



**CITY COUNCIL REGULAR AGENDA**  
**MONDAY, MAY 16, 2022**  
**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.](#) Approval of Minutes - May 2, 2022 City Council Meeting
  - [B.](#) Resolution 22-23, Repealing Resolution 22-12 and Authorizing 2021 Year-End Fund Transfers and Budget Adjustment
  - [C.](#) Approval of Claims - April General Disbursements - \$279,930.29
  - [D.](#) Contractor's License
  - [E.](#) Temporary On-Sale Liquor License - Tower Days
  - [F.](#) Temporary On-Sale Liquor License - Beyond The Yellow Ribbon
- 7. PRESENTATION**
  - [A.](#) Board of Equalization Report - City Assessor Ken Tolzmann
- 8. DEPARTMENT REPORTS**
  - [A.](#) Police Report
  - [B.](#) Recreation Reports
- 9. PUBLIC HEARING**
- 10. ORDINANCES AND/OR RESOLUTIONS**
  - [A.](#) Resolution 22-24, Adopting the Public Works Mutual Aid Pact
  - [B.](#) Resolution 22-25, Adopting the Fencing Consortium Joint Powers Agreement
  - [C.](#) Resolution 22-26, Adopting Assessment for 8411 6th St. NE Pursuant to Assessment Agreement
- 11. NEW BUSINESS**
  - [A.](#) Approval of Animal Control Contract with Humane Society of Minnesota
- 12. REPORTS**
  - A. Attorney's Report
  - [B.](#) Engineer's Report
  - C. Administrator's Report
- 13. OTHER**
  - [A.](#) Correspondence
- 14. ADJOURN**

**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 81<sup>st</sup> Avenue NE, Spring Lake Park, MN 55432. Ph.763-784-6491 at least 48 hours in advance.

## **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.

## OFFICIAL PROCEEDINGS

Pursuant to due call and notice thereof, the regularly scheduled meeting of the Spring Lake Park City Council Regular was held on May 2, 2022 at the City Hall, at 7:00 PM.

### 1. CALL TO ORDER

Mayor Nelson called the meeting to order at 7:00 PM.

### 2. ROLL CALL

#### MEMBERS PRESENT

Mayor Bob Nelson

Councilmember Ken Wendling

Councilmember Brad Delfs

Councilmember Barbara Goodboe-Bisschoff

Councilmember Lisa Dircks

#### STAFF PRESENT

Building Official Jeff Baker, Public Works Director Terry Randall, Police Chief Josh Antoine, Engineer Phil Gravel, City Attorney John Thames, Administrator Daniel Buchholtz.

VISITORS - None

### 3. PLEDGE OF ALLEGIANCE

### 4. ADDITIONS OR CORRECTIONS TO AGENDA

Administrator Buchholtz requested that the following addition to the agenda: 1) that item 6.I. be added to the agenda: HyVee's request to reduce the letter of credit.

Councilmember Wendling inquired what the letter of credit was. Administrator Buchholtz noted that the letter of credit can be used to fulfill the obligations Developer's Agreement if a developer fails to fulfill their obligation.

### 5. DISCUSSION FROM THE FLOOR - None

### 6. CONSENT AGENDA

- A. Mayor's Proclamation - Administrative Professionals Day - April 27, 2022
- B. Mayor's Proclamation - Municipal Clerks Week May 1-7, 2022
- C. Mayor's Proclamation - National Police Week - May 11-17, 2022
- D. Mayor's Proclamation - Public Works Week - May 15-21, 2022
- E. Mayor's Proclamation - Building Safety Month - May 2022
- F. Contractor's Licenses
- G. Business Licenses

- H. Approval of Minutes - April 18, 2022 City Council Meetings
- I. HyVee's Request to Reduce Letter of Credit

Motion made by Councilmember Wendling to approve the Consent Agenda.

Voting Aye: Councilmember Wendling, Councilmember Delfs, Councilmember Goodboe-Bisschoff, Councilmember Dircks, Mayor Nelson. Motion carried.

## 7. DEPARTMENT REPORTS

### A. Public Works Report

Public Works Director Randall stated that the Spring street sweeping is complete along with all the hydrant flushing. He said he assisted Visu-Sewer with the installation of sewer liners and that the Engineer Gravel, Administrator Buchholtz and himself attended the Pre-Construction Meeting for the upcoming street project.

### B. Code Enforcement Report

Building Official Baker stated that Inspector Morris, Officer Fiske of Spring Lake Park and Firefighter Krepsky conducted a fire and life safety education class at the Legends and Oak Crest. He said they are looking at holding the classes quarterly.

## 8. ORDINANCES AND/OR RESOLUTIONS

### A. Resolution No. 22-20, Promoting the Use of Local and Intrastate Mutual-Aid Agreement

Police Chief Antoine stated that he would like to move the City towards the National Incident Management System (NIMS). He said NIMS was developed by the Department of Homeland Security to provide a consistent template for all communities to work together. He stated that NIMS is related to the City's Emergency Operations Plan. He said the State and Anoka County have designated NIMS as the basis under which all incidents are managed.

Chief Antoine recommended that NIMS be utilized to align the City with Anoka County and cities within the County and outside the County.

Motion made by Councilmember Delfs to Approve Resolution No. 22-20, Promoting the Use of Local and Intrastate Mutual-Aid Agreement.

Voting Aye: Councilmember Wendling, Councilmember Delfs, Councilmember Goodboe-Bisschoff, Councilmember Dircks, Mayor Nelson. Motion carried.



B. Resolution No. 22-21, Designation of The National Incident Management System (NIMS) as The Basis for All Incident Management in The City of Spring Lake Park

Motion made by Councilmember Goodboe-Bisschoff to Approve Resolution No. 22-21, Designation of The National Incident Management System (NIMS) as The Basis for All Incident Management in The City of Spring Lake Park.

Voting Aye: Councilmember Wendling, Councilmember Delfs, Councilmember Goodboe-Bisschoff, Councilmember Dircks, Mayor Nelson. Motion carried.

C. Resolution No. 22-22, Authorizing Updates to The City of Spring Lake Park Emergency Operations Plan

Motion made by Councilmember Dircks Approving Resolution No. 22-22, Authorizing Updates to The City of Spring Lake Park Emergency Operations Plan.

Voting Aye: Councilmember Wendling, Councilmember Delfs, Councilmember Goodboe-Bisschoff, Councilmember Dircks, Mayor Nelson. Motion carried.

9. NEW BUSINESS

A. 2022 Street Seal Coat and Crack Repair Bid Results

Administrator Buchholtz informed the Council that the City received two bids on April 28, 2022 for the Street Seal Coat and Crack Repair Project. He stated that Allied Blacktop Company was the low bidder at \$149,821.00. He said staff is recommending that the bid be awarded to Allied Blacktop Company.

Engineer Gravel stated that \$20,000 of the bid included the pavement markings. Buchholtz clarified that the \$20,000 would come from MSA Maintenance Funds.

Motion made by Councilmember Wendling to Approve 2022 Street Seal Coat and Crack Repair Bid Results.

Voting Aye: Councilmember Wendling, Councilmember Delfs, Councilmember Goodboe-Bisschoff, Mayor Nelson. Abstain: Councilmember Dircks. Motion carried.

B. 2023 CDBG Urban Requalification - Opt-In with Anoka County

Administrator Buchholtz explained that Anoka County has to do an Urban Requalification every three years, and they requested Spring Lake Park to inform them of its intent to continue with the program.

Buchholtz explained that there are three courses that Spring Lake Park could follow:

- Designate the entire city be included as part of one urban county entitlement (Anoka or Ramsey) and excluded from the other;
- Designate the city will participate in more than one “urban county” provided that a single portion of a split city cannot be included in more than one entitled urban county at a time; or
- Opt-out of either urban county, thereby becoming eligible to apply for grants through HUD’s small cities program or the State of Minnesota program.

He said Staff is recommending opting-in and remaining a participant with Anoka County programs.

Motion made by Councilmember Delfs to Opt-in with Anoka County 2023 CDBG Urban Requalification.

Voting Aye: Councilmember Wendling, Councilmember Delfs, Councilmember Goodboe-Bisschoff, Councilmember Dircks, Mayor Nelson. Motion carried.

C. Authorize Gun Range Repairs

Police Chief Antoine noted that during the yearly inspection and cleaning of the gun range some flaws were detected in the backstop of the range. He said he had InVeris Ranges come out to inspect the damage.

He said InVeris provided three options to fix the range:

- Replace all the components of the range including the backstop for \$98,700.
- Replace just the existing backstop and keep all current range components for \$38,155.
- Fix the existing range backstop for \$9,605.

He said his recommendation is to replace the existing backstop and keep all the current range components, at a cost of \$38,155.

Motion made by Mayor Nelson to Authorize Gun Range Repairs, Option Two Replace the existing backstop and keep current range components for \$38,155.

Voting Aye: Councilmember Wendling, Councilmember Delfs, Councilmember Goodboe-Bisschoff, Councilmember Dircks, Mayor Nelson. Motion carried.

D. Request for Council Work Session on May 9, 2022

Administrator Buchholtz requested that Council schedule a work session for May 9, 2022 at 5:30 PM. Consensus of the City Council was to schedule the May 9 work session at 5:30 PM.

## 10. REPORTS

- A. Attorney Report -- No report
- B. Engineer Report - Report in Packet
- C. Administrator Report

Administrator Buchholtz reminded the Council that the City participates in a JPA with Anoka County for painting traffic signals. He said since MnDOT is planning to replace the signal lights in 2024 at 85<sup>th</sup> Avenue, he asked to have the project deleted from the schedule, as it would not be advantageous for the City to have the stoplight painted. The City's share of the new signals' cost is \$65,000, and that the project should be eligible for MSA Funds.

## 11. OTHER

- A. Correspondence - None

## 12. ADJOURN

Motion made by Councilmember Wendling to adjourn.

Voting Aye: Councilmember Wendling, Councilmember Delfs, Councilmember Goodboe-Bisschoff, Councilmember Dircks, Mayor Nelson. Motion carried.

The meeting was adjourned at 7:48 PM.

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Robert Nelson, Mayor

Attest:

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Daniel R. Buchholtz, Administrator, Clerk/Treasurer

**RESOLUTION NO. 22-23**

**RESOLUTION REPEALING RESOLUTION NO. 22-12 AND AUTHORIZING  
2021 YEAR-END FUND TRANSFERS AND BUDGET ADJUSTMENT**

**WHEREAS**, the preliminary unaudited financial statements for year ended December 31, 2021 indicate that the City experienced a surplus in the general fund; and

**WHEREAS**, surplus funds from general operations would typically remain in the general fund as cash carried forward, increasing the general fund’s operating reserves unless otherwise designated by the City Council; and

**WHEREAS**, the City Council approved Resolution 22-12 on March 21, 2022 transferring surplus funds; and

**WHEREAS**, with completion of the audit, additional information has been received which necessitates repealing and replacing the earlier transfers; and

**WHEREAS**, the remaining fund balance in 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 Resolution 22-12 is hereby repealed.

**BE IT FURTHER RESOLVED** and the Administrator, Clerk/Treasurer is hereby authorized to make the transfer specified below:

Fund 101 (General Fund)	(\$ 223,000)	
Fund 700 (Severance)		\$ 50,000.00
Fund 403 (Capital Replacement)		\$ 25,000.00
Fund 407 (Sealcoating)		\$ 42,000.00
Fund 416 (Building Maintenance and Renewal)		\$ 100,000.00
Fund 226 (Park Equipment & Improvements)		\$ 10,000.00
Fund 115 (Comprehensive Plan Update)		\$ 5,000.00

**BE IT FURTHER RESOLVED** that the effective date of the transfer is December 31, 2021.

**BE IT FURTHER RESOLVED** that the following General Fund budget amendment for 2021 is hereby adopted:

	Original Budget	Amended Budget
101-49000-7000 Permanent Transfers Out	\$155,000	\$378,000

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 16th day of May 2022.

APPROVED BY:

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Robert Nelson, Mayor

ATTEST:

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Daniel R. Buchholtz, City Administrator

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

I, Daniel R. Buchholtz, duly appointed and qualified City Clerk 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. 22-20, A Resolution Repealing Resolution No. 22-12 and Authorizing 2021 Year End Fund Transfers and Budget Adjustment, adopted by the Spring Lake Park City Council at their regular meeting on the 16th day of May, 2022.

(SEAL)

\_\_\_\_\_  
Daniel R. Buchholtz, Administrator, Clerk/Treasurer

Dated: \_\_\_\_\_



# Memorandum

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

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

**Date:** May 12, 2022

**Subject:** Resolution 22-23

Staff is seeking approval of Resolution 22-23, which repeals the earlier year-end transfers that were previously approved by the City Council and adopts new year-end fund transfers.

Resolution 22-12 was originally based on year-end budget reports for 2021. However, when calculating the surplus, I forgot to combine Fund 700 (Severance) with the General Fund. Therefore, the surplus was less. To ensure that the City's fund balance stayed within the City Council's fund balance policy, the transfers needed to be amended.

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

CITY OF SPRING LAKE PARK  
CLAIMS LIST APPROVED AND PAID  
GENERAL OPERATIONS

Date: April 2022  
Page: 1  
Claim Res. #22-07

<u>VOUCHER</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>		<u>AMOUNT</u>
71752	ANOKA COUNTY	PROPERTY TAXES & ASSESS. AGRMNT	\$	205.30
71753	ASPEN MILLS	UNIFORM ALLOW	\$	186.75
71754	BILL HENRICKSON	ESCROW REFUND	\$	115.33
71755	CARSON, CLELLAND & SHREDER	ATTORNEY FEES	\$	8,673.80
71756	CENTERPOINT ENERGY	MONTHLY UTILITIES	\$	2,210.66
71757	CINTAS	FLOOR MATS	\$	92.23
71758	CONNEXUS ENERGY	STREET LIGHTS	\$	9.52
71759	COTTENS INC	SUPPLIES	\$	66.04
71760	DARY MASON	STAG & DOE WITHDRAW	\$	152.00
71761	GOPHER STATE ONE-CALL INC	LOCATES	\$	41.85
71762	HEARTLAND TIRE INC	SQUAD 219 TIRES	\$	310.02
71763	HOTSY EQUIPMENT OF MN	EQUIPMENT PARTS	\$	120.90
71764	JAMES HUTCHINSON	SOFTBALL REFUND	\$	85.00
71765	JOHN CLARK	ESCROW REFUND	\$	102.00
71766	MANSFIELD OIL COMPANY	UNLEADED FUEL	\$	1,054.66
71767	METROPOLITAN COUNCIL	WASTE WATER SERVICES	\$	48,922.81
71768	NAT'L ASSOC. OF SCHOOL RES. OFFICERS	CONFERENCE REGISTRATION	\$	395.00
71769	PASTOR ZUKU JOHN YALLEY	ESCROW REFUND	\$	241.45
71770	QC DANCE	2022 WINTER CLASSES SESSIONS 1& 2	\$	1,211.00
71771	RICHFIELD BUS CO	TRANSPORTATION FEES	\$	1,114.65
71772	RYAN & KELSEY HOLLIHAN	ESCROW REFUND	\$	105.63
71773	JEFF SANDINO	TEX MEX FIESTA CLASS	\$	352.00
71774	SHRED-IT USA	SHREDDING SERVICES	\$	126.47
71775	SLP FIRE DEPT	FIRE PROTECTION SERVICES--APRIL	\$	21,260.00
71776	SMITH SCHAFFER & ASSOC.	AUDIT	\$	12,250.00
71777	SOULO COMMUNICATION	SUPPLIES	\$	548.84
71778	SYMBOL ARTS	NEW BADGE SWITCH OVR EXPND. CHIEF	\$	140.00
71779	AMERITAS	PAYROLL	\$	29.08
71780	CENTRAL PENSION FUND	PAYROLL	\$	1,040.04
71781	DEARBORN LIFE INSURANCE CO.	PAYROLL	\$	258.57
71782	DELTA DENTAL	PAYROLL	\$	1,471.85
71783	L.E.L.S.	PAYROLL	\$	292.50
71784	LOCAL 49	PAYROLL	\$	105.00
71785	MN CHILD SUPPORT	PAYROLL	\$	205.81
71786	NCPERS GROUP LIFE INS	PAYROLL	\$	40.00
71787	PREF ONE INS COMPANY	PAYROLL	\$	15,756.13
71788	CENTERPOINT ENERGY	GAS UTILITIES	\$	1,995.44
71789	COTTENS INC	SUPPLIES	\$	15.73
71790	ECM PUBLISHERS, INC.	PD, ST. IMPROV, APRIL RECYCLING ADS	\$	599.25
71791	METROPOLITAN COUNCIL	STRENGTH CHARGE	\$	97.50
71792	STREICHER'S	UNIFORM ALLOW.--LOHSE-JOHNSON	\$	150.00
71793	TOLL GAS & WELDING SUPPLY	SUPPLIES	\$	220.96
71794	CSI ENVIRONMENTAL INC	USED OIL COLLECTION FEE	\$	150.00
71795	BATTERIES PLUS BULBS	EQUIPMENT REPAIR	\$	27.53
71796	ASPEN MILLS	UNIFORM ALLOW--M. LONG	\$	193.95
71797	WALTERS RECYCLING & REFUSE	MONTHLY RECYCLING, TRASH & ORGANIC	\$	10,661.44
71798	CONNEXUS ENERGY	MONTHLY UTILITIES	\$	344.06
71799	INSTRUMENTAL RESEARCH INC	MARCH WATER TESTING	\$	80.00



CITY OF SPRING LAKE PARK  
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GENERAL OPERATIONS

Date: April 2022  
Page: 2  
Claim Res. #22-07

<u>VOUCHER</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
71800	MINNEAPOLIS SAW	SUPPLIES	\$ 43.05
71801	DVS RENEWAL	VEHICLE REGISTRATION RENEWAL	\$ 14.25
71802	WELLS FARGO CREDIT CARD	TOWER DAYS SIGNS	\$ 123.21
71803	NYSTROM PUBLISHING CO	RECREATION ACTIVITY CATALOG	\$ 8,005.88
71804	DELTA DENTAL	COBRA PMNT	\$ 191.30
71805	XCEL ENERGY	MONTHLY UTILITIES	\$ 3,178.34
71806	G & N ENTERPRISES	LED LAMPS/BULBS	\$ 575.00
71807	BCA BTS	DATA SERVICES CJDN ACCESS	\$ 390.00
71808	DEARBORN LIFE INSURANCE CO.	COBRA PMNT	\$ 191.50
71809	SIRCHIE FINGER PRINT LABS	SUPPLIES	\$ 60.46
71810	FINANCE & COMMERCE	2022 ST SEAL COAT & CRACK REPAIR PROJ	\$ 165.70
71811	ON SITE SANITATION INC	ENHANCED ACCESS PORTABLE RESTRM	\$ 140.00
71812	STANTEC	CONSULTING SERVICES	\$ 14,100.57
71813	COORDINATED BUSINESS SYST	PD COPIER	\$ 9,100.00
71814	NORTHWSTRN POWER EQUIP CO INC	UTILITY RENEWAL & REPLCMNT	\$ 13,500.00
71815	MANSFIELD OIL COMPANY	UNLEADED FUEL	\$ 1,066.60
71816	CITY OF ROSEVILLE	DATA SERVICES--NETMOTION ACCESS	\$ 150.13
71817	STAPLES	COARK BOARD	\$ 163.79
71818	SERVICE GRINDING & SHARPENING INC	BLADE SHARPENING	\$ 221.00
71819	COMCAST	MONTHLY UTILITIES	\$ 107.92
71820	OFFICE OF MN.IT SERVICES	CONTRACTUAL SERVICES	\$ 44.60
71821	LEAGUE OF MN CITIES INS TRUST WC	CLAIM # LMC CA 000000114682	\$ 1,000.00
71822	COMM-WORKS, LLC	PARK CAMERA MONITORING	\$ 850.00
71823	AARON IMIG	REIMBURSMNT FOR SLP CAREER FAIR	\$ 33.00
71824	CINTAS	FLOOR MATS	\$ 184.46
71825	PIONEER PHOTOGRAPH & SERVICES INC	HISTORIC CHURCH BUS TOUR	\$ 1,141.80
71826	TOPWASH.COM	CAR WASHES	\$ 90.00
71827	HEARTLAND TIRE INC	AUTO SERVICE & REPAIR	\$ 30.00
71828	MARIE RIDGEWAY LISS, LLC	SLP POWER PROGRAM	\$ 925.00
71829	SUMMIT FIRE PROTECTION	ANNUAL SPRINKLER INSPECTION--WET/DRY	\$ 1,353.00
71830	CAROUSEL MOTOR GROUP	AUTO SERVICE & REPAIR	\$ 1,875.81
71831	JERI LINDQUIST	REFUND--GIRLFRND'S GETAWAY	\$ 100.00
71832	HEIDI SHELDON	TOWER DAYS FACE PAINTING	\$ 50.00
71833	BRUCE BERGO	UTILITY BALANCE REFUND	\$ 175.00
71834	FEDEX FREIGHT	VALVE PICKUP/SHIPPING	\$ 77.00
71835	MATTHEW SALO	UTILITY BALANCE REFUND	\$ 21.10
71836	RANGE RENOVATION CONSULTING INC	LEAD REMEDIATION & RANGE CLEANING	\$ 1,797.00
71837	TACTILOGIX	RANGE EQUIP & SUPPLIES	\$ 265.00
71838	AMERITAS	PAYROLL	\$ 29.08
71839	CENTRAL PENSION FUND	PAYROLL	\$ 1,040.04
71840	DEARBORN LIFE INSURANCE CO.	PAYROLL	\$ 250.57
71841	DELTA DENTAL	PAYROLL	\$ 1,471.85
71842	L.E.L.S.	PAYROLL	\$ 292.50
71843	LOCAL 49	PAYROLL	\$ 105.00
71844	MN CHILD SUPPORT	PAYROLL	\$ 235.50
71845	NCPERS GROUP LIFE INS	PAYROLL	\$ 40.00
71846	PREF ONE INS COMPANY	PAYROLL	\$ 15,756.13
71847	COTTENS INC	SUPPLIES	\$ 28.32

CITY OF SPRING LAKE PARK  
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Date: April 2022  
Page: 3  
Claim Res. #22-07

<u>VOUCHER</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>		<u>AMOUNT</u>
71848	ECM PUBLISHERS, INC.	ZONING CODE/AMENDEM, TAKE 5 CARWSH	\$	91.38
71849	NORTHERN TOOL & EQUIPMENT	BUCKET SEAT FOR FORD TRACTOR	\$	139.99
71850	TOLL GAS & WELDING SUPPLY	SUPPLIES	\$	89.18
71851	VALLEY-RICH CO., INC.	84116TH ST / 507 IONE AVE	\$	9,393.46
71852	PITNEY BOWES INC	METER RENTAL	\$	134.52
71853	TWIN PINES IMPRINTING	TOWER DAYS BUTTONS	\$	683.00
71854	MTI DISTRIBUTING INC	PULLEY & MOUNTS	\$	97.16
71855	AT & T MOBILITY	CELL PHONE SERVICES	\$	135.22
71856	GREENHAVEN PRINTING	SPRING RECYCLING DAY MAILERS	\$	1,766.65
71857	KAREN FISKE	REIMBURSMNT / UNIFORM ALLOW	\$	113.75
71858	MANSFIELD OIL COMPANY	UNLEADED FUEL	\$	1,135.05
71859	INNOVATIVE OFFICE SOLUTIONS LLC	OFFICE SUPPLIES	\$	231.14
71860	COMPUTER INTEGRATION TECH	CONTRACT SERVICES	\$	1,928.00
71861	NORHTLAND TRUST SERVICES, INC.	GENERAL OBLIGATIONS	\$	15,442.50
71862	SPECIALTY SOLUTIONS LLC	SUPPLIES	\$	2,234.80
71863	CINTAS	FLOOR MATS	\$	92.23
71864	USS MINNESOTA ONE MT LLC	SOLAR	\$	10,102.15
71865	SUMMIT FIRE PROTECTION	ANNUAL SPRINKLER INSPECTION--WET	\$	315.00
<b>71866</b>	<b>PAMELA REITER</b>	<b>REFUND OVRPMNT--VOIDED</b>	<b>\$</b>	<b>100.00</b>
71867	COTTENS INC	SUPPLIES	\$	115.94
71868	ECM PUBLISHERS, INC.	APRIL RECYCLING EVENT	\$	373.50
71869	ALLEGRA PRINT & IMAGING	SUPPLIES	\$	78.33
71870	METROPOLITAN COUNCIL	PERMIT FEE	\$	475.00
71871	MIKE MCPHILLIPS INC	STREET SWEEPING	\$	7,480.00
71872	NORTHERN TOOL & EQUIPMENT	SUPPLIES FOR RECYCLING EVENT	\$	156.98
71873	XCEL ENERGY	MONTHLY UTILITIES	\$	3,594.75
71874	PITNEY BOWES INC	POSTAGE REFILL	\$	317.98
71875	BATTERIES PLUS BULBS	SUPPLIES	\$	63.26
71876	APSEN MILLS	UNIFORM ALLOW--KRAMER & K. SMITH	\$	209.70
71877	AID ELECTRIC SERVICE, INC.	LIGHT SWITCH REPLACEMENT	\$	515.67
71878	THE HOME DEPOT CREDIT SERVICES	SUPPLIES	\$	16.40
71879	BUSINESS ESSENTIALS	SUPPLIES	\$	1,992.69
71880	MICHAEL LEDMAN	APRIL YOGA SESSIONS--IN HOUSE/VIRTUAL	\$	486.00
71881	MENARDS CAPITAL ONE TRADE CREDIT	SUPPLIES	\$	32.46
71882	TASC	ADMIN FEE	\$	30.08
71883	HOTSY EQUIPMENT OF MN	SUPPLIES	\$	190.60
71884	COORDINATED BUSINESS SYST	MAINTENANCE AGREEMNTS	\$	73.30
71885	EMERGENCY AUTOMOTIVE TECHNOLOGIES	SUPPLIES	\$	69.00
71886	MANSFIELD OIL COMPANY	DIESEL & UNLEADED FUEL	\$	1,956.42
71887	STAPLES	SUPPLIES	\$	10.89
71888	ANOKA COUNTY TREASURY	MOBILE DATA QTRLY FEE	\$	450.00
71889	CINTAS	FLOOR MATS	\$	92.23
71890	AMAZON CAPITAL SERVICES	SUPPLIES	\$	98.99
71891	DAY TRIPPERS DINNER THEATRE	STAG & DOE	\$	1,107.00
71892	BRIAN HALLBLADE	REFUND UTILITIES OVERPMNT	\$	100.00
71893	EUGENE EDWIN CARLSON	REFUND UTILITIES OVERPMNT	\$	11.52
71894	ESTATE OF ELIZABETH WRONH FRIDAY	REFUND UTILITIES OVERPMNT	\$	100.00
71895	ESTATE OF GREG KILLIAN	REFUND UTILITIES OVERPMNT	\$	127.21

CITY OF SPRING LAKE PARK  
CLAIMS LIST APPROVED AND PAID  
GENERAL OPERATIONS

Date: April 2022  
Page: 4  
Claim Res. #22-07

<u>VOUCHER</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
71896	1ST CHOICE DOCUMENT DESTRUCTION	RECYCLING EVENT 04/23	\$ 800.00
<b>TOTAL DISBURSEMENTS</b>			<b>\$ 279,930.29</b>

WHEREAS,  
the City Council of the City of Spring Lake Park has considered the foregoing itemized list of disbursements; and

WHEREAS,  
the City Council has determined that all disbursements, as listed, with the following exceptions:

\_\_\_\_\_  
\_\_\_\_\_

are proper.

NOW, THEREFORE BE IT RESOLVED:  
that the City Council directs and approves the payment of the aforementioned disbursements this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Signed: \_\_\_\_\_  
Mayor

Councilmembers:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ATTEST:  
  
\_\_\_\_\_  
Daniel Buchholtz, Admin/Clerk-Treasurer



City of Spring Lake Park  
1301 81st Avenue NE  
Spring Lake Park, MN 55432

## Contractor's License

May 16, 2022

### Concrete Contractor

Anderson Concrete Forming, Inc.

### General Contractor

Classic Construction of Cedar, Inc.

Cutting Edge Glassworks, Inc.

North Star Fence, Inc.

Copeland Building Corporation

Manufactured Housing Parts & Services, Inc.

### Mechanical Contractor

Manufactured Housing Parts & Service, Inc.

Riccar Heating and Air Condition

Mike's Custom Mechanical, Inc.

Wend Services, Inc.

### Plumbing Contractor

Mike's Custom Mechanical, Inc.

### Sign Contractor

Image360 - Bloomington, MN

### Tree Contractor

A to Z Tree Care, LLC.



Minnesota Department of Public Safety  
 Alcohol and Gambling Enforcement Division  
 445 Minnesota Street, Suite 1600, St. Paul, MN 55101  
 651-201-7507 Fax 651-297-5259 TTY 651-282-6555  
**APPLICATION AND PERMIT FOR A 1 DAY  
 TO 4 DAY TEMPORARY ON-SALE LIQUOR LICENSE**

Name of organization  Date organized  Tax exempt number

Organization Address  City  State  Zip Code

Name of person making application  Business phone  Home phone

Date(s) of event  Type of organization  Microdistillery  Small Brewer  
 Club  Charitable  Religious  Other non-profit

Organization officer's name  City  State  Zip Code

Organization officer's name  City  State  Zip Code

Organization officer's name  City  State  Zip Code

Location where permit will be used. If an outdoor area, describe.

If the applicant will contract for intoxicating liquor service give the name and address of the liquor license providing the service.

If the applicant will carry liquor liability insurance please provide the carrier's name and amount of coverage.

**APPROVAL**  
 APPLICATION MUST BE APPROVED BY CITY OR COUNTY BEFORE SUBMITTING TO ALCOHOL AND GAMBLING ENFORCEMENT

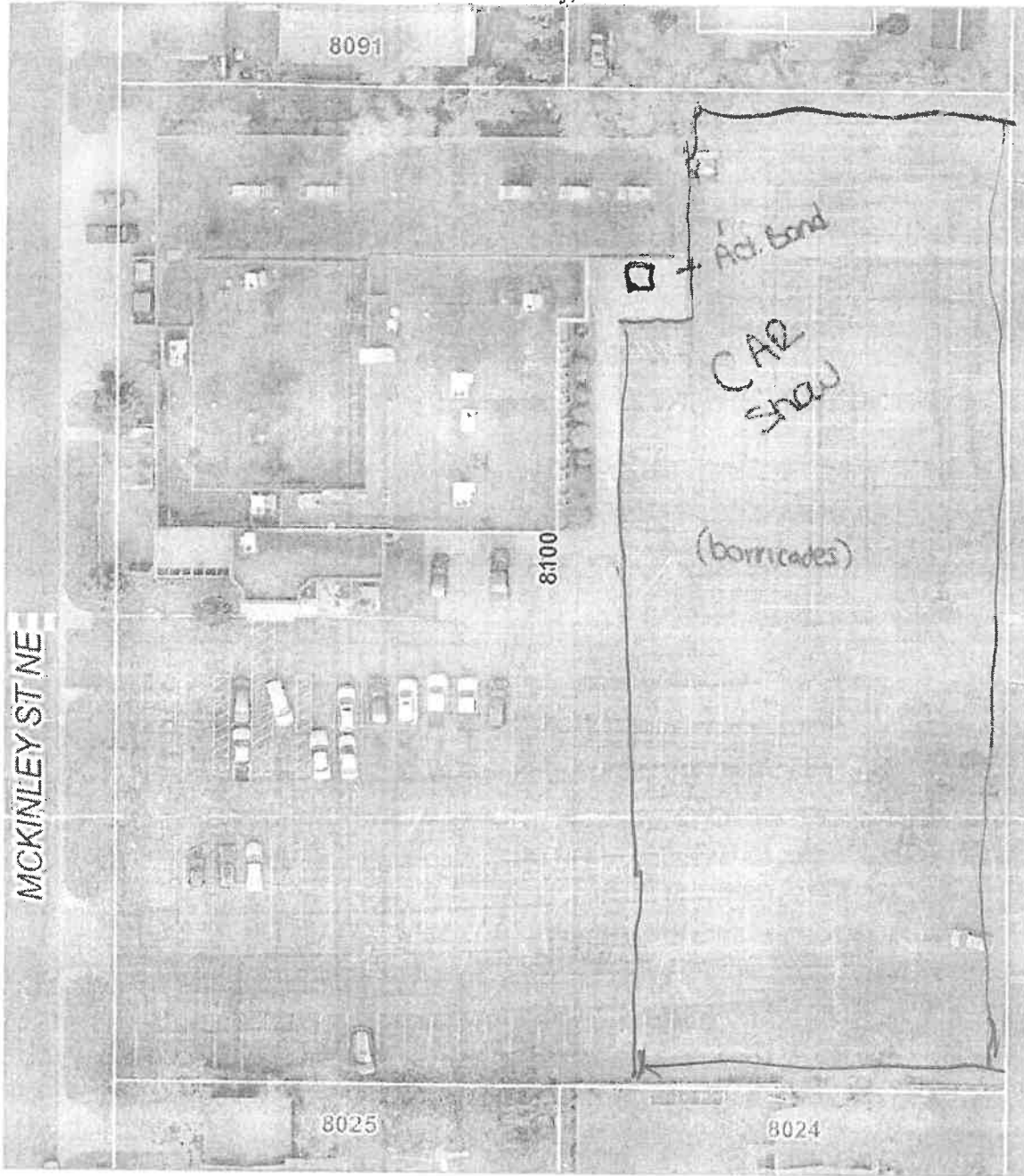
<input type="text" value="City or County approving the license"/>	<input type="text" value="Date Approved"/>
<input type="text" value="Fee Amount"/>	<input type="text" value="Permit Date"/>
<input type="text" value="Date Fee Paid"/>	<input type="text" value="City or County E-mail Address"/>
	<input type="text" value="City or County Phone Number"/>

Signature City Clerk or County Official \_\_\_\_\_ Please Print Name of City Clerk or County Official \_\_\_\_\_

**CLERKS NOTICE:** Submit this form to Alcohol and Gambling Enforcement Division 30 days prior to event.

**ONE SUBMISSION PER EMAIL, APPLICATION ONLY.**  
**PLEASE PROVIDE A VALID E-MAIL ADDRESS FOR THE CITY/COUNTY AS ALL TEMPORARY PERMIT APPROVALS WILL BE SENT BACK VIA EMAIL. E-MAIL THE APPLICATION SIGNED BY CITY/COUNTY TO AGE.TEMPORARYAPPLICATION@STATE.MN.US**

Anoka County, MN



*Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.*

Map Scale  
1 inch = 50 feet  
4/29/2019





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
11/19/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. IF SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).


PRODUCER North Risk Partners P.O. Box 64016  St. Paul MN 55164-0016	CONTACT NAME: Peggy Pierskalla	FAX (A/C, No):	
	PHONE (A/C, No, Ext): (763) 536-8006	E-MAIL: peggy.pierskalla@northriskpartners.com	
INSURED VFW 6587 DBA Kraus Herzig Post 8100 Pleasant View Drive  Spring Lake Park MN 55432	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Integrity Insurance Company		14303
	INSURER B: AmTrust North America, Inc		AmTrust
	INSURER C:		
	INSURER D:		
	INSURER E:		

COVERAGES CERTIFICATE NUMBER: CL20111921120 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL ISUR (NSD   WVD)	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Business Owners GENL AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:		BP 2770338	01/01/2021	01/01/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$	
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY		BP2770338	01/01/2021	01/01/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$	
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$	
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/>	N/A	MWC 1024845	11/01/2020	11/01/2021	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000 Aggregate \$1,000,000 Each Common Cause \$1,000,000
A	Liquor Liability		BP 2770338	01/01/2021	01/01/2022	Aggregate \$1,000,000 Each Common Cause \$1,000,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER  City of Spring Lake Park 1301 81st Ave NE  Spring Lake Park MN 55432	CANCELLATION  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE  

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Minnesota Department of Public Safety  
 Alcohol and Gambling Enforcement Division  
 445 Minnesota Street, Suite 1600, St. Paul, MN 55101  
 651-201-7507 Fax 651-297-5259 TTY 651-282-6555  
**APPLICATION AND PERMIT FOR A 1 DAY  
 TO 4 DAY TEMPORARY ON-SALE LIQUOR LICENSE**

Name of organization  Date organized  Tax exempt number

Organization Address  City  State  Zip Code

Name of person making application  Business phone  Home phone

Date(s) of event  Type of organization  Microdistillery  Small Brewer  
 Club  Charitable  Religious  Other non-profit

Organization officer's name  City  State  Zip Code

Organization officer's name  City  State  Zip Code

Organization officer's name  City  State  Zip Code

Location where permit will be used. If an outdoor area, describe.

If the applicant will contract for intoxicating liquor service give the name and address of the liquor license providing the service.

If the applicant will carry liquor liability insurance please provide the carrier's name and amount of coverage.

**APPROVAL**

APPLICATION MUST BE APPROVED BY CITY OR COUNTY BEFORE SUBMITTING TO ALCOHOL AND GAMBLING ENFORCEMENT

\_\_\_\_\_  
 City or County approving the license

\_\_\_\_\_  
 Date Approved

\_\_\_\_\_  
 Fee Amount

\_\_\_\_\_  
 Permit Date

\_\_\_\_\_  
 Date Fee Paid

\_\_\_\_\_  
 City or County E-mail Address

\_\_\_\_\_  
 City or County Phone Number

\_\_\_\_\_  
 Signature City Clerk or County Official

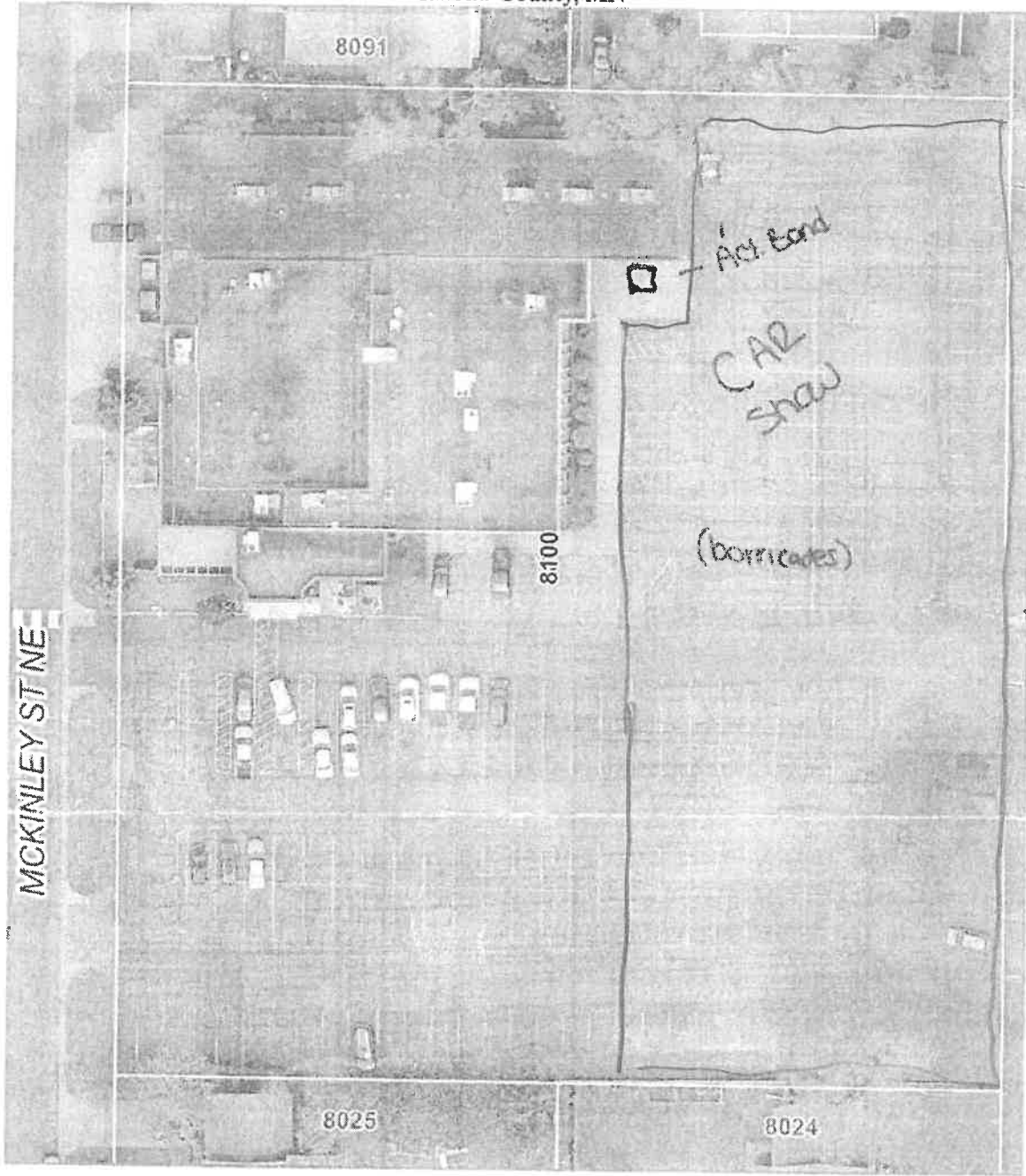
\_\_\_\_\_  
 Please Print Name of City Clerk or County Official

**CLERKS NOTICE: Submit this form to Alcohol and Gambling Enforcement Division 30 days prior to event.**

**ONE SUBMISSION PER EMAIL, APPLICATION ONLY.**

**PLEASE PROVIDE A VALID E-MAIL ADDRESS FOR THE CITY/COUNTY AS ALL TEMPORARY PERMIT APPROVALS WILL BE SENT BACK VIA EMAIL. E-MAIL THE APPLICATION SIGNED BY CITY/COUNTY TO AGE.TEMPORARYAPPLICATION@STATE.MN.US**

Anoka County, MN



*Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.*

Map Scale  
1 inch = 50 feet  
4/29/2019



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<b>PRODUCER</b> North Risk Partners P.O. Box 64016  St Paul MN 55164-0016	<b>CONTACT NAME:</b> Peggy Pierskalla <b>PHONE (A/C, No, Ext):</b> (763) 538-8006 <b>E-MAIL ADDRESS:</b> peggy.pierskalla@northriskpartners.com	<b>FAX (A/C, No):</b>
	<b>INSURER(S) AFFORDING COVERAGE</b>	
<b>INSURED</b> VFW 6587 DBA Kraus Harfig Post 8100 Pleasant View Drive  Spring Lake Park MN 55432	<b>INSURER A:</b> Integrity Insurance Company	<b>NAIC #</b> 14303
	<b>INSURER B:</b> AmTrust North America, Inc	<b>AmTrst</b>
	<b>INSURER C:</b>	
	<b>INSURER D:</b>	
	<b>INSURER E:</b>	
	<b>INSURER F:</b>	

**COVERAGES**      **CERTIFICATE NUMBER:** CL20111921120      **REVISION NUMBER:**

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INBR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Business Owners GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			BP 2770338	01/01/2021	01/01/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> Hired AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY			BP2770338	01/01/2021	01/01/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED    RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	MWC 1024845	11/01/2020	11/01/2021	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000 Aggregate \$1,000,000
A	Liquor Liability			BP 2770338	01/01/2021	01/01/2022	Each Common Cause \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

<b>CERTIFICATE HOLDER</b>  City of Spring Lake Park 1301 81st Ave NE  Spring Lake Park MN 55432	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE  

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# Kenneth A. Tolzmann

Sr. Accredited Minnesota Assessor  
Spring Lake Park City Assessor

TO: City of Spring Lake Park  
Attn: Mr. Daniel Bucholtz, Administrator

FROM: Kenneth A. Tolzmann, SAMA #1939  
Spring Lake Park City Assessor

DATE: April 3, 2022

RE: 2022 Pay 2023 Assessment Report

## **Introduction**

I have prepared this 2022 Assessment Report for use by the City Council and Residents. The Assessment Report includes general information about both the appeals and assessment process, as well as specific information regarding this 2022 assessment.

Minnesota Statutes establish specific requirements for the assessment of property. The law requires that all real property be valued at market value, which is defined as the usual or most likely selling price as of January 2, 2022.

The estimated market values established through the 2022 assessment are based upon qualified sales of Spring Lake Park properties taking place from October 1, 2020 through September 30, 2021. From this sales information, our mass appraisal system is used to determine individual property values. Property owners who have questions or concerns regarding the market value set for their property are asked to contact me prior to this meeting. This allows me the opportunity to answer any questions they might have. I have found that a large number of property owner concerns can be resolved by discussion.

If I am unable to resolve a property owner's concerns regarding their market value, the appeal can be brought to the Open Book Meeting held this year on May 3<sup>rd</sup> from 1-7pm & May 4<sup>th</sup> from 8:30am to 4:30pm at the Anoka County Government Center.

## **The 2022 Assessment Summary**

State Statutes require all real property within the City of Spring Lake Park to be valued at market value as of the January 2<sup>nd</sup> assessment date. The 2022 assessment has met all assessment standards set by the State of Minnesota.

Statistically, based upon the 94 qualified residential sales within the City during this sales period, and after value adjustments made accordingly by zone, the final result was an assessment that qualifies as "excellent" in the eyes of the Minnesota Dept. of Revenue with a median sales ratio of 94.28, a coefficient of dispersion of 6.23, and a Price Related Differential of 100. There were 3 qualified commercial/industrial sales reflecting a sales ratio of 93.8, as well as 2 qualified apartment sales reflecting a median ratio of 95.4.

With respect to the effect of these new sales had on the overall market value of the City. For last year's assessment, we saw a total market value of \$683,276,300. Upon the application of the new sales information gathered this past year, the total overall market value of the City rose by 21.5% to \$830,826,200 for this 2022 assessment. Included in this new overall market value is \$6,231,400 in new construction.

I have included in this report, the Minneapolis Assn. of Realtors Residential Real Estate Report which includes much historical data surrounding the state of the real estate market in Spring Lake Park as well as the entire area. The 2020 Report states that market values increased by 11.8% in Spring Lake Park last year. The median sales price went from \$225,500 in 2019, to \$252,150 in 2020. The MAAR also went on to state that since 2016, median values in Spring Lake Park have increased by 48.3%. This is indeed good news for homeowners in Spring Lake Park.

