	(226,917)	1,704,023	124.897%	2,128,274	787,508	(2,835)	(78,467)	706,206	7,789,321	9.5	2030	08/01/30
100%	2,257,009	(260,330)	(235,763)	1,760,916	124.897%	2,199,331	787,508	(2,835)	(78,467)	706,206	8,255,259	10	2030	02/01/31
100%	2,324,719	(260,330)	(244,874)	1,819,515	124.897%	2,272,520	814,738	(2,933)	(81,180)	730,624	8,727,855	10.5	2031	08/01/31
100%	2,394,461	(260,330)	(254,258)	1,879,872	124.897%	2,347,904	814,738	(2,933)	(81,180)	730,624	9,191,185	11	2031	02/01/32
100%	2,466,294	(260,330)	(263,924)	1,942,040	124.897%	2,425,550	842,784	(3,034)	(83,975)	755,775	9,661,067	11.5	2032	08/01/32
100%	2,540,283	(260,330)	(273,880)	2,006,073	124.897%	2,505,525	842,784	(3,034)	(83,975)	755,775	10,121,735	12	2032	02/01/33
100%	2,616,492	(260,330)	(284,134)	2,072,027	124.897%	2,587,900	871,672	(3,138)	(86,853)	781,681	10,588,852	12.5	2033	08/01/33
100%	2,694,986	(260,330)	(294,696)	2,139,960	124.897%	2,672,746	871,672	(3,138)	(86,853)	781,681	11,046,809	13	2033	02/01/34
							901,427	(3,245)	(89,818)	808,364	11,511,112	13.5	2034	08/01/34
							901,427	(3,245)	(89,818)	808,364	11,966,312	14	2034	02/01/35
							932,074	(3,355)	(92,872)	835,847	12,427,758	14.5	2035	08/01/35
							932,074	(3,355)	(92,872)	835,847	12,880,157	15	2035	02/01/36
							963,641	(3,469)	(96,017)	864,154	13,338,706	15.5	2036	08/01/36
							963,641	(3,469)	(96,017)	864,154	13,788,264	16	2036	02/01/37
							996,154	(3,586)	(99,257)	893,311	14,243,878	16.5	2037	08/01/37
							996,154	(3,586)	(99,257)	893,311	14,690,559	17	2037	02/01/38
							1,029,643	(3,707)	(102,594)	923,343	15,143,203	17.5	2038	08/01/38
							1,029,643	(3,707)	(102,594)	923,343	15,586,971	18	2038	02/01/39
							1,064,137	(3,831)	(106,031)	954,276	16,036,614	18.5	2039	08/01/39
							1,064,137	(3,831)	(106,031)	954,276	16,477,440	19	2039	02/01/40
							1,099,666	(3,959)	(109,571)	986,136	16,924,051	19.5	2040	08/01/40
							1,099,666	(3,959)	(109,571)	986,136	17,361,906	20	2040	02/01/41
							1,136,260	(4,091)	(113,217)	1,018,952	17,805,460	20.5	2041	08/01/41
							1,136,260	(4,091)	(113,217)	1,018,952	18,240,317	21	2041	02/01/42
							1,173,952	(4,226)	(116,973)	1,052,753	18,680,790	21.5	2042	08/01/42
							1,173,952	(4,226)	(116,973)	1,052,753	19,112,626	22	2042	02/01/43
							1,212,775	(4,366)	(120,841)	1,087,568	19,549,995	22.5	2043	08/01/43
							1,212,775	(4,366)	(120,841)	1,087,568	19,978,789	23	2043	02/01/44
							1,252,763	(4,510)	(124,825)	1,123,427	20,413,036	23.5	2044	08/01/44
							1,252,763	(4,510)	(124,825)	1,123,427	20,838,768	24	2044	02/01/45
							1,293,950	(4,658)	(128,929)	1,160,363	21,269,875	24.5	2045	08/01/45
							1,293,950	(4,658)	(128,929)	1,160,363	21,692,529	25	2045	02/01/46
							1,336,373	(4,811)	(133,156)	1,198,406	22,120,481	25.5	2046	08/01/46
							1,336,373	(4,811)	(133,156)	1,198,406	22,540,042	26	2046	02/01/47
Total							45,765,802	(164,757)	(4,560,105)	41,040,941				
	Present Value From	08/01/2020	Present Value Rate	4.00%			25,134,977	(90,486)	(2,504,449)	22,540,042				

Appendix C: Findings Including But/For Qualifications

The reasons and facts supporting the findings for the adoption of the Tax Increment Financing Plan for Tax Increment Financing District No. 22: Twin Lakes II (the “TIF District”), as required pursuant to Minnesota Statutes, Section 469.175, Subdivision 3, are as follows:

1. *Finding that the TIF District is a redevelopment district as defined in Minnesota Statutes, Section 469.174, Subd. 10.*

The TIF District consists of seven parcels. The City’s consultant, LHB, has performed an inspection of the parcels entitled Report of Inspection Procedures and Results for Determining Qualifications of a Tax Increment Financing District as a Redevelopment District, dated July 29, 2019, and has determined that 100 percent of the area of the parcels in the TIF District are occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures, which exceeds the 70 percent requirement, and that 62.5 percent of the buildings located within the TIF District are structurally substandard as defined in Minnesota Statutes, Section 469.174, subd. 10, which exceeds the 50 percent requirement. Appendix D 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: The TIF District is expected to include three multifamily housing facilities (224 affordable units, 117 market-rate units, and 252 affordable units for occupancy by seniors) as well as approximately 40,000 square feet of medical office and 56,200 square feet of commercial retail space. Due to the high cost of building new housing in the City, construction of the proposed multifamily housing facilities is feasible only through assistance, in part, from tax increment financing. In addition, the poor soils and environmental condition of the parcels will require significant expenditures for remediation, which constitutes an extraordinary cost preventing any non-subsidized development from taking place within the TIF District. The developers were asked for and provided pro forma documentation as justification that they would not have moved forward with development of these uses 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: The parcels within the TIF District have been used for industrial and vehicle storage uses, or have constituted vacant commercial buildings. Given the high cost of any redevelopment of these parcels, the City reasonably determines that no other development could be anticipated on this site without substantially similar assistance being provided to the development.

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

The City Council has 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 TIF District will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development or redevelopment of Development District No. 1 by private enterprise.*

Through the implementation of the TIF Plan, the EDA and City will provide an impetus for residential multifamily rental development, which is desirable and necessary to address an increasing population and an increased need for life-cycle housing options within the City, as well as remediation of a long-blighted area of the City and increased living-wage employment opportunities in connection with the medical office and commercial uses.

Appendix D: Redevelopment Qualifications for the District

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

**Roseville Fairview Redevelopment TIF District
Roseville, Minnesota**



July 29, 2019

Prepared For the

City of Roseville

Prepared by:



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

LHB Project No. 190377

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PART 1 – EXECUTIVE SUMMARY

PURPOSE OF EVALUATION

LHB was hired by the City of Roseville to inspect and evaluate the properties within a Tax Increment Financing Redevelopment District (“TIF District”) proposed to be established by the City. The proposed TIF District is located near the northeast intersection of Fairview Avenue North and County Road C West (Diagram 1). The purpose of LHB’s work is to determine whether the proposed TIF District meets the statutory requirements for coverage, and whether eight (8) buildings on seven (7) parcels and one (1) right-of-way parcel, located within the proposed TIF District, meet the qualifications required for a Redevelopment District.

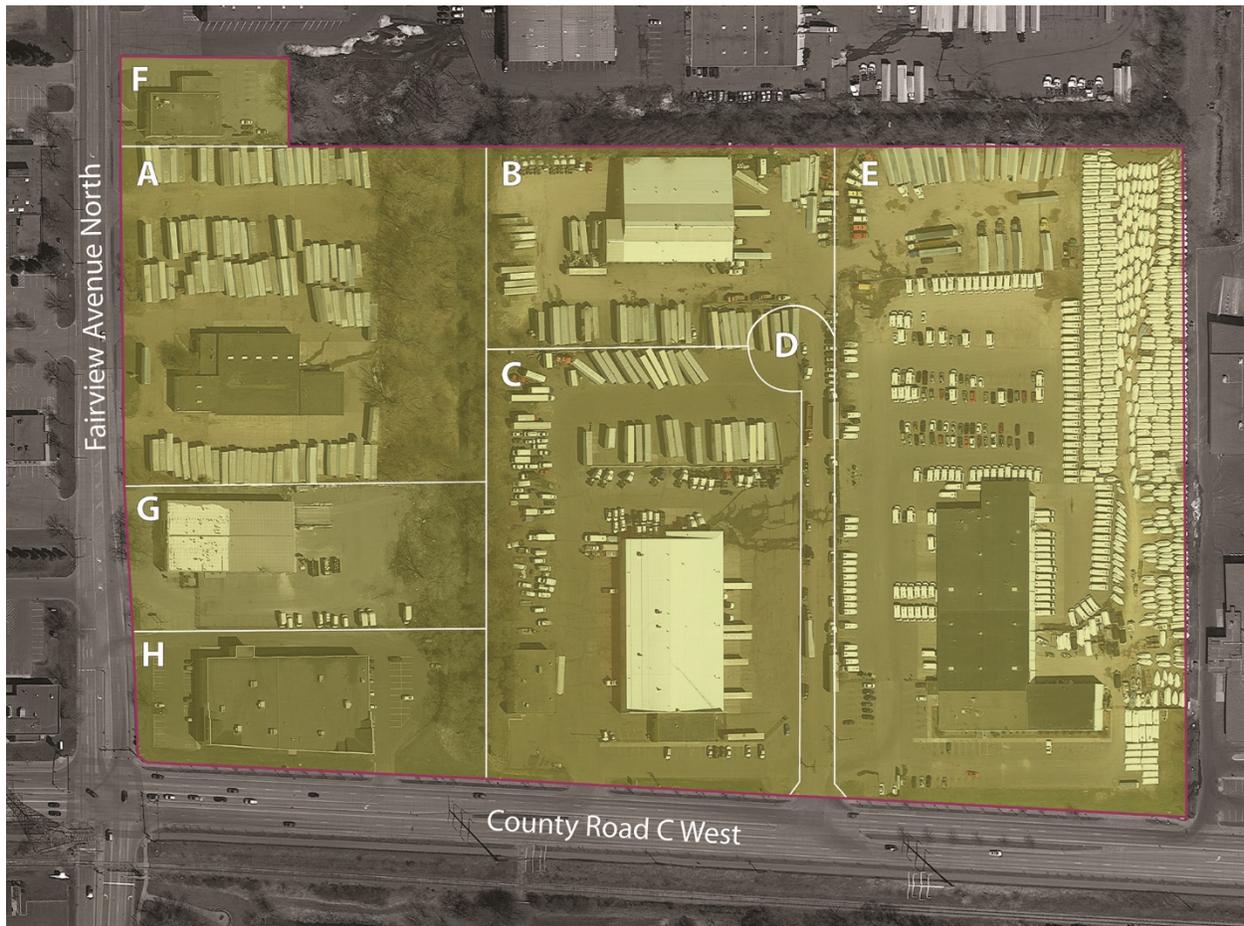


Diagram 1 – Proposed TIF District

SCOPE OF WORK

The proposed TIF District consists of seven (7) parcels and one (1) right-of-way parcel with eight (8) buildings. One (1) building was inspected on May 29, 2019, three (3) buildings were inspected on May 30, 2019 and one building was inspected on June 12, 2019. The inspector did not gain access to three (3) buildings. Building Code and Condition Deficiency reports for the buildings that were inspected and found substandard are located in Appendix B.

CONCLUSION

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

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

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

PART 2 – MINNESOTA STATUTE 469.174, SUBDIVISION 10 REQUIREMENTS

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

INTERIOR INSPECTION

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

EXTERIOR INSPECTION AND OTHER MEANS

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

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

DOCUMENTATION

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

QUALIFICATION REQUIREMENTS

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

A. COVERAGE TEST

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

The coverage required by the parcel to be considered occupied is defined under *Minnesota Statutes, Section 469.174, Subdivision 10(e)*, which states: “For purposes of this subdivision, a parcel

is not occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures unless 15 percent of the area of the parcel contains buildings, streets, utilities, paved or gravel parking lots, or other similar structures.”

B. CONDITION OF BUILDINGS TEST

Minnesota Statutes, Section 469.174, Subdivision 10(a) states, “...and more than 50 percent of the buildings, not including outbuildings, are structurally substandard to a degree requiring substantial renovation or clearance;”

1. Structurally substandard is defined under *Minnesota Statutes, Section 469.174, Subdivision 10(b)*, which states: “For purposes of this subdivision, ‘structurally substandard’ shall mean containing defects in structural elements or a combination of deficiencies in essential utilities and facilities, light and ventilation, fire protection including adequate egress, layout and condition of interior partitions, or similar factors, which defects or deficiencies are of sufficient total significance to justify substantial renovation or clearance.”
 - a. We do not count energy code deficiencies toward the thresholds required by *Minnesota Statutes, Section 469.174, Subdivision 10(b)* defined as “structurally substandard”, due to concerns expressed by the State of Minnesota Court of Appeals in the *Walser Auto Sales, Inc. vs. City of Richfield* case filed November 13, 2001.
2. Buildings are not eligible to be considered structurally substandard unless they meet certain additional criteria, as set forth in Subdivision 10(c) which states:

“A building is not structurally substandard if it is in compliance with the building code applicable to new buildings or could be modified to satisfy the building code at a cost of less than 15 percent of the cost of constructing a new structure of the same square footage and type on the site. The municipality may find that a building is not disqualified as structurally substandard under the preceding sentence on the basis of reasonably available evidence, such as the size, type, and age of the building, the average cost of plumbing, electrical, or structural repairs, or other similar reliable evidence.”

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

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

- The Minnesota energy code is one of ten building code areas highlighted by the Minnesota Department of Labor and Industry website where minimum construction standards are required by law.
- Chapter 13 of the 2015 *Minnesota Building Code* states, “Buildings shall be designed and constructed in accordance with the *International Energy Conservation Code*.” Furthermore, Minnesota Rules, Chapter 1305.0021 Subpart 9 states, “References to the *International Energy Conservation Code* in this code mean the *Minnesota Energy Code*...”

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

C. DISTRIBUTION OF SUBSTANDARD BUILDINGS

Minnesota Statutes, Section 469.174, Subdivision 10, defines a Redevelopment District and requires one or more of the following conditions, “reasonably distributed throughout the district.”

- (1) “Parcels consisting of 70 percent of the area of the district are occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures and more than 50 percent of the buildings, not including outbuildings, are structurally substandard to a degree requiring substantial renovation or clearance;
- (2) the property consists of vacant, unused, underused, inappropriately used, or infrequently used rail yards, rail storage facilities, or excessive or vacated railroad rights-of-way;
- (3) tank facilities, or property whose immediately previous use was for tank facilities...”

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

PART 3 – PROCEDURES FOLLOWED

LHB inspected one (1) building on May 29, 2019, three (3) buildings on May 30, 2019, and one building on June 12, 2019. The inspector did not gain access to three (3) buildings.

PART 4 – FINDINGS

A. COVERAGE TEST

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

FINDING:

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

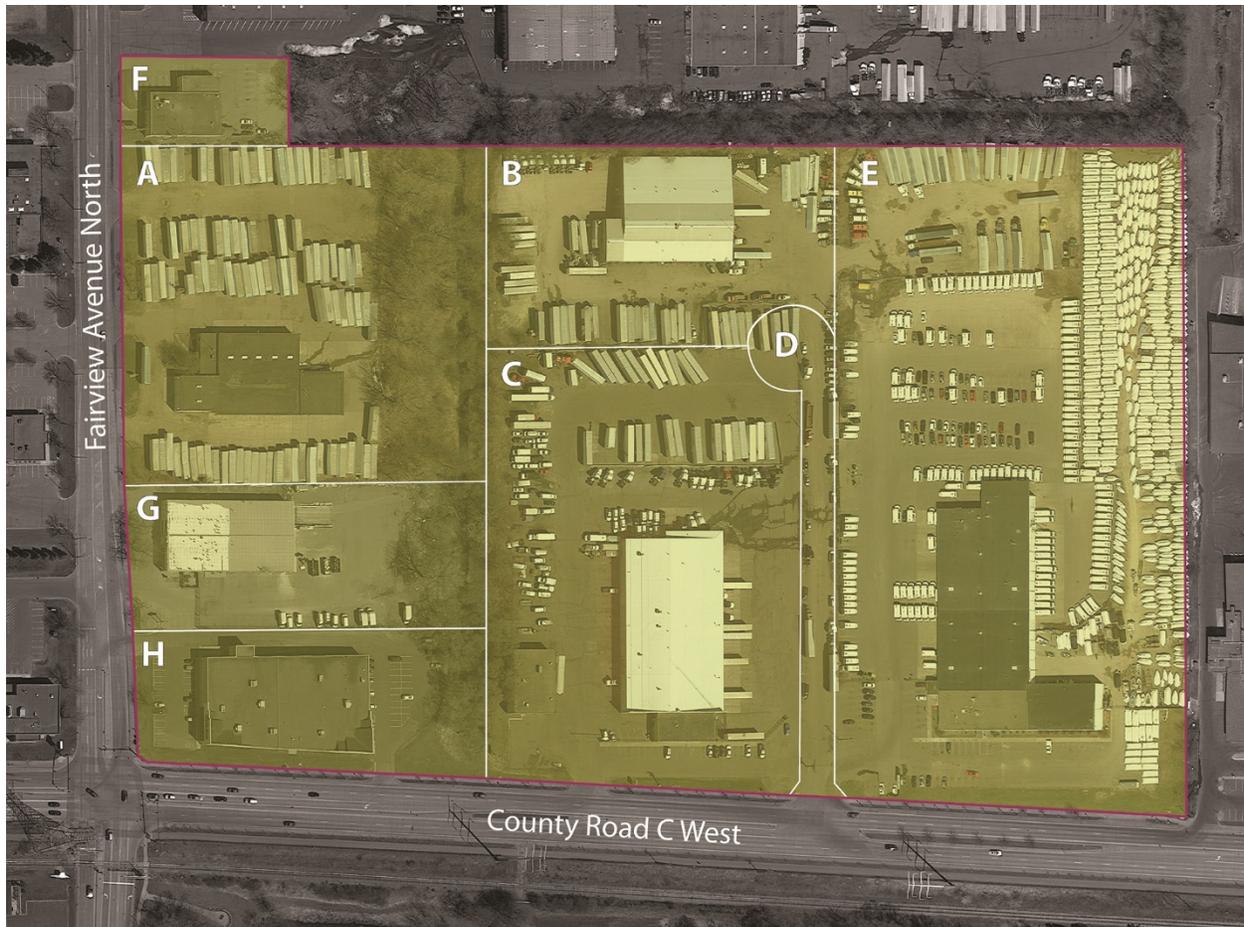


Diagram 2 – Coverage Diagram

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

B. CONDITION OF BUILDING TEST

1. BUILDING INSPECTION

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

2. REPLACEMENT COST

The second step in evaluating a building to determine if it is substandard to a degree requiring substantial renovation or clearance is to determine its replacement cost. This is the cost of constructing a new structure of the same square footage and type on site. Replacement costs were researched using R.S. Means Cost Works square foot models for 2019.

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

Replacement cost includes labor, materials, and the contractor's overhead and profit. Replacement costs do not include architectural fees, legal fees or other "soft" costs not directly related to construction activities. Replacement cost for each building is tabulated in Appendix A.

3. CODE DEFICIENCIES

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

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

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

After identifying the code deficiencies in each building, we used R.S. Means Cost Works 2019; Unit and Assembly Costs to determine the cost of correcting the identified deficiencies. We were then able to compare the correction costs with the replacement cost of each building to determine if the costs for correcting code deficiencies meet the required 15 percent threshold.

FINDING:

Five (5) out of eight (8) buildings (62.5 percent) in the proposed TIF District contained code deficiencies exceeding the 15 percent threshold required by *Minnesota Statutes, Section 469.174, Subdivision 10(c)*. Building Code, Condition Deficiency and Context Analysis reports for the buildings in the proposed TIF District can be found in Appendix B of this report.

4. SYSTEM CONDITION DEFICIENCIES

If a building meets the minimum code deficiency threshold under *Minnesota Statutes, Section 469.174, Subdivision 10(c)*, then in order for such building to be "structurally substandard" under *Minnesota Statutes, Section 469.174, Subdivision 10(b)*, the building's defects or deficiencies should be of sufficient total significance to justify "substantial renovation or

clearance.” Based on this definition, LHB re-evaluated each of the buildings that met the code deficiency threshold under *Minnesota Statutes, Section 469.174, Subdivision 10(c)*, to determine if the total deficiencies warranted “substantial renovation or clearance” based on the criteria we outlined above.

