



CITY COUNCIL REGULAR AGENDA
MONDAY, MAY 15, 2023
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**
 - A. Quarterly Fire Department Report - Dan Retka
- 6. CONSENT AGENDA**
 - [A.](#) Approval of Minutes - May 1, 2023 City Council Meeting
 - [B.](#) Approval of Claims List - General Disbursement No. 23-07 - \$302,196.93
 - [C.](#) Mayor's Proclamation - Public Works Week - May 21-27, 2023
 - [D.](#) Mayor's Proclamation - Memorial Day - May 29, 2023
 - [E.](#) Contractor's Payment #7 - DPG - Able Park Shelter Upgrades - \$29,930.43
 - [F.](#) Contractor's Request for Payment No. 3/Final - Visu-Sewer
 - [G.](#) Resolution 2023-18, Amending Classification Plan
 - [H.](#) Approve Second Amendment to Administrator's Employment Agreement
 - [I.](#) Resolution 2023-19, Accepting Monetary Donation
 - [J.](#) Resolution 2023-20, Authorizing a Transfer from General Fund to the Equipment Fund
 - [K.](#) Contractor Licenses
 - [L.](#) Sign Permits
- 7. PRESENTATION**
 - [A.](#) Board of Equalization Meeting
- 8. DEPARTMENT REPORTS**
 - [A.](#) Police Report
 - [B.](#) Recreation Report
- 9. ORDINANCES AND/OR RESOLUTIONS**
- 10. NEW BUSINESS**
 - [A.](#) Adoption of Warning Sign Policy
- 11. REPORTS**
 - A. Attorney Report
 - [B.](#) Engineer Report
 - C. Administrator Report

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

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

12. OTHER

[A.](#) Correspondence

13. ADJOURN

RULES FOR DISCUSSION FROM THE FLOOR AND PUBLIC HEARINGS

DISCUSSION FROM THE FLOOR

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

PUBLIC HEARINGS

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

The following format will be used to conduct the hearing:

- The presenter will have a maximum of 10 minutes to explain the project as proposed.
- Councilmembers will have the opportunity to ask questions or comment on the proposal.
- Citizens will then have an opportunity to ask questions and/or comment on the project. Those wishing the comment are asked to limit their comments to 3 minutes.

In cases where there is a spokesperson representing a group wishing to have their collective opinions voiced, the spokesperson should identify the audience group he/she is representing and may have a maximum of 10 minutes to express the views of the group.

- People wishing to comment are asked to keep their comments succinct and specific.
- Following public input, Councilmembers will have a second opportunity to ask questions of the presenter and/or citizens.
- After everyone wishing to address the subject of the hearing has done so, the Mayor will close the public hearing.
- The City Council may choose to take official action on the proposal or defer action until the next regularly scheduled Council meeting. No further public input will be received at that time.

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 1, 2023 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

Councilmember Ken Wendling
Councilmember Barbara Goodboe-Bisschoff
Councilmember Lisa Dircks
Councilmember April Moran
Mayor Bob Nelson

STAFF PRESENT

Building Official Jeff Baker, Public Works Director Randall, Investigator Tony Bennek, Recreation Director Kay Okey, Attorney John Thames, Administrator Daniel Buchholtz

VISITORS

Halyn Roth, 7914 Able Street NE

3. PLEDGE OF ALLEGIANCE

4. ADDITIONS OR CORRECTIONS TO AGENDA

Administrator Buchholtz pointed out that the address on the Board of Commission application was wrong but the resident does reside in Spring Lake Park.

5. DISCUSSION FROM THE FLOOR

Mr. Halyn Roth, 7914 Able Street NE, approached the City Council to discuss the issue of the high volume of traffic and the speed on Able Street NE, at which motorists drive. Mr. Roth inquired if the City could increase speed enforcement on Able Street, and if the City would be willing to post signs informing motorist that an autistic child in the area.

Administrator Buchholtz informed Mr. Roth about the challenges in the Police Department with staff shortage, but assured him that the Department is now fully staffed there will be more police presence for traffic enforcement. He also stated that he would contact the City Engineer about the sign request to ensure they meet state guidelines.

6. CONSENT AGENDA

- A. Approval of Minutes – April 17, 2023 Council Work Meeting
- B. Mayor’s Proclamation – Building Safety Month – May 2023
- C. Mayor’s Proclamation – National Police Week – May 15-21, 2023
- D. Contractor’s Licenses
- E. Business License

Motion made by Councilmember Wendling to approve the Consent Agenda.

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

7. DEPARTMENT REPORTS**A. Public Works Report**

Public Works Director Randall stated that staff is patching streets. He stated that they have used 45 tons of asphalt. Director Randall said that staff flushed fire hydrants and will repairing two of them.