Countywide, and after all adjustments to value from the 2021 Assessment, the median sales price of homes in Anoka County rose by 21.52%. Spring Lake Park saw an increase of 23.87% from the 2021 Assessment. \*See appendix for countywide list.

### **Closing**

As your City Assessor, it is my priority to represent your community with utmost dignity and respect, and to make every property owner feel as though they are being heard. Obviously, I'm not able to tell everyone just what they want to hear, but it is my hope that through explanation, and discussion, there can be a better understanding.

If there are any questions from members of the City Council or City Staff, or City Residents, please do not hesitate to call me. I am available to City residents always during normal business hours and by appointment on evenings and weekends.

In closing, I would like to take this opportunity to thank the City of Spring Lake Park for allowing me the privilege of serving as your City Assessor. I can assure you that I take the responsibilities of those duties most seriously.

If you or anyone has questions relating to property tax assessment, I would be most pleased to discuss these issues with you. You can reach me at my office at (651) 605-5125 or my cell at (612) 865-2149.

Sincerely,



Kenneth A. Tolzmann  
Senior Accredited Minnesota Assessor #1939  
Spring Lake Park City Assessor



# **Board of Equalization Meeting**

---

Spring Lake Park, Minnesota



***\*An Open Book meeting is scheduled for  
May 3rd from 1 to 7pm, and May 4th from  
8am to 4:30pm at the Anoka Co. Govt.  
Center to hear appeals to value.***

***Kenneth A. Tolzmann, SAMA  
Spring Lake Park City Assessor***

# City of Spring Lake Park

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APPENDIX.....2021 Residential Annual Housing Market Report (Mpls Board of Realtors)



# City of Spring Lake Park

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## 2022 Assessment Calendar

<i>Staff</i>  <i>Ken Tolzmann,</i>  City Assessor	January 2	2022 Market Values for Property Established
	February 1	Final Day to Deliver Assessment Records to County
	February 1	Final Day to File for an Exemption from Taxation
	March 1	Final day to file for 1b with Commissioner of Revenue
	March 16	2022 Valuation Notices Mailed
	April 30	Final Day to File a Tax Court Petition for 2021 Assessment
	May 3 & 4	Local Board of Appeal and Equalization Open Book Meetings at Anoka County Government Center
	May 15	First Half Payable 2022 Taxes Due
	May 29	Final Date for Manufactured homes assessed as personal property to establish homestead
	May 31	State Board of Equalization
	June 13	County Board of Appeal and Equalization (6:00 PM)
	July 1	2022 Assessment Finalized
	July 1	Date by which taxable property becomes exempt
	August 15	Final Day to File for 2021 Property Tax Refund
	August 31	Final Day to Pay the First Half Manufactured Home Taxes
	September 1	2021 Abstract to the Department of Revenue
October 15	Second Half Pay 2021 Taxes Due	
November 15	Anticipated Day to Mail Pay 2023 Proposed Tax Notices	
December 1	Last Day to Establish Homestead for Pay 2023	
December 15	Final Day to File Homestead Application for Pay 2023	

## The 2022 Assessment

The 2022 assessment should be a reflection of the 2020/2021 market conditions. Sales of property are constantly analyzed to chart the activity of the market place. The Assessing staff does not create value; they only measure its movement.

Assessing property values equitably is part science, part judgment and part communication skill. Training as an assessor cannot tell us how to find the "perfect" value of a property, but it does help us consistently produce the same estimate of value for identical properties. That after all, is the working definition of equalization.

As of January 2, 2022, there were 2,445 real property parcel/accounts in the City. That is essentially the same as from 2021. This total includes:

- 2035 residential parcels
- 91 non-taxable parcels
- 153 commercial and industrial parcels
- 158 apartment/nursing home/man. housing parcels
- 8 personal property accounts (billboards/cell towers)
- 4 split class parcels

Current state law mandates that all property must be re-assessed (on site inspection) each year and physically reviewed once every five years. We also inspect all properties with new construction each year. During 2021 I reviewed 502 existing properties, not including 49 new construction and or/ building permits

# **City of Spring Lake Park**

---

## **2022 QUINTILE**

**For this 2022 assessment, all parcels located in the following areas were physically inspected during 2021:**

**Section 2 QQ 14, 21, 24, 31 & 34 434 parcels**

**For the 2023 assessment, the following parcels will be physically inspected in 2022:**

**Section 1 QQ's 11 thru 24 and all multi family parcels/Apartments 457 parcels**

# City of Spring Lake Park

---

## Reassessment

State Statute reads: "*All real property subject to taxation shall be listed and reassessed every year with reference to its value on January 2nd preceding the assessment.*" This has been done, and the owners of property in Anoka have been notified of any value change. Minnesota Statute 273.11 reads: "*All property shall be valued at its market value.*" It further states that "*In estimating and determining such value, the Assessor shall not adopt a lower or different standard of value because the same is to serve as a basis for taxation, nor shall the assessor adopt as a criterion of value the price for which such property would sell at auction or at a forced sale, or in the aggregate with all the property in the town or district; but the assessor shall value each article or description of property by itself, and at such sum or price as the assessor believes the same to be fairly worth in money.*" The Statute says all property shall be valued at market value, not may be valued at market value. This means that no factors other than market factors should affect the Assessor's value and the subsequent action by the Board of Equalization.

## Market Value

Market value has been defined many different ways. One way used by many appraisers is the following:

**The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by any undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:**

- (1) buyer and seller are typically motivated;
- (2) both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) a reasonable time is allowed for exposure in the open market;
- (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto;
- (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

# **City of Spring Lake Park**

---

## **Authority of the Open Book format**

### **How An Open Book Meeting Works**

This year's Open Book meeting to be held May 3<sup>rd</sup> & 4<sup>th</sup>, at the Anoka County Govt Center, is to discuss concerns relating to the 2022 Estimated Market Value for Taxes Payable in 2023. The Assessor's Office cannot address an appeal of the current taxes or the 2021 Estimated Market Value for Taxes Payable in 2022 at the Open Book Meeting. An appeal of the 2021 Estimated Market Value can only be appealed through the Minnesota Tax Court at this time. Please visit the Minnesota Tax Court website at [www.taxcourt.state.mn.us](http://www.taxcourt.state.mn.us).

At the Open Book meeting you will be asked to fill out a registration form with your name, mailing address, phone numbers where you can be reached and a property address for the property you are inquiring about. Please bring your 2022 Notice of Valuation and Classification for Taxes Payable in 2023.

We attempt to have property owners meet with the appraiser who works in your neighborhood. There is sometimes a significant wait. If you do not want to wait for the appraiser who works in your neighborhood, please relay this to the clerk handling the check in. You may not be called in order of arrival if you wish to wait for the appraiser assigned to your neighborhood.

Please bring copies of any documentation supporting your claim of overvaluation such as a recent market analysis or sales of comparable properties in your neighborhood. Please keep in mind, market analysis are generally not adjusted for differences between the subject and sale comparable's. In order to properly appraise a property, adjustments must be completed. Note: Estimated market values of your neighbor's properties do not support a claim of overvaluation of your property.

If you recently purchased your property on the open market or have a recent appraisal within the past year, please call Ken Tolzmann, the Spring Lake Park City Assessor at 651 605-5125 before the Open Book meeting.

At the meeting, the appraiser will review any documentation you have and review with you the property characteristics we have recorded on your property. They will also discuss market value and how we have estimated the value of your property. We will make every effort to address questions you have concerning the valuation of your property. If we feel a review is warranted, we will make an appointment. This inspection is necessary to ensure the property characteristics, such as condition, are accurately reflected in our database.

A letter will be sent to you with the result of this review. If you disagree with the results of this review and believe you still could not sell your property for the County's estimated market value, you may wish to appeal your value to the County Board of Appeal and Equalization or the Minnesota Tax Court. See additional information regarding appeal options on our website.

All quintile inspections are done on site. Any interior inspection (if needed) will be made per Covid19 guidelines.

# City of Spring Lake Park

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These meetings, whether open book or the traditional Local Board of Appeal, are required to be held between April 1st and May 31st; and the clerk of the Board of Appeal and Equalization is required to give published and posted notice at least ten days before the date set for the first meeting.

## **Traditional Board of Appeals and Equalization:**

The authority of the local Board extends over the individual assessments of real and personal property. The Board does not have the power to increase or decrease by percentage all of the assessments in the district of a given class of property. Changes in aggregate assessments by classes are made by the County Board of Equalization.

Although the Local Board of Appeal and Equalization has the authority to increase or reduce individual assessments, the total of such adjustments must not reduce the aggregate assessment made by the Assessor by more than one percent of said aggregate assessment. If the total of such adjustments does lower the aggregate assessment made by the Assessor by more than one percent, none of the adjustments will be allowed. This limitation does not apply, however, to the correction of clerical errors or to the removal of duplicate assessments.

*The Local Board of Appeal and Equalization does not have the authority in any year to reopen former assessments on which taxes are due and payable. The Board considers only the assessments that are in process in the current year. Adjustment can be made only by the process of abatement or by legal action.*

In reviewing the individual assessments, the Board may find instances of undervaluation. Before the Board can raise the market value of property it must notify the owner. The law does not prescribe any particular form of notice except that the person whose property is to be increased in value must be notified of the intent of the Board to make the increase. The Local Board of Appeal and Equalization meetings assure a property owner an opportunity to contest any other matter relating to the taxability of their property. The Board is required to review the matter and make any corrections that it deems just.

## **City of Spring Lake Park**

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When a Local Board of Appeal and Equalization convenes, it is necessary that a majority of the members be in attendance in order that any valid action may be taken. The local assessor is required by law to be present with his/her assessment books and papers. He/she is required also to take part in the proceedings but has no vote. In addition to the local assessor, the county assessor or one of his/her assistants is required to attend. The Board should proceed immediately to review the assessments of property. The Board should ask the local assessor and county assessor to present any tables that have been prepared, making comparisons of the current assessments in the district. The county assessor is required to have maps and tables relating particularly to land values for the guidance of Boards of Appeal and Equalization. Comparisons should be presented of assessments of types of property with previous years and with other assessment districts in the same county.

It is the primary duty of each Board of Appeal and Equalization to examine the assessment record to see that all taxable property in the assessment district has been properly placed upon the list and valued by the assessor. In case any property, either real or personal, has been omitted; the Board has the duty of making the assessment.

The complaints and objections of persons who feel aggrieved with any assessments for the current year should be considered very carefully by the Board. Such assessments must be reviewed in detail and the Board has the authority to make corrections it deems to be just. The Board may recess from day to day until all cases have been heard. If complaints are received after the adjournment of the Board of Appeal and Equalization they must be handled on the staff level; as a property owner cannot appear before a higher board unless he or she has first appeared at the lower board levels.

Pursuant to Minnesota Statute 274.01: The Board may not make an individual market value adjustment or classification change that would benefit the property in cases where the owner or other person having control over the property will not permit the assessor to inspect the property and the interior of any buildings or structures.

A non-resident may file written objections to his/her assessment with the county assessor prior to the meeting of the Board of Appeal and Equalization. Such objections must be presented to the Board for consideration while it is in session.

## **City of Spring Lake Park**

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Before adjourning, the Board of Appeal and Equalization should cause the record of the official proceedings to be prepared. The law requires that the proceedings be listed on a separate form which is appended to the assessment book. The assessments of omitted property must be listed in detail and all assessments that have been increased or decreased should be shown as prescribed in the form. After the proceedings have been completed, the record should be signed and dated by the members of the Board of Appeal and Equalization. It is the duty of the county assessor to enter changes by Boards of Appeal and Equalization in the assessment book of each district.

The Local Board of Appeal and Equalization has the opportunity of making a great contribution to the equality of all assessments of property in a district. No other agency in the assessment process has the knowledge of the property within a district that is possessed jointly by the individual members of a Board of Appeal and Equalization. The County or State Board of Equalization cannot give the detailed attention to individual assessments that is possible in the session of the Local Board. The faithful performance of duty by the Local Board of Appeal and Equalization will make a direct contribution to the attainment of equality in meeting the costs of providing the essential services of local government.



# City of Spring Lake Park

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## Local Market Values

The 2022 assessment should be a reflection of the 2020/2021 market conditions. Sales of property are constantly analyzed to chart the activity of the market place.

After thorough studies of the sales in the market place are conducted, we establish the assessed value of all real property. During the 2020/2021 study period, we recorded 167 sales, of which 94 were "arms-length" sales. This was up considerably from the 53 qualified sales we saw last year.

In accordance with the results of these sales studies, downward adjustments were made to all areas of the city with certain styles and grades of homes having larger decreases than others. This will more properly reflect current market trends.

According to the Minneapolis Area Association of Realtors, the median home sales price in Spring Lake Park increased from \$252,150 in 2020, to \$280,000 in 2021. An increase of 11.0% from last year. That said... Since 2017, the City has seen an average increase of 41.4%, with an increase in median market value from \$198,000 to \$280,000.

Countywide (Anoka County) the median sales price was \$284,000 which is an increase of 23.87% from the 2021 assessment. \*See Countywide median prices by City in Appendix.

There were 3 bank/foreclosure sales we saw in the City last year.

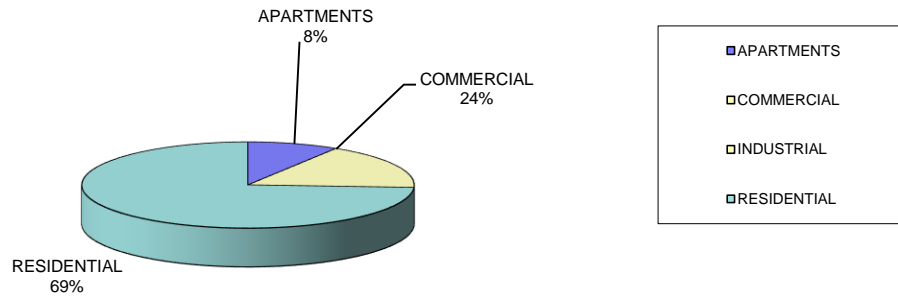
This 2022 assessment that is up for your review has a total unaudited overall market value of \$830,826,200 This reflects an increase of 21.5% from last year's overall market value of \$683,276,300 Included in this figure is \$6,231,400 in new construction.

# City of Spring Lake Park

## 2022 Market Value Comparison

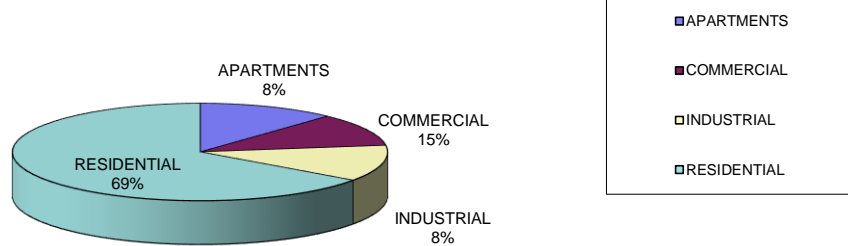
### 2022 ASSESSMENT

PERCENT OF TOTAL MARKET VALUE



### 2022 ASSESSMENT

PERCENT OF TOTAL MARKET VALUE



# City of Spring Lake Park

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## Residential Appraisal System

Per State Statute, each property must be physically inspected and individually appraised once every five years. For this individual appraisal, or in the event of an assessed value appeal, we use two standard appraisal methods to determine and verify the estimated market value of our residential properties:

1. First, an appraiser inspects each property to verify data. If we are unable to view the interior of a home on the first visit, a notice is left requesting a return telephone call from the owner to schedule this inspection. Interior inspections are necessary to confirm our data on the plans and specifications of new homes and to determine depreciation factors in older homes.
2. To calculate the estimated market value from the property data we use a Computer Assisted Mass Appraisal (CAMA) system based on a reconstruction less depreciation method of appraisal. The cost variables and land schedules are developed through an analysis of stratified sales within the city. This method uses the "Principle of Substitution" and calculates what a buyer would have to pay to replace each home today less age dependent depreciation.



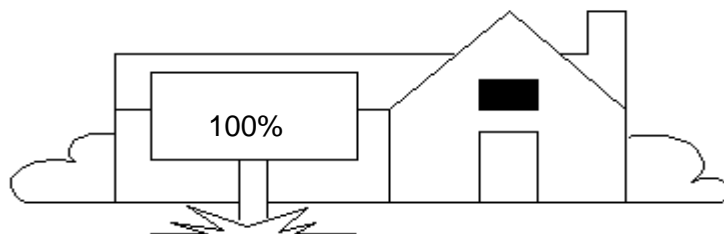
3. A comparative market analysis is used to verify these estimates. The properties used for these studies are those that most recently have sold and by computer analysis, are most comparable to the subject property taking into consideration construction quality, location, size, style, etc. The main point in doing a market analysis is to make sure that you are comparing "apples with apples". This will make the comparable properties "equivalent to" the subject property and establish a probable sale price of the subject.

These three steps give us the information to verify our assessed value or to adjust it if necessary.

## Sales Studies

According to State Law, it is the assessor's job to appraise all real property at *market value* for property tax purposes. As a method of checks and balances, the Department of Revenue uses statistics and ratios relating to assessed market value and current sale prices to confirm that the law is upheld. Assessors use similar statistics and sales ratios to identify market trends in developing market values.

A sales ratio is obtained by comparing the assessor's market value to the adjusted sales price of each property sold in an arms-length transaction within a fixed period. An "arms-length" transaction is one that is generated after a property has had sufficient time on the open market, between both an informed buyer and seller with no undue pressure on either party. The median or mid-point ratios are calculated and stratified by property classification.



## City of Spring Lake Park

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The only *perfect assessment* would have a 100% ratio for every sale. This is of course, is impossible. Because we are not able to predict major events that may cause significant shifts in the market, the state allows a 15% margin of error.

The Department of Revenue adjusts the median ratio by the percentage of growth from the previous year's abstract value of the same class of property within the same jurisdiction. This adjusted median ratio must fall between 90% and 105%. Any deviation will warrant a state mandated jurisdiction-wide adjustment of at least 5%. To avoid this increase, the Anoka County Assessor requests a median sales ratio of 94.5%.

In Anoka County, we have the ability to stratify the ratios by style, age, quality of construction, size, land zone and value. This assists us in appraising all of our properties closer to our goal ratio.

## Sales Statistics Defined

In addition to the median ratio, we have the ability to develop other statistics to test the accuracy of the assessment. Some of these are used at the state and county level also. The primary statistics used are:

**Aggregate Ratio:** This is the total market value of all sale properties divided by the total sale prices. It, along with the mean ratio, gives an idea of our assessment level. Within the city, we constantly try to achieve an aggregate and mean ratio of 94% to 95% to give us a margin to account for a fluctuating market and still maintain ratios within state mandated guidelines.

**Mean Ratio:** The mean is the average ratio. We use this ratio not only to watch our assessment level, but also to analyze property values by development, type of dwelling and value range. These studies enable us to track market trends in neighborhoods, popular housing types and classes of property.

**Coefficient of Dispersion (COD):** The COD measures the accuracy of the assessment. It is possible to have a median ratio of 93% with 300 sales, two ratios at 93%, 149 at 80% and 149 at 103%. Although this is an excellent median ratio, there is obviously a great inequality in the assessment. The COD indicates the spread of the ratios from the mean or median ratio.

The goal of a good assessment is a COD of 10 to 20. A COD under 10 is considered excellent and anything over 20 will mean an assessment review by the Department of Revenue.

**Price Related Differential (PRD):** This statistic measures the equality between the assessment of high and low valued property. A PRD over 100 indicates a regressive assessment, or the lower valued properties are assessed at a greater degree than the higher. A PRD of less than 100 indicates a progressive assessment or the opposite. A perfect PRD of 100 means that both higher and lower valued properties are assessed exactly equal.

# City of Spring Lake Park

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## Current Sales Study Statistics

The following statistics are based upon ratios calculated using last years' final assessor market values, as compared to new sales during this year. These are the ratios that our office uses for citywide equalization, checking assessment accuracy and predicting trends in the market.

Statistic	2022
Median Ratio:	94.28
COD:	6.23
PRD:	100

## 2022 Spring Lake Park Residential Ratio by Zone

<u>Zone/Code</u>	<u>Neighborhood Desc.</u>	<u>#Sales</u>	<u>Median</u>
SP01	Spring Lake Park Misc.	21	94.54
SP02	50's,60's & 70's	35	94.50
SP03	70's 80's & 90's	9	94.50
SP04	Executive Homes-Custom	1	93.95
SP05	Twin Homes/Doubles	0	na
SP06	Town Homes – Park Heights, SLP	0	na
SP07	Town Homes – Spring Crest & Midtown	21	95.57
SP08	SP01 PT Free Standing Zone 8	2	94.56
SP09	SP01 Lakeside Lofts	0	na
ALL ZONES		89	94.53
COUNTYWIDE		5478	94.38
SPRING LAKE PARK C/I		3	93.8
SPRING LAKE PARK APARTMENTS		2	95.4

There were 3 bank/foreclosures sales this past year which is essentially the same as the 4 we saw last year.

# City of Spring Lake Park

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## Residential Tax Changes Examined

Although the Assessor's Office is considered by many to be the primary reason for any property tax changes, there are actually several elements that can contribute to this change, including, but not limited to:

- Changes in the approved levies of individual taxing jurisdictions.
- Bond referendum approvals.
- Tax rate changes approved by the State Legislature.
- Changes to the homestead credit, educational credits, agricultural aid, special programs (including "This Old House", limitations on increases in value) approved by the State Legislature.
- Changes in assessed market value.
- Changes in the classification (use) of the property.

A combination of any of these factors can bring about a change in the annual property tax bill.

## 2022 Real Estate Tax Information

The 2022 real estate tax bills were sent out early April. A brief review of the tax procedure is provided.

The real estate tax is an ad valorem tax; that is, a tax levied based on the value of the property. The calculation of the tax requires two variables, a tax capacity value and the district tax capacity rate applicable to each individual property.

Tax capacity value is a percentage of the taxable market value of a property. State law sets the percent. Determination of tax capacity values have historically changed over the years although the payable 2021 are mostly unchanged from 2017. For the taxes payable in 2021 the rates are as follows:

Tax capacity value for residential homestead property is determined as follows:

Res. Homestead (1A)	Taxable Market Value	All @ 1.00%
*Less Homestead Exclusion Credit (sliding scale)		

Tax capacity value for rental residential property is determined as follows:

One unit (4BB1)	Taxable Market Value	All @ 1%
Two to three unit s (4B1)	Taxable Market Value	All @ 1.25%
Apts 4+ units (4A)	Estimated Market Value	All @ 1.25%
Low Inc. Rental Housing 4D	Estimated Market Value	All @ .75%

Tax capacity value for commercial/industrial property is determined as follows:

Commercial/Industrial (3A)	Estimated Market Value	First \$150,000 @ 1.50%
		Over \$150,000 @ 2.00%

This homestead exclusion (\*) credit is based on a sliding scale up to a maximum market value of \$414,000.

# City of Spring Lake Park

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## Appeals Procedure

Each spring Anoka County sends out a property tax bill. Three factors that affect the tax bill are:

1. The amount your local governments (town, city, county, etc.) spend to provide services to your community,
2. the taxable market value of your property, and
3. the classification of your property (how it is used).

The assessor determines the final two factors. You may appeal the value or classification of your property.

### Informal Appeal

- Property owners are encouraged to call the appraiser or assessor whenever they have questions or concerns about their market value, classification of the property, or the assessment process.
- Almost all questions can be answered during this informal appeal process.
- When taxpayers call questioning their market value, every effort is made to make an appointment to inspect properties that were not previously inspected.
- If the data on the property is correct, the appraiser is able to show the property owner other sales in the market that support the estimated market value.
- If errors are found during the inspection, or other factors indicate a value reduction is warranted, the appraiser can easily make the changes at this time.

### Local Board of Equalization/Open Book Meeting (LBAE)

- The Local Board of Equalization includes the mayor and city council members.
- The Board meets during April and early May. See Information regarding Open Book Meetings on page 7. In lieu of LBAE meetings, Open Book Meetings will be held on May 3rd from 1-7pm & 8:30 – 4:30 on May 4<sup>th</sup> at the Anoka Co. Government Center in Anoka.
- Taxpayers can make their appeal in person or by letter.
- The assessor is present to answer any questions and present evidence supporting their value.

# City of Spring Lake Park

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## County Board of Appeal and Equalization (CBAE)

In order to appeal to the County Board of Appeal and Equalization, a property owner must first appeal to the Local Board of Appeal and Equalization.

- The County Board of Appeal and Equalization follows the Local Board of Appeal and Equalization in the assessment appeals process.
- Their role is to ensure equalization among individual assessment districts and classes of property.
- The board meets during the Final ten working days in June. In 2022 it will meet on June 13<sup>th</sup> at 6:00 pm.
- A taxpayer must first appeal to the local board before appealing to the county board.

Decisions of the County Board of Appeal and Equalization can be appealed to tax court.

## Minnesota Tax Court

The Tax Court has statewide jurisdiction. Except for an appeal to the Supreme Court, the Tax Court shall be the sole, exclusive and final authority for the hearing and determination of all questions of law and fact arising under the tax laws of the state. There are two divisions of tax court: the small claims division and the regular division.

The Small Claims Division of the Tax Court only hears appeals involving one of the following situations:

- The assessor's estimated market value of the property is <\$300,000
- The entire parcel is classified as a residential homestead and the parcel contains no more than one dwelling unit.
- The entire property is classified as an agricultural homestead.
- Appeals involving the denial of a current year application for homestead classification of the property.

The proceedings of the small claims division are less formal and property owners often represent themselves. There is no official record of the proceedings. *Decisions made by the small claims division are final and cannot be appealed further. Small claims decisions do not set precedent.*

The Regular Division of the Tax Court will hear all appeals, including those within the jurisdiction of the small claims division. *Decisions made here can be appealed to a higher court.*


The principal office for the Tax Court is located in St. Paul. However, the Tax Court is a circuit court and can hold hearings at any other place within the state so that taxpayers may appear with as little inconvenience and expense to the taxpayer as possible. Appeals of property located in Anoka County are heard at the Anoka County Courthouse, with trials scheduled to begin on Thursdays. Three judges make up the Tax Court. Each may hear and decide cases independently. However, a case may be tried before the entire court under certain circumstances.

The petitioner must file in tax court on or before April 30 of the year in which the tax is payable.



# City of Spring Lake Park

## Sample - Valuation Notice



**Anoka County**  
Michael R. Stahlerland, County Assessor  
Property Records and Taxation  
2100 3<sup>rd</sup> Avenue  
Anoka, MN 55303-2281  
www.anokacounty.us  
(763) 323-5475

**VALUATION NOTICE**

**2017**

**2016 Values for Taxes Payable**

Property tax notices are delivered on the following schedule:

Step 1	Valuation and Classification Notice Class: Res. Hom. Estimated Market Value: \$187,300 Homestead Exclusion: \$19,096 Taxable Market Value: \$168,204	<i>See Details Below</i>
Step 2	Proposed Taxes Notice 2016 Tax: 2017 Proposed Change:	Coming November 2016
Step 3	Property Tax Statement 1 <sup>st</sup> Half Taxes: 2 <sup>nd</sup> Half Taxes: Total Taxes Due in 2017:	Coming March 2017

**The time to appeal or question your CLASSIFICATION or VALUATION is NOW!**

*It will be too late when proposed taxes are sent.*

**Taxpayer(s):**  
**SMITH JOHN L**  
**1234 ANYWHERE ST**  
**ANOKA, MN 55303**

**Property I.D.:** 03-01-01-01-1111  
**Property Description:** LOTS 10 & 11 BLK D WATERVIEW HEIGHTS, SUBJ TO EASE OF RECORD

**1234 ANYWHERE ST**  
**ANOKA, MN 55303**

**Your Property's Classification(s) and Values**

	Taxes Payable in 2016 (2015 Assessment)	Taxes Payable in 2017 (2016 Assessment)
<i>The assessor has determined your property's classification(s) to be:</i>		
<input type="checkbox"/> If this box is checked, your classification has changed from last year's assessment.	Res. Hom.	Res. Hom.
<i>The assessor has estimated your property's market value to be:</i>		
Estimated Market Value	\$187,300	\$201,600
<i>Several factors can reduce the amount that is subject to tax:</i>		
Green Acres/Rural Prod/Ag Prod/Open Space Value Deferral		
Platted Vacant Land Deferral		
This Old House Exclusion		
Disabled Veterans Exclusion		
Mold Damage Exclusion		
Homestead Market Value Exclusion	\$20,383	\$19,096
<b>Taxable Market Value</b>	<b>\$166,917</b>	<b>\$182,504</b>
<i>The following values (if any) are reflected in your estimated and taxable market values:</i>		
New Improvement Value		

*The classification(s) of your property affect the rate at which your value is taxed.*

**The following meetings are available to discuss or appeal your value and classification:**

**Local Board of Appeal and Equalization OR Open Book Meeting**

April 14, 2016 – 7:00 PM  
Anoka County Government Center  
2100 3<sup>rd</sup> Ave.  
Anoka MN 55303

To appear please call your Local Assessor at 763-555-1212

**County Board of Appeal and Equalization**

June 13, 2016 – 6:00PM  
Anoka County Government Center  
County Boardroom – Room 705  
2100 3<sup>rd</sup> Ave.  
Anoka MN 55303

An appointment must be made in advance to appear before the board. To schedule an appointment please call the County Assessor's Office at 763-323-5475

# City of Spring Lake Park

## Sample - Back of Valuation Notice

### Appealing the Value or Classification of Your Property

#### Informal Appeal Options - Contact Your Assessor

If you have questions or disagree with the classification or estimated market value for your property for the 2016 assessment, please contact your assessor's office first to discuss your concerns. Often your issues can be resolved at this level. Contact information for your assessor's office is on the other side of this notice.

Some jurisdictions choose to hold open book meetings to allow property owners to discuss their concerns with the assessor. If this is an option available to you, the meeting time(s) and location(s) will be indicated on the other side of this notice.

#### Formal Appeal Options

If your questions or concerns are not resolved after meeting with your assessor, you have two formal appeal options:

#### Option 1 - The Boards of Appeal and Equalization

You may appear before the Boards of Appeal and Equalization in person, through a letter, or through a representative authorized by you. The meeting times and locations are on the other side of this notice.

**You must have presented your case to the Local Board of Appeal and Equalization BEFORE appealing to the County Board of Appeal and Equalization.**

##### Step 1 - Local Board of Appeal and Equalization

If you believe your value or classification is incorrect, you may bring your case to the Local Board of Appeal and Equalization. Please contact your assessor's office for more information. If your city or township no longer has a Local Board of Appeal and Equalization (as indicated on the other side of this notice) you may appeal directly to the County Board of Appeal and Equalization.

##### Step 2 - County Board of Appeal and Equalization

If the Local Board of Appeal and Equalization did not resolve your concerns, you may bring your case to the County Board of Appeal and Equalization. Please contact the county assessor's office to get on the agenda or for more information.

#### Option 2 - Minnesota Tax Court

Depending on the type of appeal, you may take your case to either the Small Claims Division or the Regular Division of Tax Court. You have until April 30 of the year in which taxes are payable to file an appeal with the Small Claims Division or the Regular Division of Tax Court for your valuation and classification.

For more information, contact the Minnesota Tax Court:

**Phone:** 651-296-2806 or for MN Relay call 1-800-627-3529  
**On the web:** [www.taxcourt.state.mn.us](http://www.taxcourt.state.mn.us)

### Definitions

**Disabled Veterans Exclusion** - Qualifying disabled veterans may be eligible for a valuation exclusion on their homestead property.

**Estimated Market Value** - This value is what the assessor estimates your property would likely sell for on the open market.

**Green Acres** - Applies to class 2a agricultural property that is facing increasing values due to pressures not related to the agricultural value of the land. This value is determined by looking at what comparable agricultural land is selling for in areas where there is no development pressure. The taxes on the higher value are deferred until the property is sold, transferred, withdrawn, or no longer qualifies for the program.

**Homestead Market Value Exclusion** - Applies to residential homesteads and to the house, garage, and one acre of land for agricultural homesteads. The exclusion is a maximum of \$30,400 at \$76,000 of market value, and then decreases by nine percent for value over \$76,000. The exclusion phases out for properties valued at \$413,800 or more.

**JOBZ** - Qualifying businesses within a Job Opportunity Business Zone may be eligible for a partial property tax exemption.

**New Improvements** - This is the assessor's estimate of the value of new or previously unassessed improvements you have made to your property.

**Plat Deferral** - For land that has been recently platted (divided into individual lots) but not yet improved with a structure, the increased market value due to platting is phased in over time. If construction begins, or if the lot is sold before expiration of the phase-in period, the lot will be assessed at full market value in the next assessment.

**Rural Preserve** - Applies to class 2b rural vacant land that is part of a farm homestead or that had previously been enrolled in Green Acres, if it is contiguous to agricultural land enrolled in Green Acres. This value may not exceed the Green Acres value for tilled lands. The taxes on the higher value are deferred so long as the property qualifies.


**Taxable Market Value** - This is the value that your property taxes are actually based on, after all reductions.

**This Old House Exclusion** - This program expired with the 2003 assessment. However, property may still be receiving the value exclusion through the 2013 assessment. Qualifying properties with improvements that increased the estimated market value by \$5,000 or more were eligible to have some of the value deferred for a maximum of 10 years. After this time the deferred value is phased in.

For more information on appeals, visit the Department of Revenue website: [www.revenue.state.mn.us](http://www.revenue.state.mn.us)

# City of Spring Lake Park

## Sample - Tax Statement



**Anoka County**  
Jonell M. Sawyer, Division Manager  
Property Records and Taxation  
2100 3<sup>rd</sup> Avenue  
Anoka, MN 55303-2281  
www.anokacounty.us  
(763) 323-5400

Taxpayer(s): SMITH JOHN L.  
1234 ANYWHERE ST  
ANOKA, MN 55303

Property I.D.: 03-01-01-01-1111  
Property Description: LOTS 10 & 11 BLK D  
WATERVIEW HEIGHTS, SUBJ TO EASE OF RECORD  
1234 ANYWHERE ST  
ANOKA, MN 55303

Owner(s): SMITH JOHN L.

TAX STATEMENT 2016

**2015 Values for Taxes Payable**

		VALUES AND CLASSIFICATION	
		2015	2016
Taxable Year		2015	2016
Estimated Market Value:		180,400	187,300
Step			
Homestead Exclusion:		21,004	20,303
Tangible Market Value:		159,396	166,917
New Improvements/			
Expired Exclusions:			
Property Classification:		Res/Resd	Res/Resd

**PROPOSED TAX**

Proposed Property Tax - this amount does not include any special assessments.

1st Half Taxes: \$1,112.40  
2nd Half Taxes: \$1,112.41  
Total Taxes Due in 2016: \$2,224.81

**PROPERTY TAX STATEMENT**

1<sup>st</sup> Half Taxes: \$1,112.40  
2<sup>nd</sup> Half Taxes: \$1,112.41  
Total Taxes Due in 2016: \$2,224.81

\$\$\$

REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

		2015	2016
<b>Taxes Payable Year:</b>			
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>			
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.			
		\$2,156.55	\$2,200.79
<b>Property Tax and Credits</b>			
3. Property taxes before credits		\$2,156.55	\$2,200.79
4. Credits that reduce property taxes			
A. Agricultural market value credits		\$0.00	\$0.00
B. Agricultural preserve credit		\$0.00	\$0.00
5. Property taxes after credits		\$2,156.55	\$2,200.79
<b>Property Tax by Jurisdiction</b>			
6. County			
A. General county levy		\$607.68	\$649.14
B. Regional rail authority		\$15.00	\$14.20
7. County/municipal public safety system		\$5.10	\$8.41
8. City or town		\$717.53	\$693.99
9. State general tax		\$0.00	\$0.00
10. School district: 11			
A. Voter approved levies		\$306.04	\$335.29
B. Other local levies		\$435.96	\$426.22
11. Special taxing districts			
A. Metropolitan special taxing districts		\$45.38	\$49.74
B. Other special taxing districts		\$23.86	\$23.80
C. Tax increment		\$0.00	\$0.00
D. Fiscal disparity		\$0.00	\$0.00
12. Non-school voter approved referendum levies		\$0.00	\$0.00
13. Total property tax before special assessments		\$2,156.55	\$2,200.79
<b>Special Assessments</b>			
14. Special Assessments			
A. Solid waste management charge		\$24.02	\$24.02
B. All other special assessments		\$0.00	\$0.00
C. Contamination tax		\$0.00	\$0.00
15. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$2,180.57	\$2,224.81

**2<sup>nd</sup> HALF PAYMENT STUB - PAYABLE 2016**

To avoid penalty, pay on or before: October 15, 2016

Taxpayer(s): SMITH JOHN L.  
1234 ANYWHERE ST  
ANOKA, MN 55303

Property I.D.: 03-01-01-01-1111

Total Property Tax for 2016: \$2,224.81  
Second-half payment due Oct. 15: \$1,112.41

Please Include Property I.D. on Check  
Make Check Payable To: Anoka County  
2100 3<sup>rd</sup> Ave., ANOKA, MN 55303-2281

Check to indicate address corrections on back.

Four canceled check is your receipt. Do not send cash.

03-01-01-01-1111 000001112.41

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**1<sup>st</sup> HALF PAYMENT STUB - PAYABLE 2016**

To avoid penalty, pay on or before: May 15, 2016  
If your tax is \$700.00 or less, pay the entire tax by: May 15, 2016

Taxpayer(s): SMITH JOHN L.  
1234 ANYWHERE ST  
ANOKA, MN 55303

Property I.D.: 03-01-01-01-1111

Total Property Tax for 2016: \$2,224.81  
First-half payment due May 15: \$1,112.40

Please Include Property I.D. on Check  
Make Check Payable To: Anoka County  
2100 3<sup>rd</sup> Ave., ANOKA, MN 55303-2281

Check to indicate address corrections on back.

Four canceled check is your receipt. Do not send cash.

03-01-01-01-1111 000001112.40

03-01-01-01-1111 000002224.81

21



# City of Spring Lake Park

## Sample - Back of Tax Statement

### \$\$\$ REFUNDS

You may qualify for one or both refunds from the State of Minnesota based on your 2016 Property Taxes.

If you owned and occupied this property as your homestead on January 2, 2016, you may qualify for one or both of the following refunds:

- The Property Tax Refund** - If your taxes exceed certain income-based thresholds, and your total household income is less than \$107,930.
- The Special Homestead Credit Refund** - If you also owned and occupied this property as your homestead on January 2, 2015 and:
  - The net property tax on your homestead increased by more than 12 percent from 2015 to 2016, and
  - The increase was at least \$100, not due to improvements on the property.

If you need Form M1PR and instructions:



www.revenue.state.mn.us



(651) 296-4444



Minnesota Tax Forms  
Mail Station 1421  
St. Paul, MN 55146-1421

Make sure to provide your Property ID Number on your M1PR to ensure prompt processing.

### Senior Citizens' Property Tax Deferral

The Senior Citizens' Deferral Program was established to help senior citizens having difficulty paying property taxes. This deferral program allows senior citizens to leverage the equity in their home, providing two primary advantages:

- It limits the annual out-of-pocket payment for property taxes to 3 percent of total household income, and
- It provides predictability. The amount you pay will not change for as long as you participate in this program.

To be eligible, you must file an application by July 1, 2016, as well as:

- Be at least 65 years old,
- Have a household income of \$60,000 or less, and
- Have lived in your home for at least 15 years.

To receive a fact sheet and application for this program, please visit [www.revenue.state.mn.us](http://www.revenue.state.mn.us) using keyword "deferral", or call the Minnesota Department of Revenue at (651) 556-4803.

### Penalty for Late Payment of Property Tax

If you pay your first half or second half property tax after the due dates, a penalty will be added to your tax. The later you pay, the greater the penalty you must pay. The table to the right shows the penalty amounts added to your tax if your property taxes are not paid before the date shown.

**Personal Property Located on Leased Government-owned Land:** Taxes may be paid in two installments due at the same time as real property taxes. These taxes are subject to the same penalty schedule and penalty rates as real property taxes. All other personal property taxes are due in full on or before May 16, 2016.

**Note to manufactured home owners:** The title to your manufactured home cannot be transferred unless all current and delinquent personal property taxes due at the time of the transfer are paid.

Property Type:	2016										2017
	May 17	June 1	July 1	Aug 1	Sep 1	Oct 1	Oct 18	Nov 1	Nov 16	Dec 1	Jan 2
<b>Homestead and Cabins</b>											
1st Half	2%	4%	5%	6%	7%	8%	8%	8%	-	8%	10%
2nd Half	-	-	-	-	-	-	-	2%	6%	-	8%
Both Unpaid	-	-	-	-	-	-	5%	7%	-	8%	10%
<b>Agricultural Homesteads</b>											
1st Half	2%	4%	5%	6%	7%	8%	8%	8%	8%	8%	10%
2nd Half	-	-	-	-	-	-	-	-	6%	8%	10%
Both Unpaid	-	-	-	-	-	-	-	-	7%	8%	10%
<b>Non-Homesteads</b>											
1st Half	4%	8%	9%	10%	11%	12%	12%	12%	-	12%	14%
2nd Half	-	-	-	-	-	-	4%	8%	-	12%	14%
Both Unpaid	-	-	-	-	-	-	8%	10%	-	12%	14%
<b>Agricultural Non-Homesteads</b>											
1st Half	4%	8%	9%	10%	11%	12%	12%	12%	12%	12%	14%
2nd Half	-	-	-	-	-	-	-	-	8%	12%	14%
Both Unpaid	-	-	-	-	-	-	-	-	10%	12%	14%
<b>Personal Property</b>	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
<b>Manufactured Homes</b>											
1st half	-	-	-	-	8%	8%	8%	8%	8%	8%	8%
2nd half	-	-	-	-	-	-	-	-	8%	8%	8%

### IMPORTANT INFORMATION ABOUT YOUR PROPERTY TAX STATEMENT

- Only one tax statement per parcel is mailed per year. Statements are mailed in mid to late March, with the exception of manufactured homes, which are mailed in mid to late June. A change in the ownership recorded after January 1 of the current year, will not initiate the mailing of a new tax statement. The statement will be sent to the previous owner/or taxpayer. Mortgage refinance and/or satisfaction and sale are common reasons for a change in the current year taxpayer and require a request for a duplicate tax statement. **If you have not received your tax statement(s) by April 1st of any year (July 15th for manufactured homes), please call (763) 323-5400 and request a duplicate.**
- If you have paid off or refinanced your mortgage and were escrowing your tax payment, you are responsible for paying the taxes due. Failure to timely pay your taxes due to not receiving or having a tax statement will not forgive the imposition of penalty and interest.
- HOMESTEAD:** Property currently classified as homestead will not be mailed a homestead verification card and will continue to be classified as homestead as long as the property is occupied by the owner or qualifying relative as their principal place of residence. **Any change in the occupancy status of homestead property requires notification to the County Assessor.**
- IMPORTANT TELEPHONE NUMBERS:** (651) 296-3781 Property tax refund questions – State of Minnesota  
(763) 323-5737 Solid waste management charge (Line 14A) questions and information – Anoka County  
(763) 323-5400 All property related questions – Anoka County

6/2/16

### Anoka County Now Offers Direct Payments and Internet Payments for Property Taxes

- Your property tax payments can now be made automatically from your checking or savings account. For more information on direct payments call (763) 323-5400. From the main menu press "2" for general information, then press "0" (not available for escrow accounts).
- You can pay your taxes from your bank account or with your Visa or MasterCard online at [www.anokacounty.us](http://www.anokacounty.us). Echecks will be assessed a \$1.00 service fee. The credit/debit card service fee will vary depending upon the type of card used. The fees will be shown before you submit your payment and there will be an option to cancel the payment at that time.
- Call (763) 323-5400 for our Interactive Voice Response (IVR) system to access property tax information.

### If Paying by Check Please be sure that:

- The Property I.D. is on your check(s)
- The check is signed and made out for the proper amount
- The payment stub is enclosed

### ADDRESS CORRECTION:

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
CITY \_\_\_\_\_  
STATE \_\_\_\_\_ ZIP \_\_\_\_\_

**TO AVOID LATE FEES, YOUR PAYMENT  
MUST BE POSTMARKED BY THE DATE  
SHOWN ON THE FACE**

# **City of Spring Lake Park**

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# Annual Housing Market Report – Twin Cities Metro

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FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE 16-COUNTY TWIN CITIES REGION



# 2021

# Annual Housing Market Report – Twin Cities Metro

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE 16-COUNTY TWIN CITIES REGION



**The 2021 housing market** driven by pandemic-induced changes to housing needs and preferences, reached extraordinary levels in 2021. The inventory of homes for sale remained low, as home seller activity did not rise proportionally to meet this demand. New construction activity, while strong, remains limited by a combination of material and labor shortages, rising material costs, and a regulatory and operational environment that makes it difficult to scale quickly.

The strong seller's market of 2020 continued and even strengthened in 2021, with inventory levels remaining low and multiple offer situations common across much of the housing market both locally and nationally. Multiple offers again drove prices significantly higher for the year.

**Sales:** Pending sales increased 0.2 percent, finishing 2021 at 65,937. Closed sales were up 2.8 percent to end the year at 66,319.

**Listings:** Comparing 2021 to the prior year, the number of homes available for sale was lower by 24.1 percent. There were 4,438 active listings at the end of 2021. New listings decreased by 1.1 percent to finish the year at 75,536.

**Distressed Properties:** Forbearance efforts by the government and lenders continued for much of the year, limiting distressed sales activity once again. In 2021, the percentage of closed sales that were either foreclosure or short sale decreased by 52.9 percent to finish the year at 0.6 percent of the market. Foreclosure and short sale activity may increase in 2022, though the strong gains in equity seen by most homeowners in the last few years will help to limit the number of distressed sales.

**Showings:** Showing activity in 2021 continued at high levels due to strong buyer demand and low inventory of homes for sale. There were 1,550,444 total showings reported by participating showing services in the region, with a median of 17 showings before pending, which was up 6.3 percent compared to 2020.

**Prices:** Home prices were up compared to last year. The overall median sales price increased 11.4 percent to \$339,900 for the year. Single Family Detached home prices were up 12.1 percent compared to last year, and Townhouse-Condo Attached home prices were up 9.6 percent.

**List Price Received:** Sellers received, on average, 101.9 percent of their original list price at sale, a year-over-year increase of 2.1 percent.

The 2021 housing market was once again strong both locally and nationally. Inventory shortages and high buyer demand continued to push home prices higher, with multiple offers on a limited number of homes the common theme in most market segments.