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

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

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

FINDING:

In our professional opinion, five (5) out of eight (8) buildings (62.5 percent) in the proposed TIF District are structurally substandard to a degree requiring substantial renovation or clearance, because of defects in structural elements or a combination of deficiencies in essential utilities and facilities, light and ventilation, fire protection including adequate egress, layout and condition of interior partitions, or similar factors which defects or deficiencies are of sufficient total significance to justify substantial renovation or clearance. This exceeds the 50 percent requirement of Subdivision 10a(1).

C. DISTRIBUTION OF SUBSTANDARD STRUCTURES

Much of this report has focused on the condition of individual buildings as they relate to requirements identified by *Minnesota Statutes, Section 469.174, Subdivision 10*. It is also important to look at the distribution of substandard buildings throughout the geographic area of the proposed TIF District (Diagram 3).

FINDING:

The parcels with substandard buildings are reasonably distributed compared to all parcels that contain buildings.



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

PART 5 - TEAM CREDENTIALS

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

Michael has 31 years of experience as project principal, project manager, project designer and project architect on planning, urban design, educational, commercial and governmental projects. He has become an expert on Tax Increment Finance District analysis assisting over 100 cities with strategic planning for TIF Districts. He is an Architectural Principal at LHB and currently leads the Minneapolis office.

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

Philip Waugh – Project Manager/TIF Analyst

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

Phil Fisher – Inspector

For 35 years, Phil Fisher worked in the field of Building Operations in Minnesota including White Bear Lake Area Schools. At the University of Minnesota he earned his Bachelor of Science in Industrial Technology. He is a Certified Playground Safety Inspector, Certified Plant Engineer, and is trained in Minnesota Enterprise Real Properties (MERP) Facility Condition Assessment (FCA). His FCA training was recently applied to the Minnesota Department of Natural Resources Facilities Condition Assessment project involving over 2,000 buildings.

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APPENDICES

APPENDIX A	Property Condition Assessment Summary Sheet
APPENDIX B	Building Code and Condition Deficiencies Reports
APPENDIX C	Building Replacement Cost Reports Code Deficiency Cost Reports Photographs

APPENDIX A

Property Condition Assessment Summary Sheet

Roseville Fairview East Redevelopment TIF District

Roseville, Minnesota

Property Condition Assessment Summary Sheet

TIF Map No.	PID #	Property Address	Improved or Vacant	Survey Method Used	Site Area (S.F.)	Coverage Area of Improvements (S.F.)	Coverage Percent of Improvements	Coverage Quantity (S.F.)	No. of Buildings	Building Replacement Cost	15% of Replacement Cost	Building Code Deficiencies	No. of Buildings Exceeding 15% Criteria	No. of buildings determined substandard
A	042923430002	2720 Fairview Ave N	Improved	Interior/Exterior	252,212	176,472	70.0%	252,212	1	\$2,188,803	\$328,320	\$636,400	1	1
B	042923430005	1743 County Road C W	Improved	Interior/Exterior	139,828	136,596	97.7%	139,828	1	\$2,075,612	\$311,342	\$570,740	1	1
C	042923430013	1743 County Road C W	Improved	Exterior	276,170	256,445	92.9%	276,170	2					
1		1755 County Road C W	Improved	Interior/Exterior						\$555,297	\$83,295	\$175,150	1	1
2		1743 County Road C W	Improved	Interior/Exterior						\$3,664,192	\$549,629	\$705,040	1	1
D	ROW1	N/A	Improved	Exterior	40,474	40,474	100.0%	40,474	0					
E	042923430014	1717 County Road C W	Improved	Interior/Exterior	468,706	454,618	97.0%	468,706	1	\$5,012,237	\$751,836	\$858,550	1	1
F	042923430001	2760 Fairview Ave N	Improved	Exterior	31,363	25,786	82.2%	31,363	1	Note 1				
G	042923430003	2700 Fairview Ave N	Improved	Exterior	107,158	79,438	74.1%	107,158	1	Note 1				
H	042923430015	1803 County Road C W	Improved	Exterior	98,881	70,991	71.8%	98,881	1	Note 1				

TOTALS					1,414,792			1,414,792	8				5	5
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Total Coverage Percent:

100.0%

Percent of buildings exceeding 15 percent code deficiency threshold:

62.5%

Percent of buildings determined substandard:

62.5%

Note 1: The inspector did not gain access to this building.

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APPENDIX B

Building Code, Condition Deficiency and Context Analysis Reports

Roseville Fairview Redevelopment TIF Analysis

Building Code, Condition Deficiency and Context Analysis Report

Parcel No. & Building Name: Parcel A Vacant Warehouse
 Address: 2720 Fairview Ave N, Roseville, MN 55113
 Parcel ID: 042923430002
 Inspection Date(s) & Time(s): May 29, 2019 1:00PM
 Inspection Type: Interior and Exterior
 Summary of Deficiencies: It is our professional opinion that this building is Substandard because:
 - Substantial renovation is required to correct Conditions found.
 - Building Code deficiencies total more than 15% of replacement cost, NOT including energy code deficiencies.

Estimated Replacement Cost:	\$2,188,803
Estimated Cost to Correct Building Code Deficiencies:	\$636,400
Percentage of Replacement Cost for Building Code Deficiencies:	29.08%

Defects in Structural Elements

1. None observed.

Combination of Deficiencies

1. Essential Utilities and Facilities
 - a. There is no code-required potable water in the building.
 - b. There is no code-required electrical power in the building.
 - c. There is no code-required accessible parking.
 - d. There is no code-required accessible route into the building.
 - e. There is no code-required accessible route to all levels of the building.
 - f. There is no code-required accessible restroom.
 - g. There is no code-required drinking fountain in the building.
 - h. Door hardware is not code-compliant.
2. Light and Ventilation
 - a. The lighting system is not code-compliant.
 - b. The HVAC system is not code-compliant.
3. Fire Protection/Adequate Egress
 - a. Glass doors are not code-compliant.
 - b. Thresholds are not code-compliant for maximum height.
 - c. Exterior concrete stairs are damaged, impeding emergency egress, which is contrary to code.
 - d. Concrete flooring is uneven and damaged, creating an impediment to emergency egress, which is contrary to code.
 - e. Installed flooring is damaged/missing, creating an impediment to emergency egress, which is contrary to code.

- f. There are no code-required smoke detectors present.
 - g. There is no code-required emergency notification system installed.
 - h. There is no code-required emergency lighting system installed.
 - i. The building sprinkler system is not code-compliant.
 - j. The interior stairway is not code-compliant.
4. Layout and Condition of Interior Partitions/Materials
- a. Interior walls should be repaired/repainted.
 - b. Wood paneling is damaged and should be replaced/repainted.
 - c. Vinyl baseboard is damaged and should be replaced/repainted.
 - d. Acoustical ceiling tile is damaged/missing and should be replaced.
 - e. Mold is present on all surfaces.
5. Exterior Construction
- a. Windows have failed, allowing for water intrusion, contrary to code.
 - b. Exterior block walls should be repainted.
 - c. Steel lintels are rusting and should be protected per code.
 - d. Concrete block and mortar are damaged, allowing for water intrusion, contrary to code.
 - e. Downspouts are missing/damaged and should be repaired/replaced.
 - f. Overhead garage doors are damaged.
 - g. Metal roof decking is rusting and should be protected per code.
 - h. The roofing system has failed, allowing for water intrusion, contrary to code.

Description of Code Deficiencies

1. Code-required potable water should be connected to the building.
2. Code-required electrical power should be connected to the building.
3. Code-required accessible parking should be installed.
4. A code-required accessible route into the building should be created.
5. A code-required accessible route to all levels of the building should be created.
6. A code-required accessible restroom should be installed.
7. A code-required accessible drinking fountain should be installed.
8. Code-compliant door hardware should be installed.
9. Install code-compliant lighting system.
10. Install code-compliant HVAC system.
11. Glass doors should have code-compliant 10-inch kick plates installed.
12. Thresholds should be modified to comply with code for maximum height.
13. Exterior stairs should be repaired to comply with code for unimpeded means of emergency egress.
14. Concrete flooring should be repaired to comply with code for unimpeded means of emergency egress.
15. Damaged carpet and VCT should be repaired/replaced to comply with code for unimpeded means of emergency egress.
16. Code-required smoke detectors should be installed.
17. Code-required emergency lighting should be installed.
18. Code-required emergency notification system should be installed.
19. The building sprinkler system should be made code-compliant.
20. The interior stairway should be modified to comply with code.
21. Failed windows should be replaced to prevent water intrusion per code.
22. Steel lintels should be protected from rusting per code.
23. Failed concrete block and mortar should be repaired/replaced to prevent water intrusion per code.
24. Rusting metal roof deck should be protected per code.
25. Failed roofing system should be removed/replaced to comply with code.

Overview of Deficiencies

This trucking facility building has been abandoned for several years. All utilities have been disconnected from the building. The building is not code-compliant for accessibility. The exterior concrete block walls are damaged and should be repaired or replaced, and painted. There are no code-compliant emergency systems in the building. Interior surfaces should be repaired/replaced. Windows have failed allowing for water intrusion, contrary to code. The HVAC and lighting systems are not code-compliant. All interior surfaces should be repaired/replaced. The roofing system has failed allowing for water intrusion, contrary to code.

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Roseville Fairview Redevelopment TIF Analysis

Building Code, Condition Deficiency and Context Analysis Report

Parcel No. & Building Name: Parcel B Trailer Express Building
 Address: 1743 County Rd C West, Roseville, MN 55113
 Parcel ID: 042923430005
 Inspection Date(s) & Time(s): May 30, 2019 8:30 am
 Inspection Type: Interior and Exterior
 Summary of Deficiencies: It is our professional opinion that this building is Substandard because:
 - Substantial renovation is required to correct Conditions found.
 - Building Code deficiencies total more than 15% of replacement cost, NOT including energy code deficiencies.

Estimated Replacement Cost: \$2,075,612
 Estimated Cost to Correct Building Code Deficiencies: \$570,740
 Percentage of Replacement Cost for Building Code Deficiencies: 27.5%

Defects in Structural Elements

1. Steel headers should be protected from rusting per code.

Combination of Deficiencies

1. Essential Utilities and Facilities
 - a. There is no code-required accessible parking.
 - b. There is no code-compliant accessible route into the building
 - c. There is no code-required accessible route to all levels of the building.
 - d. Door hardware is not code-compliant.
 - e. Restrooms do not comply with code.
2. Light and Ventilation
 - a. Lighting is not code-compliant.
 - b. HVAC system is not code-compliant.
3. Fire Protection/Adequate Egress
 - a. Thresholds are not code-compliant.
 - b. Stairways are not code-compliant.
 - c. There are no code-required smoke detectors.
 - d. Emergency lighting does not comply with code.
 - e. Emergency notification system does not comply with code.
 - f. Building sprinkler system does not comply with code.

4. Layout and Condition of Interior Partitions/Materials
 - a. Interior walls and ceiling should be repaired/repainted.
 - b. Flooring should be replaced.

5. Exterior Construction
 - a. Exterior metal siding should be cleaned and repaired.
 - b. Roofing material has failed, allowing for water intrusion, contrary to code.
 - c. Hollow metal exterior doors are rusting and should be painted.
 - d. Windows do not comply with code.

Description of Code Deficiencies

1. Steel headers should be protected from rusting per code.
2. Code-required accessible parking should be created.
3. A code-required accessible route into the building should be created.
4. A code-required accessible route to all levels of the building should be created.
5. Code-compliant door hardware should be installed.
6. Code-compliant restroom should be installed.
7. Code-compliant lighting should be installed.
8. Code-compliant HVAC system should be installed.
9. Thresholds should be modified to comply with code.
10. Stairways should be modified to comply with code.
11. Code-required smoke detectors should be installed.
12. Code-compliant emergency lighting system should be installed.
13. Code-compliant emergency notification system should be installed.
14. Code-compliant building sprinkler system should be installed.
15. Failed roofing system should be replaced/repaired.
16. Windows should be replaced to comply with code.

Overview of Deficiencies

This metal clad building houses two truck repair operations. The exterior of the building should be cleaned and resealed to extend the life of the siding. There is no accessible code-compliant parking. There is no code-compliant accessible route into the building. There is no code-compliant accessible route to all levels of the building. Door hardware is not code-compliant. Restrooms are not code-compliant. Lighting and HVAC systems are not code-compliant. Interior walls and ceilings should be painted. Flooring material should be replaced. Life safety services do not comply with code. Failed roofing system should be replaced to prevent water intrusion per code. Windows should be replaced to comply with code.

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Roseville Fairview Redevelopment TIF Analysis

Building Code, Condition Deficiency and Context Analysis Report

Parcel No. & Building Name: Parcel C Building 1 Cummings Mobility Building
 Address: 1755 County Rd C West Roseville, MN 55113
 Parcel ID: 042923430013
 Inspection Date(s) & Time(s): June 12, 2019 2:00 PM
 Inspection Type: Interior and Exterior
 Summary of Deficiencies: It is our professional opinion that this building is Substandard because:
 - Substantial renovation is required to correct Conditions found.
 - Building Code deficiencies total more than 15% of replacement cost, NOT including energy code deficiencies.

Estimated Replacement Cost: \$555,297
 Estimated Cost to Correct Building Code Deficiencies: \$175,150
 Percentage of Replacement Cost for Building Code Deficiencies: 31.54%

Defects in Structural Elements

1. Steel columns are rusting and should be repainted.
2. Block foundation wall mortar has failed, allowing water intrusion, contrary to code.

Combination of Deficiencies

1. Essential Utilities and Facilities
 - a. There is no code-compliant accessible parking.
 - b. There is no code-compliant accessible route into the building.
 - c. Restroom does not comply with code.
 - d. Staff break room does not comply with accessibility code.
2. Light and Ventilation
 - a. Electrical wiring is exposed, contrary to code.
 - b. Lighting does not comply with code.
 - c. HVAC system does not comply with code.
 - d. Electrical circuit panel is not code-compliant.
3. Fire Protection/Adequate Egress
 - a. Glass door does not have code-required 10-inch kick plates.
 - b. There are no code-required smoke detectors.
 - c. Emergency lighting does not comply with code.
 - d. Emergency notification system does not comply with code.
 - e. Building sprinkler system is not code-compliant.
 - f. Metal stairs do not comply with code.
 - g. Concrete floor is cracked, creating an impediment to emergency egress, contrary to code.
 - h. Confined space is not properly identified and protected per code.

4. Layout and Condition of Interior Partitions/Materials
 - a. Interior walls and ceilings are damaged and should be repaired.
 - b. Interior walls and ceilings should be repainted.
 - c. Interior hollow metal framed doors need to be repainted.
 - d. Ceiling tile should be replaced.

5. Exterior Construction
 - a. Window caulking has failed, allowing for water intrusion, contrary to code.
 - b. Exterior Insulation and Finish System (EIFS) is cracked, allowing for water intrusion, contrary to code.
 - c. EIFS is damaged and should be repaired.
 - d. Roofing material has failed, allowing for water intrusion, contrary to code.

Description of Code Deficiencies

1. Block foundation wall mortar has failed, allowing for water intrusion, contrary to code.
2. Code-compliant accessible parking should be created.
3. A code-compliant accessible route into the building should be created.
4. A code-compliant restroom should be created.
5. Staff break room is not code-compliant.
6. Electrical wiring should be protected per code.
7. Lighting is not code-compliant.
8. HVAC system is not code-compliant.
9. Electrical circuit panel is not code-compliant.
10. Glass doors are not code-compliant.
11. Install code-required smoke detectors.
12. Emergency lighting is not code-compliant.
13. Emergency notification system is not code-compliant.
14. Building sprinkler system is not code-compliant.
15. Metal stairway is not code-compliant.
16. Concrete flooring is cracked/damaged, creating an impediment to emergency egress, which is contrary to code.
17. Confined space should be properly identified and protected per code.
18. Failed window caulking should be replaced to prevent water intrusion per code.
19. Cracked/damaged EIFS should be repaired to prevent water intrusion per code.
20. Failed roofing material should be replaced to prevent water intrusion per code.

Overview of Deficiencies

This building has been vacant for some time. Block foundation wall mortar is failing, and should be replaced to prevent water intrusion per code. Exterior EIFS should be repaired to prevent water intrusion per code. The restroom and staff break room do not comply with accessible code. The lighting and HVAC systems do not comply with code. Life safety systems do not comply with code. Interior walls and ceilings are damaged and should be repaired/repainted. Window caulking has failed and should be replaced to prevent water intrusion per code. Roofing material has failed allowing for water intrusion, contrary to code.

Roseville Fairview Redevelopment TIF Analysis

Building Code, Condition Deficiency and Context Analysis Report

Parcel No. & Building Name:	Parcel C Building 2 Multi-Tenant Warehouse and Repair Facility
Address:	1743 County Rd C West, Roseville, MN, 55113
Parcel ID:	042923430013
Inspection Date(s) & Time(s):	May 30, 2019 8:00 am
Inspection Type:	Interior and Exterior
Summary of Deficiencies:	It is our professional opinion that this building is <u>Substandard</u> because: <ul style="list-style-type: none"> - Substantial renovation is required to correct Conditions found. - Building Code deficiencies total more than 15% of replacement cost, NOT including energy code deficiencies.

Estimated Replacement Cost:	\$3,644,192
Estimated Cost to Correct Building Code Deficiencies:	\$705,040
Percentage of Replacement Cost for Building Code Deficiencies:	19.35%

Defects in Structural Elements

1. None observed.

Combination of Deficiencies

1. Essential Utilities and Facilities
 - a. There is no code-compliant accessible parking.
 - b. There is no code-required accessible route into the building.
 - c. Thresholds do not comply with code for maximum height.
 - d. There is no code-required accessible route to all levels of the building.
 - e. Door hardware does not comply with code.
 - f. Restrooms do not comply with accessibility code.
 - g. Staff breakroom does not comply with accessibility code.
 - h. Shower does not comply with accessibility code.
2. Light and Ventilation
 - a. Lighting does not comply with code.
 - b. The HVAC system does not comply with code.
3. Fire Protection/Adequate Egress
 - a. Enclosed stairways do not comply with code.
 - b. Concrete flooring is damaged, creating an impediment for emergency egress, which does not comply with code.
 - c. Wooden stairways do not comply with code.
 - d. There are no code-required smoke detectors in the building.
 - e. Emergency lighting is not code-compliant.
 - f. The emergency notification system is not code-compliant.
 - g. The building sprinkler system is not code-compliant.

4. Layout and Condition of Interior Partitions/Materials
 - a. Ceiling tile is damaged and / or missing.
 - b. Interior walls should be repainted.
 - c. Exposed interior ceilings should be repainted.
 - d. Carpeting is damaged/stained and should be replaced.
 - e. Interior warehouse walls are damaged and should be repaired.
5. Exterior Construction
 - a. Exterior concrete block and mortar is damaged, allowing for water intrusion, contrary to code.
 - b. Hollow metal doors are rusting and should be painted.
 - c. Windows have failed, allowing for water intrusion, contrary to code.
 - d. Roofing material has failed, allowing for water intrusion, contrary to code.

Description of Code Deficiencies

1. A code-required accessible parking space should be created.
2. A code-required accessible route into the building should be created.
3. Thresholds should be modified to comply with code.
4. A code-required accessible route to all levels of the building should be created.
5. Code-compliant door hardware should be installed.
6. Restrooms should be modified to comply with code.
7. Staff breakroom should be modified to comply with code.
8. Shower should be modified to comply with code.
9. Lighting should be upgraded to comply with code.
10. HVAC system should be replaced to comply with code.
11. Enclosed stairways should be modified to comply with code.
12. Concrete flooring should be repaired to comply with emergency egress code.
13. Wooden stairways do not comply with code.
14. Code-required smoke detectors should be installed.
15. Code-compliant emergency lighting should be installed.
16. Code-compliant emergency notification system should be installed.
17. Building sprinkler system should be made code-compliant.
18. Exterior concrete blocks and mortar is damaged/missing and should be repaired/replaced to prevent water intrusion per code.
19. Windows have failed, allowing for water intrusion, contrary to code.
20. Flat roofing material has failed, allowing for water intrusion, contrary to code.

Overview of Deficiencies

This facility was originally a single tenant trucking warehouse and vehicle maintenance operation. It currently has several tenants performing similar functions. The building has an office component that is not accessible to all levels. Restrooms and showers are not code-compliant. Lighting and HVAC systems are not code-compliant. Interior walls should be repainted. Carpeting should be replaced. Stairways are not code-compliant. Required emergency systems do not comply with code. Exterior block walls are damaged, allowing for water intrusion, contrary to code. Windows have failed, allowing for water intrusion, contrary to code. Exterior walls and window frames should be repainted. Roofing material has failed allowing for water intrusion, contrary to code.