B. Code Enforcement Report

Building Official Baker stated that Inspector Morris attended the Fire Department International Conference in Indianapolis, IN, courtesy of the SBM Fire Department.

Building Official Baker gave an update on inspections. He stated that the inspections currently being conducted are for projects that aged out. He gave a report on the progress of ongoing construction projects.

8. ORDINANCES AND/OR RESOLUTIONS**A. Ordinance 486, Amending Section 5.08.010 (F) of the City Code Relating to Solid Waste Disposal**

Administrator Buchholtz presented a draft amendment to the City Code clarifying the use of dumpster enclosures for commercial, industrial and multi-family housing. He stated that the proposed ordinance inserts the following language into SLPC 5.08.0101 (F) – “Dumpsters shall be stored within the dumpster enclosure except with in the 24 hours of pickup”.

Motion made by Councilmember Goodboe-Bisschoff to approve Ordinance 486, Amending Section 5.08.010 (F) of the City Code Relating to Solid Waste Disposal.

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

9. NEW BUSINESS

A. Parks and Recreation Commission Application

Director Okey is requesting approval for Wannie-mae Parsons to join the Parks and Recreation Commission.

Motion made by Councilmember Wendling to accept Wannie-mae Parson application for Parks and Recreation Commission.

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

10. REPORTS

A. Attorney Report

Attorney Thames gave an update on the Hazardous Building action on the 8064 Garfield Property.

B. Engineer's Report

Report is accepted as presented.

C. Administrator Report

Administrator Buchholtz reminded that Council and the Public that the Open House on May 8 from 5:30 – 7:30 pm on the City Hall Renovation. He gave an update on his attendance at the Minnesota City Managers Conference.

11. OTHER

A. Correspondence – None

B. Beyond The Yellow Ribbon

Mayor Nelson gave an update on the activities of the Beyond The Yellow Ribbon.

12. ADJOURN

Motion made by Councilmember Wendling to adjourn.

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

The meeting was adjourned at 7:47 PM.

Robert Nelson, Mayor

Attest:

Daniel R. Buchholtz, Administrator, Clerk/Treasurer

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

Date: April 2023
Page: 1
Claim Res. #23-07

<u>VOUCHER</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>		<u>AMOUNT</u>
73669	AMERITAS	PAYROLL	\$	37.42
73670	CENTRAL PENSION FUND	PAYROLL	\$	1,040.04
73671	DEARBORN LIFE INSURANCE COMPANY	PAYROLL	\$	146.51