This year looks to continue the trends seen in the last 18 months, likely pushing the market higher still. As mortgage rates are likely to continue to rise over the year as well, housing affordability will remain an important factor to watch.

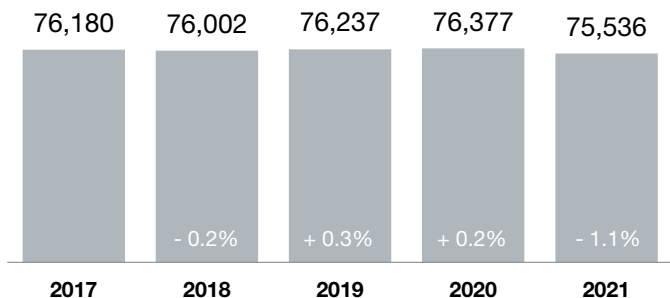
## Table of Contents

- 3** Quick Facts
- 5** Property Type Review
- 6** Distressed Homes Review
- 7** New Construction Review
- 8** Showings Review
- 9** Area Overviews
- 18** Area Historical Prices
- 27** Historical Review

# Quick Facts

Rankings include geographies with 15 sales or more. Counties, townships and Minneapolis neighborhoods are not included.

## New Listings



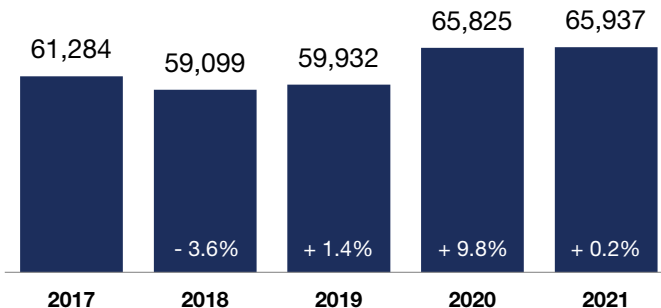
### Top 5 Areas: Change in New Listings from 2020

Dellwood	+ 116.7%
Loretto	+ 91.7%
Lauderdale	+ 90.9%
Winthrop	+ 62.5%
Maple Plain	+ 50.0%

### Bottom 5 Areas: Change in New Listings from 2020

Afton	- 36.0%
Norwood Young America	- 50.0%
Bayport	- 50.5%
New Germany	- 55.0%
Mendota	- 66.7%

## Pending Sales



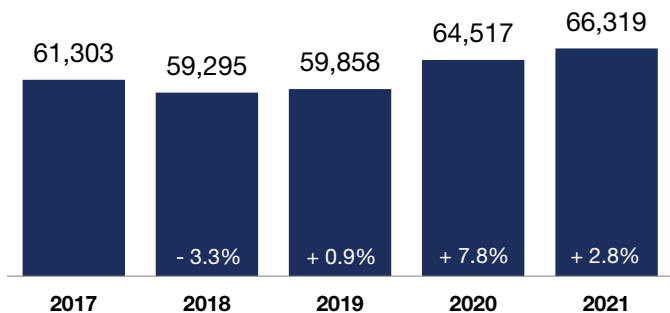
### Top 5 Areas: Change in Pending Sales from 2020

Lake St. Croix Beach	+ 90.0%
Dellwood	+ 76.9%
Loretto	+ 76.9%
Saint Paul - St. Anthony Park	+ 58.0%
Saint Anthony	+ 35.8%

### Bottom 5 Areas: Change in Pending Sales from 2020

Mayer	- 39.2%
Afton	- 43.6%
New Germany	- 43.8%
Bayport	- 46.3%
Mendota	- 50.0%

## Closed Sales



### Top 5 Areas: Change in Closed Sales from 2020

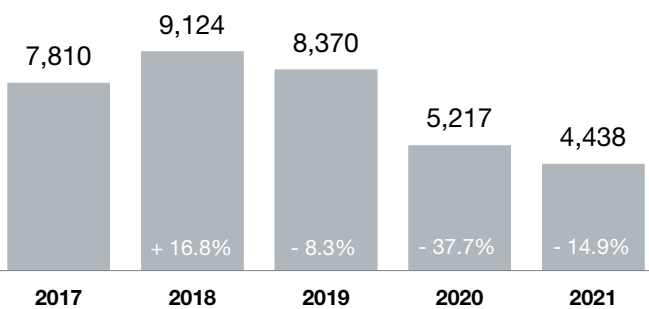
Lake St. Croix Beach	+ 81.8%
Loretto	+ 69.2%
Saint Paul - St. Anthony Park	+ 62.7%
Dellwood	+ 53.3%
Saint Anthony	+ 41.2%

### Bottom 5 Areas: Change in Closed Sales from 2020

Mayer	- 38.5%
Saint Bonifacius	- 41.1%
Afton	- 41.5%
New Germany	- 50.0%
Mendota	- 66.7%

## Inventory of Homes for Sale

At the end of the year



### Top 5 Areas: Change in Inventory of Homes for Sale from 2020

Loretto	+ 300.0%
Arlington	+ 160.0%
Lauderdale	+ 100.0%
Rockford	+ 83.3%
Annandale	+ 70.6%

### Bottom 5 Areas: Change in Inventory of Homes for Sale from 2020

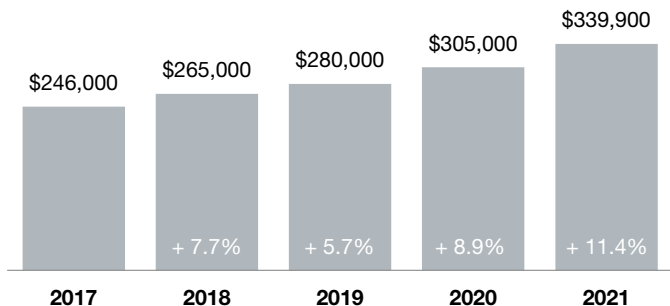
Norwood Young America	- 64.7%
Mounds View	- 68.2%
Mendota	- 75.0%
Saint Bonifacius	- 77.8%
Dellwood	- 88.9%



# Quick Facts

Rankings include geographies with 15 sales or more. Counties, townships and Minneapolis neighborhoods are not included.

## Median Sales Price



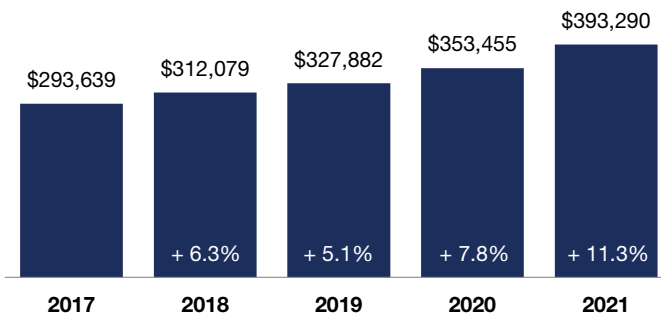
### Top 5 Areas: Change in Median Sales Price from 2020

Spring Park	+ 66.1%
Dellwood	+ 53.2%
Shorewood	+ 39.2%
Newport	+ 38.3%
Scandia	+ 38.2%

### Bottom 5 Areas: Change in Median Sales Price from 2020

Wayzata	- 3.7%
Greenfield	- 3.8%
Grant	- 4.8%
Saint Paul - Downtown	- 8.8%
Excelsior	- 18.2%

## Average Sales Price



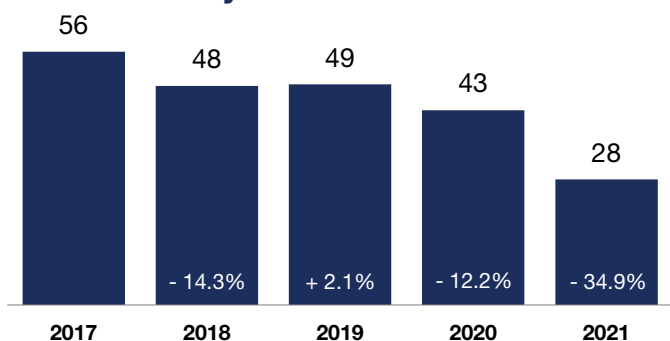
### Top 5 Areas: Change in Average Sales Price from 2020

Lakeland	+ 78.5%
Long Lake	+ 52.7%
Mendota	+ 47.0%
Scandia	+ 43.0%
Afton	+ 38.1%

### Bottom 5 Areas: Change in Average Sales Price from 2020

Falcon Heights	- 1.3%
Wayzata	- 2.5%
Loretto	- 2.7%
Mayer	- 3.2%
Excelsior	- 4.1%

## Cumulative Days on Market Until Sale



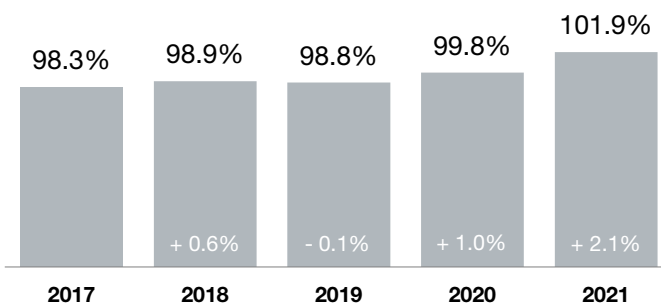
### Top 5 Areas: Change in Cumulative Days on Market from 2020

Chisago	+ 38.9%
Columbus	+ 36.7%
Hanover	+ 30.8%
Isanti	+ 28.6%
Lake Elmo	+ 25.7%

### Bottom 5 Areas: Change in Cumulative Days on Market from 2020

Saint Paul - Lexington-Hamline	- 39.5%
Long Lake	- 40.0%
Lakeland	- 43.9%
Oak Park Heights	- 52.0%
Lake St. Croix Beach	- 59.6%

## Percent of Original List Price Received



### Top 5 Areas: Change in Pct. of Orig. Price Received from 2020

Dellwood	+ 10.2%
Afton	+ 7.8%
Maple Plain	+ 7.5%
Scandia	+ 5.7%
Lakeland	+ 5.7%

### Bottom 5 Areas: Change in Pct. of Orig. Price Received from 2020

Saint Paul - Downtown	- 0.6%
Minneapolis - Central	- 1.3%
Lexington	- 1.6%
Minneapolis - Phillips	- 2.8%
Mendota	- 8.0%

# Property Type Review

Rankings include geographies with 15 sales or more. Counties, townships and Minneapolis neighborhoods are not included.

**26**

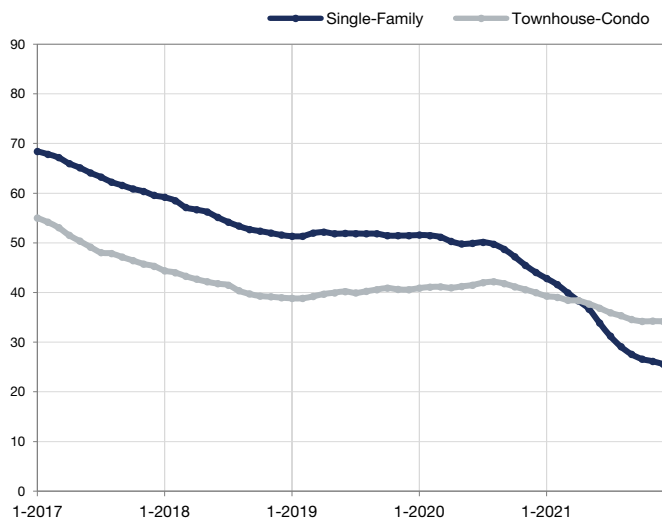
Average Cumulative Days on Market Single-Family

**34**

Average Cumulative Days on Market Townhouse-Condo

## Cumulative Days on Market Until Sale

This chart uses a rolling 12-month average for each data point.



### Top Areas: Townhouse-Condo Attached Market Share in 2021

16-County Twin Cities Region	24.3%
Saint Paul - Downtown	100.0%
Minneapolis - Central	99.9%
Minneapolis - University	71.2%
Saint Paul - Summit-University	56.2%
Wayzata	53.3%
Spring Park	52.4%
Vadnais Heights	52.1%
Minneapolis - Phillips	51.5%
Hopkins	51.5%
Minneapolis - Calhoun-Isle	50.2%
Apple Valley	48.8%
Saint Paul - Summit Hill	47.8%
Lauderdale	46.9%
Saint Paul - St. Anthony Park	45.9%
Inver Grove Heights	43.1%
Little Canada	42.6%
Burnsville	40.5%
Oakdale	40.3%
Oak Park Heights	40.3%
Shoreview	40.2%
Woodbury	40.1%
Minnetonka	39.9%
Eagan	39.6%
Maple Grove	39.4%
Eden Prairie	39.2%

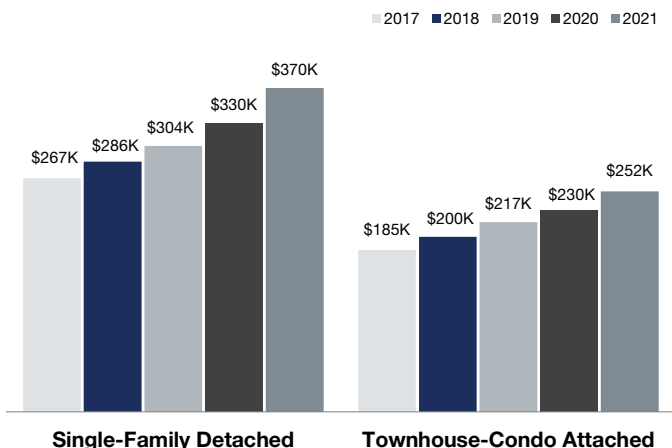
**+ 12.1%**

One-Year Change in Price Single-Family Detached

**+ 9.6%**

One-Year Change in Price Townhouse-Condo Attached

## Median Sales Price



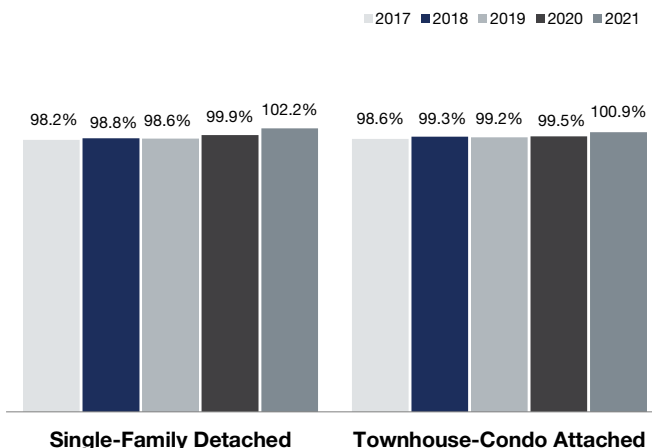
**102.2%**

Pct. of Orig. Price Received Single-Family Detached

**100.9%**

Pct. of Orig. Price Received Townhouse-Condo Attached

## Percent of Original List Price Received



# Distressed Homes Review

Rankings include geographies with 15 sales or more. Counties, townships and Minneapolis neighborhoods are not included.

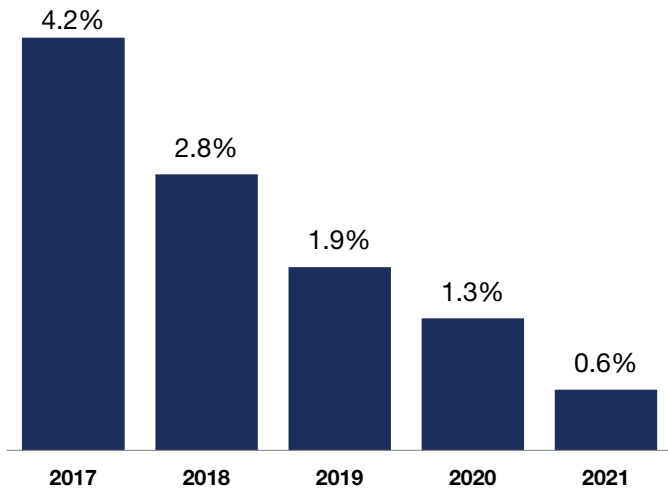
**0.6%**

Percent of Closed Sales in 2021 That Were Distressed

**- 52.9%**

One-Year Change in Sales of Distressed Properties

## Percent of Sales That Were Distressed



## Top Areas: Distressed Market Share in 2021

Area	Market Share
<b>16-County Twin Cities Region</b>	<b>0.6%</b>
Norwood Young America	5.2%
Lake St. Croix Beach	5.0%
Independence	4.6%
Pine City	3.4%
Montgomery	3.3%
Nowthen	3.1%
North Oaks	2.3%
Grant	2.3%
Waterville	2.3%
Greenfield	2.2%
Bayport	2.1%
Saint Paul Park	2.1%
Minneapolis - Phillips	1.9%
Onamia	1.9%
Newport	1.8%
Columbus	1.7%
White Bear Lake	1.6%
Deephaven	1.6%
Hutchinson	1.6%
Scandia	1.6%
Minneapolis - Near North	1.5%
Saint Paul - Lexington-Hamline	1.5%
Oak Park Heights	1.5%
Saint Paul - Greater East Side	1.5%
Columbia Heights	1.4%

**+ 28.3%**

Three-Year Change in Price All Properties

**+ 27.4%**

Three-Year Change in Price Traditional Properties

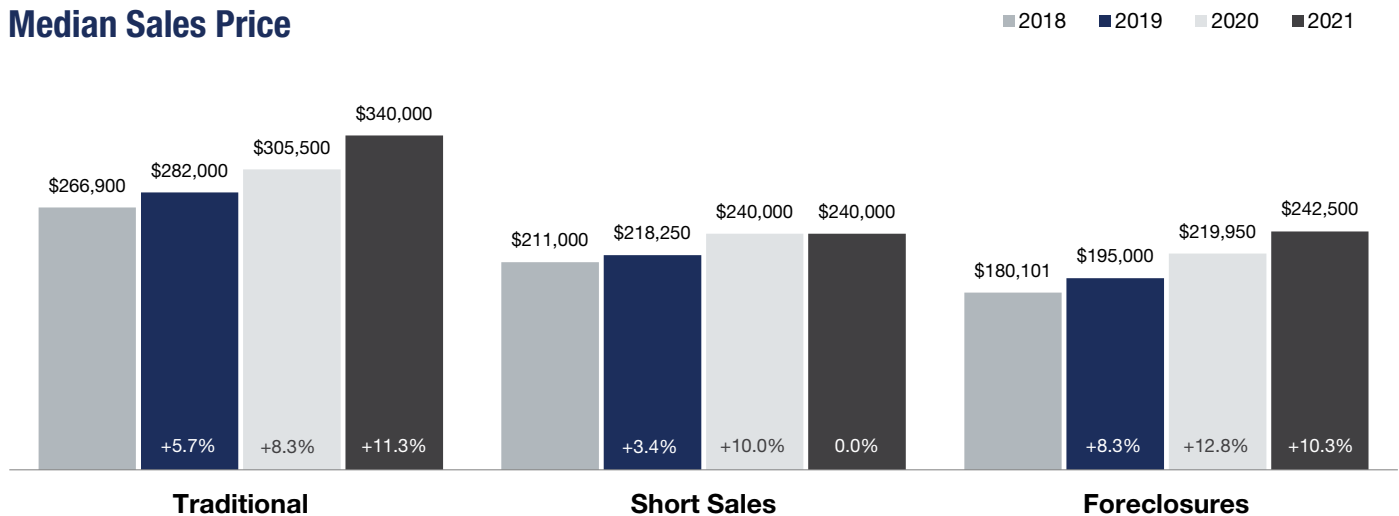
**+ 13.7%**

Three-Year Change in Price Short Sales

**+ 34.6%**

Three-Year Change in Price Foreclosures

## Median Sales Price



# New Construction Review

Rankings include geographies with 15 sales or more. Counties, townships and Minneapolis neighborhoods are not included.

## Nov '19

## 1,029

Peak of  
New Construction Inventory

Drop in New Construction  
Inventory from Peak

### New Construction Homes for Sale



### Top Areas: New Construction Market Share in 2021

Area	Market Share
<b>16-County Twin Cities Region</b>	<b>9.2%</b>
Dayton	72.1%
Carver	61.7%
Newport	51.8%
Lake Elmo	50.0%
Otsego	46.1%
Rockford	40.5%
Saint Michael	37.9%
Minnetrista	37.7%
Corcoran	36.9%
Hanover	33.7%
Columbus	33.3%
Delano	31.1%
Lonsdale	30.6%
Hugo	28.9%
Rogers	28.9%
Watertown	27.7%
Cottage Grove	27.3%
North Branch	26.9%
Montgomery	25.6%
Lakeville	25.5%
New Richmond	25.1%
Oak Grove	23.8%
Cambridge	22.8%
Albertville	22.5%
Victoria	22.3%

## 3.3

## 0.5

Year-End Months Supply  
New Construction

Year-End Months Supply  
Previously Owned

## 101.1%

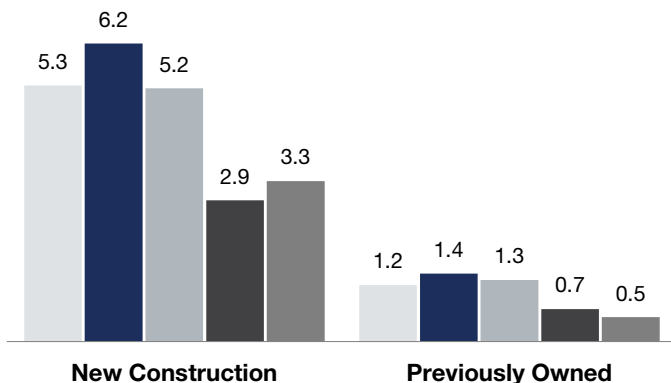
## 102.0%

Pct. of Orig. Price Received  
New Construction

Pct. of Orig. Price Received  
Previously Owned

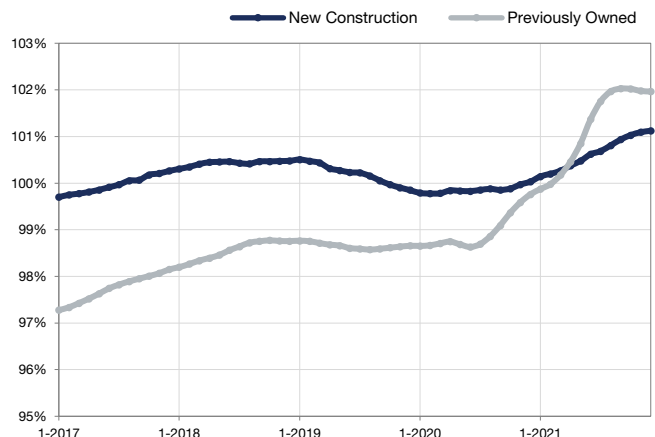
### Months Supply of Inventory

2017 2018 2019 2020 2021



### Percent of Original List Price Received

This chart uses a rolling 12-month average for each data point.



# Showings Review

Rankings include geographies with 15 sales or more. Counties, townships and Minneapolis neighborhoods are not included.

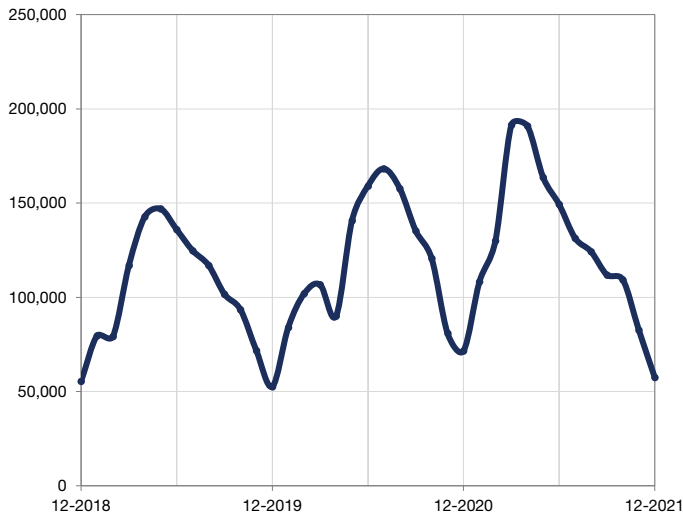
## 17

Median Number of Showings Before Pending

## + 6.3%

One-Year Change in Median Showings Before Pending

### Monthly Number of Showings



### Top 10 Areas: Number of Showings

Minneapolis - (Citywide)	136,258
Saint Paul	102,302
Woodbury	32,229
Plymouth	34,429
Maple Grove	31,382
Lakeville	23,147
Blaine	26,939
Bloomington	32,852
Brooklyn Park	38,782
Eden Prairie	27,609

### Top 10 Areas: Showings Before Pending

Brooklyn Center	24
Crystal	24
Saint Paul - Battle Creek / Highwood	23
Spring Lake Park	22
Saint Paul - Greater East Side	21
Bloomington - East	20
Saint Paul - Payne-Phalen	20
Columbia Heights	20
New Brighton	20
Eagan	19

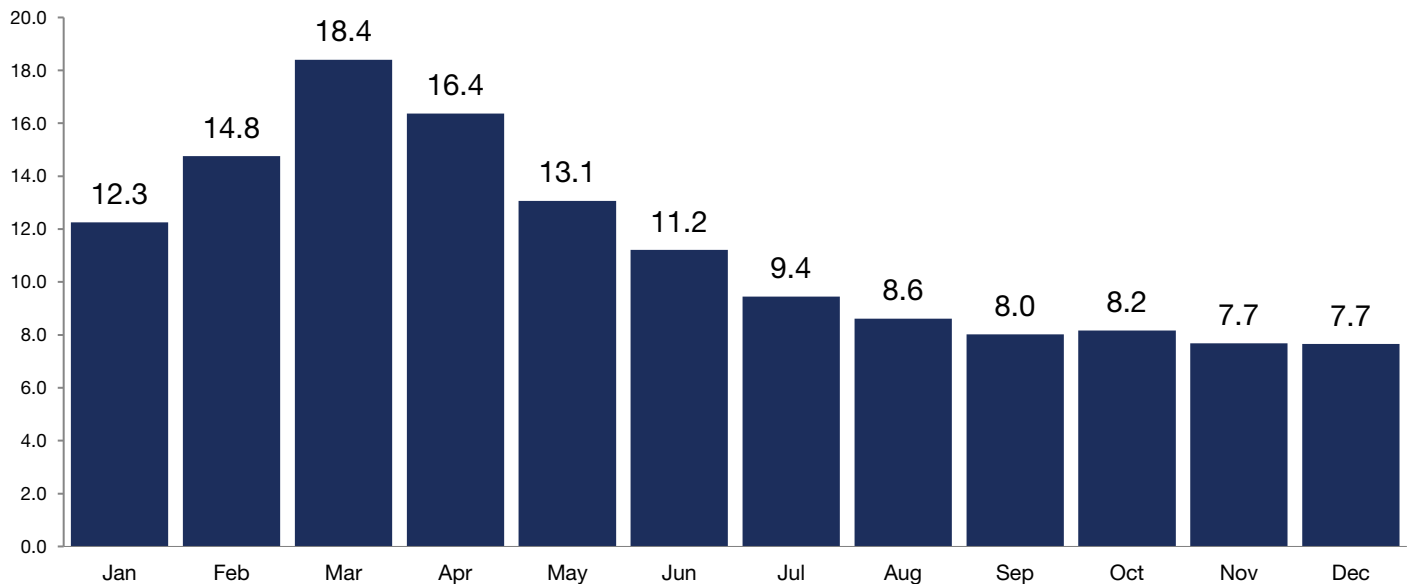
## 1,550,444

Total Showings in 2021

## March '21

Peak Total Showing Activity Month

### 2021 Monthly Showings per Listing



2021 Annual Housing Market Report – Twin Cities Metro  
**Area Overview – Around the Metro**



	Total Closed Sales	Change from 2020	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Showings Per Listing	Cumulative Days on Market	Pct. of Orig. Price Received
<b>16-County Twin Cities Region</b>	<b>66,319</b>	<b>+ 2.8%</b>	<b>9.2%</b>	<b>24.3%</b>	<b>0.6%</b>	<b>7.0</b>	<b>28</b>	<b>101.9%</b>
<b>13-County Twin Cities Region</b>	<b>65,133</b>	<b>+ 2.9%</b>	<b>9.2%</b>	<b>24.6%</b>	<b>0.6%</b>	<b>7.1</b>	<b>28</b>	<b>101.9%</b>
Afton	31	- 41.5%	6.5%	0.0%	0.0%	3.7	19	102.5%
Albertville	173	+ 1.8%	22.5%	34.7%	0.0%	5.1	24	102.7%
Andover	624	+ 1.1%	19.4%	9.9%	0.5%	6.6	19	102.7%
Annandale	144	- 4.0%	9.0%	2.1%	0.0%	3.9	30	100.1%
Anoka	284	+ 1.1%	7.4%	18.3%	1.4%	8.6	18	103.6%
Apple Valley	1,015	+ 3.3%	0.6%	48.8%	1.2%	10.2	16	103.4%
Arden Hills	110	+ 15.8%	0.9%	26.4%	0.0%	10.1	17	102.3%
Arlington	47	- 23.0%	2.1%	2.1%	0.0%	3.7	28	100.1%
Bayport	47	- 38.2%	19.1%	12.8%	2.1%	2.9	20	102.6%
Becker	169	- 12.4%	8.3%	5.9%	1.2%	3.6	23	101.8%
Belle Plaine	147	- 14.5%	5.4%	2.7%	0.0%	3.9	31	101.9%
Bethel	14	0.0%	14.3%	0.0%	7.1%	--	24	101.3%
Big Lake	484	+ 1.5%	21.1%	1.7%	0.4%	4.5	22	102.2%
Birchwood Village	12	+ 20.0%	0.0%	0.0%	0.0%	5.1	26	98.0%
Blaine	1,312	- 4.0%	13.3%	31.4%	0.7%	7.5	22	103.0%
Bloomington	1,424	+ 17.6%	0.3%	28.3%	0.4%	10.4	23	102.0%
Bloomington – East	457	+ 26.6%	0.4%	20.4%	0.4%	12.3	29	102.2%
Bloomington – West	968	+ 13.9%	0.2%	32.1%	0.4%	9.7	20	101.9%
Brainerd MSA	2,250	- 11.8%	5.6%	5.7%	0.9%	2.2	43	99.8%
Brooklyn Center	525	+ 9.8%	1.1%	11.8%	0.8%	16.6	18	103.5%
Brooklyn Park	1,355	- 1.1%	2.7%	30.8%	0.7%	10.8	18	102.9%
Buffalo	391	- 8.2%	13.8%	9.7%	1.3%	5.3	24	102.3%
Burnsville	1,076	+ 1.8%	0.6%	40.5%	0.4%	10.2	18	102.5%
Cambridge	408	+ 21.1%	22.8%	13.2%	0.2%	4.5	21	102.6%
Cannon Falls	101	+ 17.4%	4.0%	7.9%	1.0%	3.3	44	99.3%
Carver	235	+ 10.8%	61.7%	7.2%	0.4%	3.2	31	101.0%
Centerville	89	+ 2.3%	16.9%	24.7%	0.0%	8.5	26	102.0%
Champlin	398	- 12.9%	4.0%	20.9%	0.5%	7.6	16	104.0%
Chanhassen	558	+ 7.3%	7.9%	33.2%	0.2%	5.2	25	101.9%
Chaska	521	- 6.5%	10.7%	31.7%	0.4%	5.7	20	102.4%
Chisago	126	- 7.4%	17.5%	15.9%	0.0%	3.4	36	102.8%
Circle Pines	111	- 2.6%	0.0%	38.7%	0.0%	10.0	14	103.8%
Clear Lake	118	- 7.8%	5.1%	0.0%	0.0%	3.7	33	101.5%
Clearwater	83	- 8.8%	8.4%	4.8%	1.2%	4.2	39	99.2%
Cleveland	11	- 21.4%	0.0%	0.0%	9.1%	2.2	34	100.0%
Coates	0	--	0.0%	0.0%	0.0%	2.0	0	0.0%
Cokato	86	- 10.4%	1.2%	0.0%	1.2%	2.0	21	99.1%
Cologne	51	- 21.5%	3.9%	7.8%	0.0%	3.7	27	102.2%
Columbia Heights	420	+ 27.3%	0.2%	16.9%	1.4%	13.3	19	102.8%
Columbus	60	- 4.8%	33.3%	10.0%	1.7%	4.1	38	101.6%
Coon Rapids	1,165	- 3.8%	2.4%	27.6%	0.9%	12.3	16	104.4%
Corcoran	122	- 27.8%	36.9%	0.8%	0.0%	3.5	33	100.7%
Cottage Grove	831	+ 2.3%	27.3%	25.5%	0.2%	6.9	22	102.9%
Crystal	505	+ 15.6%	0.8%	3.2%	0.4%	15.5	18	103.9%

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	Total Closed Sales	Change from 2020	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Showings Per Listing	Cumulative Days on Market	Pct. of Orig. Price Received
Dayton	355	+ 8.6%	72.1%	4.2%	0.0%	2.8	35	100.5%
Deephaven	63	- 30.0%	1.6%	6.3%	1.6%	3.7	58	98.1%
Delano	225	+ 17.8%	31.1%	8.9%	0.4%	3.2	36	101.8%
Dellwood	23	+ 53.3%	0.0%	0.0%	0.0%	2.7	17	102.6%
Eagan	1,102	+ 13.7%	1.1%	39.6%	0.4%	10.2	19	102.6%
East Bethel	201	+ 11.7%	17.9%	0.5%	0.0%	7.0	23	103.6%
Eden Prairie	1,233	+ 17.2%	1.3%	39.2%	0.6%	7.3	25	101.8%
Edina	1,136	+ 12.1%	4.4%	32.3%	0.4%	5.6	51	98.8%
Elk River	617	+ 0.7%	13.6%	19.1%	1.3%	5.7	21	102.5%
Elko New Market	146	+ 12.3%	17.1%	17.1%	0.0%	3.9	26	101.9%
Excelsior	44	+ 4.8%	2.3%	18.2%	0.0%	3.7	54	97.6%
Falcon Heights	64	+ 30.6%	0.0%	18.8%	0.0%	7.9	41	102.1%
Faribault	410	- 0.5%	1.7%	5.4%	1.2%	4.2	23	100.9%
Farmington	692	+ 14.6%	11.3%	24.0%	0.7%	7.0	21	102.7%
Forest Lake	376	- 13.4%	5.1%	29.0%	1.1%	5.1	29	102.1%
Fridley	467	+ 2.4%	3.6%	18.0%	0.2%	13.6	16	103.7%
Gaylord	38	+ 22.6%	0.0%	0.0%	0.0%	2.9	33	98.4%
Gem Lake	7	- 41.7%	14.3%	0.0%	0.0%	4.6	34	100.6%
Golden Valley	422	- 0.9%	0.7%	19.2%	0.5%	9.0	24	101.7%
Grant	44	- 13.7%	6.8%	0.0%	2.3%	4.3	33	101.2%
Greenfield	45	- 18.2%	17.8%	22.2%	2.2%	2.8	38	101.3%
Greenwood	19	+ 137.5%	0.0%	15.8%	0.0%	3.7	21	99.0%
Ham Lake	216	- 3.6%	11.6%	5.6%	1.4%	6.3	26	102.2%
Hamburg	11	+ 10.0%	27.3%	0.0%	0.0%	2.6	59	98.8%
Hammond	63	- 8.7%	22.2%	4.8%	0.0%	3.1	50	102.3%
Hampton	19	- 5.0%	0.0%	5.3%	0.0%	4.2	20	100.3%
Hanover	83	+ 9.2%	33.7%	10.8%	1.2%	3.9	20	101.4%
Hastings	434	+ 2.1%	1.4%	30.2%	0.7%	5.3	20	101.9%
Hilltop	0	--	0.0%	0.0%	0.0%	7.0	0	0.0%
Hopkins	241	+ 13.7%	0.8%	51.5%	0.8%	10.2	25	100.2%
Hudson	541	+ 0.9%	12.6%	20.0%	0.6%	4.0	43	101.9%
Hugo	471	+ 8.5%	28.9%	38.0%	0.4%	4.5	25	101.7%
Hutchinson	317	- 1.9%	6.0%	7.9%	1.6%	4.6	21	100.7%
Independence	65	+ 4.8%	9.2%	0.0%	4.6%	3.7	38	99.5%
Inver Grove Heights	545	+ 9.2%	2.0%	43.1%	0.4%	6.7	23	102.3%
Isanti	310	+ 3.3%	20.6%	13.9%	0.3%	5.2	24	102.3%
Jordan	129	- 20.9%	10.9%	7.0%	0.0%	4.3	32	101.4%
Lake Elmo	332	- 1.8%	50.0%	19.9%	0.0%	2.7	41	100.8%
Lake Minnetonka Area	1,160	- 4.1%	12.6%	16.5%	0.3%	4.0	47	99.6%
Lake St. Croix Beach	20	+ 81.8%	0.0%	0.0%	5.0%	7.4	27	100.1%
Lakeland	27	+ 12.5%	0.0%	0.0%	0.0%	5.0	20	102.4%
Lakeland Shores	2	- 33.3%	0.0%	0.0%	0.0%	2.2	4	104.5%
Lakeville	1,666	+ 3.9%	25.5%	21.5%	0.3%	5.2	24	102.4%
Lauderdale	32	+ 14.3%	3.1%	46.9%	0.0%	11.5	16	102.9%
Le Center	45	+ 25.0%	4.4%	2.2%	0.0%	2.3	28	99.0%
Lexington	16	+ 6.7%	0.0%	0.0%	0.0%	14.3	19	101.6%

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Lilydale	16	- 38.5%	0.0%	100.0%	0.0%	5.3	28	101.2%
Lindstrom	157	+ 5.4%	7.6%	7.0%	1.3%	4.5	37	100.8%
Lino Lakes	406	- 0.5%	20.9%	23.9%	0.2%	5.1	20	102.4%
Little Canada	136	+ 13.3%	0.7%	42.6%	0.7%	8.5	21	101.7%
Long Lake	31	- 13.9%	9.7%	19.4%	0.0%	4.3	22	102.0%
Lonsdale	173	+ 20.1%	30.6%	4.6%	0.6%	3.1	59	102.1%
Loretto	22	+ 69.2%	4.5%	9.1%	0.0%	4.1	21	101.3%
Mahtomedi	113	- 16.9%	2.7%	12.4%	0.0%	5.9	22	102.2%
Maple Grove	1,550	- 1.4%	5.7%	39.4%	0.2%	7.1	17	103.0%
Maple Lake	81	- 6.9%	12.3%	11.1%	0.0%	4.2	33	102.7%
Maple Plain	30	+ 11.1%	0.0%	0.0%	0.0%	3.4	27	104.1%
Maplewood	665	+ 7.6%	1.7%	28.4%	1.2%	11.6	22	102.7%
Marine on St. Croix	28	0.0%	0.0%	3.6%	0.0%	3.5	43	99.8%
Mayer	48	- 38.5%	20.8%	12.5%	0.0%	2.2	63	103.3%
Medicine Lake	2	- 50.0%	0.0%	0.0%	0.0%	4.0	32	98.5%
Medina	149	- 10.2%	10.1%	15.4%	0.7%	2.7	58	98.9%
Mendota	1	- 66.7%	0.0%	0.0%	0.0%	5.0	20	98.3%
Mendota Heights	192	+ 15.0%	2.1%	29.7%	1.0%	5.9	36	100.8%
Miesville	0	--	0.0%	0.0%	0.0%	8.3	0	0.0%
Milaca	151	- 1.9%	5.3%	5.3%	0.0%	3.3	39	100.4%
Minneapolis - (Citywide)	6,651	+ 12.1%	1.0%	24.5%	0.6%	9.9	41	100.2%
Minneapolis - Calhoun-Isle	584	+ 30.4%	0.7%	50.2%	0.3%	12.8	73	97.1%
Minneapolis - Camden	756	+ 13.2%	0.8%	1.9%	1.1%	6.0	26	101.7%
Minneapolis - Central	702	+ 24.5%	2.4%	99.9%	0.9%	15.9	97	95.9%
Minneapolis - Longfellow	484	+ 15.2%	1.2%	2.9%	0.6%	12.0	23	102.6%
Minneapolis - Near North	396	+ 8.8%	3.8%	7.8%	1.5%	13.1	34	100.0%
Minneapolis - Nokomis	958	+ 1.1%	0.4%	3.8%	0.5%	13.6	23	102.1%
Minneapolis - Northeast	576	+ 2.5%	0.0%	7.8%	0.5%	9.5	23	101.7%
Minneapolis - Phillips	103	+ 17.0%	1.0%	51.5%	1.9%	12.4	60	97.8%
Minneapolis - Powderhorn	690	+ 14.8%	0.3%	22.2%	0.4%	8.5	33	100.9%
Minneapolis - Southwest	1,120	+ 7.1%	1.1%	7.6%	0.2%	6.7	33	100.4%
Minneapolis - University	257	+ 21.8%	0.0%	71.2%	0.4%	7.8	57	97.5%
Minnetonka	1,057	+ 5.7%	2.1%	39.9%	0.5%	3.1	34	101.1%
Minnetonka Beach	21	+ 133.3%	0.0%	0.0%	0.0%	3.1	64	95.7%
Minnetrista	265	+ 20.5%	37.7%	14.3%	0.0%	5.1	43	100.3%
Montgomery	121	+ 9.0%	25.6%	11.6%	3.3%	3.3	52	101.6%
Monticello	365	+ 4.6%	14.8%	23.8%	0.8%	5.1	21	102.4%
Montrose	136	+ 4.6%	18.4%	13.2%	0.0%	3.2	29	101.9%
Mora	174	+ 1.2%	3.4%	2.9%	0.6%	2.9	31	101.0%
Mound	244	- 2.8%	0.8%	17.6%	0.8%	6.4	25	101.8%
Mounds View	140	+ 6.1%	0.0%	11.4%	0.7%	9.3	16	103.6%
New Brighton	333	+ 20.7%	11.1%	35.1%	0.6%	12.7	20	102.0%
New Germany	8	- 50.0%	0.0%	0.0%	0.0%	4.4	35	103.0%
New Hope	370	+ 14.9%	2.2%	13.2%	0.5%	12.0	21	103.4%
New Prague	239	- 3.6%	8.8%	15.5%	0.0%	3.6	32	101.4%
New Richmond	403	+ 9.8%	25.1%	9.9%	0.7%	3.1	50	101.2%



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New Trier	5	+ 400.0%	0.0%	0.0%	0.0%	27.5	18	100.5%
Newport	112	+ 21.7%	51.8%	3.6%	1.8%	9.1	13	101.0%
North Branch	338	+ 3.4%	26.9%	5.0%	0.6%	4.1	25	102.7%
North Oaks	88	- 26.1%	8.0%	14.8%	2.3%	3.0	70	99.2%
North Saint Paul	222	- 9.4%	16.2%	24.3%	0.5%	13.6	23	102.3%
Northfield	301	- 6.8%	3.7%	28.2%	0.3%	4.1	32	101.6%
Norwood Young America	77	- 20.6%	19.5%	9.1%	5.2%	2.1	67	101.3%
Nowthen	65	+ 35.4%	7.7%	0.0%	3.1%	6.8	30	99.5%
Oak Grove	160	+ 19.4%	23.8%	0.0%	0.0%	4.7	23	102.0%
Oak Park Heights	67	- 6.9%	9.0%	40.3%	1.5%	6.7	23	102.7%
Oakdale	511	+ 1.0%	0.8%	40.3%	1.0%	11.9	17	103.5%
Onamia	53	+ 3.9%	0.0%	1.9%	1.9%	1.5	60	96.8%
Orono	176	- 8.3%	6.3%	6.8%	0.0%	3.3	73	97.7%
Osseo	39	+ 34.5%	0.0%	0.0%	0.0%	8.3	11	102.7%
Otsego	674	+ 0.9%	46.1%	25.2%	0.1%	4.2	27	101.7%
Pine City	177	+ 24.6%	6.2%	4.5%	3.4%	3.6	30	99.9%
Pine Springs	4	- 20.0%	0.0%	0.0%	0.0%	7.7	27	101.4%
Plymouth	1,526	- 4.1%	8.2%	37.0%	0.3%	6.7	22	101.9%
Princeton	316	+ 1.6%	12.7%	7.3%	0.6%	3.9	27	101.5%
Prior Lake	673	- 8.8%	10.3%	26.2%	0.9%	4.7	31	101.2%
Ramsey	623	+ 1.6%	18.6%	30.2%	0.2%	6.1	21	102.7%
Randolph	9	- 18.2%	0.0%	0.0%	0.0%	10.8	35	98.6%
Red Wing	319	- 3.3%	3.8%	16.0%	0.6%	3.2	51	99.9%
Richfield	618	+ 13.2%	3.7%	14.4%	0.3%	13.6	19	102.8%
River Falls	297	+ 6.1%	10.4%	14.1%	0.0%	3.3	48	101.3%
Robbinsdale	331	+ 5.8%	0.9%	6.0%	0.3%	11.9	21	103.0%
Rockford	111	+ 9.9%	40.5%	21.6%	0.9%	4.8	29	101.8%
Rogers	284	+ 5.2%	28.9%	29.2%	0.7%	4.3	20	102.0%
Rosemount	562	- 5.2%	17.3%	37.2%	0.5%	5.7	27	102.0%
Roseville	573	+ 6.3%	6.5%	31.1%	0.5%	9.6	24	102.1%
Rush City	86	- 3.4%	15.1%	4.7%	0.0%	3.3	26	102.0%
Saint Anthony	144	+ 41.2%	0.0%	32.6%	0.0%	8.2	25	100.6%
Saint Bonifacius	33	- 41.1%	3.0%	27.3%	0.0%	7.0	16	102.1%
Saint Cloud MSA	2,925	+ 1.2%	4.6%	4.5%	1.0%	3.9	32	100.4%
Saint Francis	198	+ 2.6%	18.7%	21.7%	0.5%	4.2	28	102.6%
Saint Louis Park	1,093	+ 4.5%	0.6%	28.4%	0.4%	10.3	25	100.7%
Saint Mary's Point	8	+ 14.3%	0.0%	0.0%	0.0%	7.5	24	99.5%
Saint Michael	499	+ 18.8%	37.9%	21.8%	0.4%	5.2	26	102.0%
Saint Paul	4,283	+ 4.7%	0.7%	16.4%	0.8%	11.2	33	101.5%
Saint Paul - Battle Creek / Highwood	288	0.0%	0.0%	9.7%	1.4%	13.8	19	103.2%
Saint Paul - Como Park	255	- 5.9%	0.4%	6.7%	0.0%	10.8	20	103.3%
Saint Paul - Dayton's Bluff	263	+ 11.9%	1.5%	3.8%	1.1%	13.9	29	102.3%
Saint Paul - Downtown	185	+ 35.0%	0.0%	100.0%	0.0%	5.6	115	95.7%
Saint Paul - Greater East Side	481	+ 4.3%	0.6%	2.5%	1.5%	15.6	22	103.3%
Saint Paul - Hamline-Midway	180	- 14.7%	0.6%	0.6%	0.6%	15.0	16	104.0%
Saint Paul - Highland Park	375	+ 6.8%	0.8%	12.3%	0.3%	7.9	32	101.0%

