



**ROCK RIDGE PUBLIC SCHOOLS
1405 PROGRESS PARKWAY
VIRGINIA MN 55792**

**Regular Meeting
Monday, March 11, 2024 at 6:00 PM
Rock Ridge Administration Building, 1405 Progress Parkway,
Virginia, MN 55792**

AGENDA

1. Call to order.
2. Approval of agenda.
3. Recognition of visitors and visitor input.
4. Consent Agenda:
 1. Approval of February 26, 2024 regular meeting minutes. 4
 2. Approval of a split stipend for Co-Chairs of the Continuing Education Committee Betty Parker and Jeannine Bauman - \$600.00/each for the 2023-2024 school year. 6
 3. Approval of additional duty of WEB Leader with a stipend of \$1,959 for Brandon Miller for the 2023-2024 school year.
 4. Approval of hire of Jacob Barcena for the Performing Arts Center AV Tech position at a rate of \$50.00/hour effective February 13, 2024.
 5. Approval of hire of Pia Starkovich for the Paraprofessional position at a rate of \$18.47/hour effective March 4, 2024.
 6. Approval of hire of Mikayla Gaylord for the Paraprofessional position at a rate of \$18.47/hour effective March 11, 2024.
 7. Approval of hire of Zoey Hougas for the Custodian/GM/Grounds/Driver - Afternoon position at a rate of \$24.25/hour effective March 25, 2024.
 8. Approval of hire of Davis Lamppa for the Assistant Baseball Coach position with a stipend of \$5,875 for the 2023-2024 school year.
 9. Approval of hire of Paul Coome for the JV Baseball Coach position with a stipend

of \$4,651 for the 2023-2024 school year.

10. Approval of hire of Jason Hirdler for the JH Girls Track Coach position with a stipend of \$3,183 for the 2023-2024 school year.

11. Approval of volunteer coaches for 2023-2024: Andrew Hakley (Baseball), Brad Scott (Baseball), AJ Roen (Boys Tennis).

12. Approval of request of Dominique Little to pause her current leave of absence and return the last three days of school to pack up her classroom and move to the new North Star. Request is to receive pay for these three work days.

13. Approval of a split stipend for School Forest Coordinators Beth Collins and Elysa Kemen - \$1,101.50/each for the 2023-2024 school year.

14. Approval of termination of Jessica Higgins from the Paraprofessional position effective March 4, 2024.

15. Acceptance of resignation of Maleah Milton from the Paraprofessional position effective February 27, 2024.

16. Acceptance of resignation of Eternity Anwiler from the Paraprofessional position effective March 8, 2024.

17. Acceptance of resignation of Jasmine Dragon from the Paraprofessional position effective March 11, 2024.

18. Acceptance of resignation of Tanya Rabideaux from the Paraprofessional position effective March 15, 2024.

19. Acceptance and appreciation of a donation in the amount of \$500 from Cuningham Group to Liam Conger to be used for the War Museum field trip.

20. Acceptance and appreciation of a donation of a \$200 Target gift card and girls' clothing from Madelyn Mesich and Ellen Hitner - Virginia Soroptimist for the RRHS Health Office.

21. Acceptance of a grant in the amount of \$7,500 from the Northland Foundation to Rock Ridge Early Childhood and Quad City Coalition to continue the childcare mentoring program from Jan. 1, 2024-June 20, 2025. This is a continuation of a mentoring program that we've been working on with Mt. Iron school district and our local homebased and child care centers.

22. Acceptance of a grant in the amount of \$5,000 from the NESC and MSC Rural CTE Collaboration which will go towards the purchase of a Epilog Laser Engraver.

5. Reports:

1. German American Partnership Program exchange. 7

2. Laurentian Elementary Principal's Report.

3. Notice on Hearing from City of Virginia. 8

4. Superintendent.

1. North Star construction update.

2. Eveleth School site update.

3. Gilbert School site update.

5. Treasurer's Report. 65

6. Administration Items:

1. Consider approval of School Readiness and ECFE 2024-2025 Budget Recommendation. 75

2. Consider approval of proposed self-transport zone for students attending North Star Elementary in Virginia beginning with the 2024-2025 school year. 76

3. Consider request from Bruce Bonicatto for some of the carpet squares in Eveleth-Gilbert High School. The squares would be used for personal use and not to be resold.
4. Consider approval of proposed 2024-2025 Rock Ridge school calendar. 78
5. State Tournament.
6. Consider approval of Resolution Terminating Employment of Mikaela Schelde. 79
7. Meeting Announcements:
 1. The next regular meeting will be held Monday, March 25, 2024 at 6:00 P.M. at the Rock Ridge Administration Building, 1405 Progress Pkwy, Virginia.
8. Adjournment.

**OFFICE OF THE SCHOOL BOARD
INDEPENDENT SCHOOL DISTRICT NO. 2909
MONDAY, FEBRUARY 26, 2024, 6:00 P.M.**

**ROCK RIDGE ADMINISTRATION BUILDING, 1405 PROGRESS PARKWAY, VIRGINIA, MN 55792
MINUTES OF THE REGULAR SCHOOL BOARD MEETING**

Members Present:

Bill Addy Tim Riordan
Nicole Culbert-Dahl Pollyann Sorcan
Brandi Lautigar Lisa Westby

Other Staff Present:

Dr. Noel Schmidt, Superintendent
Sheena Stefanich, Parkview Elementary Principal
Emily Jankila, Indigenous Education Director
Willie Spelts, Director of School to Work Engagement/
Fundraising Coordinator

Members Absent:

John Uhan

- I. Chair ADDY called the regular meeting to order at 6:04 P.M.

- II. **APPROVE AGENDA:**
 - A. Motion to approve the agenda made by LAUTIGAR, seconded by CULBERT-DAHL.
 - B. ADDY added a report by Emily Jankila, Indigenous Education Director, regarding the *annual compliance vote for Indigenous Education* to Reports 6.2.1.
 - C. Motion approved unanimously.

- III. **RECOGNITION OF VISITORS AND VISITOR INPUT:** Katherine Disterhaft – items from the Gilbert campus for area historical societies.

- IV. **CONSTRUCTION:**
 - A. Pete Auvinen, Kraus-Anderson, presented the CM Contract Amendment #13.
 - B. Motion to **approve Contract Amendment #13** made by RIORDAN, seconded by LAUTIGAR. Motion passed 5-1 with SORCAN voting NO.

- V. **CONSENT AGENDA:**
 - A. Motion to **approve the Consent Agenda** made by LAUTIGAR, seconded by CULBERT-DAHL. Motion passed unanimously.
 1. Approval of February 12, 2024 regular meeting minutes.
 2. Approval of additional duty of WEB Leader (NSE) for Dominique Little with a prorated stipend of \$1,371.30 for the 2023-2024 school year.
 3. Approval of hire of Byron Negen for the Assistant Girls Golf Coach position with a stipend of \$3,550 (split stipend with Assistant and Junior High Golf Coach) for the 2023-2024 school year.
 4. Approval of hire of Dane Beise for the Assistant Boys Golf Coach position with a stipend of \$3,917 for the 2023-2024 school year.
 5. Approval of hire of Kyle Colbert for the 8th Grade Baseball Coach position with a stipend of \$3,183 for the 2023-2024 school year.
 6. Approval of hire of Brandon Borich for the JV Assistant Baseball Coach position with a stipend of \$4,651 for the 2023-2024 school year.
 7. Approval of hire of spring coaches and volunteers (marked in red) for the 2023-2024 school year.
 8. Acceptance of resignation for the purpose of retirement of Kyle Bruun from the Custodian/GM/Grounds/Driver position effective February 29, 2024.
 9. Acceptance of resignation of Tracy Sumner from the Lunchroom/Playground Aide position effective March 6, 2024.

10. Approval of correction of stipends for Sean Streier (Assistant Boys Track Coach \$4,651), Chris Ismil (Assistant Boys Track Coach \$4,651), Terrence Wilcox (Assistant Girls Track Coach \$4,651), and Adam Roen (Assistant Girls Track Coach \$4,651). The previously approved stipend of \$4,791 each was for the 2024-2025 school year.
11. Acceptance and appreciation of a donation of new pants from the Virginia Elks Club and Cheryl Olivanti for Parkview Elementary students.

VI. **REPORTS:**

- A. Jeff Schiltz, ICS, provided an update regarding the Long-Range Facility Plan for the Northland Learning Center.
- B. Cora Eilola-Zaller gave the Rock Ridge Student School Board Representative report. Ashland Floistad, Student School Board Rep, proposed that the school board revisit the cell phone policy at Rock Ridge and allow individual teachers to decide on cell phone use for their classroom.
- C. Emily Jankila, Indigenous Education Director, shared some of the highlights of the program from this school year. Jared Siebert, Chair of the Rock Ridge AIPAC parent committee, informed the board about the annual Compliance vote and that the committee voted to stay concurrent with the school district; however, they had some concerns about inconsistencies in discipline, Indigenous Education staff not being included in meetings they need to be at to support our Native students, some projects and curriculum regarding Native American culture and history not being taught correctly. The committee would like to see these concerns addressed and resolved going forward.
- D. Principal Sheena Stefanich shared some highlights and happenings from Parkview Elementary.
- E. Willie Spelts provided an update on the Do-Bid auction for items at the Eveleth School campus.
- F. Supt. Schmidt made the board aware of the lease agreement between Rock Ridge and the Virginia Rifle and Pistol Club that utilizes one of the buildings in Eveleth that the City of Eveleth will acquire. Discussions will be had with the City and the Rifle and Pistol Club to see what each wants to do going forward.
- G. Motion to **approve the payment of the bills** made by CULBERT-DAHL, seconded by RIORDAN. Motion passed unanimously.

VII. **ADMINISTRATION:**

- A. Motion to **approve the request from the Rock Ridge Girls Swimming Boosters to acquire the Eveleth-Gilbert swimming record board and trophy case (including the pictures and items in the case) in the hallway of EGHS for the Swimming Boosters** made by CULBERT-DAHL, seconded by ADDY. Motion passed unanimously.

VIII. **MEETING ANNOUNCEMENTS** were made.

IX. **ADJOURNMENT:** Meeting adjourned at 7:40 P.M.

CHAIR – BILL ADDY

CLERK – BRANDI LAUTIGAR

March 5, 2024

Rock Ridge School Board
Rock Ridge Public Schools
1403 Progress Parkway
Virginia, MN 55792

Dear Rock Ridge School Board,

We respectfully request the stipend of \$ 1,200 for the chairperson of the Continuing Education Committee, per contract Article VII Section 11, to be split evenly between the two co-chairs: Jeannine Bauman and Betty Parker.

Each co-chair will receive: \$600.00

Please let me know if you have any questions.

Sincerely,



Betty Parker
betty.parker@rrps.org



Jeannine Bauman
Jeannine.bauman@rrps.org

Co-Chairs Continuing Education Committee

Dear school board members,
5, 2024

March

I would like to share a little information about the German GAPP(German American Partnership Program) exchange happening this year. Since 2008, Virginia High School has had a partner school in the small town of Hermeskeil in west-central Germany. Since then we have participated in six exchanges and have our next scheduled for this summer and fall. This year we have eleven students from German I and II that will be traveling with me for three weeks to Germany. We will spend the first two and a half weeks living with host families and attending school, followed by the last four days of traveling to Bavaria to experience the Alps and big city life in Munich.

My partner and friend at Gymnasium Hermeskeil has chosen host brothers and sisters from among her students and they have been corresponding with them for the past couple of months. She has also made arrangements for a couple of excursions while we are there including a tour of Trier, Germany's oldest city, and Cologne, home to Europe's second largest cathedral.

At the end of September, these same host brothers and sisters will then travel here to stay with host families in our community for two and a half weeks. We hope to also bring them on a couple of excursions while they are here; we generally go to The Discovery Center in Chisholm and the Bear Center in Ely. They will also attend classes at Rock Ridge during their time here. They conclude their American stay with a few days in Chicago before returning to Germany.

This trip is not school sponsored, but we do follow school policies and any infractions would be reported to MHSL.

Thank you for your continued support of our German program and the GAPP exchange.

Terri Kowalski



VIA EMAIL AND U.S. MAIL

TO: **St. Louis County**
County Auditor's Office
St. Louis County Court House
100 North 5th Avenue West
Duluth, MN 55802
Attention: Nancy Nilsen, nilsenn@stlouiscountymn.gov
Brandon Larson, larsonb@stlouiscountymn.gov

Rock Ridge Public School
Clerk of the School Board Fridley I.S.D. No. 2909
411 South 5th Avenue
Virginia, MN 55792
Attention: Dr. Noel Schmidt, noel.schmidt@rrps.org

FROM: **City of Virginia**
327 1st Street South
Virginia, Minnesota 55792
Attention: Britt See-Benes, britts@virginiamn.us

Northland Public Finance
Northland Securities, Inc.
150 South Fifth Street, Suite 3300
Minneapolis, MN 55402
Attention: Tammy Omdal, tomdal@northlandsecurities.com

DATE: March 8, 2024

RE: City of Virginia Proposed Tax Increment Financing District No. 7-2 (Mall Redevelopment)

The City Council (the "Council") of the City of Virginia, Minnesota (the "City"), will hold a public hearing on April 9, 2024, at approximately 5:00 p.m. at the City Council Chambers in City Hall, 327 First Street South, Virginia, Minnesota, relating to the City's adoption of the proposed establishment of Tax Increment Financing District No. 7-1 (a redevelopment tax increment financing district to be located in St. Louis County) (the "TIF District") and the Tax Increment Financing Plan therefor (the "Plans"), pursuant to Minnesota Statutes, Sections 469.124 through 469.133, and Minnesota Statutes, Sections 469.174 through 469.1794, as amended, as amended. Copies of the Plans are on file and available for public inspection at the office of the City Clerk at City Hall.

The project within the TIF District Project involves the redevelopment of a portion of an existing enclosed regional retail mall within the City through a full demolition of the interior stores and common area and reconfiguring to build-out space for the potential of up to four (4) new retail operators to one (1) junior anchor store, with the potential for three (3) smaller retail operators.

Enclosed for your review is the draft of Plans, which includes the Tax Increment Financing Plan for the TIF District (the "TIF Plan") pursuant to Minnesota Statutes, Section 469.175, Subdivision 2. This Subdivision 2 requires that the County Auditor and the Clerk of the School Board be provided a 30-day period in which to review and comment on the fiscal and economic implications of a modified or proposed tax increment financing district. Exhibit III of the Plan illustrate the estimated fiscal and economic impacts on the affected local taxing jurisdictions from the TIF District. If you require further information, please let us know no later than 15 days after receipt of the TIF Plan.

Please note that the TIF Plan is a draft. The City may refine the TIF Plan prior to the public hearing. We will provide you with a revised TIF Plan if any substantial revisions to the draft are proposed.

This notice is also being sent in accordance with Minnesota Statutes, Section 469.175, Subd. 1a, which addresses an election by St. Louis County to use tax increments generated from the TIF District to finance county road improvements deemed necessary because of increased use due to the redevelopment. Upon receipt of this notice the County has a 45-day period in which to notify the City of its intent to utilize tax increments and to provide an estimate of the costs.

Please direct any comments or questions to Britt See-Benes, City Administrator, at 218-748-7500 or to Tammy Omdal with Northland Securities, Inc., Financial Advisor to the City, at 612-851-4964.

Cc: Jenny Bourbonais, City of Virginia, jboubonais@virginiamn.us
Mia Thibodeau, Fryberger Law Firm, mthibodeau@fryberger.com

DRAFT FOR DISTRIBUTION
CITY OF VIRGINIA, MINNESOTA
DEVELOPMENT PROGRAM FOR
MUNICIPAL DEVELOPMENT DISTRICT NO. 7
AND
TAX INCREMENT FINANCING PLAN FOR
TAX INCREMENT FINANCING (REDEVELOPMENT)
DISTRICT NO. 7-1
(MALL REDEVELOPMENT)

PUBLIC HEARING DATE: _____, 2024

PLAN APPROVED DATE: _____, 2024

REQUEST FOR CERTIFICATION DATE: _____, 2024

DISTRICT CERTIFICATION DATE: _____, 2024



Northland Securities, Inc.
150 South Fifth Street, Suite 3300
Minneapolis, MN 55402
(800) 851-2920
Member NASD and SIPC
Registered with SEC and MSRB

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ARTICLE I – INTRODUCTION AND DEFINITIONS

SECTION 1.01 INTRODUCTION

The City proposes to establish Tax Increment Financing (Redevelopment) District No. 7-1 within the proposed Municipal Development District No. 7 to provide tax increment financing assistance to facilitate redevelopment of a regional mall located in the City.

The City received an application from a private developer for public financial assistance to assist with the redevelopment of a regional mall. The owner of the regional mall located in the City of Virginia, Rock Step (the “Developer”), plans to redevelop a portion of the existing enclosed retail mall. The mall first opened in 1971 and has historically been comprised of a mix of national, regional, and local businesses. The Developer is planning a full demolition of the interior stores and common area and reconfiguring to build-out space for the potential of up to four (4) new retail operators to one (1) junior anchor store, with the potential for three (3) smaller retail operators. The Developer is seeking tax increment financing assistance from the City of Virginia to assist with redevelopment costs, including utility and site improvements. The Developer is also seeking grant funding from the Iron Range Resources and Rehabilitation Board (IRRR)..