73672	DELTA DENTAL	PAYROLL	\$	1,047.19
73673	L.E.L.S.	PAYROLL	\$	337.50
73674	LOCAL 49	PAYROLL	\$	105.00
73675	MINNESOTA CHILD SUPPORT PMNT CENTER	PAYROLL	\$	235.50
73676	NCPERS GROUP LIFE INS	PAYROLL	\$	16.00
73677	PREFERRED ONE INSURANCE COMPANY	PAYROLL	\$	13,627.80
73678	AID ELECTRIC SERVICE, INC	3-WAY SWITCH IN GARAGE & PWR FOR FANS	\$	2,354.12
73679	ALAN HEDTKE	SPRING FISHING LAKE MILLACS TRIP REFUND X	\$	172.00
73680	AMERICAN MESSAGING	PW PAGER REPLACEMENT	\$	25.78
73681	JOSH ANTOINE	UNIFORM ALLOWANCE REIMBURSEMENT	\$	119.97
73682	ASPEN MILLS	UNIFORM ALLOWANCE-KILEY	\$	25.70
73683	BARBARA GOODBOE-BISSCHOFF	MILEAGE REIMB. 12/2022 - 03/2023	\$	183.67
73684	BATTERIES PLUS BULBS	BATTER FOR FERTILIZER SPREADER	\$	52.45
73685	CARSON, CLELLAND & SCHREDER	ATTORNEY SERVICES	\$	7,605.50
73686	CENTERPOINT ENERGY	MONTHLY UTILITIES	\$	2,728.65
73687	CINTAS	FLOOR MATS	\$	126.79
73688	CITY OF SPRING LAKE PARK	STAFF MEMO--PETTERSEN VARIANCE & CUP	\$	75.00
73689	COMPUTER INTEGRATION TECHNOLOGIES	ON SITE SERVICES/ SUPPORT	\$	168.00
73690	CORE & MAIN LP	WALL CHARGER COMMAND LINK	\$	142.89
73691	COTTENS INC	PARTS	\$	118.87
73692	DERING PIERSON GROUP	PROGRESS BILLING APPLICATION NO. 6	\$	35,933.62
73693	DETECTACHEM INC	MULTI-DRUG & CBD/THC TESTING KITS	\$	166.78
73695	FASTENAL COMPANY	PARTS	\$	53.52
73696	FERGUSON WATERWORKS #2518	PARTS	\$	854.20
73697	GOPHER STATE ONE-CALL INC	LOCATES	\$	13.50
73698	HAWKINS WATER TREATMENT	DISCHARGE VALVE & PUMP	\$	4,405.55
73699	MICHAEL LEDMAN	YOGA ADULT MARCH SESSION	\$	303.75
73700	LISA MURPHY	UNIFORM ALLOWANCE REIMBURSEMENT	\$	84.98
73701	MANSFIELD OIL COMPANY	UNLEADED FUEL	\$	679.36
73702	MARIE RIDGEWAY LISS, LLC	CONTRACTUAL SERVICES	\$	1,120.00
73703	METRO-INET	DATA SERVICES	\$	152.00
73704	METROPOLITAN COUNCIL	STRENGTH CHARGE / WASTE WATER SERV DEF	\$	48,328.81
73705	NEW BRIGHTON PARKS & RECREATION	SPRING BREAK 2023	\$	582.00
73706	NORTHERN TOOL & EQUIPMENT	PARTS	\$	252.79
73707	ON SITE SANITATION INC	SPECIAL EVENT RSTRMS & HNDWASH STATION	\$	817.00
73708	STREICHER'S	RANGE EQUIPMENT & SUPPLIES	\$	231.96
73709	T.A. SCHIFSKY & SONS INC	HOT MIX	\$	201.00
73710	TWIN CITY HARDWARE	ABLE PARK DOOR INSTALL	\$	2,997.34
73711	ULINE	OPERATING SUPPLIES	\$	144.43
73712	WESLEY GOLDBERG	MILEAGE REIMB. 12/2022 - 04/2023	\$	135.00
73713	XCEL ENERGY	MONTHLY UTILITIES	\$	276.11
73714	ANNE SCANLON	REIMB SELCT TRVL CONF (BRNSN, MO) MILE/LC	\$	1,299.90
73715	AT & T MOBILITY	CELL PHONE SERVICES	\$	1,035.33
73716	CITY OF BLAINE	1ST QTR BLAINE WATER CONSUMPTION	\$	1,488.13
73717	CAROUSEL MOTOR GROUP	AUTO EQUIPMENT & REPAIRS	\$	285.60