Roseville Fairview Redevelopment TIF Analysis

Building Code, Condition Deficiency and Context Analysis Report

Parcel No. & Building Name:	Parcel E	Metro Mobility Building
Address:	1717 County Rd C, Roseville, MN 55113	
Parcel ID:	042923430014	
Inspection Date(s) & Time(s):	May 30, 2019 9:30 am	
Inspection Type:	Interior and Exterior	
Summary of Deficiencies:	It is our professional opinion that this building is <u>Substandard</u> because: <ul style="list-style-type: none"> - Substantial renovation is required to correct Conditions found. - Building Code deficiencies total more than 15% of replacement cost, NOT including energy code deficiencies. 	

Estimated Replacement Cost:	\$5,012,237
Estimated Cost to Correct Building Code Deficiencies:	\$858,550
Percentage of Replacement Cost for Building Code Deficiencies:	17.13%

Defects in Structural Elements

1. Exterior block concrete sills have failed and should be replaced.

Combination of Deficiencies

1. Essential Utilities and Facilities
 - a. Accessible parking is not code-compliant.
 - b. There is no code-compliant accessible route into the building.
 - c. Door hardware is not code-compliant.
 - d. Restrooms are not code-compliant for accessibility.
 - e. Stairs are not code-compliant for proper rise.
 - f. Breakrooms are not code-compliant for accessibility.
 - g. Access to all levels of the building is not code-compliant.
2. Light and Ventilation
 - a. HVAC system does not comply with code.
 - b. Lighting does not comply with code.
3. Fire Protection/Adequate Egress
 - a. Glass doors do not comply with code.
 - b. Thresholds do not comply with code for maximum height.
 - c. Emergency lighting is not code-compliant.
 - d. There are no code-required smoke detectors in the building.
 - e. The emergency notification system in the building is not code-compliant.

4. Layout and Condition of Interior Partitions/Materials
 - a. Block walls have efflorescence, indicative of water infiltration which is contrary to code.
 - b. Interior walls should be repainted.
 - c. Concrete ceilings are cracked, indicative of differential settlement.
 - d. Painted floors should be repainted.

5. Exterior Construction
 - a. Exterior metal doors are rusting and should be repainted.
 - b. Exterior block walls and mortar joints are damaged, allowing for water intrusion, contrary to code.
 - c. Windows are damaged, allowing for water intrusion, contrary to code.
 - d. Exterior walls should be repainted.
 - e. Steel lintels are rusting and should be protected per code.
 - f. Fascia is damaged, allowing for water intrusion, contrary to code.

Description of Code Deficiencies

1. Code-compliant accessible parking should be created.
2. A code-compliant accessible route into the building should be created.
3. Code-compliant access to all levels should be created.
4. Code-compliant door hardware should be installed.
5. Code-compliant accessible restrooms should be created.
6. Stairs should be modified to comply with code.
7. Breakroom should be modified to comply with accessibility code.
8. Code-compliant HVAC system should be installed.
9. Code-compliant lighting should be installed.
10. Code-required 10-inch kick plates should be installed on glass doors.
11. Thresholds should be modified to comply with code for maximum height.
12. Code-compliant emergency lighting should be installed.
13. Code-required smoke detectors should be installed.
14. Code-compliant emergency notification system should be installed.
15. Exterior block walls and mortar should be repaired/replaced to prevent water intrusion per code.
16. Failed windows should be replaced to prevent water intrusion per code.
17. Steel lintels should be protected from rusting per code.
18. Damaged fascia should be repaired to prevent water intrusion per code.

Overview of Deficiencies

This building is currently being used as a bus repair and dispatching terminal. Parking and access into the building is not code-compliant. The exterior concrete block walls of the building should be repaired/replaced to prevent water intrusion. The exterior should be repainted. Windows have failed and should be replaced to prevent water intrusion per code. An accessible route to all areas of the building should be created per code. There is no code-compliant restroom in the building. The HVAC system and lighting does not comply with code. Emergency lighting and notification systems are not code-compliant. There are no code-required smoke detectors in the building. Steel lintels should be protected from rusting per code.

M:\19Proj\190377\400 Design\406 Reports\Building Reports\1717 County Road C West Metro Mobility Building\1717 County Road C West Metro Mobility Building Report.docx

APPENDIX C

Building Replacement Cost Reports
Code Deficiency Cost Reports
Photographs

Roseville Fairview Redevelopment TIF District

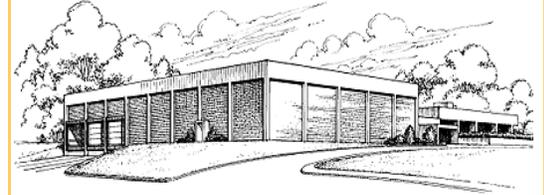
Replacement Cost Report

RSMeans data
from GORDIAN

Square Foot Cost Estimate Report

Date: 6/8/2019

Estimate Name:	2720 Fairview Ave	Parcel A - Vacant Warehouse
Building Type:	Warehouse with Brick Veneer / Reinforced Concrete	
Location:	ROSEVILLE, MN 55113	
Story Count:	1	
Story Height (L.F.):	24.00	
Floor Area (S.F.):	22000	
Labor Type:	OPN	
Basement Included:	No	
Data Release:	Year 2019	
Cost Per Square Foot:	\$99.49	
Building Cost:	\$2,188,803.03	



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

		% of Total	Cost Per S.F.	Cost
A	Substructure	12.27%	\$10.62	\$233,555.23
A1010	Standard Foundations		\$4.29	\$94,472.33
A10101051560	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick		\$2.55	\$56,110.16
A10101102700	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide		\$1.26	\$27,690.30
A10102107410	Spread footings, 3000 PSI concrete, load 100K, soil bearing capacity 6 KSF, 4' - 6" square x 15" deep		\$0.49	\$10,671.87
A1030	Slab on Grade		\$6.14	\$135,108.82
A10301203360	Slab on grade, 5" thick, non industrial, reinforced		\$6.14	\$135,108.82
A2010	Basement Excavation		\$0.18	\$3,974.08
A20101105740	Excavate and fill, 30,000 SF, 4' deep, sand, gravel, or common earth, on site storage		\$0.18	\$3,974.08
B	Shell	55.89%	\$48.35	\$1,063,765.52
B1010	Floor Construction		\$4.03	\$88,608.60
* B10102081860	Steel column, TS6, 50 K, 16' unsupported length, 14.63 PLF		\$1.11	\$24,390.24
B10102154450	Concrete I beam, precast, 18" x 36", 790 PLF, 25' span, 6.44 KLF superimposed load		\$2.92	\$64,218.36
B1020	Roof Construction		\$5.33	\$117,260.00
* B10201082600	Roof, steel joists, beams, 1.5" 22 ga metal deck, on columns and bearing wall, 20'x25' bay, 18" deep, 30 PSF superimposed load, 50 PSF total load		\$5.33	\$117,260.00
B2010	Exterior Walls		\$29.15	\$641,338.52
B20101321201	Brick wall, composite double wythe, standard face/CMU back-up, 8" thick, perlite core fill, 3" XPS		\$29.15	\$641,338.52
B2020	Exterior Windows		\$0.49	\$10,797.27
B20201066650	Windows, aluminum, sliding, standard glass, 5' x 3'		\$0.49	\$10,797.27
B2030	Exterior Doors		\$1.38	\$30,444.79
B20301106950	Door, aluminum & glass, with transom, narrow stile, double door, hardware, 6'-0" x 10'-0" opening		\$0.23	\$5,151.65
B20302203450	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening		\$0.37	\$8,059.57
B20302204650	Door, steel 24 gauge, overhead, sectional, electric operator, 12'-0" x 12'-0" opening		\$0.78	\$17,233.57

B3010	Roof Coverings		\$7.39	\$162,484.91
B30101203400	Roofing, single ply membrane, EPDM, 60 mils, loosely laid, stone ballast		\$1.80	\$39,629.70
B30103202700	Insulation, rigid, roof deck, extruded polystyrene, 40 PSI compressive strength, 4" thick, R20		\$4.33	\$95,353.94
B30104201400	Roof edges, aluminum, duranodic, .050" thick, 6" face		\$0.88	\$19,265.18
B30106305100	Gravel stop, aluminum, extruded, 4", mill finish, .050" thick		\$0.37	\$8,236.09
B3020	Roof Openings		\$0.58	\$12,831.43
B30202100300	Roof hatch, with curb, 1" fiberglass insulation, 2'-6" x 3'-0", galvanized steel, 165 lbs		\$0.06	\$1,211.05
B30202102100	Smoke hatch, unlabeled, galvanized, 2'-6" x 3', not incl hand winch operator		\$0.53	\$11,620.38
C	Interiors	8.12%	\$7.03	\$154,613.46
C1010	Partitions		\$1.70	\$37,455.48
C10101045500	Concrete block (CMU) partition, light weight, hollow, 6" thick, no finish		\$0.29	\$6,433.23
C10101265400	Metal partition, 5/8" fire rated gypsum board face, no base, 3 -5/8" @ 24" OC framing, same opposite face, no insulation		\$0.23	\$4,977.87
C10101280700	Gypsum board, 1 face only, exterior sheathing, fire resistant, 5/8"		\$0.71	\$15,655.81
C10101280960	Add for the following: taping and finishing		\$0.47	\$10,388.57
C1020	Interior Doors		\$0.48	\$10,524.79
C10201022600	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"		\$0.48	\$10,524.79
C2010	Stair Construction		\$1.30	\$28,611.05
C20101100680	Stairs, steel, grate type w/nosing & rails, 20 risers, with landing		\$1.30	\$28,611.05
C3010	Wall Finishes		\$0.93	\$20,459.96
C30102202000	2 coats paint on masonry with block filler		\$0.20	\$4,366.42
C30102300140	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats		\$0.64	\$14,080.60
C30102300140	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats		\$0.09	\$2,012.94
C3020	Floor Finishes		\$1.87	\$41,071.90
C30204100940	Concrete topping, hardeners, metallic additive, minimum		\$0.51	\$11,209.57
C30204100960	Concrete topping, hardeners, metallic additive, maximum		\$1.06	\$23,396.27
C30204101600	Vinyl, composition tile, maximum		\$0.29	\$6,466.06
C3030	Ceiling Finishes		\$0.75	\$16,490.28
C30302107400	Acoustic ceilings, 3/4" mineral fiber, 12" x 12" tile, concealed 2" bar & channel grid, suspended support		\$0.75	\$16,490.28
D	Services	23.72%	\$20.52	\$451,372.77
D2010	Plumbing Fixtures		\$0.58	\$12,752.87
D20101102080	Water closet, vitreous china, bowl only with flush valve, wall hung		\$0.23	\$5,056.36
D20102102000	Urinal, vitreous china, wall hung		\$0.05	\$1,018.09
D20103102040	Lavatory w/trim, wall hung, PE on CI, 18" x 15"		\$0.11	\$2,481.18
D20104404340	Service sink w/trim, PE on CI, wall hung w/rim guard, 24" x 20"		\$0.13	\$2,788.52
D20108201920	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH		\$0.06	\$1,408.72
D2020	Domestic Water Distribution		\$0.24	\$5,385.93
D20202501780	Gas fired water heater, commercial, 100< F rise, 75.5 MBH input, 63 GPH		\$0.24	\$5,385.93
D2040	Rain Water Drainage		\$0.67	\$14,724.51
D20402102120	Roof drain, DWV PVC, 5" diam, 10' high		\$0.46	\$10,229.85

Attachment B

D20402106320	Roof drain, steel galv sch 40 threaded, 5" diam piping, for each additional foot add		\$0.20	\$4,494.66
D3020	Heat Generating Systems		\$5.34	\$117,397.29
D30201089000	Warehouse ventilization with heat system 24,000 CFM Supply and Exhaust		\$5.34	\$117,397.29
D3050	Terminal & Package Units		\$0.88	\$19,319.65
D30501503880	Rooftop, single zone, air conditioner, offices, 3,000 SF, 9.50 ton		\$0.88	\$19,319.65
D4010	Sprinklers		\$4.17	\$91,831.08
D40104102250	Wet pipe sprinkler systems, grooved steel, black, sch 40 pipe, ordinary hazard, 1 floor, 10,000 SF		\$4.17	\$91,831.08
D4020	Standpipes		\$0.52	\$11,330.13
D40203101580	Wet standpipe risers, class III, steel, black, sch 40, 6" diam pipe, 1 floor		\$0.52	\$11,330.13
D5010	Electrical Service/Distribution		\$0.78	\$17,121.64
D50101200280	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 200 A		\$0.13	\$2,894.68
D50102300280	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A		\$0.11	\$2,363.38
D50102400200	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 400 A		\$0.54	\$11,863.58
D5020	Lighting and Branch Wiring		\$4.52	\$99,505.86
D50201100360	Receptacles incl plate, box, conduit, wire, 5 per 1000 SF, .6 watts per SF		\$0.84	\$18,557.88
D50201300200	Wall switches, 1.0 per 1000 SF		\$0.14	\$3,171.85
D50201350200	Miscellaneous power, to .5 watts		\$0.15	\$3,408.46
D50201400240	Central air conditioning power, 3 watts		\$0.06	\$1,306.47
D50202100500	Fluorescent fixtures recess mounted in ceiling, 0.8 watt per SF, 20 FC, 5 fixtures @32 watt per 1000 SF		\$2.50	\$54,922.82
D50202100540	Fluorescent fixtures recess mounted in ceiling, 2.4 watt per SF, 60 FC, 15 fixtures @ 32 watt per 1000 SF		\$0.82	\$18,138.38
D5030	Communications and Security		\$2.82	\$62,003.81
D50309100456	Communication and alarm systems, fire detection, addressable, 100 detectors, includes outlets, boxes, conduit and wire		\$2.61	\$57,352.61
D50309100460	Fire alarm command center, addressable without voice, excl. wire & conduit		\$0.21	\$4,651.20
E	Equipment & Furnishings	0.00%	\$0.00	\$0.00
E1090	Other Equipment		\$0.00	\$0.00
F	Special Construction	0.00%	\$0.00	\$0.00
G	Building Sitework	0.00%	\$0.00	\$0.00
SubTotal		100%	\$86.51	\$1,903,306.98
Contractor Fees (General Conditions,Overhead,Profit)		15.0 %	\$12.98	\$285,496.05
Architectural Fees		0.0 %	\$0.00	\$0.00
User Fees		0.0 %	\$0.00	\$0.00
Total Building Cost			\$99.49	\$2,188,803.03

Roseville Fairview Redevelopment TIF District

Code Deficiency Cost Report

Parcel A - 2720 Fairview Avenue N, Roseville, MN 55113 - PID 042923430002

Vacant Warehouse

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Accessibility Items					
	Parking				
	Create code required accessible parking spaces	\$100.00	EA	2	\$ 200.00
	Accessible Routes				
	Create code required accessible route into building	\$3,000.00	Lump	1	\$ 3,000.00
	Create code required accessible route to all levels of building	\$1,500.00	Lump	1	\$ 1,500.00
	Restroom				
	Install code compliant accessible restroom	\$0.39	SF	22,000	\$ 8,580.00
	Drinking Fountain				
	Install code required drinking fountain in building	\$0.06	SF	22,000	\$ 1,320.00
	Door Hardware				
	Install code compliant door hardware in building	\$250.00	EA	10	\$ 2,500.00
					\$ -
Structural Elements					
Exiting					
	Glass Doors				
	Install code required 10-inch kick plates on glass doors	\$100.00	EA	4	\$ 400.00
	Thresholds				
	Modify thresholds to comply with code for maximum height	\$250.00	EA	4	\$ 1,000.00
	Stairways				
	Modify exterior stairway to comply with emergency egress code	\$1,500.00	Lump	1	\$ 1,500.00
	Modify interior stairway to comply with emergency egress code	\$1,500.00	Lump	1	\$ 1,500.00
	Flooring				
	Modify concrete flooring to comply with emergency egress code	\$1.57	SF	20,000	\$ 31,400.00
	Remove/replace damaged carpet and VCT to comply with emergency egress code	\$0.29	EA	20,000	\$ 5,800.00
Fire Protection					
	Smoke Detectors				
	Install code required smoke detectors	\$2.61	SF	20,000	\$ 52,200.00
	Emergency Notification System				
	Install code required emergency notification system	\$0.21	SF	20,000	\$ 4,200.00
	Emergency Lighting System				
	Install code required emergency lighting system	\$0.97	SF	20,000	\$ 19,400.00

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
	Building Sprinkler System				
	Install code compliant building sprinkler system	\$4.17	SF	20,000	\$ 83,400.00
Exterior Construction					
	Windows				
	Replace failed windows to prevent water intrusion per code	\$0.49	SF	20,000	\$ 9,800.00
	Steel Lintels				
	Protect steel lintels from rusting per code				
	Concrete Exterior Walls				
	Repair/replace failed concrete block walls to prevent water intrusion per code	\$2.12	SF	20,000	\$ 42,400.00
	Exposed Metal Roof Decking				
	Protect metal roof decking from rusting per code	\$2.10	SF	5,000	\$ 10,500.00
Roof Construction					
	Roofing System				
	Remove failed roofing system	\$0.25	SF	20,000	\$ 5,000.00
	Install new roofing system to prevent water intrusion per code	\$7.97	SF	20,000	\$ 159,400.00
Mechanical- Electrical					
	Mechanical				
	Connect potable water to building per code	\$300.00	Lump	1	\$ 300.00
	Install code compliant HVAC system	\$6.22	SF	20,000	\$ 124,400.00
	Electrical				
	Connect code required electrical service to building	\$300.00	Lump	1	\$ 300.00
	Install code compliant lighting system	\$3.32	SF	20,000	\$ 66,400.00
Total Code Improvements					\$ 636,400

Roseville Fairview Redevelopment TIF Analysis

Parcel A Photos: 2720 Fairview Avenue N, Vacant Warehouse



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Roseville Fairview Redevelopment TIF Analysis

Parcel A Photos: 2720 Fairview Avenue N, Vacant Warehouse



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Roseville Fairview Redevelopment TIF Analysis

Parcel A Photos: 2720 Fairview Avenue N, Vacant Warehouse



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Roseville Fairview Redevelopment TIF Analysis

Parcel A Photos: 2720 Fairview Avenue N, Vacant Warehouse



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Roseville Fairview Redevelopment TIF Analysis

Parcel A Photos: 2720 Fairview Avenue N, Vacant Warehouse



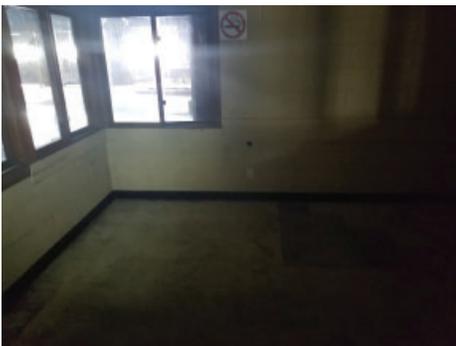
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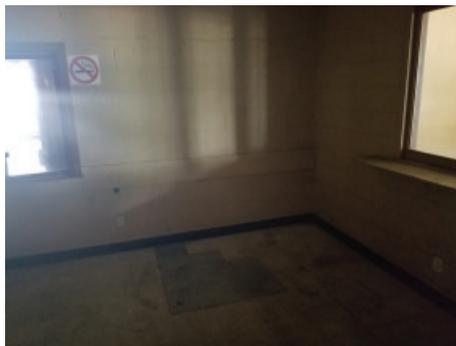
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Roseville Fairview Redevelopment TIF Analysis

Parcel A Photos: 2720 Fairview Avenue N, Vacant Warehouse



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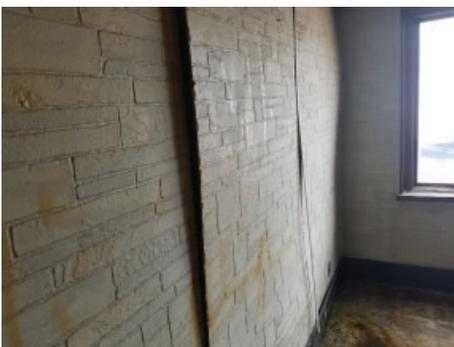
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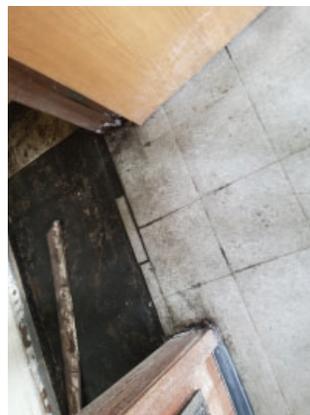
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Roseville Fairview Redevelopment TIF Analysis