The developer’s request for public financial assistance is to assist with the extraordinary costs, including utility and site improvement costs related to the redevelopment. The developer has represented that it will not undertake the Project as proposed without public financial assistance.

This document contains the plan for achieving the objectives of the Development Program for Municipal Development District No. 7 through the establishment and use of Tax Increment Financing District No. 7-1 within the Development District. The proposed Tax Increment Financing Plan for the District will authorize the use of tax increments to pay for Project Costs.

SECTION 1.02 DEFINITIONS

For the purposes of this document, the terms below have the meanings given in this section, unless the context in which they are used indicates a different meaning:

1. “City” means the City of Virginia, Minnesota.
2. “City Council” means the City Council of the City.
3. “County” means Saint Louis County, Minnesota.
4. “Developer” means a party or parties undertaking construction or renovation in the Development District and TIF District.
5. “Development District” means Municipal Development District No. 7 in the City, created and established pursuant to and in accordance with the Development District Act.
6. “Development District Act” means Minnesota Statutes, Sections 469.124 through 469.133, as amended and supplemented from time to time.
7. “Development Program” means the Development Program for the Development District, as modified and supplemented from time to time.
8. “DOR” means the Minnesota Department of Revenue.
9. “OSA” means the Office of the State Auditor of the State of Minnesota.
10. “Project” means the redevelopment of a portion of an existing enclosed regional retail mall within the City through a full demolition of the interior stores and common area and

reconfiguring to build-out space for the potential of up to four (4) new retail operators to one (1) junior anchor store, with the potential for three (3) smaller retail operators.

11. "Project Area" means the geographic area of the Development District.
12. "Project Costs" means the cost of the development activities that will or are expected to occur within the TIF District within the Project Area, including land acquisition, site improvements, utilities, other qualified public improvements, and administrative costs all pursuant to the TIF Act.
13. "School District" means Rock Ridge Public Schools (Independent School District No. 2909).
14. "State" means the State of Minnesota.
15. "Tax Increment Bonds" means any tax increment bonds as defined in Section 469.174, Subd. 3 of the TIF Act, issued by the City to finance Public Development Costs, and any obligations issued to refund such bonds, pursuant to Section 469.178 of the TIF Act.
16. "TIF Act" means Minnesota Statutes, Sections 469.174 through 469.1794, both inclusive.
17. "TIF District" means Tax Increment Financing (Redevelopment) District No. 7-1 (Mall Redevelopment).
18. "TIF Plan" means the tax increment financing plan for the TIF District (this document).

SECTION 1.03 PLAN PREPARATION

This document was prepared for the City by Northland Securities, Inc. and project information within was provided by City staff.

ARTICLE II - DEVELOPMENT PROGRAM

SECTION 2.01 OVERVIEW

The Development District and the related Development Program serve as a tool to achieve the objectives described in Section 2.02. The Development District serves as the Project Area for the tax increment financing districts established within its boundaries. The Development Program describes the City's objectives for the development of this area and the use of tax increment financing. There are no prior tax increment financing districts established within the Development District. The TIF District is the first tax increment financing district established within the Development District. The City may modify the Development Program in the future to include other tax increment financing districts within the boundaries of the Development District.

SECTION 2.02 STATEMENT OF OBJECTIVES

The establishment of the Development District in the City pursuant to the Development District Act is necessary and in the best interests of the City and its residents and is necessary to give the City the ability to meet certain public purpose objectives that would not be obtainable in the foreseeable future without intervention by the City in the normal development process.

The City intends, to the extent permitted by law, to accomplish the following objectives through the implementation of the Development Program:

1. Provide for the acquisition of land and construction and financing of the private development in the Development District which are necessary for the orderly and beneficial development of the Development District and adjacent areas of the City.
2. Encourage the redevelopment of blighted and under-utilized areas of the City.
3. Facilitate the removal of deteriorated structures and encourage redevelopment in residential and commercial areas providing high levels of property maintenance and private investment.
4. Promote and secure the prompt and unified development of certain property in the Development District, which property is not now in productive use or in its highest and best use, with a minimum adverse impact on the environment, and thereby promote and secure the desirable development of other land in the City.
5. Promote and secure additional employment opportunities within the Development District and the City for residents of the City and the surrounding area, thereby improving living standards and reducing unemployment and the loss of skilled and unskilled labor and other human resources in the City.
6. Secure the increase in values of property subject to taxation by the City, the School District, the County, and other taxing jurisdictions in order to better enable such entities to pay for governmental services and programs that they are required to provide.
7. Promote the concentration of new unified development consisting of desirable residential and commercial and other appropriate development in the Development District so as to maintain the area in a manner compatible with its accessibility and prominence in the City.
8. Encourage the expansion and improvement of residential property, local business, economic activity and development, whenever possible.
9. Create a desirable and unique character within the Development District through quality land use alternatives and design quality in new buildings.

SECTION 2.03 BOUNDARIES OF DEVELOPMENT DISTRICT

The boundaries of the Development District are coterminous with the boundaries of the TIF District as shown in the map of the boundaries in Exhibit VI.

SECTION 2.04 DEVELOPMENT ACTIVITIES

The City will perform or cause to be performed, to the extent permitted by law, all project activities pursuant to the Development District Act, the TIF Act and other applicable state laws, and in doing so anticipates that the following may, but are not required, to be undertaken by the City:

1. The making of studies, planning, and other formal and informal activities relating to the Development Program.
2. The implementation and administration of the Development Program.
3. The rezoning of land within the Development District.
4. The acquisition of property, or interests in property, by purchase or condemnation, which acquisition is consistent with the objectives of the Development Program,
5. The preparation of property for use and development in accordance with applicable Land Use Regulations and the Development Agreement, including demolition of structures, clearance of sites, placement of fill and grading.
6. The resale of property to private parties.
7. The construction or reconstruction of site improvements to property within a tax increment financing district.
8. The issuance of Tax Increment Bonds to finance the Project Costs of the Development Program, and the use of Tax Increments or other funds available to the City to pay or finance the Project Costs of a tax increment financing plan incurred or to be incurred by it pursuant to the Development Program.
9. The use of Tax Increments to pay debt service on the Tax Increment Bonds or otherwise pay or reimburse with interest the Project Costs of a tax increment financing plan.

SECTION 2.05 PAYMENT OF PROJECT COSTS

Project Costs and the plan for their payment are described in the TIF Plan. It is anticipated that the Project Costs of the Development Program will be paid from Tax Increments.

SECTION 2.06 ENVIRONMENTAL CONTROLS; LAND USE REGULATIONS

All municipal actions, public improvements and private development shall be carried out in a manner consistent with existing environmental controls and all applicable Land Use Regulations.

SECTION 2.07 PARK AND OPEN SPACE TO BE CREATED

Park and open space within the Development District if created will be created in accordance with the City's Comprehensive Plan and zoning and subdivision ordinances.

SECTION 2.08 PROPOSED REUSE OF PROPERTY

The Development Program does not anticipate the City will acquire property and reconvey the same to another entity. All parcels in the Development District are privately owned and are eligible for acquisition. Appropriate restrictions regarding the reuse and redevelopment of property within the TIF District shall be incorporated into any Development Agreement to which the City is a party.

SECTION 2.09 ADMINISTRATION AND MAINTENANCE OF DEVELOPMENT DISTRICT

Maintenance and operation of the Development District will be the responsibility of the City Administrator who shall serve as administrator of the Development District. By July 1 of each year the Administrator will submit to the City Council the maintenance and operation budget for the following year, if so applicable, pursuant to the provisions of Section 469.130 of the Development Act.

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

The City does not anticipate incurring any annual maintenance and operations costs for the Development District.

SECTION 2.10 AMENDMENTS

The City reserves the right to alter and amend the Development Program, subject to the provisions of the Development District Act. The City specifically reserves the right to enlarge or reduce the size and scope of the Development District and to amend the Development Program and the Project Costs for the Development Program.

ARTICLE III - TAX INCREMENT FINANCING PLAN

SECTION 3.01 STATUTORY AUTHORITY

The TIF District and this TIF Plan are established under the authority of the TIF Act (Minnesota Statutes 2021).

SECTION 3.02 PLANNED DEVELOPMENT

3.02.1 Project Description

The Project involves the redevelopment of a portion of an existing enclosed regional retail mall within the City through a full demolition of the interior stores and common area and reconfiguring to build-out space for the potential of up to four (4) new retail operators to one (1) junior anchor store, with the potential for three (3) smaller retail operators.

3.02.2 City Plans and Development Program

In addition to achieving the objectives of the Development Program, the Project is consistent with and works to achieve the development objectives of the City. The TIF Plan for the TIF District conforms to the general plan for development or redevelopment of the City as a whole.

The reasons and facts supporting this finding are that the City Council has reviewed the Development Program and found that the TIF Plan is consistent with the goals of the comprehensive plan and zoning ordinances and serves to promote the development objectives for the City.

A major objective of the Development Program and the TIF Plan is to assist redevelopment and prevent the further deterioration of property located within the Development District. The City believes that the development and construction of the Project are in the best interests of the City, the health, safety, morals and welfare of residents of the City, and in accordance with the public purpose and provisions of the applicable state and local laws and requirements under which the Project has been undertaken and is being assisted.

3.02.3 Land Acquisition

The land within the TIF District is privately owned. The City does not plan to acquire land within the TIF District.

3.02.4 Development Activities

As of the date of approval of the TIF Plan, there are no development activities proposed in this TIF Plan that are subject to contracts.

3.02.5 Need for Tax Increment Financing

The reasons and facts supporting this finding are that this commercial area of the City includes parcels with blighted buildings and structures, and under-utilized areas which are a detriment to redevelopment by the private sector. Such conditions render properties within the TIF District unsuitable for redevelopment due to the excessive costs involved with redevelopment. It is only through a coordinated and comprehensive redevelopment effort using tax increment revenues to fund certain of these excessive development expenses and provide necessary improvements to public infrastructure serving the commercial and residential area in the downtown of the City will private redevelopment occur.

In the opinion of the City, the Project would not reasonably be expected to occur solely through private investment within the foreseeable future and that the increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development

after subtracting the present value of the projected tax increments for the maximum duration of the TIF District permitted by the TIF Plan.

A comparative analysis of estimated market values both with and without establishment of the TIF District and the use of tax increments has been performed as described above and is shown in Exhibit I. This analysis indicates that the increase in estimated market value of the proposed development (less the present value of the projected tax increments for the maximum duration permitted by the TIF Plan) exceeds the estimated market value of the site prior to the establishment of the TIF District.

SECTION 3.03 TAX INCREMENT FINANCING DISTRICT

3.03.1 Designation

The TIF District is designated Tax Increment Financing (Redevelopment) District No. 7-1 (Mall Redevelopment).

3.03.2 Boundaries of TIF District

The boundaries of the TIF District, located within the boundaries of the Development District, includes the parcel 090-0136-00011 described as follows, inclusive of the adjacent roads and right-of-way to the property:

- Tract A, EXCEPT that part of Tract A adjacent to AND Westerly of Tract B AND bounded on the West by the westerly line of REGISTERED LAND SURVEY #48 AND bounded on the North AND South by the Westerly extension of the North AND South boundaries of said Tract B; AND EXCEPT That part of Tract A, located in the S1/2 of NW1/4, Section 18, Township 58, Range 17, described as follows: Assuming the north boundary line of said S1/2 of NW1/4 to have a bearing due West and commencing at a point 33.11 feet due West of the Northeast corner of said S1/2 of NW1/4 which is also the Northeast corner of said Tract A; thence S04deg39'30"E along the west line of Twelfth Avenue West, a distance of 233.61 feet to the point of beginning; thence continue S04deg39'30"E along the west line of Twelfth Avenue West, a distance of 173.17 feet; thence N89deg48'01"W, a distance of 161.00 feet; thence N00deg07'21"E, a distance of 172.04 feet; thence East, a distance of 146.58 feet to the point of beginning; AND EXCEPT That part of Tract A, located in the S1/2 of NW1/4, Section 18, Township 58, Range 17, described as follows: Assuming the north boundary line of said S1/2 of NW1/4 to have a bearing due West and commencing at a point 33.11 feet due West of the Northeast corner of said S1/2 of NW1/4 which is also the Northeast corner of said Tract A; thence S04deg39'30"E along the west line of Twelfth Avenue West, a distance of 406.78 feet to the point of beginning; thence continue S04deg39'30"E along the west line of Twelfth Avenue West, a distance of 109.42 feet to the north line of easement Document No. 630646; thence S74deg14'23"W, along the north line of said easement, a distance of 58.11 feet; thence West along the north line of said easement, a distance of 112.00 feet; thence N00deg54'03"W, a distance of 125.42 feet; thence S89deg48'01"E, a distance of 161.00 feet to the point of beginning.

3.03.3 Type of TIF District

The TIF District is established as a "redevelopment" district pursuant to Section 469.174, Subd. 10 of the TIF Act. The City has determined that the property in the TIF District meets the statutory criteria for a redevelopment district.

As summarized in the table below, 100% of the area of the TIF District is occupied by improved parcels, and 100% of the buildings within the TIF District are found to be substandard. The substandard buildings are reasonably distributed.

The "Report of Inspection Procedures and Results for Determining Qualifications of a Tax Increment Financing Redevelopment District", prepared by LHB, Inc., dated February 13, 2024, is included in Exhibit V.

Number of Parcels.....	1
Site Area Included (sq.ft. without roads)	927,512
Area of Improved Parcels	908,962
Percent of Area Improved.....	98%
Number of Parcels with Buildings	1
Number of Buildings found Substandard.....	1
Percent of Buildings found Substandard.....	100%

SECTION 3.04 PLAN FOR USE OF TAX INCREMENT

3.04.1 Estimated Tax Increment

The original tax capacity of value of the TIF District will be set by the County upon request for certification. The original tax capacity value may change over time based on the use and tax classification of each parcel.

For the purposes of this Plan, the estimated total original tax capacity is \$38,834, calculated for commercial property. The estimated original tax capacity is the estimated taxable market value of \$1,841,700 for the property within the TIF District.

The tax capacity value of the property after completion is estimated to be \$46,920. This amount is based on a total estimated taxable market value of \$2,346,000 with property classified as commercial. The difference between the total tax capacity value and the original tax capacity value is the captured tax capacity value for the creation of tax increment. The City elects to retain 100% of the captured tax capacity value for the duration of the TIF District.

The TIF District is in a fiscal disparities area. The City elects options “A” to calculate fiscal disparities from outside the TIF District pursuant to paragraph “a” from Section 469.177, Subd. 3 of the TIF Act. Under Option “A”, the new value in a TIF district is captured by the TIF district and the fiscal disparities contribution comes from outside the district

The TIF Plan is based on preliminary tax rates for tax payable year 2024. The total preliminary tax rate, from County information, for taxes payable in 2024 is approximately 188.99%. The original tax rate for the TIF District will be based on the tax rate the County Auditor will certify upon request from the City for certification of the TIF District.

Under these assumptions, the estimated annual tax increment upon completion of the Project is \$18,992. This amount is after deducting the OSA fee of 0.36%. The actual tax increment will vary according to the certified original tax capacity value and original tax rate, the actual property value produced by the proposed development and the changes in property value, among other factors, over the duration of the TIF district.

Exhibit II contains the projected annual tax increment for the duration of the TIF District.

3.04.2 Development Activities

The City will use tax increment to pay Project Costs. The City anticipates the use of tax increment financing to reimburse the Developer and City for Project Costs to be incurred by the Developer and City related to the redevelopment of the property within the TIF District.

Project Costs eligible for reimbursement from tax increment may include utility and site improvement costs, among other eligible costs. Costs may include activities needed to correct the redevelopment conditions under the TIF Act, including public improvements, earthwork, site utilities, paving, site concrete, landscaping, site accessories, fencing, public and private utility services, building demolition, clearance of the site, abatement of contaminants, on-site parking and other site development expenses, allowed by the TIF Act.

The City plans to enter into a development agreement with the Developer that will define the means for verifying Project Costs for reimbursement and the means of disbursing tax increments collected by the City for reimbursement of Project Costs incurred by the Developer and the City.

3.04.3 Estimated Sources and Uses of Funds

The estimated sources of revenue, along with the estimated Project Costs of the TIF District, are itemized in Figure 3-1. These estimates are based on the best available information in the sources and uses of funds. Such costs are eligible for reimbursement from tax increments from the TIF District.

The City reserves the right to administratively adjust the amount of any of the items listed in Figure 3-1, or to incorporate additional eligible items, so long as the Estimated Project Costs (before Financing Costs) is not increased.