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

Date: April 2023
Page: 2
Claim Res. #23-07

<u>VOUCHER</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
73718	CINTAS	FLOOR MATS	\$ 126.79
73719	COMPUTER INTEGRATION TECHNOLOGIES	FORTIGUARD UNIFIED PROTECTION	\$ 1,650.00
73720	CONNEXUS ENERGY	STREET LIGHTS	\$ 10.19
73721	COTTENS INC	PARTS	\$ 100.84
73722	CRYTEEL TRUCK EQUIPMENT INC	BRAKE PROTECTION VALVE	\$ 19.64
73723	DAKOTA COUNTY TECHNICAL COLLEGE	EVOC (BLOOMER)	\$ 500.00
73724	DELTA DENTAL	COBRA PMNT	\$ 159.42
73725	EVIDENT CRIME SCENE PRODUCTS	OPERATING SUPPLIES	\$ 14.00
73726	FASTENAL COMPANY	PARTS	\$ 122.69
73727	FERGUSON WATERWORKS #2518	3FT CURB KEY/ PENTAGON KEY	\$ 64.90
73728	FLEETPRIDE	PARTS / 98 FORD FRONT SHOCKS	\$ 248.96
73729	GREG & COLLEEN PETTERSEN	COND USE PERMIT/VARIANCE ESCROW REFUN	\$ 186.40
73730	HEARTLAND TIRE INC	AUTO EQUIPMENT EXPENSES	\$ 696.00
73731	INSTUMENTAL RESEARCH INC	MARCH 2023 WATER TESTING	\$ 88.00
73732	JEANIE CARROLL	MATURE DRIVER'S 4HR COURSE REFUND	\$ 29.00
73733	MANSFIELD OIL COMPANY	UNLEADED FUEL	\$ 1,374.99
73734	MINNESOTA COACHES, INC	HAIRSPRAY BUS / PROM BUS	\$ 1,480.27
73735	CAR WASH PARTNERS DBA MISTER CARWASH	CAR WASHES	\$ 88.00
73736	NORTHLAND TRUST SERVICES, INC	GEN. OBLIGATIONS INTEREST PMNTS	\$ 9,800.00
73737	NOVACARE REHABILITATION	MEDICAL EXPENSES DRINKWINE/MCDONOUGH	\$ 370.00
73738	NYSTROM PUBLISHING CO	PARK & REC BROCHURE/ SPRING NEWSLETTE	\$ 12,688.35
73739	OPG-3, INC.	LASERFICHE PROFEESIONAL SERIVCES PROJECT	\$ 12,300.00
73740	RILEY BUS SERVICE INC	BUS FOR MAY MYSTERY TOUR	\$ 3,900.00
73741	SLP FIRE DEPARTMENT	APRIL 2023 FIRE PROTECTION SERVICES	\$ 22,012.00
73742	SMIT SCHAFFER & ASSOCIATES	AUDITING SERVICES	\$ 9,250.00
73743	SPECIALTY SOLUTIONS LLC	CRABGRASS PREVENTOR	\$ 3,337.20
73744	STANDARD SPRING PARTS	SPRINGS/ PINS 202206 STERLING / 98 FORD	\$ 1,997.48
73745	TOLL GAS & WELDING SUPPLY	WELDING SUPPLIES	\$ 197.76
73746	ULINE	OPERATING SUPPLIES FOR EVIDENCE ROOM	\$ 144.43
73747	WALTERS RECYCLING & REFUSE SERV	MONTHLY RECYCLING SERVICES	\$ 10,137.27
73748	DMV	TITLE TRANSFER FOR NEW CE EQUINOX	\$ 1,557.65
73749	AMERITAS	PAYROLL	\$ 37.42
73750	CENTRAL PENSION FUND	PAYROLL	\$ 1,040.04
73751	DEARBORN LIFE INSURANCE COMPANY	PAYROLL	\$ 146.51
73752	DELTA DENTAL	PAYROLL	\$ 1,047.19
73753	L.E.L.S.	PAYROLL	\$ 337.50
73754	LOCAL 49	PAYROLL	\$ 105.00
73755	MINNESOTA CHILD SUPPORT PMNT CENTER	PAYROLL	\$ 235.50
73756	NCPERS GROUP LIFE INS	PAYROLL	\$ 16.00
73757	PREFERRED ONE INSURANCE COMPANY	PAYROLL	\$ 13,627.80
73758	ALLEGRA PRINT & IMAGING	DOUBLE WINDOW ENVELOPES	\$ 649.62
73759	JOSH ANTOINE	CELL PHONE REIMBURSEMENT	\$ 50.00
73760	ASPEN MILLS	UNIFORM ALLOW--IMIG/MURPHY/BENNEK	\$ 247.24
73761	BENJAMIN TURBITT	WATER LICENSE REIMBURSEMENT	\$ 23.00
73762	CENTERPOINT ENERGY	MONTHLY UTILITIES	\$ 2,378.08
73763	CINTAS	FLOOR MATS	\$ 126.79
73764	CLEARSTREAM RECYCLING, INC	COMPOSTABLE BAGS FOR GREEN STANDS	\$ 198.00
73765	COMCAST	8251 ARTHUR ST	\$ 112.92

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

Date: April 2023
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 Claim Res. #23-07