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Saint Paul - Merriam Park / Lexington-Hamline	200	+ 23.5%	1.0%	2.5%	1.5%	9.0	33	100.7%
Saint Paul - Macalester-Groveland	380	+ 13.4%	0.0%	8.7%	0.8%	9.9	27	101.3%
Saint Paul - North End	255	- 6.9%	1.6%	8.6%	0.8%	14.4	30	101.2%
Saint Paul - Payne-Phalen	396	- 4.8%	1.8%	1.3%	0.8%	13.7	27	101.9%
Saint Paul - St. Anthony Park	109	+ 62.7%	0.0%	45.9%	0.9%	7.8	39	99.4%
Saint Paul - Summit Hill	113	- 10.3%	1.8%	47.8%	0.9%	5.2	71	97.5%
Saint Paul - Summit-University	249	+ 18.0%	0.4%	56.2%	0.8%	8.0	54	97.8%
Saint Paul - Thomas-Dale (Frogtown)	152	+ 4.8%	0.0%	4.6%	0.7%	11.9	23	102.1%
Saint Paul - West Seventh	205	+ 12.6%	1.0%	31.7%	0.0%	11.5	39	101.5%
Saint Paul - West Side	184	- 9.4%	0.0%	10.9%	1.1%	13.4	28	103.2%
Saint Paul Park	95	0.0%	0.0%	12.6%	2.1%	7.8	18	104.9%
Savage	630	- 12.3%	8.4%	28.1%	0.6%	5.3	19	103.3%
Scandia	64	- 12.3%	1.6%	0.0%	1.6%	3.6	35	102.2%
Shakopee	826	- 3.1%	9.1%	38.1%	0.2%	6.7	20	102.9%
Shoreview	482	+ 7.1%	1.5%	40.2%	0.6%	10.2	20	103.0%
Shorewood	158	- 4.8%	14.6%	10.1%	0.6%	4.5	44	99.6%
Somerset	116	+ 5.5%	16.4%	11.2%	0.0%	2.6	63	101.6%
South Haven	60	- 15.5%	1.7%	0.0%	0.0%	2.9	45	99.0%
South Saint Paul	351	+ 3.5%	0.6%	4.6%	1.4%	10.6	17	103.4%
Spring Lake Park	103	+ 15.7%	3.9%	24.3%	0.0%	14.1	14	103.5%
Spring Park	21	+ 16.7%	0.0%	52.4%	0.0%	3.0	27	98.8%
Stacy	105	- 21.6%	3.8%	4.8%	1.0%	5.7	22	102.2%
Stillwater	499	+ 1.4%	6.0%	18.4%	0.8%	5.4	35	101.7%
Sunfish Lake	7	+ 16.7%	0.0%	0.0%	0.0%	2.3	171	96.8%
Tonka Bay	25	- 37.5%	4.0%	0.0%	0.0%	3.0	58	98.5%
Vadnais Heights	215	+ 1.9%	2.8%	52.1%	0.5%	9.2	19	103.1%
Vermillion	0	--	0.0%	0.0%	0.0%	11.7	0	0.0%
Victoria	265	- 13.1%	22.3%	32.1%	0.0%	3.2	29	101.2%
Waconia	273	- 3.2%	14.3%	19.0%	0.4%	4.3	17	102.6%
Watertown	141	+ 11.0%	27.7%	11.3%	0.7%	2.8	51	102.5%
Waterville	44	- 21.4%	0.0%	9.1%	2.3%	2.1	40	96.7%
Wayzata	92	- 17.9%	4.3%	53.3%	0.0%	10.5	81	96.0%
West Saint Paul	309	+ 13.6%	0.3%	16.2%	1.3%	10.5	23	102.5%
White Bear Lake	493	- 2.2%	0.2%	22.1%	1.6%	10.5	18	103.0%
Willernie	11	0.0%	9.1%	0.0%	0.0%	--	18	100.6%
Winthrop	30	+ 36.4%	0.0%	0.0%	0.0%	2.4	67	97.8%
Woodbury	1,663	- 2.7%	13.0%	40.1%	0.5%	6.4	25	102.3%
Woodland	12	0.0%	0.0%	0.0%	0.0%	4.2	129	97.1%
Wyoming	126	- 10.0%	5.6%	4.8%	0.8%	4.1	20	103.1%
Zimmerman	368	- 3.4%	16.0%	9.8%	0.8%	2.2	16	102.8%
Zumbrota	93	- 14.7%	16.1%	8.6%	0.0%	7.0	29	99.8%

# Area Overview – Minneapolis Neighborhoods

	Total Closed Sales	Change from 2020	Percent New Construction	Percent Townhouse-Condo	Percent Distressed	Showings Per Listing	Cumulative Days on Market	Pct. of Orig. Price Received
<b>Minneapolis</b>	<b>6,651</b>	<b>+ 12.1%</b>	<b>1.0%</b>	<b>24.5%</b>	<b>0.6%</b>	<b>9.9</b>	<b>41</b>	<b>100.2%</b>
Armatage	133	- 4.3%	0.0%	0.0%	0.0%	10.0	29	100.8%
Audubon Park	105	+ 6.1%	0.0%	0.0%	1.0%	14.4	20	102.7%
Bancroft	77	- 1.3%	0.0%	14.3%	0.0%	12.1	26	101.8%
Beltrami	10	0.0%	0.0%	0.0%	0.0%	17.7	17	102.3%
Bottineau	20	- 9.1%	0.0%	25.0%	0.0%	11.1	17	103.1%
Bryant	50	+ 16.3%	0.0%	0.0%	2.0%	11.5	28	101.9%
Bryn Mawr	70	+ 20.7%	1.4%	4.3%	0.0%	7.6	23	99.9%
Cedar - Isles - Dean	71	+ 4.4%	2.8%	59.2%	0.0%	6.9	91	95.7%
Cedar-Riverside	30	+ 76.5%	0.0%	100.0%	0.0%	5.4	53	95.5%
Central	76	+ 76.7%	0.0%	7.9%	1.3%	10.6	34	102.1%
Cleveland	111	+ 32.1%	0.9%	0.0%	0.0%	13.7	23	103.6%
Columbia Park	51	+ 27.5%	0.0%	0.0%	0.0%	12.5	21	101.2%
Cooper	75	- 1.3%	0.0%	1.3%	0.0%	18.0	18	102.2%
Corcoran Neighborhood	58	+ 5.5%	0.0%	13.8%	0.0%	13.9	30	102.7%
Diamond Lake	136	+ 3.0%	0.7%	0.7%	0.7%	8.8	23	101.4%
Downtown East – Mpls	119	+ 4.4%	11.8%	100.0%	0.0%	4.8	102	96.1%
Downtown West – Mpls	148	+ 33.3%	0.0%	100.0%	1.4%	5.9	111	95.5%
East Calhoun (ECCO)	61	+ 96.8%	0.0%	41.0%	0.0%	8.8	80	96.1%
East Harriet	53	- 24.3%	0.0%	34.0%	0.0%	8.9	53	101.9%
East Isles	72	+ 44.0%	0.0%	63.9%	0.0%	5.0	78	96.3%
East Phillips	36	+ 44.0%	2.8%	36.1%	0.0%	12.4	46	99.3%
Elliot Park	83	+ 16.9%	0.0%	100.0%	1.2%	5.6	113	95.6%
Ericsson	64	- 1.5%	1.6%	0.0%	0.0%	12.8	19	104.7%
Field	85	+ 32.8%	0.0%	0.0%	0.0%	12.1	29	101.3%
Folwell	137	+ 21.2%	2.2%	7.3%	1.5%	12.0	29	99.9%
Fulton	157	+ 28.7%	2.5%	0.6%	0.0%	7.1	33	99.7%
Hale	86	+ 3.6%	0.0%	0.0%	1.2%	10.3	20	102.7%
Harrison	15	- 16.7%	0.0%	0.0%	0.0%	11.2	23	99.5%
Hawthorne	55	+ 12.2%	3.6%	12.7%	3.6%	8.3	42	97.4%
Hiawatha	117	+ 15.8%	0.9%	1.7%	1.7%	16.3	24	101.2%
Holland	53	- 3.6%	0.0%	5.7%	0.0%	12.8	33	100.9%
Howe	159	+ 35.9%	1.9%	3.1%	0.6%	16.8	22	103.1%
Jordan Neighborhood	125	+ 4.2%	5.6%	0.0%	0.8%	12.6	31	101.6%
Keewaydin	85	+ 4.9%	0.0%	4.7%	0.0%	25.4	19	101.7%
Kenny	98	- 6.7%	2.0%	0.0%	0.0%	8.8	19	102.1%
Kenwood	36	+ 89.5%	0.0%	5.6%	0.0%	4.8	72	96.0%
Kenyon	58	+ 31.8%	10.3%	8.6%	0.0%	2.0	27	100.5%
King Field	147	+ 8.9%	0.0%	17.7%	0.0%	11.6	32	101.5%
Lind-Bohanon	134	+ 22.9%	0.0%	2.2%	0.0%	11.2	29	101.4%
Linden Hills	212	+ 9.8%	2.8%	17.5%	0.5%	6.5	47	98.1%
Logan Park	16	- 27.3%	0.0%	43.8%	0.0%	11.4	19	104.0%
Longfellow	76	0.0%	2.6%	0.0%	0.0%	16.5	25	104.3%

# Area Overview – Minneapolis Neighborhoods

	Total Closed Sales	Change from 2020	Percent New Construction	Percent Townhouse-Condo	Percent Distressed	Showings Per Listing	Cumulative Days on Market	Pct. of Orig. Price Received
Loring Park	94	+ 44.6%	0.0%	100.0%	3.2%	6.2	134	93.1%
Lowry Hill	102	+ 43.7%	1.0%	55.9%	2.0%	5.4	95	96.1%
Lowry Hill East	62	+ 5.1%	0.0%	69.4%	0.0%	7.2	91	97.2%
Lyndale	65	+ 8.3%	0.0%	43.1%	0.0%	9.4	52	96.0%
Lynnhurst	131	- 3.0%	0.0%	0.0%	0.0%	7.3	25	100.7%
Marcy Holmes	47	+ 9.3%	0.0%	89.4%	0.0%	6.6	50	98.0%
Marshall Terrace	25	+ 127.3%	0.0%	0.0%	0.0%	12.1	25	100.7%
McKinley	67	+ 17.5%	0.0%	0.0%	1.5%	14.6	31	101.6%
Midtown Phillips	37	+ 27.6%	0.0%	54.1%	2.7%	9.8	60	97.3%
Minnehaha	105	- 2.8%	0.0%	18.1%	0.0%	14.8	23	102.7%
Morris Park	92	0.0%	1.1%	0.0%	1.1%	13.4	21	102.1%
Near North	43	- 6.5%	4.7%	11.6%	2.3%	8.6	33	99.1%
Nicollet Island - East Bank	72	+ 35.8%	0.0%	100.0%	1.4%	6.5	81	96.5%
North Loop	208	+ 40.5%	1.4%	100.0%	0.0%	7.3	67	97.4%
Northeast Park	7	0.0%	0.0%	14.3%	0.0%	12.5	29	100.2%
Northrop	104	- 1.9%	1.0%	0.0%	0.0%	16.1	19	103.5%
Page	47	+ 9.3%	0.0%	0.0%	0.0%	7.2	28	102.2%
Phillips West	11	- 35.3%	0.0%	72.7%	9.1%	8.7	80	99.0%
Powderhorn Park	96	+ 12.9%	0.0%	11.5%	0.0%	13.1	24	102.8%
Prospect Park – East River Road	60	+ 1.7%	0.0%	65.0%	0.0%	6.4	49	98.2%
Regina	55	- 20.3%	0.0%	21.8%	1.8%	18.8	25	99.8%
Seward	57	+ 14.0%	0.0%	10.5%	0.0%	9.6	27	102.2%
Sheridan	35	+ 66.7%	0.0%	2.9%	0.0%	--	22	101.1%
Shingle Creek	74	- 8.6%	0.0%	0.0%	0.0%	13.8	19	101.9%
South Uptown	61	+ 13.0%	0.0%	47.5%	0.0%	8.4	55	98.7%
Southeast Como	48	+ 23.1%	0.0%	0.0%	0.0%	10.3	41	98.9%
St. Anthony East	28	+ 3.7%	0.0%	42.9%	0.0%	14.1	33	99.6%
St. Anthony West	28	+ 64.7%	0.0%	46.4%	0.0%	7.5	24	99.7%
Standish	150	- 6.3%	1.3%	2.7%	0.0%	18.5	22	102.7%
Stevens Square – Loring Heights	50	- 9.1%	0.0%	98.0%	0.0%	8.0	75	96.6%
Sumner-Glenwood	21	+ 23.5%	0.0%	85.7%	0.0%	6.4	71	96.8%
Tangletown	102	+ 22.9%	0.0%	2.0%	0.0%	10.1	30	100.5%
University of Minnesota	0	--	0.0%	0.0%	0.0%		0	0.0%
Ventura Village	19	+ 11.8%	0.0%	63.2%	0.0%	6.3	79	95.0%
Victory	126	+ 10.5%	0.0%	0.0%	1.6%	10.9	24	102.2%
Waite Park	136	- 9.3%	0.0%	0.0%	1.5%	13.9	21	102.0%
Webber-Camden	107	- 2.7%	1.9%	0.9%	2.8%	14.7	30	101.8%
Wenonah	99	- 5.7%	0.0%	0.0%	1.0%	13.8	25	101.4%
West Calhoun	49	+ 28.9%	0.0%	93.9%	0.0%	8.9	62	98.3%
Whittier	118	+ 53.2%	0.0%	72.0%	0.8%	8.7	52	97.1%
Willard-Hay	137	+ 20.2%	2.9%	0.7%	1.5%	13.6	30	100.5%
Windom	87	+ 35.9%	0.0%	1.1%	1.1%	13.1	24	100.9%
Windom Park	62	- 23.5%	0.0%	4.8%	0.0%	14.9	24	101.5%

# Area Overview – Townships

	Total Closed Sales	Change from 2020	Percent New Construction	Percent Townhouse-Condo	Percent Distressed	Showings Per Listing	Cumulative Days on Market	Pct. of Orig. Price Received
Baytown Township	2	-71.4%	0.0%	0.0%	0.0%	2.9	23	99.0%
Belle Plaine Township	0	--	0.0%	0.0%	0.0%	2.0	0	0.0%
Benton Township	0	--	0.0%	0.0%	0.0%	2.8	0	0.0%
Blakeley Township	0	--	0.0%	0.0%	0.0%		0	0.0%
Camden Township	0	--	0.0%	0.0%	0.0%	--	0	0.0%
Castle Rock Township	0	--	0.0%	0.0%	0.0%	1.4	0	0.0%
Cedar Lake Township	14	-36.4%	7.1%	0.0%	0.0%	--	65	101.9%
Credit River Township	3	-83.3%	0.0%	0.0%	0.0%	2.8	78	104.5%
Dahlgren Township	1	--	0.0%	0.0%	0.0%	3.2	21	104.4%
Douglas Township	0	--	0.0%	0.0%	0.0%	4.1	0	0.0%
Empire Township	2	-66.7%	0.0%	50.0%	0.0%	3.6	63	100.8%
Eureka Township	9	-43.8%	0.0%	0.0%	0.0%	2.5	93	97.5%
Greenvale Township	0	--	0.0%	0.0%	0.0%	4.6	0	0.0%
Grey Cloud Island Township	0	--	0.0%	0.0%	0.0%		0	0.0%
Hancock Township	0	--	0.0%	0.0%	0.0%	4.1	0	0.0%
Hassan Township	0	--	0.0%	0.0%	0.0%	4.0	0	0.0%
Helena Township	0	--	0.0%	0.0%	0.0%		0	0.0%
Hollywood Township	0	--	0.0%	0.0%	0.0%	10.3	0	0.0%
Jackson Township	10	11.1%	0.0%	0.0%	0.0%		60	101.8%
Laketown Township	6	0.0%	0.0%	0.0%	0.0%	0.6	52	103.3%
Linwood Township	12	-57.1%	8.3%	0.0%	0.0%	2.6	11	100.8%
Louisville Township	0	--	0.0%	0.0%	0.0%	4.9	0	0.0%
Marshan Township	0	--	0.0%	0.0%	0.0%	6.8	0	0.0%
May Township	2	-71.4%	0.0%	0.0%	0.0%	2.8	151	93.2%
New Market Township	0	--	0.0%	0.0%	0.0%	3.3	0	0.0%
Nininger Township	0	--	0.0%	0.0%	0.0%	4.3	0	0.0%
Randolph Township	0	--	0.0%	0.0%	0.0%	3.6	0	0.0%
Ravenna Township	1	0.0%	0.0%	0.0%	0.0%	5.9	12	95.1%
San Francisco Township	0	--	0.0%	0.0%	0.0%	6.7	0	0.0%
Sand Creek Township	1	0.0%	0.0%	0.0%	0.0%	3.3	0	0.0%
Sciota Township	0	--	0.0%	0.0%	0.0%	2.6	0	0.0%
Spring Lake Township	5	-50.0%	40.0%	0.0%	0.0%	--	11	98.2%
St. Lawrence Township	0	--	0.0%	0.0%	0.0%	14.0	0	0.0%
Stillwater Township	3	-57.1%	0.0%	0.0%	0.0%	4.9	10	103.6%
Vermillion Township	1	--	0.0%	0.0%	0.0%	12.0	5	101.3%
Waconia Township	2	-33.3%	0.0%	0.0%	0.0%	4.8	3	99.0%
Waterford Township	0	--	0.0%	0.0%	0.0%	7.4	0	0.0%
Watertown Township	0	--	0.0%	0.0%	0.0%	2.7	0	0.0%
West Lakeland Township	23	-4.2%	26.1%	0.0%	0.0%	4.8	58	100.3%
White Bear Township	99	-27.7%	14.1%	31.3%	1.0%	2.5	24	103.1%
Young America Township	0	--	0.0%	0.0%	0.0%	3.5	0	0.0%

2021 Annual Housing Market Report – Twin Cities Metro  
**Area Overview – Counties**



	Total Closed Sales	Change from 2020	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Showings Per Listing	Cumulative Days on Market	Pct. of Orig. Price Received
Anoka County	6,597	+ 0.8%	11.2%	21.7%	0.7%	8.2	20	103.1%
Carver County	2,198	- 3.3%	18.7%	24.4%	0.5%	4.2	28	102.0%
Chisago County	1,049	- 7.3%	15.6%	7.5%	0.8%	3.9	28	102.4%
Dakota County	8,002	+ 5.2%	8.1%	32.7%	0.6%	7.7	21	102.5%
Goodhue County	719	- 1.8%	7.4%	13.1%	0.7%	2.8	43	99.7%
Hennepin County	22,869	+ 6.7%	4.6%	26.6%	0.5%	8.2	31	101.3%
Isanti County	890	+ 5.6%	19.3%	11.2%	0.4%	4.9	23	102.5%
Kanabec County	250	- 5.7%	3.2%	2.0%	2.0%	3.0	39	100.8%
Le Sueur County	471	- 4.8%	11.9%	11.5%	1.7%	2.7	39	100.2%
Mille Lacs County	512	+ 0.8%	7.0%	7.0%	1.6%	2.7	38	99.6%
Ramsey County	7,974	+ 4.3%	2.4%	23.4%	0.8%	10.5	28	101.9%
Rice County	972	+ 2.1%	9.3%	11.6%	0.6%	3.9	33	101.2%
Scott County	2,730	- 8.3%	9.3%	26.4%	0.5%	5.0	25	102.3%
Sherburne County	1,955	- 2.8%	14.9%	9.4%	0.9%	4.5	22	102.3%
Sibley County	203	+ 4.1%	6.4%	1.0%	0.5%	2.9	46	98.5%
St. Croix County	1,718	+ 1.9%	15.8%	13.0%	0.6%	3.3	48	101.4%
Washington County	5,440	- 1.7%	16.5%	29.4%	0.7%	5.8	26	102.2%
Wright County	3,208	+ 1.3%	27.6%	16.8%	0.5%	4.2	28	101.8%

2021 Annual Housing Market Report – Twin Cities Metro  
**Median Prices – Around the Metro**



	2017	2018	2019	2020	2021	Change From 2020	Change From 2017
<b>16-County Twin Cities Region</b>	<b>\$246,000</b>	<b>\$265,000</b>	<b>\$280,000</b>	<b>\$305,000</b>	<b>\$339,900</b>	<b>+ 11.4%</b>	<b>+ 38.2%</b>
<b>13-County Twin Cities Region</b>	<b>\$247,800</b>	<b>\$265,000</b>	<b>\$282,000</b>	<b>\$307,000</b>	<b>\$340,000</b>	<b>+ 10.7%</b>	<b>+ 37.2%</b>
Afton	\$431,000	\$492,000	\$508,500	\$562,000	\$720,000	+ 28.1%	+ 67.1%
Albertville	\$239,900	\$255,300	\$259,350	\$314,950	\$320,000	+ 1.6%	+ 33.4%
Andover	\$290,000	\$305,000	\$336,250	\$363,917	\$416,987	+ 14.6%	+ 43.8%
Annandale	\$222,400	\$227,800	\$245,000	\$282,000	\$335,700	+ 19.0%	+ 50.9%
Anoka	\$206,500	\$230,000	\$235,000	\$257,000	\$300,000	+ 16.7%	+ 45.3%
Apple Valley	\$245,800	\$265,000	\$282,000	\$290,000	\$325,000	+ 12.1%	+ 32.2%
Arden Hills	\$301,000	\$361,000	\$339,000	\$362,000	\$375,000	+ 3.6%	+ 24.6%
Arlington	\$139,900	\$145,145	\$159,900	\$183,000	\$206,000	+ 12.6%	+ 47.2%
Bayport	\$300,000	\$429,500	\$422,400	\$425,113	\$430,000	+ 1.1%	+ 43.3%
Becker	\$211,450	\$219,900	\$249,900	\$260,000	\$312,500	+ 20.2%	+ 47.8%
Belle Plaine	\$225,000	\$242,300	\$255,000	\$279,000	\$310,000	+ 11.1%	+ 37.8%
Bethel	\$205,500	\$230,000	\$196,000	\$230,000	\$250,000	+ 8.7%	+ 21.7%
Big Lake	\$210,000	\$234,000	\$244,450	\$276,950	\$320,000	+ 15.5%	+ 52.4%
Birchwood Village	\$340,000	\$365,000	\$352,000	\$347,500	\$429,000	+ 23.5%	+ 26.2%
Blaine	\$242,500	\$265,000	\$280,000	\$302,500	\$340,000	+ 12.4%	+ 40.2%
Bloomington	\$250,000	\$260,000	\$279,900	\$299,500	\$325,000	+ 8.5%	+ 30.0%
Bloomington – East	\$231,950	\$242,000	\$259,950	\$277,000	\$310,000	+ 11.9%	+ 33.6%
Bloomington – West	\$264,750	\$279,777	\$301,000	\$315,250	\$340,000	+ 7.9%	+ 28.4%
Brainerd MSA	\$193,000	\$208,000	\$220,000	\$250,000	\$283,000	+ 13.2%	+ 46.6%
Brooklyn Center	\$186,125	\$204,000	\$220,000	\$240,000	\$264,000	+ 10.0%	+ 41.8%
Brooklyn Park	\$229,900	\$249,900	\$265,000	\$283,318	\$315,000	+ 11.2%	+ 37.0%
Buffalo	\$234,000	\$240,000	\$251,500	\$275,000	\$327,000	+ 18.9%	+ 39.7%
Burnsville	\$244,550	\$262,000	\$274,450	\$299,000	\$335,000	+ 12.0%	+ 37.0%
Cambridge	\$190,500	\$206,000	\$224,200	\$245,000	\$285,000	+ 16.3%	+ 49.6%
Cannon Falls	\$233,000	\$246,500	\$261,750	\$274,500	\$327,000	+ 19.1%	+ 40.3%
Carver	\$345,000	\$367,167	\$367,500	\$393,070	\$455,585	+ 15.9%	+ 32.1%
Centerville	\$243,000	\$263,250	\$273,000	\$300,950	\$330,000	+ 9.7%	+ 35.8%
Champlin	\$239,450	\$255,000	\$270,000	\$288,000	\$335,000	+ 16.3%	+ 39.9%
Chanhassen	\$346,000	\$357,500	\$390,110	\$410,000	\$500,000	+ 22.0%	+ 44.5%
Chaska	\$292,750	\$289,950	\$308,000	\$347,000	\$372,000	+ 7.2%	+ 27.1%
Chisago	\$255,000	\$283,800	\$290,000	\$331,000	\$394,900	+ 19.3%	+ 54.9%
Circle Pines	\$191,050	\$210,000	\$218,938	\$237,750	\$279,500	+ 17.6%	+ 46.3%
Clear Lake	\$214,900	\$215,500	\$250,950	\$262,100	\$309,450	+ 18.1%	+ 44.0%
Clearwater	\$180,000	\$213,875	\$209,000	\$248,485	\$284,150	+ 14.4%	+ 57.9%
Cleveland	\$319,000	\$189,000	\$184,950	\$413,000	\$320,000	- 22.5%	+ 0.3%
Coates	\$112,500	\$0	\$228,850	\$223,800	\$0	- 100.0%	- 100.0%
Cokato	\$158,500	\$158,700	\$200,000	\$182,500	\$200,000	+ 9.6%	+ 26.2%
Cologne	\$291,625	\$321,500	\$341,700	\$325,365	\$350,000	+ 7.6%	+ 20.0%
Columbia Heights	\$190,000	\$209,900	\$220,222	\$241,000	\$265,000	+ 10.0%	+ 39.5%
Columbus	\$277,500	\$365,500	\$369,900	\$400,000	\$490,000	+ 22.5%	+ 76.6%
Coon Rapids	\$204,250	\$227,000	\$235,000	\$256,950	\$290,000	+ 12.9%	+ 42.0%
Corcoran	\$431,200	\$439,243	\$474,153	\$500,000	\$570,953	+ 14.2%	+ 32.4%
Cottage Grove	\$250,000	\$262,500	\$290,000	\$315,000	\$355,000	+ 12.7%	+ 42.0%
Crystal	\$200,000	\$220,000	\$233,500	\$255,000	\$281,000	+ 10.2%	+ 40.5%



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	2017	2018	2019	2020	2021	Change From 2020	Change From 2017
Dayton	\$425,083	\$400,000	\$435,000	\$450,765	\$494,575	+ 9.7%	+ 16.3%
Deephaven	\$689,000	\$910,000	\$779,900	\$760,000	\$867,530	+ 14.1%	+ 25.9%
Delano	\$295,000	\$315,560	\$327,014	\$349,900	\$375,000	+ 7.2%	+ 27.1%
Dellwood	\$600,000	\$587,500	\$725,000	\$652,850	\$1,000,000	+ 53.2%	+ 66.7%
Eagan	\$267,250	\$280,000	\$305,000	\$320,000	\$350,000	+ 9.4%	+ 31.0%
East Bethel	\$253,250	\$269,900	\$287,250	\$335,500	\$369,786	+ 10.2%	+ 46.0%
Eden Prairie	\$329,500	\$337,000	\$359,750	\$380,000	\$425,000	+ 11.8%	+ 29.0%
Edina	\$460,000	\$450,000	\$472,900	\$520,000	\$577,000	+ 11.0%	+ 25.4%
Elk River	\$245,000	\$262,500	\$273,000	\$314,900	\$350,000	+ 11.1%	+ 42.9%
Elko New Market	\$300,000	\$329,900	\$325,000	\$355,000	\$411,950	+ 16.0%	+ 37.3%
Excelsior	\$529,500	\$605,000	\$600,000	\$794,597	\$650,000	- 18.2%	+ 22.8%
Falcon Heights	\$270,000	\$298,900	\$310,500	\$356,500	\$366,000	+ 2.7%	+ 35.6%
Faribault	\$175,000	\$177,370	\$190,500	\$215,000	\$240,000	+ 11.6%	+ 37.1%
Farmington	\$251,900	\$261,000	\$272,000	\$300,000	\$340,000	+ 13.3%	+ 35.0%
Forest Lake	\$250,500	\$269,900	\$305,000	\$303,750	\$338,100	+ 11.3%	+ 35.0%
Fridley	\$199,900	\$219,900	\$240,500	\$260,000	\$290,000	+ 11.5%	+ 45.1%
Gaylord	\$97,500	\$143,900	\$137,500	\$140,000	\$186,000	+ 32.9%	+ 90.8%
Gem Lake	\$617,500	\$500,000	\$626,889	\$565,000	\$540,000	- 4.4%	- 12.6%
Golden Valley	\$312,750	\$309,950	\$342,750	\$367,450	\$390,000	+ 6.1%	+ 24.7%
Grant	\$472,000	\$567,750	\$608,750	\$641,000	\$610,006	- 4.8%	+ 29.2%
Greenfield	\$395,250	\$350,000	\$420,000	\$529,900	\$510,000	- 3.8%	+ 29.0%
Greenwood	\$1,227,350	\$1,250,000	\$1,012,500	\$980,000	\$1,332,411	+ 36.0%	+ 8.6%
Ham Lake	\$329,900	\$358,200	\$374,500	\$417,000	\$437,000	+ 4.8%	+ 32.5%
Hamburg	\$197,750	\$149,900	\$181,000	\$216,000	\$250,700	+ 16.1%	+ 26.8%
Hammond	\$204,500	\$228,250	\$232,500	\$255,000	\$305,000	+ 19.6%	+ 49.1%
Hampton	\$87,000	\$112,950	\$100,000	\$296,000	\$325,000	+ 9.8%	+ 273.6%
Hanover	\$309,730	\$312,000	\$328,000	\$358,450	\$406,391	+ 13.4%	+ 31.2%
Hastings	\$205,000	\$225,000	\$244,000	\$260,000	\$295,000	+ 13.5%	+ 43.9%
Hilltop	\$71,250	\$79,000	\$91,250	\$0	\$0	--	- 100.0%
Hopkins	\$218,650	\$250,000	\$259,950	\$288,000	\$294,900	+ 2.4%	+ 34.9%
Hudson	\$294,361	\$297,250	\$336,000	\$363,000	\$395,900	+ 9.1%	+ 34.5%
Hugo	\$233,200	\$235,250	\$280,000	\$322,500	\$385,018	+ 19.4%	+ 65.1%
Hutchinson	\$161,000	\$170,000	\$181,000	\$200,000	\$235,000	+ 17.5%	+ 46.0%
Independence	\$460,000	\$561,000	\$552,000	\$680,000	\$775,000	+ 14.0%	+ 68.5%
Inver Grove Heights	\$230,000	\$255,000	\$265,250	\$270,000	\$305,000	+ 13.0%	+ 32.6%
Isanti	\$189,900	\$220,000	\$231,035	\$250,485	\$293,357	+ 17.1%	+ 54.5%
Jordan	\$265,880	\$285,727	\$300,550	\$335,000	\$367,100	+ 9.6%	+ 38.1%
Lake Elmo	\$432,500	\$473,439	\$468,619	\$495,250	\$550,852	+ 11.2%	+ 27.4%
Lake Minnetonka Area	\$450,000	\$499,061	\$488,250	\$503,500	\$619,422	+ 23.0%	+ 37.6%
Lake St. Croix Beach	\$182,500	\$225,075	\$233,750	\$250,000	\$289,950	+ 16.0%	+ 58.9%
Lakeland	\$276,500	\$271,000	\$298,500	\$315,600	\$322,450	+ 2.2%	+ 16.6%
Lakeland Shores	\$800,000	\$650,000	\$360,000	\$360,000	\$595,000	+ 65.3%	- 25.6%
Lakeville	\$325,000	\$356,500	\$370,999	\$397,000	\$440,000	+ 10.8%	+ 35.4%
Lauderdale	\$196,000	\$213,750	\$225,000	\$225,000	\$252,500	+ 12.2%	+ 28.8%
Le Center	\$136,000	\$153,000	\$150,500	\$177,450	\$210,000	+ 18.3%	+ 54.4%
Lexington	\$202,605	\$203,000	\$239,900	\$245,000	\$265,300	+ 8.3%	+ 30.9%



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	2017	2018	2019	2020	2021	Change From 2020	Change From 2017
Lilydale	\$292,750	\$275,000	\$342,500	\$389,900	\$336,850	- 13.6%	+ 15.1%
Lindstrom	\$225,000	\$236,330	\$271,997	\$293,150	\$335,000	+ 14.3%	+ 48.9%
Lino Lakes	\$304,500	\$305,521	\$310,000	\$352,000	\$400,000	+ 13.6%	+ 31.4%
Little Canada	\$248,750	\$262,250	\$265,000	\$272,500	\$326,000	+ 19.6%	+ 31.1%
Long Lake	\$336,250	\$382,500	\$349,900	\$337,500	\$405,000	+ 20.0%	+ 20.4%
Lonsdale	\$234,950	\$253,000	\$274,050	\$293,291	\$317,900	+ 8.4%	+ 35.3%
Loretto	\$290,000	\$257,600	\$266,500	\$376,750	\$395,000	+ 4.8%	+ 36.2%
Mahtomedi	\$328,500	\$345,000	\$370,000	\$400,000	\$427,250	+ 6.8%	+ 30.1%
Maple Grove	\$274,025	\$297,500	\$314,885	\$335,550	\$371,083	+ 10.6%	+ 35.4%
Maple Lake	\$195,000	\$205,000	\$233,337	\$257,000	\$268,318	+ 4.4%	+ 37.6%
Maple Plain	\$271,750	\$300,500	\$285,000	\$329,900	\$350,500	+ 6.2%	+ 29.0%
Maplewood	\$219,950	\$235,000	\$250,000	\$267,000	\$300,000	+ 12.4%	+ 36.4%
Marine on St. Croix	\$335,000	\$510,250	\$380,000	\$482,500	\$537,500	+ 11.4%	+ 60.4%
Mayer	\$239,000	\$266,950	\$276,610	\$289,900	\$320,000	+ 10.4%	+ 33.9%
Medicine Lake	\$677,500	\$0	\$760,000	\$750,000	\$762,500	+ 1.7%	+ 12.5%
Medina	\$640,000	\$675,000	\$616,560	\$675,373	\$800,500	+ 18.5%	+ 25.1%
Mendota	\$0	\$372,500	\$612,500	\$960,000	\$1,175,000	+ 22.4%	--
Mendota Heights	\$389,450	\$385,000	\$424,250	\$406,000	\$499,000	+ 22.9%	+ 28.1%
Miesville	\$217,500	\$122,000	\$0	\$296,000	\$0	- 100.0%	- 100.0%
Milaca	\$159,900	\$170,000	\$185,000	\$205,000	\$252,000	+ 22.9%	+ 57.6%
Minneapolis - (Citywide)	\$242,000	\$265,000	\$280,000	\$300,000	\$315,000	+ 5.0%	+ 30.2%
Minneapolis - Calhoun-Isle	\$340,000	\$362,500	\$360,000	\$389,500	\$440,000	+ 13.0%	+ 29.4%
Minneapolis - Camden	\$155,000	\$175,000	\$190,000	\$209,000	\$230,000	+ 10.0%	+ 48.4%
Minneapolis - Central	\$310,500	\$386,109	\$388,000	\$343,000	\$335,000	- 2.3%	+ 7.9%
Minneapolis - Longfellow	\$250,000	\$265,950	\$280,000	\$310,000	\$325,000	+ 4.8%	+ 30.0%
Minneapolis - Near North	\$155,000	\$171,000	\$189,900	\$216,500	\$235,000	+ 8.5%	+ 51.6%
Minneapolis - Nokomis	\$260,000	\$275,000	\$291,000	\$324,900	\$340,000	+ 4.6%	+ 30.8%
Minneapolis - Northeast	\$236,000	\$255,000	\$274,900	\$292,000	\$305,000	+ 4.5%	+ 29.2%
Minneapolis - Phillips	\$177,000	\$185,000	\$195,500	\$220,750	\$225,000	+ 1.9%	+ 27.1%
Minneapolis - Powderhorn	\$215,000	\$235,000	\$250,000	\$268,750	\$285,000	+ 6.0%	+ 32.6%
Minneapolis - Southwest	\$382,500	\$390,000	\$412,500	\$432,000	\$480,000	+ 11.1%	+ 25.5%
Minneapolis - University	\$243,500	\$277,200	\$275,000	\$298,992	\$310,000	+ 3.7%	+ 27.3%
Minnnetonka	\$335,000	\$347,500	\$358,250	\$399,000	\$430,000	+ 7.8%	+ 28.4%
Minnnetonka Beach	\$1,640,000	\$1,287,750	\$1,617,500	\$1,548,797	\$1,878,043	+ 21.3%	+ 14.5%
Minnetrissa	\$458,000	\$492,460	\$498,004	\$490,598	\$606,250	+ 23.6%	+ 32.4%
Montgomery	\$159,233	\$187,500	\$186,500	\$231,800	\$254,380	+ 9.7%	+ 59.8%
Monticello	\$214,000	\$229,950	\$240,000	\$263,000	\$307,000	+ 16.7%	+ 43.5%
Montrose	\$203,000	\$217,700	\$225,000	\$247,000	\$275,250	+ 11.4%	+ 35.6%
Mora	\$143,150	\$160,000	\$160,000	\$191,250	\$230,000	+ 20.3%	+ 60.7%
Mound	\$249,950	\$247,500	\$264,900	\$300,000	\$339,950	+ 13.3%	+ 36.0%
Mounds View	\$223,000	\$252,500	\$249,950	\$268,650	\$300,000	+ 11.7%	+ 34.5%
New Brighton	\$245,000	\$260,000	\$277,500	\$309,000	\$335,778	+ 8.7%	+ 37.1%
New Germany	\$212,930	\$185,900	\$192,500	\$233,950	\$293,000	+ 25.2%	+ 37.6%
New Hope	\$225,000	\$244,000	\$259,900	\$292,250	\$320,000	+ 9.5%	+ 42.2%
New Prague	\$248,171	\$268,000	\$273,950	\$298,691	\$342,950	+ 14.8%	+ 38.2%
New Richmond	\$205,000	\$225,000	\$244,841	\$264,900	\$300,000	+ 13.3%	+ 46.3%

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	2017	2018	2019	2020	2021	Change From 2020	Change From 2017
New Trier	\$205,088	\$69,100	\$239,900	\$135,000	\$290,000	+ 114.8%	+ 41.4%
Newport	\$203,500	\$260,000	\$290,000	\$311,000	\$430,000	+ 38.3%	+ 111.3%
North Branch	\$207,000	\$230,000	\$229,900	\$264,400	\$297,500	+ 12.5%	+ 43.7%
North Oaks	\$660,000	\$717,500	\$780,000	\$778,500	\$847,450	+ 8.9%	+ 28.4%
North Saint Paul	\$210,500	\$222,450	\$239,900	\$256,000	\$295,000	+ 15.2%	+ 40.1%
Northfield	\$243,500	\$258,000	\$264,450	\$281,950	\$324,900	+ 15.2%	+ 33.4%
Norwood Young America	\$214,450	\$220,000	\$222,450	\$230,000	\$267,450	+ 16.3%	+ 24.7%
Nowthen	\$329,900	\$352,750	\$394,500	\$391,500	\$438,500	+ 12.0%	+ 32.9%
Oak Grove	\$324,950	\$325,000	\$342,500	\$372,500	\$456,000	+ 22.4%	+ 40.3%
Oak Park Heights	\$235,000	\$240,000	\$243,000	\$277,750	\$314,950	+ 13.4%	+ 34.0%
Oakdale	\$211,250	\$225,000	\$234,000	\$257,500	\$295,250	+ 14.7%	+ 39.8%
Onamia	\$160,000	\$149,775	\$165,000	\$191,500	\$210,000	+ 9.7%	+ 31.3%
Orono	\$639,000	\$727,804	\$724,550	\$755,000	\$950,000	+ 25.8%	+ 48.7%
Osseo	\$205,000	\$215,000	\$250,000	\$257,900	\$299,000	+ 15.9%	+ 45.9%
Otsego	\$255,500	\$305,000	\$329,945	\$346,762	\$388,085	+ 11.9%	+ 51.9%
Pine City	\$149,963	\$149,500	\$189,000	\$207,000	\$221,000	+ 6.8%	+ 47.4%
Pine Springs	\$376,000	\$494,000	\$423,375	\$465,000	\$627,500	+ 34.9%	+ 66.9%
Plymouth	\$341,000	\$369,900	\$380,000	\$392,000	\$440,000	+ 12.2%	+ 29.0%
Princeton	\$181,400	\$215,000	\$236,250	\$259,900	\$310,000	+ 19.3%	+ 70.9%
Prior Lake	\$296,000	\$325,000	\$360,849	\$399,500	\$450,000	+ 12.6%	+ 52.0%
Ramsey	\$239,900	\$262,500	\$274,900	\$300,496	\$343,900	+ 14.4%	+ 43.4%
Randolph	\$254,500	\$220,000	\$288,500	\$374,900	\$360,000	- 4.0%	+ 41.5%
Red Wing	\$168,000	\$184,000	\$191,250	\$215,000	\$253,000	+ 17.7%	+ 50.6%
Richfield	\$235,700	\$250,000	\$272,000	\$290,000	\$325,000	+ 12.1%	+ 37.9%
River Falls	\$230,000	\$237,500	\$247,200	\$289,923	\$325,000	+ 12.1%	+ 41.3%
Robbinsdale	\$205,000	\$223,200	\$240,000	\$264,000	\$280,000	+ 6.1%	+ 36.6%
Rockford	\$213,250	\$234,000	\$257,449	\$279,000	\$330,000	+ 18.3%	+ 54.7%
Rogers	\$315,000	\$330,000	\$331,900	\$360,900	\$430,000	+ 19.1%	+ 36.5%
Rosemount	\$273,450	\$293,000	\$310,000	\$336,500	\$375,000	+ 11.4%	+ 37.1%
Roseville	\$243,000	\$262,000	\$275,000	\$290,000	\$332,250	+ 14.6%	+ 36.7%
Rush City	\$172,000	\$184,500	\$213,000	\$229,000	\$272,000	+ 18.8%	+ 58.1%
Saint Anthony	\$269,000	\$285,000	\$287,000	\$330,000	\$365,000	+ 10.6%	+ 35.7%
Saint Bonifacius	\$243,500	\$255,000	\$280,000	\$299,450	\$335,000	+ 11.9%	+ 37.6%
Saint Cloud MSA	\$171,500	\$180,000	\$196,000	\$214,475	\$239,000	+ 11.4%	+ 39.4%
Saint Francis	\$210,350	\$232,900	\$249,900	\$255,000	\$301,000	+ 18.0%	+ 43.1%
Saint Louis Park	\$264,663	\$287,000	\$305,000	\$328,825	\$340,000	+ 3.4%	+ 28.5%
Saint Mary's Point	\$268,000	\$169,100	\$1,013,750	\$502,000	\$345,000	- 31.3%	+ 28.7%
Saint Michael	\$275,000	\$305,500	\$305,000	\$346,700	\$407,200	+ 17.5%	+ 48.1%
Saint Paul	\$193,000	\$212,000	\$225,000	\$240,000	\$264,000	+ 10.0%	+ 36.8%
Saint Paul - Battle Creek / Highwood	\$191,258	\$209,500	\$219,900	\$232,000	\$255,000	+ 9.9%	+ 33.3%
Saint Paul - Como Park	\$225,000	\$240,000	\$253,000	\$274,950	\$290,000	+ 5.5%	+ 28.9%
Saint Paul - Dayton's Bluff	\$155,000	\$174,450	\$175,000	\$200,000	\$220,000	+ 10.0%	+ 41.9%
Saint Paul - Downtown	\$179,500	\$193,250	\$205,900	\$210,000	\$191,500	- 8.8%	+ 6.7%
Saint Paul - Greater East Side	\$170,000	\$185,100	\$199,500	\$215,000	\$240,000	+ 11.6%	+ 41.2%
Saint Paul - Hamline-Midway	\$207,000	\$218,000	\$223,500	\$250,000	\$274,750	+ 9.9%	+ 32.7%
Saint Paul - Highland Park	\$315,000	\$325,000	\$334,450	\$371,500	\$397,750	+ 7.1%	+ 26.3%