**FIGURE 3-1
ESTIMATED SOURCES AND USES OF FUNDS**

	Total
Estimated Tax Increment Revenues (from tax increment generated by the district)	
Tax increment revenues distributed from the county	\$923,297
Interest and investment earnings	\$10,000
Total Estimated Tax Increment Revenues	\$933,297
Estimated Project Costs and Financing Costs (to be paid or financed with tax increment)	
Project costs	
Land/building acquisition	\$0
Site improvements/preparation costs	\$400,000
Utilities	\$100,000
Other qualifying improvements	\$0
Administrative costs	\$46,165
Estimated Project Costs (before Financing Costs)	\$546,165
Estimated Financing Costs	
Interest expense	\$387,132
Total Estimated Project Costs Including Financing Costs	\$933,297
Estimated Financing	
Total amount of Tax Increment Bonds to be issued	\$546,165

3.04.4 Administrative Costs

The estimated use of tax increments to pay administrative costs will be less than the statutory maximum of 10% of the estimated tax increment revenues to be distributed from the County. The City will use tax increment to pay for and reimburse the City for costs of managing and administering the TIF district pursuant to limitations in the TIF Act. The maximum amount of tax increment to be pay administrative costs is shown in Figure 3-1 in Section 3.04.3.

Administrative costs of the TIF District may include annual audit of the fund for TIF District, preparation of annual reporting, legal publication of annual report, and administration of the development agreement. The City may also reimburse itself for consulting and legal costs associated with the establishment of the TIF District, including the TIF Plan, agreements and contracts, among other administrative costs that may be incurred.

3.04.5 County Road Costs

The Project will not substantially increase the use of county roads and necessitate the need to use tax increments to pay for county road improvements.

3.04.6 Tax Increment Bonds

The Tax Increment Bonds estimated to be issued is shown in Figure 3-1 in Section 3.04.3. Any Tax Increment Bonds to which payment for tax increment is pledged is a tax increment bond. Tax Increment Bonds issued in connection with “any project for which tax increment financing has been undertaken” must be one of the types of bonds expressly authorized by Section 469.178 of the TIF Act. The types of Tax Increment Bonds expressly authorized by Section 469.178 of the TIF Act are: municipality general obligation bonds; authority general obligation bonds; authority revenue bonds (including pay-go); and interfund loans or advances. The City reserves the right to use any of these types of bonds pursuant to the TIF Act and the TIF Plan.

3.04.7 Duration of TIF District

The duration to collect and spend tax increments on eligible purposes is set at the maximum duration of 14 years after the date of receipt of the first tax increment or 15 years of tax increment collection. The first tax increment is estimated to be collected in July 2024 and the estimated decertification date is December 31, 2038.

3.04.8 Estimated Impact on Other Taxing Jurisdictions

Exhibit III and IV shows the estimated impact on other taxing jurisdictions if the maximum projected retained captured net tax capacity of the TIF District was hypothetically available to the other taxing jurisdictions. The City believes that there will be no adverse impact on other taxing jurisdictions during the life of the TIF District, since the proposed development would not have occurred without the establishment of the TIF District and the provision of public assistance. A positive impact on other taxing jurisdictions will occur when the TIF District is decertified and the development therein becomes part of the general tax base. The City anticipates minimal impact of the proposed development on city-provided services. There should be minimal, if any, impact on water and sewer usage. The City does not anticipate any significant increase in police and fire protection duties due to the development.

3.04.9 Prior Planned Improvements

There have been no building permits issued in the last 18 months in conjunction with any of the properties within the TIF District. The City will include this statement with the request for certification to the County Auditor. If building permits had been issued during this time period, then the County Auditor would increase the original net tax capacity of the TIF District by the net tax capacity of each improvement for which a building permit was issued.

ARTICLE IV – ADMINISTERING THE TIF DISTRICT

SECTION 4.01 FILING AND CERTIFICATION

The filing and certification of the TIF Plan for the TIF District consists of the following steps, all pursuant to the TIF Act:

1. The City shall submit a request to the County Auditor to certify the original net tax capacity and net tax capacity rate of the TIF District. To assist the County Auditor in this process, the City shall submit copies of the TIF Plan, the resolution establishing the TIF District and adopting the TIF Plan, and a listing of any Prior Planned Improvements.
2. At time of submitting the request to the County Auditor for certification of the TIF District, the City shall submit a copy of the TIF Plan to the DOR AND OSA, along with other forms as may be required by the OSA pursuant to the TIF Act.
3. The City shall send the County Assessor any assessment agreement establishing the minimum market value of land and improvements in the TIF District, and shall request that the County Assessor review and certify this assessment agreement as reasonable.

SECTION 4.02 MODIFICATIONS OF THE TAX INCREMENT FINANCING PLAN

The City reserves the right to modify the TIF District and the TIF Plan. Under current state law, the following actions can only be approved only after satisfying all the necessary requirements for approval of the original TIF Plan (including notifications and public hearing):

- Reduction or enlargement in the geographic area of the Development District or the TIF District.
- Increase in the amount of bonded indebtedness to be incurred.
- Increase in the amount of capitalized interest.
- Increase in that portion of the captured net tax capacity to be retained by the City.
- Increase in the total estimated Public Development Costs, not including the cost of financing.
- Designation of additional property to be acquired by the City.

Other modifications can be made by resolution of the City. In addition, the original approval process does not apply if (1) the only modification is elimination of parcels from the TIF District and (2) the current net tax capacity of the parcels eliminated equals or exceeds the net tax capacity of those parcels in the TIF District's original net tax capacity, or the City agrees that the TIF District's original net tax capacity will be reduced by no more than the current net tax capacity of the parcels eliminated.

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

SECTION 4.03 CORRECTING REDEVELOPMENT CONDITIONS

Section 469.176, Subd. 4j of the TIF Act requires that at least 90% of the revenues derived from tax increments from the TIF District be used to finance the cost of correcting conditions that allow designation as a redevelopment district. These costs include, but are not limited to, acquiring properties containing structurally substandard buildings or improvements or hazardous substances, pollution, or contaminants, acquiring adjacent parcels necessary

to provide a site of sufficient size to permit development, demolition and rehabilitation of structures, clearing of the land, the removal of hazardous substances or remediation necessary to development of the land, and installation of utilities, roads, sidewalks, and parking facilities for the site. The allocated administrative expenses of the City, including the cost of preparation of the development action response plan, may be included in the qualifying costs.

SECTION 4.04 FOUR YEAR KNOCKDOWN RULE

The Four Year Knockdown Rule requires that if after four years from certification of the TIF District no demolition, rehabilitation, renovation or site improvement, including a qualified improvement of an adjacent street, has commenced on a parcel located within the TIF District, then that parcel shall be excluded from the TIF District and the original net tax capacity shall be adjusted accordingly. Qualified improvements of a street are limited to construction or opening of a new street, relocation of a street, or substantial reconstruction or rebuilding of an existing street. The City must submit to the County Auditor, by February 1 of the fifth year, evidence that the required activity has taken place for each parcel in the TIF District.

If a parcel is excluded from the TIF District and the City or owner of the parcel subsequently commences any of the above activities, the City shall certify to the County Auditor that such activity has commenced and the parcel shall once again be included in the TIF District. The County Auditor shall certify the net tax capacity of the parcel, as most recently certified by the Commissioner of Revenue, and add such amount to the original net tax capacity of the TIF District.

SECTION 4.05 FIVE YEAR RULE AND SIX YEAR RULE AND OTHER LIMITATIONS

Pursuant to Section 469.1763, Subd. 2 of the TIF Act at least 75% of the total revenue derived from tax increments paid by properties in the TIF District must be expended on activities in the in the TIF District or to pay bonds, to the extent that the proceeds of the bonds were used to finance activities in the district or to pay, or secure payment of, debt service on credit enhanced bonds.

Not more than 25% of the total revenue derived from tax increments paid by properties in the TIF District may be expended, through a development fund or otherwise, on activities outside of the TIF District but within the defined geographic area of the project except to pay, or secure payment of, debt service on credit enhanced bonds. All administrative expenses for the TIF District will be considered to be expenditures for activities outside of the TIF District pursuant to requirements within the TIF Act.

Five Year Rule

Revenues derived from tax increments paid by properties in the TIF District that are expended on an activity within the district will instead be considered to have been expended on an activity outside the district for purposes of Section 469.1763, Subd. 2 of the TIF Act unless:

- (1) before or within five years after certification of the district, the revenues are actually paid to a third party with respect to the activity;
- (2) bonds, the proceeds of which must be used to finance the activity, are issued and sold to a third party before or within five years after certification of the district, the revenues are spent to repay the bonds, and the proceeds of the bonds either are, on the date of issuance, reasonably expected to be spent before the end of the later of (i) the five-year period, or (ii) a reasonable temporary period within the meaning of the use of that term under section 148(c)(1) of the Internal Revenue Code, or are deposited in a reasonably required reserve or replacement fund;
- (3) binding contracts with a third party are entered into for performance of the activity

before or within five years after certification of the district and the revenues are spent under the contractual obligation;

(4) costs with respect to the activity are paid before or within five years after certification of the district and the revenues are spent to reimburse a party for payment of the costs, including interest on unreimbursed costs; or

(5) revenues are spent for housing purposes as described by Section 469.1763, Subd. 2 of the TIF Act, paragraph (b).

(b) For purposes of this subdivision, bonds include subsequent refunding bonds if the original refunded bonds meet the requirements of paragraph (a), clause (2).

It is anticipated that all tax increments collected in the TIF District will be spent or obligated before within five years after certification of the TIF District.

Six Year Rule

Pursuant to Section 469.1763, Subd. 4 of the TIF Act, beginning with the sixth year following certification of the TIF District, the use of tax increment derived from property within the TIF District is further limited. The general concept of the Six Year Rule provides that the TIF District must be decertified when the product of the applicable in-district percentage multiplied by cumulative revenues derived from tax increments paid by properties in the district that have been collected through the end of the calendar year, equals or exceeds an amount sufficient to pay costs and obligations. The City will administer the TIF District in compliance with the Six Year Rule.

Other Limitations

Pursuant to Section 469.176, Subd. 4j of the TIF Act, at least 90% of the revenues derived from tax increments from a redevelopment district or renewal and renovation district must be used to finance the cost of correcting conditions that allow designation of redevelopment and renewal and renovation districts under Section 469.174 of the TIF Act. These costs include, but are not limited to, acquiring properties containing structurally substandard buildings or improvements or hazardous substances, pollution, or contaminants, acquiring adjacent parcels necessary to provide a site of sufficient size to permit development, demolition and rehabilitation of structures, clearing of the land, the removal of hazardous substances or remediation necessary to development of the land, and installation of utilities, roads, sidewalks, and parking facilities for the site. The allocated administrative expenses of the City may be included in the qualifying costs.

SECTION 4.06 FINANCIAL REPORTING AND DISCLOSURE REQUIREMENTS

The City will comply with the annual reporting requirements of state law pursuant to the guidelines of the OSA. Pursuant to Section 469.175, Subd. 6 of the TIF Act, the City will prepare and submit a report on the TIF district on or before August 1 of each year and will annually publish in a newspaper of general circulation in the city an annual statement for the TIF District.

The reporting and disclosure requirements outlined in this section begin with the year the TIF District is certified, and shall end in the year in which both the TIF District has been decertified and all tax increments have been spent or returned to the county for redistribution. Failure to meet these requirements, as determined by the OSA, may result in suspension of distribution of tax increment.

SECTION 4.07 BUSINESS SUBSIDY COMPLIANCE

The City will comply with the business subsidies requirements, if applicable, specified in Minnesota Statutes, Sections 116J.993 to 116J.995.

Exhibit I
City of Virginia
Tax Increment Financing District No. 7-1
Present Value Analysis As Required By Statute
Minnesota Statutes 469.175(3)(2)
Mall Redevelopment

1 Estimated Future Market Value w/ Tax Increment Financing	3,272,506 ¹
2 Payable Prel 2024 Market Value	1,841,700
3 Market Value Increase (1-2)	1,430,806
4 Present Value of Future Tax Increments	526,316
5 Market Value Increase Less PV of Tax Increments	904,490
6 Estimated Future Market Value w/o Tax Increment Financing	2,569,043 ¹
7 Payable Prel 2024 Market Value	1,841,700
8 Market Value Increase (6-7)	727,343
9 Increase in MV From TIF	177,147 ²

¹ Assume 1.34% annual appreciation over 26 year life of district.

² Statutory compliance achieved if increase in market value from TIF (Line 9) is greater than or equal to zero.

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 7-1

Exhibit II
City of Virginia
Tax Increment Financing District No. 7-1 (Redevelopment)
Mall Redevelopment
Projected Tax Increment Financing (TIF) Cash Flow and Real Estate Taxes

TIF District Year	Taxes Payable Year	Taxable Market Value (TMV)	Tax Capacity	Original Base Tax Capacity	Captured Tax Capacity for TIF	Original Tax Rate	Available TIF from District	PV Available TIF	TIF to City for Admin	Net Available TIF
1	2026	2,346,000	46,920	36,834	10,086	188.99%	18,992	17,465	950	18,043
2	2027	2,377,443	47,549	36,834	10,715	188.99%	20,176	35,387	1,009	19,167
3	2028	2,409,307	48,186	36,834	11,352	188.99%	21,377	53,727	1,069	20,308
4	2029	2,441,599	48,832	36,834	11,998	188.99%	22,592	72,449	1,130	21,463
5	2030	2,474,323	49,486	36,834	12,652	188.99%	23,825	91,519	1,191	22,634
6	2031	2,507,486	50,150	36,834	13,316	188.99%	25,074	110,905	1,254	23,821
7	2032	2,541,093	50,822	36,834	13,988	188.99%	26,340	130,575	1,317	25,023
8	2033	2,575,151	51,503	36,834	14,669	188.99%	27,622	150,499	1,381	26,241
9	2034	2,609,665	52,193	36,834	15,359	188.99%	28,923	170,649	1,446	27,476
10	2035	2,644,642	52,893	36,834	16,059	188.99%	30,240	190,999	1,512	28,728
11	2036	2,680,088	53,602	36,834	16,768	188.99%	31,575	211,523	1,579	29,996
12	2037	2,716,008	54,320	36,834	17,486	188.99%	32,927	232,195	1,646	31,281
13	2038	2,752,410	55,048	36,834	18,214	188.99%	34,298	252,995	1,715	32,583
14	2039	2,789,300	55,786	36,834	18,952	188.99%	35,687	273,898	1,784	33,903
15	2040	2,826,685	56,534	36,834	19,700	188.99%	37,095	294,885	1,855	35,240
16	2041	2,864,570	57,291	36,834	20,457	188.99%	38,522	315,936	1,926	36,596
17	2042	2,902,964	58,059	36,834	21,225	188.99%	39,969	337,033	1,998	37,970
18	2043	2,941,871	58,837	36,834	22,003	188.99%	41,433	358,157	2,072	39,362
19	2044	2,981,301	59,626	36,834	22,792	188.99%	42,918	379,292	2,146	40,772
20	2045	3,021,259	60,425	36,834	23,591	188.99%	44,423	400,422	2,221	42,202
21	2046	3,061,752	61,235	36,834	24,401	188.99%	45,948	421,532	2,297	43,651
22	2047	3,102,788	62,056	36,834	25,222	188.99%	47,493	442,608	2,375	45,119
23	2048	3,144,374	62,887	36,834	26,053	188.99%	49,060	463,637	2,453	46,607
24	2049	3,186,517	63,730	36,834	26,896	188.99%	50,647	484,605	2,532	48,115
25	2050	3,229,226	64,585	36,834	27,751	188.99%	52,255	505,502	2,613	49,642
26	2051	3,272,506	65,450	36,834	28,616	188.99%	53,885	526,316	2,694	51,191
TOTAL =							923,297	526,316	46,165	877,132

Key Assumptions:

- 1 Taxable market value (TMV) annual growth assumption = 1.34%
- 2 Original Tax Capacity Rate estimated based on Taxes Payable Year 2023, inclusive of all special taxing jurisdictions.
- 3 Election for captured tax capacity is 100.00%
- 4 Base Tax Capacity is calculated based on pay 2024 preliminary estimated TMV for parcel 090-0136-00011.
- 5 Present Value (PV) Net Available TIF calculated on semi-annual payments and rate of 3.5% and dated date 6/1/2024.
- 6 TMV for Pay 2026 is estimated based on county assessor's estimated value for expansion project (\$504,300) estimated as of January 2, 2025 for Pay 2026, plus existing value of parcel 090-136-00011 (\$1,841,700).
- 7 Available TIF from District is after deduction of State Auditor Fee (0.36%).
- 8 Fiscal disparities contribution assumed to be paid from outside of TIF District.

Exhibit III
City of Virginia
Tax Increment Financing District No. 7-1
Impact on Other Taxing Jurisdictions
(Taxes Payable Prel 2024)
Mall Redevelopment

Annual Tax Increment

Estimated Annual Captured Tax Capacity (Full Development)	\$28,616
Payable Prel 2024 Local Tax Rate	188.985%
Estimated Annual Tax Increment	\$54,080

Percent of Tax Base

	Net Tax Capacity (NTC)	Captured Tax Capacity	Percent of Total NTC
City of Virginia	4,547,613	28,616	0.63%
Saint Louis County County	258,695,058	28,616	0.01%
Independent School District No. 2909	13,273,530	28,616	0.22%

Dollar Impact of Affected Taxing Jurisdictions

	Net Tax Capacity (NTC)	% of Total	Tax Increment Share	Added Local Tax Rate
City of Virginia	127.143%	67.277%	36,383	0.800%
Saint Louis County County	51.304%	27.147%	14,681	0.006%
Independent School District No. 2909	8.163%	4.319%	2,336	0.018%
Other	2.375%	1.257%	680	
Totals	188.985%	100.000%	54,080	

NOTE NO. 1: Assuming that ALL of the captured tax capacity would be available to all taxing jurisdictions even if the City does not create the Tax Increment District, the creation of the District will reduce tax capacities and increase the local tax rate as illustrated in the above tables.