<u>VOUCHER</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
73766	CONNEXUS ENERGY	MONTHLY UTILITIES--8500 CENTRAL/ 8463 TER	\$ 509.40
73767	COTTENS INC	PARTS	\$ 659.39
73768	KAREN FISKE	ETI HOTEL REIMBURSEMENT	\$ 425.43
73769	H & L MESABI INC	CARBIDE BLOWER BLADE	\$ 499.00
73770	HAWKINS WATER TREATMENT	CHEMICALS	\$ 40.00
73771	RICHARD KRAMER	ETI HOTEL & FOOD REIMBURSEMENT	\$ 472.48
73772	MANSFIELD OIL COMPANY	DIESEL & UNLEADED FUEL	\$ 2,773.70
73773	MCCLELLAN'S SALES	SUPPLIES	\$ 501.50
73774	METROPOLITAN COUNCIL	PERMIT FEE	\$ 475.00
73775	MN DEP'T OF LABOR & INDUSTRY	QTR 1 2023 SURCHARGES	\$ 914.98
73776	OFFICE OF MN.IT SERVICES	FIBER OPTICS	\$ 44.60
73777	REVOLUTIONARY SPORTS, LLC	WINTER SESSION III CLASSES	\$ 591.50
73778	SYMBOL ARTS	UNIFORM ALLOW--KRAMER/IMIG	\$ 260.00
73779	TASC	COBRA ADMIN FEE	\$ 31.04
73780	USS MINNESOTA ONE MT LLC	SOLAR	\$ 10,257.42
73781	WALTERS RECYCLING & REFUSE SERV	TRASH & RECYCLING SERVICES	\$ 587.03
73782	WATER CONSERVATION SERVICE INC	LEAK LOCATE--8282 ARTHUR ST 03.20.23	\$ 350.31
73783	XCEL ENERGY	MONTHLY UTILITIES	\$ 3,071.32
73784	WANDA BROWN-MCGRECK	MILEAGE REIMB LMC CONF 04.25.23	\$ 55.02
73785	CINTAS	FLOOR MATS	\$ 126.79
73786	COMPUTER INTEGRATION TECHNOLOGIES	CONTRACTUAL SERVICES	\$ 18,707.21
73787	COTTENS INC	PARTS	\$ 133.60
73788	CUTTER SALES INC	PARTS	\$ 539.57
73789	FLEETPRIDE	FILTER, LUBE SPIN-ON	\$ 11.45
73791	HACH COMPANY	CHEMICALS	\$ 703.76
73792	HISTORY THEATRE	DEFEAT OF JESSIE JAMES	\$ 768.00
73793	INNOVATIVE OFFICE SOLUTIONS LLC	OFFICE SUPPLIES	\$ 140.55
73794	JOANE KIRCHER	MYSTERY TRIP REIMB	\$ 220.00
73795	MICHAEL LEDMAN	ADULT YOGA APRIL SESSION	\$ 378.00
73796	LVC COMPANIES, INC	ANNUAL CELLULAR MONITORING-FIRE ALARM	\$ 855.96
73797	MANSFIELD OIL COMPANY	UNLEADED FUEL	\$ 832.32
73798	MINNESOTA POLLUTION CONTROL AGENCY	PUMP WRKSH--T. RANDALL / C. HAUGEN	\$ 260.00
73799	NET LITIN DISTRIBUTORS	COMPOSTBL SUPPLIES FOR SENIOR SAFETY FAI	\$ 718.59
73800	PITNEY BOWES INC	METER RENTAL	\$ 134.52
73801	SHRED-IT USA	SHREDDING SERVICES	\$ 107.57
73802	SLP RECREATION	PETTY CASH REIMB	\$ 342.69
73803	SPECIALTY SOLUTIONS LLC	5 GAL PENETRANT OIL	\$ 99.50
73804	VALLEY-RICH CO., INC	WATER MAIN BREAK 8282 ARTHUR ST	\$ 5,871.71
73805	XCEL ENERGY	MONTHLY UTILITIES	\$ 1,360.17
TOTAL DISBURSEMENTS			\$ 302,196.93

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



**MAYOR'S PROCLAMATION
PUBLIC WORKS WEEK
MAY 21-27, 2023**

WHEREAS, Public Works professionals' focus on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life, and well-being of the people of Spring Lake Park; and

WHEREAS, these infrastructure, facilities and services could not be provided without the dedicated efforts of public works professionals at all levels of government and the private sector who are responsible for rebuilding, improving and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings and other structures and facilities essential for our citizens; and

WHEREAS, it is in the public interest for the citizens, civic leaders and children in Spring Lake Park to gain knowledge of and to maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and,

WHEREAS, 2023 marks the 63rd annual National Public Works Week; and

WHEREAS, it is most appropriate that we recognize the accomplishments of all public works professionals, especially the members of the Spring Lake Park Public Works Department.

NOW, THEREFORE, I, Robert Nelson, Mayor of the City of Spring Lake Park, do hereby proclaim the week of May 21 through May 27, 2023 as

NATIONAL PUBLIC WORKS WEEK

in the City of Spring Lake Park and further extend appreciation to Public Works Director Terry Randall and the entire Spring Lake Park Public Works staff for the vital services they perform and their exemplary dedication to our community.

Dated this fifteenth day of May, two thousand twenty three.

Robert Nelson, Mayor

ATTEST:

Daniel R. Buchholtz, Administrator,
Clerk/Treasurer



**MAYOR'S PROCLAMATION
MEMORIAL DAY
MAY 29, 2023**

WHEREAS, Memorial Day is a day of solemn remembrance and tribute to the brave men and women who have made the ultimate sacrifice while serving our nation; and

WHEREAS, it is fitting that we honor the memory of those who have given their lives to protect our freedom and the values that make our nation great; and

WHEREAS, Memorial Day provides an opportunity for all Americans to reflect on the sacrifices of our fallen heroes and to express our gratitude for their service and sacrifice; and

WHEREAS, on this day we recognize the families of those who have lost loved ones in service to our nation, and offer our support and sympathy to them.

NOW, THEREFORE, I, Robert Nelson, Mayor of the City of Spring Lake Park, do hereby proclaim May 29, 2023 as

MEMORIAL DAY 2023

in the City of Spring Lake Park and call upon all citizens to pause and reflect on the selfless service of those who have made the ultimate sacrifice in defense of our nation. I encourage everyone to participate in Memorial Day events and activities in our community, to express gratitude to the families of our fallen heroes, and to strive to live up to the ideals of freedom, democracy and justice for which these heroes fought and died.