Parcel A Photos: 2720 Fairview Avenue N, Vacant Warehouse



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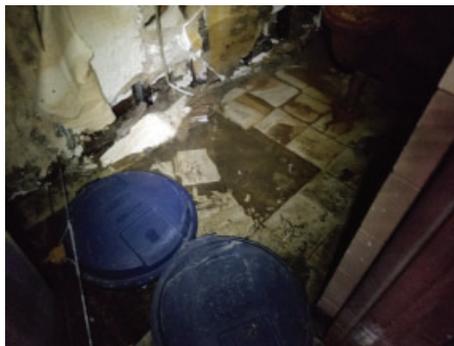
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Roseville Fairview Redevelopment TIF Analysis

Parcel A Photos: 2720 Fairview Avenue N, Vacant Warehouse



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Roseville Fairview Redevelopment TIF Analysis

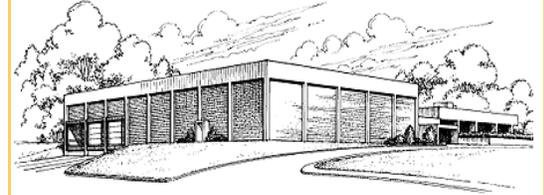
Replacement Cost Report

RSMeans data
from GORDIAN

Square Foot Cost Estimate Report

Date: 6/8/2019

Estimate Name:	1743 County Road C West	Parcel B Trailer Express Building
Building Type:	Warehouse with Metal Panel / Rigid Steel	
Location:	ROSEVILLE, MN 55113	
Story Count:	1	
Story Height (L.F.):	24.00	
Floor Area (S.F.):	24000	
Labor Type:	OPN	
Basement Included:	No	
Data Release:	Year 2019	
Cost Per Square Foot:	\$86.48	
Building Cost:	\$2,075,612.79	



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

		% of Total	Cost Per S.F.	Cost
A	Substructure	13.56%	\$10.19	\$244,667.79
A1010	Standard Foundations		\$3.87	\$92,940.99
A10101051560	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick		\$2.27	\$54,435.23
A10101102700	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide		\$1.12	\$26,863.72
A10102107410	Spread footings, 3000 PSI concrete, load 100K, soil bearing capacity 6 KSF, 4' - 6" square x 15" deep		\$0.49	\$11,642.04
A1030	Slab on Grade		\$6.14	\$147,391.44
A10301203360	Slab on grade, 5" thick, non industrial, reinforced		\$6.14	\$147,391.44
A2010	Basement Excavation		\$0.18	\$4,335.36
A20101105740	Excavate and fill, 30,000 SF, 4' deep, sand, gravel, or common earth, on site storage		\$0.18	\$4,335.36
B	Shell	50.35%	\$37.86	\$908,682.77
B1010	Floor Construction		\$2.30	\$55,108.34
B10102482440	Floor, concrete, slab form, steel joists, joist girder, 1.5" 22 ga metal deck, on columns, 50'x50' bay, 32" deep, 40 PSF superimposed load, 84 PSF total load		\$1.38	\$33,211.56
B10102482450	Floor, concrete, slab form, steel joists, joist girder, 1.5" 22 ga metal deck, on columns, 50'x50" bay, 40 PSF superimposed load, 84 PSF total load. for columns add		\$0.10	\$2,458.39
B10107203000	Fireproofing, concrete, 1" thick, 8" steel column, 1 hour rating, 110 PLF		\$0.81	\$19,438.39
B1020	Roof Construction		\$11.70	\$280,707.12
B10201245800	Roof, steel joists, joist girder, 1.5" 22 ga metal deck, on columns, 50'x50' bay, 40 PSF superimposed load, 59" deep, 64 PSF total load		\$10.67	\$256,123.20
B10201245850	Roof, steel joists, joist girder, 1.5" 22 ga metal deck, on columns, 50'x50' bay, 40 PSF superimposed load, 59" deep, 64 PSF total load, add for columns		\$1.02	\$24,583.92
B2010	Exterior Walls		\$10.97	\$263,245.60
B20101465150	Metal facing pnl, textured al, 4' x 8' x 5/16" plywd backing, sgl face, 6" Metal stud, 16" o.c., R-19 insulation		\$10.97	\$263,245.60
B2020	Exterior Windows		\$0.44	\$10,474.96
B20201066650	Windows, aluminum, sliding, standard glass, 5' x 3'		\$0.44	\$10,474.96

B2030	Exterior Doors		\$1.38	\$33,212.50
B20301106950	Door, aluminum & glass, with transom, narrow stile, double door, hardware, 6'-0" x 10'-0" opening		\$0.23	\$5,619.98
B20302203450	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening		\$0.37	\$8,792.26
B20302204650	Door, steel 24 gauge, overhead, sectional, electric operator, 12'-0" x 12'-0" opening		\$0.78	\$18,800.26
B3010	Roof Coverings		\$10.55	\$253,102.82
* B30101300900	Roofing, corrugated, steel, galvanized, 29 ga, .72 PSF		\$5.10	\$122,400.00
B30103202700	Insulation, rigid, roof deck, extruded polystyrene, 40 PSI compressive strength, 4" thick, R20		\$4.33	\$104,022.48
B30104201400	Roof edges, aluminum, duranodic, .050" thick, 6" face		\$0.78	\$18,690.10
B30106305100	Gravel stop, aluminum, extruded, 4", mill finish, .050" thick		\$0.33	\$7,990.24
B3020	Roof Openings		\$0.53	\$12,831.43
B30202100300	Roof hatch, with curb, 1" fiberglass insulation, 2'-6" x 3'-0", galvanized steel, 165 lbs		\$0.05	\$1,211.05
B30202102100	Smoke hatch, unlabeled, galvanized, 2'-6" x 3', not incl hand winch operator		\$0.48	\$11,620.38
C	Interiors	8.93%	\$6.72	\$161,222.75
C1010	Partitions		\$1.57	\$37,715.41
C10101045500	Concrete block (CMU) partition, light weight, hollow, 6" thick, no finish		\$0.29	\$7,018.07
C10101265400	Metal partition, 5/8" fire rated gypsum board face, no base, 3 -5/8" @ 24" OC framing, same opposite face, no insulation		\$0.23	\$5,430.40
C10101280700	Gypsum board, 1 face only, exterior sheathing, fire resistant, 5/8"		\$0.63	\$15,188.48
C10101280960	Add for the following: taping and finishing		\$0.42	\$10,078.46
C1020	Interior Doors		\$0.48	\$11,481.59
C10201022600	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"		\$0.48	\$11,481.59
C2010	Stair Construction		\$1.19	\$28,611.05
C20101100680	Stairs, steel, grate type w/nosing & rails, 20 risers, with landing		\$1.19	\$28,611.05
C3010	Wall Finishes		\$0.86	\$20,619.59
C30102202000	2 coats paint on masonry with block filler		\$0.20	\$4,763.36
C30102300140	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats		\$0.09	\$2,195.94
C30102300140	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats		\$0.57	\$13,660.29
C3020	Floor Finishes		\$1.87	\$44,805.72
C30204100940	Concrete topping, hardeners, metallic additive, minimum		\$0.51	\$12,228.62
C30204100960	Concrete topping, hardeners, metallic additive, maximum		\$1.06	\$25,523.21
C30204101600	Vinyl, composition tile, maximum		\$0.29	\$7,053.89
C3030	Ceiling Finishes		\$0.75	\$17,989.39
C30302107400	Acoustic ceilings, 3/4" mineral fiber, 12" x 12" tile, concealed 2" bar & channel grid, suspended support		\$0.75	\$17,989.39
D	Services	27.17%	\$20.43	\$490,307.38
D2010	Plumbing Fixtures		\$0.58	\$13,912.22
D20101102080	Water closet, vitreous china, bowl only with flush valve, wall hung		\$0.23	\$5,516.03
D20102102000	Urinal, vitreous china, wall hung		\$0.05	\$1,110.64
D20103102040	Lavatory w/trim, wall hung, PE on CI, 18" x 15"		\$0.11	\$2,706.74
D20104404340	Service sink w/trim, PE on CI, wall hung w/rim guard, 24" x 20"		\$0.13	\$3,042.02
D20108201920	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH		\$0.06	\$1,536.79

D2020	Domestic Water Distribution		\$0.24	\$5,875.56
D20202501780	Gas fired water heater, commercial, 100< F rise, 75.5 MBH input, 63 GPH		\$0.24	\$5,875.56
D2040	Rain Water Drainage		\$0.65	\$15,520.33
D20402102120	Roof drain, DWV PVC, 5" diam, 10' high		\$0.46	\$11,159.84
D20402106320	Roof drain, steel galv sch 40 threaded, 5" diam piping, for each additional foot add		\$0.18	\$4,360.49
D3020	Heat Generating Systems		\$5.34	\$128,069.77
D30201089000	Warehouse ventilization with heat system 24,000 CFM Supply and Exhaust		\$5.34	\$128,069.77
D3050	Terminal & Package Units		\$0.88	\$21,075.98
D30501503880	Rooftop, single zone, air conditioner, offices, 3,000 SF, 9.50 ton		\$0.88	\$21,075.98
D4010	Sprinklers		\$4.17	\$100,179.36
D40104102250	Wet pipe sprinkler systems, grooved steel, black, sch 40 pipe, ordinary hazard, 1 floor, 10,000 SF		\$4.17	\$100,179.36
D4020	Standpipes		\$0.52	\$12,360.14
D40203101580	Wet standpipe risers, class III, steel, black, sch 40, 6" diam pipe, 1 floor		\$0.52	\$12,360.14
D5010	Electrical Service/Distribution		\$0.71	\$17,121.64
D50101200280	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 200 A		\$0.12	\$2,894.68
D50102300280	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A		\$0.10	\$2,363.38
D50102400200	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 400 A		\$0.49	\$11,863.58
D5020	Lighting and Branch Wiring		\$4.52	\$108,551.86
D50201100360	Receptacles incl plate, box, conduit, wire, 5 per 1000 SF, .6 watts per SF		\$0.84	\$20,244.96
D50201300200	Wall switches, 1.0 per 1000 SF		\$0.14	\$3,460.20
D50201350200	Miscellaneous power, to .5 watts		\$0.15	\$3,718.32
D50201400240	Central air conditioning power, 3 watts		\$0.06	\$1,425.24
D50202100500	Fluorescent fixtures recess mounted in ceiling, 0.8 watt per SF, 20 FC, 5 fixtures @32 watt per 1000 SF		\$2.50	\$59,915.81
D50202100540	Fluorescent fixtures recess mounted in ceiling, 2.4 watt per SF, 60 FC, 15 fixtures @ 32 watt per 1000 SF		\$0.82	\$19,787.33
D5030	Communications and Security		\$2.82	\$67,640.52
D50309100456	Communication and alarm systems, fire detection, addressable, 100 detectors, includes outlets, boxes, conduit and wire		\$2.61	\$62,566.48
D50309100460	Fire alarm command center, addressable without voice, excl. wire & conduit		\$0.21	\$5,074.04
E	Equipment & Furnishings	0.00%	\$0.00	\$0.00
E1090	Other Equipment		\$0.00	\$0.00
F	Special Construction	0.00%	\$0.00	\$0.00
G	Building Sitework	0.00%	\$0.00	\$0.00
SubTotal		100%	\$75.20	\$1,804,880.69
Contractor Fees (General Conditions,Overhead,Profit)		15.0 %	\$11.28	\$270,732.10
Architectural Fees		0.0 %	\$0.00	\$0.00
User Fees		0.0 %	\$0.00	\$0.00
Total Building Cost			\$86.48	\$2,075,612.79

Roseville Fairview Redevelopment TIF Analysis

Code Deficiency Cost Report

Parcel B - 1743 County Road C West, Roseville, MN 55113 - PID 042923430005

Trailer Express Building

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Accessibility Items					
	Parking				
	Create code compliant parking	\$ 100.00	EA	1	\$ 100.00
	Accessible Routes				
	Create code compliant accessible route into building	\$ 500.00	EA	1	\$ 500.00
	Create code compliant accessible route to all levels of building	\$ 2.10	EA	24,000	\$ 50,400.00
	Door Hardware				
	Install code compliant door hardware	\$ 250.00	EA	12	\$ 3,000.00
	Restroom				
	Install code compliant restroom	\$ 0.39	SF	24,000	\$ 9,360.00
Structural Elements					
	Steel Headers				
	Protect steel headers from rusting per code	\$ 100.00	EA	12	\$ 1,200.00
Exiting					
	Thresholds				
	Install code compliant thresholds	\$ 100.00	EA	4	\$ 400.00
	Stairways				
	Modify stairways to comply with code	\$ 2,500.00	Lump	1	\$ 2,500.00
Fire Protection					
	Smoke Detectors				
	Install code required smoke detectors	\$ 2.61	SF	24,000	\$ 62,640.00
	Emergency Lighting				
	Install code compliant emergency lighting	\$ 0.56	SF	24,000	\$ 13,440.00
	Emergency Notification System				
	Install code compliant emergency notification system	\$ 0.21	SF	24,000	\$ 5,040.00
	Building Sprinkler System				
	Install code compliant building sprinkler system	\$ 2.00	SF	24,000	\$ 48,000.00
Exterior Construction					
	Windows				
	Replace windows to comply with code	\$ 0.44	SF	24,000	\$ 10,560.00

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Roof Construction					
	Roofing Material				
	Remove failed roofing material	\$ 0.51	SF	24,000	\$ 12,240.00
	Install roofing material to prevent water intrusion per code	\$ 5.10	SF	24,000	\$ 122,400.00
Mechanical- Electrical					
	Mechanical				
	Install code compliant HVAC system	\$ 6.22	SF	24,000	\$ 149,280.00
	Electrical				
	Install code compliant lighting system	\$ 3.32	SF	24,000	\$ 79,680.00
Total Code Improvements					\$ 570,740

Roseville Fairview Redevelopment TIF Analysis

Parcel B Photos: 1743 County Road C West, Trailer Express Building



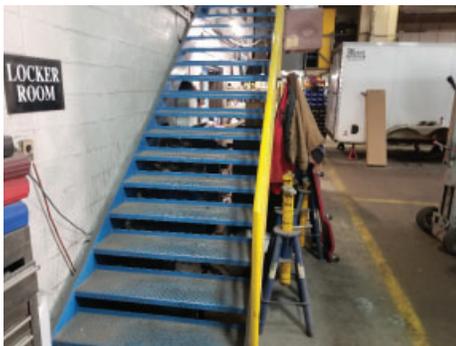
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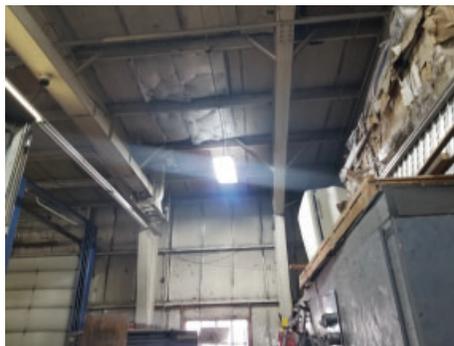
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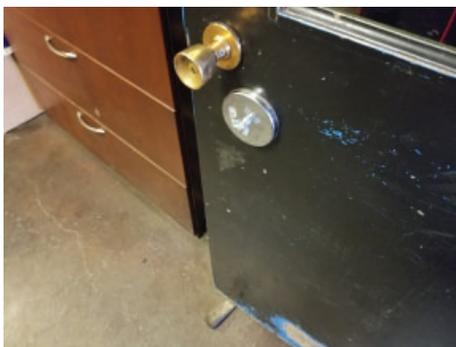
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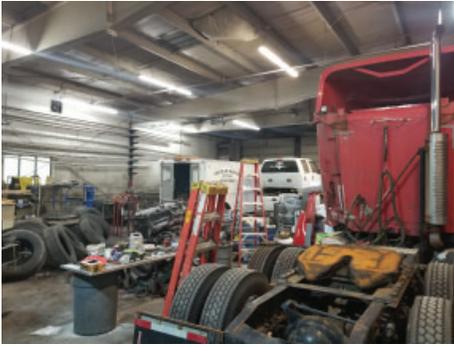
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Roseville Fairview Redevelopment TIF Analysis

Parcel B Photos: 1743 County Road C West, Trailer Express Building



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Roseville Fairview Redevelopment TIF Analysis

Parcel B Photos: 1743 County Road C West, Trailer Express Building



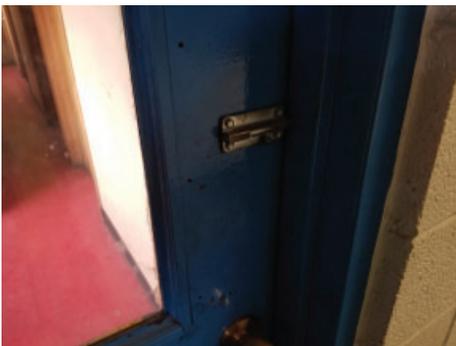
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Roseville Fairview Redevelopment TIF Analysis

Replacement Cost Report

RSMeans data
from GORDIAN

Square Foot Cost Estimate Report

Date: 6/24/2019

Estimate Name:	1755 County Road C West	Parcel C Bldg 1: Cummings Mobility Building
Building Type:	Garage, Repair with Concrete Block / Steel Joists	
Location:	ROSEVILLE, MN	
Story Count:	1	
Story Height (L.F.):	20	
Floor Area (S.F.):	5000	
Labor Type:	OPN	
Basement Included:	No	
Data Release:	Year 2019	
Cost Per Square Foot:	\$111.06	
Building Cost:	\$555,297.69	



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

		% of Total	Cost Per S.F.	Cost
A	Substructure	16.33%	\$15.77	\$78,836.48
A1010	Standard Foundations		\$7.49	\$37,470.38
A10101051560	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick		\$4.86	\$24,286.49
A10101102700	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide		\$2.64	\$13,183.89
A1030	Slab on Grade		\$7.96	\$39,785.50
A10301204520	Slab on grade, 6" thick, light industrial, reinforced		\$7.96	\$39,785.50
A2010	Basement Excavation		\$0.32	\$1,580.60
A20101104560	Excavate and fill, 10,000 SF, 4' deep, sand, gravel, or common earth, on site storage		\$0.32	\$1,580.60
B	Shell	33.25%	\$32.11	\$160,570.73
B1020	Roof Construction		\$5.47	\$27,355.95
B10201162500	Roof, steel joists, 1.5" 22 ga metal deck, on bearing walls, 40' bay, 25.5" deep, 40 PSF superimposed load, 61 PSF total load		\$5.47	\$27,355.95
B2010	Exterior Walls		\$13.02	\$65,079.48
B20101116280	Concrete block (CMU) wall, regular weight, 75% solid, 8 x 8 x 16, 4500 PSI, reinforced, vertical #5@32", grouted		\$13.02	\$65,079.48
B2020	Exterior Windows		\$1.95	\$9,736.34
B20201066650	Windows, aluminum, sliding, standard glass, 5' x 3'		\$1.95	\$9,736.34
B2030	Exterior Doors		\$3.79	\$18,958.53
B20302203450	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening		\$0.82	\$4,121.37
B20302204450	Door, steel 24 gauge, overhead, sectional, manual operation, 12'-0" x 12'-0" opening		\$2.97	\$14,837.16
B3010	Roof Coverings		\$7.84	\$39,189.73
B30101051400	Roofing, asphalt flood coat, gravel, base sheet, 3 plies 15# asphalt felt, mopped		\$3.27	\$16,347.10
B30103203090	Insulation, rigid, roof deck, composite with 2" EPS, 1" perlite		\$2.19	\$10,939.10
B30104201400	Roof edges, aluminum, duranodic, .050" thick, 6" face		\$1.67	\$8,338.66
B30106305100	Gravel stop, aluminum, extruded, 4", mill finish, .050" thick		\$0.71	\$3,564.87
B3020	Roof Openings		\$0.05	\$250.70
B30201105300	Skylight, plastic domes, insulated curbs, 10 SF to 20 SF, single glazing		\$0.05	\$250.70

