



CITY COUNCIL REGULAR AGENDA
TUESDAY, JANUARY 02, 2024
CITY HALL at 7:00 PM

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. ADDITIONS OR CORRECTIONS TO AGENDA**
- 5. DISCUSSION FROM THE FLOOR**
- 6. CONSENT AGENDA**
 - [A.](#) Resolution 2024-02, Authorizing Fund Closure of Water Treatment Plant Fund
 - [B.](#) Resolution 2024-03, Authorizing Transfer from Public Utilities Operations Fund and General Fund to Severance Fund
 - [C.](#) Approve 2024 Pay Equity Submittal
- 7. PUBLIC HEARINGS**
 - [A.](#) Rental License Revocation for Certain Property Located at 7779 University Avenue NE
 - [B.](#) Rental License Revocation for Certain Property Located at 7799 University Avenue NE
 - [C.](#) Rental License Revocation for Certain Property Located at 7819 University Avenue NE
 - [D.](#) Rental License Revocation for Certain Property Located at 7839 University Avenue NE
 - [E.](#) Rental License Revocation for Certain Property Located at 7859 University Avenue NE
 - [F.](#) Rental License Revocation for Certain Property Located at 7879 University Avenue NE
 - [G.](#) Rental License Revocation for Certain Property Located at 7899 University Avenue NE
- 8. DEPARTMENT REPORTS**
 - [A.](#) Public Works Report
 - [B.](#) Code Enforcement Report
- 9. ORDINANCES AND/OR RESOLUTIONS**
 - [A.](#) Resolution 2024-01, Approving 2024 Appointments
 - [B.](#) Resolution 2024-04, Approving The Tentative Agreement Between the City of Spring Lake Park and I.U.O.E. Local #49, Representing the Public Works Bargaining Unit for Calendar Years 2024-2025
- 10. NEW BUSINESS**
 - [A.](#) Authorize Purchase of Skid Steer
 - [B.](#) Authorize Purchase of Car Hoist
 - [C.](#) Approval of School Resource Officer Contract with Spring Lake Park Schools
- 11. REPORTS**
 - A. Attorney Report

**SEE REVERSE SIDE FOR RULES FOR PUBLIC HEARINGS AND
DISCUSSION FROM THE FLOOR**

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the City Clerk at 1301 81st Avenue NE, Spring Lake Park, MN 55432. Ph.763-784-6491 at least 48 hours in advance.

- [B.](#) Engineer Report
- C. Administrator Report

12. OTHER

- [A.](#) Correspondence

13. ADJOURN

RULES FOR DISCUSSION FROM THE FLOOR AND PUBLIC HEARINGS

DISCUSSION FROM THE FLOOR

- Discussion from the floor is limited to three minutes per person. Longer presentations must be scheduled through the Administrator, Clerk/Treasurer's office.
- Individuals wishing to be heard must sign in with their name and address. Meetings are video recorded so individuals must approach the podium and speak clearly into the microphone.
- Council action or discussion should not be expected during "Discussion from the Floor." Council may direct staff to research the matter further or take the matter under advisement for action at the next regularly scheduled meeting.

PUBLIC HEARINGS

The purpose of a public hearing is to allow the City Council to receive citizen input on a proposed project. This is not a time to debate the issue.

The following format will be used to conduct the hearing:

- The presenter will have a maximum of 10 minutes to explain the project as proposed.
- Councilmembers will have the opportunity to ask questions or comment on the proposal.
- Citizens will then have an opportunity to ask questions and/or comment on the project. Those wishing the comment are asked to limit their comments to 3 minutes. In cases where there is a spokesperson representing a group wishing to have their collective opinions voiced, the spokesperson should identify the audience group he/she is representing and may have a maximum of 10 minutes to express the views of the group.
- People wishing to comment are asked to keep their comments succinct and specific.
- Following public input, Councilmembers will have a second opportunity to ask questions of the presenter and/or citizens.
- After everyone wishing to address the subject of the hearing has done so, the Mayor will close the public hearing.
- The City Council may choose to take official action on the proposal or defer action until the next regularly scheduled Council meeting. No further public input will be received at that time.



Memorandum

To: Mayor Nelson and Members of the City Council

From: Daniel R. Buchholtz, MMC, Administrator, Clerk/Treasurer

Date: December 19, 2023

Subject: Close Fund 602

The City's Public Facilities Authority (PFA) note was paid off in August 2023. The City has received word from PFA that the bond payments are satisfied.

The City utilized Fund 602 to collect the Water Treatment Plant charge and pay out the debt service associated with the Terrace Water Treatment Plant and Arthur Water Treatment Plant. There is approximately \$122,000 in the fund that can be reallocated to Fund 600, Public Utilities Renewal and Replacement, for future capital projects.

Staff recommends approval of Resolution 2024-02. If you have any questions, please do not hesitate to contact me at 763-784-6491.

CITY OF SPRING LAKE PARK

RESOLUTION NO. 2024-02

RESOLUTION AUTHORIZING FUND CLOSURE OF WATER TREATMENT PLANT FUND

WHEREAS, the City issued a PFA Note to fund the construction of the Arthur Water Treatment Plant and the Terrace Water Treatment Plant; and

WHEREAS, the debt service associated with the PFA Note has been satisfied.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Spring Lake Park that the City Council does hereby authorize the following:

1. Close Fund #602, Water Treatment Plant and transfer balances and receivables to Fund #600, Public Utilities Renewal and Replacement

BE IT FURTHER RESOLVED by the City Council that the effective date of the transfer shall be December 31, 2023.

The foregoing Resolution was moved for adoption by Councilmember .

Upon Vote being taken thereon, the following voted in favor thereof:

And the following voted against the same:

Whereon the Mayor declared said Resolution duly passed and adopted the 2nd day of January, 2024.

APPROVED BY:

Robert Nelson, Mayor

ATTEST:

Daniel R. Buchholtz, City Administrator



Memorandum

To: Mayor Nelson and Members of the City Council

From: Daniel R. Buchholtz, MMC, Administrator, Clerk/Treasurer

Date: December 19, 2023

Subject: Transfer from Public Utilities Operations Fund to Severance Fund

Staff recommends a one-time transfer of \$75,000 from Public Utilities Operations Fund and \$25,000 from the General Fund to the Severance Fund.

This will ensure the Severance Fund has adequate dollars to cover former Public Works Director Terry Randall's vacation, benefits and sick leave payout that will occur in 2024.

The Public Utilities Operations Fund and General Fund will still comply with the City's fund balance policy.

If you have any questions, please do not hesitate to contact me at 763-784-6491.

RESOLUTION NO. 2024-03

RESOLUTION AUTHORIZING TRANSFER FROM PUBLIC UTILITIES OPERATIONS FUND AND GENERAL FUND TO SEVERANCE FUND

WHEREAS, the long-time Public Works Director will retire effective July 5, 2024; and

WHEREAS, due to his accumulated vacation, his last day on the job was December 22, 2023; and

WHEREAS, it is appropriate to fund his remaining salary through the Severance Fund; and

WHEREAS, the remaining fund balance in the Public Utilities Operations Fund and the General Fund will exceed the City’s fund balance policy of maintaining between 35%-50% of the budgeted expenditures in reserves.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Spring Lake Park that the Administrator, Clerk/Treasurer is hereby authorized to make the transfer specified below:

Fund 601 (Public Utilities Operations Fund)		(\$ 75,000)	
601-49400-07000	\$ 30,000		
601-49402-07000	\$ 15,000		
601-49450-07000	\$ 30,000		
Fund 101 (General Fund)		(\$ 25,000)	
101-49000-07000	\$ 25,000		
Fund 700 (Severance)			\$ 100,000
700-00000-39000	\$100,000		

The foregoing Resolution was moved for adoption by Councilmember .

Upon Vote being taken thereon, the following voted in favor thereof:

And the following voted against the same:

Whereon the Mayor declared said Resolution duly passed and adopted the 2nd day of January 2024.

APPROVED BY:

Robert Nelson, Mayor

ATTEST:

Daniel R. Buchholtz, City Administrator

Compliance Report

Jurisdiction: Spring Lake Park
1301 - 81st Avenue N.E.

Report Year: 2024
Case: 2 - 2024 DATA (Shared (Jur and MMB))

Spring Lake Park, MN 55432

Contact: Daniel R. Buchholtz

Phone: (763) 792-7211

E-Mail: dbuchholtz@slpmn.org

The statistical analysis, salary range and exceptional service pay test results are shown below. Part I is general information from your pay equity report data. Parts II, III and IV give you the test results.

For more detail on each test, refer to the Guide to Pay Equity Compliance and Computer Reports.

I. GENERAL JOB CLASS INFORMATION

	Male Classes	Female Classes	Balanced Classes	All Job Classes
# Job Classes	9	8	2	19
# Employees	19	9	4	32
Avg. Max Monthly Pay per employee	7740.30	5746.03		7186.83

II. STATISTICAL ANALYSIS TEST

A. Underpayment Ratio = 148.1482 *

	Male Classes	Female Classes
a. # At or above Predicted Pay	4	5
b. # Below Predicted Pay	5	3
c. TOTAL	9	8
d. % Below Predicted Pay (b divided by c = d)	55.56	37.50

*(Result is % of male classes below predicted pay divided by % of female classes below predicted pay.)

B. T-test Results

Degrees of Freedom (DF) = 26	Value of T = 0.234
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a. Avg. diff. in pay from predicted pay for male jobs = 3

b. Avg. diff. in pay from predicted pay for female jobs = -15

III. SALARY RANGE TEST = 126.67 (Result is A divided by B)

A. Avg. # of years to max salary for male jobs = 6.33

B. Avg. # of years to max salary for female jobs = 5.00

IV. EXCEPTIONAL SERVICE PAY TEST = 0.00 (Result is B divided by A)

A. % of male classes receiving ESP = 22.22 *

B. % of female classes receiving ESP = 0.00

*(If 20% or less, test result will be 0.00)



Memorandum

To: Mayor Nelson and Members of the City Council

From: Daniel R. Buchholtz, MMC, Administrator, Clerk/Treasurer

Date: December 30, 2023

Subject: Pay Equity Submittal

In 1984, the Minnesota Legislature passed a bill extending pay equity to local governments in the State. The law requires each local government to analyze its pay structure to evidence of inequities and to report this information to the Minnesota Department of Management and Budget. The City is required to file a pay equity implementation report every three years.

The City's pay structure was developed by Baker Tilly in 2021 and implemented in 2022. The schedule has been adjusted annually for cost of living increases as well as position reclassifications.

The pay equity implementation report is attached for the Council's approval. Once approved, the report will be submitted to the Minnesota Department of Management and Budget.

If you have any questions, please don't hesitate to contact me at 763-784-6491.

City of Spring Lake Park

RESOLUTION NO. 24-

RESOLUTION APPROVING RENTAL LICENSE REVOCATION FOR CERTAIN PROPERTY LOCATED AT 7779 University Ave NE, PURSUANT TO SECTION 12.16.140 OF THE CITY OF SPRING LAKE PARK CODE

WHEREAS, Northtown Village Partnership (Hereinafter “License Holder”) is the legal owner of the real property at 7779 University Ave NE Spring Lake Park MN, 55432; and

WHEREAS, pursuant to City Code, 12.16.140 of the City of Spring Lake Park written notice setting forth the causes and reasons for the proposed council action contained herein and notice of a public hearing to be held on at 7:00 pm on January 2nd, 2024 was given to the license holder on December 18, 2023.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Spring Lake Park that, in accordance with the foregoing, and all ordinances and regulations of the City of Spring Lake Park, the City Council adopts the following.

Findings of Fact

1. That on or about November 16, 2023 Code Enforcement staff completed an initial rental housing inspection at the property of 7779 University Ave NE in the City of Spring Lake Park MN. The property failed its rental inspection, Property management failed to notify tenants of inspection resulting in access being denied to all units involved.
2. That on or about November 27, 2023 Code Enforcement staff completed a follow up inspection at the property of 7779 University Ave NE in the City of Spring Lake Park MN. The property failed reinspection.
3. That on or about December 18, 2023 Code Enforcement staff completed a follow up inspection at the property of 7779 University Ave NE in the City of Spring Lake Park MN. The property failed reinspection
4. That on or about December 18, 2023 the property owner Northtown Village Partnership and all tenants were notified of a public hearing
5. That based upon said records of the Code Enforcement, the following conditions and violations of the City Property Maintenance Code were found to exist, to-wit:
 - a. Failure of rental housing inspection on November 16, 2023.
 - b. Failure of rental housing inspection on November 27, 2023.
 - c. Failure of rental housing inspection on December 18, 2023.
6. That all parties, including the license holder and any occupants or tenants, have been given the appropriate notice of this hearing according to the provisions of the City Code, Chapter 12 Article 16.140 of the City of Spring Lake Park.

Order of Council

1. The rental license belonging to the license holder described herein and identified as Northtown Village Partnership is hereby revoked;

2. The City will post for the purpose of preventing occupancy a copy of this order on the buildings covered by the license held by license Holder;
3. All tenants shall remove themselves from the premises within 45 days from the first day of posting of this Order revoking the license as held by license Holder.

The foregoing resolution as moved for adoption by Councilmember.

Upon roll call, the following voted aye:

And the following voted nay:

Where the Mayor declared said resolution duly passed and adopted this the 2nd day of January,
2024

Robert Nelson, Mayor

ATTEST:

Daniel R. Buchholtz, Administrator

City of Spring Lake Park

RESOLUTION NO. 24-

RESOLUTION APPROVING RENTAL LICENSE REVOCATION FOR CERTAIN PROPERTY LOCATED AT 7799 University Ave NE, PURSUANT TO SECTION 12.16.140 OF THE CITY OF SPRING LAKE PARK CODE

WHEREAS, Northtown Village Partnership (Hereinafter “License Holder”) is the legal owner of the real property at 7799 University Ave NE Spring Lake Park MN, 55432; and

WHEREAS, pursuant to City Code, 12.16.140 of the City of Spring Lake Park written notice setting forth the causes and reasons for the proposed council action contained herein and notice of a public hearing to be held on at 7:00 pm on January 2nd, 2024 was given to the license holder on December 18, 2023.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Spring Lake Park that, in accordance with the foregoing, and all ordinances and regulations of the City of Spring Lake Park, the City Council adopts the following.