Signed this fifteenth day of May, two thousand twenty three.

Robert Nelson, Mayor

ATTEST:

Daniel Buchholtz, City Administrator



22401 Industrial Blvd
 Rogers, MN 55374
 Phone: 612-213-2210
 Fax: 612-392-7944

Invoice

Date	Invoice #
Apr 30, 2023	2101

Bill To
City of Spring Lake Park 1301 81st Ave NE Spring Lake Park, MN 55432

Ship To
8200 Able Park Spring Lake Park, MN 55432

P.O. No.	Terms	Due Date	Job
	30	May 30, 2023	22036-Able Park Shelter

Description	Qty	Unit Price	Amount
Progress Billing Application No. 7			31,505.72
		Retainage	1,575.29
		Tax	0.00
		Total	\$29,930.43

Tax No.	80-0696128
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APPLICATION AND CERTIFICATE FOR PAYMENT

To: City of Spring Lake Park
1301 81st Ave NE
Spring Lake Park, MN 55432

Project: Able Park Shelter
8200 Able Park
Spring Lake Park, MN
55432

Application No: 7.0
App. Date: Apr 1, 2023
Period to: Apr 30, 2023
Project No: 22036
Contract Date: Oct 21, 2022

Distribution to:
 Owner
 Architect
 Contractor
 Field
 Other

From: Dering Pierson Group

Contract For:

Via Architect:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

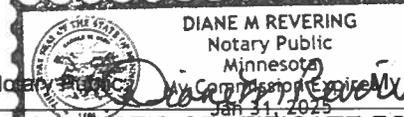
1. ORIGINAL CONTRACT SUM	610,600.00
2. NET CHANGE BY CHANGE ORDERS	1,570.25
3. CONTRACT SUM TO DATE	612,170.25
4. TOTAL COMPLETED AND STORED TO DATE	612,170.25
5. RETAINAGE:	
a. 5.00% of Completed work	30,608.51
b. 0.00% of Stored Material	0
TOTAL RETAINAGE	30,608.51
6. TOTAL EARNED LESS RETAINAGE	581,561.74
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	551,631.30
8. CURRENT PAYMENT DUE	29,930.44
9. BALANCE TO FINISH, INCLUDING RETAINAGE	30,608.51

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Dering Pierson Group

By: _____ Date: 4/25/2023

Subscribed and sworn before me this 25th day of April



Notary Public: Diane M. Revering My Commission Expires: 1/31/2025

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 29,930.43

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT: Rebecca A. Stebbins
By: _____ Date: 5.2.2023

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changed approved in previous months by owner	1,570.25	0
Total approval this month	0	0
TOTALS	\$1,570.25	\$0
NET CHANGES by Change Order	\$1,570.25	

Dering Pierson Group
 22401 Industrial Blvd
 Rogers, MN 55374
 612-213-2210
 612-392-7944

City of Spring Lake Park
APPLICATION AND CERTIFICATE FOR PAYMENT

Job No.: 22036
 Job: Able Park Shelter
 Application No: 7.0
 Application Date: Apr 1, 2023
 Period To: Apr 30, 2023

CONTRACT

A Item #	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored	G Total Completed and Stored To Date		H Balance to Finish	I Retainage (If Variable Rate)
			From Previous Application(s)	This Period			%		
01	General Conditions	64,124.01	60,917.81	3,206.20	0	64,124.01	100	0	3,206.20
02	Winter Conditions	840.00	840.00	0	0	840.00	100	0	42.00
03	Demolition	9,500.00	9,500.00	0	0	9,500.00	100	0	475.00
04	Site Work	17,415.00	17,415.00	0	0	17,415.00	100	0	870.75
05	Concrete	27,475.00	27,475.00	0	0	27,475.00	100	0	1,373.75
06	Carpentry	71,213.56	71,213.56	0	0	71,213.56	100	0	3,560.68
07	Thermal and Moisture Protection	67,130.00	67,130.00	0	0	67,130.00	100	0	3,356.50
08	Doors & Frames	8,410.91	8,410.91	0	0	8,410.91	100	0	420.55
09	Joint Sealants	750.00	375.00	375.00	0	750.00	100	0	37.50
10	Glass and Glazing	49,613.85	49,613.86	(0.01)	0	49,613.85	100	0	2,480.69
11	Gyp Board Walls	7,410.00	7,410.00	0	0	7,410.00	100	0	370.50
12	Flooring	26,694.25	14,681.84	12,012.41	0	26,694.25	100	0	1,334.71
13	Painting	10,140.00	5,070.00	5,070.00	0	10,140.00	100	0	507.00
14	Specialties	3,999.00	3,999.00	0	0	3,999.00	100	0	199.95
15	Equipment	325.00	325.00	0	0	325.00	100	0	16.25
16	Sprinkler System	17,629.00	17,629.00	0	0	17,629.00	100	0	881.45
17	Plumbing	39,800.00	37,810.00	1,990.00	0	39,800.00	100	0	1,990.00
18	HVAC	65,490.00	62,215.50	3,274.50	0	65,490.00	100	0	3,274.50
19	Electrical	57,782.00	54,892.90	2,889.10	0	57,782.00	100	0	2,889.10
20	OH&P	53,770.42	51,081.90	2,688.52	0	53,770.42	100	0	2,688.52
21	ALT 1 - Metal Roofing	11,088.00	11,088.00	0	0	11,088.00	100	0	554.40
		610,600.00	579,094.28	31,505.72	0	610,600.00	100	0	30,530.00