C	Interiors	12.28%	\$11.86	\$59,293.17
C1010	Partitions		\$4.89	\$24,457.41
C10101022300	Lightweight block 4" thick		\$1.74	\$8,692.43
C10101046000	Concrete block (CMU) partition, light weight, hollow, 8" thick, no finish		\$3.15	\$15,764.98
C1020	Interior Doors		\$0.40	\$1,993.33
C10201022600	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"		\$0.40	\$1,993.33
C1030	Fittings		\$0.30	\$1,524.57
C10301100460	Toilet partitions, cubicles, ceiling hung, stainless steel		\$0.30	\$1,524.57
C3010	Wall Finishes		\$4.58	\$22,879.58
C30102202000	2 coats paint on masonry with block filler		\$3.20	\$15,988.14
C30102300320	Painting, masonry or concrete, latex, brushwork, primer & 2 coats		\$0.77	\$3,871.64
C30102300340	Painting, masonry or concrete, latex, brushwork, addition for block filler		\$0.60	\$3,019.80
C3020	Floor Finishes		\$1.26	\$6,292.65
C30204100940	Concrete topping, hardeners, metallic additive, minimum		\$1.02	\$5,095.26
C30204101580	Vinyl, composition tile, minimum		\$0.24	\$1,197.39
C3030	Ceiling Finishes		\$0.43	\$2,145.63
C30302105800	Acoustic ceilings, 5/8" fiberglass board, 24" x 48" tile, tee grid, suspended support		\$0.43	\$2,145.63
D	Services	38.14%	\$36.83	\$184,167.18
D2010	Plumbing Fixtures		\$2.97	\$14,866.66
D20101102080	Water closet, vitreous china, bowl only with flush valve, wall hung		\$1.17	\$5,860.78
D20102102000	Urinal, vitreous china, wall hung		\$0.24	\$1,180.06
D20103102080	Lavatory w/trim, wall hung, PE on CI, 19" x 17"		\$0.59	\$2,960.83
D20104404340	Service sink w/trim, PE on CI, wall hung w/rim guard, 24" x 20"		\$0.65	\$3,232.15
D20108201920	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH		\$0.33	\$1,632.84
D2020	Domestic Water Distribution		\$0.69	\$3,444.97
D20202202260	Gas fired water heater, residential, 100< F rise, 30 gal tank, 32 GPH		\$0.69	\$3,444.97
D2040	Rain Water Drainage		\$2.94	\$14,682.33
D20402106200	Roof drain, steel galv sch 40 threaded, 4" diam piping, 10' high		\$1.72	\$8,590.89
D20402106240	Roof drain, steel galv sch 40 threaded, 4" diam piping, for each additional foot add		\$1.22	\$6,091.44
D3050	Terminal & Package Units		\$9.97	\$49,826.75
D30501503120	Rooftop, single zone, air conditioner, factories, 10,000 SF, 33.33 ton		\$9.97	\$49,826.75
D3090	Other HVAC Systems/Equip		\$1.31	\$6,573.43
D30903201040	Garage, single exhaust, 3" outlet, cars & light trucks, 1 bay		\$1.31	\$6,573.43
D4010	Sprinklers		\$4.73	\$23,648.55
D40104101080	Wet pipe sprinkler systems, steel, ordinary hazard, 1 floor, 10,000 SF		\$4.73	\$23,648.55
D4020	Standpipes		\$1.02	\$5,078.78
D40203101540	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor		\$0.93	\$4,657.73
D40203101560	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, additional floors		\$0.08	\$421.05
D5010	Electrical Service/Distribution		\$0.92	\$4,609.30
D50101200280	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 200 A		\$0.58	\$2,894.68

Attachment B

D50102300280	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A		\$0.28	\$1,418.03
D50102400200	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 400 A		\$0.06	\$296.59
D5020	Lighting and Branch Wiring		\$8.52	\$42,599.40
D50201100280	Receptacles incl plate, box, conduit, wire, 4 per 1000 SF, .5 watts per SF		\$2.18	\$10,901.60
D50201350280	Miscellaneous power, 1 watt		\$0.29	\$1,436.30
D50201400240	Central air conditioning power, 3 watts		\$0.59	\$2,969.25
D50202100520	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @32watt per 1000 SF		\$5.46	\$27,292.25
D5030	Communications and Security		\$3.67	\$18,356.85
D50309100452	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire		\$2.14	\$10,716.58
D50309100462	Fire alarm command center, addressable with voice, excl. wire & conduit		\$1.28	\$6,380.48
D50309200104	Internet wiring, 4 data/voice outlets per 1000 S.F.		\$0.25	\$1,259.79
D5090	Other Electrical Systems		\$0.10	\$480.16
D50902100280	Generator sets, w/battery, charger, muffler and transfer switch, gas/gasoline operated, 3 phase, 4 wire, 277/480 V, 15 kW		\$0.10	\$480.16
E	Equipment & Furnishings	0.00%	\$0.00	\$0.00
E1090	Other Equipment		\$0.00	\$0.00
F	Special Construction	0.00%	\$0.00	\$0.00
G	Building Sitework	0.00%	\$0.00	\$0.00
SubTotal		100%	\$96.57	\$482,867.56
Contractor Fees (General Conditions,Overhead,Profit)		15.0 %	\$14.49	\$72,430.13
Architectural Fees		0.0 %	\$0.00	\$0.00
User Fees		0.0 %	\$0.00	\$0.00
Total Building Cost			\$111.06	\$555,297.69

Roseville Fairview Redevelopment TIF Analysis

Code Deficiency Cost Report

Parcel C Building 1 - 1755 County Road C West, Roseville, MN 55113 - PID 042923430013

Cummings Mobility Building

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Accessibility Items					
	Parking				
	Create a compliant parking space	\$ 100.00	EA	1	\$ 100.00
	Accessible Route				
	Create a code compliant accessible route into the building	\$ 250.00	Lump	1	\$ 250.00
	Restroom				
	Create a code compliant restroom	\$ 2.00	SF	5,000	\$ 10,000.00
	Break Room				
	Create a code compliant staff break room	\$ 500.00	Lump	1	\$ 500.00
Structural Elements					
	Block Foundation Wall				
	Repair mortar joints to prevent water intrusion per code	\$ 0.25	SF	5,000	\$ 1,250.00
Exiting					
	Glass Doors				
	Install code required 10-inch kick plates on glass doors	\$ 200.00	EA	1	\$ 200.00
	Concrete Flooring				
	Repair damaged concrete flooring to provide a code compliant unimpeded means of egress	\$ 2,500.00	Lump	1	\$ 2,500.00
	Metal Stairway				
	Modify metal stairway to comply with code	\$ 250.00	EA	1	\$ 250.00
	Confined Space				
	Identify and create plan for confined space management per code	\$ 500.00	Lump	1	\$ 500.00
Fire Protection					
	Smoke Detectors				
	Install code required smoke detectors	\$ 2.14	SF	5,000	\$ 10,700.00
	Emergency Lighting				
	Install code compliant emergency lighting	\$ 0.75	SF	5,000	\$ 3,750.00
	Emergency Notification System				
	Install code compliant emergency notification system	\$ 1.28	SF	5,000	\$ 6,400.00
	Building Sprinkler System				
	Install code compliant building sprinkler system	\$ 2.25	SF	5,000	\$ 11,250.00
Exterior Construction					
	Windows				
	Replace failed window caulking to prevent water intrusion per code	\$ 500.00	Lump	1	\$ 500.00

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
	Exterior Insulation and Finish System				
	Repair damaged EIFS to prevent water intrusion per code	\$ 1,500.00	Lump	1	\$ 1,500.00
Roof Construction					
	Roofing Material				
	Remove failed roofing material	\$ 0.50	SF	5,000	\$ 2,500.00
	Install roofing material to prevent water intrusion per code	\$ 7.84	SF	5,000	\$ 39,200.00
Mechanical- Electrical					
	Mechanical				
	Install code compliant HVAC system	\$ 11.28	SF	5,000	\$ 56,400.00
	Electrical				
	Install code compliant lighting system	\$ 5.46	SF	5,000	\$ 27,300.00
	Install code compliant electrical circuit panel	\$ 100.00	EA	1	\$ 100.00
Total Code Improvements					\$ 175,150

Roseville Fairview Redevelopment TIF Analysis

Parcel C Building 1 Photos: 1755 County Road C West - Cummings Mobility



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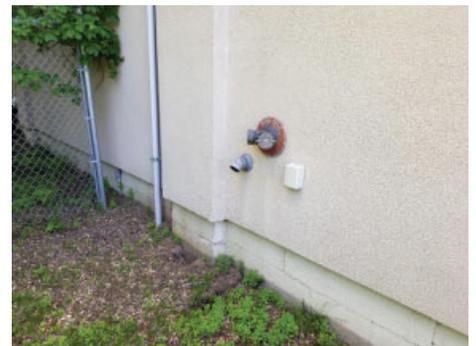
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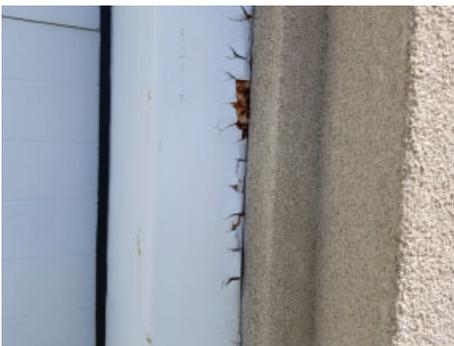
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Roseville Fairview Redevelopment TIF Analysis

Parcel C Building 1 Photos: 1755 County Road C West - Cummings Mobility



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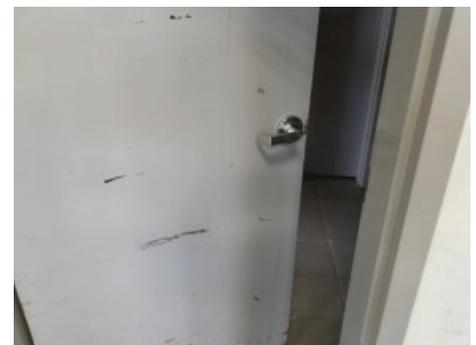
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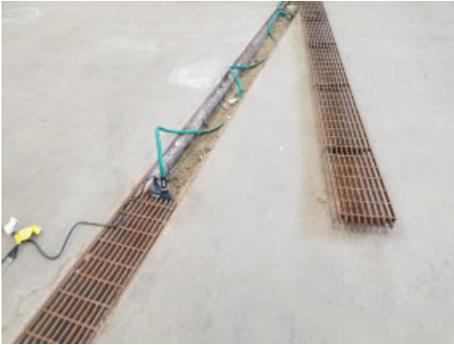
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Roseville Fairview Redevelopment TIF Analysis

Parcel C Building 1 Photos: 1755 County Road C West - Cummings Mobility



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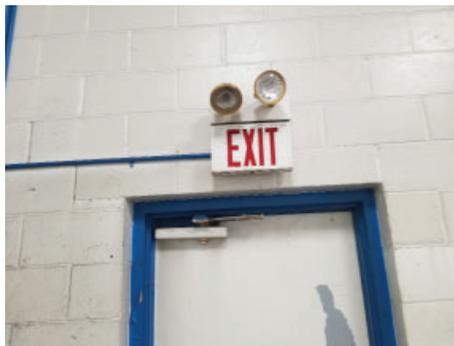
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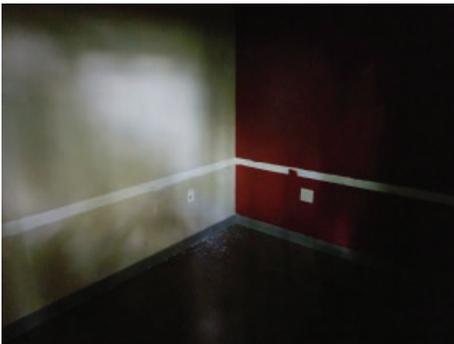
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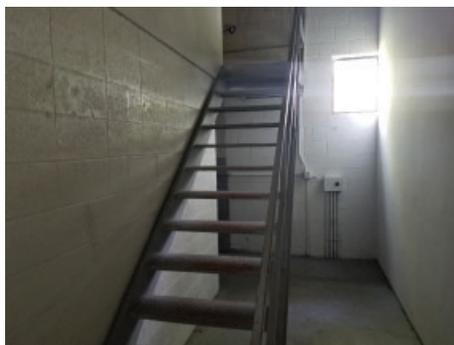
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Roseville Fairview Redevelopment TIF Analysis

Parcel C Building 1 Photos: 1755 County Road C West - Cummings Mobility



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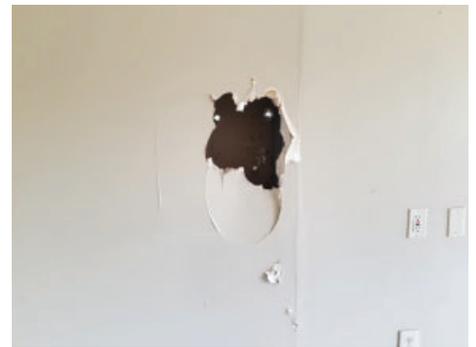
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Roseville Fairview Redevelopment TIF Analysis

Parcel C Building 1 Photos: 1755 County Road C West - Cummings Mobility



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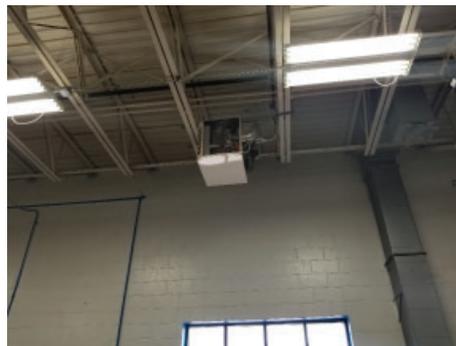
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Roseville Fairview Redevelopment TIF Analysis

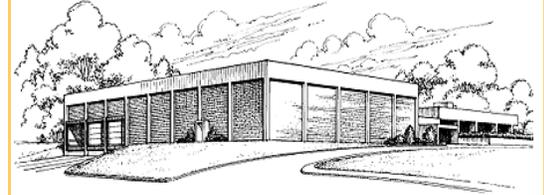
Replacement Cost Report

RSMeans data
from GORDIAN

Square Foot Cost Estimate Report

Date: 6/10/2019

Estimate Name:	1743 County Road C West	Parcel C Building 2: Multi Tenant Building
Building Type:	Warehouse with Brick Veneer / Reinforced Concrete	
Location:	ROSEVILLE, MN 55113	
Story Count:	1	
Story Height (L.F.):	24.00	
Floor Area (S.F.):	33000	
Labor Type:	OPN	
Basement Included:	No	
Data Release:	Year 2019	
Cost Per Square Foot:	\$110.43	
Building Cost:	\$3,644,192.08	



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

		% of Total	Cost Per S.F.	Cost
A	Substructure	10.09%	\$9.69	\$319,689.38
A1010	Standard Foundations		\$3.37	\$111,065.03
A10101051560	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick		\$1.93	\$63,647.34
A10101102700	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide		\$0.95	\$31,409.89
A10102107410	Spread footings, 3000 PSI concrete, load 100K, soil bearing capacity 6 KSF, 4' - 6" square x 15" deep		\$0.49	\$16,007.80
A1030	Slab on Grade		\$6.14	\$202,663.23
A10301203360	Slab on grade, 5" thick, non industrial, reinforced		\$6.14	\$202,663.23
A2010	Basement Excavation		\$0.18	\$5,961.12
A20101105740	Excavate and fill, 30,000 SF, 4' deep, sand, gravel, or common earth, on site storage		\$0.18	\$5,961.12
B	Shell	60.75%	\$58.34	\$1,925,073.39
B1010	Floor Construction		\$6.72	\$221,863.92
B10102049924	Cast-in-place concrete column, 20", square, tied, minimum reinforcing, 500K load, 10'-14' story height, 375 lbs/LF, 4000PSI		\$2.79	\$91,909.09
B10102154450	Concrete I beam, precast, 18" x 36", 790 PLF, 25' span, 6.44 KLF superimposed load		\$2.21	\$72,844.70
B10102205100	Cast-in-place concrete beam and slab, 7.5" slab, two way, 12" column, 25'x25' bay, 40 PSF superimposed load, 149 PSF total load		\$1.73	\$57,110.13
B1020	Roof Construction		\$18.06	\$596,108.37
B10207409800	Precast double T, lightweight, 2" topping, 80' span, 32" deep, 10' wide, 40 PSF superimposed load, 113 PSF total load		\$18.06	\$596,108.37
B2010	Exterior Walls		\$22.05	\$727,488.47
B20101321201	Brick wall, composite double wythe, standard face/CMU back-up, 8" thick, perlite core fill, 3" XPS		\$22.05	\$727,488.47
B2020	Exterior Windows		\$0.37	\$12,247.65
B20201066650	Windows, aluminum, sliding, standard glass, 5' x 3'		\$0.37	\$12,247.65
B2030	Exterior Doors		\$1.38	\$45,667.17
B20301106950	Door, aluminum & glass, with transom, narrow stile, double door, hardware, 6'-0" x 10'-0" opening		\$0.23	\$7,727.47
B20302203450	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening		\$0.37	\$12,089.35

B20302204650	Door, steel 24 gauge, overhead, sectional, electric operator, 12'-0" x 12'-0" opening		\$0.78	\$25,850.35
B3010	Roof Coverings		\$9.36	\$308,866.38
* B30101300900	Roofing, corrugated, steel, galvanized, 29 ga, .72 PSF		\$4.08	\$134,640.00
B30103202700	Insulation, rigid, roof deck, extruded polystyrene, 40 PSI compressive strength, 4" thick, R20		\$4.33	\$143,030.91
B30104201400	Roof edges, aluminum, duranodic, .050" thick, 6" face		\$0.66	\$21,853.04
B30106305100	Gravel stop, aluminum, extruded, 4", mill finish, .050" thick		\$0.28	\$9,342.43
B3020	Roof Openings		\$0.39	\$12,831.43
B30202100300	Roof hatch, with curb, 1" fiberglass insulation, 2'-6" x 3'-0", galvanized steel, 165 lbs		\$0.04	\$1,211.05
B30202102100	Smoke hatch, unlabeled, galvanized, 2'-6" x 3', not incl hand winch operator		\$0.35	\$11,620.38
C	Interiors	5.93%	\$5.69	\$187,926.71
C1010	Partitions		\$1.41	\$46,659.52
C10101045500	Concrete block (CMU) partition, light weight, hollow, 6" thick, no finish		\$0.29	\$9,649.84
C10101265400	Metal partition, 5/8" fire rated gypsum board face, no base, 3'-5/8" @ 24" OC framing, same opposite face, no insulation		\$0.23	\$7,466.80
C10101280700	Gypsum board, 1 face only, exterior sheathing, fire resistant, 5/8"		\$0.54	\$17,758.83
C10101280960	Add for the following: taping and finishing		\$0.36	\$11,784.05
C1020	Interior Doors		\$0.48	\$15,787.19
C10201022600	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"		\$0.48	\$15,787.19
C2010	Stair Construction		\$0.87	\$28,611.05
C20101100680	Stairs, steel, grate type w/nosing & rails, 20 risers, with landing		\$0.87	\$28,611.05
C3010	Wall Finishes		\$0.77	\$25,541.08
C30102202000	2 coats paint on masonry with block filler		\$0.20	\$6,549.63
C30102300140	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats		\$0.48	\$15,972.03
C30102300140	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats		\$0.09	\$3,019.42
C3020	Floor Finishes		\$1.87	\$61,607.87
C30204100940	Concrete topping, hardeners, metallic additive, minimum		\$0.51	\$16,814.36
C30204100960	Concrete topping, hardeners, metallic additive, maximum		\$1.06	\$35,094.41
C30204101600	Vinyl, composition tile, maximum		\$0.29	\$9,699.10
C3030	Ceiling Finishes		\$0.29	\$9,720.00
* C30302107200	Acoustic ceilings, 5/8" plastic coated mineral fiber, 12" x 12" tile, 25 ga channel grid, adhesive back support		\$0.29	\$9,720.00
D	Services	23.23%	\$22.31	\$736,173.20
D1010	Elevators and Lifts		\$2.10	\$69,318.40
* D10101101300	Hydraulic, passenger elevator, 1500 lb, 2 floors, 100 FPM		\$2.10	\$69,318.40
D2010	Plumbing Fixtures		\$0.58	\$19,129.30
D20101102080	Water closet, vitreous china, bowl only with flush valve, wall hung		\$0.23	\$7,584.54
D20102102000	Urinal, vitreous china, wall hung		\$0.05	\$1,527.13
D20103102040	Lavatory w/trim, wall hung, PE on CI, 18" x 15"		\$0.11	\$3,721.77
D20104404340	Service sink w/trim, PE on CI, wall hung w/rim guard, 24" x 20"		\$0.13	\$4,182.78
D20108201920	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH		\$0.06	\$2,113.08
D2020	Domestic Water Distribution		\$0.24	\$8,078.90
D20202501780	Gas fired water heater, commercial, 100< F rise, 75.5 MBH input, 63 GPH		\$0.24	\$8,078.90