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	2017	2018	2019	2020	2021	Change From 2020	Change From 2017
Saint Paul - Merriam Park / Lexington-Hamline	\$287,500	\$325,000	\$335,000	\$350,000	\$367,400	+ 5.0%	+ 27.8%
Saint Paul - Macalester-Groveland	\$324,000	\$351,000	\$354,950	\$362,900	\$400,000	+ 10.2%	+ 23.5%
Saint Paul - North End	\$149,900	\$160,000	\$173,950	\$190,000	\$215,000	+ 13.2%	+ 43.4%
Saint Paul - Payne-Phalen	\$165,000	\$179,900	\$201,250	\$211,000	\$230,000	+ 9.0%	+ 39.4%
Saint Paul - St. Anthony Park	\$250,000	\$280,900	\$302,950	\$320,000	\$325,000	+ 1.6%	+ 30.0%
Saint Paul - Summit Hill	\$391,750	\$418,000	\$454,950	\$418,750	\$432,000	+ 3.2%	+ 10.3%
Saint Paul - Summit-University	\$230,000	\$244,250	\$251,000	\$287,450	\$280,000	- 2.6%	+ 21.7%
Saint Paul - Thomas-Dale (Frogtown)	\$145,700	\$165,000	\$180,000	\$198,454	\$219,900	+ 10.8%	+ 50.9%
Saint Paul - West Seventh	\$210,000	\$229,930	\$230,000	\$249,850	\$285,000	+ 14.1%	+ 35.7%
Saint Paul - West Side	\$175,900	\$191,000	\$209,000	\$224,500	\$250,000	+ 11.4%	+ 42.1%
Saint Paul Park	\$193,000	\$215,000	\$231,633	\$250,000	\$279,000	+ 11.6%	+ 44.6%
Savage	\$289,900	\$315,000	\$323,500	\$347,000	\$390,000	+ 12.4%	+ 34.5%
Scandia	\$412,500	\$362,450	\$400,000	\$398,000	\$550,000	+ 38.2%	+ 33.3%
Shakopee	\$229,900	\$250,000	\$274,808	\$305,000	\$340,629	+ 11.7%	+ 48.2%
Shoreview	\$251,500	\$264,900	\$288,500	\$306,000	\$347,500	+ 13.6%	+ 38.2%
Shorewood	\$509,000	\$549,795	\$630,000	\$560,000	\$779,750	+ 39.2%	+ 53.2%
Somerset	\$218,075	\$230,000	\$235,000	\$260,000	\$300,000	+ 15.4%	+ 37.6%
South Haven	\$248,550	\$285,160	\$277,625	\$270,000	\$300,000	+ 11.1%	+ 20.7%
South Saint Paul	\$192,000	\$214,950	\$223,200	\$241,950	\$268,000	+ 10.8%	+ 39.6%
Spring Lake Park	\$198,000	\$221,000	\$225,500	\$252,150	\$280,000	+ 11.0%	+ 41.4%
Spring Park	\$433,550	\$315,000	\$471,450	\$377,500	\$627,000	+ 66.1%	+ 44.6%
Stacy	\$245,000	\$265,000	\$240,000	\$310,000	\$350,000	+ 12.9%	+ 42.9%
Stillwater	\$316,000	\$334,950	\$345,000	\$380,000	\$455,000	+ 19.7%	+ 44.0%
Sunfish Lake	\$921,500	\$738,750	\$1,125,000	\$1,212,500	\$1,700,000	+ 40.2%	+ 84.5%
Tonka Bay	\$526,393	\$861,862	\$680,000	\$910,350	\$1,144,500	+ 25.7%	+ 117.4%
Vadnais Heights	\$240,000	\$247,450	\$270,125	\$299,900	\$300,000	+ 0.0%	+ 25.0%
Vermillion	\$215,000	\$217,000	\$264,000	\$245,100	\$0	- 100.0%	- 100.0%
Victoria	\$439,900	\$439,000	\$459,845	\$488,370	\$526,250	+ 7.8%	+ 19.6%
Waconia	\$272,000	\$304,000	\$315,000	\$330,000	\$415,000	+ 25.8%	+ 52.6%
Watertown	\$241,713	\$263,756	\$268,250	\$290,632	\$315,000	+ 8.4%	+ 30.3%
Waterville	\$130,000	\$162,400	\$164,900	\$198,000	\$220,000	+ 11.1%	+ 69.2%
Wayzata	\$905,812	\$741,050	\$647,500	\$887,500	\$855,000	- 3.7%	- 5.6%
West Saint Paul	\$195,900	\$220,000	\$230,000	\$249,200	\$280,000	+ 12.4%	+ 42.9%
White Bear Lake	\$229,950	\$244,900	\$260,000	\$282,750	\$315,000	+ 11.4%	+ 37.0%
Willernie	\$215,000	\$229,585	\$209,000	\$255,000	\$244,967	- 3.9%	+ 13.9%
Winthrop	\$96,000	\$120,000	\$115,900	\$140,250	\$158,000	+ 12.7%	+ 64.6%
Woodbury	\$312,000	\$325,000	\$352,000	\$376,200	\$410,000	+ 9.0%	+ 31.4%
Woodland	\$1,222,500	\$1,300,000	\$1,175,000	\$1,052,500	\$1,301,250	+ 23.6%	+ 6.4%
Wyoming	\$254,200	\$280,000	\$305,000	\$310,000	\$354,500	+ 14.4%	+ 39.5%
Zimmerman	\$216,250	\$240,000	\$260,000	\$286,000	\$324,840	+ 13.6%	+ 50.2%
Zumbrota	\$199,950	\$210,000	\$226,450	\$237,750	\$272,000	+ 14.4%	+ 36.0%

# Median Prices – Minneapolis Neighborhoods

	2017	2018	2019	2020	2021	Change From 2020	Change From 2017
<b>Minneapolis</b>	<b>\$242,000</b>	<b>\$265,000</b>	<b>\$280,000</b>	<b>\$300,000</b>	<b>\$315,000</b>	<b>+ 5.0%</b>	<b>+ 30.2%</b>
Armatage	\$322,000	\$328,500	\$345,150	\$389,900	\$401,750	+ 3.0%	+ 24.8%
Audubon Park	\$242,250	\$262,000	\$285,000	\$315,000	\$313,000	- 0.6%	+ 29.2%
Bancroft	\$222,000	\$249,900	\$260,000	\$279,500	\$290,000	+ 3.8%	+ 30.6%
Beltrami	\$218,500	\$281,000	\$235,000	\$256,806	\$286,200	+ 11.4%	+ 31.0%
Bottineau	\$260,000	\$285,000	\$297,000	\$305,000	\$325,000	+ 6.6%	+ 25.0%
Bryant	\$232,250	\$265,000	\$275,000	\$294,500	\$312,500	+ 6.1%	+ 34.6%
Bryn Mawr	\$346,000	\$410,000	\$451,350	\$450,000	\$465,000	+ 3.3%	+ 34.4%
Cedar - Isles - Dean	\$548,500	\$422,200	\$420,000	\$437,500	\$467,500	+ 6.9%	- 14.8%
Cedar-Riverside	\$175,000	\$173,700	\$180,000	\$149,900	\$165,268	+ 10.3%	- 5.6%
Central	\$217,700	\$252,480	\$245,000	\$279,000	\$290,000	+ 3.9%	+ 33.2%
Cleveland	\$160,000	\$185,000	\$193,250	\$207,812	\$240,000	+ 15.5%	+ 50.0%
Columbia Park	\$222,550	\$229,700	\$236,000	\$257,000	\$277,000	+ 7.8%	+ 24.5%
Cooper	\$274,950	\$288,600	\$301,000	\$310,000	\$360,000	+ 16.1%	+ 30.9%
Corcoran Neighborhood	\$211,000	\$225,000	\$239,950	\$250,000	\$272,250	+ 8.9%	+ 29.0%
Diamond Lake	\$290,930	\$320,000	\$339,500	\$389,500	\$390,000	+ 0.1%	+ 34.1%
Downtown East – Mpls	\$560,000	\$544,353	\$550,899	\$589,950	\$589,000	- 0.2%	+ 5.2%
Downtown West – Mpls	\$244,350	\$262,000	\$274,450	\$259,950	\$251,250	- 3.3%	+ 2.8%
East Calhoun (ECCO)	\$427,500	\$327,000	\$517,317	\$545,000	\$575,000	+ 5.5%	+ 34.5%
East Harriet	\$365,000	\$327,500	\$366,000	\$417,450	\$404,000	- 3.2%	+ 10.7%
East Isles	\$507,544	\$370,000	\$364,850	\$390,000	\$375,000	- 3.8%	- 26.1%
East Phillips	\$177,500	\$185,000	\$184,350	\$220,000	\$219,500	- 0.2%	+ 23.7%
Elliot Park	\$337,450	\$319,900	\$380,000	\$310,000	\$300,000	- 3.2%	- 11.1%
Ericsson	\$265,000	\$297,500	\$285,000	\$321,000	\$350,000	+ 9.0%	+ 32.1%
Field	\$299,450	\$325,000	\$309,000	\$352,500	\$381,200	+ 8.1%	+ 27.3%
Folwell	\$126,000	\$158,950	\$167,500	\$195,700	\$207,500	+ 6.0%	+ 64.7%
Fulton	\$498,500	\$506,000	\$500,000	\$524,950	\$555,500	+ 5.8%	+ 11.4%
Hale	\$345,000	\$349,250	\$397,000	\$415,000	\$440,000	+ 6.0%	+ 27.5%
Harrison	\$175,250	\$210,000	\$197,900	\$234,000	\$245,000	+ 4.7%	+ 39.8%
Hawthorne	\$148,700	\$174,950	\$173,500	\$205,000	\$220,000	+ 7.3%	+ 47.9%
Hiawatha	\$246,500	\$270,000	\$286,750	\$315,000	\$312,450	- 0.8%	+ 26.8%
Holland	\$196,000	\$217,450	\$251,000	\$262,000	\$285,000	+ 8.8%	+ 45.4%
Howe	\$250,000	\$258,950	\$273,950	\$305,750	\$300,000	- 1.9%	+ 20.0%
Jordan Neighborhood	\$135,000	\$160,000	\$180,900	\$200,000	\$215,000	+ 7.5%	+ 59.3%
Keewaydin	\$271,900	\$273,750	\$320,900	\$349,000	\$332,590	- 4.7%	+ 22.3%
Kenny	\$308,000	\$352,500	\$348,250	\$375,000	\$410,000	+ 9.3%	+ 33.1%
Kenwood	\$920,000	\$925,000	\$920,000	\$1,080,000	\$1,105,000	+ 2.3%	+ 20.1%
Kenyon	\$154,700	\$159,900	\$167,000	\$208,450	\$200,000	- 4.1%	+ 29.3%
King Field	\$288,900	\$315,550	\$337,890	\$340,000	\$370,000	+ 8.8%	+ 28.1%
Lind-Bohanon	\$153,075	\$175,000	\$187,000	\$205,000	\$232,000	+ 13.2%	+ 51.6%
Linden Hills	\$524,100	\$529,000	\$577,000	\$530,000	\$660,000	+ 24.5%	+ 25.9%
Logan Park	\$225,500	\$289,900	\$289,900	\$294,000	\$299,500	+ 1.9%	+ 32.8%
Longfellow	\$215,000	\$254,450	\$260,000	\$300,000	\$305,000	+ 1.7%	+ 41.9%

# Median Prices – Minneapolis Neighborhoods

	2017	2018	2019	2020	2021	Change From 2020	Change From 2017
Loring Park	\$254,500	\$232,250	\$276,500	\$250,000	\$261,200	+ 4.5%	+ 2.6%
Lowry Hill	\$426,250	\$304,000	\$305,000	\$462,000	\$571,481	+ 23.7%	+ 34.1%
Lowry Hill East	\$271,400	\$318,000	\$298,250	\$300,000	\$305,750	+ 1.9%	+ 12.7%
Lyndale	\$195,000	\$218,950	\$268,500	\$236,500	\$255,000	+ 7.8%	+ 30.8%
Lynnhurst	\$539,450	\$549,000	\$536,000	\$585,000	\$625,000	+ 6.8%	+ 15.9%
Marcy Holmes	\$258,000	\$284,000	\$310,000	\$298,992	\$320,000	+ 7.0%	+ 24.0%
Marshall Terrace	\$214,000	\$204,000	\$244,375	\$255,000	\$280,000	+ 9.8%	+ 30.8%
McKinley	\$128,250	\$155,000	\$174,900	\$185,000	\$192,000	+ 3.8%	+ 49.7%
Midtown Phillips	\$173,759	\$195,000	\$207,000	\$229,900	\$247,000	+ 7.4%	+ 42.2%
Minnehaha	\$217,500	\$237,000	\$256,500	\$282,450	\$299,900	+ 6.2%	+ 37.9%
Morris Park	\$210,000	\$227,500	\$241,000	\$262,000	\$285,000	+ 8.8%	+ 35.7%
Near North	\$171,326	\$175,000	\$212,500	\$217,950	\$230,000	+ 5.5%	+ 34.2%
Nicollet Island - East Bank	\$385,000	\$380,000	\$320,750	\$499,900	\$370,000	- 26.0%	- 3.9%
North Loop	\$375,500	\$380,000	\$363,500	\$382,500	\$391,500	+ 2.4%	+ 4.3%
Northeast Park	\$237,000	\$225,000	\$262,300	\$267,800	\$345,000	+ 28.8%	+ 45.6%
Northrop	\$267,750	\$275,000	\$300,000	\$328,250	\$347,250	+ 5.8%	+ 29.7%
Page	\$410,000	\$419,950	\$400,000	\$447,000	\$487,500	+ 9.1%	+ 18.9%
Phillips West	\$211,500	\$201,755	\$164,950	\$245,000	\$240,000	- 2.0%	+ 13.5%
Powderhorn Park	\$213,450	\$216,000	\$235,000	\$263,052	\$272,000	+ 3.4%	+ 27.4%
Prospect Park – East River Road	\$257,000	\$331,000	\$299,000	\$341,000	\$360,000	+ 5.6%	+ 40.1%
Regina	\$240,000	\$234,250	\$260,500	\$300,000	\$265,000	- 11.7%	+ 10.4%
Seward	\$251,600	\$292,150	\$274,750	\$339,250	\$331,500	- 2.3%	+ 31.8%
Sheridan	\$241,250	\$275,000	\$252,500	\$316,000	\$300,000	- 5.1%	+ 24.4%
Shingle Creek	\$169,900	\$195,500	\$210,000	\$225,000	\$245,500	+ 9.1%	+ 44.5%
South Uptown	\$155,532	\$175,000	\$198,450	\$230,000	\$253,000	+ 10.0%	+ 62.7%
Southeast Como	\$227,944	\$250,500	\$245,000	\$260,000	\$307,500	+ 18.3%	+ 34.9%
St. Anthony East	\$202,500	\$255,000	\$305,000	\$315,000	\$307,500	- 2.4%	+ 51.9%
St. Anthony West	\$345,000	\$336,000	\$345,000	\$365,000	\$380,000	+ 4.1%	+ 10.1%
Standish	\$228,000	\$249,450	\$261,100	\$285,000	\$299,000	+ 4.9%	+ 31.1%
Stevens Square – Loring Heights	\$129,375	\$160,200	\$135,000	\$131,150	\$175,750	+ 34.0%	+ 35.8%
Sumner-Glenwood	\$285,000	\$289,000	\$342,500	\$345,000	\$302,500	- 12.3%	+ 6.1%
Tangletown	\$435,000	\$356,000	\$452,000	\$476,000	\$502,000	+ 5.5%	+ 15.4%
University of Minnesota	\$0	\$0	\$0	\$0	\$0	--	--
Ventura Village	\$196,000	\$167,500	\$215,000	\$154,500	\$190,450	+ 23.3%	- 2.8%
Victory	\$182,500	\$206,300	\$222,000	\$236,100	\$260,000	+ 10.1%	+ 42.5%
Waite Park	\$235,000	\$257,400	\$269,950	\$290,000	\$305,500	+ 5.3%	+ 30.0%
Webber-Camden	\$149,000	\$165,000	\$172,500	\$193,950	\$220,000	+ 13.4%	+ 47.7%
Wenonah	\$246,000	\$258,000	\$271,000	\$285,000	\$296,000	+ 3.9%	+ 20.3%
West Calhoun	\$227,500	\$190,000	\$190,875	\$195,000	\$279,900	+ 43.5%	+ 23.0%
Whittier	\$164,500	\$181,285	\$190,500	\$175,000	\$186,500	+ 6.6%	+ 13.4%
Willard-Hay	\$155,532	\$175,000	\$198,450	\$230,000	\$253,000	+ 10.0%	+ 62.7%
Windom	\$284,000	\$290,000	\$320,000	\$346,000	\$360,000	+ 4.0%	+ 26.8%
Windom Park	\$277,000	\$255,000	\$299,900	\$311,020	\$349,950	+ 12.5%	+ 26.3%

# Median Prices – Townships

	2017	2018	2019	2020	2021	Change From 2020	Change From 2017
Baytown Township	\$725,000	\$645,000	\$653,500	\$685,000	\$730,000	+ 6.6%	+ 0.7%
Belle Plaine Township	\$390,000	\$420,000	\$370,000	\$475,500	\$0	- 100.0%	- 100.0%
Benton Township	\$257,000	\$300,750	\$0	\$0	\$0	--	- 100.0%
Blakeley Township	\$122,500	\$0	\$512,400	\$0	\$0	--	- 100.0%
Camden Township	\$0	\$0	\$505,000	\$0	\$0	--	--
Castle Rock Township	\$417,450	\$337,000	\$275,000	\$487,000	\$0	- 100.0%	- 100.0%
Cedar Lake Township	\$296,750	\$419,200	\$430,000	\$297,550	\$650,000	+ 118.5%	+ 119.0%
Credit River Township	\$580,000	\$612,500	\$575,000	\$627,500	\$755,000	+ 20.3%	+ 30.2%
Dahlgren Township	\$381,500	\$349,950	\$460,418	\$0	\$615,000	--	+ 61.2%
Douglas Township	\$380,000	\$300,000	\$439,000	\$0	\$0	--	- 100.0%
Empire Township	\$275,000	\$352,365	\$365,925	\$205,500	\$342,500	+ 66.7%	+ 24.5%
Eureka Township	\$220,000	\$246,750	\$262,400	\$238,750	\$320,000	+ 34.0%	+ 45.5%
Greenvale Township	\$311,000	\$499,900	\$342,250	\$435,450	\$0	- 100.0%	- 100.0%
Grey Cloud Island Township	\$381,000	\$259,000	\$332,500	\$1,400,000	\$0	- 100.0%	- 100.0%
Hancock Township	\$0	\$407,500	\$0	\$320,000	\$0	- 100.0%	--
Hassan Township	\$0	\$0	\$0	\$0	\$0	--	--
Helena Township	\$295,000	\$480,000	\$435,000	\$615,000	\$0	- 100.0%	- 100.0%
Hollywood Township	\$320,000	\$0	\$0	\$0	\$0	--	- 100.0%
Jackson Township	\$170,000	\$112,500	\$164,900	\$185,000	\$173,500	- 6.2%	+ 2.1%
Laketown Township	\$206,000	\$245,000	\$285,500	\$225,000	\$218,500	- 2.9%	+ 6.1%
Linwood Township	\$294,200	\$299,900	\$289,900	\$369,950	\$387,950	+ 4.9%	+ 31.9%
Louisville Township	\$328,125	\$240,000	\$360,500	\$775,000	\$0	- 100.0%	- 100.0%
Marshan Township	\$479,889	\$318,650	\$370,000	\$402,450	\$0	- 100.0%	- 100.0%
May Township	\$540,000	\$420,000	\$492,500	\$472,500	\$564,500	+ 19.5%	+ 4.5%
New Market Township	\$329,000	\$419,000	\$450,000	\$570,000	\$0	- 100.0%	- 100.0%
Nininger Township	\$247,450	\$196,500	\$345,000	\$250,000	\$0	- 100.0%	- 100.0%
Randolph Township	\$359,000	\$385,950	\$377,950	\$0	\$0	--	- 100.0%
Ravenna Township	\$310,863	\$394,900	\$340,000	\$300,000	\$585,000	+ 95.0%	+ 88.2%
San Francisco Township	\$332,200	\$423,000	\$515,000	\$0	\$0	--	- 100.0%
Sand Creek Township	\$397,200	\$0	\$303,500	\$58,000	\$106,000	+ 82.8%	- 73.3%
Sciota Township	\$0	\$224,900	\$0	\$0	\$0	--	--
Spring Lake Township	\$437,500	\$511,250	\$492,500	\$525,000	\$740,000	+ 41.0%	+ 69.1%
St. Lawrence Township	\$458,000	\$426,000	\$652,850	\$0	\$0	--	- 100.0%
Stillwater Township	\$466,500	\$550,000	\$480,000	\$640,000	\$628,500	- 1.8%	+ 34.7%
Vermillion Township	\$419,000	\$326,000	\$480,000	\$0	\$567,000	--	+ 35.3%
Waconia Township	\$360,000	\$797,500	\$349,950	\$515,000	\$855,000	+ 66.0%	+ 137.5%
Waterford Township	\$197,500	\$0	\$315,248	\$0	\$0	--	- 100.0%
Watertown Township	\$282,450	\$448,875	\$681,000	\$725,000	\$0	- 100.0%	- 100.0%
West Lakeland Township	\$528,500	\$500,000	\$537,500	\$602,750	\$752,150	+ 24.8%	+ 42.3%
White Bear Township	\$269,500	\$295,000	\$300,000	\$335,000	\$405,000	+ 20.9%	+ 50.3%
Young America Township	\$355,000	\$0	\$426,250	\$0	\$0	--	- 100.0%

# Median Prices – Counties

	2017	2018	2019	2020	2021	Change From 2020	Change From 2017
Anoka County	\$232,000	\$250,000	\$265,000	\$286,500	\$327,500	+ 14.3%	+ 41.2%
Carver County	\$311,650	\$321,431	\$340,000	\$362,330	\$415,000	+ 14.5%	+ 33.2%
Chisago County	\$229,900	\$249,950	\$255,000	\$280,000	\$324,000	+ 15.7%	+ 40.9%
Dakota County	\$252,500	\$269,900	\$288,500	\$310,950	\$347,000	+ 11.6%	+ 37.4%
Goodhue County	\$194,000	\$198,668	\$217,800	\$227,500	\$264,900	+ 16.4%	+ 36.5%
Hennepin County	\$263,500	\$283,000	\$300,000	\$325,000	\$350,000	+ 7.7%	+ 32.8%
Isanti County	\$195,000	\$217,000	\$229,000	\$249,900	\$289,000	+ 15.6%	+ 48.2%
Kanabec County	\$144,050	\$164,500	\$165,000	\$195,000	\$230,000	+ 17.9%	+ 59.7%
Le Sueur County	\$171,000	\$199,900	\$210,500	\$229,950	\$255,000	+ 10.9%	+ 49.1%
Mille Lacs County	\$160,500	\$175,000	\$187,500	\$210,000	\$245,000	+ 16.7%	+ 52.6%
Ramsey County	\$216,500	\$233,000	\$245,750	\$261,000	\$290,000	+ 11.1%	+ 33.9%
Rice County	\$216,830	\$224,000	\$245,000	\$262,000	\$298,500	+ 13.9%	+ 37.7%
Scott County	\$267,000	\$295,000	\$305,000	\$340,000	\$380,000	+ 11.8%	+ 42.3%
Sherburne County	\$223,950	\$242,000	\$256,900	\$285,000	\$330,000	+ 15.8%	+ 47.4%
Sibley County	\$132,000	\$155,500	\$155,000	\$168,000	\$200,000	+ 19.0%	+ 51.5%
St. Croix County	\$238,546	\$250,000	\$269,900	\$292,900	\$330,454	+ 12.8%	+ 38.5%
Washington County	\$278,500	\$300,000	\$325,000	\$347,250	\$385,000	+ 10.9%	+ 38.2%
Wright County	\$236,247	\$255,098	\$265,000	\$295,000	\$347,000	+ 17.6%	+ 46.9%



# Historical Review

Year	Listings Processed	Dollar Volume (in billions)	Number of Units Sold	Average Sales Price
1980	37,018	\$1.34	18,351	\$74,069
1981	35,580	\$1.25	15,675	\$80,238
1982	41,465	\$1.00	12,193	\$82,288
1983	50,794	\$1.35	15,914	\$84,953
1984	53,646	\$1.55	18,231	\$85,007
1985	51,492	\$1.87	21,335	\$87,789
1986	58,382	\$2.52	28,015	\$90,319
1987	55,422	\$2.46	25,772	\$95,914
1988	80,771	\$3.21	34,244	\$93,977
1989	89,170	\$3.28	33,962	\$96,658
1990	78,548	\$3.37	34,496	\$98,016
1991	71,850	\$3.52	35,598	\$99,402
1992	72,730	\$4.31	41,944	\$103,264
1993	70,685	\$4.30	39,842	\$107,569
1994	63,369	\$4.73	42,454	\$111,806
1995	64,556	\$4.94	42,310	\$117,053
1996	73,433	\$5.82	46,949	\$124,022
1997	63,189	\$5.68	41,441	\$137,085
1998	64,280	\$7.09	47,836	\$147,346
1999	57,573	\$7.62	46,675	\$163,277
2000	59,618	\$8.76	48,208	\$181,605
2001	71,861	\$10.22	50,298	\$203,136
2002	73,940	\$11.33	51,212	\$221,275
2003	89,592	\$13.92	58,275	\$238,798
2004	101,832	\$15.78	61,179	\$257,835
2005	101,582	\$16.78	61,030	\$272,237
2006	110,304	\$14.07	50,246	\$277,496
2007	107,281	\$11.53	41,698	\$274,109
2008	95,588	\$9.54	40,323	\$234,861
2009	84,731	\$9.27	46,607	\$197,946
2010	83,498	\$8.24	38,989	\$209,602
2011	70,218	\$8.18	42,303	\$192,061
2012	67,177	\$10.45	49,598	\$209,198
2013	73,392	\$12.75	53,964	\$234,785
2014	75,000	\$12.72	50,406	\$251,015
2015	78,851	\$15.08	57,422	\$261,420
2016	77,902	\$16.73	61,078	\$273,089
2017	76,180	\$18.04	61,303	\$293,639
2018	76,002	\$18.55	59,295	\$312,079
2019	76,237	\$19.68	59,858	\$327,882
2020	76,377	\$22.84	64,517	\$353,455
2021	75,536	\$26.14	66,319	\$393,290

## 1980–1996

All property types and all MLS districts.

## 1997–2002

Single-family detached homes, condominiums, townhomes and twin homes for the 13-county metro area.

## 2003–Present

Single-family detached homes, condominiums, townhomes and twin homes.

In 2012, home sales were recalculated to account for all late-recorded activity, affecting data back to 2003.

In 2017, the metro area expanded by three counties. All numbers were recalculated back to 2003 to account for the 16-county metro area.

Visit [mplsrealtor.com](https://mplsrealtor.com) to access up-to-date market reports throughout the year. See residential real estate trends in sharp detail by week, month and geography through a mobile-ready interactive interface that allows for the creation of shareable charts.



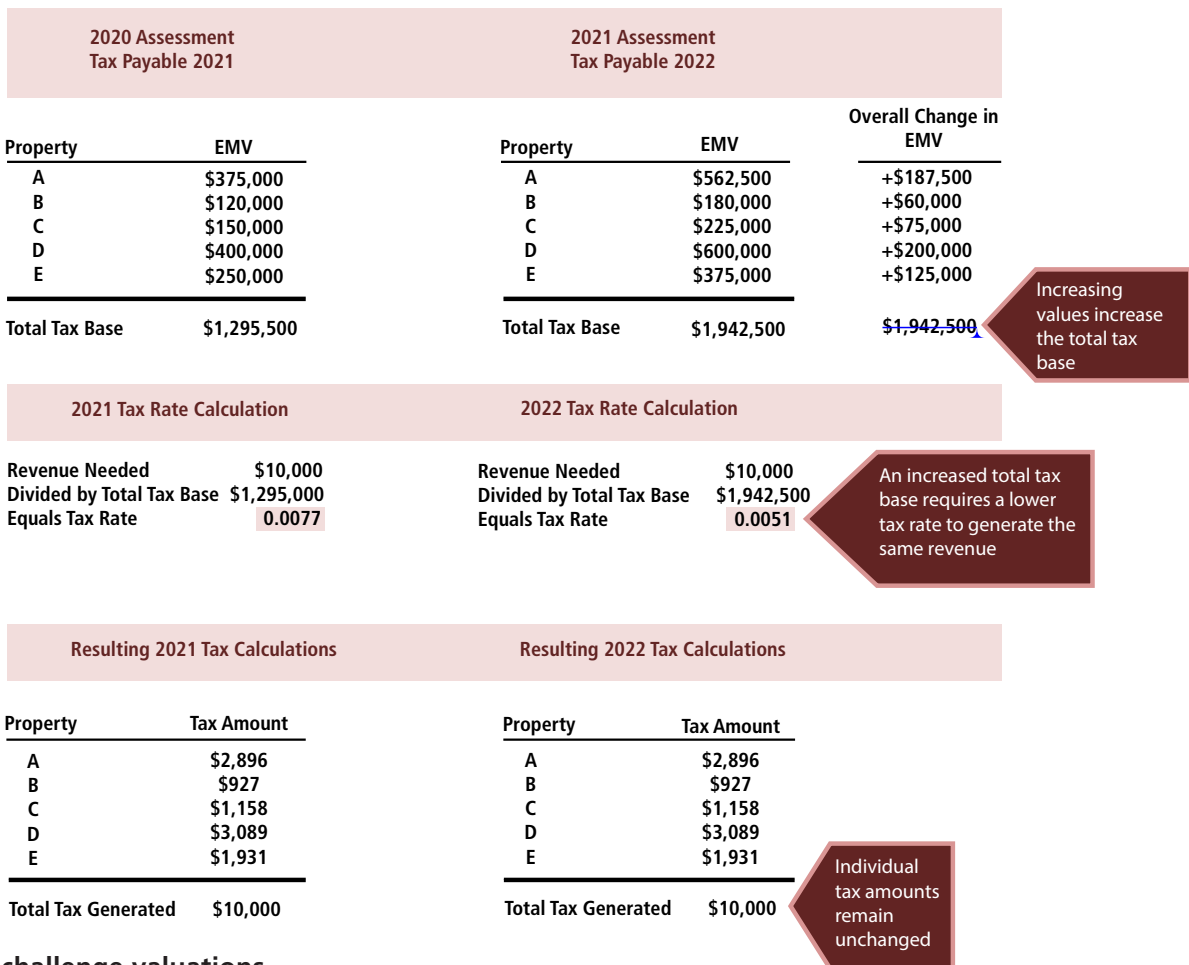
# Valuations Are Just One Factor that Determine Property Taxes

Anyone who owns a house or business is likely aware property values have increased over the past year-plus, and that trend is likely to continue further into 2022.

So when valuation notices are sent out by Anoka County in early spring this year, it's very likely, in many cases, property owners will notice an increase in both their estimated market value and taxable market value. After seeing this increase, the logical reaction is "My property taxes are going to go up significantly." This may not actually be the case, because there are several factors that impact how much a home or business owner pays in property taxes.

While property value does play a part in the share of taxes an individual pays, it's less of a factor than one might assume. How your tax amount changes from year to year is influenced more by the revenues needed to fund local government (including cities and school districts). For example, if Anoka County increased all values by 50 percent, the resulting tax amounts would not increase by 50 percent; the tax rates would be  $\downarrow$  to generate the same amount of tax revenue.

The following example illustrates that same basic concept:



## How to challenge valuations

Overall, the work of assessors, which is completed annually before the assessment date of Jan. 2, is very accurate and reflects market value as of Jan. 2 each year. If you feel your valuation is inaccurate there are options to challenge an assessment:

INSERT LOCAL BOARD OF EQUALIZATION GRAPHIC HERE IN FEBRUARY.

2. The County Board of Appeal and Equalization: This meeting is scheduled for INSERT TIME AND DATE and will also be held at the Anoka County Government Center in the boardroom. An appointment must be made in advance to appear before the County Board. To schedule an appointment, please call the county assessor's office at 763-324-1175.



Police Report  
April 2022  
Submitted for Council Meeting: May 16, 2022

The Spring Lake Park Police Department responded to six hundred forty-two calls for service for the month of April 2022. This is compared to responding to five hundred and sixty-two calls for service in April of 2021.

Officer Imig our School Resource Officer reports handling ten calls for service at our local schools for the month of April 2022, along with conducting twenty-three student contacts, thirty-nine escorts and seven follow up investigations into school related incidents. Officer Imig reported attending several events including the Spring Lake Park High School Career Fair, an OEC meeting, a class presentation and Coffee with a Cop. For further details see Officer Imig's attached report.

Investigator Bennek reports handling a case load of twenty-six cases for the month of April 2022. Twenty-three felony cases, two gross misdemeanor cases and one misdemeanor case. Investigator Bennek also reports monitoring five active forfeiture cases. Inv. Bennek has also been working on coordinating our catalytic converter event on May 16<sup>th</sup>, 2022 along with registering and handing out kits at the Spring Lake Park Police Department. Inv. Bennek also attended Coffee with a Cop. For further details see Investigator Bennek's attached report.

The Spring Lake Park Police Department Administrative Office Staff continues to do an outstanding job running the day to day front office operations. They continued to assist myself in projects including Coffee with a Cop and imagining in items in an attempt to go paperless in the Police Department.

The month of April 2022 was a busy month for myself as well. Besides the day to day operations of the police department, I attended several events including, hosting a question and answer meeting with the Hayes/Garfield neighborhood, the Spring Lake Park High Scholl Career Fair, welcomed attendees and answered questions at the Safe driver's class hosted by the Park and Rec department, and attended Coffee with a cop. I also continued to stay busy with the office hiring process that is currently going on. We are currently in the background stage of that process.

I want to express my thanks to the Officers of the Spring Lake Park PD for continuing to provide exceptional services to the citizens of Spring Lake Park.

This will conclude my report for the month of April 2022.

Are there any questions

# School Resource Officer Report April 2022

Incidents by School Location	Reports (ICRs)	Student Contacts*	Escorts/Other	Follow Up Inv.
Spring Lake Park High School	9	23	38	7
Discovery Days (pre-school)				
Lighthouse School				
Park Terrace Elementary School	1			
District Office				
Able and Terrace Parks (School Related)				
School Related				
Miscellaneous Locations			1	
Totals:	10	23	39	7

\*refers to consultations with students not requiring a police report

Breakdown of Reports (ICRs)	
Theft reports (cellphones, iPods, bikes, etc...)	1
Students charged with Assault or Disorderly Conduct	
Students charged with other crimes	
Non-students Charged	
Warrant Arrests	
Miscellaneous reports	9

Officer Aaron Imig

## Spring Lake Park Police Department Investigations Monthly Report

**April 2022**

## **Total Case Load**

### **Case Load by Level of Offense: 26**

<b>Felony</b>	<b>23</b>
<b>Gross Misdemeanor</b>	<b>2</b>
<b>Misdemeanor</b>	<b>1</b>

### **Case Dispositions:**

<b>County Attorney</b>	<b>24</b>
<b>Juvenile County Attorney</b>	<b>0</b>
<b>City Attorney</b>	<b>2</b>
<b>Forward to Other Agency</b>	<b>0</b>
<b>SLP Liaison</b>	<b>0</b>
<b>Carried Over</b>	<b>0</b>
<b>Unfounded</b>	<b>0</b>
<b>Exceptionally Cleared</b>	<b>0</b>
<b>Closed/Inactive</b>	<b>0</b>

### **Forfeitures:**

<b>Active Forfeitures</b>	<b>5</b>
<b>Forfeitures Closed</b>	<b>1</b>

Investigator Tony Bennek

# Parks and Recreation Department

## April 2022 Report

### Recreation Programs

- Recreational activities which were held in April included: Classes in Ninja Warrior Fitness, Yoga, Youth Karate, Esports, basketball, dance, Pickleball, Medicare 101, Nordic Walking, mature drivers, cooking, Bingo, Card Club and art classes. Day Trips included a tour of Historic Churches and a trip to Day Trippers Theater.
- Easter Egg Hunt was held Saturday, April 9 with over 92 Families registered.
- Co-Rec Youth Softball leagues (4 teams in each division) and Adult Leagues (14 Teams) have begun.
- Dine and Dance Summer Music in the Park begins June 1 with the SLP High School Jazz Band.
- Staff continue to take daily registrations for all programs:
  - Adult and Youth Enrichment and Sports
  - Adult day trips
  - Extended Tours Mackinac Island September 29 – October 2, Stillwater October 21- 22, Kansas City -November 30- December 5, Shades of Ireland – November 2022, Hawaii - January 2023

### Parks

- Field Rentals have been received for Lakeside Lions Park and Able Park by outside youth organizations with reservations starting in April
- Adopt-A-Flower Program volunteers may register to tend the flowers in the parks. Several volunteers are returning from last year and we wish to thank them for their hard work. The flower beds looked fantastic last year even during a drought.
- Adopt-A-Storm Drain Program – new this year, residents may register to adopt a storm drain through a national program.
- Community Garden Raised Beds – Raised garden beds at Sanburnol are available for the community to rent. Contact the Recreation Department for details. Currently all beds have been reserved.
- Staff met with the Wendel architecture firm to review the second options and estimate costs on the reconstruction designs of Able Park. Costs are being compared to a pre-engineered design. Once all designs and estimates are in, staff will present all options to council.

- The Terrace Park shelter delivery date is expected at the end of May.
- Able Park basketball court reconstruction will be scheduled for late spring. (Work began May 10).

## Tower Days

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- The committee, consisting of 11 community members, meets the last Tuesday of the month. 6:30pm at City Hall.
- New for 2022
  - 2-mile fun run to kick off the parade. Register at [www.slprec.org](http://www.slprec.org)
  - Saturday afternoon and evening activities including music by Lori Dokken and Jonah and the Whales
  - Fireworks moved to Saturday night following Jonah and the Whales
  - Bingo will be at Lakeside Lions both Saturday and Sunday afternoon
  - Car Show will be held at Kraus-Hartig VFW on Sunday from 10:00am – 3:00pm \$5.00 entry fee

Preparation continues for the parade, craft and business fair, Sunday activities include the Lumberjacks, bungee trampoline, food trucks, table top carnival games and giant slide.

## Department Activity

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- Staff attended the Career Day at SLP High School on April 6
- Director Okey attended the following meetings during April:
  - Parks and Recreation Commission meeting on April 5.
  - City Council session on April 18.
  - Tower Days Committee Meeting on April 26
  - League of MN Cities Safety and Loss Control Workshop on April 21.
  - Lions Pancake Breakfast on Sunday, April 24
  - Safety Committee Meeting on April 26
- Staff continued to monitor safety recommendations from MDH and CDC.
- Recreation Department is currently hiring for summer playground seasonal staff.

## Upcoming Programs

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- Summer Playground Programs
- Dance Classes
- Yoga Classes
- Cooking Classes
- Youth Basketball and soccer
- Day trips to Lake Minnetonka – Boat Cruise, Old Log Theater Productions, Mystery Trip, Spam! Tour of Austin, Viking Training Facility

Music in the Park

# Summer Dine & Dance

WEDNESDAYS 6:30 pm - 8:00 pm

Lakeside Lions Park

7840 Pleasant View Dr

June 1

SLP HS Jazz Band  
- Jazz Music

June 8

Michael Handler Project  
- Inventive Acoustic Music

June 22

The Castaways  
- Classic Rock

July 6

Miss Myra & The Moonshiners  
- Vintage Jazz & Blues

July 20

Ali & Joe  
- Acoustic Cover Song Duo

August 3

Dan Ferstenou  
- Acoustic, Folk & Classic Country

August 17

The Jimtones  
*Back by Popular Demand!*  
Rock & Oldies

Concessions Available  
by SLP Beyond the  
Yellow Ribbon





# 2022 Sponsors

## Title Sponsor

Spring Lake Park Lions Club  
SLP Parks & Recreation

## Platinum Sponsor

Blaine Festival

## Silver Star

ABC Newspaper-BSLP Life  
WSB and Associates

## Bronze Star

Gentle Giant Realtor— Nichole Hayden—Edina Realty  
Carson, Clelland & Schreder Attorneys at Law  
Stantec Consulting, Citywide Service Corp  
Jim Kugler-Making Health Insurance Simple

## Patriot

Public Indoor Tennis, Spring Lake Park Lumber  
MYAS, Lincoln Pawn, The Sunset Grill

## Community Support

SBM Fire Department  
SLP Parks and Recreation Commission  
Torg Brewery  
Kraus Hartig VFW  
Coon Rapids Culvers  
Spring Lake Park Schools

You too can support Tower Days. With just a \$3 cash donation you will receive a Tower Days Commemorative Button. Buttons are available at SLP City Hall, SLP Lions, Torg Brewery, & at Tower Days events.



# Spring Lake Park Tower Days June 9-12, 2022

Sponsored by Spring Lake Park Lions and the  
City of Spring Lake Park



New for 2022:  
Fireworks on Saturday Night Only

## Back on Sunday ...ALL AMERICAN LUMBERJACK SHOWS

Features **three different 30 minute shows** with ten different lumberjack events including log rolling, **chainsaw wood carvers** & an **interactive event** where you can try logrolling & cross cut sawing.

**NEW EVENTS ON SATURDAY - Jonah and the Whales**  
performing 6:15-9:45pm followed by fireworks!

**\$3.00 cash donation and receive commemorative button**

Visit our website at: [www.slprec.org](http://www.slprec.org)  
OR call 763-792-7201





# Events Schedule June 8-12



## 8 Wednesday, June 8th Pre Tower-Days Kick off Music Dine & Dance Summer

**Music 6:30 - 8pm.** Our Wednesday night music series brings you The **Michael Handler Project** at Lakeside Lions Park.

**Beyond the Yellow Ribbon** will prepare food for sale with all proceeds going to veterans and their families. Grab a lawn chair and join us.

**All City Garage Sale** –deadline June 1  
[www.slpsec.org](http://www.slpsec.org)

## 10 Friday, June 10 Senior 500 Tournament

1– 3 pm at Spring Lake Park City Hall. \$5/person. This is an individual tournament, not partners. Pre-registration by May 31. Sponsored by SLP Parks & Recreation

### Dart Tournament

Torg Brewery Register at [Torgbrewery.com](http://Torgbrewery.com)  
6 - 10pm Luck of the Draw, Doubles Cricket, \$10 entry fee

### All City Garage Sale

Sale applications, maps and sale descriptions will be posted on [slpsec.org](http://slpsec.org) \$7.00 registration fee.

**Fireworks  
approximately  
10:00pm**

## 9 Thursday, June 9 Tower Days Parade and 2-mile Fun Run. Begins at

6:30pm Parade Route: Begins at 81st & Able St, north on Able to 84th, west on 84th to Monroe, south on Monroe to 79th, and east on 79th to Able St. **Preregistration** is required for parade and Panthers Run the Park. May 16 deadline to receive a T-shirt for run. [www.slpsec.org](http://www.slpsec.org)

### All City Garage Sale

Sale applications, maps and sale descriptions will be posted on [slpsec.org](http://slpsec.org) \$7.00 registration fee.

## 11 Saturday, June 11 Bingo, Music & Fireworks at Lakeside Lions Park

12:30- 3pm- Bingo \$150 pot. Cover all \$1,000  
1 - 9:00pm - Beer Garden  
11am –7:00pm— SLP Lions Concessions  
3 - 5pm - **Lori Dokken Presents: I am Woman , Hear me Roar**—featuring **Lori Dokken, Judi Vinar, Patty Peterson, Rachel Holder**  
6:15 - 9:45pm - **Jonah and the Whales** brings non-stop rock, techno, pop, top-40 and classic hits.

\*No Carry ins allowed in park for the weekend



**Music by Jonah and the Whales**

Visit our website at: [www.slpsec.org](http://www.slpsec.org) OR call 763-792-7201

# Celebration in the Park at Lakeside Lions Park - Sunday, June 12

10am - 3pm  
**MSMA Car Show**  
\$5 car entry fee. **At Kraus Hartig VFW**

11am - 5:30pm  
**Arts, Crafts and Business Fair**  
Enjoy shopping with local businesses

10am - 9:30pm  
**Food Concessions**

12 - 8pm  
**Bungee Trampoline**  
Free with a button-After 8 pm \$5.00.

12 - 6pm  
**Water Wars**  
Free with a button.

◆ 12 -12:30pm  
**Lumberjack Show**  
Experience live performances

12:30 - 6:30pm  
**Giant Slide, Bouncing Combo,  
Bounce House**  
Free with a button

◆ 12:30 - 6pm  
**Chain saw wood carving**

1 - 3pm  
**Kids Dance D.J.**  
Kids of all ages will enjoy this interactive DJ.

1- 4pm  
**Face painting**  
free with button

1 - 6pm  
**Carnival Games**  
50 cent tickets.

1-3pm  
**Bingo**  
\$.25/card.

2 - 9pm  
**Lion's Adult Beverage Area**  
◆ 3 - 3:30pm

**Lumberjack Show**  
Experience live performances

3:30 - 4:30pm  
**Music by Good Timin'**  
Enjoy a variety of musical performances

4:30 - 5pm  
**Pie Eating Contest**  
Ages 5—adult

5 - 9pm  
**Balloons by Kevin**  
Creations made right before your eyes. Free with a button.

◆ 6 - 6:30pm  
**Lumberjack Show**

6 - 8pm  
**Mobile Video Game Theater**  
This 45' theater seats up to 16 players at a time.

7:00pm  
**Culvers Frozen Custard Social**  
Free with a button.  
Sponsored by Coon Rapids Culvers.

## Music by Power of Ten 6:30 - 9:30 pm

**Power of 10** brings you the freshness of Bruno Mars, the passion of Stevie Wonder, the electricity of Michael Jackson and the power of Otis Redding with an awe inspiring horn section.



**Fireworks  
Moved to  
Saturday  
Night!**



## Memorandum

Date: May 16, 2022

To: Mayor and City Council

From: Chief Josh Antoine

Re: Joining Minnesota Statewide Public Works Mutual Aid Agreement

Mayor and City Council Members,

You have before you Resolution #22-24 requesting the City of Spring Lake Park join the Minnesota Statewide Public Works Mutual Aid Agreement. Joining the Mutual Aid Agreement is a requirement of accepting and joining the Fencing Consortium JPA under Resolution#22-25. I will go into further detail on the Fencing Consortium under Resolution #22-25.

It is my recommendation that the City Council approve joining the Minnesota Statewide Public Works Mutual Aid Agreement.

If you have any questions I can take those now?

Chief Josh Antoine

**RESOLUTION NO. 22-24**

**RESOLUTION ADOPTING THE PUBLIC WORKS MUTUAL AID PACT**

WHEREAS, this agreement provides a process for units of government to share public works personnel and equipment with other agencies within the State of Minnesota; and

WHEREAS, the City of Spring Lake Park desires to enter said agreement which becomes effective June 1, 2022.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SPRING LAKE PARK, MINNESOTA that the City Council do hereby adopt the public works mutual aid pact and authorize the Mayor and Administrator, Clerk/Treasurer to sign said agreement.

BE IT FURTHER RESOLVED that the Director of Public Works and Administrator, Clerk/Treasurer are both designated as the “Requesting Official” and the “Sending Official” for the Public Works Joint Powers Mutual Aid Agreement.

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 16th day of May 2022.

APPROVED BY:

\_\_\_\_\_  
Robert Nelson, Mayor

ATTEST:

\_\_\_\_\_  
Daniel R. Buchholtz, City Administrator

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

I, Daniel R. Buchholtz, duly appointed and qualified City Clerk 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. 22-24, A Resolution Adopting the Public Works Mutual Aid Pact, adopted by the Spring Lake Park City Council at their regular meeting on the 16th day of May, 2022.