ADDITIONS TO CONTRACT

CO-001	Bathroom Floor Drains	1,570.25	1,570.25	0	0	1,570.25	100	0	78.51
		1,570.25	1,570.25	0	0	1,570.25	100	0	78.51
Grand TOTAL:		612,170.25	580,664.53	31,505.72	0	612,170.25	100	0	30,608.51



Stantec Consulting Services Inc.
733 Marquette Avenue, Suite 1000
Minneapolis, MN 55402
Tel: (612) 712-2000

May 2, 2023

Mr. Daniel Buchholtz, Administrator
City of Spring Lake Park
1301 81st Avenue NE
Spring Lake Park, MN 55432

Re: 2021 Sanitary Sewer Lining Project
Project No. 193805204
Contractor's Request for Payment No. 3-FINAL

Dear Dan:

Attached for city approval is Contractor's Request for Payment No. 3-FINAL for the 2021 Sanitary Sewer Lining project. The prime Contractor on this project was Visu-Sewer.

This request includes release of the project retainage.

We have reviewed the contractor's payment request and found it to be in order. We recommend approval. **If the City wishes to approve this request, then payment should be made to Visu-Sewer, Inc. in the amount of \$9,837.72.**

This is the final contractor payment for the 2021 Sanitary Sewer Lining Project. With approval of this payment the city will be accepting the work subject to the warranty conditions of the construction contract. Attached to the payment request is a copy of a lien waiver and Mn Dept. of Revenue proof of withholdings certificate that you may need for the city's audit.

Please execute the payment request documents. Keep one copy for your records, forward a copy to Visu-Sewer, and return one copy to me.

Feel free to contact me if you have any questions.

Regards,
STANTEC

A handwritten signature in black ink that reads "Phil Gravel".

Phil Gravel
City Engineer

Enclosures

cc: Terry Randall, Public Works Director



Owner: City of Spring Lake Park, 1301 81st Ave. NE, Spring Lake Park, MN55432	Date: April 25, 2023
For Period: 3/3/2022 to 4/25/2023	Request No: 3/FINAL
Contractor: Visu-Sewer, Inc., W230 N4855 Betker Dr., Pewaukee, WI 53072	

CONTRACTOR'S REQUEST FOR PAYMENT
 2021 SEWER LINING PROJECT
 STANTEC PROJECT NO. 193805204

SUMMARY

1	Original Contract Amount		\$	200,137.60
2	Change Order - Addition	\$	0.00	
3	Change Order - Deduction	\$	0.00	
4	Revised Contract Amount		\$	200,137.60
5	Value Completed to Date		\$	196,714.50
6	Material on Hand		\$	0.00
7	Amount Earned		\$	196,714.50
8	Less Retainage 0%		\$	0.00
9	Subtotal		\$	196,714.50
10	Less Amount Paid Previously		\$	186,878.78
11	Liquidated damages -		\$	0.00
12	AMOUNT DUE THIS REQUEST FOR PAYMENT NO. <u>3/FINAL</u>		\$	<u>9,835.72</u>

Recommended for Approval by:
STANTEC

 5/2/2023

Approved by Contractor:
VISU-SEWER, INC.

Per 4/19/2023 e-mail message.