D2040	Rain Water Drainage		\$0.62	\$20,443.20
D20402102120	Roof drain, DWV PVC, 5" diam, 10' high		\$0.46	\$15,344.78
D20402106320	Roof drain, steel galv sch 40 threaded, 5" diam piping, for each additional foot add		\$0.15	\$5,098.42
D3020	Heat Generating Systems		\$5.34	\$176,095.93
D30201089000	Warehouse ventilization with heat system 24,000 CFM Supply and Exhaust		\$5.34	\$176,095.93
D3050	Terminal & Package Units		\$0.88	\$28,979.48
D30501503880	Rooftop, single zone, air conditioner, offices, 3,000 SF, 9.50 ton		\$0.88	\$28,979.48
D4010	Sprinklers		\$4.17	\$137,746.62
D40104102250	Wet pipe sprinkler systems, grooved steel, black, sch 40 pipe, ordinary hazard, 1 floor, 10,000 SF		\$4.17	\$137,746.62
D4020	Standpipes		\$0.52	\$16,995.19
D40203101580	Wet standpipe risers, class III, steel, black, sch 40, 6" diam pipe, 1 floor		\$0.52	\$16,995.19
D5010	Electrical Service/Distribution		\$0.52	\$17,121.64
D50101200280	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 200 A		\$0.09	\$2,894.68
D50102300280	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A		\$0.07	\$2,363.38
D50102400200	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 400 A		\$0.36	\$11,863.58
D5020	Lighting and Branch Wiring		\$4.52	\$149,258.82
D50201100360	Receptacles incl plate, box, conduit, wire, 5 per 1000 SF, .6 watts per SF		\$0.84	\$27,836.82
D50201300200	Wall switches, 1.0 per 1000 SF		\$0.14	\$4,757.78
D50201350200	Miscellaneous power, to .5 watts		\$0.15	\$5,112.69
D50201400240	Central air conditioning power, 3 watts		\$0.06	\$1,959.71
D50202100500	Fluorescent fixtures recess mounted in ceiling, 0.8 watt per SF, 20 FC, 5 fixtures @32 watt per 1000 SF		\$2.50	\$82,384.24
D50202100540	Fluorescent fixtures recess mounted in ceiling, 2.4 watt per SF, 60 FC, 15 fixtures @ 32 watt per 1000 SF		\$0.82	\$27,207.58
D5030	Communications and Security		\$2.82	\$93,005.72
D50309100456	Communication and alarm systems, fire detection, addressable, 100 detectors, includes outlets, boxes, conduit and wire		\$2.61	\$86,028.91
D50309100460	Fire alarm command center, addressable without voice, excl. wire & conduit		\$0.21	\$6,976.81
E	Equipment & Furnishings	0.00%	\$0.00	\$0.00
E1090	Other Equipment		\$0.00	\$0.00
F	Special Construction	0.00%	\$0.00	\$0.00
G	Building Sitework	0.00%	\$0.00	\$0.00
SubTotal		100%	\$96.03	\$3,168,862.68
Contractor Fees (General Conditions,Overhead,Profit)		15.0 %	\$14.40	\$475,329.40
Architectural Fees		0.0 %	\$0.00	\$0.00
User Fees		0.0 %	\$0.00	\$0.00
Total Building Cost			\$110.43	\$3,644,192.08

Roseville Fairview Redevelopment TIF Analysis

Code Deficiency Cost Report

Parcel C Building 2 - 1743 County Road C West, Roseville, MN 55113 - PID 042923430013

Multi-Tenant Building

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Accessibility Items					
	Parking				
	Create code required accessible parking	\$ 100.00	EA	1	\$ 100.00
	Accessible Routes				
	Create a code required accessible route into the building	\$ 1,000.00	Lump	1	\$ 1,000.00
	Create a code required accessible route to all levels of the building	\$ 2.10	SF	33,000	\$ 69,300.00
	Door Hardware				
	Install code compliant door hardware	\$ 250.00	EA	30	\$ 7,500.00
	Restrooms				
	Modify restrooms to comply with code	\$ 0.39	SF	33,000	\$ 12,870.00
	Break Room				
	Modify staff break room to comply with code	\$ 1,000.00	Lump	1	\$ 1,000.00
	Shower				
	Modify shower to comply with code	\$ 2,500.00	EA	1	\$ 2,500.00
Structural Elements					
					\$ -
Exiting					
	Thresholds				
	Modify thresholds to comply with code for maximum height	\$ 3,500.00	Lump	1	\$ 3,500.00
	Stairways				
	Modify enclosed stairway to comply with code	\$ 2,000.00	Lump	1	\$ 2,000.00
	Modify wooden stairway to comply with code	\$ 1,500.00	Lump	1	\$ 1,500.00
	Concrete Flooring				
	Repair damaged concrete flooring to comply with code for emergency egress	\$ 5,000.00	Lump	1	\$ 5,000.00
Fire Protection					
	Smoke Detectors				
	Install code required smoke detectors	\$ 2.61	SF	33,000	\$ 86,130.00
	Emergency Lighting				
	Install code compliant emergency lighting	\$ 0.95	SF	33,000	\$ 31,350.00
	Emergency Notification System				
	Install code compliant emergency notification system	\$ 0.21	SF	33,000	\$ 6,930.00
	Building Sprinkler System				
	Install code compliant building sprinkler system	\$ 2.09	SF	33,000	\$ 68,970.00

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Exterior Construction					
	Concrete Block Walls				
	Repair/replace concrete block walls and mortar to prevent water intrusion per code	\$ 1.12	SF	33,000	\$ 36,960.00
	Windows				
	Replace failed windows to prevent water intrusion per code	\$ 0.37	SF	33,000	\$ 12,210.00
Roof Construction					
	Roofing Material				
	Remove failed roofing material	\$ 0.25	SF	33,000	\$ 8,250.00
	Install roofing material to prevent water intrusion per code	\$ 9.75	SF	3,400	\$ 33,150.00
Mechanical- Electrical					
	Mechanical				
	Install code compliant HVAC system	\$ 6.22	SF	33,000	\$ 205,260.00
	Electrical				
	Install code compliant lighting system	\$ 3.32	SF	33,000	\$ 109,560.00
Total Code Improvements					\$ 705,040

Roseville Fairview Redevelopment TIF Analysis

Parcel C Building 2 Photos: 1743 County Road C West, Multi-Tenant Building



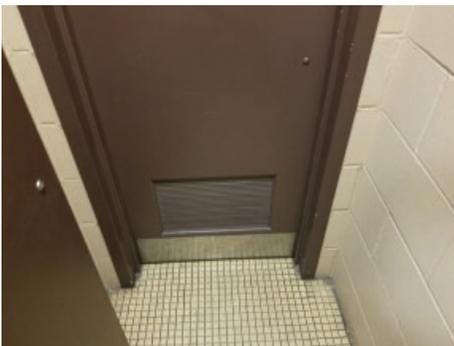
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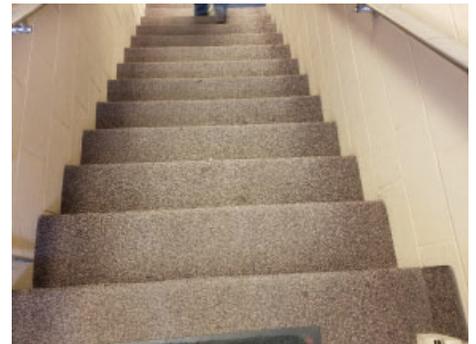
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Roseville Fairview Redevelopment TIF Analysis

Parcel C Building 2 Photos: 1743 County Road C West, Multi-Tenant Building



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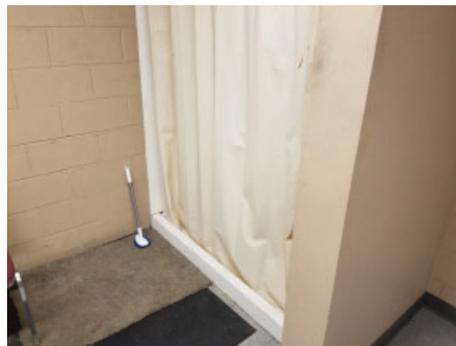
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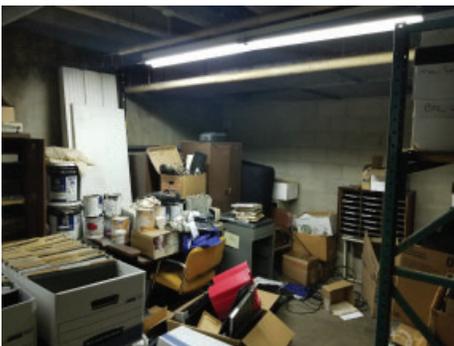
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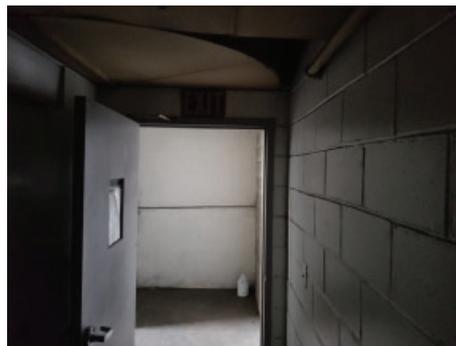
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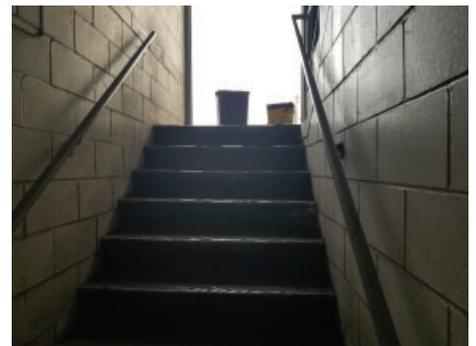
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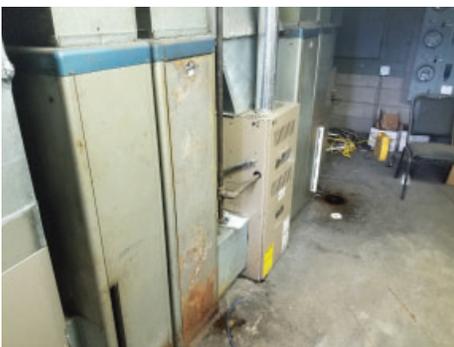
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Roseville Fairview Redevelopment TIF Analysis

Parcel C Building 2 Photos: 1743 County Road C West, Multi-Tenant Building



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Roseville Fairview Redevelopment TIF Analysis

Parcel C Building 2 Photos: 1743 County Road C West, Multi-Tenant Building



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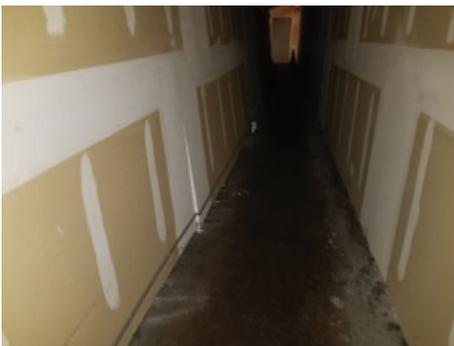
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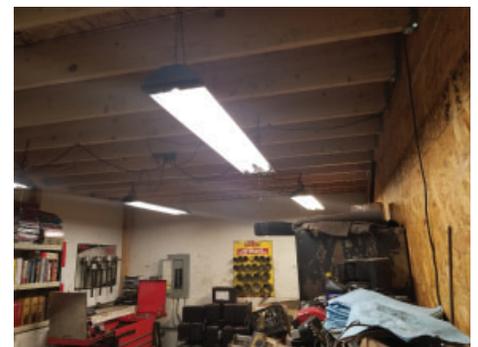
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Roseville Fairview Redevelopment TIF Analysis

Parcel C Building 2 Photos: 1743 County Road C West, Multi-Tenant Building



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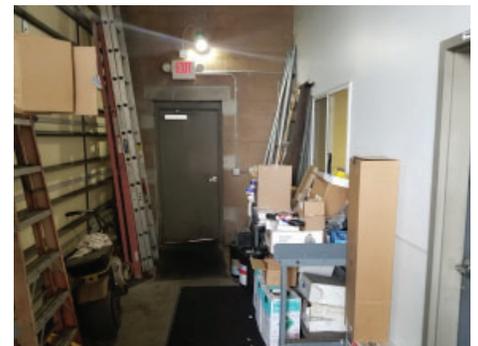
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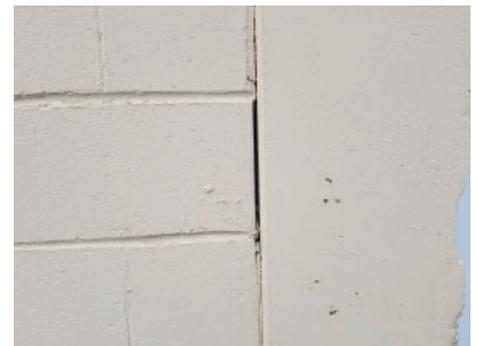
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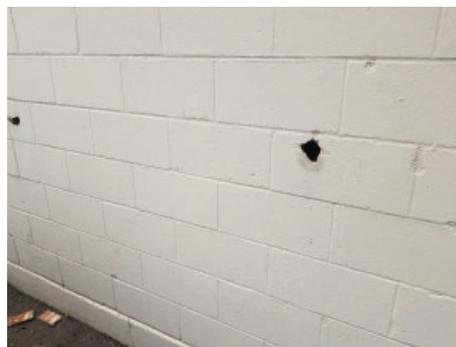
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Roseville Fairview Redevelopment TIF Analysis

Parcel C Building 2 Photos: 1743 County Road C West, Multi-Tenant Building



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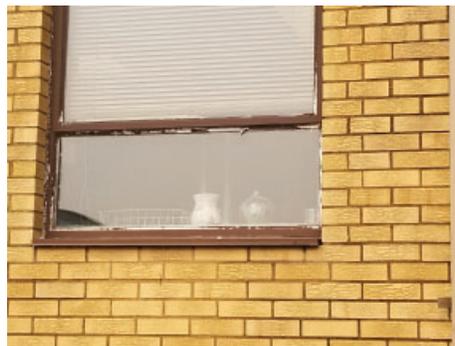
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Roseville Fairview Redevelopment TIF Analysis

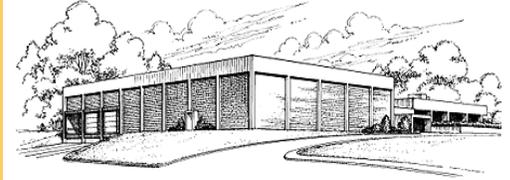
Replacement Cost Report

RSMeans data
from GORDIAN

Square Foot Cost Estimate Report

Date: 6/8/2019

Estimate Name:	1717 County Road C West	Parcel E: Metro Mobility Building
Building Type:	Warehouse with Reinforced Concrete	
Location:	ROSEVILLE, MN 55113	
Story Count:	1	
Story Height (L.F.):	24.00	
Floor Area (S.F.):	50000	
Labor Type:	OPN	
Basement Included:	No	
Data Release:	Year 2019	
Cost Per Square Foot:	\$100.24	
Building Cost:	\$5,012,237.23	



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

		% of Total	Cost Per S.F.	Cost
A	Substructure	11.11%	\$9.68	\$484,188.34
A1010	Standard Foundations		\$3.36	\$168,090.84
A10101051560	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick		\$1.93	\$96,308.48
A10101102700	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide		\$0.95	\$47,528.12
A10102107410	Spread footings, 3000 PSI concrete, load 100K, soil bearing capacity 6 KSF, 4' - 6" square x 15" deep		\$0.49	\$24,254.24
A1030	Slab on Grade		\$6.14	\$307,065.50
A10301203360	Slab on grade, 5" thick, non industrial, reinforced		\$6.14	\$307,065.50
A2010	Basement Excavation		\$0.18	\$9,032.00
A20101105740	Excavate and fill, 30,000 SF, 4' deep, sand, gravel, or common earth, on site storage		\$0.18	\$9,032.00
B	Shell	59.20%	\$51.60	\$2,580,064.93
B1010	Floor Construction		\$6.72	\$335,829.01
B10102049924	Cast-in-place concrete column, 20", square, tied, minimum reinforcing, 500K load, 10'-14' story height, 375 lbs/LF, 4000PSI		\$2.78	\$139,072.97
B10102154450	Concrete I beam, precast, 18" x 36", 790 PLF, 25' span, 6.44 KLF superimposed load		\$2.20	\$110,225.54
B10102205100	Cast-in-place concrete beam and slab, 7.5" slab, two way, 12" column, 25'x25' bay, 40 PSF superimposed load, 149 PSF total load		\$1.73	\$86,530.50
B1020	Roof Construction		\$18.06	\$903,194.50
B10207409800	Precast double T, lightweight, 2" topping, 80' span, 32" deep, 10' wide, 40 PSF superimposed load, 113 PSF total load		\$18.06	\$903,194.50
B2010	Exterior Walls		\$17.73	\$886,500.00
* B20101116350	Concrete block (CMU) wall, regular weight, 75% solid, 12 x 8 x 16, 4500 PSI, reinforced, vertical #4@48", grouted		\$17.73	\$886,500.00
B2020	Exterior Windows		\$0.37	\$18,532.63
B20201066650	Windows, aluminum, sliding, standard glass, 5' x 3'		\$0.37	\$18,532.63
B2030	Exterior Doors		\$1.38	\$69,192.69
B20301106950	Door, aluminum & glass, with transom, narrow stile, double door, hardware, 6'-0" x 10'-0" opening		\$0.23	\$11,708.29
B20302203450	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening		\$0.37	\$18,317.20

B20302204650	Door, steel 24 gauge, overhead, sectional, electric operator, 12'-0" x 12'-0" opening		\$0.78	\$39,167.20
B3010	Roof Coverings		\$7.08	\$353,984.67
B30101203400	Roofing, single ply membrane, EPDM, 60 mils, loosely laid, stone ballast		\$1.80	\$90,067.50
B30103202700	Insulation, rigid, roof deck, extruded polystyrene, 40 PSI compressive strength, 4" thick, R20		\$4.33	\$216,713.50
B30104201400	Roof edges, aluminum, duranodic, .050" thick, 6" face		\$0.66	\$33,067.10
B30106305100	Gravel stop, aluminum, extruded, 4", mill finish, .050" thick		\$0.28	\$14,136.57
B3020	Roof Openings		\$0.26	\$12,831.43
B30202100300	Roof hatch, with curb, 1" fiberglass insulation, 2'-6" x 3'-0", galvanized steel, 165 lbs		\$0.02	\$1,211.05
B30202102100	Smoke hatch, unlabeled, galvanized, 2'-6" x 3', not incl hand winch operator		\$0.23	\$11,620.38
C	Interiors	6.71%	\$5.85	\$292,658.26
C1010	Partitions		\$1.41	\$70,637.34
C10101045500	Concrete block (CMU) partition, light weight, hollow, 6" thick, no finish		\$0.29	\$14,620.97
C10101265400	Metal partition, 5/8" fire rated gypsum board face, no base, 3'-5/8" @ 24" OC framing, same opposite face, no insulation		\$0.23	\$11,313.33
C10101280700	Gypsum board, 1 face only, exterior sheathing, fire resistant, 5/8"		\$0.54	\$26,871.92
C10101280960	Add for the following: taping and finishing		\$0.36	\$17,831.12
C1020	Interior Doors		\$0.48	\$23,919.98
C10201022600	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"		\$0.48	\$23,919.98
C2010	Stair Construction		\$0.57	\$28,611.05
C20101100680	Stairs, steel, grate type w/nosing & rails, 20 risers, with landing		\$0.57	\$28,611.05
C3010	Wall Finishes		\$0.77	\$38,666.74
C30102202000	2 coats paint on masonry with block filler		\$0.20	\$9,923.67
C30102300140	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats		\$0.48	\$24,168.20
C30102300140	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats		\$0.09	\$4,574.87
C3020	Floor Finishes		\$1.87	\$93,345.25
C30204100940	Concrete topping, hardeners, metallic additive, minimum		\$0.51	\$25,476.30
C30204100960	Concrete topping, hardeners, metallic additive, maximum		\$1.06	\$53,173.35
C30204101600	Vinyl, composition tile, maximum		\$0.29	\$14,695.60
C3030	Ceiling Finishes		\$0.75	\$37,477.90
C30302107400	Acoustic ceilings, 3/4" mineral fiber, 12" x 12" tile, concealed 2" bar & channel grid, suspended support		\$0.75	\$37,477.90
D	Services	22.98%	\$20.03	\$1,001,555.63
D2010	Plumbing Fixtures		\$0.58	\$28,983.79
D20101102080	Water closet, vitreous china, bowl only with flush valve, wall hung		\$0.23	\$11,491.73
D20102102000	Urinal, vitreous china, wall hung		\$0.05	\$2,313.83
D20103102040	Lavatory w/trim, wall hung, PE on CI, 18" x 15"		\$0.11	\$5,639.05
D20104404340	Service sink w/trim, PE on CI, wall hung w/rim guard, 24" x 20"		\$0.13	\$6,337.54
D20108201920	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH		\$0.06	\$3,201.64
D2020	Domestic Water Distribution		\$0.24	\$12,240.75
D20202501780	Gas fired water heater, commercial, 100< F rise, 75.5 MBH input, 63 GPH		\$0.24	\$12,240.75
D2040	Rain Water Drainage		\$0.62	\$30,964.39