Findings of Fact

1. That on or about November 16, 2023 Code Enforcement staff completed an initial rental housing inspection at the property of 7799 University Ave NE in the City of Spring Lake Park MN. The property failed its rental inspection, Property management failed to notify tenants of inspection resulting in access being denied to all units involved.
2. That on or about November 27, 2023 Code Enforcement staff completed a follow up inspection at the property of 7799 University Ave NE in the City of Spring Lake Park MN. The property failed reinspection.
3. That on or about December 18, 2023 Code Enforcement staff completed a follow up inspection at the property of 7799 University Ave NE in the City of Spring Lake Park MN. The property failed reinspection
4. That on or about December 18, 2023 the property owner Northtown Village Partnership and all tenants were notified of a public hearing
5. That based upon said records of the Code Enforcement, the following conditions and violations of the City Property Maintenance Code were found to exist, to-wit:
 - a. Failure of rental housing inspection on November 16, 2023.
 - b. Failure of rental housing inspection on November 27, 2023.
 - c. Failure of rental housing inspection on December 18, 2023.
6. That all parties, including the license holder and any occupants or tenants, have been given the appropriate notice of this hearing according to the provisions of the City Code, Chapter 12 Article 16.140 of the City of Spring Lake Park.

Order of Council

1. The rental license belonging to the license holder described herein and identified as Northtown Village Partnership is hereby revoked;

2. The City will post for the purpose of preventing occupancy a copy of this order on the buildings covered by the license held by license Holder;
3. All tenants shall remove themselves from the premises within 45 days from the first day of posting of this Order revoking the license as held by license Holder.

The foregoing resolution as moved for adoption by Councilmember.

Upon roll call, the following voted aye:

And the following voted nay:

Where the Mayor declared said resolution duly passed and adopted this the 2nd day of January,
2024

Robert Nelson, Mayor

ATTEST:

Daniel R. Buchholtz, Administrator

City of Spring Lake Park

RESOLUTION NO. 24-

RESOLUTION APPROVING RENTAL LICENSE REVOCATION FOR CERTAIN PROPERTY LOCATED AT 7819 University Ave NE, PURSUANT TO SECTION 12.16.140 OF THE CITY OF SPRING LAKE PARK CODE

WHEREAS, Northtown Village Partnership (Hereinafter “License Holder”) is the legal owner of the real property at 7819 University Ave NE Spring Lake Park MN, 55432; and

WHEREAS, pursuant to City Code, 12.16.140 of the City of Spring Lake Park written notice setting forth the causes and reasons for the proposed council action contained herein and notice of a public hearing to be held on at 7:00 pm on January 2nd, 2024 was given to the license holder on December 18, 2023.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Spring Lake Park that, in accordance with the foregoing, and all ordinances and regulations of the City of Spring Lake Park, the City Council adopts the following.

Findings of Fact

1. That on or about November 16, 2023 Code Enforcement staff completed an initial rental housing inspection at the property of 7819 University Ave NE in the City of Spring Lake Park MN. The property failed its rental inspection, Property management failed to notify tenants of inspection resulting in access being denied to all units involved.
2. That on or about November 27, 2023 Code Enforcement staff completed a follow up inspection at the property of 7819 University Ave NE in the City of Spring Lake Park MN. The property failed reinspection.
3. That on or about December 18, 2023 Code Enforcement staff completed a follow up inspection at the property of 7819 University Ave NE in the City of Spring Lake Park MN. The property failed reinspection
4. That on or about December 18, 2023 the property owner Northtown Village Partnership and all tenants were notified of a public hearing
5. That based upon said records of the Code Enforcement, the following conditions and violations of the City Property Maintenance Code were found to exist, to-wit:
 - a. Failure of rental housing inspection on November 16, 2023.
 - b. Failure of rental housing inspection on November 27, 2023.
 - c. Failure of rental housing inspection on December 18, 2023.
6. That all parties, including the license holder and any occupants or tenants, have been given the appropriate notice of this hearing according to the provisions of the City Code, Chapter 12 Article 16.140 of the City of Spring Lake Park.

Order of Council

1. The rental license belonging to the license holder described herein and identified as Northtown Village Partnership is hereby revoked;

2. The City will post for the purpose of preventing occupancy a copy of this order on the buildings covered by the license held by license Holder;
3. All tenants shall remove themselves from the premises within 45 days from the first day of posting of this Order revoking the license as held by license Holder.

The foregoing resolution as moved for adoption by Councilmember.

Upon roll call, the following voted aye:

And the following voted nay:

Where the Mayor declared said resolution duly passed and adopted this the 2nd day of January,
2024

Robert Nelson, Mayor

ATTEST:

Daniel R. Buchholtz, Administrator

City of Spring Lake Park

RESOLUTION NO. 24-

RESOLUTION APPROVING RENTAL LICENSE REVOCATION FOR CERTAIN PROPERTY LOCATED AT 7839 University Ave NE, PURSUANT TO SECTION 12.16.140 OF THE CITY OF SPRING LAKE PARK CODE

WHEREAS, Northtown Village Partnership (Hereinafter “License Holder”) is the legal owner of the real property at 7839 University Ave NE Spring Lake Park MN, 55432; and

WHEREAS, pursuant to City Code, 12.16.140 of the City of Spring Lake Park written notice setting forth the causes and reasons for the proposed council action contained herein and notice of a public hearing to be held on at 7:00 pm on January 2nd, 2024 was given to the license holder on December 18, 2023.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Spring Lake Park that, in accordance with the foregoing, and all ordinances and regulations of the City of Spring Lake Park, the City Council adopts the following.

Findings of Fact

1. That on or about November 16, 2023 Code Enforcement staff completed an initial rental housing inspection at the property of 7839 University Ave NE in the City of Spring Lake Park MN. The property failed its rental inspection, Property management failed to notify tenants of inspection resulting in access being denied to all units involved.
2. That on or about November 27, 2023 Code Enforcement staff completed a follow up inspection at the property of 7839 University Ave NE in the City of Spring Lake Park MN. The property failed reinspection.
3. That on or about December 18, 2023 Code Enforcement staff completed a follow up inspection at the property of 7839 University Ave NE in the City of Spring Lake Park MN. The property failed reinspection
4. That on or about December 18, 2023 the property owner Northtown Village Partnership and all tenants were notified of a public hearing
5. That based upon said records of the Code Enforcement, the following conditions and violations of the City Property Maintenance Code were found to exist, to-wit:
 - a. Failure of rental housing inspection on November 16, 2023.
 - b. Failure of rental housing inspection on November 27, 2023.
 - c. Failure of rental housing inspection on December 18, 2023.
6. That all parties, including the license holder and any occupants or tenants, have been given the appropriate notice of this hearing according to the provisions of the City Code, Chapter 12 Article 16.140 of the City of Spring Lake Park.

Order of Council

1. The rental license belonging to the license holder described herein and identified as Northtown Village Partnership is hereby revoked;

2. The City will post for the purpose of preventing occupancy a copy of this order on the buildings covered by the license held by license Holder;
3. All tenants shall remove themselves from the premises within 45 days from the first day of posting of this Order revoking the license as held by license Holder.

The foregoing resolution as moved for adoption by Councilmember.

Upon roll call, the following voted aye:

And the following voted nay:

Where the Mayor declared said resolution duly passed and adopted this the 2nd day of January,
2024

Robert Nelson, Mayor

ATTEST:

Daniel R. Buchholtz, Administrator

City of Spring Lake Park

RESOLUTION NO. 24-

RESOLUTION APPROVING RENTAL LICENSE REVOCATION FOR CERTAIN PROPERTY LOCATED AT 7859 University Ave NE, PURSUANT TO SECTION 12.16.140 OF THE CITY OF SPRING LAKE PARK CODE

WHEREAS, Northtown Village Partnership (Hereinafter “License Holder”) is the legal owner of the real property at 7859 University Ave NE Spring Lake Park MN, 55432; and

WHEREAS, pursuant to City Code, 12.16.140 of the City of Spring Lake Park written notice setting forth the causes and reasons for the proposed council action contained herein and notice of a public hearing to be held on at 7:00 pm on January 2nd, 2024 was given to the license holder on December 18, 2023.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Spring Lake Park that, in accordance with the foregoing, and all ordinances and regulations of the City of Spring Lake Park, the City Council adopts the following.

Findings of Fact

1. That on or about November 16, 2023 Code Enforcement staff completed an initial rental housing inspection at the property of 7859 University Ave NE in the City of Spring Lake Park MN. The property failed its rental inspection, Property management failed to notify tenants of inspection resulting in access being denied to all units involved.
2. That on or about November 27, 2023 Code Enforcement staff completed a follow up inspection at the property of 7859 University Ave NE in the City of Spring Lake Park MN. The property failed reinspection.
3. That on or about December 18, 2023 Code Enforcement staff completed a follow up inspection at the property of 7859 University Ave NE in the City of Spring Lake Park MN. The property failed reinspection
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Order of Council

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2024

Robert Nelson, Mayor

ATTEST:

Daniel R. Buchholtz, Administrator

City of Spring Lake Park

RESOLUTION NO. 24-

RESOLUTION APPROVING RENTAL LICENSE REVOCATION FOR CERTAIN PROPERTY LOCATED AT 7879 University Ave NE, PURSUANT TO SECTION 12.16.140 OF THE CITY OF SPRING LAKE PARK CODE

WHEREAS, Northtown Village Partnership (Hereinafter “License Holder”) is the legal owner of the real property at 7879 University Ave NE Spring Lake Park MN, 55432; and

WHEREAS, pursuant to City Code, 12.16.140 of the City of Spring Lake Park written notice setting forth the causes and reasons for the proposed council action contained herein and notice of a public hearing to be held on at 7:00 pm on January 2nd, 2024 was given to the license holder on December 18, 2023.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Spring Lake Park that, in accordance with the foregoing, and all ordinances and regulations of the City of Spring Lake Park, the City Council adopts the following.

Findings of Fact

1. That on or about November 16, 2023 Code Enforcement staff completed an initial rental housing inspection at the property of 7879 University Ave NE in the City of Spring Lake Park MN. The property failed its rental inspection, Property management failed to notify tenants of inspection resulting in access being denied to all units involved.
2. That on or about November 27, 2023 Code Enforcement staff completed a follow up inspection at the property of 7879 University Ave NE in the City of Spring Lake Park MN. The property failed reinspection.
3. That on or about December 18, 2023 Code Enforcement staff completed a follow up inspection at the property of 7879 University Ave NE in the City of Spring Lake Park MN. The property failed reinspection
4. That on or about December 18, 2023 the property owner Northtown Village Partnership and all tenants were notified of a public hearing
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2024

Robert Nelson, Mayor

ATTEST:

Daniel R. Buchholtz, Administrator

City of Spring Lake Park

RESOLUTION NO. 24-

RESOLUTION APPROVING RENTAL LICENSE REVOCATION FOR CERTAIN PROPERTY LOCATED AT 7899 University Ave NE, PURSUANT TO SECTION 12.16.140 OF THE CITY OF SPRING LAKE PARK CODE

WHEREAS, Northtown Village Partnership (Hereinafter “License Holder”) is the legal owner of the real property at 7899 University Ave NE Spring Lake Park MN, 55432; and

WHEREAS, pursuant to City Code, 12.16.140 of the City of Spring Lake Park written notice setting forth the causes and reasons for the proposed council action contained herein and notice of a public hearing to be held on at 7:00 pm on January 2nd, 2024 was given to the license holder on December 18, 2023.

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The foregoing resolution as moved for adoption by Councilmember.

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And the following voted nay:

Where the Mayor declared said resolution duly passed and adopted this the 2nd day of January,
2024

Robert Nelson, Mayor

ATTEST:

Daniel R. Buchholtz, Administrator



Memorandum

To: Mayor Nelson and Members of the City Council

Cc: Dan Buchholtz, City Administrator

From: George Linngren, Public Works Director

Date: 12/27/2023

Subject: December 2023 Public Works Report

The month of December work activities:

- We had one plow event and one salting event.
- We had one water main break on 79th and 6th St. We repaired the road in house the next day.
- Visa Sewer started cleaning the sewer lines in preparation to line. They will begin January 4th.
- Took trees down at lakeside park.
- Added chips to the path through the woods.
- We replace the broken aerator at lakeside pier. A stick had got jammed in it.
- Picked up trash and recycling throughout the city.
- Monthly water samples and lead and copper report.
- Hauled scrap metal out of the yard in preparation for winter.
- Finished buying the last of the 2023 capital and putting specs together for the 2024 capital.
- Working on equipment repairs and identifying priorities for other equipment.
- We were able to patch a few more roads as the asphalt plant was still open.
- Took more trees down at the Garfield property to open it up for the contractor.
- Read water meters for the quarter.
- Started cleaning the public works shop.
- Last but not greatest was to send Terry off into retirement and Thank him for all that he has done for the city and all the money he has saved the residents.

I attended the pizza with a cop event on December 21. We had a good turn out.

I met Perkins contracting and our tree service to answer questions on the pond clean up quote.



City of Spring lake Park
Code Enforcement Division
1301 Eighty First Avenue Northeast
Spring Lake Park, Minnesota 55432
(763) 783-6491 Fax: (763) 792-7257

REPORT

TO: Spring Lake Park City Council
FROM: Jeff Baker, Code Enforcement Official
RE: Code Enforcement Monthly Report for December 2023
DATE: December 27, 2023

In December, a total of 9 building, 2 Certificate of Occupancy, 0 fire alarm, 0 fire suppression, 4 mechanical, 2 plumbing and 1 Zoning for a total of 18 permits issued compared to a total of 24 in 2022. Code Enforcement conducted 112 inspections in the month of December including 42 building, 40 rental, 12 nuisance and 18 fire inspections.