NOTE NO. 2: Assuming that NONE of the captured tax capacity would be available to the taxing jurisdiction if the City did not create the Tax Increment District, then the plan has virtually no initial effect on the tax capacities of the taxing jurisdictions. However, once the District is established, allowable costs paid from the increments, and the District is terminated, all taxing jurisdictions will experience an increase in their tax base.

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 7-1

Exhibit IV
City of Virginia
Tax Increment Financing (Redevelopment) District No. 7-1
Mall Redevelopment
Estimated Tax Increments Over Maximum Life of District

Based on Pay Prel 2024 Tax Rate = 188.985% 127.143% 51.304% 8.163% 2.375%

TIF District	Taxes Payable Year	New Taxable Market Value	New Tax Capacity	Base Tax Capacity	Captured Tax Capacity	Estimated Total Tax Increments	City TIF Related Share	County TIF Related Share	School TIF Related Share	Other TIF Related Share
1	2026	2,346,000	46,920	36,834	10,086	19,061	12,824	5,175	823	239
2	2027	2,377,443	47,549	36,834	10,715	20,249	13,623	5,497	875	254
3	2028	2,409,307	48,186	36,834	11,352	21,454	14,433	5,824	927	270
4	2029	2,441,599	48,832	36,834	11,998	22,674	15,255	6,155	979	285
5	2030	2,474,323	49,486	36,834	12,652	23,911	16,087	6,491	1,033	300
6	2031	2,507,486	50,150	36,834	13,316	25,165	16,930	6,831	1,087	317
7	2032	2,541,093	50,822	36,834	13,988	26,435	17,785	7,176	1,142	332
8	2033	2,575,151	51,503	36,834	14,669	27,722	18,651	7,526	1,197	348
9	2034	2,609,665	52,193	36,834	15,359	29,027	19,528	7,880	1,254	365
10	2035	2,644,642	52,893	36,834	16,059	30,349	20,418	8,239	1,311	381
11	2036	2,680,088	53,602	36,834	16,768	31,689	21,319	8,603	1,369	398
12	2037	2,716,008	54,320	36,834	17,486	33,046	22,232	8,971	1,427	416
13	2038	2,752,410	55,048	36,834	18,214	34,422	23,158	9,345	1,487	432
14	2039	2,789,300	55,786	36,834	18,952	35,816	24,096	9,723	1,547	450
15	2040	2,826,685	56,534	36,834	19,700	37,229	25,047	10,107	1,608	467
16	2041	2,864,570	57,291	36,834	20,457	38,661	26,010	10,495	1,670	486
17	2042	2,902,964	58,059	36,834	21,225	40,113	26,986	10,889	1,733	505
18	2043	2,941,871	58,837	36,834	22,003	41,583	27,976	11,289	1,796	522
19	2044	2,981,301	59,626	36,834	22,792	43,073	28,978	11,693	1,861	541
20	2045	3,021,259	60,425	36,834	23,591	44,584	29,995	12,103	1,926	560
21	2046	3,061,752	61,235	36,834	24,401	46,114	31,024	12,519	1,992	579
22	2047	3,102,788	62,056	36,834	25,222	47,665	32,068	12,940	2,059	598
23	2048	3,144,374	62,887	36,834	26,053	49,237	33,125	13,366	2,127	619
24	2049	3,186,517	63,730	36,834	26,896	50,830	34,197	13,799	2,196	638
25	2050	3,229,226	64,585	36,834	27,751	52,444	35,283	14,237	2,265	659
26	2051	3,272,506	65,450	36,834	28,616	54,080	36,383	14,681	2,336	680
Total						926,633	623,411	251,554	40,027	11,641

Note: The Estimated Total Tax Increment shown above is before deducting the State Auditor's fee, which is payable at a rate of 0.36% of the Total Tax Increment collected. Exhibit II provides Estimated Total Tax Increment after deducting for the State Auditor's fee.

EXHIBIT V

DOCUMENTS AND REPORTS FOR REDEVELOPMENT FINDINGS

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

**UPTOWN MALL
REDEVELOPMENT TIF DISTRICT**

Prepared for

**CITY OF VIRGINIA
VIRGINIA, MINNESOTA
February 13, 2024**



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Part 1: Executive Summary

Purpose of the Evaluation

LHB was hired by the City of Virginia 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 at 1401 South 12th Avenue, at the intersection with Highway 53 (Diagram 1). The purpose of LHB's work is to determine whether the proposed TIF District meets the statutory requirements for coverage, and whether one building on one parcel, located within the proposed TIF District, meets the qualifications required for a Redevelopment District.



Diagram 1: Proposed TIF District

Scope of Work

The proposed TIF District consists of one parcel with one building. The building was inspected on January 12, 2024. Building Code and Condition Deficiency reports are in Appendix B.

Conclusion

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

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

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:

1. COVERAGE TEST

- a. Minnesota Statutes, Section 469.174, Subdivision 10(a)(1) states:

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

- b. 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.”

2. CONDITION OF BUILDINGS TEST

- a. 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;”

- b. 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.”

- i. 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.
- c. 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 follows 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 based on 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.”

- i. 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:
 - 1) 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.
 - 2) 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*...”
 - 3) Chapter 11 of the 2015 Minnesota Residential Code incorporates Minnesota Rules, Chapters, 1322 and 1323 *Minnesota Energy Code*.
 - 4) 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.
 - 5) 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.
 - 6) 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. 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.

3. DISTRIBUTION OF SUBSTANDARD BUILDINGS

- a. 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...”

- b. 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 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 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 building on January 12, 2024.

Part 4: Findings

1. Coverage Test

- a. The total square foot area of the parcel in the proposed TIF District was obtained from City records, GIS mapping and site verification.
- b. 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.
- c. 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

2. Condition of Building Test

a. BUILDING INSPECTION

- i. The first step in the evaluation process is the building inspection. After an initial walk-thru, the inspector makes a judgment whether 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.

b. REPLACEMENT COST

- i. 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 2024.
- ii. 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 Virginia, Minnesota.
- iii. 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.

c. CODE DEFICIENCIES

- i. 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.
- ii. 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.
- iii. 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 a series of provisional codes written specifically for Minnesota only requirements, adoption of several international codes, and amendments to the adopted international codes.
- iv. After identifying the code deficiencies in each building, we used R.S. Means Cost Works 2024; 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

One out of one buildings (100 percent) in the proposed TIF District contained code deficiencies exceeding the 15 percent threshold required by Minnesota Statutes, Section 469.174, Subdivision 10(c). Building Code, Condition Deficiency and Context Analysis reports for the building(s) in the proposed TIF District can be found in Appendix B of this report.

d. SYSTEM CONDITION DEFICIENCIES

- i. If a building meets the minimum code deficiency threshold under Minnesota Statutes, Section 469.174, Subdivision 10(c), then 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.
- ii. 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.
- iii. 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.
- iv. 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, one out of one buildings (100 percent) in the proposed TIF District are structurally substandard to a degree requiring substantial renovation or clearance, because of defects in structural elements or a combination of deficiencies in essential utilities and facilities, light and ventilation, fire protection including adequate egress, layout and condition of interior partitions, or similar factors which defects or deficiencies are of sufficient total significance to justify substantial renovation or clearance. This exceeds the 50 percent requirement of Subdivision 10a(1).

3. Distribution of Substandard Structures

- e. 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 yellow area depicts parcels with buildings.
Shaded orange area depicts substandard buildings.

Exhibit V - Inspection Report

Part 5: Team Credentials

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

Michael has 37 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 master's 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, Chair of a Metropolitan Planning Organization, and Chair of the Edina Planning Commission. Most recently, he served as a member of the Edina city council and Secretary of the Edina HRA. 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.

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.

Appendices

- APPENDIX A** Property Condition Assessment Summary Sheet
- APPENDIX B** Building Code, Condition Deficiency and Context Analysis Report
- APPENDIX C** Building Replacement Cost Report
 - Code Deficiency Cost Report
 - Photographs

APPENDIX A

Property Condition Assessment Summary Sheet

Exhibit V - Inspection Report

Exhibit V - Inspection Report

Uptown Mall Redevelopment TIF District

Property Condition Assessment Summary Sheet

Virginia, Minnesota

TIF Map No.	PID #	Property Address	Improved or Vacant	Survey Method Used	Site Area (S.F.)	Coverage Area of Improvements (S.F.)	Coverage Percent of Improvements	Coverage Quantity (S.F.)	No. of Buildings	Building Replacement Cost	15% of Replacement Cost	Building Code Deficiencies	No. of Buildings Exceeding 15% Criteria	No. of buildings determined substandard
A	090-0136-00011	1401 South 12th Avenue	Improved	Interior/Exterior	927,512	908,962	98.0%	927,512	1	\$27,217,019	\$4,082,553	\$8,010,751	1	1
TOTALS					927,512			927,512	1				1	1
Total Coverage Percent:									100.0%					
Percent of buildings exceeding 15 percent code deficiency threshold:										100.0%				
Percent of buildings determined substandard:										100.0%				

M:\24\Proj\240037\300 Design\Report\Final Report\240037 Uptown Mall Redevelopment TIF Summary Spreadsheet.xlsx\Property Info

APPENDIX B

Building Code, Condition Deficiency and Context Analysis Report

Exhibit V - Inspection Report

Uptown Mall Redevelopment TIF District

Building Code, Condition Deficiency and Context Analysis Report

Parcel A

Address:
 Parcel ID:
 Inspection Date(s) & Time(s):
 Inspection Type:
 Summary of Deficiencies:

Uptown Mall

1401 South 12th Avenue, Virginia, Minnesota 55792
 090-0136-00011
 January 12, 2024, 11:00 am
 Interior and Exterior
 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:	\$27,217,019
Estimated Cost to Correct Building Code Deficiencies:	\$8,010,751
Percentage of Replacement Cost for Building Code Deficiencies:	29.4%

DEFECTS IN STRUCTURAL ELEMENTS

- Steel beams should be protected from rusting per code.

COMBINATION OF DEFICIENCIES

- Essential Utilities and Facilities
 - Restrooms do not comply with code.
- Light and Ventilation
 - Interior lighting does not comply with code.
 - The HVAC system does not comply with code.
 - The electrical wiring system does not comply with code.
- Fire Protection/Adequate Egress
 - Sidewalks are damaged creating an impediment to emergency egress which is contrary to code.
 - Glass doors do not have code required 10-inch kick plates.
 - Thresholds do not comply with code.
 - Exterior doors do not have code required emergency exit hardware.
 - Interior doors do not have code compliant door hardware.
 - Electrical transformers are not protected per code.
 - Wood stairs do not comply with code.
 - The safety eye was station does not comply with code.
 - Fire caulking should be installed to comply with code.

- j. The emergency lighting system does not comply with code.
 - k. The emergency notification system is not code compliant.
 - l. The building sprinkler system is not fully code compliant.
 - m. The building smoke detectors do not comply with code.
4. Layout and Condition of Interior Partitions/Materials
- a. Ceramic tile flooring is damaged and should be repaired.
 - b. Ceiling tile is water stained from roof leaks.
 - c. Interior walls should be repaired/repainted.
 - d. The carpet is stained and should be cleaned and or replaced.
5. Exterior Construction
- a. Exterior concrete block work is failing allowing for water intrusion which is contrary to code.
 - b. E.I.F.S. is damaged allowing for water intrusion which is contrary to code.
 - c. Exterior concrete block walls should be repainted.
 - d. Exterior caulking joints are failing, allowing for water intrusion which is contrary to code.
 - e. Exterior metal soffits should be repainted.
 - f. Parking lots are failing and should be repaired and resurfaced.
 - g. Roofing materials are failing, allowing for water intrusion which is contrary to code.
 - h. Hollow metal doors are failing and should be repaired/replaced.

DESCRIPTION OF CODE DEFICIENCIES

- 1. Steel beams should be protected from rusting per code.
- 2. Restrooms should be modified to comply with the accessibility code.
- 3. Code-compliant interior lighting should be installed.
- 4. A code-compliant HVAC system should be installed.
- 5. A code-compliant electrical wiring system should be installed.
- 6. Damaged sidewalks should be repaired/replaced to create a code-compliant means for unimpeded egress.
- 7. Glass doors should have code required 10-inch kick plates installed.
- 8. Thresholds should be modified to comply with code for maximum height.
- 9. Code required emergency exit hardware should be installed on exterior doors.
- 10. Install code compliant door hardware on interior doors.
- 11. Protect electrical transformers per code.
- 12. Modify wood stairs to comply with code.
- 13. Install fire caulking per code.
- 14. Modify emergency lighting system to comply with code.
- 15. Install code-compliant emergency notification system.
- 16. Modify building sprinkler system to comply with code.
- 17. Install code-compliant smoke detectors.
- 18. Repair/replace damaged/missing exterior concrete block to prevent water intrusion per code.
- 19. Repair damaged EIFS to prevent water intrusion per code.

- 20. Remove/replace failed exterior joint caulking to prevent water intrusion per code.
- 21. Remove failed roofing material and replace to prevent water intrusion per code.

OVERVIEW OF DEFICIENCIES

The Uptown Mall was built in 1970 and has gone through several remodels. The exterior concrete block walls are damaged/missing and should be repaired/replaced to prevent water intrusion per code. Exterior control joint caulking is failing, allowing for water intrusion which is contrary to code. Exterior concrete block walls and metal soffits should be repainted. The parking lot is failing and should be repaired and resurfaced. The exterior doors do not have code required emergency exit hardware or code required 10-inch kick plates. The electrical transformers should be protected per code. The electrical wiring and lighting systems do not comply with code. The HVAC system does not comply with code. Interior walls should be repaired and repainted. The interior carpeting should be cleaned or replaced. Ceiling tile is water stained from roof leaks and should be replaced. Remove/replace failed roofing system to prevent water intrusion per code. Fire and life safety systems should be made code compliant. Wood stairs should be modified to comply with code.

ENERGY CODE DEFICIENCIES

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

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APPENDIX C

Building Replacement Cost Report

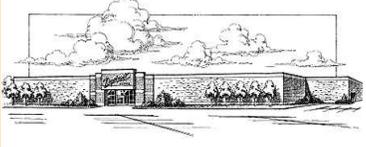
Code Deficiency Cost Report

Photographs

Exhibit V - Inspection Report

Uptown Mall Redevelopment TIF District

Replacement Cost Report

RSMeans data <small>from SERRAN</small>	Square Foot Cost Estimate Report	Date:	1/19/2024
Estimate Name:	Uptown Mall		
Building Type:	Store, Department, 1 Story with Concrete Block / Steel Joists		
Location:	VIRGINIA, MN	 <p>Costs are derived from a building model with basic components. Scope differences and market conditions can cause costs to vary significantly.</p>	
Story Count:	1		
Story Height (L.F.):	20		
Floor Area (S.F.):	238300		
Labor Type:	STD		
Basement Included:	No		
Data Release:	Year 2024		
Cost Per Square Foot:	\$114.21		
Building Cost:	\$27,217,019.82		