(SEAL)

\_\_\_\_\_  
Daniel R. Buchholtz, Administrator, Clerk/Treasurer

Dated: \_\_\_\_\_

**STATE OF MINNESOTA  
PUBLIC WORKS  
MUTUAL AID PACT**

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# **PUBLIC WORKS JOINT POWERS MUTUAL AID AGREEMENT**

## **FOREWORD**

The general purpose of this Public Works Joint Powers Mutual Aid Agreement (“Agreement”) is to provide a process for units of government to share public works personnel and equipment with other agencies within the State of Minnesota. This Agreement specifically allows a requesting party to select the resources that best meets the needs of a given situation. A requesting party may call upon any other participating party for mutual aid. There is no requirement to make requests through a particular party. In addition, this Agreement should not be interpreted as being limited to providing resources to deal with only major catastrophic situations. Participating parties can utilize the resources for many reasons including routine circumstances such as training efforts, maintenance operations, joint-projects, and back-up support service. This Agreement provides the flexibility for all units of government to use the resources located among all participating parties in the State of Minnesota.

The decision as to when to invoke mutual aid and whether to respond is left to the discretion of the requesting or sending party. Each unit of government should acquaint supervisory personnel with any internal procedures used for mutual aid. While the Joint Powers Agreement does not require particular words or actions to initiate mutual aid, agencies should be clear about whether mutual aid is being requested and what type of assistance is requested. The responding agency should also be clear about what, if any, assistance they will provide in response to the request. Parties should not self-deploy.

Furthermore, each staff member within a department should have a basic familiarity with mutual aid, the responsibilities when reporting to another unit of government and the protections afforded under the unit of government’s workers’ compensation.

For liability reasons, management of a mutual aid situation is under the control of the requesting party. However, the sending party has discretion whether to provide personnel or equipment and can recall such assistance at any time.

While there is no hard and fast time limit related to requests for mutual aid, the commitment of resources can be taxing on agencies. In addition, in some situations an advantage can be gained by ending a mutual aid request and entering into a different form of contractual assistance.

In order to keep this mutual aid agreement closer to local level of government, Hennepin County Emergency Management (“HCEM”) has volunteered to serve as the administrative coordinator for the units of government entering into this Agreement. When a community adopts this Agreement a fully executed copy of the Agreement needs to be forwarded to HCEM.

Each unit of government is responsible for entering and updating available unit of government resources. Resources will now be listed online in a mutually agreed upon resource management database. The parties to this Agreement are solely responsible for updating their available resources in the agreed upon database.

The effective date for this Agreement is October 1, 2018. This date was established to allow enough time for agencies to receive the appropriate authority. Participation can be started upon execution of the Agreement and is effective for a unit of government upon its submission of the signed Agreement to HCEM. Agencies that elect not to participate in the Agreement may be bound by other existing mutual aid agreement or state statutes.

## PUBLIC WORKS JOINT POWERS MUTUAL AID AGREEMENT

This Public Works Joint Powers Mutual Aid Agreement (“Agreement”) is formed and entered into effective as of the 1<sup>st</sup> day of October, 2018 by and among the governmental units that have executed this document as evidenced by the signature pages attached hereto (individually, a “Party” and collectively, the “Parties”).

### I. **GENERAL PURPOSE**

The general purpose of this Agreement is to provide a means by which a Party may request and obtain public works assistance from one or more other Parties when the Party determines such public works assistance is necessary. This Agreement is made pursuant to Minnesota Statutes, section 471.59, which authorizes the joint or cooperative exercise of powers common to the Parties.

### II. **DEFINITION OF TERMS**

For the purposes of this Agreement, the terms defined in this section shall have the following meanings:

Subd. 1. **Eligible Party**. “Eligible Party” means a “governmental unit” as defined by Minnesota Statutes, section 471.59, subdivision 1.

Subd. 2. **Public Works Assistance**. “Public Works Assistance” means equipment and personnel including, but not limited to, licensed staff, professional engineers, and non-licensed personnel that are used for activities related to streets, water, stormwater, wastewater, sewers, parks, transit, buildings/facilities, airports, and all other public works programs.

Subd. 3. **Party and Parties**. “Party” means an Eligible Party that elects to participate in this Agreement by the authorization of its governing body. “Parties” means more than one Party to this Agreement.

Subd. 4. **Requesting Official**. “Requesting Official” means a person who is designated by the Requesting Party to request Public Works Assistance from another Party.

Subd. 5. **Requesting Party**. “Requesting Party” means a Party that requests Public Works Assistance from another Party.

Subd. 6. **Sending Official**. “Sending Official” means a person who is designated by a Party to determine whether and to what extent that Party should provide Public Works Assistance to a Requesting Party.

Subd. 7. **Sending Party**. “Sending Party” means a Party that provides Public Works Assistance to a Requesting Party.

Subd. 8. **HCEM**. “HCEM” means the Hennepin County Emergency Management or designee.



### III. **PARTIES**

The Parties to this Agreement shall consist of as many Eligible Parties that have approved this Agreement by October 1, 2018. Additional Eligible Parties shall become a Party on the date this Agreement is approved and executed by the Party's governing body.

Upon approval by a Party, the executed signature page of this Agreement shall be sent to the HCEM along with a resolution approving this Agreement.

### IV. **PROCEDURE**

Subd. 1. **Designate Officials**. Each Party shall designate, and keep on file with the HCEM, the name of the person(s) of that Party who shall be its Requesting Official and Sending Official. A Party may designate the same person as both the Requesting Official and the Sending Official. Also, a Party may designate one or more persons to serve as an alternate in the absence of a designated official.

Subd. 2. **Request for Assistance**. Whenever, in the opinion of a Requesting Official of a Party, there is a need for Public Works Assistance from another Party, such Requesting Official may, at his or her discretion, call upon the Sending Official of any other Party to furnish Public Works Assistance.

Subd. 3. **Response**. Upon the receipt of a request for Public Works Assistance from a Party, the Sending Official may authorize and direct personnel and equipment of the Sending Party be sent to the Requesting Party. Whether the Sending Party provides such Public Works Assistance to the Requesting Party and, if so, to what extent such Public Works Assistance is provided shall be determined solely by the Sending Official (subject to such supervision and direction as may be applicable within the governmental structure of the Party by which they are employed). Failure to provide Public Works Assistance will not result in liability to a Party and each Party hereby waives all claims against another Party for failure to provide Public Works Assistance.

Subd. 4. **Back-Up Assistance**. When a Sending Party provides Public Works Assistance under the terms of this Agreement, it may in turn request Public Works Assistance from other Parties as "back-up" during the period it is outside of its jurisdiction providing Public Works Assistance to the original Requesting Party.

Subd. 5. **Recalling Assistance**. Whenever a Sending Party has provided Public Works Assistance to a Requesting Party, the Sending Official may at any time recall its personnel and equipment, or any part thereof, if the Sending Official in his or her best judgment deems such recall is necessary to provide for the best interests of the Sending Party's community. Such action will not result in liability to any Party and each Party hereby waives all claims against another Party for recalling Public Works Assistance.

Subd. 6. **Command of Scene**. The Requesting Party shall be in command of all situations where Public Works Assistance is provided. The personnel and equipment of the Sending Party shall be under the direction and control of the Requesting Party until the Sending Party withdraws Public Works Assistance or the Public Works Assistance is no longer needed.

Subd. 7. **Charges**. Charges may be levied by a Sending Party for Public Works Assistance rendered to a Requesting Party under the terms of this Agreement. The Sending Party may submit to the Requesting Party an itemized bill for the actual cost of any Public Works Assistance provided, including salaries, overtime, materials, and supplies, equipment operation, and other necessary expenses. The Requesting Party will reimburse the Sending Party providing the Public Works Assistance for that amount or other such amount as mutually negotiated. Such charges are not contingent upon the availability of federal or state government funds. A Party may request a list of rates from another Party prior to requesting assistance. No charges shall apply to joint training events unless the Parties participating in the particular event agree to a charge in writing prior to the event.

V. **RESPONSIBILITY AND LIABILITY**

Subd. 1. **Personnel**. Each Party shall be responsible for its own personnel and equipment, and for injuries or death to any such personnel or damage to any such equipment. Responding personnel shall be deemed to be performing their regular duties for each respective Sending Party for purposes of workers' compensation.

Subd. 2. **Worker's Compensation**. Each Party will maintain workers' compensation insurance or self-insurance coverage, covering its own personnel while they are providing Public Works Assistance pursuant to this Agreement. Each Party, and where applicable its insurer or coverage provider, waives the right to sue any other Party for any worker's compensation benefits paid to its own employee or volunteer or their dependents, even if the injuries or death were caused wholly or partially by the negligence of any other Party or its officers, employees, or volunteers.

Subd. 3. **Damage to Equipment**. Each Party shall be responsible for damages to or loss of its own equipment. Each Party, and where applicable its insurer or coverage provider, waives the right to sue any other Party for any damages to or loss of its equipment, even if the damages or losses were caused wholly or partially by the negligence of any other Party or its officers, employees or volunteers.

Subd. 4. **Liability**. For the purposes of the Minnesota Municipal Tort Liability Act (Minnesota Statutes, Chapter 466), the employees and officers of the Sending Party are deemed to be employees (as defined in Minnesota Statutes, section 466.01, subdivision 6) of the Requesting Party.

The Requesting Party agrees to defend and indemnify the Sending Party against any claims brought or actions filed against a Sending Party or any officers, employees, or volunteers of a Sending Party for injury or death to any third person or persons or damage to the property of third persons arising out of the performance and provision of Public Works Assistance pursuant to the Agreement. Under no

circumstances, however, shall a Party be required to pay, on behalf of itself and other Parties, any amount in excess of the limits of liability established in Minnesota Statutes, chapter 466, applicable to any one Party. The limits of liability for some or all of the Parties may not, as provided in Minnesota Statutes, section 471.59, subdivision 1a, be added together to determine the maximum amount of liability for any Party.

The intent of this subdivision is to impose on each Requesting Party a limited duty to defend and indemnify a Sending Party for claims arising within the Requesting Party's jurisdiction subject to the limits of liability under Minnesota Statutes, chapter 466. The purpose of creating this duty to defend and indemnify is to simplify the defense of claims by eliminating conflicts among the Parties and to permit liability claims against the Parties from a single occurrence to be defended by a single attorney. However, the Sending Party, at its option and its own expense, shall have the right to select its own attorney or approve a joint attorney as appropriate, considering potential conflicts of interest. Nothing in this Agreement is intended to constitute a waiver of any immunities and privileges from liability available under federal law or the laws of Minnesota. If a court determines that the liability of a Party or Parties is not subject to the tort caps and liability exceeds the tort cap maximum, a Party shall be subject to liability only for the acts of its officers, employees and volunteers.

No Party to this Agreement nor any official, employee or volunteer of any Party shall be liable to any other Party or to any other person for failure of any Party to furnish Public Works Assistance or for recalling Public Works Assistance.

**VI. EFFECTIVE DATE AND MODIFICATIONS**

This Agreement shall become effective and operative beginning at 12:01 A.M., local time on October 1, 2018. The HCEM shall maintain a current list of the Parties to this Agreement and, whenever there is a change, shall notify the designated Sending Officials. Notice may be sent to the Sending Officials via email or through the United States Postal Service. No modification of this Agreement shall be effective unless it is reduced to writing and is approved by action of the governing body of each of the then current Parties.

**VII. WITHDRAWAL AND TERMINATION**

A Party may withdraw from this Agreement by its governing body adopting a resolution to withdraw. Withdrawal is effective after 30 days' written notice is provided to the HCEM. HCEM shall thereupon give notice of such withdrawal, and the effective date thereof, to all other Parties. Parties that have withdrawn may rejoin by following the procedure set forth in this Agreement. This Agreement will terminate with respect to all Parties if the total number of Parties to the Agreement falls below 11. HCEM shall notify the remaining Parties that the Agreement has terminated.

IN WITNESS WHEREOF, the Parties, by action of their respective governing bodies, caused this Agreement to be approved on the dates below.

(Each Party must attach a dated and signed signature page consistent with that Party's method of executing contracts.)

Entity: \_\_\_\_\_

Mailing Address:

\_\_\_\_\_  
\_\_\_\_\_

Adopted on the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

By: \_\_\_\_\_

Its: \_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

Attest:

By: \_\_\_\_\_

Its: \_\_\_\_\_



## Memorandum

Date: May 16, 2022

To: Mayor and City Council

From: Chief Josh Antoine

Re: Civil Unrest Fencing Options

Mayor and City Council Members,

The Anoka County Joint Law Enforcement Council has been working on a fencing project in regards to civil unrest since the fall of 2021. In the March 2022 Council workshop, we discussed this topic along with fencing options in the event that the City of Spring Lake Park ever experiences civil unrest within its borders.

Since the Council workshop in March I have researched several options which including renting fencing and barriers, purchasing fencing and barriers or joining a Fencing Consortium:

**Option 1:** Rent j-barriers and fencing from Warning Lites/ Hansen Brothers Fencing. I have a quote from Warning Lites for one year the j-barriers and fencing would cost \$28,620 for one set. Two sets would be \$57,240. I have spoken to Warning Lites and Hansen brothers fencing and they have said they have subcontractors they work with as well so the fencing and j-barriers are generally available. These j-barrier/fencing would take time to set up and it is not guaranteed that it would be available.

**Option 2:** We purchase j-barriers and fencing on our own. I have a quote for j-barriers from Wieser Concrete. We would be looking at \$43,300 for the barriers alone. When speaking with

Hansen Brothers Fencing they said that the fencing is generally very expensive to purchase on your own. Their cost for just the fencing panel without the fencing is about \$450 a panel. Other issues with this would be storage space and our Public Works department would be responsible for setting it up themselves. The j-barriers have a life span of about 50 years. For two sets we would be looking at about \$86,600 for j-barriers and if you go off of Hansen Brothers for the fencing we are looking at 90,000 just for the fencing panels.

**Option 3:** Join the fencing consortium that we discussed in the council workshop. This consortium would be made up of cities and agencies from the seven-county metro area. The consortium would have a governing board that would make decision for the consortium. This consortium would go out and contract with a company to have anti-scale fencing on hand in the metro area for quick deployment. There would be an annual fee to join this consortium which would hold approximately 4,100 linear feet of fencing in the metro area for use by the consortium. The next closest anti-scale fencing would be in Chicago, IL. The estimated cost of Spring Lake Park's annual fee would be \$4,447 for the use of approximately 1,100 linear feet. This would give the City of Spring Lake Park access to the fencing in the event of civil unrest. If we had to use the fencing there would be a rental fee for the fencing per month of approximately \$20 a linear foot. We would look to use the fencing for only as long as needed to lower the rental costs. As part of this consortium we would have one public works employee that would be trained to set it up. I have confirmed with Public Works Director Randal that they would make someone available. The fencing that would be stored in the metro is called ARX anti-scale fencing and is extremely expensive if we want to purchase this on our own. It is approximately \$600 a linear foot. The goal of anti-scale fencing is to de-escalate by providing physical separation between law enforcement and protesters, reduce the need for crowd control measures to be used, create space for protesting and reduce resource demands committed to one location.

After researching all the options, it is my recommendation that the City Council approve joining the Fencing Consortium as our primary fencing option in the event of civil unrest.

If you have any questions I can take those now?

Chief Josh Antoine

**RESOLUTION NO. 22-25**

**RESOLUTION ADOPTING THE FENCING CONSORTIUM  
JOINT POWERS AGREEMENT**

WHEREAS, the governmental units in the state have experienced an increase in incidences of civil unrest with violent and destructive actors who pose a threat to the public, public personnel, buildings, and critical infrastructure; and

WHEREAS, the First Amendment of the United States Constitution protects the freedom of speech, the press, and the right of the people peaceably to assemble, and to petition the government for a redress of grievances; and

WHEREAS, recent experience has shown that the use of anti-scale fencing has greatly de-escalated tension between law enforcement and protesters; and

WHEREAS, by de-escalating the tension, the anti-scale fencing helps to reduce the trauma on the community, improve the safety for all, minimize the impact on neighboring properties, and reduce the community resources that have to be committed to such events; and

WHEREAS, governmental units have recognized the need to have ready access to anti-scalable fencing as a tool for de-escalation and community safety while protecting against violent and destructive actors; and

WHEREAS, the best means for a governmental unit to access such fencing in a timely and cost-effective manner is to work cooperatively with other governmental units; and

WHEREAS, the Fencing Consortium Joint Powers Agreement (“Fencing JPA”), which is incorporated herein by reference, establishes a joint board to obtain and make available to members anti-scalable fencing in response to critical incidences, sets out the powers of the joint board, requires members to pay their share of the fencing costs and operational costs of the Fencing Consortium, requires members to provide staffing to assemble and disassemble the fencing as part of the Public Works Mutual Aid Pact, and otherwise provides for the operation of the Fencing Consortium as a joint powers entity; and

WHEREAS, the governmental unit is a member of the Public Works Mutual Aid Pact and is otherwise eligible to adopt the Fencing JPA; and

WHEREAS, it is in the best interests of the community to become a member and participate in the Fencing Consortium.

NOW, THEREFORE, BE IS RESOLVED, by the City Council of the City of Spring Lake Park as follows:

1. The Fencing JPA is hereby approved and adopted.



2. The Administrator, Clerk/Treasurer is authorized and directed to make nominations and to cast votes on persons to be elected to the Fencing Consortium Board of Directors.
3. Staff are authorized and directed to do each of the following:
  - a. Submit a fully executed copy of this Resolution as directed in the Fencing JPA to indicate membership in the Fencing Consortium;
  - b. Designate a primary and secondary point of contact for the Fencing Consortium for administrative purposes.
  - c. Coordinate with the other Fencing Consortium members and the Board on the selection of staff from the public works department to serve on the fencing deployment team; and
  - d. To take such other actions as may be needed to carry out the intent of this Resolution and as may be required under the terms of the Fencing JPA.

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 16th day of May 2022.

APPROVED BY:

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Robert Nelson, Mayor

ATTEST:

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Daniel R. Buchholtz, City Administrator

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

I, Daniel R. Buchholtz, duly appointed and qualified City Clerk 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. 22-25, A Resolution Adopting the Fencing Consortium Joint Powers Agreement, adopted by the Spring Lake Park City Council at their regular meeting on the 16th day of May, 2022.

(SEAL)

\_\_\_\_\_  
Daniel R. Buchholtz, Administrator, Clerk/Treasurer

Dated: \_\_\_\_\_

## FENCING CONSORTIUM JOINT POWERS AGREEMENT

THIS FENCING CONSORTIUM JOINT POWERS AGREEMENT (“**Agreement**”) is made and entered into by and among the Governmental Units identified in the attached Exhibit A (each a “**Member**” or collectively the “**Members**”).

### RECITALS

- A. The civil unrest and resulting negative impacts on mental health, damage to buildings, and a reduction in overall safety experienced in the Seven County Metropolitan Area in recent years has given rise to a need for communities to have ready access to anti-scalable fencing. The anti-scale fencing can be set up to protect public buildings, critical infrastructure, and other key locations to de-escalate tensions between law enforcement and protestors as well as reduce the need to rely on crowd control measures to protect such locations from violent and destructive actors.
- B. Appropriate fencing to serve this purpose is produced by few vendors, currently all of which are located outside of the state.
- C. This type of fencing is expensive and the delays associated with attempting to identify and secure the delivery of fencing during the response to a critical incident may result in unnecessary risks to personnel and public property.
- D. By pooling resources and working cooperatively, communities can access high quality fencing, trained personnel, and related resources to assemble it in as efficient manner as possible to support de-escalation measures with protestors and protect facilities from violent and destructive actors.

### AGREEMENT

In consideration of the mutual agreements and understandings, and intending to be legally bound, the Members hereby agree as follows:

#### ARTICLE I DEFINITIONS AND PURPOSE

- 1.1. **Definition of Terms.** For the purposes of this Agreement, the following terms shall have the meaning given them in this section.
  - (a) Additional Member. “Additional Member” means a Governmental Unit that submits a Membership Resolution after the Effective Date and that the Board votes to accept as a Member of the Fencing Consortium.
  - (b) Agreement. “Agreement” means this Fencing Consortium Joint Powers Agreement.

- (c) Board. “Board” means the Fencing Consortium Joint Board established by this Agreement.
- (d) Call Out. “Call Out” means a request by a Requesting Member to the Board requesting the deployment of the Fencing.
- (e) Critical Incident. “Critical Incident” means an event or occurrence that occurs within a Governmental Unit that is reasonably anticipated to result in, or that does result in, civil unrest focused against one or more public buildings, infrastructure, or other critical site with the Governmental Unit.
- (f) Deployment Site. “Deployment Site” means the specific location at which the Fence is to be assembled.
- (g) Deployment Team. “Deployment Team” means the public works personnel or others assigned by each Member who are responsible for responding to requests by Members to assemble and disassemble the Fencing at a Member’s Deployment Site in accordance with its Fencing Preplan.
- (h) Deployment Team Manager. “Deployment Team Manager” is the member of the Deployment Team designated as supervisor and who has operational control over the deployment and demobilization of the Fencing.
- (i) Effective Date. “Effective Date” means the date this Agreement goes into effect and the date by which Original Members must adopt the Membership Resolution. The Effective Date is September 2, 2022.
- (j) Extended Membership Area. “Extended Membership Area” means the area established by the Board outside of the Seven County Metropolitan Area in which Governmental Units are eligible to request membership in the Fencing Consortium.
- (k) Fencing. “Fencing” means the non-scalable, portable, free-standing fence secured by the Board and made available to Members under this Agreement.
- (l) Fencing Preplan. “Fencing Preplan” means a plan developed by a Governmental Unit showing the general location and length of the Fencing needed and the type and location of gates within the Fencing.
- (m) Governmental Unit. “Governmental Unit” means a local government or other political subdivision of the State that is authorized under Minnesota Statutes, section 471.59 to enter into a joint powers agreement. The term also includes state agencies and joint powers entities that own a public building.
- (n) Lease. “Lease” means the lease agreement between the Board and the Vendor to secure the Fencing for the Fencing Consortium and that sets out the terms for the

storage, delivery, and maintenance of the Fencing. The Lease may also establish the use charge the Requesting Member is required to pay the Vendor for the actual use of the Fencing.

- (o) Member. “Member” means an Original Member or an Additional Member. The term is used generally in this Agreement to refer to an individual current member Governmental Unit or, in its plural form, to all current member Governmental Units. A Governmental Unit must remain in good standing under this Agreement to remain a Member of the Fencing Consortium.
- (p) Member Assessment. “Member Assessment” means the amount determined annually by the Board to pay the costs of the Fencing Consortium and which is invoiced to each Member.
- (q) Membership Resolution. “Membership Resolution” means the resolution form a Governmental Unit adopts to join the Fencing Consortium. Any resolution that is not substantively the same in all respects as the form resolution developed for membership shall not constitute a Membership Resolution.
- (r) Notification System. “Notification System” means the communications or alert system, or systems, selected by the Board to issue a Call Out for the deployment of the Deployment Team and Fencing to a Requesting Member’s Governmental Unit.
- (s) Original Member. “Original Member” means a Governmental Unit that completed all requirements to enter into this Agreement prior to the Effective Date.
- (t) Public Works Mutual Aid Pact. “Public Works Mutual Aid Pact” means the Public Works Joint Powers Mutual Aid Agreement, which was originally effective as of July 1, 2018 and is incorporated herein by reference.
- (u) Requesting Member. “Requesting Member” means a Member who makes a request to the Board for the deployment of the Fencing in its Governmental Unit.
- (v) Seven County Metropolitan Area. “Seven County Metropolitan Area” means the counties of Anoka, Carver, Dakota, Hennepin, Ramsey, Scott, and Washington.
- (w) Staging Area. “Staging Area” means the location identified for the Deployment Team to gather at in response to a Call Out before convoying to the Deployment Site.
- (x) Surcharge. “Surcharge” means the amount an Additional Member is required to pay to join the Fencing Consortium as determined by the Board. The Surcharge is in addition to the amount the Additional Member is required to pay based on the length of its Fencing needs as shown in its Fencing Preplan. The Surcharge

includes the amount the Member is to pay for the Member Assessment for the year in which the Governmental Unit becomes a Member and any buy-in costs as determined by the Board.

- (y) Vendor. “Vendor” means the fencing company selected to provide the Fencing to the Fencing Consortium.

1.2. **Purpose.** It is the general purpose of this Agreement to:

- (a) To establish the Fencing Consortium, the responsibilities of the Members toward the Fencing Consortium, and to establish the “Fencing Consortium Joint Board” to govern the Fencing Consortium and its operations;
- (b) To authorize the Board to obtain and provide for the storage and deployment of Fencing in response to a Critical Incident and for other purposes as provided in this Agreement and as determined by the Board;
- (c) To authorize the Board to negotiate and enter into an agreement with a Vendor to obtain the Fencing and provide for its storage, delivery to, and return from a Requesting Member’s Governmental Unit;
- (d) To authorize the Board to establish policies and procedures for the deployment of the Fencing, the training and deployment of the Deployment Team, and on other matters as needed to achieve the purposes of this Agreement;
- (e) To authorize the Board to determine the Governmental Units eligible for membership in the Fencing Consortium, including expanding the eligible territory as it determines is appropriate; and
- (f) To authorize the Board, upon deliberation and continued communication with the Members, to revise the initial structure of the Fencing Consortium over time as it may determine is in the best interests of the Members to do things such as moving from a leasing arrangement to purchasing the Fencing and to provide for its storage, maintenance, and transportation.

## ARTICLE II FENCING CONSORTIUM ESTABLISHED

2.1. **Established.** There is hereby established, by the execution of this Agreement, the “Fencing Consortium” as a joint powers entity formed pursuant to Minnesota Statutes, section 471.59, which is to be managed and operated by the Board pursuant to the terms of this Agreement.

2.2. **Scope.** This Agreement applies to those Governmental Units that are Members of the Fencing Consortium and provides for the operation of the Fencing Consortium by a Board of Directors elected as provided herein.

### **ARTICLE III MEMBERSHIP**

3.1. **Original Members.** A Governmental Unit that adopts and submits the Membership Resolution to join the Fencing Consortium before the Effective Date shall be considered an Original Member under this Agreement. A Governmental Unit is eligible to be an Original Member of the Fencing Consortium if it satisfies all of the following:

- (a) Is a member of the Public Works Mutual Aid Pact;
- (b) Is within the Seven County Metropolitan Area;
- (c) Has submitted a Fencing Preplan prior to the Effective Date; and
- (d) Has properly adopted and submitted a Membership Resolution prior to the Effective Date.

The Governmental Unit shall submit its Membership Resolution to the Chief of Police in the City of Crystal. The Membership Resolutions shall be transferred to the Board once it is formed. Membership Resolutions adopted after the Effective Date shall be sent to the Board.

3.2. **Additional Members.** After the Effective Date, a Governmental Unit may request to become an Additional Member of the Fencing Consortium if it satisfies the following:

- (a) Is a member of the Public Works Mutual Aid Pact;
- (b) Is located within the Seven County Metropolitan Area or within the Extended Membership Area as determined by the Board;
- (c) Submits a Fencing Preplan;
- (d) Submits the fully adopted Membership Resolution; and
- (e) The Board votes to accept the Governmental Unit as an Additional Member.

Additional Members are required to pay a Surcharge to the Fencing Consortium in the amount determined by the Board, and to comply with such additional requirements as may reasonably be imposed by the Board.

3.3. **Exception.** The membership requirement to be a member of the Public Works Mutual Aid Pact is to establish a mechanism through which local public works staff can be utilized to assist in the mobilization and demobilization of the Fencing within the Governmental Unit. However, there are entities that do not have their own public works staff, desire to become a Member of the Fencing Consortium, and for which local support

can be provided through another Governmental Unit. Therefore, a Governmental Unit that does not have a public works department or public works employees is not required to be a member of the Public Works Mutual Aid Pact to be eligible to become a Member of the Fencing Consortium, provided the following are complied with to the extent applicable:

- (a) If the Governmental Unit is a joint undertaking among other Governmental Units, the community in which any of the Governmental Unit's buildings are located and to which its Fencing Preplan applies must be a member of the Public Works Mutual Aid Pact; or
- (b) If the Government Unit relies on the county sheriff's department as the primary source of law enforcement services, that county must be a member of the Public Works Mutual Aid Pact.

3.4. **Requirement of Good Standing.** Continued membership in the Fencing Consortium shall be contingent upon: paying the annual Member Assessment and any additional charges as determined by the Board as provided herein; making public works staff available to participate as members of the Deployment Team; and on-going compliance with the other requirements, terms, and conditions of this Agreement and the policies and procedures adopted by the Board.

3.5. **Withdrawing from Membership.** A Member may withdraw from the Fencing Consortium as provided in Article XI of this Agreement.

#### **ARTICLE IV FENCING CONSORTIUM JOINT BOARD**

4.1. **Established.** There is hereby established the "Fencing Consortium Joint Board." The Board shall consist of five Directors elected by the Members in accordance with this Article. Directors shall serve without compensation from the Fencing Consortium. The Director positions shall be assigned as follows:

- (a) Two Directors representing law enforcement;
- (b) One Director representing fire;
- (c) One Director representing public works; and
- (d) One Director representing emergency managers.

4.2. **Initial Directors.** The Board shall initially be comprised of the following Directors ("**Initial Board**"):



- (a) Ryan Murphy, Commander, Special Operations Unit, Saint Paul Police Department and Ryan Seibert, Chief of Police, City of Chaska, representing law enforcement;
- (b) Ward Parker, Assistant Chief Operations, City of Eden Prairie, representing fire;
- (c) Daniel Ruiz, Director of Operations & Maintenance, City of Brooklyn Park, representing public works; and
- (d) Doug Berglund, Director, Emergency Management, Washington County Sheriff's Office, representing emergency managers.

The Initial Board shall be responsible for Organizing the Board and the Fence Consortium. The Initial Board shall conduct an election in 2022 for Members to elect three Directors to the Board. An election will then be held in 2023 for Members to elect the remaining two Directors to the Board. Those elected in 2022 shall assume their positions effective on January 1, 2023 and those elected in 2023 shall assume their positions on January 1, 2024. The Initial Board shall determine which positions are up for election in 2022 and 2023, except the two law enforcement Director positions shall be elected in separate years.

- 4.3. **Director Eligibility.** To be eligible to be elected to the Board a person must be currently employed by a Member and actively serving in the profession the person is proposed to represent on the Board. If a Director loses eligibility to continue serving on the Board, the position shall be deemed vacant and the vacancy filled as provided herein.
- 4.4. **Term.** Each Director serves a two-year term commencing on January 1. The terms shall be staggered to minimize the number of Directors up for election in the same year. The Initial Board shall determine the terms and the staggering of the positions as part of adopting the bylaws. A vacancy in the office of Director shall be filled by appointment of the Board until the next election, at which time the position shall be up for election for the remainder of the term.
- 4.5. **Election of Directors.** The annual election of Directors shall occur in accordance with this Agreement and the bylaws established by the Board. This process is not subject to federal, state, or local election laws or procedures. Instead, the intent is to provide a reasonable means for Members to nominate candidates and to select those whom they wish to serve on the Board. Each Member in good standing when the nomination process begins has an opportunity to nominate people from its Governmental Unit for any or all the open positions on the Board. All persons nominated to a position must be eligible to represent that position on the Board. The Board shall collect the nominations and prepare a ballot to be distributed among the Members for a vote. Each Member in good standing shall have one vote on each open position. A Member must determine for itself who is authorized to submit nominations and cast the vote on its behalf. The name of the Member submitting the ballot must be on the ballot. The Board shall tabulate the votes and provide the Members a list of the persons elected to the Board. The conducting of

the nomination and election process shall occur early enough in a year to allow the newly elected Directors to take their positions on the Board as of January 1.

- 4.6. **Director Duties.** Directors are responsible for carrying out the duties of the Board under this Agreement in a diligent and timely manner. If a Director fails to attend three consecutive Board meetings without reasonable cause, the Board may declare the office vacant and fill the position by appointment. The position will then be up for election at the next election for the remainder of the term.
- 4.7. **Board Officers.** Each year at its annual meeting the Board shall elect from among its Directors a Chair and a Vice-Chair. The Board shall also appoint a Secretary/Treasurer, which is not required to be selected from among the Directors. If the Secretary/Treasurer is not a Director, the person shall not have a vote. The Chair shall act as the presiding officer at Board meetings and the Vice-Chair shall act as the presiding officer in the absence of the Chair. The Secretary/Treasurer shall take the minutes of Board meetings and shall serve as the finance manager for the Fencing Consortium. The Board shall adopt by-laws to establish its own procedures, provided such procedures are consistent with the purposes of this Agreement.
- 4.8. **Board Meetings.** The Board shall hold regular meetings on the schedule as established in its bylaws. The Board may also hold special meetings as needed upon the call of the Chair or upon the written request of two Directors given to the Secretary/Treasurer. Meetings of the Board are subject to the Minnesota Open Meeting Law (Minnesota Statutes, chapter 13D). The Secretary/Treasurer shall inform all Directors of special meetings, maintain a schedule of the Board's regular meetings, and shall post notice of any special meetings on the bulletin board designated by the Board for such notices or, if a bulletin board is not designated, upon the outside door of the building in which the Board meets. The Board may hold emergency meetings and such other meetings as allowed by law. The Board shall hold an annual meeting in January or in such other month as designated by the Board. The annual meeting may be held together with a regular meeting.
- 4.9. **Voting.** A majority of the Directors (three) shall constitute a quorum of the Board to meet and conduct the business of the Board. Each Director shall have an equal, non-weighted, vote. Unless specifically indicated otherwise herein, a majority vote of the Directors present at a meeting, if at least a quorum is present, shall be required for the Board to take action on any issue that comes before it. A Director must be present at a meeting to vote and shall not vote by proxy. A Director may be considered present and vote from a remote location to the extent allowed under Minnesota Statutes, chapter 13D.
- 4.10. **Powers of the Board.**
  - (a) To take all actions necessary and convenient to discharge its duty to lease Fencing and to make it available to Members pursuant to the terms of this Agreement.

- (b) Establish policies and procedures for requesting, deploying, using, demobilizing, and returning the Fencing, and on such other operational matters as the Board may determine is appropriate. This power includes, but is not limited to, further refining the definition of Critical Incident as may be needed and otherwise identifying situations in which deployment of the Fencing is automatic and when it is discretionary with the Board.
- (c) Authorize one or more of its Directors to receive request from a Requesting Member and to issue a Call Out of the Fencing to a Critical Incident in accordance with established policies and procedures.
- (d) Obtain the Fencing initially by lease, or purchase with State appropriation, and then determine over time whether to purchase part or all of the Fencing provided under this Agreement. If the Fencing is purchased, to provide for its storage and deployment.
- (e) Select the notification system for the Call Out.
- (f) To adopt bylaws and rules or policies consistent with this Agreement as required to effectively exercise the powers, or accomplish the purposes, of the Fencing Consortium;
- (g) To interpret and apply the provisions of this Agreement in a manner that furthers its purpose and intent including, but not limited to, determining the eligibility of a Governmental Unit to become a Member;
- (h) To adopt an annual operating and capital budget, including a statement of sources of funding and allocation of costs to Members;
- (i) To establish a system to communicate budget and other information of interest to Members;
- (j) To enter into contracts in its own name;
- (k) Contract with an auditing firm to perform financial audits of the Fencing Consortium as the Board determines is appropriate;
- (l) To purchase any insurance and indemnity or surety bonds as necessary to carry out the purposes of this Agreement;
- (m) To seek, apply for, and accept appropriations (including legislative appropriations), grants, gifts, loans of money or other assistance as permitted by law from any person or entity, whether public or private;
- (n) To sue;

- (o) To annually charge and collect from Members a Member Assessment as needed to pay the on-going costs of the Fencing Consortium;
- (p) To determine and require the payment of a Surcharge by Additional Members joining the Fencing Consortium; and
- (q) To exercise all other powers necessary and incidental to carry out the purposes of this Agreement provided such powers are consistent with the purposes of the Agreement and are exercised in accordance with the applicable statutory powers of the Members.

4.11. **Powers Not Delegated.** The Members expressly reserve for themselves the following powers, which shall not be deemed delegated to, and may not be exercised by, the Board:

- (a) Hire employees;
- (b) Purchase real property;
- (c) Issue bonds; or
- (d) Undertake or otherwise perform any functions exceeding the general scope and purpose of this Agreement.

4.12. **Specific Duties of the Board.** The Board shall exercise the powers provided it under this Agreement to perform, in addition to the other duties provided for in this Agreement, the following specific duties:

- (a) Lease Fence. The Board shall enter into a Lease with the Vendor to obtain the Fencing and trailer(s) for transporting the Fencing. The Board shall ensure it secures and maintains a sufficient length of Fencing to cover the Member with the longest Fencing lengths as shown on the Fencing Preplans, rounded up to the nearest 500 feet. Initially, the Board shall base the amount of Fencing on the Fencing Preplans submitted by the Original Members. As Additional Members join the Fencing Consortium, the Board shall consider the Fencing needs and may secure additional Fencing as it determines is needed.
- (b) Fence Storage and Transport. The Lease shall require the Vendor to store the Fencing at a location agreeable to the Board, deliver the Fencing to the identified Staging Area upon the Board's request within the response timeframe identified in the Lease, and to address other transportation needs as specified in the Lease.
- (c) Select Notification System. The Board shall select a Notification Systems that will be used by Directors to Call Out the Deployment Team to a Requesting Member's Governmental Unit.

- (d) **Reports.** The Board shall prepare and distribute such reports to the Members as the Board determines are necessary to keep them informed of the Fencing Consortium's activities. The Board shall determine the best method for distributing such reports.
- 4.13. **Office.** The initial office of the Fencing Consortium shall be selected by the Board. The Board may change the location of the office as it determines is appropriate. The Board will hold its meetings at the designated office, but may also meet at such other locations as it determines appropriate to carry out its duties.
- 4.14. **Disbursements.** Except as otherwise provided, all unbudgeted disbursements and expenditures of the Fencing Consortium shall be approved by the Board. All checks issued by the Fencing Consortium from its funds shall be co-signed by two Directors designated by the Board.
- 4.15. **Fiscal Agent.** The Board may appoint, and enter into agreements with, a fiscal agent for the Fencing Consortium and may change the fiscal agent from time to time as it deems necessary. The fiscal agent may be a Member Governmental Unit. The Board may delegate authority to the fiscal agent to act on its behalf as the Board deems appropriate and in accordance with applicable laws.

## ARTICLE V DEPLOYMENT OF THE FENCING

- 5.1. **Automatic Deployment.** The Fencing shall be made available for automatic deployment upon the occurrence of a Critical Incident in a Member's Governmental Unit. The Requesting Member shall notify a Director of a Critical Incident and a Director shall utilize the designated Notification System to Call Out the Deployment Team for deployment of the Fencing. The Deployment Team shall then respond to the Requesting Member to unload and assemble the Fencing at the Deployment Site. The process to request deployment and demobilization of the Fencing shall occur in accordance with this Agreement and the policies and procedures adopted by the Board. The Deployment Team Manager shall be responsible for coordinating the deployment and demobilization of the Fencing.
- 5.2. **Requesting Member Obligations.** A Requesting Member requesting deployment of the Fencing for a Critical Incident occurring in the Member's jurisdiction shall be responsible for the following:
  - (a) Providing security for the Deployment Team while it is conducting its work at the Deployment Site;
  - (b) Provide any equipment that may be needed to deploy or demobilize the Fencing that is not provided by the Vendor;

- (c) Pay the Vendor charges for the actual use of the Fencing. Such payments are to be made directly to the Vendor unless directed otherwise by the Board;
- (d) Providing food, water, first aid, and similar support to the Deployment Team as may reasonably be needed;
- (e) Contacting the Board or the Board's designee if there are any issues with the Fencing once it is in place; and
- (f) Complying with Board policies and procedures applicable to a Requesting Member, including avoiding any activities that may unreasonably damage the Fencing or expose the Deployment Team to an unreasonable risk.

- 5.3. **Discretionary Deployment.** A Member may make a request to the Board for the deployment of the Fencing in the Member's Governmental Unit for an event or occurrence other than a Critical Incident. The deployment of the Fencing for something other than a Critical Incident is left to the sole discretion of the Board. The Board shall consider all such requests at a meeting and determine whether to approve the Member's request. The Board shall adopt criteria or standards for determining when to allow the discretionary deployment of the Fencing and the requesting Member's obligations if the request is approved. The Board may delegate the authority to one or more Directors to determine whether to allow the discretionary deployment of the Fencing based on the criteria established by the Board.
- 5.4. **Non-Member Deployment.** The Board shall adopt standards and requirements for determining whether to allow the deployment of the Fencing in response to a Critical Incident that occurred in a non-member Governmental Unit. Nothing in this Agreement obligates the Fencing Consortium to deploy the Fencing to a non-member Governmental Unit.
- 5.5. **No Guarantee.** The Members understand and agree the deployment of the Fencing by the Deployment Team is a cooperative undertaking and that the Fencing Consortium cannot guarantee a certain response time or make any representations or warranties regarding response times, the Fencing, its assembly, or effectiveness. The Deployment Team will endeavor to respond as quickly as possible to a Critical Incident and to place the Fencing as shown in the Requesting Member's Fencing Preplan as provided in this Agreement and in accordance with Board policies and procedures.
- 5.6. **Demobilization.** The Member who receives the Fencing in response to a Critical Incident shall work with the Fencing Consortium to determine when to initiate the demobilization of the Fencing from the Deployment Site. For a discretionary deployment of the fence, the demobilization date shall be determined prior to the deployment. The Deployment Team shall be responsible for disassembling the Fencing as part of the demobilization. The Board shall establish such procedures and policies as may be needed to address the demobilization of the Fencing. The Board has the authority to recall the Fencing from a Member if it determines there is a more critical need for the Fencing in

another Governmental Unit that cannot be fulfilled by the remaining Fencing held by the Fencing Consortium.

## **ARTICLE VI MEMBERSHIP COSTS AND ASSESSMENTS**

- 6.1. **Original Member Costs.** Each Original Member shall be responsible for paying a share of the Fencing costs based on the length of fence indicated in its Fencing Preplan as a percentage of the total amount of initial Fencing to be leased by the Board. The Board shall determine the amount each Original Member is required to pay and provide each an invoice together with a sheet showing the division of costs. Invoice shall be paid within 45 days of receipt.
- 6.2. **Additional Member Costs.** Each Additional Member shall be required to pay their share of the Fencing costs calculated as if they were an Original Member. Each Additional Member shall also be required to pay a Surcharge in the amount determined by the Board. The Surcharge is to pay the Additional Member's portion of the Member Assessment, any buy-in costs to cover a share of the Fencing and related costs, and to partially reimburse the costs paid by the existing Members. The Board shall apply the buy-in amounts collected to reduce the future charges to the existing Members.
- 6.3. **Member Assessments.** In addition to the initial Fencing costs each Member is required to pay, Members shall also be assessed for the on-going costs to operate and maintain the Fencing Consortium. These operational costs will be divided based on the Fencing costs formula and paid by each Member as a Member Assessment. The formula shall take into account the total length of Fencing held by the Fencing Consortium and then divided by the length of each Member's Fencing needs as indicated in the Fencing Preplan. The Board shall, as part of the annual budget, determine the total amount of the Member Assessments and the specific amount to be assessed each Member to pay the anticipated Fencing Consortium costs in the upcoming year.
- 6.4. **Payment of Member Assessments.** The Fencing Consortium shall invoice Members for their Member Assessment amount for the upcoming year. Invoices are to be sent no later than January 15<sup>th</sup> in the year for which the assessment is being imposed. Members shall pay their invoices in full within 45 days from the date of the invoice.
- 6.5. **Default.** Any Member who breaches or otherwise fails to comply with the terms and conditions of this Agreement including, but not limited to, failure to pay its Member Assessment in full by the due date, shall be considered in default of this Agreement. Any dispute regarding whether a Member is in default shall be determined by a vote of the Board. A Member shall not be considered in default until it has been notified in writing by the Board of the condition placing it in default. The notice of default shall indicate the Member is not in good standing and may be expelled if the default is not cured within 90 days. If a Member fails to fully cure a default within 90 days of the notice of default, the Board may issue a written notice of expulsion from the Fencing Consortium. Upon such notice, the Governmental Unit is no longer a Member of the Fencing Consortium as if the

Governmental Unit voluntarily elected to terminate its membership in the Fencing Consortium as provided herein.

## **ARTICLE VII MEMBER STAFFING REQUIREMENTS**

- 7.1. **Public Works Staff.** Each Member is expected to assign member(s) of its public works staff to serve on the Deployment Team to train with the Fencing and to participate in the unloading, assembly, and demobilization of the Fencing at a Deployment Site. The providing of public works staff is through the Public Works Mutual Aid Pact and is at each Member's own cost.
- 7.2. **Training.** The Deployment Team shall train with the Fencing at least three times a year to familiarize the Deployment Team with the Fencing and to help ensure its rapid assembly at a Deployment Site in response to a Call Out. The Board shall work with the Deployment Team to determine a reasonable training schedule that does not negatively impact their regular duties.
- 7.3. **Employees.** The members of the Deployment Team are not employees of the Fencing Consortium. The assigned members shall remain employees of their Governmental Unit for all purposes including, but not limited to, workers' compensation coverage.
- 7.4. **Equipment.** Any damage to or loss of Member equipment utilized by the Deployment Team shall be addressed as provided in the Public Works Mutual Aid Pact.
- 7.5. **Liability.** Liability for the acts of the Deployment Team when responding to a Call Out shall be addressed in accordance with the terms of the Public Works Mutual Aid Pact. For the purposes of the Public Works Mutual Aid Pact, the Requesting Member shall be the "Requesting Party" and each of the Members assigning personnel to the Deployment Team shall be a "Sending Party."

## **ARTICLE VIII BUDGETING AND FINANCIAL REPORTING**

- 8.1. **Fiscal Year.** The fiscal year of the Fencing Consortium is the calendar year.
- 8.2. **Annual Budget.** The Board shall prepare and adopt an annual budget as provided in this section.
  - (a) **Proposed Budget.** The Board shall prepare and approve a proposed budget for the upcoming fiscal year. The proposed budget shall account for all anticipated costs in



the upcoming year and indicate the amounts proposed to be assessed to the Members.

- (b) Notice to Members. The Board shall adopt a proposed budget and distribute it to the Members by no later than June 1<sup>st</sup> each year. Members may submit written comments to the Board regarding the proposed budget by no later than July 1<sup>st</sup>.
- (c) Final Budget. The Board shall consider the comments received from Members and shall act to adopt a final budget by no later than August 31<sup>st</sup>. The Board shall distribute a copy of the adopted annual budget to the Members. To reduce administrative costs given the potential number of Members, the Board may send notices and otherwise communicate with Members using email messages in lieu of mailing.