2023 Totals:

In 2023, a total of 24 building, 15 certificate of occupancy, 5 fire alarm, 4 fire suppression, 111 mechanical, 100 plumbing, 20 sign and 37 zoning for a total of 535 permits issued compared to a total of 544 in 2022. Code Enforcement conducted 1,853 inspections in 2023 including 694 building, 376 rental, 428 nuisance and 233 fire inspections.

In December of 2023, the Code Enforcement Department issued 3 administrative offense tickets, pertaining to nuisance violations. The 2023 total for Administrative Citations was 183.

I would like to express my sincere appreciation to our Permit Technician and Fire Inspector for their unwavering commitment and diligence in facilitating the seamless integration of our new software. The substantial hours dedicated to meticulous data entry have played a pivotal role in enabling the BS&A team to tailor the software to meet our organizational requirements effectively.

Construction Update:

8301 University Ave – Take 5 Car Wash. I have completed Benson-Orth (Contractor) temporary certificate of occupancy. All life safety equipment is operational. Only some final installation of equipment is needed for the final inspection.

In December of 2023, I also attended the following appointments:

- City Council meeting on December 4th & 18th.
- Department head meeting December 5th.
- BS&A RFI Meeting December 5th.
- Public Works Director retirement party December 14th.

- City Holiday Party December 21st.

This concludes the Code Enforcement Department monthly report for December 2023. If anyone has any questions or concerns regarding my report, I would be happy to answer them at this time.



Memorandum

To: Mayor Nelson and Members of the City Council

From: Daniel R. Buchholtz, MMC, Administrator, Clerk/Treasurer

Date: December 19, 2023

Subject: 2024 Appointments

Included with this memorandum is the Mayor’s recommendations for committee appointments for 2024. Mayor Nelson tried to consider each Councilmember’s strengths and interests when making these appointments, as well as the meeting time for each committee.

Here are the appointments broken down by Councilmember.

Mayor Bob Nelson	
Anoka County Joint Law Enforcement Council	4 th Wednesday of January, April, July and October at 2pm - varying locations
Beyond the Yellow Ribbon	2 nd Wednesday of each month at 6:00pm - Kraus Hartig VFW
Negotiations - Patrol	As needed
Negotiations - Sergeants	As needed
Non-Bargained Personnel Committee	As needed
North Metro Mayor’s Association	Wednesdays at 5:30pm: Jan. 17, March 20, May 15, Sept. 18, Nov. 20 - various locations
Councilmember Ken Wendling	
Parks & Recreation Commission Liaison	1 st Tuesday of each month at 6:00pm - City Hall
Anoka County Joint Law Enforcement Council - Alternate	4 th Wednesday of January, April, July and October at 2pm - varying locations
Anoka County Fire Protection Council - Alternate	4 th Thursday of January, April, July and October at 7pm - varying locations
Beyond the Yellow Ribbon	2 nd Wednesday of each month at 6:00pm - Kraus Hartig VFW
Negotiations - Sergeants	As needed
Negotiations - Public Works	As Needed

North Metro Mayor's Association- Alternate	Wednesdays at 5:30pm: Jan. 17, March 20, May 15, Sept. 18, Nov. 20 - various locations
Councilmember Lisa Dircks	
Acting Mayor	
Parks and Recreation Commission Alternate	1 st Tuesday of each month at 6:00pm - City Hall
Planning Commission Alternate	4 th Monday of the month at 7:00pm - SLP City Hall
Fire Department Liaison	As needed
Negotiations - Sergeants	As needed
Tower Days Committee Liaison	4 th Tuesday of January through June at 6:30pm - SLP City Hall
Councilmember April Moran	
Planning Commission Liaison	4 th Monday of each month (except December) at 7:00pm - City Hall
Anoka County Fire Protection Council	4 th Thursday of January, April, July and October at 7pm - varying locations
Non-Bargained Employee Personnel Committee	As needed
Negotiations - Public Works	As needed
North Metro Cable Communications Commission - Alternate	3 rd Wednesday of each month at 6:00pm - SLP City Hall
Tower Days Committee - Liaison	4 th Tuesday of January through June at 6:30pm - SLP City Hall
School Board Liaison	As needed
Councilmember Barbara Goodboe-Bisschoff	
Coon Creek Watershed District Citizens Advisory Commission	2 nd Wednesday of each month at 5:00pm, Coon Creek Watershed District Office
North Metro Cable Communications Commission	3 rd Wednesday of each month at 6:00pm - SLP City Hall
Trunk Highway 65 Corridor Coalition	4 th Thursday of January, March, May, July, September and November at 7:00pm at Isanti County Government Center
Tower Days Committee - Alternate	4 th Tuesday of January through June at 6:30pm - SLP City Hall

The City received two applications for Planning Commission – Rick Cobbs and Eric Julien. Mayor Nelson is recommending reappointing Rick Cobbs and Eric Julien. We do have a student vacancy on the Planning Commission.

For the Parks and Recreation Commission, Mayor Nelson is recommending reappointment of Erik Olson and Wannie-Mae Parsons. There is a vacancy for a three-year term on the Recreation Commission.

If you have any questions, please do not hesitate to contact me at 763-784-6491.

CITY OF SPRING LAKE PARK, MINNESOTA

RESOLUTION NO. 2024-01

RESOLUTION APPROVING 2024 APPOINTMENTS

BE IT RESOLVED that the City Council of the City of Spring Lake Park does hereby approve the appointment list as outlined in Exhibit A of this Resolution.

The foregoing resolution was moved for adoption by Councilmember .

Upon roll call, the following voted aye:

And the following voted nay:

Whereupon the Mayor declared said resolution duly passed and adopted this 2nd day of January, 2024.

Robert Nelson, Mayor

ATTEST:

Daniel R. Buchholtz, Administrator

State of Minnesota)
Counties of Anoka and Ramsey)ss
City of Spring Lake Park)

I, Daniel R. Buchholtz, duly appointed and qualified City Administrator in and for the City of Spring Lake Park, Anoka and Ramsey Counties, Minnesota, do hereby certify that the foregoing is a true and correct copy of Resolution No. 2024-01, A Resolution Approving 2024 Appointments, adopted by the Spring Lake Park City Council at their regular meeting on the 2nd day of January 2024.

Daniel R. Buchholtz, Administrator

(SEAL)

Dated: _____



CITY OF SPRING LAKE PARK

1301 Eighty First Avenue NE

Spring Lake Park, MN 55432

Ph: 763-784-6491 Fax: 763-792-7257

2024 APPOINTMENTS

I. ELECTED OFFICIALS

POSITION	TERM	NAME	TERM EXPIRES
Mayor	4 Years	Bob Nelson	1/4/27
Councilmember	4 Years	Lisa Dircks	1/6/25
Councilmember	4 Years	Ken Wendling	1/4/27
Councilmember	4 Years	Barbara Goodboe-Bisschoff	1/6/25
Councilmember	4 Years	April Moran	1/4/27

II. ANNUAL APPOINTMENTS AT FIRST MEETING OF THE YEAR

POSITION	TERM	NAME	TERM EXPIRES
Acting Mayor	Annual	Lisa Dircks	1/6/25
Official Newspaper	Annual	Blaine/SLP Life	1/6/25
Official Depository	Annual	U.S. Bank	1/6/25
		4M Fund	1/6/25
		Wells Fargo Bank	1/6/25
		RBS Wealth Management	1/6/25
Agent of Record	Annual	Corporate Four Ins. Agency	1/6/25
Attorney	Annual	Carson, Clelland & Schreder	1/6/25
Auditor	Annual	Smith Schafer	1/6/25
Engineer	Annual	Stantec	1/6/25
Bond Counsel	Annual	Jenny Boulton, Kennedy & Graven	1/6/25
Weed Inspector	Annual	Mayor	1/6/25
Asst. Weed Inspector	Annual	George Linngren	1/6/25
Animal Control	Annual	Josh Antoine	1/6/25

III. COUNCIL COMMITTEES

COMMITTEE	TERM	NAME	TERM EXPIRES
Parks & Recreation Commission Liaison	Annual	Ken Wendling	1/6/25
Parks & Recreation Commission Alternate	Annual	Lisa Dircks	1/6/25
Planning Commission Liaison	Annual	April Moran	1/6/25
Planning Commission Alternate	Annual	Lisa Dircks	1/6/25

COMMITTEE	TERM	NAME	TERM EXPIRES
Anoka County Joint Law Enforcement Council	Annual	Bob Nelson	1/6/25
Anoka County Joint Law Enforcement Council – Alternate	Annual	Ken Wendling	1/6/25
Anoka County Fire Protection Council	Annual	April Moran	1/6/25
Anoka County Fire Protection Council – Alternate	Annual	Ken Wendling	1/6/25
Beyond the Yellow Ribbon	Annual	Bob Nelson	1/6/25
Beyond the Yellow Ribbon	Annual	Ken Wendling	1/6/25
SBM Fire Department Liaison	Annual	Lisa Dircks	1/6/25
SBM Administrative Committee	Annual	Daniel Buchholtz	1/6/25
Negotiations – Patrol	Annual	Bob Nelson	1/6/25
Negotiations – Patrol	Annual	Ken Wendling	1/6/25
Negotiations – Patrol	Annual	Daniel Buchholtz	1/6/25
Negotiations – Sergeants	Annual	Bob Nelson	1/6/25
Negotiations – Sergeants	Annual	Lisa Dircks	1/6/25
Negotiations – Sergeants	Annual	Daniel Buchholtz	1/6/25
Negotiations – Public Works	Annual	Ken Wendling	1/6/25
Negotiations – Public Works	Annual	April Moran	1/6/25
Negotiations – Public Works	Annual	Daniel Buchholtz	1/6/25
Non-Bargained Employee Personnel Committee	Annual	Bob Nelson	1/6/25
Non-Bargained Employee Personnel Committee	Annual	April Moran	1/6/25
Non-Bargained Employee Personnel Committee	Annual	Daniel Buchholtz	1/6/25
N. Metro Cable Communications Commission	Annual	Barbara Goodboe-Bisschoff	1/6/25
N. Metro Cable Communications Commission – Alt.	Annual	April Moran	1/6/25
N. Metro Cable Communications Operations Committee	Annual	Daniel Buchholtz	1/6/25
North Metro Mayor’s Assn Rep.	Annual	Bob Nelson	1/6/25
North Metro Mayor’s Assn. – Alt.	Annual	Ken Wendling	1/6/25
North Metro Mayor’s Assn Operations Committee	Annual	Daniel Buchholtz	1/6/25

COMMITTEE	TERM	NAME	TERM EXPIRES
Tower Days Committee Liaison	Annual	Lisa Dircks	1/6/25
Tower Days Committee Alt.	Annual	Barbara Goodboe-Bisschoff	1/6/25
Trunk Highway 65 Corridor Coalition	Annual	Barbara Goodboe-Bisschoff	1/6/25
School Board Liaison	Annual	April Moran	1/6/25
Suburban Rate Authority	Annual	George Linngren	1/6/25
Suburban Rate Authority – Alt.	Annual	Daniel Buchholtz	1/6/25
Coon Creek Watershed District Citizens Advisory Commission	Annual	Barbara Goodboe-Bisschoff	1/6/25
Coon Creek Watershed District Technical Advisory Committee	Annual	Phil Gravel/ George Linngren	1/6/25

IV. ADMINISTRATIVE APPOINTMENTS

POSITION	TERM	NAME
Administrator, Clerk-Treasurer	Indefinite	Daniel Buchholtz
Data Practices Responsible Authority	Indefinite	Daniel Buchholtz
Police Chief/Public Safety Director	Indefinite	Josh Antoine
Parks & Recreation Director	Indefinite	Kay Okey
Public Works Director	Indefinite	George Linngren
Building Official	Indefinite	Jeff Baker
Plumbing Inspector	Indefinite	Jeff Baker
Fire Marshal	Indefinite	Jeff Baker

V. PLANNING COMMISSION (Municipal Code Section 16.60)

POSITION	TERM	NAME	TERM EXPIRES
Commissioner	3 Years	Rick Cobbs	12/31/26
Commissioner	3 Years		12/31/26
Commissioner	3 Years	Brad Delfs	12/31/25
Commissioner	3 Years	Sharon Weighous	12/31/25
Commissioner	3 Years	Kelsey Hollihan	12/31/24
Commissioner	3 Years	Hans Hansen	12/31/24
Commissioner (student)	1 Year	<i>vacant</i>	

VI. EMERGENCY MANAGEMENT AGENCY (Municipal Code Section 3.12 – Appointed by Mayor)

POSITION	TERM	NAME
Co-Directors	Indefinite	Josh Antoine/Dan Retka
Deputy Directors	Indefinite	Sgts. Fiske and Kramer

VII. PARKS AND RECREATION COMMISSION (Municipal Code Section 3.08)

POSITION	TERM	NAME	TERM EXPIRES
Commissioner	3 Years	Erik Olson	12/31/26
Commissioner	3 Years	Wannie-Mae Parsons	12/31/26
Commissioner	3 Years	<i>Vacant</i>	12/31/26
Commissioner	3 Years	Barbara Harlan	12/31/25
Commissioner	3 Years	Chris Lammers	12/31/25
Commissioner	3 Years	Mark Hoard	12/31/24
Commissioner	3 Years	Barbara Yawn	12/31/24



Memorandum

To: Mayor Nelson and Members of the City Council

From: Daniel R. Buchholtz, MMC, Administrator, Clerk/Treasurer

Date: December 19, 2023

Subject: IUOE Local #49 - Union Contract

This is to inform you that on December 12, 2023, the IUOE Local #49– Public Works - Union employees accepted the offer outlined in Resolution 2024-04.

The Negotiation Committee is recommending that the City Council approve the 2024/2025 union contract as outlined in the Resolution.

If you have any questions, please don't hesitate to contact me at 763-784-6491.