D20402102120	Roof drain, DWV PVC, 5" diam, 10' high		\$0.46	\$23,249.67
D20402106320	Roof drain, steel galv sch 40 threaded, 5" diam piping, for each additional foot add		\$0.15	\$7,714.72
D3020	Heat Generating Systems		\$5.34	\$266,812.02
D30201089000	Warehouse ventilization with heat system 24,000 CFM Supply and Exhaust		\$5.34	\$266,812.02
D3050	Terminal & Package Units		\$0.88	\$43,908.30
D30501503880	Rooftop, single zone, air conditioner, offices, 3,000 SF, 9.50 ton		\$0.88	\$43,908.30
D4010	Sprinklers		\$4.17	\$208,707.00
D40104102250	Wet pipe sprinkler systems, grooved steel, black, sch 40 pipe, ordinary hazard, 1 floor, 10,000 SF		\$4.17	\$208,707.00
D4020	Standpipes		\$0.52	\$25,750.29
D40203101580	Wet standpipe risers, class III, steel, black, sch 40, 6" diam pipe, 1 floor		\$0.52	\$25,750.29
D5010	Electrical Service/Distribution		\$0.34	\$17,121.64
D50101200280	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 200 A		\$0.06	\$2,894.68
D50102300280	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A		\$0.05	\$2,363.38
D50102400200	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 400 A		\$0.24	\$11,863.58
D5020	Lighting and Branch Wiring		\$4.52	\$226,149.70
D50201100360	Receptacles incl plate, box, conduit, wire, 5 per 1000 SF, .6 watts per SF		\$0.84	\$42,177.00
D50201300200	Wall switches, 1.0 per 1000 SF		\$0.14	\$7,208.75
D50201350200	Miscellaneous power, to .5 watts		\$0.15	\$7,746.50
D50201400240	Central air conditioning power, 3 watts		\$0.06	\$2,969.25
D50202100500	Fluorescent fixtures recess mounted in ceiling, 0.8 watt per SF, 20 FC, 5 fixtures @32 watt per 1000 SF		\$2.50	\$124,824.60
D50202100540	Fluorescent fixtures recess mounted in ceiling, 2.4 watt per SF, 60 FC, 15 fixtures @ 32 watt per 1000 SF		\$0.82	\$41,223.60
D5030	Communications and Security		\$2.82	\$140,917.75
D50309100456	Communication and alarm systems, fire detection, addressable, 100 detectors, includes outlets, boxes, conduit and wire		\$2.61	\$130,346.83
D50309100460	Fire alarm command center, addressable without voice, excl. wire & conduit		\$0.21	\$10,570.92
E	Equipment & Furnishings	0.00%	\$0.00	\$0.00
E1090	Other Equipment		\$0.00	\$0.00
F	Special Construction	0.00%	\$0.00	\$0.00
G	Building Sitework	0.00%	\$0.00	\$0.00
SubTotal		100%	\$87.17	\$4,358,467.16
Contractor Fees (General Conditions,Overhead,Profit)		15.0 %	\$13.08	\$653,770.07
Architectural Fees		0.0 %	\$0.00	\$0.00
User Fees		0.0 %	\$0.00	\$0.00
Total Building Cost			\$100.24	\$5,012,237.23

Roseville Fairview Redevelopment TIF Analysis

Code Deficiency Cost Report

Parcel E - 1717 County Road C West, Roseville, MN 55113 - PID 042923430014

Metro Mobility Building

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Accessibility Items					
	Parking				
	Create code compliant accessible parking	\$ 100.00	EA	4	\$ 400.00
	Accessible Routes				
	Create code compliant accessible route from parking lot into building	\$ 1,000.00	Lump	1	\$ 1,000.00
	Create code compliant accessible route to all areas of building	\$ 5,000.00	Lump	1	\$ 5,000.00
	Door Hardware				
	Install code compliant door hardware	\$ 250.00	EA	25	\$ 6,250.00
	Restrooms				
	Install code compliant restrooms	\$ 0.39	SF	50,000	\$ 19,500.00
	Break Room				
	Modify break room to comply with accessibility code	\$ 1,500.00	Lump	1	\$ 1,500.00
Structural Elements					
					\$ -
Exiting					
	Glass Doors				
	Install code required 10-inch kick plates on glass doors	\$ 100.00	EA	4	\$ 400.00
	Thresholds				
	Modify thresholds to comply with code for maximum height	\$ 250.00	EA	6	\$ 1,500.00
Fire Protection					
	Smoke Detectors				
	Install code required smoke detectors	\$ 2.61	SF	50,000	\$ 130,500.00
	Emergency Lighting				
	Install code compliant emergency lighting	\$ 1.25	SF	50,000	\$ 62,500.00
	Emergency Notification System				
	Install code compliant emergency notification system	\$ 0.21	SF	50,000	\$ 10,500.00
Exterior Construction					
	Concrete Block Walls				\$ -
	Repair/replace concrete block walls to prevent water intrusion per code	\$ 2.15	SF	50,000	\$ 107,500.00
	Windows				
	Replace failed windows to prevent water intrusion per code	\$ 0.37	SF	50,000	\$ 18,500.00
	Steel Lintels				

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
	Protect steel lintels from rusting per code	\$ 150.00	Ea	20	\$ 3,000.00
	Fascia				
	Repair damaged fascia to prevent water intrusion per code	\$ 2,500.00	Lump	1	\$ 2,500.00
Roof Construction					
					\$ -
Mechanical- Electrical					
Mechanical					
	Install code compliant HVAC system	\$ 6.22	SF	50,000	\$ 311,000.00
Electrical					
	Install code compliant lighting system	\$ 3.32	SF	50,000	\$ 166,000.00
	Upgrade power for new HVAC system	\$ 0.22	SF	50,000	\$ 11,000.00
Total Code Improvements					\$ 858,550

Roseville Fairview Redevelopment TIF Analysis

Parcel E Photos: 1717 County Road C West, Metro Mobility Building



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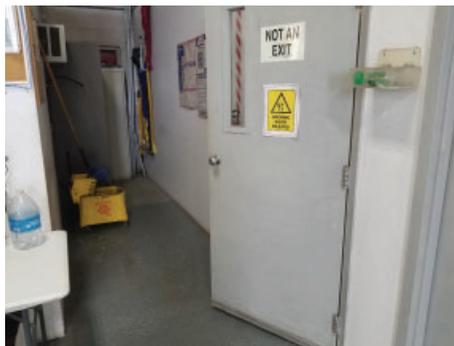
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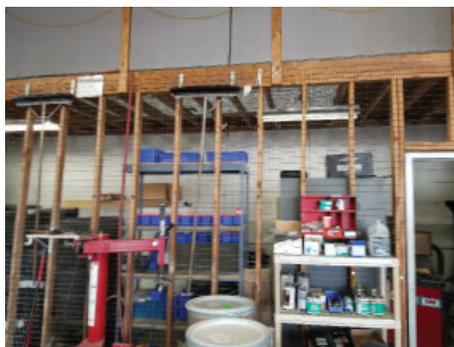
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Roseville Fairview Redevelopment TIF Analysis

Parcel E Photos: 1717 County Road C West, Metro Mobility Building



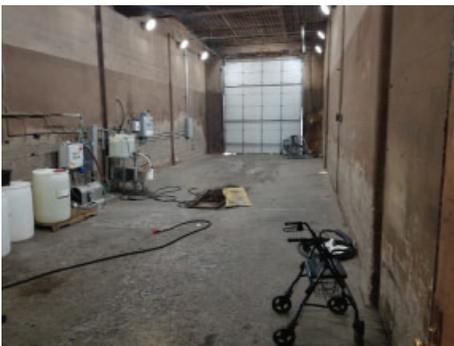
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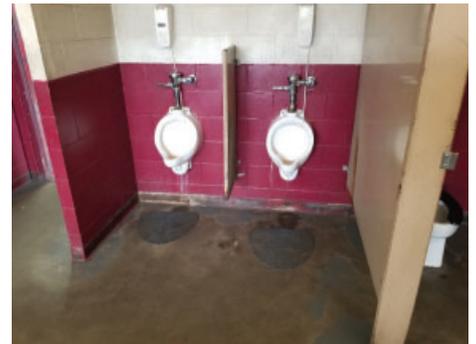
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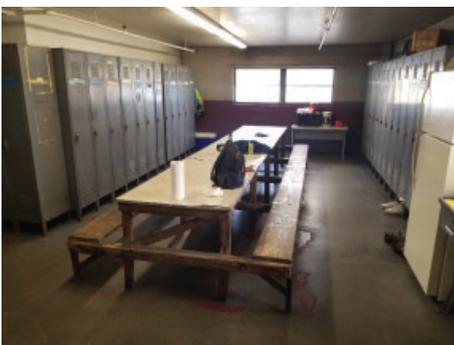
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Roseville Fairview Redevelopment TIF Analysis

Parcel E Photos: 1717 County Road C West, Metro Mobility Building



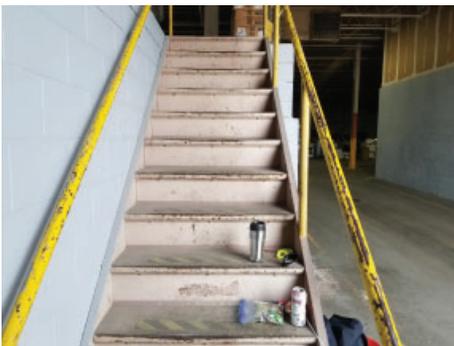
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Roseville Fairview Redevelopment TIF Analysis

Parcel E Photos: 1717 County Road C West, Metro Mobility Building



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Roseville Fairview Redevelopment TIF Analysis

Parcel E Photos: 1717 County Road C West, Metro Mobility Building



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Roseville Fairview Redevelopment TIF Analysis

Parcel E Photos: 1717 County Road C West, Metro Mobility Building



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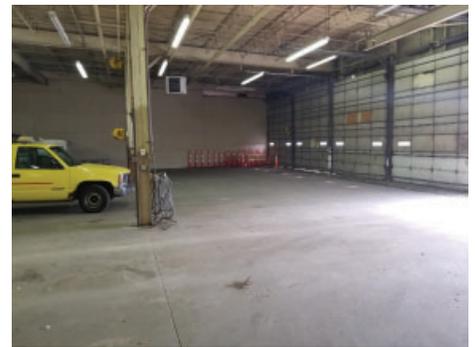
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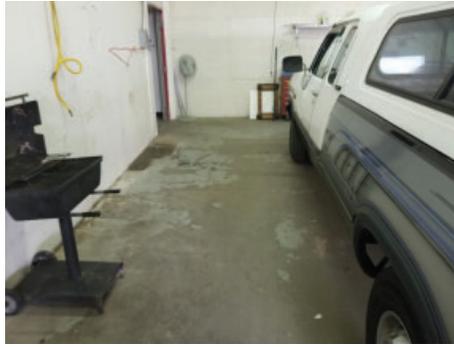
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Roseville Fairview Redevelopment TIF Analysis

Parcel E Photos: 1717 County Road C West, Metro Mobility Building



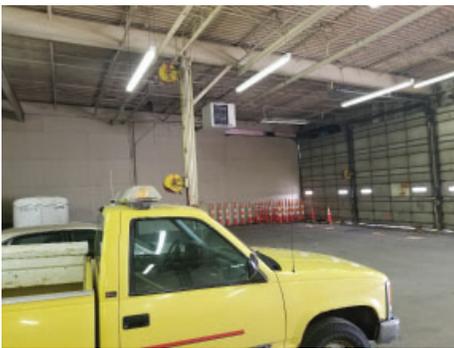
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**EXTRACT OF MINUTES OF MEETING
OF THE
ROSEVILLE ECONOMIC DEVELOPMENT AUTHORITY**

* * * * *

Pursuant to due call and notice thereof, a special meeting of the Board of Commissioners of the Roseville Economic Development Authority was duly held on the 12th day of August, 2019, at 6:00 p.m.

The following members were present:

and the following were absent:

Member _____ introduced the following resolution and moved its adoption:

Resolution No. XX

RESOLUTION APPROVING TAX INCREMENT FINANCING PLAN FOR TAX INCREMENT FINANCING DISTRICT NO. 22: TWIN LAKES II AND A MODIFICATION TO THE DEVELOPMENT PROGRAM FOR DEVELOPMENT DISTRICT NO. 1

WHEREAS, the Roseville Economic Development Authority (“REDA”) and the City of Roseville, Minnesota (the “City”) have previously approved a development program (the “Development Program”) for Development District No. 1 (the “Development District”) within the City, pursuant to Minnesota Statutes, Sections 469.001 through 469.047, as amended, and Minnesota Statutes, Sections 469.090 to 469.1081, as amended; and

WHEREAS, REDA and the City have determined to modify the Development Program for the Development District and approve a tax increment financing plan (the “TIF Plan”) for Tax Increment Financing District No. 22: Twin Lakes II (the “TIF District”), a redevelopment district, pursuant to Minnesota Statutes, Sections 469.174 through 469.1794, as amended (the “TIF Act”), all as described in a plan document presented to the Board of Commissioners of REDA (the “Board”) on the date hereof; and

WHEREAS, pursuant to Section 469.175, subdivision 2a of the TIF Act, the proposed TIF Plan was presented to the commissioner of Ramsey County, Minnesota representing the area to be included in the TIF District on or about _____, 2019; and

WHEREAS, pursuant to Section 469.174, subdivision 2 of the TIF Act, the proposed TIF Plan and the estimates of the fiscal and economic implications of the TIF Plan were presented to the Board of Education of Independent School District No. 621 and to the Board of Commissioners of Ramsey County, Minnesota on or about June 28, 2019; and

48 WHEREAS, the Board has reviewed the contents of the modified Development Program and
49 the TIF Plan, and on this date the City Council of the City shall conduct a duly
50 noticed public hearing on the adoption of the modified Development Program and
51 the TIF Plan;
52

53 NOW, THEREFORE, BE IT RESOLVED, that:
54

- 55 1. The modified Development Program is hereby approved in substantially the form
56 now on file with the Board.
57
- 58 2. The creation of the TIF District and the TIF Plan therefor are hereby approved.
59
- 60 3. REDA elects to calculate fiscal disparities for the TIF District in accordance with
61 Section 469.177, subdivision 3(b) of the TIF Act, which means that the fiscal
62 disparities contribution will be taken from inside the TIF District.
63
- 64 4. The Board hereby transmits the modified Development Program and the TIF Plan
65 to the City Council of the City and recommends that the City Council of the City
66 approve (a) the creation of the TIF District and (b) the modified Development
67 Program and the TIF Plan.
68
- 69 5. Upon approval of the modified Development Program and the TIF Plan by the
70 City Council of the City, REDA staff, consultants, and legal counsel are
71 authorized to take all actions necessary to implement the modified Development
72 Program and the TIF Plan and to negotiate, draft, prepare and present to the Board
73 for its consideration all further plans, resolutions, documents, and contracts
74 necessary for this purpose. Approval of the modified Development Program and
75 the TIF Plan does not constitute approval of any project or a development
76 agreement with any developer.
77
- 78 6. This resolution is effective upon approval.
79

80 The motion for the adoption of the foregoing resolution was duly seconded by Member
81 _____, and upon a vote being taken thereon, the following voted in favor thereof:
82

83 and the following voted against the same:
84

85 WHEREUPON said resolution was declared duly passed and adopted.
86
87

Certificate

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I, the undersigned, being duly appointed Executive Director of the Roseville Economic Development Authority, hereby certify that I have carefully compared the attached and foregoing resolution with the original thereof on file in my office and further certify that the same is a full, true, and complete copy of a resolution which was duly adopted by the Board of Commissioners of said Authority at a duly called and specially held meeting thereof on August 12, 2019.

Witness my hand as the Executive Director of the Authority this ____ day of August, 2019.

Patrick Trudgeon, Executive Director
Roseville Economic Development Authority

**EXTRACT OF MINUTES OF MEETING
OF THE
ROSEVILLE ECONOMIC DEVELOPMENT AUTHORITY**

* * * * *

Pursuant to due call and notice thereof, a special meeting of the Board of Commissioners of the Roseville Economic Development Authority was duly held on the 12th day of August, 2019, at 6:00 p.m.

The following members were present:

and the following were absent:

Member _____ introduced the following resolution and moved its adoption:

Resolution No. XX

RESOLUTION AUTHORIZING AN INTERFUND LOAN FOR ADVANCE OF CERTAIN COSTS IN CONNECTION WITH TAX INCREMENT FINANCING DISTRICT NO. 22: TWIN LAKES II

WHEREAS, the Roseville Economic Development Authority (“REDA”) intends to establish Tax Increment Financing District No. 22: Twin Lakes II (the “TIF District”), a redevelopment district, within Development District No. 1, pursuant to Minnesota Statutes, Sections 469.001 through 469.047, as amended, Minnesota Statutes, Sections 469.090 to 469.1081, as amended, and Minnesota Statutes, Sections 469.174 through 469.1794, as amended (the “TIF Act”), and will approve a tax increment financing plan therefor; and

WHEREAS, REDA may incur certain costs related to the TIF District, which costs may be financed on a temporary basis from legally available REDA funds or funds of the City of Roseville, Minnesota (the “City”); and

WHEREAS, under Section 469.178, subdivision 7 of the TIF Act, REDA is authorized to advance or loan money from any fund from which such advances may be legally made in order to finance expenditures that are eligible to be paid with tax increments under the TIF Act; and

WHEREAS, REDA expects to incur costs related to administrative costs of the TIF District (the “Qualified Costs”) using REDA or City funds legally authorized for such purpose, and to reimburse such funds from tax increments from the TIF District when received; and

WHEREAS, REDA intends to designate such advances as an interfund loan in accordance with the terms of this resolution and the TIF Act;

48 NOW, THEREFORE, BE IT RESOLVED, that:
49

- 50 1. REDA hereby authorizes the advance of up to \$100,000 in legally available
51 REDA or City funds to pay the Qualified Costs, together with interest at the rate
52 of 5% per annum (the "Interfund Loan"). Interest shall accrue on the principal
53 amount of each advance from the date of such advance. The interest rate is no
54 more than the greatest of the rate specified under Minnesota Statutes,
55 Section 270C.40 and Section 549.09, both in effect for calendar year 2019, and
56 will not be adjusted.
57
- 58 2. Principal and interest (the "Payments") on the Interfund Loan shall be paid
59 semiannually on each August 1 and February 1 (each a "Payment Date"),
60 commencing on the first Payment Date on which REDA receives Available Tax
61 Increment (defined below), or on any other dates determined by the Executive
62 Director, through the date of last receipt of tax increment from the TIF District.
63
- 64 3. Payments on the Interfund Loan will be made solely from Available Tax
65 Increment, defined as tax increment from the TIF District received by REDA
66 from Ramsey County, Minnesota in the six-month period before any Payment
67 Date. Payments shall be applied first to accrued interest, and then to unpaid
68 principal. Payments on the Interfund Loan may be subordinated to any
69 outstanding or future bonds, notes or contracts secured in whole or in part with
70 Available Tax Increment, and are on a parity with any other outstanding or future
71 interfund loans secured in whole or in part with Available Tax Increment.
72
- 73 4. The principal sum and all accrued interest payable under this resolution is
74 prepayable in whole or in part at any time by REDA without premium or penalty.
75
- 76 5. This resolution is evidence of an internal borrowing by REDA in accordance with
77 Section 469.178, subdivision 7 of the TIF Act, and is a limited obligation payable
78 solely from Available Tax Increment pledged to the payment hereof under this
79 resolution. The Interfund Loan shall not be deemed to constitute a general
80 obligation of the State of Minnesota or any political subdivision thereof,
81 including, without limitation, REDA and the City. Neither the State of
82 Minnesota, nor any political subdivision thereof shall be obligated to pay the
83 principal of or interest on the Interfund Loan or other costs incident hereto except
84 out of Available Tax Increment. REDA shall have no obligation to pay any
85 principal amount of the Interfund Loan or accrued interest thereon, which may
86 remain unpaid after the final Payment Date.
87
- 88 6. REDA may at any time make a determination to forgive the outstanding principal
89 amount and accrued interest on the Interfund Loan to the extent permissible under
90 law.
91
- 92 7. REDA may from time to time amend the terms of this resolution to the extent
93 permitted by law, including without limitation amendment to the payment

94 schedule and the interest rate; provided that the interest rate may not be increased
95 above the maximum specified in Section 469.178. subdivision 7 of the TIF Act.