## ARTICLE IX INSURANCE AND INDEMNIFICATION

- 9.1 **Insurance.** The Fencing Consortium shall purchase and maintain such insurance policies as the Board determines is necessary and appropriate to cover the Fencing Consortium, the Board, its operations, and, if required, the Fencing. By purchasing insurance the Members, the Fencing Consortium, and the Board do not waive, and shall not be construed as having waived, any exemptions, immunities, or limitations on liability provided by any applicable Minnesota Law, including Minnesota Statutes, Chapter 466 and section 471.59, subdivision 1a. Any uninsured liabilities incurred by the Fencing Consortium shall be paid by the Members in the same percentage as their Member Assessments as set out in this Agreement.
- 9.2 **Director Indemnification.** The Fencing Consortium shall defend and indemnify its Directors from any claim or damages levied against a Director arising out of the Director's lawful acts or omissions made or occurring in the good faith performance of their duties on the Board. The Fencing Consortium is not required to indemnify a Director for any act or omission for which the Director is guilty of malfeasance, willful neglect of duty, or bad faith.
- 9.3 **Member Indemnification.** The Fencing Consortium shall hold the Members harmless, individually and collectively, and will defend and indemnify the Members for any claims, suits, demands or causes of action for any damages or injuries based on allegations of negligence or omissions by the Fencing Consortium. The Fencing Consortium's duty to indemnify does not constitute, and shall not be construed as, a waiver by either the Fencing Consortium or any or all Members of any exemptions, immunities, or limitations on liability provided by law or of being treated as a single governmental unit as provided in Minnesota Statutes, section 471.59, subdivision 1a.
- 9.4 **Liability.** To the fullest extent permitted by law, this Agreement and the activities carried out hereunder thereof are intended to be and shall be construed as a "cooperative activity" and it is the intent of the Members that they, together with the Board, shall be

deemed a “single governmental unit” for the purposes of liability, all as set forth in Minnesota Statutes, section 471.59, subdivision 1a. For purposes of the statute, each Member to this Agreement expressly declines responsibility for the acts or omissions of the other Members.

## SECTION X DISPUTE RESOLUTION

- 10.1 **Dispute Resolution Process.** The Members agree to engage in good faith to attempt to resolve any disputes that may arise over the establishment, operation, or maintenance of the Fencing Consortium. If a dispute is not resolved informally, the Members agree to use the following process to attempt to resolve any dispute they may have related to the Fencing Consortium.
- (a) Written Notice of Dispute. Any Member with a dispute regarding the Fencing Consortium or the Board may submit a written explanation of its dispute to the Fencing Consortium and to each Member. The Board shall make the email list of Members available for the purpose of providing this notice. The explanation of the dispute must be detailed, not repetitive of a dispute already addressed by the Board regarding the same Member, relate directly to a matter within the scope of the Fencing Consortium or of the Board’s powers, and must suggest a solution.
  - (b) Review and Response by Board. Upon the Fencing Consortium’s receipt of a written dispute it shall be placed on the agenda of the Board’s next scheduled regular meeting for consideration. The Board shall respond in writing to all properly submitted disputes within three months and shall provide each Member a copy of its response.
  - (c) Mediation. If the Member with the dispute is not satisfied with the Board’s response, it may file a written request with the Board for mediation. If the Member and the Board are not able to mutually agree on a mediator, the Member and the Board shall each select a mediator and the two mediators shall select a third. Each party to the mediation shall be responsible for the cost of the mediator it selected and shall share equally in the costs of the mediation and of the third mediator.
  - (d) Binding Arbitration. If the dispute is not resolved in mediation, the aggrieved Member and the Board may agree to submit to a binding arbitration process. The arbitration shall be conducted in accordance with Minnesota Statutes, chapter 572B following the Commercial Arbitration Rules of the American Arbitration Association, unless the Board and the Member agree to follow different rules. The Members and the Board agree the decision of the arbitrator shall be binding on the Fencing Consortium and its Members.

**SECTION XI  
WITHDRAWAL OF A MEMBER**

- 11.1 **Process.** A Member may withdraw from the Fencing Consortium by providing written notice to the Board of its intent to withdraw. To avoid a withdrawal from interrupting the on-going payments for the costs of the Fencing, the effective date of the withdrawal will depend on its timing with respect to the Board's work to set the budget for the upcoming year. If the Board receives the withdrawal notice prior to May 1<sup>st</sup> in a year, the effective date of the withdrawal will be December 31<sup>st</sup> of the same year. If the Board receives the notice after May 1<sup>st</sup>, the withdrawal will be effective December 31<sup>st</sup> of the following year.
- 11.2 **Effect of Withdrawal.** The withdrawing Member shall be responsible for paying its full Member Assessment for the full year in which the withdrawal is effective. Recognizing the Fencing Consortium is an ongoing concern, the Members agree the withdrawing Member shall not receive any reimbursement of the amounts it has paid and is not entitled to any share in the assets of the Fencing Consortium. Upon the effective date of the withdrawal, the former Member shall no longer be considered a Member under this Agreement.

**SECTION XII  
DISSOLUTION OF FENCING CONSORTIUM**

- 12.1 **Dissolution Process.** The Fencing Consortium may only be dissolved by a joint resolution approved by four-fifths of the then current Members or by a unanimous vote of the entire Board on a dissolution resolution. Dissolution shall not be effective for at least six months from the adoption the resolution unless an earlier dissolution date is approved as part of the resolution. Prior to the effective date of the dissolution, the Board shall use the Fencing Consortium's assets to pay its outstanding obligations. If the assets on hand are not sufficient to pay all outstanding obligations, the Board shall impose a Member Assessment to collect sufficient funds to pay the outstanding amounts. The Board shall divide the amount needing to be collected by a Member Assessment using the same formula for other Member Assessments. The Fencing Consortium shall not be finally dissolved until its outstanding obligations are paid in full.
- 12.2 **Distribution of Assets and Property.** Upon dissolution, the Board shall distribute any remaining assets to the Members in proportion to the Member Assessment of each Member in effect as of the date of dissolution. The Board shall have the power to determine the best method for distributing the assets and to decide any disputes that may arise among the Members concerning such distribution.

**SECTION XIII  
MISCELLANEOUS PROVISIONS**

- 13.1 **Official Copy.** This Agreement is being entered into through the adoption by each Member and the Membership Resolution. The Board shall maintain the official copy of this Agreement and maintain a list of the Original Members and the Additional Members.

The official copy shall constitute the Agreement, which shall be binding on all of the Members.

- 13.2 **Data Practices.** The Fencing Consortium shall comply with the requirements of Minnesota Statutes, chapter 13, the Minnesota Government Data Practices Act (“Act”). The Vendor shall be required to comply with the Act as provided in Minnesota Statutes, section 13.05. The Vendor shall be required to notify the Board if it receives a data request and to work with the Fencing Consortium to respond to it.
- 13.3 **Notices.** Any notice required or permitted to be given to the Fencing Consortium under this Agreement shall be given in writing, and shall be sent by first class mail to its current address. Notice to each Member shall be given in writing by first class mail or email to the Member’s chief of police or other designated contact person.
- 13.4 **Waiver.** The delay or failure of any party of this Agreement at any time to require performance or compliance by any other party of any of its obligations under this Agreement shall in no way be deemed a waiver of those rights to require such performance or compliance.
- 13.5 **Governing Law.** The respective rights, obligations and remedies of the parties under this Agreement and the interpretation thereof shall be governed by the laws of the State of Minnesota which pertain to agreements made and to be performed in the State of Minnesota.
- 13.6 **Headings and Captions.** The headings and captions of these paragraphs and sections of this Agreement are included for convenience or reference only and shall not constitute a part hereof.
- 13.7 **No Third-Party Rights.** This Agreement is entered into for the sole benefit of the Members and no other parties are intended to be direct or incidental beneficiaries of this Agreement, and no third party shall have any right in, under, or to this Agreement.
- 13.8 **Good Faith.** Each Member shall act in good faith. In exercising its rights and fulfilling its obligations under this Agreement, each party acknowledges that this Agreement contemplates cooperation between and among the parties.
- 13.9 **Entire Agreement.** This Agreement, including the recitals and all of the Membership Resolutions, contains the entire understanding between the Members concerning the subject matter hereof.
- 13.10 **Amendments.** Amendments to this Agreement may be proposed by the Board or by at least 10% of the Members submitting a proposed amendment to the Board. The Board shall forward proposed amendments to the Members in the form of an amendment resolution. The Board will only forward amendments proposed by Members if it determines the proposed amendments are lawful and not contrary to the primary purposes of this Agreement. Members adopting the amendment resolution shall return a copy of

the executed resolution to the Board. A proposed amendment shall be considered approved if the amendment resolution is adopted by at least 90% of the then current Members.

- 13.11 **Examination of Books.** Pursuant to Minnesota Statutes, section 16C.05, Subd. 5, the books, records, documents and accounting procedures and practices of the Fencing Consortium and the Vendor are subject to examination by the State. Members may examine the financial records of the Fencing Consortium upon reasonable request.
- 13.12 **Recitals and Exhibits Incorporated.** The recitals contained herein, and the Membership Resolutions, are incorporated in and made part of this Agreement.

**IN WITNESS WHEREOF**, the Members have, by adoption and execution of the Membership Resolution, entered into this Agreement as of the Effective Date or, if an Additional Member, as of the date of acceptance by the Board of the Membership Resolution.

[A list of all Members is maintained by the Fencing Consortium.]

**RESOLUTION NO. 22-26**

**RESOLUTION ADOPTING ASSESSMENT FOR 8411 6<sup>TH</sup> STREET NE PURSUANT TO ASSESSMENT AGREEMENT**

WHEREAS, Adam Knoke and Meghan Q. Knoke (“Owners”) requested the City repair a damaged water service line at 8411 6<sup>th</sup> Street NE; and

WHEREAS, per Spring Lake Park City Code, it is the responsibility of the property owner to repair damaged water service lines on private property; and

WHEREAS, the Owners executed an Assessment Agreement with the City where the City repaired the damaged service line and where Owners agreed to pay all costs incurred by the City through a special assessment; and

WHEREAS, the total project cost is \$5,188.89.

NOW, THEREFORE, BE IT RESOLVED BY THE SPRING LAKE PARK CITY COUNCIL as follows:

1. An assessment of \$5,188.89 is hereby accepted and shall constitute the special assessment against 8411 6<sup>th</sup> Street NE (PID # 02-30-24-21-0113).
2. Such assessment shall be payable in equal annual installments extending over a period of 3 years, the first of the installments to be payable on or before the first Monday in January 2023, and shall bear interest at the rate of three and sixth-tenths percent (3.6%) per annum from the date of the adoption of this assessment resolution. To the first installment shall be added interest on the entire assessment from the date of this resolution until December 31, 2022. To each subsequent installment, when due, shall be added interest for one year on all unpaid installments.
3. Owners may, at any time prior to certification of the assessment to the county auditor, pay the whole of the assessment on the property, with interest accrued to the date of payment, to the Administrator, Clerk/Treasurer, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption of this resolution. The Owner may, at any time thereafter, pay to the Administrator, Clerk/Treasurer the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15 or interest will be charged through December 31 of the next succeeding year.
4. The Administrator, Clerk/Treasurer shall forthwith transmit a certified duplicate of this assessment to the County Auditor to be extended on the property tax list of the county. Such assessments shall be collected and paid over in the same manner as other municipal taxes.

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 16th day of May 2022.

APPROVED BY:

---

Robert Nelson, Mayor

ATTEST:

---

Daniel R. Buchholtz, City Administrator

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

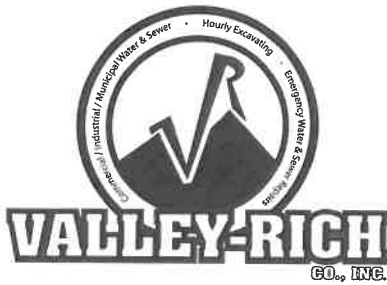
I, Daniel R. Buchholtz, duly appointed and qualified City Clerk in and for the City of Spring Lake Park, Anoka and Ramsey Counties, Minnesota, do hereby Certify that the foregoing is a true and correct copy of Resolution No. 22-26, A Resolution Adopting Assessment for 8411 6<sup>th</sup> Street NE Pursuant to Assessment Agreement, adopted by the Spring Lake Park City Council at their regular meeting on the 16th day of May, 2022.

(SEAL)

\_\_\_\_\_  
Daniel R. Buchholtz, Administrator, Clerk/Treasurer

Dated: \_\_\_\_\_





147 Jonathan Blvd. N. - Suite 4  
 Chaska, MN 55318  
 Phone: (952) 448-3002  
 Fax: (952) 448-3362

# INVOICE

BILL TO City of Spring Lake Park  
 1301 81st Avenue NE  
 Spring Lake Park, MN 55432

JOB 8411 6th St/Spring Lk Park  
 8411 6th Street  
 Spring Lake Park

CUSTOMER	PURCHASE ORDER NO.	JOB NO.	TERMS	INVOICE
SPRING		R220203 03/31		3/24/22 1

ITEM NO.	QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
EQUIPMENT	2.00	3/22/2022: Laborer	133.00	266.00
EQUIPMENT	5.00	3/23/2022: Machine Delivery	182.00	910.00
EQUIPMENT	1.00	3/24/2022: Trench Box per Day	350.00	350.00
EQUIPMENT	4.50	3/24/2022: 7/8 Yard Excavator	190.00	855.00
EQUIPMENT	8.00	3/24/2022: Laborer	133.00	1,064.00
EQUIPMENT	1.00	3/24/2022: Pump & Generator	150.00	150.00
EQUIPMENT	1.00	3/24/2022: Tractor w/Hydraulic Breaker	171.00	171.00
EQUIPMENT	1.00	3/24/2022: Tractor w/Hydraulic Tamper	171.00	171.00
EQUIPMENT	1.00	3/24/2022: Breaker Flat Fee	330.00	330.00
EQUIPMENT	1.00	3/24/2022: Tamper Flat Fee	280.00	280.00
MATERIALS	1.00	Stock Materials	321.26	321.26

601-49400-2261

SALE AMOUNT	4,868.26
<b>TOTAL</b>	<b>\$4,868.26</b>

— CC&S —  
ATTORNEYS AT LAW

Carson, Clelland, & Schreder  
6300 Shingle Creek Parkway Suite 305  
Minneapolis, MN - Minnesota 55430

Invoice #: 1490  
Date: 04-01-2022

City of Spring Lake Park  
ATTN: HALEY MORRISON  
1301 81st AVE NE  
Spring Lake Park, MN 55432

Matter Number: City of Spring Lake Park-Civil-Municipal

Civil Municipal - Services *101-41610-3040*

Date	Description	Quantity	Total
02-25-22	Review ARPA fund use issue, conference with Administrator regarding union contract issue, research City liability issue	0.75	\$106.88
02-28-22	Review zoning enforcement issue	0.25	\$35.63
03-07-22	Review City Council agenda packet	1.00	\$142.50
03-07-22	Prepare for, attend City Council meeting, review contractors' licenses, update files	1.00	\$142.50
03-11-22	Review zoning issue, conference with Administrator regarding proposed assessment agreement	0.25	\$35.63
03-14-22	Conference with Chief regarding HR matter, update file	0.33	\$47.03
03-18-22	Conference with Administrator, Chief regarding HR matter, review supplemental facts, conference with Chief, update file	0.50	\$71.25
03-21-22	Review City Council agenda packet, minutes, conference with Administrator regarding agenda items, work session items, review/revise trail JPA	2.75	\$391.88
03-21-22	Review ARPA fund use issue, review City authority issue, further revise JPA, review open meeting issue	0.67	\$95.48
03-21-22	Review city liability issue, prepare for, attend City Council meeting, review contractors' licenses, conference with staff regarding open files, update files	2.25	\$320.63
03-23-22	Review City liability issue, easement use issue, correspondence with Chief regarding resident complaint and trespass enforcement issue	1.25	\$178.13
03-25-22	Conference with Administrator regarding trespass issue	0.25	\$35.63

Subtotal: \$1,603.17

Matter Number: City of Spring Lake Park-8411 6th St NE Line Repair-Municipal

Civil Municipal - Services 101-41610-3040

Date	Description	Quantity	Total
03-15-22	Review City authority issue, correspondence with Administrator, draft assessment agreement, resolution	1.50	\$213.75
03-16-22	Draft/revise assessment resolution, review contract liability issue, revise/finalize agreement	0.75	\$106.88

Subtotal: \$320.63

Matter Number: City of Spring Lake Park - Criminal - Prosecution

Other - Services 101-41610-3040

Date	Description	Quantity	Total
03-25-22	Preparation for and attendance at court calendars for the period of February 24, 2022 through March 25, 2022 - Flat Fee	1.00	\$6,750.00

Subtotal: \$6,750.00

Subtotal	\$8,673.80
Total	\$8,673.80
Payment	\$0.00
Balance Owing	\$8,673.80

#### Statement Account Summary

Previous Balance		New Charges		Payments Received		Total Amount Outstanding
\$8,280.49	+	\$8,673.80	-	\$8,280.49	=	\$8,673.80

Total Client Balance \$8,673.80

I hereby declare under the penalties of perjury that the foregoing statement for legal services is just and correct and that no part thereof has been paid.

  
John J. Thames, City Attorney

[Area above reserved for recording purposes]

### **ASSESSMENT AGREEMENT**

This **ASSESSMENT AGREEMENT** (this “Agreement”) is made as of \_\_\_\_\_, 2022, by and between, Adam Knoke and Meghan Q. Knoke, husband and wife, (“Owners”), and the City of Spring Lake Park, a Minnesota municipal corporation (the “City”). Owners and the City are sometimes collectively referred to herein as the “parties” or each a “party”.

### **RECITALS**

1. Owners are the owners of real property located at 8411 6<sup>th</sup> Street NE, Spring Lake Park, MN, legally described as follows:  
    Lot 10, Block 1, Terrace Manor 6<sup>th</sup> Addition, Anoka County, Minnesota,  
    according to the recorded plat thereof.  
    (the “Subject Property”)
2. In early 2022, the City became aware of a damaged water service line on the Subject Property which is compromised and leaking; and
3. Per Spring Lake Park City Code, it is the responsibility of the property owner to repair damaged water service lines on private property; and
4. The City informed Owners of the requirement that they repair the damaged water service line and Owners indicated an inability to afford repairs presently and requested that the City complete the repair work and assess the costs of the work to the Subject Property; and
5. If unaddressed, the damaged line is likely to damage the Subject Property and potentially other surrounding properties, constituting a public nuisance; and
6. The City is willing to make the requested repairs and assess the applicable costs on certain conditions.

**NOW THEREFORE**, in consideration of the mutual covenants stated herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **WATER SERVICE LINE REPAIR.** The City agrees to enter onto the Subject Property and attempt to repair the damaged water service line previously identified as compromised in early 2022 (the "Repair Work"). Owners hereby grant to the City permission to enter onto the Subject Property and complete the Repair Work at all reasonable times. Owners may revoke this consent at any time, upon ten (10) days' written notice, however, Owners shall be responsible for reimbursing all costs incurred by the City through the time of provision of such notice, including, without limitation, those costs incurred in anticipation of completing the Repair Work. Upon any termination of this Agreement or revocation of the consent contemplated herein, such costs shall be invoiced to Owners and, if unpaid after thirty (30) days, may be specially assessed to the Subject Property and the waivers contemplated in Section 2 below shall apply and survive such termination.
2. **ASSESSMENT OF COSTS, WAIVER.** As compensation for undertaking this Repair Work, Owners hereby agree to pay all costs incurred by the City in completing the Repair Work and all costs incurred by the City in preparing this Agreement and the contemplated assessment. Owners will also be responsible for all applicable interest on assessed amounts. Upon completion of the Repair Work, the City shall determine the sum of incurred costs (the "Total City Costs") and shall specially assess the Total City Costs, along with applicable interest, to the Subject Property. Owners, on behalf of themselves and their successors and assigns, agree to this assessment and hereby waive any notice and hearing requirements and any appeal of the assessment pursuant to Minnesota Statute 429 or any other applicable law. The parties agree and acknowledge that the City will complete the Repair Work contingent upon Owners' agreement to this assessment and waiver of any appeal rights to the same. The provisions of this Section 2 shall survive termination of this Agreement.
3. **SPECIAL ASSESSMENT TERMS.** The Total City Costs shall be assessed without deferment to the Subject Property on an annual basis over a three (3) year term and shall include annual interest in the amount of 3.6%. The assessment shall become immediately due in full upon any sale of the Subject Property.
4. **INDEMNIFICATION.** Owners shall indemnify, defend, and hold harmless the City, its officers, employees, agents and others acting on its behalf from any and all loss, damage, liability, cost, and expense of any kind whatsoever, including reasonable attorneys' fees, resulting from actions, claims, or proceedings brought, or any loss or damage of any type whatsoever (collectively "Claims"), sustained by the City related to the City's performance of the Repair Work and/or execution of this Agreement, and any Claims attributable in whole or in part to Owners' non-compliance with this Agreement, or due to the negligence or willful misconduct of Owners. This indemnification obligation shall not apply to acts which constitute willful misconduct or gross negligence on the part of the City. This Section 4 of this Agreement shall survive termination of the Agreement.
5. **BINDING EFFECT; RECORDING.** This Agreement shall run with the land and shall be binding upon Owners and their successors and assigns. This Agreement shall be

recorded against the title to the Subject Property. Owners agree to the recording of this Agreement, shall pay all costs of the same, and agree to cooperate in making any necessary revisions which may be required to facilitate recording.

6. **WAIVER.** If any party waives any breach of this Agreement by the other, such waiver shall not constitute a waiver of any other or any succeeding breach of this Agreement by any party, whether of the same or any other covenant, condition or obligation.
7. **GOVERNING LAW, VENUE.** The laws of the State of Minnesota govern the interpretation of this Agreement. Any action to enforce the rights or obligations contained within shall be brought in Anoka County, Minnesota.
8. **SEVERABILITY.** If any provision, term or condition of this Agreement is found to be or becomes unenforceable or invalid, it shall not affect the remaining provisions, terms, and conditions of this Agreement, unless such invalid or unenforceable provision, term, or condition renders this Agreement impossible to perform. Such remaining terms and conditions of the Agreement shall continue in full force and effect and shall continue to operate as the parties' entire agreement.
9. **ENTIRE AGREEMENT.** This Agreement represents the entire agreement of the parties and is a final, complete, and all-inclusive statement of the terms thereof, and supersedes and terminates any prior agreement(s), understandings, or written or verbal representations made between the parties with respect thereto.
10. **INCORPORATION OF RECITALS.** The above-listed recitals are made a part of this Agreement as though set forth in full herein.
11. **TERMINATION.** Either party may terminate this Agreement upon ten (10) days' written notice to the other party, however, Owners shall be responsible for all costs incurred by the City up to the date of Termination. The City may assess such costs to the Subject Property and such assessment shall be subject to the waivers contemplated in Section 2 above, if they are unpaid thirty (30) or more days after invoicing. This provision shall survive termination of this Agreement.

**IN WITNESS WHEREOF,** this Agreement has been executed by the parties hereto as of the day and year first written above.

[Signatures on pages to follow.]

**OWNERS:**

By:   
Adam Knoke

By: Meghan Q Knoke  
Meghan Q. Knoke

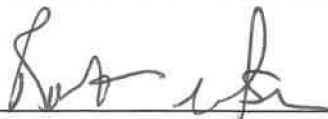
STATE OF MINNESOTA )  
( ss.  
COUNTY OF HENNEPIN )

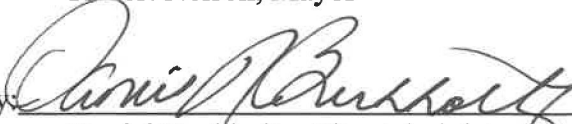
The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of March, 2022, by Adam Knoke and Meghan Knoke, husband and wife., the Owners of the Subject Property as their free act and deed.

Melissa Lynn Barker  
Notary Public



**CITY OF SPRING LAKE PARK**

By:   
Robert Nelson, Mayor

By:   
Daniel Buchholtz, City Administrator,  
Clerk/Treasurer

STATE OF MINNESOTA )  
( ss.  
COUNTY OF HENNEPIN )

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of March, 2022, by Robert Nelson and Daniel Buchholtz, respectively the Mayor and City Administrator, Clerk/Treasurer of the City of Spring Lake Park, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

  
Notary Public



This document was prepared by:  
John J. Thames, Esq.  
Carson, Clelland & Schreder, PLLP  
6300 Shingle Creek Parkway, Suite 305  
Minneapolis, MN 55430  
(763) 561-2800



Handwritten text, possibly a signature or name, located in the upper left quadrant of the page.



## Memorandum

May 11, 2022

To: City Administrator Buchholtz

From: Chief Antoine

Re: Animal Control Services Contract

Dear Administrator Buchholtz,

In November of 2021 the city council approved a contract with Dover Kennels/ Animal Control and Impound Services out of Andover, MN. I was notified by Dover Kennels that they will be closing as of June 1, 2022 and will no longer provide services to any cities they had contracts with.

I have explored other options for animal control and have found that there are limited options and most options are very expensive. I have spoke with the Humane Society of Minnesota and they are willing to take the City of Spring Lake Park on for animal control. I have attached a sample contract for you and Attorney John Thames to review.

The police department would be responsible for transporting any impounded animals to the Coon Rapids Humane Society location. Our officers would have full access to the impound facility. The basic charge for an impounded animal would be \$24.00 which the city would incur that cost when the animal is picked up by the owner. If the animal is not claimed then the city would be charged \$208.00. If there is a mandatory quarantine of the animal for a bite then the city would be charged \$416.00 if the animal is not claimed. If the animal is claimed the owner pays for any fees.

The police department would take back over the enforcement of potential dangerous or dangerous dog cases until further notice.

The Humane Society of Minnesota will send over a contract for signatures once they have finalized everything. This contact would be in effect for one year and we could review at the end of the year to see if we would like to resign. This contract would be for canines only.

If there are any questions please feel free to contact me.

Thank you,

Chief Josh Antoine

**Animal Humane Society  
and  
<Municipality>**

**Letter of Understanding for Impound Housing Services  
2022**

1. Animal Humane Society (AHS) agrees to provide the following services:
  - a. Housing for stray or abandoned animals that are retrieved or legally seized by your municipality's community service officer (CSO) or animal control officer (ACO), or for stray animals that are brought into the shelter by a citizen and verbal permission is given by your agency via phone for intake. Housing includes kennel space, daily cleaning, food and water.
  - b. AHS is unable to house wildlife or farm animals.
    - i. Exceptions can be made for chickens with prior approval of the site manager at AHS.
  - c. Herd management vaccination following our standard vaccination protocols, as well as medically necessary and/or emergency care for sick or injured animals impounded during regular business hours.
  - d. Euthanasia services as deemed necessary by an AHS veterinarian. These services may be provided at the end of the legally required holding period or in the case of a medical situation that requires immediate euthanasia.
  - e. Adoption services as deemed appropriate by AHS veterinary staff. The animals will be evaluated for these services at the end of the legally required holding period.
  - f. Euthanasia services and body disposal as deemed appropriate by AHS veterinary staff. The animals will be evaluated for these services at the end of the legally required holding period.
  - g. Provide animal rabies quarantine or diagnostic service for stray felines or canines that have bitten a person.
  - h. Hold animal for the legally required stray holding period: 5 days in MN, 4 Days in WI if a live release, 7 days in WI if euthanized or until reclaimed by owner within this holding period.
  - i. AHS will follow internal policy and best practice for unclaimed animals.  
<Municipality> may request and view AHS policies at any time.
  
2. AHS expectations:
  - a. AHS is not responsible for sick or injured animals that are left after hours. Outside treatment must be sought for these animals by the animal control officer or community service officer prior to leaving the animals at the AHS facility when veterinary staff members are not on duty.

- b. AHS has the sole authority to disposition all animals that have not been reclaimed upon the expiration of the legally designated holding period.
- c. AHS will not accept feral cats seized under municipal authority by your municipality's CSO or ACO.
- d. AHS is not responsible for collecting any fees from an owner for a municipality.

3. <Municipality> agrees to:

- a. Adhere to the drop off procedure set forth by AHS including animal housing at the shelter and paperwork. Drop off procedures and paperwork training for community service or animal control officers will be provided.
- b. Adhere to state laws and local ordinances that apply to the handling of stray or abandoned animals and the seizure and return of animals to their owners.
- c. Direct citizens where to take stray animals when not receiving permission for impoundment at AHS.
- d. Seek care for injured or sick animals prior to drop off in the event that it is after hours and/or AHS veterinary staff is not on duty.
- e. Pay the designated fees for each animal cared for from your municipality.
  - i. AHS will charge a standard hold fee of \$208 per canine or feline and a \$48 fee per "other" domestic animals (rabbits, guinea pigs, birds etc.) not reclaimed by its owner.
  - ii. AHS will charge a municipality mandated quarantine fee of \$416 per canine or feline that is held for a quarantine or other holding period lasting more than 5 days independent of who claims the animal after that hold.
  - iii. AHS will charge a \$24 administrative/processing fee to the municipality for each animal reclaimed by its owner in place of the standard fee. In these instances, AHS will charge the owner the additional reclaim fees.
  - iv. AHS will charge a \$24 administrative/processing fee for disposal of any cadavers brought to and AHS facility by a representative of the municipality.
  - v. <Municipality> is responsible for fees if the owner does not reclaim by the last day of the stray hold.
- f. Adhere to AHS policy and best practice for unclaimed animals. <Municipality> may request and view AHS policies at any time.
- g. Adhere to building access rules and ensure that the service access door is closed and locked after use in an after-hours drop off.
- h. Ensure that the municipality's CSO/ACO uses his/her discretion in the field as to whether or not to impound an animal. AHS is not responsible for those decisions.
- i. Be available to members of your community to resolve their concerns related to the actions of your ACO/CSO officers and your municipality's procedures, policies and requirements.

4. Administration

- a. AHS will bill the municipality at the end of each quarter on a fiscal calendar year. Billing will be mailed in the first month following the end of the quarter. Payment is expected within 30 days of receipt of billing.
- b. AHS will assign a contact person who should be contacted in the event of any problems, concerns or to receive feedback regarding the program.
- c. Any billing disputes must be raised within 10 days of receipt of billing.
- d. The AHS agrees to maintain all data received from <Municipality> in the same manner as <Municipality> as required under the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13.
- e. Insurance Requirements.
  - i. Liability. AHS agrees to maintain commercial general liability insurance in a minimum amount of \$1,000,000 per occurrence; \$2,000,000 annual aggregate. The policy shall cover liability arising from premises, operations, products-completed operations, personal injury, advertising injury, and contractually assumed liability. Upon request <Municipality> shall be named as an additional insured.
  - ii. Automobile Liability. If AHS operates a motor vehicle in performing the services under this agreement, AHS shall maintain commercial automobile liability insurance, including owned, hired, and non-owned automobiles, with a minimum liability limit of \$1,000,000, combined single limit.
  - iii. Workers' Compensation. AHS agrees to comply with all applicable workers' compensation laws in Minnesota.
  - iv. Certificate of Insurance. The AHS shall deliver to <Municipality> a Certificate of Insurance as evidence that the above coverages are in full force and effect.
- f. Indemnification:
  - i. AHS. To the fullest extent permitted by law, AHS agrees to defend and indemnify <Municipality>, and its officers, employees, and volunteers, from and against all claims, damages, losses, and expenses, including attorney fees, arising out of or resulting from the performance of work under this agreement; but only to the extent caused in whole or in part by the negligent acts, errors or omissions of AHS, AHS's subcontractor(s), or anyone directly or indirectly employed or hired by AHS, or anyone for whose acts AHS may be liable. AHS agrees this indemnity obligation shall survive the completion or termination of this agreement.
  - ii. <Municipality>. To the fullest extent permitted by law, <Municipality> agrees to defend and indemnify AHS, and its officers, employees, and volunteers, from and against all claims, damages, losses, and expenses, including attorney fees, arising out of or resulting from the performance of work under this agreement; but only to the extent caused in whole or in part by the negligent acts, errors or omissions of <Municipality>, or anyone directly or indirectly employed or hired by <Municipality>, or anyone for whose acts <Municipality> may be liable. <Municipality> agrees this indemnity obligation shall survive the completion or termination of this agreement.

*This agreement is based on a one year commitment, which is renewed annually from the date your administrator signs the agreement below. If the municipality brings animals to AHS without a signed contract, it will be assumed that the agreement is extended for term of the next contract. The agreement can be ended at any time by either party with a 30 day written notice.*

This agreement is entered into on the \_\_\_\_\_ day of \_\_\_\_\_, 201\_ by

\_\_\_\_\_  
Janelle Dixon, President & CEO  
Animal Humane Society

\_\_\_\_\_  
Signed on behalf of Municipal Authority

\_\_\_\_\_  
Printed Name and Title

\_\_\_\_\_  
Signed on behalf of Municipal Authority

\_\_\_\_\_  
Printed Name and Title



City of Spring Lake Park  
Engineer's Project Status Report

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To: Council Members and Staff  
From: Phil Gravel

Re: **Status Report for 05.16.22 Meeting**  
File No.: R-18GEN

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**Note:** Updated information is shown in *italics*.

**2022 MS4 Permit and SWPPP Update (193805251).** Annual Report and Public Meeting due by June 30<sup>th</sup>. Pond, structural BMP, and outfall inspections due by July 31<sup>st</sup>. Program analysis and annual training due in December.

**Suite Living Spring Lake Park (Hampton Cos. project at 525 Osborne).** Final site work will be completed 2022 – *need to coordinate pond work inspection with CCWD*. Developer completed 2021 parking lot restoration at Spring Crest Estates but needs to resolve issues with irrigation system and final seeding in 2022.

**2021 Sewer Lining Project (193805204).** This project included lining in the general area between Terrace and Monroe and south of 81<sup>st</sup> Avenue. Terry Randall is watching this project. *Lining work has been completed. Grout work will occur after the lining. Contractor is Visu-Sewer.*

**2023 Sewer Lining Project (19380xxx).** Terry Randall is working with a contractor to get preliminary televising of the remaining sanitary sewers in the city that need to be lined.

**2022 Street Seal Coat and Crack Repair Project (193805507).** 2022 project area will include 81<sup>st</sup> Avenue, Arthur Street, Middletown, and the Service Drive southwest of 10 and 65. Project also includes striping 81<sup>st</sup> Ave. between Pleasant View and Central as a 3-lane road. *Bid was awarded on May 2<sup>nd</sup>. Contracts are being processed. Public Works Director is reviewing the necessary street patch areas.*

**2022 Street Improvements Project (193805383).** Project includes pavement replacement in the Garfield-Hayes neighborhood. Public Improvement Hearings were on 10/4/21 and 11/15/21. Construction Plans and Specifications were approved on 12/6/21. Bids were received on January 31<sup>st</sup>. Public Assessment Hearing and Project Award were on March 21<sup>st</sup>. Construction Contractor is Northwest Asphalt. *A Preconstruction conference was held on May 2<sup>nd</sup>. Construction started on May 9<sup>th</sup>.*

Open Bids	January 31, 2022 ✓
Declare Costs to Be Assessed and Order Final Assessment Roll	February 7, 2022 ✓
Receive Assessment Roll and Order Assessment Hearing	February 22, 2022 ✓
Public Assessment Hearing	March 21, 2022 ✓
Award Contract (Award Bids)	March 21, 2022 ✓
Begin Construction	May 2022 ✓
Final Wear Course Paving	August 2022

**City Hall Building (193805580).** A process for evaluating possible city hall remodel options has started. *Data on the existing building is being collected. An Initial kick-off meeting with city staff will be scheduled.*

Feel free to contact Harlan Olson, Phil Carlson, Jim Engfer, Peter Allen, or me if you have questions or require additional information.



## 2022 Street Improvements Project - Construction Update

May 6, 2022

### Project Overview.

The City of Spring Lake Park 2022 Street Improvements Project includes work on streets in the Garfield-Hayes-80<sup>th</sup> Ave NE neighborhood as shown on the map below. The work will include replacement of the bituminous street surface through a bituminous reclamation process. The work will also include some minor drainage and curb repairs.

Construction is scheduled to begin on May 9, 2022. The first layer of bituminous will be installed within 4 to 6 weeks of the project start. The Prime Contractor for the project is Northwest Asphalt Inc.



### Safety.

On any project, the first concern is always safety. Please be reminded that the size and weight of the machinery, and the noise and dust produced, makes it difficult for workers to keep track of the whereabouts of onlookers (especially children). You can help minimize the potential for accidents by keeping children clear of the construction area and equipment at all times. Remember to make eye contact with workers if you are near them so that you can be sure that they are aware of your presence.

### Mail and Refuse Services.

Mail and refuse services are not expected to change because of the project. Plan to keep to your current schedule for your garbage and recycle pick-up.

### Driveway Access.

The Contractor will try to maintain access to driveways. Driveway access may occasionally be limited during work hours. Please do not park on the street in the project area unless directed by project personnel.

### Tell us About your Upcoming Events!

If there is an event that you will be hosting (graduation party etc.) at your residence between now and the end of July, please contact us so that we can try to make provisions to help accommodate your event with the project.

### Follow project updates.

The City would like to keep residents and property owners informed of project updates. Residents are encouraged to visit the City's website for ongoing project updates (<https://slpmn.org/>). If you would like additional project information, please contact Dan Buchholtz, City Administrator ([dbuchholtz@slpmn.org](mailto:dbuchholtz@slpmn.org)) or Terry Randall, Director of Public Works ([trandall@slpmn.org](mailto:trandall@slpmn.org)). You can also call City Hall at 763.784.6491.

### THANK YOU!

The City of Spring Lake Park, Stantec, and Northwest Asphalt Inc. would like to thank you in advance for your patience and understanding throughout this project.

# **CORRESPONDENCE**



# North Metro TV

April 2022 Update

## Program Production

In April, a total of 68 **new programs** were produced utilizing the North Metro facilities, funds, and services. This constitutes **62:00:00 hours of new programming**.

- 24 programs were produced by the public
- 41 programs were produced by NMTV staff
- 3 programs were produced by City staff

## Van Shoots

The HD production truck was utilized for 28:15:00 hours of production in April. The following events were produced live and/or recorded for additional playback:

- Boys Tennis: 1<sup>st</sup> Singles: Blaine vs. Centennial
- Girls Lacrosse: Coon Rapids vs. Spring Lake Park
- Boys Tennis: 1<sup>st</sup> Singles: Andover vs. Spring Lake Park
- Girls Lacrosse: Anoka vs. Blaine
- Softball: Rogers vs. Spring Lake Park

## vMix Live Streaming Shoots

The vMix single camera production system was utilized to record/transmit 1 event. The vMix system requires significantly fewer staff members than the production truck. vMix crews are spread out over multiple locations and connected via the internet.

- Boys Volleyball: Centennial vs. Spring Lake Park



### Most Viewed YouTube Sporting Event

Boys Volleyball: Centennial vs. Spring Lake Park  
396 Views

## VOD Workshop Views

Workshop	Type	# of Views	Hours Viewed
Columbo: One More Thing *NEW*	Mini	114	13.25 hrs
King of the Cowboys 4 – John Wayne	Mini	40	3.75 hrs
King of the Cowboys 3 – Randolph Scott	Mini	39	2.5 hrs
King of the Cowboys 2 – Autry/Rogers	Mini	38	2 hrs
King of the Cowboys 1 – Strong and Silent	Mini	19	1 hr
Great British Game Shows	Mini	22	.5 hrs
We Love Lucy: The Lucille Ball Story	Full	92	15.75 hrs
The Immortal Ingrid Pitt	Mini	391	18 hrs
The Oscars: 90 Years of the Academy Awards	Full	215	36.75 hrs
Tim Curry Horror Picture Show	Mini	29	1 hr
Back to the Eighties: The Decade's Biggest...	Full	5	.5 hrs
James Bond: 50 Years of 007	Full	10	.25 hrs
Eurovision: A Celebration	Mini	NA	NA
Yabba-Dabba-Do! The Fantastic World of Hanna...	Full	543	45.25 hrs
Superman: The Man of Steel on the Silver Screen	Full	3	.5 hrs
The Fantastic Four on the Silver Screen	Mini	NA	NA
Christmas in Hollywood	Full	NA	NA
TV's Greatest Christmas Specials	Full	NA	NA
Chicago Christmas Classics	Mini	161	7.25 hrs
Let's Go Ghostbusters: Filmmation's Haunted Heroes	Mini	6	.5 hrs
Monster Movies of the 40s and 50s	Full	351	27.75 hrs
Monster Movies of the 20s and 30s	Full	27	2 hrs
The Presidency on Film JQA to JFK	Full	NA	NA
Monstervision: The Legend of Joe Bob Briggs	Mini	28	1.75 hrs
The Cult of Caroline Munro	Mini	1323	55 hrs
The Marilyn Monroe Story	Full	NA	NA
Nick at Nite: A TV Viewer's Dream	Mini	35	1.5 hrs
The Birth of Animation: Mickey, Bugs, and Betty...	Full	8	1.25 hrs
Hollywood Goes to War: World War II	Full	57	14.25 hrs
Come on Down: Game Shows of the 70s and 80s	Full	11	.25 hrs
The Quiz Show Scandals and Other Game Shows...	Full	51	11.25 hrs
The Three Stooges: Comedy's Heavy Hitters	Full	NA	NA
The Marx Brothers: Groucho, Harpo, Chico...	Full	61	2.5 hrs
Mary Pickford: The World's First Movie Star	Full	NA	NA
Hollywood Goes to the Dogs: Lassie, Benji...	Full	16	.25 hrs
<b>35 VOD Workshops</b>		<b>3,695 Total Views</b>	<b>265.0 Hours Viewed</b>



### Most Viewed YouTube Workshop

The Cult of Caroline Munro  
1,323 Views

## YouTube Stats

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Month	Viewers	Videos Viewed	Hours Watched	New Subscribers	Total Impressions
January	18,800	28,923	2,355	74	459,857
February	18,312	29,142	2,382	29	448,149
March	19,378	29,639	1,981.50	49	463,807
April	18,750	26,754	1,631.5	48	365,914
<b>TOTAL:</b>	<b>75,240</b>	<b>114,458</b>	<b>8,350</b>	<b>200</b>	<b>1,737,727</b>

## NMTV Website Stats

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Month	Number of Users	Number of Views	Live Stream Views
January	4,665	6,102	1,681
February	4,121	10,999	1,945
March	5,916	11,617	976
April	10,913	16,299	611
<b>TOTAL:</b>	<b>25,615</b>	<b>45,017</b>	<b>5,213</b>

## Home Movie Transfers

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Home movie transfers have become one of our most popular services. Residents can transfer their family videos themselves for free, or pay NMTV to do it. NMTV can also transfer film, slides, and photos for a fee.

Month	Hours Transferred	Tapes	Film Reels	DVDs	Photos/ Slides	Fees Paid
January	327.5	141	8	58	75	\$878.44
February	262.2	36	85	10	0	\$2,028.95
March	249.75	46	79	10	603	\$1,560.82
April	359.75	104	34	24	100	\$1,947.54
<b>TOTAL:</b>	<b>1,199.25</b>	<b>327</b>	<b>206</b>	<b>102</b>	<b>778</b>	<b>\$6,415.75</b>

## Production Highlights

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### NMTV News Highlights

Each week Danika Peterson and Rusty Ray create a news program that highlights events, people, issues, and information important to citizens of our Member Cities. Some April highlights include:

- Centerville Hearing Plans for Major Online Retailer's Distribution Warehouse
- Blaine Leaders Work to Fill Open Council Seat After Jason Smith's Resignation
- Colleges Work to Help Fill "Thousands" of Healthcare Industry Vacancies
- Spring Lake Park Leaders Work With Residents to Develop Parks Master Plan
- School Bus Companies Can Apply for Millions of Dollars in Grants to Pay for Stop Arm Safety Cameras
- Lexington Fire Department Uses Unique Partnerships to Purchase Equipment it Needs





- Anoka Hennepin Recognizes Teacher Who Uses Comic Books to Lure More Students to Reading
- Blaine Leaders Discuss Moving Forward Without HyVee
- Chomonix Workers, Golfers Ready for Start of Season After Long Winter
- Lino Lakes Filling Open Jobs for Soon to Open Rookery Activity Center
- North Metro Law Enforcement Using New Tool to Curb Catalytic Converter Thefts
- Golden Lake Elementary School Readies for 50<sup>th</sup> Anniversary Celebration
- Spring Lake Park Police Host First “Coffee With a Cop” Event
- Sunrise Elementary School Expansion Plans in Works Just Three Years After it Opened

In addition to daily playbacks of North Metro TV News on the cable systems, there are 1,056 local stories archived for viewers on the NMTV YouTube channel. The channel can be accessed through the northmetrotv.com website.



## Most Viewed YouTube News Story

Anoka County Tax Assessor Answers Questions About Property Tax Notices  
810 Views

### Closed Captioning

NMTV is getting closer to providing closed captioning for all programs played on all of our platforms. Video Engineer, Matt Waldron is currently installing new playback equipment in master control, including equipment related to closed captioning. Once the install is completed, another round of testing will take place. If everything goes as planned, closed captioning should be added to programs by early summer.

### Strategic Planning

NMTV staff met in April to kick off a series of meetings focused on developing a strategic plan for North Metro TV. Topics of discussion included services we currently provide, services we could add, and opportunities for generating additional income. A comprehensive metro-wide pay study and updates to the employee handbook are also underway.

### Concerts and Plays

We have been busy this month with coverage of school plays and concerts. Educational Coordinator, T.J. Tronson recorded and uploaded Frozen, for Centennial Middle School, and The Little Red Hen for Golden Lake Elementary School. The plays were recorded for a fee, and then made available to parents to download. Similarly, the Sports Department recorded the Blue Heron Elementary 2<sup>nd</sup> Grade Choir Concert, the Centerville Elementary 2<sup>nd</sup> Grade Program, and the Blue Heron Elementary 4<sup>th</sup> Grade Program.



The performances were uploaded to YouTube for parents to enjoy. (Almost 2,000 views so far!)

### Still Photography for Cities

Video production isn't the only communications resource NMTV staff provides to cities. More and more frequently requests are being made for still photography to be posted to city websites. Municipal Coordinator, Trevor Scholl, has been taking pictures of the Centerville City Council for their new website, and Special Events Coordinator, T.J. Tronson, is wrapping up a photoshoot of the Rookery for the City of Lino Lakes. His shoot includes underwater shots with the GoPro, along with standard DSLR shots.