CITY OF SPRING LAKE PARK

RESOLUTION NO. 2024-04

A RESOLUTION APPROVING THE TENTATIVE AGREEMENT BETWEEN THE CITY OF SPRING LAKE PARK AND IUOE LOCAL #49, REPRESENTING THE PUBLIC WORKS BARGAINING UNIT FOR CALENDAR YEARS 2024-2025

WHEREAS, representatives of the City of Spring Lake Park and representatives of IUOE Local #49, representing the Public Works bargaining unit of the City have negotiated a 2 year labor agreement for the term of January 1, 2024 through December 31, 2025; and

WHEREAS, the attached document summaries the substantive agreement between the parties.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Spring Lake Park, Minnesota that the City Council approves and ratifies the tentative agreement and that the appropriate individuals designated by the City are authorized and directed to execute the original contracts.

The foregoing Resolution was moved for adoption by .

Upon Vote being taken thereon, the following voted in favor thereof:

And the following voted against the same: None

Whereon the Mayor declared said Resolution duly passed and adopted the 6th day of November, 2023.

APPROVED BY:

Robert Nelson, Mayor

ATTEST:

Daniel R. Buchholtz, City Administrator

APPENDIX A

**TENTATIVE AGREEMENT BETWEEN CITY OF SPRING LAKE PARK
AND IUOE LOCAL #49**

- 1. Article XVII: Two year contract calendar years 2024 & 2025
- 2. Article X: Wages: Implementation of following compensation Tables:

<i>Maintenance Worker</i>		
	4% + \$1/hr. market rate adj. 1/1/2024	3.25% 1/1/2025
Step 1	\$29.57	\$30.53
Step 2 (6 months)	\$30.57	\$31.56
Step 3 (1 year)	\$31.60	\$32.63
Step 4 (2 years)	\$32.67	\$33.73
Step 5 (3 years)	\$33.78	\$34.88
Step 6 (4 years)	\$34.92	\$36.05
Step 7 (5 years)	\$36.11	\$37.28

<i>Mechanic/Maintenance Worker (\$3.50/hr. stipend above Maintenance Worker)</i>		
	1/1/2024	3.25% 1/1/2025
Step 1	\$30.07	\$34.03
Step 2 (6 months)	\$34.07	\$35.06
Step 3 (1 year)	\$35.10	\$36.13
Step 4 (2 years)	\$36.17	\$37.23
Step 5 (3 years)	\$37.28	\$38.38
Step 6 (4 years)	\$38.42	\$39.55
Step 7 (5 years)	\$39.61	\$40.78

<i>Lead Maintenance Worker</i>		
	4% + \$1/hr. market rate adj. 1/1/2024	3.25% 1/1/2025
Step 1	\$33.09	\$34.17
Step 2 (6 months)	\$34.22	\$35.33
Step 3 (1 year)	\$35.38	\$36.53
Step 4 (2 years)	\$36.59	\$37.78
Step 5 (3 years)	\$37.83	\$39.06
Step 6 (4 years)	\$39.12	\$40.39
Step 7 (5 years)	\$40.46	\$41.77

3. Article XI: Licensure/Certification Pay
Licensure/Certification Pay shall be granted to employees who possess the following licenses and certifications, valid in Minnesota.

Compensation is \$0.25/hour for each eligible certification, with a maximum of \$0.75/hour. Employee required to provide proof of certification to the City.
4. Article XII: Clothing Allowance
\$75.00 increase each year of the contract
5. Article V: Holidays
Add Juneteenth to list of holidays
6. Article VI: Vacations
Update language to reduce prior notice for a vacation of 1 week or longer from 30 days to 2 weeks; update language to reduce prior notice for a vacation of less than 1 week from 1 week to 48 hours.



Memorandum

To: **Mayor Nelson and Members of the City Council**

Cc: Dan Buchholtz

From: **George Linngren, Public Works Director**

Date: December 15, 2023

Subject: Requesting approval to purchase new Skid steer.

We have identified in the 2024 capital equipment program the need for a new skid steer. The current machine is a 2010, S-160 with 3,564 hours. This machine is used almost daily in some sort of capacity for public works. The time to replace it is now as parts are getting harder to find and costs more to repair. We will be selling the current machine online to recoup some costs.

The price off the state bid contract is \$61,673.34. This price covers all costs to get it delivered to us.

We expect to sell the current machine on the secondary market for between \$18,000.00 - \$21,000.00 at no cost to the city.

We have budgeted \$40,000.00 for this in the 2024 budget.

If you have any questions, please contact me at 763-257-7106.



Memorandum

To: Mayor Nelson and Members of the City Council

Cc: Dan Buchholtz

From: George Linngren, Public Works Director

Date: December 21, 2023

Subject: Approval to purchase car hoist.

I am seeking approval to purchase a 12,000-pound car hoist from Superior automotive. It is identified in the 2023 Capital Equipment program. We have \$12,000 allocated for the purchase but with increased production and delivery costs, the total is \$13,500.00 for the hoist and delivery and set up. We will be selling the existing hoist to cover the difference in price once the new hoist is in place.

If you have questions or concerns, please contact me at 763-257-7106. Thank you.



Memorandum

To: Mayor Nelson and Members of the City Council

From: Daniel R. Buchholtz, MMC, Administrator, Clerk/Treasurer

Date: December 22, 2023

Subject: SRO Contract

Staff is working with the Spring Lake Park School District to negotiate the School Resource Officer contract that will allow the resource officer to return to the school at the start of 2024.

The agreement is in the process of being finalized and will be shared with the City Council as a handout at the January 2 meeting. City Attorney Thames will present the language to the City Council and answer any questions you may have.

If I receive the finalized agreement earlier, I will send it out under separate cover.

If you have any questions, please do not hesitate to contact me at 763-784-6491.



City of Spring Lake Park
Engineer's Project Status Report

To: Council Members and Staff
From: Phil Gravel

Re: **Status Report for 1.2.24 Meeting**
File No.: R-18GEN

Note: Updated information is shown in *italics*.

2023 MS4 Permit and SWPPP Update (193805251). Pond, structural BMP, and outfall inspections due by July 31st. Program analysis and annual training is due in December. The next Annual Report is due by June 30, 2024. Per 5-15-23 message: MPCA has put their requested review/audit of the city's 2022 information on hold until further notice.

2023-2024 Sewer Lining Project (193805871). This project includes lining the remaining sanitary sewers in the city that have not been previously lined (approximately 35,710-feet). Terry Randall will watch this project. The Contractor is Visu-Sewer Inc with a low bid amount of \$1,047,746. Construction Contracts have been signed. A preconstruction Conference with contractor was held on September 28, 2023. *Initial televising and cleaning started in December.*

City Hall Building (193806049). Design Phase started in January 2023. Construction could begin in 2024. City Council updated at workshops (including *September 11th*). Public Open House was held on May 8th. Plans were approved by Council on October 16, 2023. Bids were opened on November 20, 2023. *Construction Contract award to be considered on February 5, 2024.*

2024 Sanburnol Drive NE, Elm Drive NE, and 83rd Avenue NE (193806347). Sanburnol Drive (AKA 85th Ave. NE) is a shared road between Spring Lake Park and Blaine. Spring Lake Park will be the lead agency on this project, but it will be a cooperative project between Blaine and Spring Lake Park. Public improvement hearing was held on October 2nd. *Final plans were approved by the City Council on 12/18/23. Plans have been submitted to MnDOT. Bids will be received on January 30th.*

2024 Seal Coat and Crack Repair Project (193806748). Project includes maintenance on the streets in the area north of 81st Avenue and west of Terrace Street. *Plans are being prepared for bidding.*

Geographic Information System (GIS) and Mapping (193806747). Staff has determined a process for implementing an online ArcGIS system to maintain public works documents and mapping of infrastructure. Council authorized proceeding with an ArcGIS system on 10/16/23. *A project kick-off meeting will be held this month.*

Take 5 Express Car Wash (8301 Univ. Ave. NE): Revised site plans dated 8-24-22 include a sidewalk on 83rd Ave. *A site inspection needs to be completed this fall or next spring.*

Please contact Phil Carlson, Bruce Paulson, Jeff Preston, or me if you have questions or require additional information.

CORRESPONDENCE

North Metro Telecommunications Commission Meeting Talking Points

December 20, 2023

- ▶ North Metro TV staff is pleased with the results of the streaming arrangement with NSPN.TV. In addition to receiving payment for game streams and downloads, the relationship resulted in the ability to record state level tournament games and may have played a role in being hired for an \$11,000 streaming job with the National Sports Center. The plan is to continue with the partnership for the winter sports season.
- ▶ City meeting podcasts are turning out to be quite popular. With six of the seven member cities participating in the service, and only for select meetings, there were 157 downloads October through November.
- ▶ North Metro TV staff is also providing transcripts of city meetings for those cities that want them.
- ▶ Local Decision candidate interviews were the most popular YouTube videos for North Metro TV. They were viewed over 2,800 times the week before the election.
- ▶ Staff recorded the annual Blaine High School Veterans Day program and is already working with organizers to cover the Guns N Hoses charity hockey game.
- ▶ The Commission accepted Heidi Arnson's letter of resignation. Heidi expressed her appreciation and gratitude for the support of the cities and commission throughout the years, and shared that North Metro TV is in very good hands and will continue to be a forward thinking and valuable service for the cities.
- ▶ At the September meeting, Commissioner Chris Massoglia first presented his idea to merge with CCX Media as a cost saving measure to combat declining fees. At the December meeting, it was noted that the Blaine City Council had discussed the matter at a workshop. The Blaine Council was amenable to contacting CCX. It was noted that the Commission members from the rest of our Member Cities should have the opportunity to find out if their cities would be interested in reaching out to CCX Media. (CCX is the cable commission serving 9 Northwest suburbs including Plymouth, Brooklyn Center & Brooklyn Park.) The Commission could vote on whether to talk to CCX at their February meeting. If CCX is interested, comprehensive due diligence would have to be conducted regarding pros and cons, services, technology, staffing, financial assets, policies, franchises, geography, and other matters.
- ▶ Danika Peterson and Eric Houston were introduced as interim Co-Executive Directors. Their job descriptions and compensation were considered and approved.
- ▶ North Metro TV received an RFP from the City of Fridley for providing video production services. Fridley would be a very good fit for us. North Metro TV will be submitting a proposal.
- ▶ The Commission was part of a consortium that urged the FCC to repeal the mixed-use rule and amend the in-kind rule. The repeal and amendment could result in franchise fee savings for the Commission.

- ▶ The Office of Broadband Development has decided to specifically include PEG-TV entities as being eligible for future grant funding. The state is expecting to receive over \$20 million in mid-2024 for grants, so this could be an excellent opportunity for North Metro TV.

PLEASE encourage your council members to call me if they have any questions you can't answer. I would be happy to answer any questions they may have. Heidi Arnson at NMTV. Direct line is 763-231-2801. Email is harnson@northmetrotv.com.



James Vagle, CEO of Housing First Minnesota, moderates a panel on the current state of the housing market with Jamie Tharp, Beth Wanless and Tony Wiener at the Housing Leadership Summit. | Nordy Photography

Housing experts converge on the Twin Cities

On Sept. 26, housing policy experts from all corners of the United States came together in Bloomington for the 2023 Housing Leadership Summit. The event was organized by Housing Affordability Institute, a housing policy think tank based in Roseville.

The event was filled with discussion on the drivers of housing affordability and inventory challenges across the country, with a specific focus on Minnesota's issues. A diverse array of experts provided their input on how to address these issues best.

Industry view: challenges require urgent action

A panel of industry experts kicked off the summit by providing their views on the current state of the housing market.

Beth Wanless, regional government relations and public affairs manager for Zillow, outlined how Minnesota is an outlier in housing costs and that housing affordability is lower in the Twin Cities region than it should be.

"In the Twin Cities, there's a problem," said Wanless. "Home prices are high, and I don't think they should be this high."

Wanless noted that Zillow's data showed that on the existing home side, home prices in Chicago are \$70,000 less than in the Twin Cities.

Jamie Tharp, division president for Pulte Homes, noted that consumer preferences are changing and that current zoning hasn't kept pace.

"We're seeing a shift in mindset in the size and functionality of

homes," said Tharp. "In the '90s, it was 'bigger is better.' We're no longer in that world."

Tharp said the rise in single-person households and other demographic changes are driving builders to develop new products that match consumer demand.

Tony Wiener of Cardinal Homes explained how planned unit developments (PUDs) are where affordability is lost.

"If a builder goes to a city with a project like that, they start seeing dollar signs right away," said Wiener. "I feel sometimes cities use [PUDs] to raise a tax for the community."

The panel agreed that housing demand in Minnesota remains strong, as the state has largely under built for the last 15 years. They also agreed that the workforce shortage is an emerging affordability issue with builders, developers and trade partners experiencing difficulties in attracting and retaining talent necessary to build homes at the volume needed to rebalance the state's housing market.

National experts: simple bills make big waves

Several national leaders in housing policy provided insight into what has worked elsewhere in the United States and what lessons Minnesota can take into 2024.

In a panel moderated by Salim Furth of the Mercatus Center at George Mason University, several experts discussed how strong coalitions and simple, clean bills

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Minnesota homebuilding groups announce new partnership

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Housing industry honored at annual awards gala

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Nonprofit completes apartment remodel for women in addiction recovery

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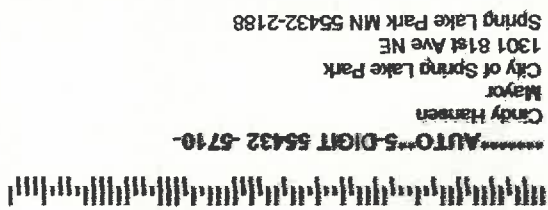
Zoning modernization heats up

Great expectations for legislative action on housing policy reform

As the Minnesota Legislature prepares for its upcoming session in mid-February, a generational opportunity lies on the horizon – the chance to redefine the state's approach to zoning and housing policies. With polling data indicating bipartisan support and a growing coalition of supportive organizations, industry leaders see the 2024 session as an opportunity to reshape the state's housing landscape for generations to come.