96
97 8. This resolution is effective upon approval.

98
99 The motion for the adoption of the foregoing resolution was duly seconded by Member
100 _____, and upon a vote being taken thereon, the following voted in favor thereof:

101
102 and the following voted against the same:

103
104 WHEREUPON said resolution was declared duly passed and adopted.

105
106
107 Certificate

108
109 I, the undersigned, being duly appointed Executive Director of the Roseville Economic
110 Development Authority, hereby certify that I have carefully compared the attached and foregoing
111 resolution with the original thereof on file in my office and further certify that the same is a full,
112 true, and complete copy of a resolution which was duly adopted by the Board of Commissioners
113 of said Authority at a duly called and specially held meeting thereof on August 12, 2019.

114
115 Witness my hand as the Executive Director of the Authority this ___ day of August,
116 2019.

117
118
119
120
121 _____
122 Patrick Trudgeon, Executive Director
Roseville Economic Development Authority



REQUEST FOR ECONOMIC DEVELOPMENT AUTHORITY ACTION

Date: 8/12/2019

Item No.: 5.b

Department Approval

City Manager Approval

Janice Gundlach

Paul J. Trueman

Item Description: Adopt a Resolution Requesting a Preliminary Levy Collectible in 2020

1
2 **BACKGROUND**

3 On July 15, 2019, staff proposed a preliminary REDA (Roseville Economic Development Authority)
4 levy for 2020 of \$463,400. The information supporting that levy is outlined herein, which is unchanged
5 since the July 15, 2019 published Request for EDA Action. Since the July discussion, staff has not
6 received any additional feedback from the REDA that would support changes from the original
7 preliminary levy that was presented. On July 15th, the REDA opted not to take action on a
8 recommendation to the City Council. Per the by-laws adopted by the REDA, the REDA must review
9 and recommend a preliminary budget to the City Council. While State Statutes do not define a deadline
10 whereby EDA's must make a recommendation on a preliminary levy to the City Council, the REDA's
11 attorney recommends this occur on or before August 30, 2019. This ensures adequate meeting time is
12 reserved in September for the City Council to take action on setting a preliminary levy before the
13 statutorily required deadline of September 30, 2019.

14
15 To request a preliminary EDA levy, the REDA must adopt a budget for consideration by the City
16 Council via Resolution. Once the initial EDA levy request is approved, the levy may be lowered but
17 cannot be raised above the preliminary level. The maximum amount the REDA can levy for in 2020 is
18 \$915,455.

19
20 *A preliminary levy of \$463,400 is being proposed for 2020, a decrease of \$10,260 from the EDA's 2019*
21 *levy. When factoring in a projected valuation increase of 6.7% for 2020, the preliminary levy amount*
22 *proposed would result in a zero increase in annual property taxes for the same median valued home*
23 *now projected to be valued at \$272,000.*

24
25 **STAFFING**

26 The Community Development Director is proposing no changes to the staffing structure for 2020.
27 Economic Development staff that are supported by the EDA levy include a full-time Economic
28 Development and Housing Program Manager and a .5 time Economic Development Coordinator (who also
29 holds the title of GIS Specialist). It's worth noting, that in previous years Neighborhood Enhancement
30 Program (NEP) staff were allocated within General REDA Expenditures and Personnel, however these
31 costs have been allocated under Programming for 2020.

32
33 The total cost for EDA staff in 2020 is anticipated to be: ***\$186,540***

<u>General REDA Expenditures and Personnel</u>	\$232,240
The REDA has operating costs associated with overhead, staff, attorney fees, recording secretary services, and continuing education/training of staff. This amount reflects total operating costs <i>and</i> personnel costs.	<i>(includes the \$186,540 of staff-only costs)</i>

35

36 **PROGRAMMING**

37 The tables below outline existing housing and economic development programs the City of Roseville’s
 38 Economic Development Authority currently maintains. In addition to personnel costs, accompanying
 39 costs of these programs are included herein.

40 In 2020, the following programs will continue to operate but do not require additional funds:

<u>Multi-Family Loan and Acquisition Funds</u> Offers rehabilitation loans to existing rental property owners (whose properties have 5 or more units) and also makes dollars available for energy improvements. This program is available for general redevelopment activities and has a balance of \$1,673,247*.	\$0
Roseville Rehab Revolving Loan Program (consolidated home improvement loan program). This fund has a balance of \$577,269*.	\$0
Abatement Assistance (payment of abatement costs for code enforcement activities). This fund has a balance of \$128,246*.	\$0
Housing Replacement/Single Family Construction Fund. This fund has a balance of \$407,477*.	\$0

41 *fund balances noted are as-of March 15, 2019.

42

43 In 2020, the following programs are proposed to be budgeted for as follows:

<u>Ownership Rehabilitation Programs</u> Provides residents with free, comprehensive consultation services about the construction/renovation process to maintain, improve, and/or enhance their existing home, with a specific focus on energy efficiency. The program also recognizes homeowners that have done green construction or improvements to their homes and yards. This program budgets for 200 energy efficiency audits to be completed each year. This budget reflects no increase in 2020.	\$27,850
<u>Marketing</u> This budget is maintained for printing and mailing of marketing materials related to REDA programs. This budget reflects no increase in 2020.	\$5,000
<u>Economic Development</u> The Economic Development budget reflects resources to aid in outreach to existing and prospective businesses. Current efforts include partnerships with the Minnesota State Chamber, St. Paul Area Chamber of Commerce, Twin Cities North Chamber, and others to assist with quarterly educational workshop series, newsletters, and yearly networking events. Recruitment, acquisition assistance, and marketing efforts are being programmed through the assistance of economic development consulting (\$50,000), which includes the City’s Public Finance	\$73,500

Consultant Ehler's. Annual contract obligations for Golden Shovel Agency economic development marketing services are also included in this total (\$12,000). This budget reflects no increase in 2020.	
<u>Neighborhood Enhancement</u> The Neighborhood Enhancement Program (NEP) is a seasonal effort whereby a pre-determined geographic area of the City is inspected for compliance with the City's Nuisance Code. This program is partially supported through the EDA as well-maintained neighborhoods and housing are a function of city-wide economic development. Several staff provide support for this program (time allocations provided in parenthesis), including a Seasonal Inspector (0.33), the Building Official (0.05), two Code Compliance Officers (both at 0.10), and a Department Assistant (0.05). Printing and postage costs (\$8,000) for the annual NEP mailing to those properties to be inspected is included. These costs were budgeted in General REDA Expenditures and Personnel in 2019, but for clarify purposes are being separated as a program cost for 2020.	\$49,360
<u>Southeast Roseville Initiatives</u> The Cities of Roseville, St. Paul and Maplewood have hired the Saint Paul Area Chamber of Commerce to begin implementation of the Rice & Larpenteur Alliance, which stemmed from completion of the Rice/Larpenteur Gateway Visioning Plan. While SPACC's contract is only for 12 months, staff is recommending the City of Roseville continue to set aside funds in support of efforts towards a long-term alliance and any other initiatives that may occur as a result of the visioning plan. This budget reflects no increase in 2020.	\$50,000
<u>Open to Business ***New Program***</u> Ramsey County is positioned to execute a contract with the Metropolitan Consortium of Community Developers to bring the Open to Business program to Ramsey County, including the City of Roseville. This program provides free business consulting services to Roseville businesses, as well as access to capital. There is no cost to the City for Open to Business. However, staff is proposing the difference from the 2019 levy (\$473,660) and the 2020 REDA operating and program expenses (\$437,950), plus non-property tax revenues (\$23,125 – see below), be set aside as a place-holder to fund a future loan program for small businesses to be administered by Open to Business, such as a matching loan leveraging Open to Business capital.	\$48,575
Total 2019 Levy Supported Program Expenses	\$254,285

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NON-PROPERTY TAX REVENUE

Historically, the levy has been the sole source to funding for activities conducted by the REDA. Several years ago the University of Northwestern committed to paying the City \$23,125 annually in recognition of their tax-exempt status and continued expansion beyond their campus property. This “charitable pledge” is for economic development efforts aimed at expanding the tax base, thus they’ve been allocated to the REDA. This revenue is used to offset expenses, but was not budgeted for in 2019 in light of ongoing litigation. Staff has programmed this revenue back into the budget as the University has continued its payments. It’s worth noting the charitable pledge payments, per the June 2014 agreement, are set to expire in 2024.

Total EDA Proposed Budget: (Program Expenses + REDA Expenditures & Personnel)	\$486,525*
Minus Non-Property Tax Revenue	-\$23,125
Proposed Preliminary 2020 Levy	\$463,400 <i>(2.2% or \$10,260 decrease from 2019)</i>

55 *the cash balance of the EDA general fund on December 31, 2019/January 1, 2020 is projected to be
56 \$285,866, which exceeds 35% of the proposed operating budget for 2020.

57 **STAFF RECOMMENDATION**

58 Consider a Resolution requesting a Preliminary Tax Levy in 2019, collectible in 2020, in the amount of
59 \$463,400.

60
61 **REQUESTED COUNCIL ACTION**

62 Motion to adopt a Resolution requesting a Preliminary Tax Levy in 2019, collectible in 2020, in the
63 amount of \$463,400.

64

Prepared by: Janice Gundlach, Community Development Director
Attachments: A. Resolution
B. REDA Budget Comparison

41

42

Section 4. Report to City and Filing of Levies.

43

4.01. The executive director of the Authority is hereby instructed to transmit a certified copy of this Resolution to the City Council with the Authority's request that the City include the EDA Levy in its certified levy for 2020.

44

45

46

Adopted by the Board of the Authority this 12th day of August, 2019.

47

Certificate

48 I, the undersigned, being duly appointed Executive Director of the Roseville Economic
49 Development Authority, Minnesota, hereby certify that I have carefully compared the attached
50 and foregoing resolution with the original thereof on file in my office and further certify that the
51 same is a full, true, and complete copy of a resolution which was duly adopted by the Board of
52 Commissioners of said Authority at a duly called and regularly held meeting thereof on August
53 12, 2019.

54 I further certify that Commissioner _____ introduced said resolution and moved its
55 adoption, which motion was duly seconded by Commissioner _____, and that upon
56 roll call vote being taken thereon, the following Commissioners voted in favor thereof:
57

58

59

60 and the following voted against the same:

61

62

63 whereupon said resolution was declared duly passed and adopted.

64 Witness my hand as the Executive Director of the Authority this 12th day of August,
65 2019.

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Executive Director, Patrick Trudgeon
Roseville Economic Development Authority

City of Roseville Economic Development Authority 2020 Proposed Budget Fund 725 July 15, 2019					
Account Number	Description	2017 Adopted Budget B Staffing Revenue	2018 Adopted Budget Revenue	2019 Adopted Budget Revenue	2020 Proposed Budget Revenue
Proposed Revenues:					
	Investment Income				
	Cash carry-over				
	Cashflow Reserve				
	Northwestern Charitable Pledge				\$23,125.00
	Property Tax paid late				
	EDA Levy	\$356,585.00	\$360,150.00	\$473,660.00	\$463,400.00
	Total Revenue	\$356,585.00	\$360,150.00	\$473,660.00	\$486,525.00
Proposed Expenses:					
Housing Replacement/Single Family Construction Funds					
71	Professional Services	\$0.00	\$0.00	\$0.00	\$0.00
430000	Printing	\$0.00	\$0.00	\$0.00	\$0.00
434000	Miscellaneous	\$0.00	\$0.00	\$0.00	\$0.00
448000	Contractor Payments				
490000	Housing Replacement/Single Family Construction Funds	\$0.00	\$0.00	\$0.00	\$0.00
71	Multi Family Loan & Acquisition Fund				
72	Professional Services	\$0.00	\$0.00	\$0.00	\$0.00
430000	Printing	\$0.00	\$0.00	\$0.00	\$0.00
434000	Rental Licensing - Manager/Owner Meeting				
448000	Other Services & Charges - Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
490000	ECHO Project 2016 Final				
490000	Multi Family Loan & Acquisition Fund	\$0.00	\$0.00	\$0.00	\$0.00
72	Ownership Rehab Program				
73	Professional Services-CEE	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
430000	Advertising				
433000	Other Services & Charges Fees for Loan Closing				
490000	Green Award Program	\$850.00	\$850.00	\$850.00	\$850.00
490000	Energy Efficiency Program	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00
490000	Ownership Rehab Program Total	\$27,850.00	\$27,850.00	\$27,850.00	\$27,850.00
73	First Time Buyer Program				
74	Professional Services - Educational Outreach				
430000	Advertising				
433000	Other Services & Charges (448000, 424000)	\$0.00	\$0.00	\$0.00	\$0.00
448000	Live/work RSV program				
490000	First Time Buyer Program Total	\$0.00	\$0.00	\$0.00	\$0.00
74	Neighborhood Enhancement Program				
78	Prof Services - City of Roseville	\$47,900.00	\$47,900.00	\$39,920.00	\$41,360.00
430000	Marketing -Printing and Mailing	\$3,070.00	\$3,070.00	\$8,000.00	\$8,000.00
433000	Other Services & Charges	\$3,615.00	\$3,580.00		
448000	Neighborhood Enhancement Program Total	\$54,585.00	\$54,550.00	\$47,920.00	\$49,360.00
78	Marketing Studies				
82	Market Research				
430000	Printing Marketing Materials	\$6,500.00	\$6,500.00	\$5,000.00	\$5,000.00
434000	Miscellaneous-Postage	\$1,500.00	\$1,500.00	\$0.00	\$0.00
448000	Marketing Studies	\$8,000.00	\$8,000.00	\$5,000.00	\$5,000.00
82	Economic Development				
56	Golden Shovel (Including Intern Assistance as needed)	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
430000	Economic Development Consultant On-Call	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
430000	BR&E Newsletter page, other outreach	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00
433000	Business Educational Series	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
441000	Salesforce & Misc.	\$500.00	\$500.00	\$500.00	\$500.00
448000	Economic Development Program Total	\$73,500.00	\$73,500.00	\$73,500.00	\$73,500.00
56	Southeast Roseville Initiatives			\$50,000.00	\$50,000.00
NA	Open-to-Business Loan Program (tentative)				\$48,575.00
NA	General EDA Expenditures				
00	City of Roseville Economic Development Staff	\$159,500.00	\$159,600.00	\$174,840.00	\$186,540.00
430000	Prof. Svs. (Secretary)	\$2,500.00	\$2,500.00	\$3,500.00	\$2,500.00
430000	Prof. Svs. (EDA Attorney)	\$15,000.00	\$15,000.00	\$16,000.00	\$17,000.00
0006	Admin Service Fee	\$9,650.00	\$9,650.00	\$9,650.00	\$12,000.00
460001	Education (Training/Conferences)	\$2,500.00	\$4,500.00	\$5,500.00	\$8,000.00
441000	Training for Board		\$1,500.00	\$1,500.00	\$1,500.00
441000	Office Supplies	\$0.00	\$0.00	\$200.00	\$0.00
441000	Mbrship/Subscriptions	\$1,500.00	\$1,500.00	\$2,000.00	\$2,000.00
442000	Miscellaneous	\$2,000.00	\$2,000.00	\$4,500.00	\$2,000.00
448000	Mileage Reimbursement			\$700.00	\$700.00
432000	Computer Equipment			\$1,000.00	
453009	Operating Reserves			\$50,000.00	
00	General EDA Expenditures	\$192,650.00	\$196,250.00	\$269,390.00	\$232,240.00
	Subtotal Expenditures	\$356,585.00	\$360,150.00	\$423,660.00	\$486,525.00
	Total Budgeted Expenses	\$356,585.00	\$360,150.00	\$473,660.00	\$486,525.00



REQUEST FOR ECONOMIC DEVELOPMENT AUTHORITY ACTION

Date: 8/12/2019

Item No.: 5.c

Department Approval

Executive Director Approval

Janice Gundlach

Paula J. Trueman

Item Description: Adopt Resolution in Support of Application to Minnesota Department of Employment and Economic Development Job Creation Funds for Quality Custom Distribution a division of Golden State Foods

1
2 **BACKGROUND**

3 Golden State Foods is requesting the Roseville Economic Development Authority (REDA) support
4 application to the Department of Employment and Economic Development (DEED) for Job Creation Funds
5 (JCF) in the amount of \$300,000. Quality Custom Distribution a division of Golden State Foods is
6 considering Minnesota site options to expand their distribution network to service regional quick service
7 restaurant and retail customers. The company is reviewing the Roseville location, as well as locations in
8 Illinois, Missouri and Indiana. It is staff's understanding they intend to pick one location. Currently, the
9 company is considering a new warehouse/distribution site located at 2501 Walnut Street, Roseville, MN.
10 They are proposing to create 32 initial jobs ranging in salaries of \$35,000 - \$86,000. The company's
11 tenant improvements and investment in equipment is \$6.2 million.

12
13 JCF provides financial incentives to new and expanding businesses that meet certain job creation and
14 capital investment targets. The program assists expanding businesses in Minnesota when they have options
15 to locate in other states or countries. DEED requires cities or local governmental authorities to pass
16 resolutions of support for the application and funding of the project. There is no further due-diligence or
17 Development Agreement that will be needed from the REDA.
18

19 **STAFF RECOMMENDATION**

20 Adopt a Resolution Supporting Application for Job Creation Funds from DEED.

21 **REQUESTED COUNCIL ACTION**

22 Adopt a Resolution Supporting Application for Job Creation Funds from DEED.

23 Prepared by: Jeanne Kelsey, Housing and Economic Development Program Manager, 651-792-7086

Attachment A: Resolution of support for Quality Custom Distribution a division of Golden State Foods JCF

- 44 2. The REDA has not violated any Federal, State, or local laws pertaining to fraud,
45 bribery, kickbacks, collusion, conflict of interest or other unlawful or corrupt
46 practice.
47
- 48 3. Based on the Developer's representation that it will locate the Project in the City
49 and cause the creation of approximately 32 new jobs, the REDA finds that the
50 Project is in the public interest because it will encourage the growth of commerce
51 and industry, prevent the movement of current or future operations to locations
52 outside Minnesota, result in increased employment in Minnesota, and preserve or
53 enhance the state and local tax base.
54
- 55 4. Based on the Developer's request for JCF funding and the REDA's understanding
56 that the Project would not be located within the City if such JCF funding is not
57 granted, the REDA finds that the Project would not reasonably expected to occur
58 solely through private investment within the reasonably foreseeable future.
59
- 60 5. Because the Project is located in an area of the City guided for industrial and
61 warehouse uses, the REDA finds that the proposed project conforms to the general
62 plan for the development or redevelopment of the City as a whole.
63
- 64 6. The REDA finds that because the proposed Project is on properly zoned property
65 and is a designated use in the City's comprehensive plan, the proposed project will
66 afford maximum opportunity, consistent with the sound needs of the City as a
67 whole, for the redevelopment or development of the project by private enterprise.

68
69 The motion for the adoption of the foregoing resolution was duly seconded by Member

70
71 , and upon a vote being taken thereon, the following voted in favor thereof:

72
73 and the following voted against the same:

74
75 WHEREUPON said resolution was declared duly passed and adopted.
76
77

Certificate

I, the undersigned, being duly appointed Executive Director of the Roseville Economic Development Authority, Minnesota, hereby certify that I have carefully compared the attached and foregoing resolution with the original thereof on file in my office and further certify that the same is a full, true, and complete copy of a resolution which was duly adopted by the Board of Commissioners of said Authority at a duly called and special meeting thereof on August 12, 2019.

I further certify that Commissioner _____ introduced said resolution and moved its adoption, which motion was duly seconded by Commissioner _____, and that upon roll call vote being taken thereon, the following Commissioners voted in favor thereof:

and the following voted against the same:

whereupon said resolution was declared duly passed and adopted.

Witness my hand as the Executive Director of the Authority this 12th day of August, 2019

Patrick Trudgeon, Executive Director
Roseville Economic Development
Authority