		Quantity	% of Total	Cost Per S.F.	Cost
A	Substructure		10.70%	\$10.63	\$2,532,688.78
A1010	Standard Foundations			\$2.74	\$653,211.91
A10101051560	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick	2900		\$1.38	\$329,284.85
A10101102500	Strip footing, concrete, reinforced, load 5.1 KLF, soil bearing capacity 3 KSF, 12" deep x 24" wide	2900		\$0.71	\$168,881.50
A10102107250	Spread footings, 3000 PSI concrete, load 75K, soil bearing capacity 3 KSF, 5' - 6" square x 13" deep	216.64		\$0.65	\$155,045.56
A1030	Slab on Grade			\$7.47	\$1,781,242.46
A10301202240	Slab on grade, 4" thick, non industrial, reinforced	238300		\$7.47	\$1,781,242.46
A2010	Basement Excavation			\$0.41	\$98,234.41
A20101106911	Excavate and fill, 100,000 SF, 4' deep, sand, gravel, or common earth, on site storage	238300		\$0.41	\$98,234.41
B	Shell		29.22%	\$29.02	\$6,916,378.59
B1010	Floor Construction			\$0.69	\$165,522.15
B10107203550	Fireproofing, gypsum board, fire rated, 1 layer, 1/2" thick, 14" steel column, 2 hour rating, 18 PLF	3760.81		\$0.69	\$165,522.15
B1020	Roof Construction			\$15.87	\$3,781,613.68
B10201124500	Roof, steel joists, beams, 1.5" 22 ga metal deck, on columns, 30'x30' bay, 28" deep, 40 PSF superimposed load, 62 PSF total load	238300		\$13.91	\$3,313,647.29
B10201124600	Roof, steel joists, beams, 1.5" 22 ga metal deck, on columns, 30'x30' bay, 28" deep, 40 PSF superimposed load, 62 PSF total load, add for column	238300		\$1.96	\$467,966.39
B2010	Exterior Walls			\$4.94	\$1,177,632.00
B20101116300	Concrete block (CMU) wall, regular weight, 75% solid, 12 x 8 x 16, 2000 PSI, reinforced, vertical #4@48", grouted	52200		\$4.94	\$1,177,632.00
B2030	Exterior Doors			\$0.80	\$190,641.34
B20301105850	Doors, stainless steel & glass, balanced, standard, premium, 3'-0" x 7'-0" opening	4.33		\$0.64	\$151,901.95
B20302203450	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening	8.67		\$0.16	\$38,739.39
B3010	Roof Coverings			\$6.65	\$1,585,262.14
B30101203300	Roofing, single ply membrane, EPDM, 60 mils, fully adhered	238300		\$3.43	\$817,369.00
B30103203090	Insulation, rigid, roof deck, composite with 2" EPS, 1" perlite	238300		\$2.74	\$653,015.87
B30104201400	Roof edges, aluminum, duranodic, .050" thick, 6" face	2900		\$0.33	\$79,356.47
B30106305100	Gravel stop, aluminum, extruded, 4", mill finish, .050" thick	2900		\$0.15	\$35,520.80
B3020	Roof Openings			\$0.07	\$15,707.28
B30202100300	Roof hatch, with curb, 1" fiberglass insulation, 2'-6" x 3'-0", galvanized steel, 165 lbs	2		\$0.02	\$4,605.28
B30202102100	Smoke hatch, unlabeled, galvanized, 2'-6" x 3', not incl hand winch operator	4		\$0.05	\$11,102.00

Exhibit V - Inspection Report

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 7-1

C	Interiors		24.11%	\$23.95	\$5,706,361.22
C1010	Partitions			\$2.95	\$702,328.11
C10101265800	Metal partition, 5/8" fire rated gypsum board face, 1/4" sound deadening gypsum board, 2-1/2" @ 24", same opposite face, no insulation	39716.67		\$1.43	\$340,685.99
C10107101001	1/2" fire rated gypsum board, taped & finished, painted on metal furring	52200		\$1.52	\$361,642.12
C1020	Interior Doors			\$2.62	\$625,184.02
C10201022600	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	397.17		\$2.62	\$625,184.02
C3010	Wall Finishes			\$0.43	\$102,143.32
C30102300140	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	79433.33		\$0.43	\$102,143.32
C3020	Floor Finishes			\$9.68	\$2,306,882.22
C30204100080	Carpet tile, nylon, fusion bonded, 18" x 18" or 24" x 24", 35 oz	119150		\$1.51	\$360,275.05
C30204101740	Tile, porcelain type, minimum	119150		\$8.17	\$1,946,607.17
C3030	Ceiling Finishes			\$8.27	\$1,969,823.55
C30302107200	Acoustic ceilings, 5/8" plastic coated mineral fiber, 12" x 12" tile, 25 ga channel grid, adhesive back support	238300		\$8.27	\$1,969,823.55
D	Services		35.96%	\$35.72	\$8,511,545.17
D2010	Plumbing Fixtures			\$2.57	\$612,248.18
D20101102080	Water closet, vitreous china, bowl only with flush valve, wall hung	84.7		\$1.50	\$358,292.91
D20102102000	Urinal, vitreous china, wall hung	11.05		\$0.09	\$20,665.91
D20103101560	Lavatory w/trim, vanity top, PE on CI, 20" x 18"	33.15		\$0.28	\$66,581.74
D20104404340	Service sink w/trim, PE on CI, wall hung w/rim guard, 24" x 20"	14.73		\$0.43	\$101,401.24
D20108201880	Water cooler, electric, wall hung, dual height, 14.3 GPH	14.73		\$0.27	\$65,306.38
D2020	Domestic Water Distribution			\$0.40	\$96,075.89
D20202502220	Gas fired water heater, commercial, 100< F rise, 500 MBH input, 480 GPH	3.68		\$0.40	\$96,075.89
D2040	Rain Water Drainage			\$1.06	\$252,766.77
D20402104360	Roof drain, CI, soil, single hub, 6" diam, 10' high	40.51		\$0.66	\$157,838.96
D20402104400	Roof drain, CI, soil, single hub, 6" diam, for each additional foot add	1412.47		\$0.40	\$94,927.81
D3050	Terminal & Package Units			\$10.49	\$2,500,553.39
D30501502560	Rooftop, single zone, air conditioner, department stores, 10,000 SF, 29.17 ton	238300		\$10.49	\$2,500,553.39
D4010	Sprinklers			\$4.56	\$1,087,405.79
D40104100640	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 50,000 SF	238300		\$4.56	\$1,087,405.79
D4020	Standpipes			\$0.41	\$97,485.06
D40203101580	Wet standpipe risers, class III, steel, black, sch 40, 6" diam pipe, 1 floor	2.17		\$0.20	\$48,182.96
D40203101600	Wet standpipe risers, class III, steel, black, sch 40, 6" diam pipe, additional floors	8.67		\$0.21	\$49,302.10
D5010	Electrical Service/Distribution			\$0.58	\$138,275.69
D50101200480	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 1200 A	1.25		\$0.18	\$42,492.38
D50102300480	Feeder installation 600 V, including RGS conduit and XHHW wire, 1200 A	100		\$0.22	\$53,082.00
D50102400320	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 1200 A	1.2		\$0.18	\$42,701.31
D5020	Lighting and Branch Wiring			\$13.95	\$3,324,654.11
D50201100240	Receptacles incl plate, box, conduit, wire, 2.5 per 1000 SF, .3 W per SF, with transformer	159661		\$1.96	\$466,117.52
D50201350200	Miscellaneous power, to .5 watts	238300		\$0.21	\$50,121.64
D50201400240	Central air conditioning power, 3 watts	285960		\$1.07	\$253,889.59
D50202100520	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @ 32 watt per 1000 SF	297875		\$10.72	\$2,554,525.36
D5030	Communications and Security			\$1.65	\$393,100.19
D50309100456	Communication and alarm systems, fire detection, addressable, 100 detectors, includes outlets, boxes, conduit and wire	2.17		\$0.91	\$217,558.37
D50309100462	Fire alarm command center, addressable with voice, excl. wire & conduit	2.17		\$0.14	\$33,967.17
D50309200102	Internet wiring, 2 data/voice outlets per 1000 S.F.	166.81		\$0.59	\$141,574.65

Exhibit V - Inspection Report

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 7-1

D5090	Other Electrical Systems			\$0.04	\$8,980.10
D50902100200	Generator sets, w/battery, charger, muffler and transfer switch, gas/gasoline operated, 3 phase, 4 wire, 277/480 V, 7.5 kW	6.13		\$0.04	\$8,980.10
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%	\$99.32	\$23,666,973.76
Contractor Fees (General Conditions,Overhead,Profit)			15.0%	\$14.90	\$3,550,046.06
Architectural Fees			0.0%	\$0.00	\$0.00
User Fees			0.0%	\$0.00	\$0.00
Total Building Cost				\$114.21	\$27,217,019.82

Exhibit V - Inspection Report

Uptown Mall Redevelopment TIF District

Code Deficiency Cost Report

Parcel A - 1401 South 12th Avenue, Virginia, Minnesota 55792
 Parcel ID 090-0136-00011

Building Name or Type
 Uptown Mall

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Accessibility Items					
	Restrooms				
	Modify restrooms to comply with code	\$ 1.87	SF	238,300	\$ 445,621.00
Structural Elements					
	Steel Beams				
	Steel beams should be protected from rusting per code	\$ 500.00	EA	1	\$ 500.00
Exiting					
	Sidewalks				
	Repair/replace damaged sidewalks to create an unimpeded means for emergency egress per code	\$ 5.00	SF	20,000	\$ 100,000.00
	Glass Doors				
	Install code required 10-inch kick plates on glass doors	\$ 100.00	EA	50	\$ 5,000.00
	Thresholds				
	Modify thresholds to comply with code for maximum height	\$ 100.00	EA	50	\$ 5,000.00
	Exit Doors				
	Install code required emergency exit hardware	\$ 500.00	EA	25	\$ 12,500.00
	Interior Doors				
	Install code compliant door hardware	\$ 250.00	EA	100	\$ 25,000.00
	Wood Stairs				
	Modify wood stairs to comply with code	\$ 500.00	EA	2	\$ 1,000.00
	Emergency Lighting System				
	Modify emergency lighting system to comply with code	\$ 0.24	SF	238,300	\$ 57,192.00
	Emergency Notification System				
	Install a code required emergency notification system	\$ 0.14	SF	238,300	\$ 33,362.00
Fire Protection					
	Electrical Transformers				
	Protect transformers per code	\$5,000.00	Lump	1	\$ 5,000.00
	Fire Caulking				
	Install code required fire caulking	\$ 0.02	SF	238,300	\$ 4,766.00
	Smoke Detectors				
	Install code required smoke detectors	\$ 0.91	SF	238,300	\$ 216,853.00
	Building Sprinkler System				
	Modify building spinkler system to comply with code	\$ 0.05	SF	238,300	\$ 11,915.00
Exterior Construction					
	Control Joints				
	Remove/replace tailed control joint caulking to prevent water intrusion per code	\$ 0.05	SF	238,300	\$ 11,915.00
	Exterior Concrete Block Walls				

Exhibit V - Inspection Report

TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 7-1

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
	Repair/replace damaged/missing concrete blocks and mortar to prevent water intrusion per code	\$ 0.25	SF	238,300	\$ 59,575.00
EIFS	Repair damaged EIFS to prevent water intrusion per code	\$ 0.04	SF	238,300	\$ 9,532.00
Roof Construction					
	Roofing Material code	\$ 5.65	SF	238,300	\$ 1,346,395.00
Mechanical - Electrical					
	Mechanical Install code-compliant HVAC system	\$ 10.49	SF	238,300	\$ 2,499,767.00
	Electrical Install a code-compliant interior lighting system	\$ 10.72	SF	238,300	\$ 2,554,576.00
	Install a code-compliant electrical wiring system	\$ 2.54	SF	238,300	\$ 605,282.00
Total Code Improvements					\$ 8,010,751

Exhibit V - Inspection Report

Uptown Mall Redevelopment TIF District | Parcel



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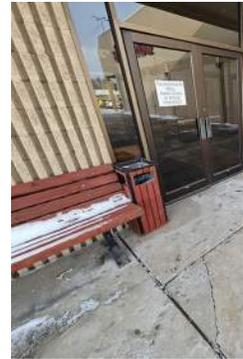
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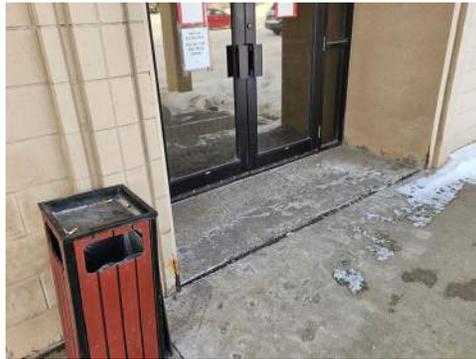
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Exhibit V - Inspection Report

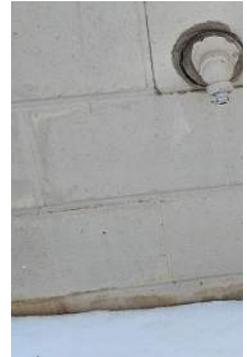
Uptown Mall Redevelopment TIF District | Parcel



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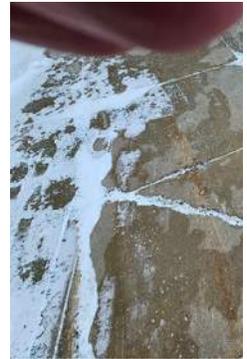
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Exhibit V - Inspection Report

Uptown Mall Redevelopment TIF District | Parcel



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Exhibit V - Inspection Report

Uptown Mall Redevelopment TIF District | Parcel



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Exhibit V - Inspection Report

Uptown Mall Redevelopment TIF District | Parcel A



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Exhibit V - Inspection Report

Uptown Mall Redevelopment TIF District | Parcel A



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Exhibit V - Inspection Report

Uptown Mall Redevelopment TIF District | Parcel



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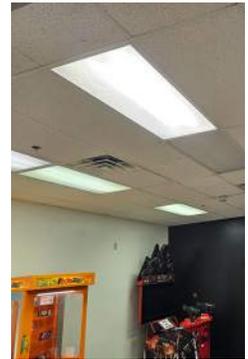
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Exhibit V - Inspection Report

Uptown Mall Redevelopment TIF District | Parcel A



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Exhibit V - Inspection Report

Uptown Mall Redevelopment TIF District | Parcel A



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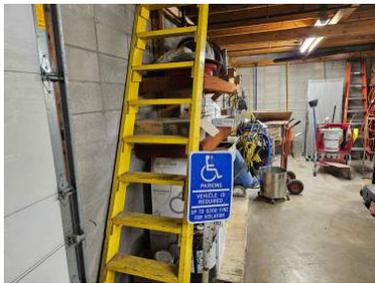
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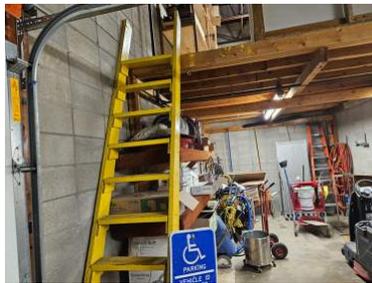
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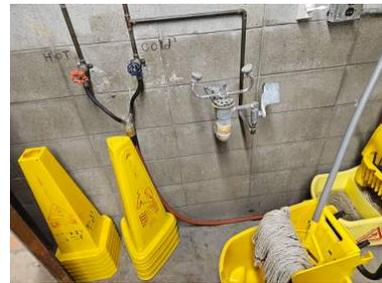
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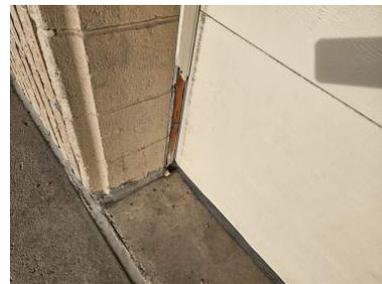
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Exhibit V - Inspection Report

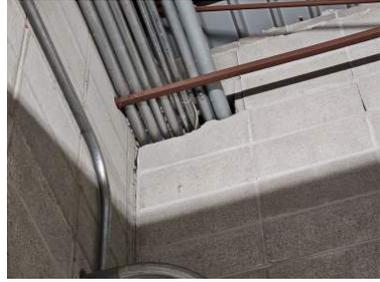
Uptown Mall Redevelopment TIF District | Parcel A



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Uptown Mall Redevelopment TIF District | Parcel A



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Exhibit V - Inspection Report

Prepared by:



701 Washington Avenue North, Suite 200, Minneapolis, MN 55401

LHBcorp.com

Exhibit V - Inspection Report

LHB Project No. 240037.00

PERFORMANCE DRIVEN DESIGN  LHBCORP.COM

**EXHIBIT VI
MAP OF BOUNDARIES**

**City of Virginia, Minnesota
Map of Boundaries of Tax Increment Financing (TIF) District No. 7-1 and
Boundaries of Municipal Development District No. 7**



***Notes to Map:**

1. TIF District 7-1 is within and coterminous with the boundaries of Municipal Development District No. 7
2. TIF District 7-1 and Municipal Development District No. 7 include adjacent roads and right-of-way
3. Shaded area, marked with "A" highlights the boundaries of TIF District 7-1 and Municipal Development District No. 7

March 11, 2024

offered the following resolution and moved for its adoption.