"Housing policy is approaching its moment in 2024," said James Vagle, CEO of Housing First Minnesota. "Our state is experiencing the challenges of housing undersupply and affordability, and the solution of simply allowing more

CONTINUED >> PAGE 6



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Housing industry stands tall

As we stand on the cusp of a new year, I find myself reflecting on the resilience and innovation demonstrated by our housing industry throughout the challenges of 2023. From grappling with legislative challenges to navigating workforce constraints and contending with interest rate fluctuations, our industry has faced adversity head-on, emerging stronger and more innovative than ever before.

As the Legislature debated the creation of new impact fees on housing developments, a proposed ban on single-family homes for rent and a host of green mandates, our industry illustrated the unintended consequences for homeownership and successfully halted these efforts. For years, these debates happened without adequate discussion and understanding of the costs borne by the end-user, our customers and the homeowners of Minnesota. I'm so proud that our industry advocates on their behalf as we continue to deliver on our promise to house our fellow Minnesotans.

Interest rate fluctuations and workforce challenges tested our mettle in 2023, yet the housing industry has once again proven itself to be remarkably resilient. By coming together as an industry, sharing knowledge and innovating, we have found a way forward and maintained our ability to meet the growing demand for housing.

As we look ahead to 2024, it is important to recognize that our industry's resilience is not merely a response to external market pressures but a testament to our shared values and commitment. By standing tall in our advocacy for homeownership and continuing to innovate for tomorrow, we will navigate the challenges that lie ahead.

We know there will be challenges and opportunities in 2024, and I'm confident that our industry will continue to showcase its ability to adapt, innovate and persevere. Together, we will not only weather the storms but contribute to making Minnesota an even better place to live.



John Quinlivan
2023 Board Chair,
Housing First Minnesota

Wishing you all a prosperous and resilient year ahead.

Here's to an exceptional 2024!

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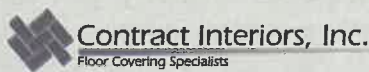
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The Parade of Homes has a long legacy of supporting homeownership in Minnesota. Over the past few years, the Parade of Homes First-Time Homebuyer \$10K Giveaway has created more homeownership opportunities and made a major impact in the lives of Minnesotans. These down payments were made possible through several generous donations from Housing First Minnesota members.



Housing First Minnesota is the voice for homebuilders, remodelers and all who are dedicated to building safe, durable homes at a price Minnesotans can afford.

Housing First Minnesota is dedicated to advancing the American dream of homeownership for Minnesotans and is the leading resource for housing-related issues in Minnesota. This advocacy work has never been more important. The housing industry remains under intense regulatory and political pressures that impact Minnesota homeowners' ability to buy, build and remodel their dream home. Housing First Minnesota supports reasonable policies, regulations and protections, but our call for affordability for families is a voice that must be heard.

Learn more at HousingFirstMN.org.

Across the country, there is much talk about housing

HERE ARE SOME OF THE LATEST QUOTES ON THE STATE OF THE INDUSTRY:



In a country where most homes are single-family and detached and where minimum lot sizes are ubiquitous, allowing property owners to subdivide their land to accommodate additional detached homes is a critically important means of increasing the housing supply and promoting the option of fee simple homeownership for American households.

CHARLES GARDNER
MERCATUS CENTER



Reforming zoning laws to allow for the construction of more starter homes can help increase the supply of affordable homes in places with high economic opportunity.

DARYL FAIRWEATHER
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MELVIN CARTER
ST. PAUL MAYOR



Fixing supply constraints is a job for state and local — not federal — lawmakers.

GREG IP
CHIEF ECONOMICS COMMENTATOR, THE WALL STREET JOURNAL



Cities across the state are innovating and ending exclusionary zoning to build more of the 'missing middle' homes that low- and middle-income Minnesotans are so eager to find. It's time for the legislature to take notice and take action as well.

MINNESOTA REP. MIKE HOWARD
DFL-RICHFIELD



Proponents of these changes argue that better land-use and planning policies will reduce housing-production costs. Economic theory, research, and anecdotal evidence predict that the resulting increase in supply would slow the growth of housing prices.

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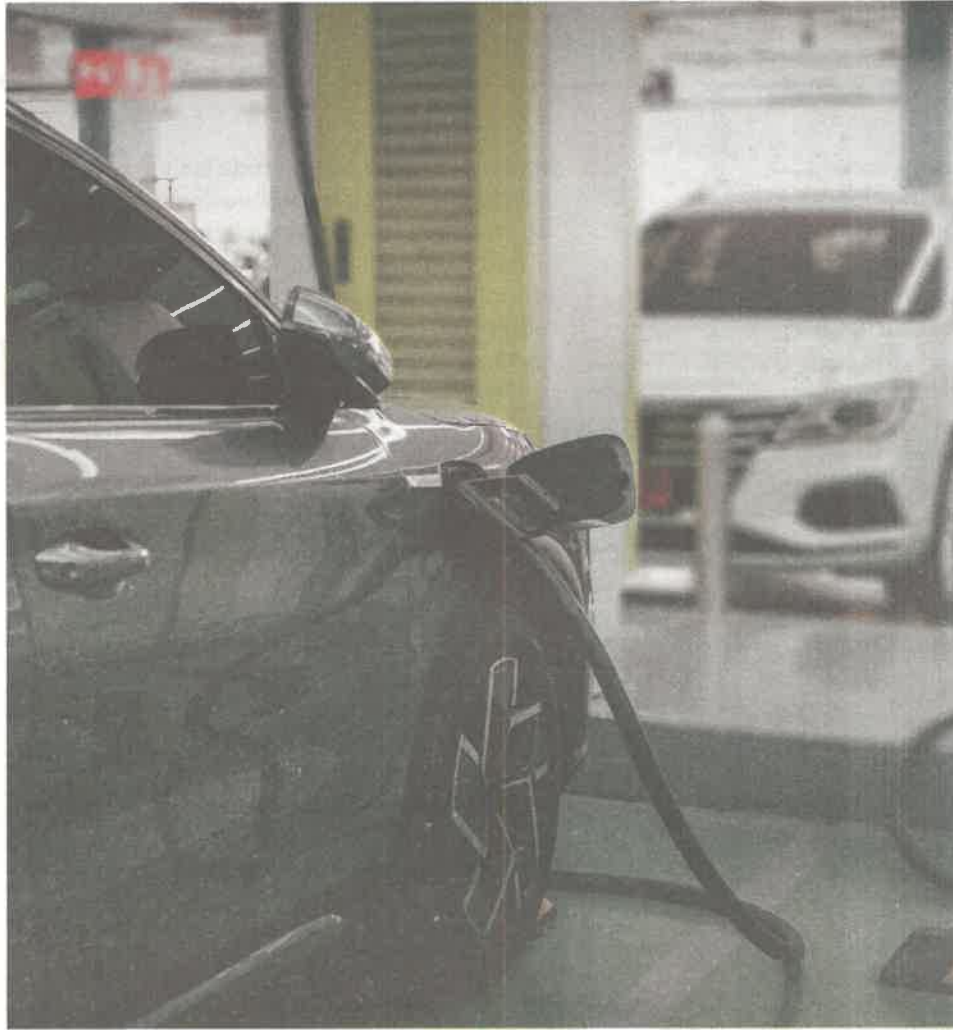
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Energy code changes coming; EV requirements in multifamily



EV requirements will be specific to new construction and existing buildings being renovated under an occupancy classification change.

Since August, a technical advisory group (TAG) has been working on reviewing the 2021 International Energy Conservation Code (IECC) which will be incorporated into Minnesota's Residential Energy Code in 2026.

In a letter to the TAG, Housing First Minnesota asked the group to keep housing affordability and access front of mind.

"Minnesota has long been recognized as a leader in energy-efficiency home construction," the organization said in a letter. "Yet, we are a laggard in several critical housing affordability and accessibility metrics. Given the affordability issues and industry-leading efficiency ratings, this TAG must balance its approach and broaden its focus to include the affordability metric."

As the group's work has progressed, so has its charge. At the fall 2023 Construction Codes Advisory Council meeting, the body voted to open the Energy Code TAG's work to review the 2024 IECC, in addition to the 2021. Also at that meeting, the Department of Labor and Industry (DLI) shared that in the next code cycle, Chapter 1322, the Residential Energy Code, will move to Chapter 1309, the Residential Building Code, when the new codes are adopted in 2026. Additional work will be done on residential-specific mechanical code requirements.

The group's work is expected to continue into the second quarter of 2024 and the

final code proposal will need to undergo a durability analysis.

Multifamily and commercial EV requirements

This past session, the Minnesota Legislature directed DLI to develop an electrical vehicle charger requirement for multifamily housing. In August and September, the TAG worked through a proposal that will be eventually added to the Commercial Energy Code, Chapter 1323.

The proposed code change has three levels of chargers: Electric Vehicle Supply Equipment (EVSE) Installed Space, which has an electric vehicle charger installed; Electric Vehicle Ready Space, which is ready for a charger to be plugged in at the parking space; and Electric Vehicle Capable Space, which has a conduit or raceway but still requires additional work to be classified as EVSE or EV-ready. The proposal includes a table that establishes the number of spaces required for each classification.

EV requirements will be specific to new construction and existing buildings being renovated under an occupancy classification change.

The changes will be included in the next commercial energy code review, will go into effect once that code is in effect in 2026, and will only be required in buildings subject to the commercial energy code.

CCLD welcomes new director, state building official

The Construction Codes and Licensing Division (CCLD) of the Minnesota Department of Labor and Industry announced changes in its leadership as longtime state building official and CCLD director Scott McLellan retired this fall.

"Scott's work was central to much of our industry advocacy efforts," said James Vagle, CEO of Housing First Minnesota. "While we naturally came to the building code discussions from different perspectives, he understood the critical balance of resource protection, innovation and homeowner costs."

Stepping into the role of director at CCLD is Todd Green, whose career with DLI began as a

high-pressure-piping inspector in 1997. He earned the position of chief high-pressure-piping inspector by 2002, transitioned to a managerial role overseeing multiple agency areas in 2014, and was appointed as an assistant director for the division in 2017.

Greg Metz assumes the role of state building official, bringing with him a wealth of experience. After 28 years in commercial architecture, Metz joined CCLD in 2015 and took charge of supervising building and plumbing plan review units starting in 2018. His background includes a partnership at BKV Group in Minneapolis, roles as a building inspector and commercial plan reviewer, and work as a civilian architect for the U.S. Marine Corps.



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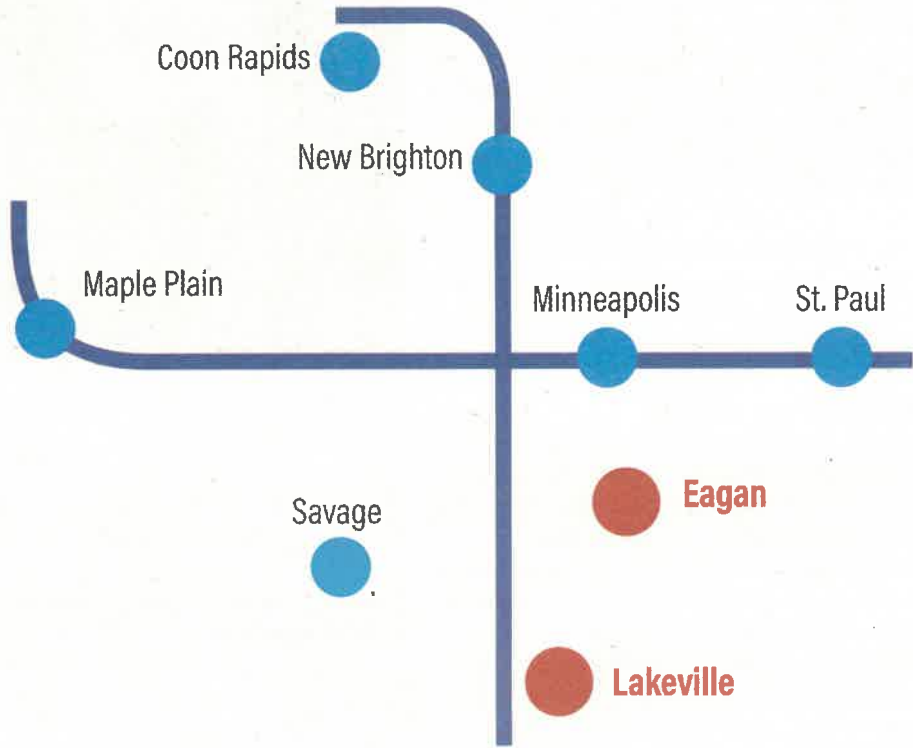
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CONTINUED FROM PAGE 1

Housing experts converge on the Twin Cities

targeted toward a single topic have been the recipe for success in states like California, Montana and Washington.

“Reform on this issue is a process,” said M. Nolan Gray, a California YIMBY. “There isn’t going to be a silver bullet bill. If you look at California, what has been successful there is that we have the understanding that each year we’re going to have to close loopholes, play whack-a-mole.”

“The biggest issue we face is how to take zoning and make it a topic people care about,” said Tanner Avery of The Frontier Institute, which orchestrated Montana’s zoning reform coalition. “What we did was use data to show that zoning really was a part of our affordability crisis.”

“In some states, we’ve had bipartisan support,” said Alex Fernandez, director of advocacy for Alexandria, Virginia-based Vinyl Siding Institute. Fernandez has worked in multiple states to overturn local aesthetic mandates and design requirements. “In others, we’ve simply lacked opposition.”

National voice shares her views

Providing the keynote to the event was Jerusalem Demsas, staff writer for The Atlantic magazine. Demsas, who has written on the complexity of housing, said what draws her to the topic is how housing shapes who we are as individuals.

“When you start to working on housing policy, you just start immediately realizing all the ways your life has been shaped by all these forces that were invisible to you before,” she said.