## City Productions

In April, Municipal Producer, Trevor Scholl, completed three productions. The shows include an episode of Mayor's Minutes, coverage of the Walk for Animals and a commercial for a paying client. Completed programs include:

- Mayor's Minutes: Blaine Spring 2022
- Walk for Animals 2022
- Kottke Bus Service Commercial (Commercial Client)



New and ongoing projects include:

- Ham Lake business profile: Vocate Workspaces
- Blaine business profile: Thorne Bros Fishing
- North Metro Sober Disc League
- Circle Pines energy efficient plumbing
- Blaine Facebook live town halls
- Photograph Centerville City Council for new website

Trevor touches base with contacts on a regular basis and also encourages Cities to contact him whenever they have an idea for a new show.

## Public Access Programs

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Title	Producer	Runtime
Off Constantly	David Bauer	00:30:16
Bad Movie Bros	Eric Houston	00:25:12
Rice Creek Watershed District Meeting (2 episodes)	Theresa Stasica	04:31:36
Christ Lutheran Church (8 episodes)	Chance Amundson	06:01:09
Lovepower (4 episodes)	Rick Larson	04:00:00
The Power of Love (4 episodes)	Rick Larson	02:00:00
Oak Park Community Church (4 episodes)	David Turnidge	02:25:54
<b>24 New Programs</b>		<b>19:54:07 New Hours</b>

## NMTV Staff Programs

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Title	Producer	Runtime
Anoka County Board Meeting (4/12/22)	T.J. Tronson	00:53:14
Anoka County Board Meeting (4/26/22)	T.J. Tronson	01:24:53
Frozen – Centennial Middle School Play (Fee Paid)	T.J. Tronson	01:04:39
The Little Red Hen – Golden Lake Elementary School (Fee Paid)	T.J. Tronson	00:20:57
NMTV News (4 episodes)	Danika Peterson/Rusty Ray	01:28:42
Mayor's Minutes: Blaine Spring 2022	Trevor Scholl	00:06:15
Walk for Animals	Trevor Scholl	00:02:54
Kottke Bus Service Ad (Commercial Client)	Trevor Scholl	00:01:00
Boys Tennis: Blaine/Centennial	Kenton Kipp/Ted Leroux	00:41:45
Girls Lacrosse: Coon Rapids/Spring Lake Park	Kenton Kipp/Ted Leroux	01:27:35
Boys Tennis: Andover/Spring Lake Park	Kenton Kipp/Ted Leroux	01:16:34
Girls Lacrosse: Anoka/Blaine	Kenton Kipp/Ted Leroux	01:26:28
Softball: Rogers/Spring Lake Park	Kenton Kipp/Ted Leroux	01:52:49



Boys Volleyball: Centennial/Spring Lake Park	Kenton Kipp/Ted Leroux	01:24:56
Blue Heron Elementary 2 <sup>nd</sup> Grade Concert (YouTube Only)	Kenton Kipp/Ted Leroux	00:33:14
Centerville Elementary 2 <sup>nd</sup> Grade Concert (YouTube Only)	Kenton Kipp/Ted Leroux	00:22:45
Blue Heron Elementary 4 <sup>th</sup> Grade Concert (YouTube Only)	Kenton Kipp/Ted Leroux	00:28:15
<b>20 New Programs</b>		<b>14:56:55 New Hours</b>

## City Meetings

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<b>Title</b>	<b>Producer</b>	<b>Runtime</b>
Blaine City Council Meeting (4/4/22)	T.J. Tronson	01:03:29
Blaine Planning Commission Meeting (4/12/22)	Trevor Scholl	00:28:48
Blaine City Council Meeting (4/18/22)	T.J. Tronson	01:26:04
Blaine Park Board Meeting (4/26/22)	Trevor Scholl	00:47:14
Centerville Planning & Zoning Meeting (4/5/22)	John Murphy	02:18:25
Centerville Park & Rec Meeting (4/6/22)	John Murphy	02:58:46
Centerville City Council Meeting (4/13/22)	Teresa Bender	01:50:39
Centerville EDA Meeting (4/20/22)	John Murphy	02:13:11
Centerville City Council Meeting (4/27/22)	Trevor Scholl	01:32:06
Circle Pines City Council Meeting (4/12/22)	Rusty Ray	00:36:56
Circle Pines Utility Commission Meeting (4/20/22)	Patrick Willson	00:55:59
Circle Pines City Council Meeting (4/26/22)	Rusty Ray	01:17:33
Ham Lake City Council Meeting (4/4/22)	Trevor Scholl	00:02:19
Ham Lake City Council Meeting (4/18/22)	Patrick Willson	01:10:47
Ham Lake Planning Commission Meeting (4/25/22)	Matt Waldron	00:09:25
Lexington City Council Meeting (4/7/22)	Lexington Staff	01:06:01
Lexington City Council Meeting (4/21/22)	Lexington Staff	00:00:26
Lino Lakes City Council Meeting (4/11/22)	Anne Serwe	00:26:35
Lino Lakes Planning & Zoning Commission Meeting (4/13/22)	Anne Serwe	02:10:38
Lino Lakes City Council Meeting (4/25/22)	Anne Serwe	00:31:05
Spring Lake Park City Council Meeting (4/4/22)	Emerson Rice	00:31:21
Spring Lake Park City Council Meeting (4/18/22)	Danika Peterson	00:30:39
Spring Lake Park Planning Commission Meeting (4/25/22)	Danika Peterson	01:09:41
Centennial Fire Steering Committee Meeting (4/21/22)	T.J. Tronson	01:42:23
<b>24 New Programs</b>		<b>27:00:30 New Hours</b>

If you have any questions or comments regarding this monthly report please contact

Heidi Arnson at 763.231.2801 or harnson@northmetrotv.com.

## Video Production



Municipal Producer, Trevor Scholl, completed three productions in April. The shows include an episode of Mayor’s Minutes, coverage of the Walk for Animals and a commercial for a paying client. He also provided still photography services to the City of Centerville for their new website. Programs were also produced by T.J. Tronson for the city channels. Trevor reaches out to city officials and department contacts, every month, regarding potential programming for the channels. City staff and elected officials are encouraged to contact Trevor with any ideas or requests for programming.

### ▪ April Completed Videos/Playing on City Cable Channels & Streaming

Title	Producer	Runtime
Mayor’s Minutes: Blaine Spring 2022	Trevor Scholl	00:06:15
Walk for Animals	Trevor Scholl	00:02:54
Anoka County Board Meeting (4/12/22)	T.J. Tronson	00:53:14
Anoka County Board Meeting (4/26/22)	T.J. Tronson	01:24:53

Some projects that Trevor is working on or is scheduled to produce include:

- Ham Lake business profile: Vocate Workspaces
- Blaine business profile: Thorne Bros Fishing
- North Metro Sober Disc League
- Circle Pines energy efficient plumbing
- Blaine Facebook live town halls
- Photograph Centerville City Council for new website

## Equipment Consulting/Technical Support



### Blaine

- No assistance required.

### Centerville

- 4.1.22: Received confirmation from Tricaster that they had received the faulty unit.
- 4.28.22: Audio problems. Was able to determine that the original audio set-up by Z Systems was not done correctly. Set it up the right way. Recalibrated the HA5-

Plus convertor to take analog audio and mix it with video over the HDMI line.  
Sent picture of set-up to staff so any future problems can be solved more readily.

**Circle Pines**

- No assistance required.

**Ham Lake**

- No assistance required.

**Lexington**

- No assistance required.

**Lino Lakes**

- No assistance required.

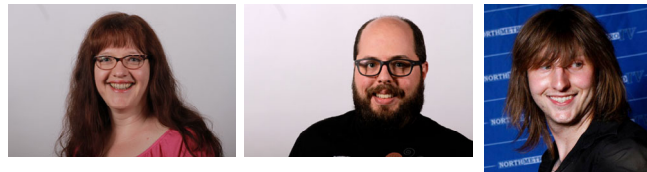
**Spring Lake Park**

- No assistance required.

**All Cities**

- April: Worked with Municipal Captioning to finalize master control server replacements and ENCO captioning equipment. Equipment ordered.

Channel Management



Programming Coordinator, Michele Silvester, along with help from Eric Houston, and Trevor Scholl, is responsible for processing and scheduling the programming on the City channels. There are three categories of programs that are scheduled on the City channels; live and replayed meetings, NMTV staff created video content, and informational graphics pages. All categories of programming must be encoded, scheduled, and entered into the Tighrope playback system or entered into the Carousel video files. As each live meeting is being recorded at City Hall, it is routed to the North Metro TV head-end and then sent out over the cable system live. At the same time it is also encoded on a server for future playbacks. The following meetings were processed in April:

Title	Producer	Runtime
Blaine City Council Meeting (4/4/22)	T.J. Tronson	01:03:29
Blaine Planning Commission Meeting (4/12/22)	Trevor Scholl	00:28:48
Blaine City Council Meeting (4/18/22)	T.J. Tronson	01:26:04
Blaine Park Board Meeting (4/26/22)	Trevor Scholl	00:47:14
Centerville Planning & Zoning Meeting (4/5/22)	John Murphy	02:18:25
Centerville Park & Rec Meeting (4/6/22)	John Murphy	02:58:46
Centerville City Council Meeting (4/13/22)	Teresa Bender	01:50:39
Centerville EDA Meeting (4/20/22)	John Murphy	02:13:11
Centerville City Council Meeting (4/27/22)	Trevor Scholl	01:32:06
Circle Pines City Council Meeting (4/12/22)	Rusty Ray	00:36:56
Circle Pines Utility Commission Meeting (4/20/22)	Patrick Willson	00:55:59
Circle Pines City Council Meeting (4/26/22)	Rusty Ray	01:17:33
Ham Lake City Council Meeting (4/4/22)	Trevor Scholl	00:02:19
Ham Lake City Council Meeting (4/18/22)	Patrick Willson	01:10:47

Ham Lake Planning Commission Meeting (4/25/22)	Matt Waldron	00:09:25
Lexington City Council Meeting (4/7/22)	Lexington Staff	01:06:01
Lexington City Council Meeting (4/21/22)	Lexington Staff	00:00:26
Lino Lakes City Council Meeting (4/11/22)	Anne Serwe	00:26:35
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Centennial Fire Steering Committee Meeting (4/21/22)	T.J. Tronson	01:42:23
<b>24 New Programs</b>		<b>27:00:30 New Hours</b>

Meetings are scheduled for replay based on schedules requested by each City. Additional longer-length video programming, produced by NMTV staff, is also scheduled on the channels. With the arrival of the Carousel units, shorter-length videos and promos are loaded onto those devices, rather than being scheduled as separate playbacks. The short videos cycle through, with graphics pages, and play on the channels whenever a scheduled program is not playing. Depending on whether a City selected the split screen or full screen Carousel option, the shorter videos are cycling 24 hours a day. The table below outlines how many times a longer-length video program was entered into the Tightrope system, and played back on each City channel.

<b>City</b>	<b>Number of Times Programs Played</b>	<b>Hours Programmed on Channel</b>
Blaine	183	157:50:57
Centerville	65	119:46:49
Circle Pines	151	115:29:41
Ham Lake	69	31:23:54
Lexington	103	63:03:42
Lino Lakes	76	41:33:42
Spring Lake Park	123	95:21:05
<b>Totals:</b>	<b>770 Program Playbacks</b>	<b>624:29:50 Hours of Video Programming on Channels</b>

The last category of programming on City channels consists of bulletin board, or graphics pages, that display information about the City or about events and issues of interest to citizens. With the installation of the Carousel units, Eric Houston has assumed responsibility for updating the information on all seven channels. He works closely with

each City's representative to ensure that all requested data slides are created and posted to the satisfaction of the City. Even though Eric is doing the work of creating the data pages, the Cities maintain editorial control. In addition to the graphics pages, the Carousel units play video. Trevor Scholl is responsible for encoding any short videos that are displayed. The following work was done for City Carousel units in April:

- **Blaine**
  - Transcoded and uploaded 2 videos to Carousel.
- **Centerville**
  - Transcoded and uploaded 1 video to Carousel.
- **Circle Pines**
  - Transcoded and uploaded 1 video to Carousel.
- **Ham Lake**
  - Transcoded and uploaded 1 video to Carousel.
  - Created and revised 11 new Carousel graphics page.
- **Lexington**
  - Transcoded and uploaded 1 video1 to Carousel.
- **Lino Lakes**
  - Transcoded and uploaded 1 video to Carousel.
  - Created 1 new Carousel graphics page.
- **Spring Lake Park**
  - Transcoded and uploaded 1 video to Carousel.
  - Created 6 new Carousel graphics page.

## Meetings on Demand



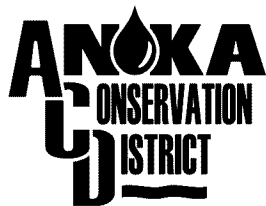
NMTV has created a video on demand service, with line-item bookmarking, for our Cities' meetings. In order to accomplish this, each encoded meeting has to undergo several steps. The meeting must first be transferred and transcoded from the playback server to the video on demand server. Once that is done, a staff member must go through the meeting entering a bookmark at the start of each meeting line-item, and enter the corresponding line-item information. Next, the meeting is linked to the NMTV website's city meeting page for video on demand. The following number of meetings were bookmarked and/or placed on VOD for the Cities in April:

- **Blaine**
  - 4 meetings bookmarked and placed on VOD.
- **Centerville**
  - 5 meetings bookmarked and placed on VOD.
- **Circle Pines**
  - 3 meetings bookmarked and placed on VOD.
- **Ham Lake**
  - 3 meetings bookmarked and placed on VOD.
- **Lexington**
  - 2 meeting placed on VOD.
- **Lino Lakes**
  - 3 meetings bookmarked and placed on VOD.
- **Spring Lake Park**
  - 3 meetings bookmarked and placed on VOD.

[View this email in your browser](#)



## ANOKA CONSERVATION DISTRICT SPRING 2022 NEWSLETTER



Strong partnerships.  
Innovative Solutions.  
Healthy Environments.



VISIT our WEBSITE



FOLLOW on FACEBOOK

ACD's mission is to holistically conserve and enhance Anoka County's natural resources for the benefit of current and future generations through partnerships and innovation.

## Save Money and Water in 2022

Spring is here! If you have an irrigation system for your yard, you're likely considering getting it up and running within the next month or two. Irrigation settings often remain unchanged throughout the season, which typically results in overwatering. Overwatering wastes drinkable water, and assuming you don't have a private well, it also wastes money.



This year, in addition to following city restrictions (e.g. odd/even watering schedules), **try**



can simply turn your irrigation system off. In contrast, during periods of extreme heat and drought, supplemental watering may be necessary. Watch your yard for signs of drought before turning on your irrigation system, and rely on rainfall as much as possible.

When you need to use your irrigation system, **water your lawn one time or less per week with a good soaking** to encourage deeper root growth, and schedule watering times in the morning to reduce evaporation associated with midday heat and wind.

An alternative to active management is a **smart irrigation controller**. Smart irrigation controllers use an internet connection to actively monitor local precipitation patterns and automatically adjust watering frequency and duration accordingly. Visit the [University of Minnesota Extension's Lawn Care website](#) for additional lawn management resources.

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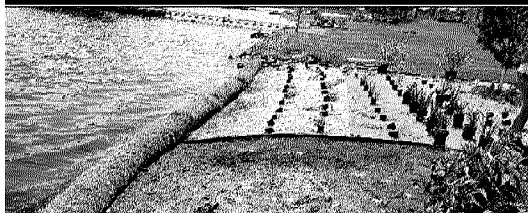
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## Available Project Funding!

### Assistance for Shoreline Erosion



Before



During Planting



One Month Later



One Year Later

ACD has a number of grant opportunities available for addressing shoreline erosion along both streams and lakes in Anoka County. If you have noticed your lakeshore migrating back on you over time, or perhaps once had a low walkable area along your river frontage that is now gone leaving only a steep drop-off, ACD may be able to help you design and even fund a project to protect your property.

The first step is a site visit to your property by ACD staff. Now is a great time to reach out to ACD to plan a site visit in the spring. We will assess your erosion problems, give you advice on how to address them, and see if your shoreline might fit into one of our various grant programs for financial assistance. Along with protecting your property, shoreline restoration protects the water resource you live on and enhances habitat for all of the wildlife that utilizes that resource!

## Rum River Stabilization Grants

If your shoreline is falling into the river, migrating back over time, or the bottom has washed out leaving an overhang, these funds can pay for a substantial portion of design and construction of a solution. Funding is available to address erosion issues of all sizes, with landowners typically paying 15-25% of the project cost.



Before Construction



After Construction

Those interested can schedule a site visit with ACD staff to discuss options and see if your shoreline might fit into one of our various grant programs for financial assistance. Because the design and construction bidding can take months, starting in the spring is recommended. Contact Jared Wagner at [jared.wagner@anokaswcd.org](mailto:jared.wagner@anokaswcd.org) or 763-434-2030 x 200.



[www.AnokaSWCD.org](http://www.AnokaSWCD.org)



[www.AnokaCountyParks.com](http://www.AnokaCountyParks.com)



[www.URRWMO.org](http://www.URRWMO.org)



Lower Rum River WMO

[www.LRRWMO.org](http://www.LRRWMO.org)



ANOKA COUNTY  
WATERSHED MANAGEMENT ORGANIZATION

### BSWR's Lawns to Legumes Demonstration Grant



Watershed District, City of Fridley, Coon Rapids, Blaine and Lino Lakes, received BWSR grant funds to create a pollinator corridor in the North Metro. These cost share funds are available to local residents and public spaces (e.g. places of worship and libraries) who are interested in creating pollinator habitat.



Eligible projects include native pocket plantings, pollinator beneficial trees and shrubs, pollinator lawns and pollinator meadows to benefit the rusty patched bumblebee and other at-risk species. Contact Carrie Taylor at [carrie.taylor@anokaswcd.org](mailto:carrie.taylor@anokaswcd.org) or 763-434-2030 x 190 to learn more about the North Metro Pollinator Corridor cost share program.

## Plant This, Not That

Spring has arrived and that means it is time to think about what to plant! Ornamental plants are not native to MN and therefore do not provide as quality of a food source to pollinators or wildlife. Some ornamentals have started to spread to natural areas where they can cause ecological harm. [Amur maple](#), [Norway maple](#) and [Winged burning bush](#) have been common landscaping plants but their spread into natural areas has been detected. That invasive behavior landed them on the MN [Noxious Weed List](#) as Specially Regulated Plants.

### Avoid

Amur Maple

Norway Maple

Winged Burning Bush

### Choose Instead

Mountain Maple, Pagoda Dogwood, High-bush  
Cranberry, Fireberry Hawthorn

Red Maple, Sugar Maple, Hackberry, Basswood

Leatherwood, Pagoda Dogwood, Nannyberry, Wolfberry

There are many native plants to choose from that are suitable for landscaping. See the [Woody Invasives of the Great Lakes Collaborative](#) website's [Landscape Alternatives](#) for native plant ideas.

Blue Thumb's [Plant Finder](#) is a great tool



Many MN natives are available at [local plant nurseries](#).

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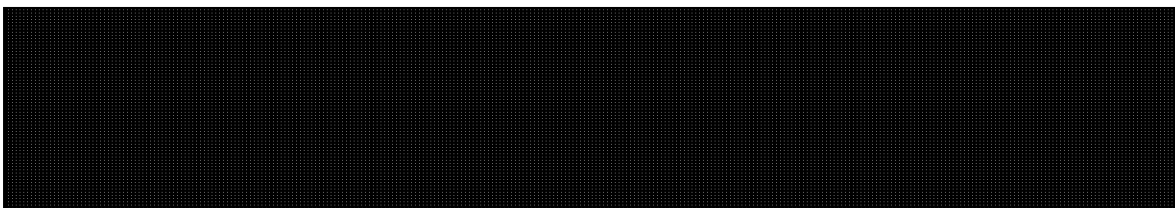
## Conservation Project Updates

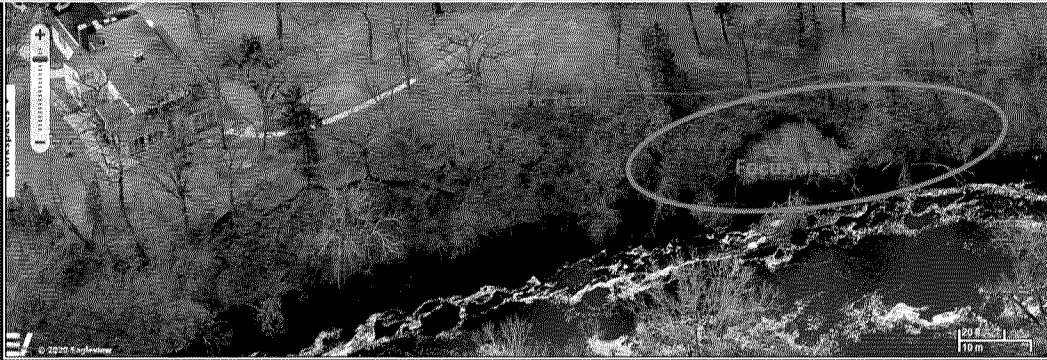
### Lake George Shoreline Stabilization Projects



Seven lakeshore stabilization project designs are underway for properties on Lake George. ACD staff conducted targeted mailings based on a previously completed erosion inventory, and site visits were then conducted at properties with interested landowners. Potential project sites were prioritized by water quality improvement potential and funding available. Construction of these projects is anticipated for summer 2022.

Lakeshore stabilization techniques include coir logs, native vegetation buffers, minor regrading of ice heaves, and minimal riprap. The picture above shows an eroding shoreline with a short bank height that can be stabilized using a coir log and native vegetation. Stabilization of the lakeshores will reduce pollutant loading to Lake George and thereby provide water quality benefits. The native plant buffer areas will also provide habitat benefits.





## Riverbank Stabilization at Woodbury House

ACD is collaborating with the City of Anoka to stabilize 300+ linear feet of eroding Rum Riverbank adjacent to the historic Woodbury House site. The ACD recently prepared a state Clean Water Fund grant application on behalf of the city, and the city is being awarded a \$1,008,820 grant. It promises to be a high profile and highly beneficial project.

This site is important for water quality and cultural reasons. It is on the Rum River and less than 1/2 mile upstream of the confluence with the Mississippi River. Reduction of sediment and nutrients in both these rivers is a regional priority. The site is also immediately upstream of Twin Cities drinking water intakes, so there are drinking water benefits. The Woodbury House itself is on the National Register of Historic Places. The house was built in 1857 and is currently occupied by the Mad Hatter Restaurant and Tea House. Work will take place on city-owned lands.

Currently, the riverbank has major failures extending up the 30+ foot tall bluff that are increasing in extent. Erosion affects river water quality, fish habitat, and threatens structures at the top of the bluff.

## Rain Gardens for Rice Creek

Six rain gardens will be constructed on residential properties in a City of Fridley neighborhood adjacent to Rice Creek in 2022. The properties were identified as priority rain garden locations in the Lower Rice Creek Stormwater Retrofit Analysis (SRA) completed by Anoka Conservation District in partnership with RCWD.



ACD staff worked with landowners of the six properties to size rain gardens appropriately for each contributing drainage area and position the rain gardens in approved locations. Designs accounted for existing landscaping, yard slope, underlying soils and utilities, and landowner requests. Planting plans were also developed in collaboration with landowners to incorporate requested native species.

The project will be funded through a combination of the Rice Creek Watershed District's Water Quality Grant Program and the City of Fridley. The landowners will be responsible for ongoing maintenance of the rain gardens.

Watch for additional updates as the rain gardens are installed in 2022. To see other rain gardens already installed throughout Anoka County, please see the virtual project tour on ACD's website.

## Habitat Enhancement in Anoka County

High quality ecosystems containing rare plants and a diversity of wildlife can be found throughout Anoka County. Anoka Conservation District staff coordinate with other local land managers to identify priority sites and collaborate with the Anoka Sand Plain Partnership to secure funding through the Clean Water, Land and Legacy Outdoor Heritage Fund to implement restoration activities. Ecological restoration is underway at multiple sites including:

### Carl E. Bonnell WMA

- Early detection invasive species control

### Cedar Creek Ecosystem Science Reserve

- Early detection invasive species control

- Restoring hydrology by plugging and filling ditches with US Fish and Wildlife Partnership
- Enhancing wetland and upland habitat with vegetation management

### **Blaine Preserve SNA**

- Invasive species control
- Woody removal
- Prescribed burns

### **Robert and Marilyn Burman WMA**

- Invasive species control
- Woody removal
- Prescribed burns

### **Gordie Mikkelson WMA**

- Prairie enhancement
- Early detection buckthorn control

These management activities will shift the sites to functional native plant communities to restore rare Anoka Sand Plain plant communities that support a diversity of wildlife and close to home quality outdoor recreation.



## Success on the Rum River

Cedar tree revetments are a cost-effective bioengineering practice that can be used to stabilize actively eroding riverbanks. Excessive erosion along riverbanks threatens property, contributes sediment and nutrients to the water, and eliminates wildlife habitat. Installation of cedar revetments and live stakes slows or stops erosion and reduces the likelihood of a much larger and more expensive project in the future.



BEFORE

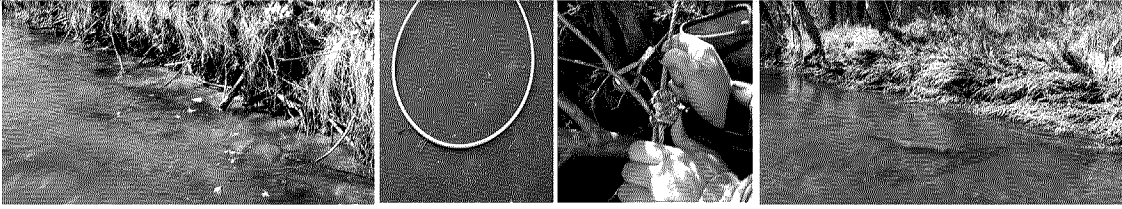


AFTER

Eastern red cedars, though native to Minnesota, can be a nuisance species with a habit of taking over and dominating open grassy spaces. These cedar trees can be obtained at little to no cost through land clearing efforts and repurposed to protect streambanks and provide habitat benefit. Efforts made by ACD throughout the last 10-years have resulted in large-scale pollution reduction and extensive land protection along the Scenic Rum River.

Since 2015, ACD has partnered with landowners, cities, parks departments, schools, and other community groups to install approximately 8,666 linear feet of cedar revetment. At the end of the 10-year project life, the current revetments in Anoka County will prevent an excess of 2,370 tons of sediment and 2,180 lbs of phosphorus from entering the Rum River, based on loading estimates.





Pre-project conditions commonly consist of an actively eroding riverbank and sparse understory vegetation. Ideally, cedar trees will be 10-14 ft tall and as robust as possible. They are limbed on one side so they lay flat.

Cedar trees are tied together using cable and cable clips. The trees are then secured to the riverbank using a duckbill anchor with the trunks facing upstream to divert the flow of water away from the bank.

The cedar trees are anchored parallel to the shoreline and live stakes are added between the trees, which will grow and spread into a shrub grove to provide long lasting bank protection and habitat.

## Upcoming Board Meetings

May 16th, 2022

5:00PM

### May Board of Supervisors Meeting

Email [Kathy.Berkness@AnokaSWCD.org](mailto:Kathy.Berkness@AnokaSWCD.org) for meeting agenda and teleconference meeting link.

June 20th, 2022

5:00PM

### June Board of Supervisors Meeting

Email [Kathy.Berkness@AnokaSWCD.org](mailto:Kathy.Berkness@AnokaSWCD.org) for meeting agenda and teleconference meeting link.

July 18th, 2022

5:00PM

### July Board of Supervisors Meeting

Email [Kathy.Berkness@AnokaSWCD.org](mailto:Kathy.Berkness@AnokaSWCD.org) for meeting agenda and teleconference meeting link.

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# **Anoka County Veterans Council Memorial Day Services**

On behalf of the Anoka County Veterans Council, we wish to extend our invitation for you to join with the Posts and Auxiliaries of the Anoka County Veterans of Foreign Wars, the American Legions, the Military order of the Cooties, and the Military Order of the Purple Heart, 40/8, Vietnam vets, Disabled American Vets, Desert Storm Veterans, Iraq, Iran and Afghanistan Veterans in the Memorial Day Services to be held on Saturday May 28, 2022.

The first ceremony will be held at the Field of Honor, Morningside Memorial Gardens, 11800 University Ave NW, Coon Rapids, at 10:00AM with the second ceremony being held at Bunker Hills War Memorial Park, Foley Blvd. and Main Street (CSAH #14)., Coon Rapids, At 11:30 AM.

The Anoka County Veterans Council would greatly appreciate your presence at this memorial tribute.

A family picnic will be held at the Bunker Hills War Memorial Park following the ceremony. Everyone is invited to the picnic. Everything is being furnished by the Veteran of Foreign Wars Posts and Auxiliaries; the American Legion Posts and Auxiliaries; the Military order of the Cooties and the 40/8; and the Military Order of the Purple Heart, the Vietnam Veterans; the Disabled American Veterans & Auxiliaries; Desert Storm Veterans; and the Veterans returning from Iraq, Iran and Afghanistan.

***Please Join Us***

***The Anoka County Veterans Council***

***Upon Arriving at The Services, Please Identify Yourself  
to the Council Chaplain, Helen Steffen***



**Memorial  
Day**

*Never Forget  
Ever Honor*

## *In Remembrance*

***Saturday, May 28, 2022 10:00 A.M.***

Morningside Memorial Gardens 11800 University  
Avenue NW Coon Rapids, Minnesota

***11:30 A.M.***

Bunker Hills Park

Foley Blvd. & Main Street (CSA #14)

Coon Rapids, Minnesota

*Presented By:*

*The Veterans Organizations of Anoka County*

*Everyone is invited to attend the family picnic following the ceremonies at Bunker Hills Park provided by the Anoka County Veterans Council.*

May 6, 2022

## Municipal Market Comments

### The UST – Muni Hustle

Volatility, uncertainty and wide swings in financial asset valuations remain in full sight and, for now, there seems to be very little in the way of catalysts that could bring about much desired change. The FOMC just concluded its policy meeting and, as anticipated, the benchmark fed funds rate was lifted 50 basis points to a new target range of 0.75 – 1%. The Central Bank also met expectations by announcing the start of the balance sheet reduction campaign with a June 1 commencement date and a mission to normalize the Fed’s bloated \$9 trillion asset portfolio. Over a three-month period, up to \$60 billion of U.S. Treasury and \$35 billion of mortgage-backed securities are scheduled to roll off the balance sheet each month as they mature. **While balance sheet management is certainly part of the policy mix necessary to combat what is proving to be more persistent and broad-based inflation, tightening of the funds rate remains the primary monetary tool of choice.**

From our perspective, we were comforted by both the policy statement as well as by the comments provided by Chair Powell at his post-meeting press conference. As we have been indicating, Central Bank messaging is of critical importance for the markets and **there was sufficient guidance that a 75 basis point hike is not under active consideration.** Nevertheless, **subsequent 50 basis point raises are very much on the table should anticipated inflationary and growth data materialize.** At the earlier stages of the tightening conversation, the data points largely supported the application of 25 basis point installments, but with a number of decisively outsized inflation prints, 50 entered the narrative and never left.

Overall, we did not see/hear an unexpectedly hawkish tone at the conclusion of the two-day policy session, and seemingly, neither did the markets. While risk assets rallied Wednesday afternoon, bond prices made a concerted effort to find comfort in the Fed’s hawkish-lite tone. For a fleeting moment, we were hopeful that the Central Bank’s messaging would have some staying power, out of either eternal optimism or simple naiveté. Here’s where the old adage, “fool me once, shame on you; fool me twice, shame on me” comes into play.

**We are hard-pressed to find fault with the Fed’s messaging this week and we continue to have faith in**

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**Fixed Income Research**  
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***its ability to orchestrate something that resembles a soft landing.*** We committed ourselves to the full Powell press conference and ***we found the Chair to be straightforward*** (many of us recall prior Fed Chairs who were famous for speaking in multiple tongues) ***and transparent.*** Again, ***we found his comments consistent with what he conveyed during his March press conference and with his statements and tone just prior to the onset of the traditional “blackout period.”***

Thursday was a day better left forgotten as inflationary fears, perhaps more specifically, stagflationary fears, gripped the equity markets and caused a reversal in fortunes. The scourge of inflation and the open-ended uncertainty of higher interest rates sent 10-year Treasury yields to well above 3% and long-dated tenors to about 3.2%, the highest level since December 2018. Short dated yields also advanced, but with less magnitude, signaling a drive toward a steeper curve.

***Perhaps there were second thoughts surrounding Chair Powell’s diminishment of a 75 basis point rate hike with the notion that the Central Bank may fall short of successfully containing inflationary growth and bringing price stability back into vogue.*** Market participants also quickly shifted attention to the release of April employment data, expected to show a 380,000 nonfarm payrolls print and a 5.5% advance in year-over-year wages. ***Given an already tight labor market, with strong demand and muted supply, and wage growth running at the highest levels in decades, April’s wage component ahead of the release was viewed as the data point to focus on.***

Friday morning’s headline print revealed the creation of 428,000 nonfarm payrolls, led by gains in the leisure and hospitality as well as in the manufacturing, transportation, and warehousing sectors. With another strong monthly advance, the unemployment rate remained steady at 3.6% versus a consensus decline to 3.5%. Average hourly wages increased 0.3% M/M and rose 5.5% Y/Y. ***While the annual rise met expectations, the monthly gain was slightly below estimate, signaling perhaps an easing in upward wage pressure. However, a 0.2% decline in the labor force participation rate last month, the first monthly decline since March 2021, may exacerbate upward wage pressure. At the very least, labor demand remains robust and employment competition demonstrates continued resiliency. Going forward, we will be looking for signs of receding upward wage pressure, which could be constructive for future Fed policy moves.***

***We find ourselves in general agreement with the Fed’s economic mindset in that favorable, albeit tempered, GDP performance and resilient labor market strength should help to tolerate higher interest rates. Slower economic growth will be catalyzed by geopolitical events, easing fiscal stimulus and higher interest rates. The Central Bank’s policy course is expected to bring labor supply and demand back into balance with a resultant easing in wage gains. Again, recession is not part of our base case for the next 12 - month period, yet we do anticipate moderating job formation given the already strong monthly advances and the current point within the domestic recovery cycle.***

While COVID lockdowns in China and the war in Eastern Europe can be expected to exacerbate existing supply chain disruptions, near to medium-term projections call for some flattening in core PCE inflation growth. ***We believe that monetary policy will keep inflationary expectations anchored and that higher rates are essential to pushing target inflation back down towards 2% and to achieving stable prices.*** Throughout his entire press conference, Chair Powell reiterated the Fed’s firm commitment to get inflation under control. “Inflation is much too high, and we understand the hardship that it is causing,” stated Chair Powell. ***While higher rates are broadly elevating consumer and corporate borrowing costs, the risks of extending***

**Central Bank accommodation and allowing rampant inflation would far outweigh these higher expenses.**

**Both business and consumer balance sheets stand in good position and should be able to absorb the shocks of higher interest rates.** Of course, we are mindful that a 200 basis point rise in the average conventional 30-year mortgage rate since December 2021 has created economic headwinds for many younger and/or first-time homebuyers, potentially locking part of this segment out of the housing market. **Coupled with skyrocketing prices and waning inventory, the more expensive financing terms create a deeper divide in wealth disparity and this disparity is further widened by higher rates tied to installment credit cards. Refinancing activity done at sub 3% mortgage rates during 2020 and 2021 has benefitted a large segment of the population by reducing monthly expenses and adding cash to already-flush consumer balance sheets.**

**As we have previously indicated, inflationary pressure may start to ebb later this year and into Q1 of 2023 as supply chain bottlenecks untangle and the overall supply/demand balance begins to normalize.** While this may be more observable for certain goods such as furniture, automobiles and appliances, rents are likely to stay high for an extended period given their conventional longer-dated terms. The Fed recognizes that current policy remains accommodative, and thus inflationary, and by the Chair's own admission, policy remains "a long way from neutral". **Inflation-adjusted interest rates are well within negative territory and so this realization does give the Fed ample runway in our opinion to chart a systematic course to a neutral rate, but care must be taken to not allow inflation to overcome the Central Bank's handy work.**

As the title of this week's **Basis Points** suggests, Treasuries and munis are performing a well - choreographed dance, but with UST leading the hustle. Even after the wage data for April may have given the bond market cause for hope, market participants, despite a brief respite, were having none of that as UST yields continued their march toward higher ground as of this writing. **One month of wage data does not establish a trend and so the trajectory to normalize rates will proceed, organically, through Fed intervention or a combination of the two. While UST yields test new cyclical highs in search of a ceiling, or at the very least, a stabilized trading range, munis cannot help but move in sympathy.**

Benchmark 10 and 30-year MMD yields have risen by 178 basis points and 165 basis points respectively since the beginning of the year. Similar maturity relative value ratios now stand at 91% and 99% respectively according to Refinitiv. Let's recall that ratios were significantly more expensive throughout much of 2021, and now fairer value is available. More recent muni outperformance has pressed ratios down from higher levels, yet munis can certainly display intermittent underperformance going forward. Interestingly, almost 90% of the curve can be captured by staying within the 10-year tenor.

With the outsized market volatility, it is very difficult to put forth prognostications at any given point in time. Refinitiv-Lipper reports that municipal bond mutual fund outflows have totaled a YTD record of \$41 billion, posting 11 consecutive weeks of cash withdrawals and the longest negative cycle since 2018. **We continue to foresee a shift in muni market technicals on the horizon, and if fund flows exhibit a change in trajectory, such change would likely be escorted by a slowing pace of outflows as demand is beginning to advance and evidence was on display this week that outflows are somewhat ebbing. In**



***this regard, patience is very much being tested and if volatility persists, positive flows may very well be of an intermittent nature.***

At the risk of sounding like a broken record, greater market conviction on the course of policy tightening and a return to stability for UST yields would be needed to improve the muni tone and catalyze a reversal in negative muni fund flows. ***Admittedly, it would take a perfect alignment of the muni stars to end the year with net positive flows, but there is a pathway to that scenario, albeit a very thinning one. In our view, the Fed has provided the bond markets with a degree of clarity and guidance and now it is up to investors to decide how to proceed.***

***If the belief is that the Central Bank has lost its grip on inflation, volatility and sentiment will likely hold course. Against this backdrop, there is ample cash awaiting directional guidance and at currently cheaper (i.e. attractive) ratios and absolute yield levels, muni interest should take hold and make for a very different muni market during the second half of 2022 with the opportunity to capture value and to add inflationary insulation to portfolios.***

We think that the Fed's messaging was appropriately crafted, yet we are but one single voice. This is not a dislocation originating from credit weakness, yet one propelled by rates and inflationary fears. While an allocation to cash makes sense given the level of uncertainty, we must be mindful of the potential inflationary affects upon cash investments and so it is advisable to make muni purchases at these higher yields and cheaper ratios, but to do so selectively with an eye on quality and long-term resiliency.

Retail has been putting in more than just a toe into the market, both for secondary as well as primary business given the compelling opportunities. Daily street bids remain active, and although competitive deals are getting done, syndicate bidding remains cautious. Negotiated transactions continue to be priced at cheaper levels in order to be comfortably placed. Although munis caught a bid post-FOMC, overall fund flows were once again reported negative by Refinitiv Lipper. While muni ETFs saw inflows, high-yield flows remained negative. By Friday afternoon, the MMD was cut 0-4 basis points along much of the curve, while UST securities largely sold off with the solid payroll advances signaling the potential for steady-as-she goes tightening policy.

Bond market performance continues to post negative returns with munis losing 2.77% in April to outperform the loss of 3.1% for UST. YTD, the broad muni index and Treasuries are down 9.3% and 9.2% respectively as a sign of solidarity. Last month, 10-year and in maturities outperformed the broader muni index given softer demand for longer dated tenors and concerns over monetary policy. G.O.s outperformed (-2.67%) the broader muni market and outperformed the returns shown for revenue bonds (-2.96%) last month. Muni high-yield underperformed (-3.55%) the broader muni returns in April, and year-to-date, the speculative space is down 10.57%, in sharp contrast to the meaningful outperformance booked in 2021.

The spreads that are taking hold in IG space seem to be amplified within high-yield. We continue to follow the trading performance of the new Puerto Rico securities now that the Central Government debt exchange has been completed. We do expect some improved liquidity within high-yield to result and we may possibly identify accretive benefits for this area of the market, but for now, Puerto Rico is largely tracking the broader high-yield sector.

***There is still outsized volatility and liquidity challenges that lie ahead, but maybe more extended relief is not too far off. Muni yield movements are closely following the volatility very much on display in the***

***Treasury market and it would likely take a tempering of such volatility and/or a more compelling technical muni backdrop to catalyze enduring market conviction with sustained outperformance.***

***Although muni bond prices may have some further room to move lower, we believe that yields are moving closer to a range-bound trade, albeit not necessarily permanent, as better technicals loom on the horizon. Now that the Fed has concluded its policy meeting, we still may not see a meaningful withdrawal of Treasury market volatility for some time to come and if that turns out to be the case, we would not expect to see a return to consistent muni inflows until then.***

Weaker, albeit improving, demand for product is going hand in hand with declining new issuance. Refunding and taxable volume (which are often one in the same) is down year over year for April given the rise in rates and general market volatility. ***Many issuers are waiting to see what the Fed will do over the coming policy sessions. For now, there is less ambiguity surrounding additional 50 basis point rate hikes at the next meeting or two. The war in Eastern Europe and domestic growth concerns have furthered issuer pause.*** Interestingly, taxable issuance has moved lower month over month. Part of the recent decline in taxable sales can be attributed to several large universities issuing long-dated taxable debt in March to lock in current rates and stockpile capital that does not need to be specifically earmarked like tax-exempt bond proceeds would need to be.

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# Markets Remain Volatile as Observers Assess if Recent Action by the Fed Can Curb Inflation



Market Commentary - May 12, 2022

by Greg Johnson

The Federal Open Market Committee (“FOMC”) last week approved a rare half percentage point rate increase to the target range for the federal funds rate and a plan to shrink its \$9 trillion asset portfolio as part of a plan to combat inflation, which has been running at a 40-year high. This marks the largest single rate increase since 2000, increasing the target range for the federal funds rate to 0.75% – 1.00%.

Federal Reserve Chair Jerome Powell said at a news conference that officials broadly agreed additional half-point increases could be warranted in June and July given current economic conditions. Such actions would increase the rate range to levels last seen in 2019. Chair Powell also stated officials are not considering an even larger increase of three-fourths of a percentage point, or 75 basis points, at the FOMC’s June meeting. In recent weeks financial markets seemed to have seriously considered the potential for this higher move, creating volatility in stock and bond markets.

The Labor Department released its jobs report late last week that revealed:

- The U.S. labor market added 428,000 jobs in April, matching March’s increase. This marks the 12<sup>th</sup> straight month of gains above 400,000. Employers have added an average 552,000 jobs a month for the past six months.
- The unemployment rate remained at 3.6%, just above the pre-pandemic level of 3.5%.
- One reason the unemployment rate is low is that in order to be counted as unemployed, one must be actively seeking work. The labor-force participation rate—the share of workers with a job or actively looking for one—was 62.2% last month versus 63.4% in February 2020. It seems factors many thought would draw people back into the labor force, such as the availability of vaccines, the easing of Covid-19 concerns and the ending of enhanced benefits for the unemployed, didn’t have as much of an effect as economists expected.

- Wage growth continues with average hourly earnings up 5.5% over the past year. In April, these gains are well below the 8.5% increase in consumer prices. This year's annual wage growth has remained in a range of 5.2% to 5.6%, but broader inflation has accelerated from a 7% annual gain in December.

The Fed has an ambitious task ahead to lower inflation without causing a recession. The Fed had expected supply chain problems from the pandemic would alleviate inflation concerns, but the war in Ukraine, Russian sanctions, and COVID lockdowns in China have all worsened the situation.

Cleveland Fed President Loretta Mester stated in an interview with Bloomberg this week a 75-basis point increase cannot be ruled out forever. "I don't want to rule anything out. When we get to that point in the second half of the year, if we don't have inflation moving down, we may have to speed up."

Financial markets have remained volatile as investors take stock of the Federal Reserve's ability to reduce inflation. Fed officials have commented they want to raise rates to the so-called "neutral" level that neither speeds up nor slows down the economy, which they estimate lies between 2% and 3%, and then assess if they need to go further.

The Federal Reserve Bank of New York on Monday released a poll that stated respondents believe inflation one year from now will rise by 6.3%, down from March's 6.6% level. The expected increase in gasoline prices one year from now is projected to hit 5.2%, compared to the 9.6% increase seen in March. Food and medical care costs twelve months from now were projected to increase by a smaller degree relative to the prior month; however, a 10.3% increase in rent was anticipated.

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## Trends in Municipal Bond Yields

Once again, week-over-week changes in AAA, tax-exempt yields were fairly uniform across the maturity spectrum.

The 10-year U.S. Treasury yield fell on Tuesday morning, dipping below the 3.00% mark, as fears of rising inflation and a potential economic slowdown lingered. It has since returned to just over 3.00%. The 10-year rate hit 3.17% in early trading on Monday, its highest level since November 2018. While municipal bond yields have lagged behind some of the larger moves in treasury yields, municipal bond yields have generally been following a similar trajectory.

## Trends in Municipal Bond Yields April 8, 2022 to May 6, 2022

AAA Yields*	April 8, 2022	April 22, 2022	May 6, 2022	Change Since 4/8	Change Since 4/22
5 Years	2.19%	2.48%	2.60%	0.41%	0.12%
10 Years	2.40%	2.69%	2.83%	0.43%	0.14%
20 Years	2.64%	2.91%	3.05%	0.41%	0.14%
30 Years	2.76%	3.04%	3.19%	0.43%	0.15%
Bond Buyer 20 Bond Index**	2.73%	3.19%	3.27%	0.54%	0.08%

Source:

\* Bloomberg Valuation

\*\* The Bond Buyer, average yield on a portfolio of municipal bonds maturing in 20 years, AA/Aa2 average rating

Issuers still need to be mindful of long-term capital needs and investment. Please contact your Ehlers Municipal Advisor to discuss the current interest rate environment and evaluation of your capital and operational needs.

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