RESOLVED, By the Board of Education of Independent School District #2909 that the following bills be allowed and the Chairperson and Clerk be and are hereby authorized to draw orders on the Treasurer for payment of same:

<u>CHECK NO.</u>	<u>VENDOR</u>	<u>UFARS CODE</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
13800	DECA INC	E 01 005 640 000 316 820	Dues-Memberships-Lic-Fees	\$13.00
13800 Total				<u>\$13.00</u>
13801	MINNESOTA POWER	E 01 101 810 000 000 330	Utilities	\$6,555.64
13801 Total				<u>\$6,555.64</u>
13802	PER MAR SECURITY SERVICES	E 05 005 865 000 363 311	Prof Tech Services	\$48.00
13802	PER MAR SECURITY SERVICES	E 05 005 865 000 363 311	Prof Tech Services	\$48.00
13802	PER MAR SECURITY SERVICES	E 05 005 865 000 363 311	Prof Tech Services	\$68.53
13802	PER MAR SECURITY SERVICES	E 05 005 865 000 363 311	Prof Tech Services	\$68.53
13802	PER MAR SECURITY SERVICES	E 05 005 865 000 363 311	Prof Tech Services	\$68.04
13802	PER MAR SECURITY SERVICES	E 05 005 865 000 363 311	Prof Tech Services	\$68.04
13802 Total				<u>\$369.14</u>
13803	VERIZON	E 01 005 690 000 000 320	Comm Telephone	\$105.14
13803 Total				<u>\$105.14</u>
13804	MINNESOTA POWER	E 01 005 810 000 000 331	Electricity	\$5,210.92
13804 Total				<u>\$5,210.92</u>
13805	AIKEY ELECTRIC LLC	E 01 300 810 000 000 350	Maint	\$954.72
13805	AIKEY ELECTRIC LLC	E 01 112 810 000 000 350	Maint	\$898.86
13805	AIKEY ELECTRIC LLC	E 01 101 810 000 000 350	Maint	\$283.73
13805 Total				<u>\$2,137.31</u>
13806	ALBIN ACQUISITION CORP	E 01 005 110 000 000 314	Background Checks for January 2024	\$292.00
13806 Total				<u>\$292.00</u>
13807	AMAZON CAPITAL SERVICES INC	E 01 101 203 000 000 401	AVERY 1" Economy View 3 Ring Binder, Round I	\$24.06
13807	AMAZON CAPITAL SERVICES INC	E 01 101 203 000 000 401	USI Opti Clear Premium Thermal Low-Temp EV,	\$481.00
13807	AMAZON CAPITAL SERVICES INC	E 01 101 203 000 000 401	3 Ring Binder Dividers with Tabs - 8 Tab Divide	\$71.19
13807	AMAZON CAPITAL SERVICES INC	E 01 300 260 000 000 430	Skeleton Hand Models; ASIN B09PDGG6CR by f	\$178.40
13807	AMAZON CAPITAL SERVICES INC	E 01 300 260 000 000 430	Markers Class-pack ASIN B0002T3WLS	\$59.74
13807	AMAZON CAPITAL SERVICES INC	E 01 300 260 000 000 430	B07BFF92YY 20 Mule Team Borax Detergent Bc	\$16.93
13807	AMAZON CAPITAL SERVICES INC	E 01 300 260 000 000 430	B0B92QDJQ8 Craft Pipe Cleaners Professional 1	\$18.99
13807	AMAZON CAPITAL SERVICES INC	E 01 300 260 000 000 430	B01ELCENW8 G2PLUS White String,2MM Whit	\$7.98
13807	AMAZON CAPITAL SERVICES INC	E 01 300 260 000 000 430	Shipping & Handling	\$6.99
13807 Total				<u>\$865.28</u>
13808	ARROW AUTO GLASS & SUPPLY CO	E 03 005 760 000 720 350	Windshield Repair	\$50.00
13808 Total				<u>\$50.00</u>
13809	ARROWHEAD TRANSIT	E 04 500 560 000 321 311	DIAL A RIDE	\$20.00
13809 Total				<u>\$20.00</u>
13810	AT & T MOBILITY	E 01 005 690 000 000 320	TABLETS	\$74.56
13810 Total				<u>\$74.56</u>
13811	BAUMAN JEANNINE	E 01 300 250 000 000 430	CLASS SUPPLIES	\$96.19
13811 Total				<u>\$96.19</u>
13812	BLUE CROSS / BLUE SHIELD OF MN	E 01 300 211 000 000 291	RETIREE INSURANCE	\$6,195.00
13812	BLUE CROSS / BLUE SHIELD OF MN	E 01 300 211 000 000 291	RETIREE INSURANCE	\$18,765.00
13812 Total				<u>\$24,960.00</u>
13813	CABLECAST COMMUNITY MEDIA	E 19 005 105 000 000 401	ANNUAL STREAM	\$1,200.00

13813 Total										<u>\$1,200.00</u>
13814	CULBERT-DAHL NICOLE	E	01	005	010	000	000	366	MSBA EXPENSES	\$321.44
13814 Total										<u>\$321.44</u>
13815	CUNDY BRODIE	E	01	300	294	710	000	305	OFFICIAL	\$87.64
13815 Total										<u>\$87.64</u>
13816	DALCO	E	01	112	810	000	000	410	Hand Wash	\$165.86
13816 Total										<u>\$165.86</u>
13817	DENFELD HIGH SCHOOL SPEECH	E	01	302	298	000	000	369	ENTRY	\$133.00
13817 Total										<u>\$133.00</u>
13818	ERZAR JAMES	E	01	300	296	709	000	305	OFFICIAL	\$258.00
13818 Total										<u>\$258.00</u>
13819	FERGUSON ENTERPRISES LLC #1657	E	01	300	810	000	000	350	Pipe Wrench	\$109.94
13819	FERGUSON ENTERPRISES LLC #1657	E	01	300	810	000	000	350	Valve Kit	\$234.75
13819	FERGUSON ENTERPRISES LLC #1657	E	01	300	810	000	000	350	S/H	\$14.28
13819 Total										<u>\$358.97</u>
13820	FORKLIFTS OF MN INC	E	01	300	810	000	000	350	Forklift Rental	\$735.00
13820 Total										<u>\$735.00</u>
13821	GRANDE ACE HARDWARE	E	01	005	810	000	000	350	Oil Absorbent	\$17.99
13821	GRANDE ACE HARDWARE	E	01	005	810	000	000	350	Oil Evap	\$11.98
13821	GRANDE ACE HARDWARE	E	01	005	810	000	000	350	Plumbers Putty	\$8.63
13821	GRANDE ACE HARDWARE	E	01	005	810	000	000	350	Batteries	\$19.99
13821	GRANDE ACE HARDWARE	E	01	112	810	000	000	410	Vinegar	\$15.98
13821	GRANDE ACE HARDWARE	E	01	112	810	000	000	410	Rubbing Alcohol	\$14.36
13821	GRANDE ACE HARDWARE	E	01	112	810	000	000	350	Nails	\$5.98
13821	GRANDE ACE HARDWARE	E	03	005	760	000	720	420	90W 2 pack	\$20.54
13821	GRANDE ACE HARDWARE	E	03	005	760	000	720	420	Coupling Set	\$24.99
13821	GRANDE ACE HARDWARE	E	03	005	760	000	720	420	Batteries	\$8.59
13821	GRANDE ACE HARDWARE	E	03	005	760	000	720	420	Scoop Grain	\$61.18
13821 Total										<u>\$210.21</u>
13822	GRITZMACHER JACK	E	01	302	298	000	000	319	OFFICIAL	\$100.00
13822 Total										<u>\$100.00</u>
13823	HAWKINS INC	E	01	300	810	000	000	350	Pool Chemicals	\$1,109.66
13823 Total										<u>\$1,109.66</u>
13824	HIBBING HIGH SCHOOL SPEECH	E	01	302	298	000	000	369	ENTRY	\$62.00
13824 Total										<u>\$62.00</u>
13825	HILLYARD / HUTCHINSON	E	06	300	870	000	000	530	Vacuums	\$875.40
13825	HILLYARD / HUTCHINSON	E	06	300	870	000	000	530	Cleaning Carts, Vacuums	\$9,232.47
13825	HILLYARD / HUTCHINSON	E	05	300	865	000	347	401	Health & Safety Items	\$603.11
13825	HILLYARD / HUTCHINSON	E	06	300	870	000	000	530	Scrubber	\$18,423.55
13825	HILLYARD / HUTCHINSON	E	06	300	870	000	000	530	Cleaning Carts, Vacuums	\$7,779.83
13825 Total										<u>\$36,914.36</u>
13826	JANEKSELA DAVID	E	01	300	294	710	000	305	OFFICIAL	\$267.60
13826 Total										<u>\$267.60</u>
13827	JUNGLE JUMPAROO	E	01	005	105	004	000	401	JUNGLE JUMPAROO	\$399.00
13827	JUNGLE JUMPAROO	E	01	005	105	004	000	401	SHIPPING	\$87.58
13827 Total										<u>\$486.58</u>
13828	KY INTERPRETING SERVICES INC	E	01	101	405	000	740	399	INTERPRETING	\$2,737.50
13828 Total										<u>\$2,737.50</u>
13829	L & M SUPPLY INC	E	01	005	810	000	000	350	Cherry Stone Grit	\$77.87
13829	L & M SUPPLY INC	E	01	005	810	000	000	350	Chain Coil	\$28.21
13829	L & M SUPPLY INC	E	01	300	810	000	000	350	Zip Ties	\$32.06
13829 Total										<u>\$138.14</u>

13830	LINDE GAS & EQUIPMENT INC	E	03	005	760	000	720	401	Cylinder Rental	\$72.27
13830	LINDE GAS & EQUIPMENT INC	E	01	300	810	000	000	401	Cylinder Rental	\$93.34
13830	LINDE GAS & EQUIPMENT INC	E	03	005	760	000	720	401	Cylinder Rental	\$93.34
13830 Total										<u>\$258.95</u>
13831	MADISON NATIONAL LIFE	B	01	215	003				LIFE	\$1,835.42
13831	MADISON NATIONAL LIFE	B	01	215	004				LTD	\$2,958.14
13831 Total										<u>\$4,793.56</u>
13832	MARIUCCI VIDEO PRODUCTION INC	E	19	005	105	000	000	401	CH 12 MGMT FEES	\$2,195.38
13832 Total										<u>\$2,195.38</u>
13833	MASA	E	01	005	020	000	000	820	Subscription Renewal for 2024 - MASA Jobsite	\$816.00
13833 Total										<u>\$816.00</u>
13834	MENARDS	E	01	005	810	000	000	350	5 Gal Pails	\$62.85
13834 Total										<u>\$62.85</u>
13835	METRO SALES INC	E	01	101	203	000	000	335	Copier 114241	\$71.39
13835 Total										<u>\$71.39</u>
13836	MIDWEST BUS PARTS INC	E	03	005	760	000	720	420	Exhaust Clamp	\$114.00
13836	MIDWEST BUS PARTS INC	E	03	005	760	000	720	420	Rear Hose	\$51.60
13836	MIDWEST BUS PARTS INC	E	03	005	760	000	720	420	S/H	\$16.25
13836 Total										<u>\$181.85</u>
13837	MINER'S INC	E	01	101	203	000	000	401	Para professional's week- cake	\$58.65
13837	MINER'S INC	E	01	300	250	000	000	430	Blanket PO for Class Supplies	\$15.93
13837	MINER'S INC	E	01	300	250	000	000	430	Blanket PO for Class Supplies	\$81.74
13837	MINER'S INC	E	01	300	250	000	000	430	Blanket PO for Class Supplies	\$279.16
13837	MINER'S INC	E	01	300	250	000	000	430	Blanket PO for Class Supplies	\$116.03
13837 Total										<u>\$551.51</u>
13838	MN ENERGY RESOURCES CORP	E	01	101	810	000	000	330	UTILITIES	\$117.63
13838	MN ENERGY RESOURCES CORP	E	01	302	810	000	000	330	UTILITIES	\$65.17
13838	MN ENERGY RESOURCES CORP	E	01	302	810	000	000	330	UTILITIES	\$45.91
13838	MN ENERGY RESOURCES CORP	E	01	302	810	000	000	330	UTILITIES	\$23.91
13838	MN ENERGY RESOURCES CORP	E	01	101	810	000	000	330	UTILITIES	\$4,333.78
13838	MN ENERGY RESOURCES CORP	E	03	005	760	000	720	330	UTILITIES	\$575.98
13838	MN ENERGY RESOURCES CORP	E	01	302	810	000	000	330	UTILITIES	\$7,304.14
13838 Total										<u>\$12,466.52</u>
13839	MONTESSORI SERVICES	E	01	005	105	005	000	401	United States Placemat #C240	\$118.50
13839	MONTESSORI SERVICES	E	01	005	105	005	000	401	World Placemat #C241	\$118.50
13839	MONTESSORI SERVICES	E	01	005	105	005	000	401	Shipping Cost	\$28.44
13839 Total										<u>\$265.44</u>
13840	MUHICH MARK	E	01	302	298	000	000	319	OFFICIAL	\$100.00
13840	MUHICH MARK	E	01	302	298	000	000	319	OFFICIAL	\$100.00
13840 Total										<u>\$200.00</u>
13841	QUADIANT FINANCE	E	01	005	105	000	000	329	POSTAGE	\$530.58
13841 Total										<u>\$530.58</u>
13842	RANGE AUTO PARTS COMPANY	E	03	005	760	000	720	401	Def Fluid	\$203.40
13842	RANGE AUTO PARTS COMPANY	E	03	005	760	000	720	401	Washer Fluid	\$47.88
13842	RANGE AUTO PARTS COMPANY	E	03	005	760	000	720	401	Shop Towels	\$37.98
13842 Total										<u>\$289.26</u>
13843	RANGE PAPER CORPORATION	E	01	101	810	000	000	410	Custodial Supplies	\$757.49
13843	RANGE PAPER CORPORATION	E	01	300	810	000	000	410	Custodial Supplies	\$650.46
13843	RANGE PAPER CORPORATION	E	01	300	810	000	000	410	Custodial Supplies	\$6,880.40
13843	RANGE PAPER CORPORATION	E	01	116	810	000	000	410	Custodial Supplies	\$1,604.65
13843	RANGE PAPER CORPORATION	E	01	300	810	000	000	410	Custodial Supplies	\$316.85
13843	RANGE PAPER CORPORATION	E	01	116	810	000	000	410	Custodial Supplies	\$111.79
13843	RANGE PAPER CORPORATION	E	01	116	810	000	000	410	Custodial Supplies	\$1,923.83

13843	RANGE PAPER CORPORATION	E	01	300	211	000	000	401	Copy Paper	\$1,580.80
13843	RANGE PAPER CORPORATION	E	01	300	810	000	000	410	Custodial Supplies	\$729.30
13843	RANGE PAPER CORPORATION	E	01	300	211	000	000	401	Copy Paper	\$1,556.40
13843	RANGE PAPER CORPORATION	E	01	300	211	000	000	401	CREDIT	\$1,556.40
13843	RANGE PAPER CORPORATION	E	01	112	203	000	000	401	Copy Paper	\$2,117.20
13843 Total										<u>\$19,785.57</u>
13844	RANGE SPORTS	E	01	300	294	710	000	430	Clear Tape	\$125.00
13844	RANGE SPORTS	E	01	300	294	710	000	430	Practice Pucks	\$250.00
13844 Total										<u>\$375.00</u>
13845	REGION 7AA	R	01	300	292	000	000	060	GATE RECEIPTS	\$9,700.00
13845 Total										<u>\$9,700.00</u>
13846	RIORDAN TIMOTHY S	E	01	005	010	000	000	366	MSBA EXPENSES	\$40.45
13846 Total										<u>\$40.45</u>
13847	SAHR JARED N	E	01	300	294	710	000	305	OFFICIAL	\$85.00
13847 Total										<u>\$85.00</u>
13848	SCHNEIDER KURT	E	01	300	296	709	000	305	OFFICIAL	\$158.00
13848 Total										<u>\$158.00</u>
13849	SKADSEM BRIAN	E	01	300	296	709	000	305	OFFICIAL	\$90.00
13849 Total										<u>\$90.00</u>
13850	SURLA LARRY W	E	01	112	810	000	000	350	Snow Removal	\$8,190.00
13850 Total										<u>\$8,190.00</u>
13851	TEACHERS ON CALL	E	01	101	640	000	000	303	Subs	\$282.43
13851	TEACHERS ON CALL	E	01	101	203	000	000	305	Subs	\$1,587.45
13851	TEACHERS ON CALL	E	01	116	420	000	740	307	Subs	\$181.79
13851	TEACHERS ON CALL	E	01	116	640	000	000	303	Subs	\$779.12
13851	TEACHERS ON CALL	E	01	116	203	000	000	305	Subs	\$921.95
13851	TEACHERS ON CALL	E	01	112	420	000	740	307	Subs	\$181.79
13851	TEACHERS ON CALL	E	01	112	203	000	000	305	Subs	\$1,285.54
13851	TEACHERS ON CALL	E	01	300	211	000	000	305	Subs	\$3,577.46
13851	TEACHERS ON CALL	E	01	101	640	000	000	303	Subs	\$545.38
13851	TEACHERS ON CALL	E	01	101	203	000	000	305	Subs	\$779.12
13851	TEACHERS ON CALL	E	01	116	420	000	740	307	Subs	\$194.78
13851	TEACHERS ON CALL	E	01	116	203	000	000	305	Subs	\$376.57
13851	TEACHERS ON CALL	E	01	112	203	000	000	305	Subs	\$1,032.33
13851	TEACHERS ON CALL	E	01	300	211	000	000	305	Subs	\$2,921.70
13851	TEACHERS ON CALL	E	01	101	420	000	740	307	Subs	\$194.78
13851	TEACHERS ON CALL	E	01	101	203	000	000	305	Subs	\$1,616.67
13851	TEACHERS ON CALL	E	01	116	420	000	740	307	Subs	\$564.86
13851	TEACHERS ON CALL	E	01	116	203	000	000	305	Subs	\$460.98
13851	TEACHERS ON CALL	E	01	112	420	000	740	307	Subs	\$168.81
13851	TEACHERS ON CALL	E	01	112	203	000	000	305	Subs	\$292.17
13851	TEACHERS ON CALL	E	01	300	211	000	000	305	Subs	\$2,298.40
13851 Total										<u>\$20,244.08</u>
13852	TK ELEVATOR CORPORATION	E	01	117	810	000	000	350	Maint	\$214.95
13852 Total										<u>\$214.95</u>
13853	TRIMARK INDUSTRIAL	E	01	005	810	000	000	401	Safety Glasses	\$8.28
13853 Total										<u>\$8.28</u>
13854	TWIN PORTS PAPER & SUPPLY INC	E	01	101	810	000	000	410	Custodial Supplies	\$1,486.74
13854 Total										<u>\$1,486.74</u>
13855	UTILITY SYSTEMS OF AMERICA	E	01	005	810	000	000	350	Snow Removal	\$28,320.00
13855 Total										<u>\$28,320.00</u>
13856	WINANS ARCHIE	E	01	300	296	709	000	305	OFFICIAL	\$158.00
13856 Total										<u>\$158.00</u>