Demasas’ work has been followed across the industry as she’s outlined how local opposition to new housing drives homelessness, housing affordability and access challenges. Closing out her remarks, she touched on how housing policy reform, specifically zoning reform, has become a bipartisan issue.

“If you’re an environmentalist, this makes sense. If you’re someone with free market or private property rights principles, this makes sense,” Demsas said. “This really isn’t that



Keynote speaker Jerusalem Demsas of The Atlantic and Nick Erickson of Housing Affordability Institute discuss the complexity of housing. | Nurdy Photography

controversial, unless you’re willing to defend principles that are inconsistent with your other privately stated goals.”

State legislators share bipartisan vision of zoning reform

Turning locally, two legislators from Minnesota spoke about Minnesota’s housing challenges and what they hope to see happen in 2024’s policy-centric session.

Despite holding differing viewpoints, Rep. Jim Nash (R-Waconia) and Rep. Larry Kraft (DFL-St. Louis Park) said zoning modernization is on the Legislature’s must-do list.

Kraft says that housing reform needs to be about our values. “Housing is complex,” he said, noting that he aims to

introduce legislation in 2024 to tackle the various issues in “bite-sized pieces.”

Nash said that he wants more cities to see that local control of housing isn’t working and that a bipartisan set of legislators are looking at fixing the problem next year.

“Housing is neither a Republican or DFL issue or solution,” said Nash. “This is a Minnesota problem with Minnesota solutions.”

Both Kraft and Nash share a background in local government and said their service as local officials has shown them why state-level housing reform is necessary. Kraft recently served on the St. Louis Park City Council and Nash was mayor of Waconia.

Disclosure: Housing Affordability Institute was founded by Housing Industry News publisher, Housing First Minnesota.

CONTINUED FROM PAGE 1



Zoning and housing policy reform is set to take the spotlight during the 2024 legislative session.

Zoning modernization heats up

types of housing to be built is popular across the board from Minnesotans of all perspectives.”

Minnesota currently faces a dual housing challenge, a predicament where the scarcity of available homes collides with affordability concerns, creating a pressing need for comprehensive reform. The lack of home inventory and outdated zoning policies are contributing to surging housing costs, making the upcoming legislative session a pivotal moment for lawmakers to address these issues head-on.

A recent poll conducted by Morris Leatherman Company and commissioned by Housing First Minnesota asked

Minnesotans for their opinions on how the Legislature should prioritize housing policy in the upcoming session. Nearly 7 in 10 Minnesotans identified modernizing zoning as a high priority for the Legislature in 2024. The support for housing policy updates was consistent for Democrats, Republicans and Independents.

Coalition to modernize housing policy grows

A growing coalition of stakeholders, including policymakers, community leaders and advocacy groups, is coalescing around the need for change. This diverse collaboration signals a broader

understanding that addressing housing challenges requires a multifaceted approach, bringing together various perspectives to find viable and sustainable solutions.

“There is growing awareness that our housing access and affordability challenges will not be addressed without a significant change in the way we plan and approve housing developments in Minnesota,” said Mark Foster, vice president of legislative and political affairs, at Housing First Minnesota. “The growing coalition of interests focused on modernizing housing policy reflects this reality and we are hopeful that 2024 is the year to take a major step forward.”

At the heart of this generational opportunity is the need to modernize zoning policies. Zoning regulations are increasingly identified as the main impediment to the lack of attainable housing options impacting the state’s housing market. Modernizing these policies can pave the way for increased housing supply, promoting greater homeownership opportunities while maintaining strong and competitive communities.

Industry leaders point to other states and locally, to individual municipalities who have modernized their own ordinances, as a blueprint of sorts for Minnesota in 2024. Policy items up for discussion could include by-right development for modestly dense home options, allowing accessory dwelling units, banning aesthetic mandates that exceed the building code and a host of process-related items that currently add costs and delays to many housing applications.

“No single policy alone can address our affordability and inventory woes. It will take several policy changes at the state level to adequately bring new housing choices to Minnesotans,” said Foster.

The Minnesota Legislature convenes on Feb. 12 and is scheduled to adjourn in late May.



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Minnesotans worry that younger generations' ability to become homeowners is at risk, support policy solutions

A new poll conducted by Morris Leatherman Company and commissioned by Housing First Minnesota asked Minnesotans for their opinions on housing and homeownership in the state. The following top lines showcase the survey's results.

"Minnesotans are seeking more housing choices throughout the state," said James Vagle, CEO of Housing First Minnesota. "Unfortunately, because of many outdated zoning laws and rules, homeowners aren't given the option to build smaller homes on smaller lots that would allow many Minnesotans entry into homeownership."

"The data is clear. At a time when many policy issues divide us, Minnesotans across the political spectrum support homeowner choice. There is a clear mandate for the Legislature to modernize our zoning laws in the upcoming legislative session."

Affordability is the top concern for 21- to 34-year-olds looking to buy a home.

According to the poll, 45% of 21- to 34-year-olds identify the lack of money for a down payment as the largest barrier, followed by poor credit at 14%. Of these folks, 47% are likely to receive financial assistance from family or loved ones, while 52% are not expecting financial assistance from family.

Results show 44% of all respondents believe that it is more difficult for young people to buy a home compared to the previous generation, 38% said it is about the same and 13% said it is easier.

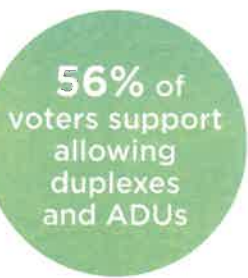


Nearly 7 in 10 Minnesotans identify modernizing zoning as a high priority for the next legislative session.

When asked how the Minnesota Legislature should prioritize addressing housing challenges next year, 68% percent (including 65% of Republicans, 74% of Democrats and 67% of Independents) said modernizing zoning and regulatory reform need to be a top priority in 2024.



When asked how to best manage housing growth in Minnesota, a strong plurality, 49%, believe cities and growing townships should prioritize allowing a range of home types that more people can afford over allowing people in the neighborhoods to control the type of housing that is allowed near them (28%).



Duplexes and ADUs are popular.

56% of voters support allowing duplexes and accessory dwelling units (ADUs) on all properties zoned for single-family homes, nearly double those that oppose it (36%). 90% of supporters still backed the proposal even if it meant that a duplex or ADU would be next door to them.

Respondents support a variety of housing over community character and local government control.

When given three options about what zoning ordinances should prioritize, the plurality believes that allowing for a variety of housing in their community is more important than the community characteristics or control by city staff.

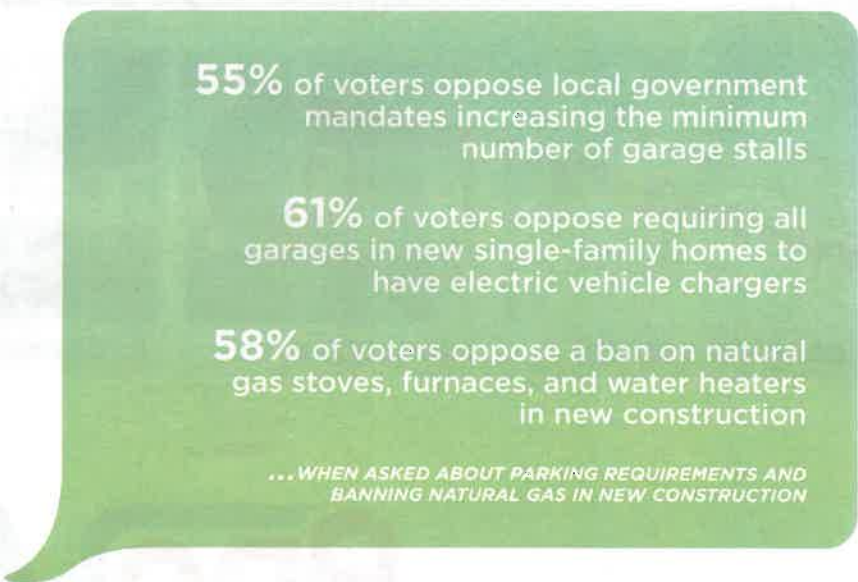
41% said zoning ordinances should prioritize allowing for a variety of housing types to help provide homebuyers and renters with more options 33% said zoning ordinances should prioritize the community characteristics that current residents most want. 19% said zoning ordinances should be determined by city and township staff with expertise in these areas.

Voters strongly support homeowners' capabilities to make their own choices for aesthetic options.

Voters were asked whether the city council and their staff or homeowners and builders make the following decisions:



Voters oppose parking requirements and ban on natural gas in new construction



Housing shortage and lack of wages contribute to difficulties

94% of those who believe there is a housing shortage identified that shortage as either a very important or somewhat important factor in pushing up costs. Similarly, 97% agreed that wages aren't keeping up with the inflation in housing costs.



About the poll: The poll was conducted in August 2023 and contains the results of a sample of 630 randomly selected adult residents in the State of Minnesota and a 350-balloon sample of 21- to 34-year-old residents. The results of the 630-person sample are projectable to all Minnesota residents within ± 4.0% in 95 out of 100 cases. The results of the 350-balloon sample are projectable to all 21- to 34-year-old residents within ± 5.3 % in 95 out of 100 cases.

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CMBA survey indicates local development fees generally flat for 2024

The Central Minnesota Builders Association (CMBA) 2024 Annual Local Development Fees Survey shows most St. Cloud-area communities plan for little or no fee changes for the coming year. That is good news as area communities have signaled the need and desire for more housing, particularly affordable single-family homes, and local fees are a major factor in the final cost.

The city of Sartell plans to keep development and permit fees flat, with the exception of a \$25 increase in roofing and siding permit fees. The cities of Waite Park, St. Augusta, St. Joseph and Sauk Rapids indicate they have no plans to increase regular development or permit fees in the coming year. Stearns and Benton counties also plan to keep regular development fees flat.

CMBA negotiates delayed, phased-in approach to new St. Cloud development fees

Earlier this year, St. Cloud passed a three-year phase-in of \$244 million in sewer and water access charges, along with a new Trunk Access Charge starting in 2024, primarily impacting multifamily development. CMBA successfully advocated for the delayed start and multi-year phase-in of those fees because immediate implementation would have severely impacted local projects already in development and curtail needed future development.



Minimal changes are expected in development fees in the St. Cloud area during 2024, according to CMBA's Local Development Fees Survey.

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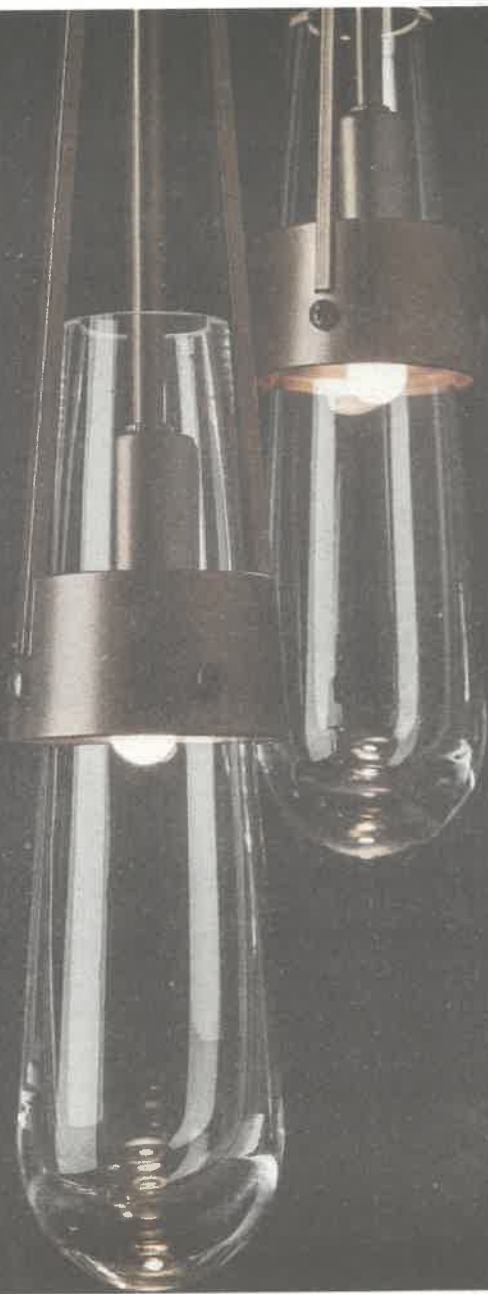
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Minnesota homebuilding groups announce new partnership

As the conversation surrounding homeownership grows in Minnesota, so does the coalition behind it. In October, two influential housing groups in Minnesota announced they were forming a new partnership to further elevate the homeownership discussion.

Housing First Minnesota and the Central Minnesota Builders Association (CMBA) announced a strategic collaboration in a video with details surrounding the partnership.

“The primary objective of this partnership is to strengthen CMBA and Housing First Minnesota’s ability to protect and support the housing industry while also elevating the conversation surrounding homeownership in Minnesota,” shared the organizations in a message to their respective memberships.

The collaboration will include partnership on select industry events such as Housing Day at the Capitol, general lobbying efforts and on certain industry-wide communications.

“Minnesotans want to own homes and in the face of regulatory and market roadblocks, our state’s homebuilders are working to make these dreams a reality,” said James Vagle, CEO of Housing First Minnesota. “This partnership demonstrates the housing industry’s readiness to come together to protect and defend homeownership opportunities for Minnesotans.”

The two groups noted that this partnership does not extend to home tour operations from either group.



CMBA and Housing First Minnesota announced a strategic collaboration to further elevate the homeownership discussion.



The Sherburne County Housing Summit was held Nov. 8 at the Sherburne County Government Center with more than 100 industry members in attendance. | Kenna Marie Photography

Sherburne County Housing Summit sparks conversation on region’s housing gaps

The momentum for housing policy reform continues to grow. At the first Sherburne County Housing Summit co-hosted by Sherburne Economic Development, Treadstone Mortgage and the Elk River Area Chamber of Commerce on Nov. 8, more than 100 housing leaders came together to discuss challenges and opportunities in housing. A series of speakers and panels throughout the day sparked conversations on effectively and efficiently working to fill housing gaps in the region.