13857	PETTY CASH - ATHLETIC OFFICE	E	01	300	294	711	000	364	Entry Fees/Student Travel	\$300.00
13857 Total										<u>\$300.00</u>
13858	XCEL ENERGY CENTER	E	01	300	294	711	000	364	Entry Fees/Student Travel	\$156.00
13858 Total										<u>\$156.00</u>
13859	PETTY CASH - ATHLETIC OFFICE	E	01	300	294	706	000	364	Entry Fees/Student Travel	\$1,440.00
13859 Total										<u>\$1,440.00</u>
13860	DOUBLETREE BY HILTON	E	01	300	294	706	000	364	Entry Fees/Student Travel	\$2,155.11
13860 Total										<u>\$2,155.11</u>
13861	AGI REPAIR INC	E	01	005	606	000	000	311	Prof Tech Services	\$3,304.00
13861	AGI REPAIR INC	E	01	005	606	000	000	311	Prof Tech Services	\$1,568.00
13861 Total										<u>\$4,872.00</u>
13862	AMAZON CAPITAL SERVICES INC	E	01	101	203	000	000	401	General Supplies	\$215.97
13862	AMAZON CAPITAL SERVICES INC	E	01	101	203	000	000	401	General Supplies	\$27.79
13862	AMAZON CAPITAL SERVICES INC	E	01	101	203	000	000	401	General Supplies	\$27.79
13862	AMAZON CAPITAL SERVICES INC	E	01	300	402	000	740	433	Ind Instructnl Mtrls	\$127.06
13862	AMAZON CAPITAL SERVICES INC	E	01	300	255	045	000	430	Instructional Supply	\$279.96
13862	AMAZON CAPITAL SERVICES INC	E	01	300	620	000	000	401	General Supplies	\$893.00
13862	AMAZON CAPITAL SERVICES INC	E	01	300	710	000	000	401	General Supplies	\$23.64
13862	AMAZON CAPITAL SERVICES INC	E	01	101	420	000	740	433	Sup/Mat Indiv Instr	\$172.94
13862	AMAZON CAPITAL SERVICES INC	E	01	005	105	048	000	430	Instructional Supply	\$150.67
13862	AMAZON CAPITAL SERVICES INC	E	01	300	211	000	000	401	General Supplies	\$26.48
13862	AMAZON CAPITAL SERVICES INC	E	01	300	211	000	000	401	General Supplies	\$24.49
13862	AMAZON CAPITAL SERVICES INC	E	01	116	620	000	000	401	General Supplies	\$274.20
13862	AMAZON CAPITAL SERVICES INC	E	01	300	810	000	000	350	Repairs Maint Serv	\$333.00
13862	AMAZON CAPITAL SERVICES INC	E	01	005	606	000	000	401	General Supplies	\$19.98
13862 Total										<u>\$2,596.97</u>
13863	ARROWHEAD CONSULTING & TESTING INC	E	06	005	870	000	000	311	Prof Tech Services	\$27,176.50
13863	ARROWHEAD CONSULTING & TESTING INC	E	06	005	870	000	000	311	Prof Tech Services	\$39,178.00
13863 Total										<u>\$66,354.50</u>
13864	ASCENDANCE TRUCKS LLC	E	03	005	760	000	720	350	Repairs Maint Serv	\$108.18
13864	ASCENDANCE TRUCKS LLC	E	03	005	760	000	720	350	Repairs Maint Serv	\$593.04
13864	ASCENDANCE TRUCKS LLC	E	03	005	760	000	720	350	Repairs Maint Serv	\$75.86
13864	ASCENDANCE TRUCKS LLC	E	03	005	760	000	720	350	Repairs Maint Serv	\$92.58
13864	ASCENDANCE TRUCKS LLC	E	03	005	760	000	720	350	Repairs Maint Serv	\$482.32
13864	ASCENDANCE TRUCKS LLC	E	03	005	760	000	720	350	Repairs Maint Serv	\$517.25
13864	ASCENDANCE TRUCKS LLC	E	03	005	760	000	720	350	Repairs Maint Serv	\$94.50
13864	ASCENDANCE TRUCKS LLC	E	03	005	760	000	720	350	Repairs Maint Serv	\$94.50
13864	ASCENDANCE TRUCKS LLC	E	03	005	760	000	720	350	Repairs Maint Serv	\$481.57
13864	ASCENDANCE TRUCKS LLC	E	03	005	760	000	720	350	Repairs Maint Serv	\$578.56
13864	ASCENDANCE TRUCKS LLC	E	03	005	760	000	720	350	Repairs Maint Serv	\$515.49
13864	ASCENDANCE TRUCKS LLC	E	03	005	760	000	720	350	Repairs Maint Serv	\$407.64
13864	ASCENDANCE TRUCKS LLC	E	03	005	760	000	720	350	Repairs Maint Serv	\$515.49
13864	ASCENDANCE TRUCKS LLC	E	03	005	760	000	720	350	Repairs Maint Serv	\$94.50
13864	ASCENDANCE TRUCKS LLC	E	03	005	760	000	720	350	Repairs Maint Serv	\$3,442.34
13864	ASCENDANCE TRUCKS LLC	E	03	005	760	000	720	350	Repairs Maint Serv	\$855.78
13864	ASCENDANCE TRUCKS LLC	E	03	005	760	000	720	350	Repairs Maint Serv	\$767.78
13864 Total										<u>\$9,717.38</u>
13865	BENZ DENNIS	E	01	300	294	711	733	365	Interdept Transport	\$295.37
13865 Total										<u>\$295.37</u>
13866	BERG ROY ALLEN	E	01	300	258	003	000	350	Repairs Maint Serv	\$348.00
13866 Total										<u>\$348.00</u>
13867	BIALKE ALYSON MARIE	E	04	701	590	000	350	311	Prof Tech Services	\$1,790.00
13867 Total										<u>\$1,790.00</u>

13868	CARCIOFINI COMPANY	E	06	116	870	000	000	520	Bldg Improvements	\$16,467.77
13868 Total										<u>\$16,467.77</u>
13869	CARDMEMBER SERVICE	E	01	005	606	000	000	311		\$115.85
13869	CARDMEMBER SERVICE	E	01	005	020	000	000	401		\$749.00
13869	CARDMEMBER SERVICE	E	01	005	606	000	000	401		\$808.68
13869	CARDMEMBER SERVICE	E	01	005	810	000	000	335		\$1,294.80
13869 Total										<u>\$2,968.33</u>
13870	CITY OF VIRGINIA - IRON TRAIL MOTORS EVENT	E	05	005	850	040	302	335		\$9,070.00
13870	CITY OF VIRGINIA - IRON TRAIL MOTORS EVENT	E	05	005	850	040	302	335		\$6,900.00
13870 Total										<u>\$15,970.00</u>
13871	COLOSIMO, PATCHIN, & KEARNEY LTD	E	01	005	150	000	000	311	Prof Tech Services	\$838.50
13871 Total										<u>\$838.50</u>
13872	CONSTRUCTION SUPPLY INC	E	06	116	870	000	000	520	Bldg Improvements	\$3,605.25
13872 Total										<u>\$3,605.25</u>
13873	DELL-COMM INC	E	06	300	870	000	000	530	Equipment	\$22,500.00
13873 Total										<u>\$22,500.00</u>
13874	DINCAU VENDING INC	E	01	300	214	038	000	401	General Supplies	\$408.00
13874 Total										<u>\$408.00</u>
13875	DOORCO INC	E	06	116	870	000	000	520	Bldg Improvements	\$7,039.50
13875 Total										<u>\$7,039.50</u>
13876	DPS CLEANERS	E	06	116	870	000	000	520	Bldg Improvements	\$8,075.00
13876 Total										<u>\$8,075.00</u>
13877	FACTS EDUCATION SOLUTIONS LLC	E	01	798	216	000	401	304	Purchased Services	\$2,943.53
13877 Total										<u>\$2,943.53</u>
13878	FRANKLIN COVEY CLIENT SALES INC	E	01	005	640	000	316	366	Travel	\$300.00
13878 Total										<u>\$300.00</u>
13879	GRAZZINI BROTHERS & COMPANY	E	06	116	870	000	000	520	Bldg Improvements	\$21,176.64
13879 Total										<u>\$21,176.64</u>
13880	HALLBERG ENGINEERING	E	06	116	870	000	000	311	Prof Tech Services	\$1,250.00
13880 Total										<u>\$1,250.00</u>
13881	HOGLUND BUS CO INC	E	03	005	760	000	720	420	Repair Supplies	\$981.47
13881 Total										<u>\$981.47</u>
13882	HOMETOWN FOCUS	E	01	005	010	000	000	380	Print-Publish	\$141.75
13882	HOMETOWN FOCUS	E	01	005	010	000	000	380	Print-Publish	\$1,300.00
13882	HOMETOWN FOCUS	E	01	005	010	000	000	380	Print-Publish	\$141.75
13882	HOMETOWN FOCUS	E	01	005	010	000	000	380	Print-Publish	\$61.50
13882	HOMETOWN FOCUS	E	01	005	010	000	000	380	Print-Publish	\$49.20
13882	HOMETOWN FOCUS	E	01	005	010	000	000	380	Print-Publish	\$65.60
13882	HOMETOWN FOCUS	E	01	005	010	000	000	380	Print-Publish	\$82.00
13882	HOMETOWN FOCUS	E	01	005	010	000	000	380	Print-Publish	\$82.00
13882	HOMETOWN FOCUS	E	01	005	010	000	000	380	Print-Publish	\$141.75
13882	HOMETOWN FOCUS	E	01	005	010	000	000	380	Print-Publish	\$65.60
13882	HOMETOWN FOCUS	E	01	005	010	000	000	380	Print-Publish	\$49.20
13882	HOMETOWN FOCUS	E	01	005	010	000	000	380	Print-Publish	\$123.00
13882	HOMETOWN FOCUS	E	01	005	010	000	000	380	Print-Publish	\$82.00
13882	HOMETOWN FOCUS	E	01	005	010	000	000	380	Print-Publish	\$49.20
13882	HOMETOWN FOCUS	E	01	005	010	000	000	380	Print-Publish	\$82.00
13882	HOMETOWN FOCUS	E	01	005	010	000	000	380	Print-Publish	\$61.50
13882 Total										<u>\$2,578.05</u>
13883	HUNT ELECTRIC CORPORATION	E	06	300	870	000	000	510	Site Prep	\$145,948.03
13883	HUNT ELECTRIC CORPORATION	E	06	116	870	000	000	520	Bldg Improvements	\$153,962.70
13883 Total										<u>\$299,910.73</u>

13884	IMSE	E	01	005	030	000	000	460	AS PER ATTACHED QUOTE # 275064	\$396.00
13884 Total										<u>\$396.00</u>
13885	INAC INC	E	02	005	770	000	701	319	Other Personal Srvc	\$36,098.21
13885 Total										<u>\$36,098.21</u>
13886	INFINITY ONLINE	E	01	300	690	000	000	390	Pmt Educ Pur MN Dist	\$9,875.00
13886 Total										<u>\$9,875.00</u>
13887	ISD #118	E	01	300	361	965	475	303	Purchased Services	\$255.00
13887 Total										<u>\$255.00</u>
13888	ISD #2142	E	04	500	560	000	321	430	Instruct Supplies	\$736.00
13888 Total										<u>\$736.00</u>
13889	ISD #6076	E	01	005	401	000	740	399	SpEd Purchased Services	\$39,106.12
13889 Total										<u>\$39,106.12</u>
13890	ISD #701	E	01	300	296	714	000	364		\$150.00
13890	ISD #701	E	01	300	294	714	000	364		\$150.00
13890 Total										<u>\$300.00</u>
13891	I-STATE TRUCK CENTERS	E	03	005	760	000	720	350	Repairs Maint Serv	\$65.47
13891 Total										<u>\$65.47</u>
13892	J W PEPPER & SON INC	E	01	300	258	003	000	430	Instruct Supplies	\$101.49
13892 Total										<u>\$101.49</u>
13893	KODO KIDS	E	05	005	865	000	380	350	Repair & Maint Service	\$8,966.10
13893 Total										<u>\$8,966.10</u>
13894	KRAUS-ANDERSON	E	06	005	870	000	000	311	Prof Tech Services	\$9,566.65
13894	KRAUS-ANDERSON	E	06	005	870	000	000	311	Prof Tech Services	\$58,555.72
13894	KRAUS-ANDERSON	E	06	116	870	000	000	311	Prof Tech Services	\$224,665.54
13894	KRAUS-ANDERSON	E	06	005	870	000	000	311	Prof Tech Services	\$25,720.44
13894	KRAUS-ANDERSON	E	05	005	865	000	379	311	Prof Tech Services	\$16,938.66
13894	KRAUS-ANDERSON	E	06	005	870	000	000	311	Prof Tech Services	\$72,601.35
13894 Total										<u>\$408,048.36</u>
13895	KUSH-JEFFERY SHANON	E	04	500	582	000	344	401	General Supplies	\$14.43
13895 Total										<u>\$14.43</u>
13896	L & M SUPPLY INC	E	03	005	760	000	720	420	Repair Supplies	\$13.48
13896 Total										<u>\$13.48</u>
13897	LENCI ENTERPRISES INC	E	05	005	865	000	379	350	Repair & Maint Service	\$38,545.30
13897 Total										<u>\$38,545.30</u>
13898	MAVO SYSTEMS INC	E	06	116	870	000	000	520	Bldg Improvements	\$82,361.78
13898	MAVO SYSTEMS INC	E	06	005	870	000	000	311	Prof Tech Services	\$256,371.75
13898 Total										<u>\$338,733.53</u>
13899	MENARDS	E	01	300	255	000	000	430	Instruct Supplies	\$110.37
13899	MENARDS	E	04	500	582	000	344	401	General Supplies	\$11.55
13899	MENARDS	E	01	300	255	000	000	430	Instruct Supplies	\$4.48
13899	MENARDS	E	01	300	255	000	000	430	Instruct Supplies	\$83.81
13899	MENARDS	E	01	300	255	000	000	430	Instruct Supplies	\$260.93
13899	MENARDS	E	01	005	606	000	000	401	General Supplies	\$20.23
13899	MENARDS	E	01	300	255	000	000	430	Instruct Supplies	\$117.58
13899	MENARDS	E	01	300	255	000	000	430	Instruct Supplies	\$92.08
13899	MENARDS	E	01	300	255	000	000	430	Instruct Supplies	\$44.96
13899	MENARDS	E	01	005	606	000	000	401	General Supplies	\$11.15
13899	MENARDS	E	01	300	255	000	000	430	Instruct Supplies	\$59.98
13899	MENARDS	E	01	300	255	000	000	430	Instruct Supplies	\$259.16
13899	MENARDS	E	01	005	606	000	000	401	General Supplies	\$62.88
13899 Total										<u>\$1,139.16</u>
13900	MESABI BITUMINOUS INC	E	06	300	870	000	000	520	Bldg Improvements	\$61,415.31
13900 Total										<u>\$61,415.31</u>