Mark Foster, vice president of legislative and political affairs for Housing First Minnesota, spoke on the state of new housing and emphasized the role of the Minnesota Legislature in removing obstacles to bolster housing supply.

“Many Minnesota families are currently getting priced out of the American dream of homeownership,” said Foster during his presentation. “And they are calling on the Legislature to lift roadblocks to unleash more housing supply and create better affordability. 2024 is the year to do it.”

Other speakers included King Banaian, a St. Cloud State University economics professor; Jessica Barthel and Marc Schneider of Sherburne County; Sen. Eric Lucero, the minority leader on the Housing and Homelessness Prevention Committee; and a panel made up of builders and Realtors.



Mark Foster, vice president of legislative affairs for Housing First Minnesota, presents to at the Sherburne County Housing Summit. | Kenna Marie Photography

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- #5 Live webinar courses** in January & February! Can't come to Roseville? We have live webinar courses on specific dates and times for a virtual real-time learning environment that you can take from your office, home, or anywhere.
- #6 Wide range of topics!** Courses covering energy, business management, building science, residential codes, legal, safety, and so much more.
- #7 Courses approved** for MN contractors by the Minnesota Department of Labor & Industry. Plus select courses approved for MN building officials, MN Realtors, and WI contractors.
- #8 The gold standard in continuing education.** Contractor University has been nationally accredited by the International Accreditors of Continuing Education and Training (IACET).
- #9 Study aid for the pre-license exam.** Know someone who wants to become a licensed contractor? Contractor U offers a prep-course filled with first-class resources to help you pass the real exam.
- #10 Highly recommended by peers.** Read what contractors have to say about our courses:



"The courses are very easy to understand and follow along. The instructors really know their stuff. I would highly recommend them to all contractors."

– Brian Paradis, Paradis C & R LLC

"This was a refreshing course. The material was applicable to any size remodeling firm."

– Meg Jaeger, Mega Remodel

"The information, explanation, case studies, and problem-solving knowledge are of great value."

– Jim Davis, SES Renovations

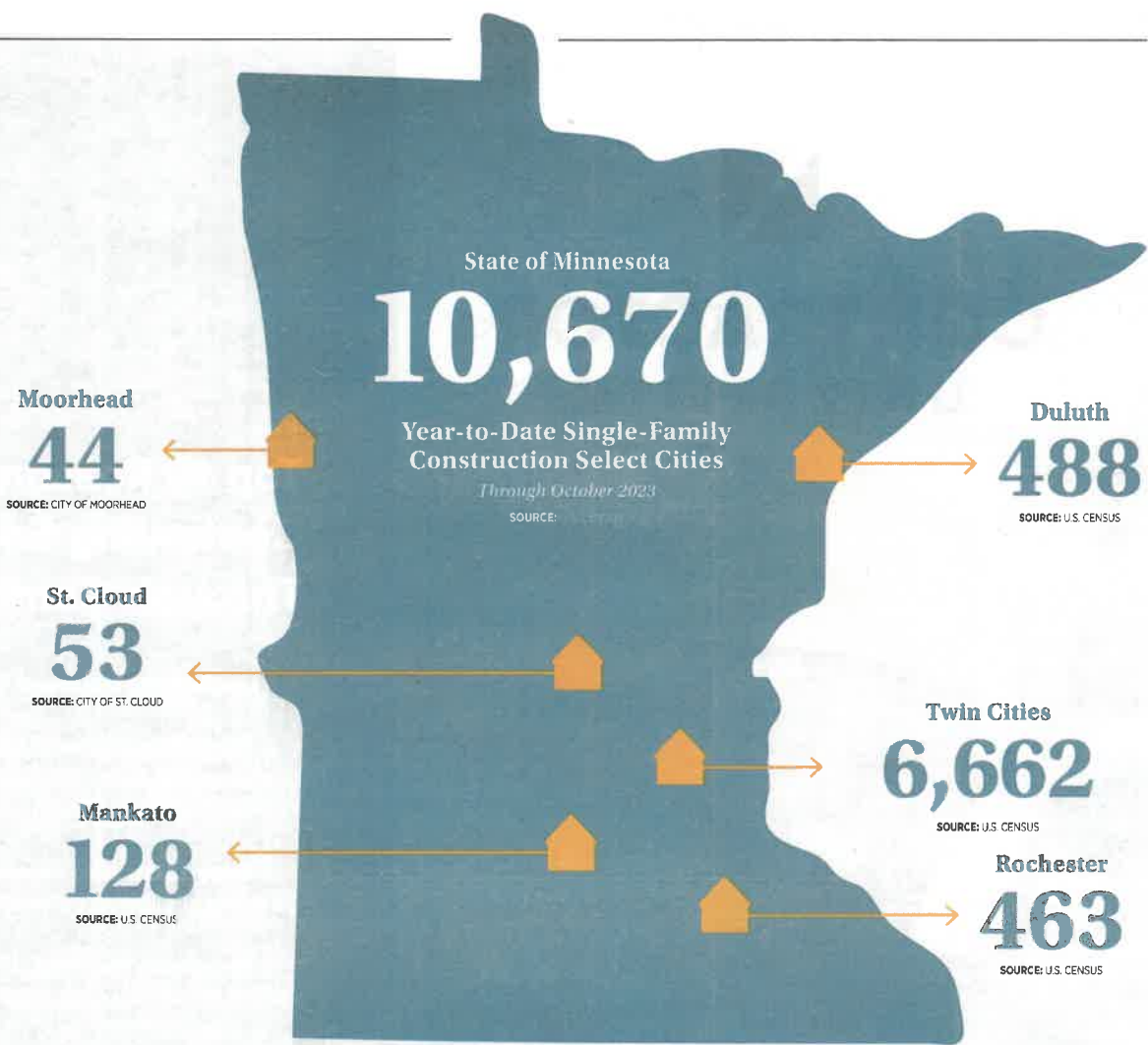
"The Contractor University website is easy to navigate through to find courses needed for continuing education. There is a variety of topics to choose from to meet the state's standard for licensing renewal which is appreciated."

– Jaymey Dornbusch, Dornbusch Construction, LLC

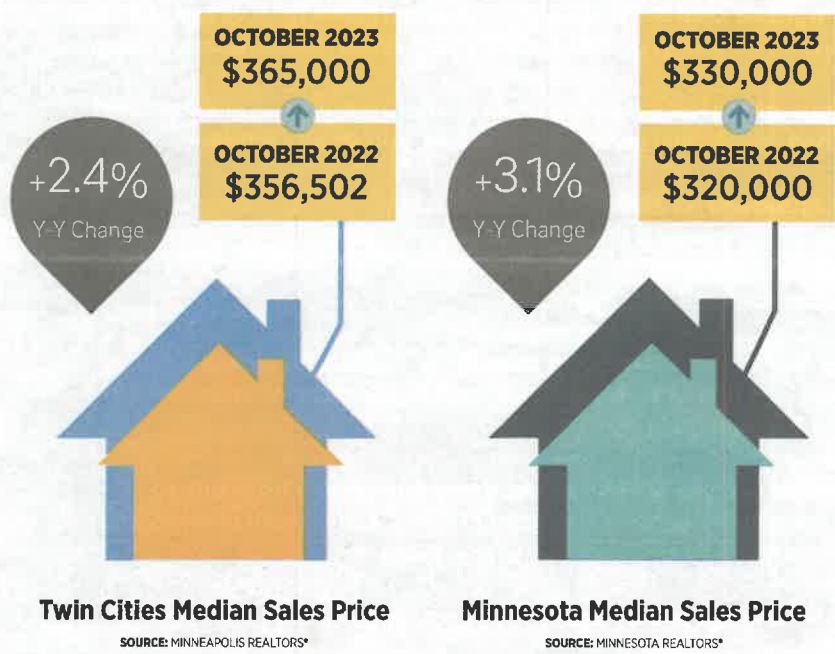
Housing market report

Homebuilding in the Twin Cities stays strong in October

Single-family home construction activity in the Twin Cities saw another promising month in October amid woes in the existing market. Metro builders pulled permits for 581 single-family homes during the month, a 110% increase from the same time last year. Activity in the multifamily construction sector continued to see a slowdown in activity with permits pulled for 334 units, a 27% decrease in units compared to this same time last year.

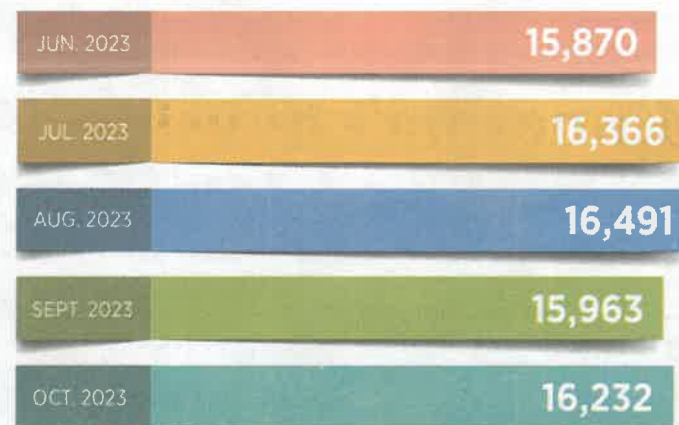


SOURCE: U.S. CENSUS. HOUSING FIRST MINNESOTA COLLECTED THE ABOVE PERMIT INFORMATION FROM AVAILABLE PUBLIC RESOURCES.



Minnesota Construction Employment Past 5 Months

SOURCE: DEED



Twin Cities Construction Employment Past 5 Months

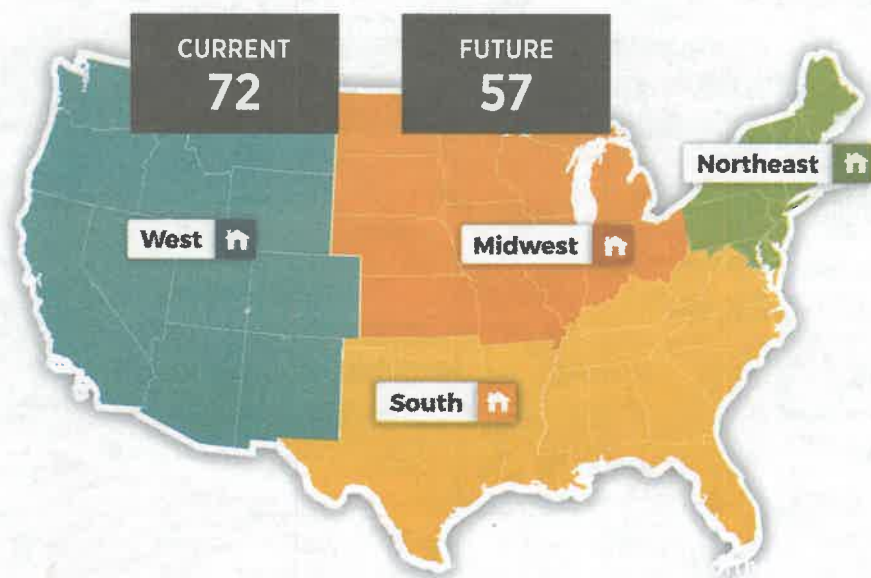
SOURCE: DEED



Employment Update

Minnesota's non-seasonally adjusted unemployment rate ticked up slightly to 2.7% in October, according to the Minnesota Department of Employment and Economic Development. This is compared to the September rate of 2.6%.

The national unemployment rate in July was unchanged month-over-month at 3.6%. Construction employment in Minnesota recorded a gain of 6,850 jobs since last year.



Regional Remodeling Market Indices, 2023 Q3

SOURCE: NAHB

The Overall Remodeling Market Index is calculated by averaging the Current Marketing Index and the Future Market Indicators Index. Any number over 50 indicates that more remodelers view remodeling market conditions as higher than the previous quarter. Results are seasonally adjusted.

National new home sales up compared to last fall

New home sales were slow nationwide in October but were up in comparison to October 2022. According to Zonda, new home sales were at 656,766 in October on a seasonally adjusted annualized rate, down 2.1% from September, but up 29.4% compared to this time last year.

“The story for the majority of October, was that 8% interest rates were dampening demand as the ‘higher for longer’ economic narrative took hold,” said Ali Wolf, chief economist for Zonda. “Starting in November, however, a series of slower and/or improving economic data points including the jobs report, stats on manufacturing and inflation have shifted the narrative again, allowing for a modest reprieve in mortgage rates.”

The National Zonda Market Ranking (ZMR) index came in at 112.6 in October, indicating a slightly overperforming new home market. The ZMR accounts for both sales pace and volume, is seasonally adjusted, and is taken as a percentage relative to a baseline market average. Based on the percentage above or below the baseline, markets are bucketed into performance groups ranging from significantly underperforming to significantly overperforming relative to historical activity.

Among Zonda’s top 50 metro markets,



New home markets categorized by performance. | Source: Zonda

54% were overperforming, 30% were average and 16% were underperforming. Last month, 68% were overperforming, 24% were average and 8% were underperforming.

When it comes to Zonda’s New Home Pending Sales Index (PSI) on a month-over-month basis, seasonally adjusted new home sales decreased 1.6%.

The markets that posted the best increase on the PSI index relative to last year were Phoenix (+168.5%), Sacramento (+139.1%) and Las Vegas (+115.5%). These markets slowed dramatically last year but have since stabilized, according to Zonda. The base effect of last year’s low levels is contributing to the large year-over-year percentages.

While Zonda notes that no markets were down year-over-year, the metros that performed the worst were Baltimore (+3.3%), New York (+6.4%) and Washington, DC (+10.6%).

On a monthly basis for October, Denver (+12.7%), Minneapolis (12.7%) and Phoenix (7.3) were the best-performing metros.



Minnesota’s housing deficit grows to 106,000 units

State’s housing shortage increased 11.5%

Minnesota’s housing deficit grew 11.5% in 2023 to 106,000 units, according to the 2023 Housing Underproduction™ in the U.S. report published in October. The report was published by Up for Growth, a Washington DC-based housing advocacy group. Minnesota’s housing deficit represents more than three years of construction in the state.

Nationally, the U.S. grew 3% year-over-year, to 3.9 million housing units short. The report noted that for the first time in a decade, the housing deficit decreased across the top 25 markets, showing modest declines.

“On its surface, this seems like positive news for owners and renters,” the report noted. “Instead, it tells the story of a deepening crisis resulting from a century of exclusionary housing policy and set off nearly a decade ago by major demographic shifts, a historic economic recession, and chronic housing underproduction.”

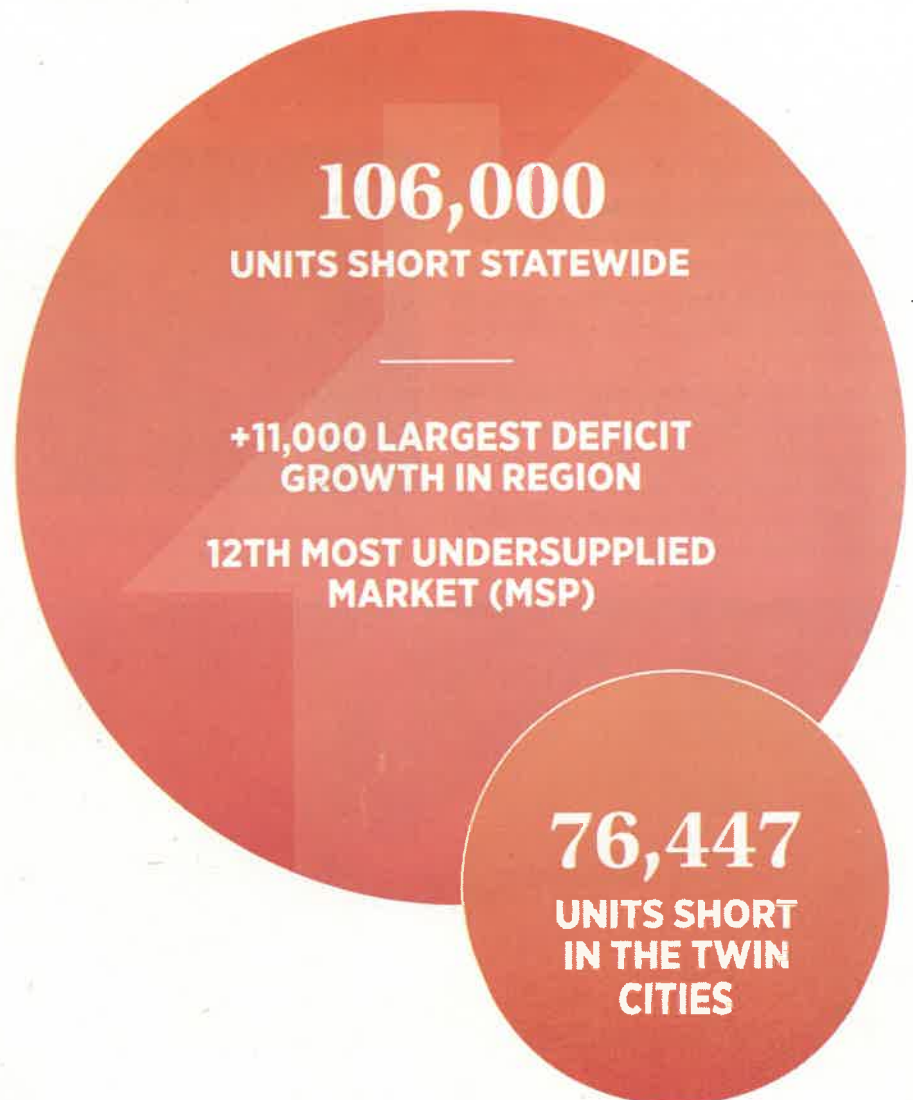
Regionally, the growth in Minnesota’s housing deficit, 11,000 units, exceeded the total deficit growth of any neighboring state. Regionally, North Dakota and Iowa both increased by 1,000 units, North Dakota from no deficit to a 1,000-unit deficit, and Iowa to 9,000 units. South Dakota increased by 3,000 units to 5,000 units. Wisconsin increased by 4,000 units to 57,000 units. Illinois saw a decrease, from 120,000 units to 113,000 units.

The Twin Cities is the 12th most undersupplied market, according to the report, at 76,447 units short, representing more than three years of production in the region.

“Minnesota’s housing deficit continues to grow as supply-side solutions have not been implemented,” said Nick Erickson, executive director of Housing Affordability Institute, a Roseville-based housing policy think tank. “The state wanted to end its housing deficit this year, yet now the deficit stands at more than double what it was five years ago.”

Erickson was referring to the 2018 Minnesota Housing Taskforce report which called for a dramatic surge in housing production, an additional 50,000 units above the production level over a five-year period, to erase the state’s housing deficit.

“Without legalizing more housing options, our deficit will only grow,” Erickson noted.





Jason DeRusha of WCCO Radio emceeds the Building Industry Gala at Mystic Lake Center. | Nordy Photography

Top housing industry honors awarded at annual gala

Housing First Minnesota honored hundreds of housing industry members at its annual Building Industry Gala (BIG Night) on Oct. 27 at Mystic Lake Center. Nearly 750 builders, remodelers, and trade partners attended the annual awards gala to celebrate the successes of the industry over the past year.

The program, emceed by WCCO Radio's Jason DeRusha, included the presentation of the top honors given to members of the industry including the coveted Builder of the Year, Remodeler of the Year and Associate of the Year awards, along with many others. John Kraemer & Sons, Inc. was named the Builder of the Year; Crystal Kitchen & Bath was named Remodeler of the Year; and Marvin was named Associate of the Year.

Housing First Minnesota's annual recognition of industry members is based on several criteria including recognizing firms that exemplify the highest standards of business as judged by their peers and customers.

This year's gathering also included a special celebration of the 75th anniversary of the Parade of Homes in the Twin Cities.

"This year's BIG Night highlights the amazing work our industry is doing throughout the state," said James Vagle, CEO of Housing First Minnesota. "We take pride in our industry's past and present accomplishments. It is now more critical than ever that we continue to build up communities throughout our state."

Other awards presented at the event included the Robert L. Hanson Lifetime Achievement Award, which was presented to Bob Michels of Michels Homes and the Legislator of the Year Awards which were presented to Sen. Eric Lucero (R-St. Michael) and Rep. Shane Mekeland (R-Clear Lake).

Throughout the evening, 22 Reggie Awards and 18 Remodeler of Merit Awards were given to builder and remodeler companies, and several other member-specific awards were presented. The full list of award winners is available online at BIGnightMN.org.



Rep. Shane Mekeland and Sen. Eric Lucero took home Legislator of the Year Awards for championing housing issues and industry legislative priorities. | Nordy Photography



John Kraemer & Sons, Inc. accepts the 2023 Builder of the Year Award. | Nordy Photography



Parade of Homes memorabilia from the past 75 years was on display. | Nordy Photography

Fall Artisan Home Tour features 20 homes across the metro

This fall, there were even more homes to tour across the Twin Cities as the Parade of Homes launched a second Artisan Home Tour in October.

The high-end home event featured 14 new homes and six remodels scattered across the Twin Cities. These multi-million-dollar homes from the region's most exclusive homebuilders and remodelers also featured popular designs, materials and styling. The latest home technology was also displayed on this tour, with many homes highlighting new technology designed to make life at home more comfortable.

The Fall Artisan Home Tour recorded nearly 25,000 visits to homes throughout the three-weekend-long tour.

Partial proceeds from the tour help to support the work of the Housing First Minnesota Foundation, an organization composed of Housing First Minnesota members and supporters who contribute their time, materials and expertise to help the Foundation build and remodel safe housing for Minnesota's homeless, veterans and others in need.



The Parade of Homes launched a second Artisan Home Tour this fall, which brought thousands of visitors through 20 exceptional new and remodeled homes.

Builders explore sustainable solutions at Green Path Building Conference

Minnesota's Green Path hosted 80 industry members at its annual Green Path Building Conference on Nov. 9 in Roseville. Residential contractors, remodelers and building officials attended the half-day event dedicated to advancing sustainable practices within the construction and remodeling industry.

Attendees earned continuing education credit and learned about utility rebates for Xcel Energy and CenterPoint Energy, resilient green wall systems, and simple and sustainable solutions to help create a better home. A team of green building experts shared their advice and attendees got to take a look behind a Green Path Master Certified home with a HERS rating of -6.

"The Green Path Building Conference is a testament to our industry's commitment to sustainable and responsible building practices," said Tom Gavarras, vice president of events and workforce initiatives at Housing First Minnesota. "This annual event has provided a platform for sharing knowledge and empowering our members to embrace green building solutions that benefit both our communities and the environment."



Industry members came together at Minnesota's Green Path Building Conference to grow their knowledge on sustainable and green building principles.



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The Housing First Minnesota Foundation partnered with Nor-Son Custom Builders to remodel the final four units of a Minneapolis apartment building for Avivo to house women going through addiction recovery. | Nordy Photography

Nonprofit completes apartment complex remodel for women in addiction recovery

The Housing First Minnesota Foundation recently celebrated the completion of its most recent remodeling project with Avivo, a nonprofit organization serving women who are undertaking the challenging task of addiction recovery. The final four units of an apartment complex were renovated with build partner Nor-Son Custom Builders, marking the end of a multi-year project to renovate all the units in the apartment complex.

"This marks 20 apartment units that Housing First Foundation has completed for Avivo," said Jessica Ryan, executive director of the Housing First Minnesota Foundation. "We are so honored to be able to support these women at this critical time in their lives."

The Foundation is unique in that it taps the talents and resources of the members of the homebuilding industry to do these projects for a fraction of the typical cost. Six build partners have fully renovated this complex over the last five years including Mega Remodel, Cardinal Remodeling, Plekkenpol Builders, The Kingdom Builders, John Kraemer & Sons and Nor-Son Custom Builders.

"We work every day on projects—new builds, remodels, people's homes—and they pale in comparison to the impact that the work we did here will have on the lives of these women," said Matt Holmstrom, senior vice president of Nor-Son Custom Builders. "We feel privileged to be a part of this project and to be able to support Avivo in the incredible work they do on a daily basis."

These finished apartment units will help Avivo house families for years to come as different women live alongside their children on their road to recovery. With the completion of these apartment units, the Housing First Minnesota Foundation has now created over 50 beds for families in Avivo's recovery program.

"The quality of this renovation elevates our apartment homes to an entirely different level," said Kelly Matter, CEO and president of Avivo. "These homes will help increase the wellness of the families we serve as we provide housing that's critical for mothers and children to recover together. We are so grateful for the support, partnership and life-changing impact on families."

Community generosity propels Housing First Minnesota Foundation forward on Give to the Max Day

On Give to the Max Day on Nov. 16, the Housing First Minnesota Foundation saw a significant surge in support, as it raised an impressive \$15,830 in donations. The outpouring of generosity reflects the industry's shared commitment to create safe housing for those in need.

"Our community's response has been nothing short of inspiring," said Jessica Ryan, executive director of the Housing First Minnesota Foundation. "The funds raised on Give to the Max Day represent not just a financial milestone but a collective commitment toward reducing homelessness in Minnesota. This support enables us to create more housing that will impact Minnesotans for years to come."

In 2023, donations helped fund nearly 18,000 square feet of new and renovated housing for Minnesotans experiencing homelessness through the Foundation's build projects. Four new Housing for Heroes projects are already in process in partnership with the Minnesota Assistance Council for Veterans and build partner Lennar. All four Housing for Heroes projects will act as a supportive housing to serve veterans experiencing homelessness.



For more information about the Housing First Minnesota Foundation and its initiatives, or to contribute to their cause, visit HousingFirstMNFoundation.org. | Nordy Photography

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Smash Park entertainment bar opens in Roseville

Smash Park, a new self-proclaimed “eatertainment” venue, opened in November and sprawls nearly 50,000 square feet of both indoor and outdoor space in Roseville. Capitalizing on the pickleball craze, this location marks the Iowa-based company’s fourth Midwest location, and it’s first in Minnesota. The venue includes a restaurant, bar, arcade, axe throwing, karaoke, and more. The company plans to open a second location in Minneapolis in 2025.



SOURCE: FINANCE & COMMERCE

St. Cloud approves 162-unit apartment project

The St. Cloud City Council unanimously approved plans for the 162-unit market-rate apartment project. Demand for housing in St. Cloud remains strong, and the city needs housing options of all kinds to meet the moment. Local developer Dave Puchalla said the first phase, which includes 110 units, is open and full, and the remaining phases are filling up as well.

“St. Cloud needs housing. This is a drop of what we really need to keep the young people here,” Puchalla said at the city council meeting.

The approval comes at a time where not many large apartment construction projects are being taken on by developers. According to the Keystone Report, through October, planned units in the 13-county metro area with 60 or more units are down 63% from 2022.

Lake Street Kmart demolition paves the way for a new Nicollet

The Lake Street Kmart has been abandoned since the store closed in 2020 and has been the source of controversy ever since. Some in Minneapolis see the site as an eyesore that has become a hub for nefarious activities, while others remember the shopping center fondly and hoped it could return someday. Regardless, the space was due for a fresh start. Following an unexpected fire at the end of October, the city decided to fast-track its plans to demolish the superstore and tore down the building in November. Minneapolis city officials have been reaching out to residents requesting them to weigh in on the planning process which, according to a press release, will include “a high-density, mixed-use, walkable area.” The plan also includes reconnecting Nicollet Avenue between Lake Street and Midtown Greenway in south Minneapolis. Although the redevelopment plan isn’t yet clear, a preliminary design concept will go before the Minneapolis City Council and mayor for approval in early 2024.



SOURCE: STAR TRIBUNE & FINANCE & COMMERCE

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