13901	MESABI SIGN CO INC	E	01	005	810	000	000	401	General Supplies	\$92.00
13901 Total										<u>\$92.00</u>
13902	METRO SALES INC	E	05	005	850	000	302	335	Short Term Lease	\$3,305.87
13902 Total										<u>\$3,305.87</u>
13903	MID-STATE TRUCK SERVICE INC	E	03	005	760	000	720	350	Repairs Maint Serv	\$80.16
13903	MID-STATE TRUCK SERVICE INC	E	03	005	760	000	720	350	Repairs Maint Serv	\$79.31
13903	MID-STATE TRUCK SERVICE INC	E	03	005	760	000	720	350	Repairs Maint Serv	\$0.59
13903	MID-STATE TRUCK SERVICE INC	E	03	005	760	000	720	350	Repairs Maint Serv	\$19.96
13903	MID-STATE TRUCK SERVICE INC	E	03	005	760	000	720	350	Repairs Maint Serv	\$19.96
13903	MID-STATE TRUCK SERVICE INC	E	03	005	760	000	720	350	Repairs Maint Serv	\$101.25
13903 Total										<u>\$301.23</u>
13904	MINER'S INC	E	04	500	580	000	325	401	General Supplies	\$32.63
13904	MINER'S INC	E	04	500	580	000	325	401	General Supplies	\$8.91
13904	MINER'S INC	E	04	500	580	000	325	401	General Supplies	\$28.57
13904	MINER'S INC	E	04	500	580	000	325	401	General Supplies	\$7.98
13904	MINER'S INC	E	04	500	580	000	325	401	General Supplies	\$37.60
13904 Total										<u>\$115.69</u>
13905	MULCAHY NICKOLAUS LLC	E	06	116	870	000	000	520	Bldg Improvements	\$82,620.75
13905 Total										<u>\$82,620.75</u>
13906	NEFF BENJI	E	01	300	296	707	000	364		\$1,032.50
13906	NEFF BENJI	E	01	300	294	707	000	364		\$1,032.50
13906 Total										<u>\$2,065.00</u>
13907	NELSON LUCAS C	E	05	005	865	000	379	350	Repair & Maint Service	\$7,505.00
13907 Total										<u>\$7,505.00</u>
13908	NORTHERN DOOR & HARDWARE INC	E	06	300	870	000	000	530	Equipment	\$146.00
13908	NORTHERN DOOR & HARDWARE INC	E	06	300	870	000	000	530	Equipment	\$1,744.00
13908 Total										<u>\$1,890.00</u>
13909	NORTHLAND FIRE & SAFETY INC	E	01	300	810	000	000	350	Repairs Maint Serv	\$1,768.50
13909 Total										<u>\$1,768.50</u>
13910	PARALLEL TECHNOLOGIES INC	E	06	300	870	000	000	520	Bldg Improvements	\$62,810.25
13910 Total										<u>\$62,810.25</u>
13911	RANGE OFFICE SUPPLY & EQUIP.CO	E	01	116	203	403	000	430	Instruct Supplies	\$133.48
13911	RANGE OFFICE SUPPLY & EQUIP.CO	E	04	500	582	000	344	430		\$496.30
13911	RANGE OFFICE SUPPLY & EQUIP.CO	E	02	005	770	000	701	401		\$71.23
13911 Total										<u>\$701.01</u>
13912	RANGE PAPER CORPORATION	E	01	005	810	000	000	410	Custodial Supplies	\$81.88
13912 Total										<u>\$81.88</u>
13913	RATWIK ROSZAK & MALONEY	E	01	005	150	000	000	311	Prof Tech Services	\$1,563.50
13913 Total										<u>\$1,563.50</u>
13914	RED CEDAR STEEL ERECTORS INC	E	06	116	870	000	000	520	Bldg Improvements	\$4,370.00
13914	RED CEDAR STEEL ERECTORS INC	E	05	005	865	000	380	350	Repair & Maint Service	\$48,393.00
13914 Total										<u>\$52,763.00</u>
13915	REED NANCY	E	04	500	560	000	321	430	Instruct Supplies	\$460.00
13915 Total										<u>\$460.00</u>
13916	RJ MECHANICAL INC	E	06	116	870	000	000	520	Bldg Improvements	\$162,536.84
13916 Total										<u>\$162,536.84</u>
13917	RTL CONSTRUCTION INC	E	05	005	865	000	380	350	Repair & Maint Service	\$50,582.84
13917 Total										<u>\$50,582.84</u>
13918	SCHMIDT NOEL	E	01	005	020	000	000	401		\$223.83
13918	SCHMIDT NOEL	E	01	005	640	000	316	366		\$1,297.61
13918 Total										<u>\$1,521.44</u>
13919	SCHOLARSHIP RECIPIENT	E	18	005	960	000	000	898	Scholarships	\$2,000.00
13919 Total										<u>\$2,000.00</u>

13920	SCHOOL NURSE SUPPLY	E	04	701	590	000	350	401	NURSE'S OFFICE SUPPLIES	\$437.00
13920 Total										<u>\$437.00</u>
13921	SHANNONS INC	E	05	005	865	000	379	350	Repair & Maint Service	\$10,061.45
13921 Total										<u>\$10,061.45</u>
13922	SHRED-N-GO INC	E	01	005	110	000	000	401	General Supplies	\$4,823.79
13922 Total										<u>\$4,823.79</u>
13923	SHUBAT TRANSPORTATION	E	01	300	296	707	733	365		\$687.50
13923	SHUBAT TRANSPORTATION	E	01	300	294	707	733	365		\$687.50
13923	SHUBAT TRANSPORTATION	E	01	300	296	710	733	361	Private Trans Cont	\$1,150.00
13923 Total										<u>\$2,525.00</u>
13924	SIGN WAREHOUSE	E	01	300	255	045	000	430	Instructional Supply	\$115.99
13924 Total										<u>\$115.99</u>
13925	SKALKO GREG	E	03	005	750	000	720	311	Prof Tech Services	\$100.00
13925 Total										<u>\$100.00</u>
13926	SONOVA USA INC	E	01	116	405	000	740	433	AS PER ATTACHED QUOTATION NO. 51202180	\$1,686.43
13926 Total										<u>\$1,686.43</u>
13927	SQUIRES, WALDSPURGER & MACE PA	E	01	005	150	000	000	311	Prof Tech Services	\$159.00
13927 Total										<u>\$159.00</u>
13928	ST GERMAIN'S CABINET INC	E	06	116	870	000	000	520	Bldg Improvements	\$91,545.80
13928 Total										<u>\$91,545.80</u>
13929	STARTING LINE FLOOR COATINGS INC	E	06	116	870	000	000	520	Bldg Improvements	\$28,221.27
13929 Total										<u>\$28,221.27</u>
13930	STEFANICH SHEENA	E	01	112	201	000	000	430	Instruct Supplies	\$650.06
13930	STEFANICH SHEENA	E	01	005	640	000	316	366	Travel	\$1,084.08
13930 Total										<u>\$1,734.14</u>
13931	SUMMIT FIRE PROTECTION	E	06	300	870	000	000	520	Bldg Improvements	\$10,000.00
13931 Total										<u>\$10,000.00</u>
13932	SUPERIOR HIGH SCHOOL	E	01	300	294	706	000	364	Entry Fees/Student Travel	\$110.00
13932 Total										<u>\$110.00</u>
13933	SWANSON & YOUNGDALE INC	E	06	116	870	000	000	520	Bldg Improvements	\$9,159.90
13933 Total										<u>\$9,159.90</u>
13934	TACONITE TIRE SERVICE	E	03	005	760	000	720	350	Repairs Maint Serv	\$930.22
13934	TACONITE TIRE SERVICE	E	03	005	760	000	720	350	Repairs Maint Serv	\$1,225.80
13934 Total										<u>\$2,156.02</u>
13935	TNT CONSTRUCTION GROUP LLC	E	06	116	870	000	000	520	Bldg Improvements	\$164,781.30
13935	TNT CONSTRUCTION GROUP LLC	E	06	116	870	000	000	520	Bldg Improvements	\$984.20
13935 Total										<u>\$165,765.50</u>
13936	TWIN CITY ACOUSTICS INC	E	06	116	870	000	000	520	Bldg Improvements	\$15,281.70
13936 Total										<u>\$15,281.70</u>
13937	TYMINSKI ANITA	E	01	112	203	000	000	401	General Supplies	\$206.74
13937 Total										<u>\$206.74</u>
13938	UHL COMPANY INC	E	06	116	870	000	000	520	Bldg Improvements	\$50,866.86
13938 Total										<u>\$50,866.86</u>
13939	UNITED GLASS INC	E	06	116	870	000	000	520	Bldg Improvements	\$95,805.60
13939 Total										<u>\$95,805.60</u>
13940	US BANK EQUIPMENT FINANCE	E	05	005	850	000	302	335	Short Term Lease	\$2,498.00
13940 Total										<u>\$2,498.00</u>
13941	VIRGINIA PUBLIC UTILITITES	E	01	300	810	000	000	331		\$32,044.56
13941	VIRGINIA PUBLIC UTILITITES	E	01	300	810	000	000	440		\$23,879.51
13941	VIRGINIA PUBLIC UTILITITES	E	01	005	810	000	000	334		\$70.97
13941	VIRGINIA PUBLIC UTILITITES	E	03	005	760	000	720	333		\$78.11
13941	VIRGINIA PUBLIC UTILITITES	E	03	005	760	000	720	332		\$50.25
13941	VIRGINIA PUBLIC UTILITITES	E	03	005	760	000	720	331		\$520.42

13941	VIRGINIA PUBLIC UTILITITES	E 03 005 760 000 720 440	\$2,003.86
13941	VIRGINIA PUBLIC UTILITITES	E 01 005 810 000 000 334	\$917.46
13941	VIRGINIA PUBLIC UTILITITES	E 01 112 810 000 000 333	\$610.04
13941	VIRGINIA PUBLIC UTILITITES	E 01 112 810 000 000 332	\$267.00
13941	VIRGINIA PUBLIC UTILITITES	E 01 112 810 000 000 331	\$5,374.94
13941	VIRGINIA PUBLIC UTILITITES	E 01 112 810 000 000 440	\$6,187.20
13941	VIRGINIA PUBLIC UTILITITES	E 03 005 760 000 720 331 Electricity	\$70.03
13941	VIRGINIA PUBLIC UTILITITES	E 01 005 810 000 000 331 Electricity	\$283.86
13941 Total			<u>\$72,358.21</u>
13942	WALKER GIROUX & HAHNE LTD	E 01 005 110 000 000 311 ProfTech Services	\$7,500.00
13942 Total			<u>\$7,500.00</u>
13943	WENGER CORPORATION	E 06 116 870 000 000 520 Bldg Improvements	\$31,576.02
13943 Total			<u>\$31,576.02</u>
291008-291009	PAYROLL		\$899,639.80
	OASDI		\$53,723.42
	MEDICARE		\$12,579.54
	PERA		\$23,258.84
	TRA		\$49,677.43
	TSA MATCH		\$4,902.00
		TOTAL DISBURSEMENTS & PAYROLL	<u>\$3,717,723.41</u>

Seconded by

that the above resolution be adopted.

Resolution adopted March 11, 2024.

Clerk

Chairperson

School Readiness and ECFE 2024-2025 Budget Recommendation

Tuition					
	Tuition	Students Paying	Avg. students attending	Cost per kid	Cost for year
M-F	550/month	78	130	\$4,950.00	\$386,100.00
2 days	160/month	20	40	\$1,440.00	\$28,800.00
ECFE fees	100/trimester	35	70	\$900.00	\$31,500.00
				Total	\$446,400.00

Sliding Tuition Scale	
Annual Household Income	Participant Pays
Under \$25,000	5% of listed tuition
\$25,000 - \$44,999	25% of listed tuition
\$45,000 - \$59,999	50% of listed tuition
\$60,000 - \$74,999	75% of listed tuition
\$75,000 +	100% of listed tuition

- **Cost for school readiness vs. daycare for 1 month is approx. \$230/month savings in school readiness**
- **Teacher retention**

We have a high turn over rate in the early childhood/school readiness positions. Many have not been able to stay in the position because there are no benefits and their part-time salary was not enough.
- **Licensed teachers**

Currently, we have 4 school readiness teachers teaching that do not hold the correct licensure. This is acceptable in the state of MN currently. 1 holds an elementary license and works under a variance, and 3 staff members work as an “expert”. By 2028 all school readiness staff will be required to hold an early childhood license.



| 1405 PROGRESS PARKWAY, VIRGINIA, MN 55792 | 218.735.3500 | FAX: 218.744.4381 |
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February 26, 2024

At the school board meeting on January 8th, I presented for your consideration a map of the proposed self transport zone for students attending the new North Star Elementary. I have been working with our routing consultants and our principal at North Star to determine the appropriate boundaries for the zone. The reason for this self transport zone is to address bus driver shortages that are being experienced in the district.

Attached is the map presented to you at the meeting. My zone boundary recommendation is as follows:

The west side will run from 8th St. So. to Chestnut St. along 9th Ave. So.
The north side will run from 9th Ave. So. to 2nd Ave. So. along Chestnut St.
The east side will run from Chestnut St. to 8th St. So. along 2nd Ave. So.
The south side will run from 2nd Ave. So. to 9th Ave. So. along 8th St. So.

Respectfully,

Bob Voss
Transportation Director





Rock Ridge Schools

Proposed 2024-2025 School Calendar

July				
1	2	3	4	5
8	9	10	11	12
15	16	17	18	19
22	23	24	25	26
29	30	31		

August					T- 4
			1	2	S- 0
5	6	7	8	9	
12	13	14	15	16	
19	20	21	22	23	
26	27	28	29	30	

September					T- 20
2	3	4	5	6	S- 20
9	10	11	12	13	
16	17	18	19	20	
23	24	25	26	27	
30					

October					T- 21
	1	2	3	4	S- 21
7	8	9	10	11	
14	15	16	17	18	
21	22	23	24	25	
28	29	30	31		

November					T- 19
				1	S- 19
4	5*	6	7	8	
11	12	13	14	15	
18	19	20	21	22^	
25	26	27	28	29	

December					T- 15
2	3	4	5	6	S- 15
9	10	11	12	13	
16	17	18	19	20	
23	24	25	26	27	
30	31				

January					T- 20
		1	2	3	S- 18
6	7	8	9	10	
13	14	15	16	17	
20	21	22	23*	24	
27	28	29	30	31	

February					T- 19
3	4	5	6	7	S- 19
10	11	12	13	14	
17	18	19	20	21	
24	25	26	27	28	

March					T- 21
3	4	5	6	7^	S- 21
10	11	12	13	14	
17	18	19	20	21	
24	25	26	27	28*	
31					

April					T- 20
	1	2	3	4	S- 20
7	8	9	10	11	
14	15	16	17	18	
21	22	23	24	25	
28	29	30			

May					T- 21
			1	2	S- 20
5	6	7	8	9	
12	13	14	15	16	
19	20	21	22	23	
26	27	28	29^	30	

June					T- 0
2	3	4	5	6	S- 0
9	10	11	12	13	
16	17	18	19	20	
23	24	25	26	27	
30					

Proposed Graduation Date: Friday May 30th

	First & Last Pupil Days
	No School
	Early Release
	Student Contact Days
	Conference Exchange Day
	Inservice Days (August 30th = flex day, complete these hours in the summer if interested)

**Midterm (Quarter 1)	
*Quarter 1	Nov.5
**Midterm (Quarter 2)	
*Quarter 2	Jan. 23
**Midterm (Quarter 3)	
*Quarter 3	Mar. 28
**Midterm (Quarter 4)	
*Quarter 4	May 29

^Trimester 1	Nov. 22
^Trimester2	Mar. 7
^Trimester 3	May 29
Pupil Days	173
Conf. Exchange	1
Inservice days	6
Teacher Days	180

Member _____ introduced the following resolution and moved as follows:

**RESOLUTION TERMINATING EMPLOYMENT OF
MIKAELA SCHELDE**

WHEREAS, Mikaela Schelde has been employed by Independent School District No. 2909 in the position of paraprofessional with duties and responsibilities attendant to that position;

WHEREAS, Mikaela Schelde has been a member of AFSCME Local No. 3, and has been advised to seek the advice and counsel of the Local throughout this process;

WHEREAS, Mikaela Schelde has been unwilling to perform the essential functions and duties of her position for an extended period of time and has failed to show up for work without legal cause or justification after having been directed to do so;

WHEREAS, Mikaela Schelde has exhausted all contractual and statutory leave to which she may have been entitled and continues to be absent without authorization;

WHEREAS, Mikaela Schelde was directed again to report to work on February 21, 2024, and be able to perform the essential functions and duties of her position, but she failed to show or appear and continues to be absent without leave or legal justification;

WHEREAS, the administration provided Mikaela Schelde with a Notice of Proposed Intent to Discharge/Terminate and Notice of a Pre-Termination Hearing, which Notice is incorporated herein by this reference, advising her of her right to an informal, pre-termination hearing on Wednesday, February 28, 2024, at the site of her employment, Parkview Elementary School, at which hearing she would be allowed and encouraged to address the allegations and reasons given her for her proposed termination;

WHEREAS, on Wednesday, February 28, 2024, at the time and place scheduled for the hearing, the administration was represented by Principal Sheena Stefanich; also present were John Colosimo and Local President Clara Kardell, who at her request appeared by Zoom video;

WHEREAS, Mikaela Schelde failed to show or appear for the hearing and was given ample time in which to do so, and Principal Stefanich, by written communication, advised Mikaela Schelde and/or Local No. 3 that they could provide a written submission addressing the allegations and reasons by 3:00 p.m. on Monday, March 4, 2024, to Principal Stefanich, and that

Mikaela Schelde would be given due consideration by the administration before a final decision was made to terminate her;

WHEREAS, nothing was received by the School District and Mikaela Schelde continues to be unwilling to perform the essential functions of her position and remains absent without leave or legal justification.

BE IT RESOLVED, by the School Board of Independent School District No. 2909, as follows:

1. That the employment of Mikaela Schelde with Independent School District No. 2909 be, and is hereby, terminated; and
2. That the administration is hereby directed to provide Mikaela Schelde and her Local Union representative with a copy of this resolution, and to take and conduct whatever steps are necessary and required to bring about Mikaela Schelde's termination and separation from the School District.

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

and the following voted against the same:

Whereupon, said resolution was declared duly passed and adopted.

Dated: March _____, 2024

Clerk