Approved by Owner:
CITY OF SPRING LAKE PARK

Specified Contract Completion Date:

Date:

No.	Item	Unit	Contract Quantity	Unit Price	Current Quantity	Quantity to Date	Amount to Date
BASE BID							
1	MOBILIZATION	LS	1	8000.00		1	\$8,000.00
2	TRAFFIC CONTROL	LS	1	250.00		1	\$250.00
3	SEWER REHABILITATION, 8 or 9-INCH CIPP	LF	6744	21.65		6730	\$145,704.50
4	HYDROPHILIC END SEAL	EA	44	100.00		48	\$4,800.00
5	CLEAN AND INSPECT SERVICE LATERAL CONNECTION	EA	20	100.00		24	\$2,400.00
6	GROUT SERVICE LATERAL CONNECTION	EA	141	280.00		127	\$35,560.00
	TOTAL BASE BID						<u>\$196,714.50</u>
	TOTAL BASE BID						\$196,714.50
	WORK COMPLETED TO DATE:						<u>\$196,714.50</u>

PROJECT PAYMENT STATUS

OWNER CITY OF SPRING LAKE PARK
 STANTEC PROJECT NO. 193805204
 CONTRACTOR VISU-SEWER, INC.

CHANGE ORDERS

No.	Date	Description	Amount
Total Change Orders			

PAYMENT SUMMARY

No.	From	To	Payment	Retainage	Completed
1	09/30/2021	05/24/2022	150,816.78	7,937.72	158,754.50
2	05/25/2022	03/02/2023	36,062.00	9,835.72	196,714.50
3/FINAL	03/03/2023	04/25/2023	9,835.72		196,714.50

Material on Hand

Total Payment to Date		\$9,835.72	Original Contract	\$200,137.60
Retainage Pay No.	3/FINAL		Change Orders	
Total Amount Earned		\$9,835.72	Revised Contract	\$200,137.60

PARTIAL WAIVER OF LIEN

To Whom It May Concern:

WHEREAS, the undersigned has been employed by the CITY OF SPRING LAKE PARK to furnish labor and materials for SEWER LINING work, for the improvement of the premises described as 2021/2022 SANITARY SEWER REHABILITATION CIPP LINING in the CITY OF SPRING LAKE PARK, County of HENNEPIN, State of MINNESOTA, of which the CITY OF SPRING LAKE PARK is the owner.

NOW, THEREFORE, this 18TH day of APRIL , 2023, for and in consideration of the sum of ONE HUNDRED EIGHTY SIX THOUSAND FIVE HUNDRED SIXTY EIGHT Dollars AND 78/100 (\$186,568.78) paid simultaneously herewith, the receipt whereof is hereby acknowledged by the undersigned, the undersigned does hereby waive and release to the extent only of the aforesaid amount, any lien rights to, or claim of lien with respect to and on said above-described premises, and the improvements thereon, and on the monies or other considerations due or to become due from the owner, by virtue of said contract, on account of labor, services, materials, fixtures, apparatus or machinery furnished by the undersigned to or for the above-described premises, but only to the extent of the payment aforesaid.



VS #21420M

VISU-SEWER, INC.



Signature

JOHN E. NELSON JR. VICE-PRESIDENT
Printed Name and Title



Contractor Affidavit Submitted

Thank you, your Contractor Affidavit has been approved.

Confirmation Summary

Confirmation Number:	0-445-232-224
Submitted Date and Time:	18-Apr-2023 10:21:05 AM
Legal Name:	VISU SEWER INC
Federal Employer ID:	39-1219110
User Who Submitted:	weather
Type of Request Submitted:	Contractor Affidavit

Affidavit Summary

Affidavit Number:	310530048
Minnesota ID:	3042816
Project Owner:	SPRING LAKE PARK
Project Number:	21420M-11
Project Begin Date:	07-Oct-2021
Project End Date:	31-Aug-2022
Project Location:	SPRING LAKE PARK, MN
Project Amount:	\$146,415.56
Subcontractors:	No Subcontractors

Important Messages

A copy of this page must be provided to the contractor or government agency that hired you.

Contact Us

If you need further assistance, contact our Withholding Tax Division at 651-282-9999, (toll-free) 800-657-3594, or (email) withholding.tax@state.mn.us. Business hours are 8:00 a.m. - 4:30 p.m. Monday - Friday.

Please [print this page](#) for your records using the print or save functionality built into your browser.



Memorandum

To: Mayor Nelson and Members of the City Council

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

Date: May 8, 2023

Subject: Ratification of Counter-offer for Administrator, Clerk/Treasurer

As you are aware, I was offered a position with another city in the Twin Cities metropolitan area. In discussing the job offer with Mayor Nelson, the possibility of a counter-offer was discussed to retain me in Spring Lake Park. Mayor Nelson and I are pleased to inform you that a tentative agreement was reached, pending City Council approval.

The tentative agreement is as follows:

- Change the classification grade for the Administrator, Clerk/Treasurer position from Grade 20 to Grade 21. There is a 4% increase in-between grades.
- Provide five weeks of vacation. I currently receive 4 weeks of vacation. This additional week of vacation would essentially treat me as an employee with 20 years of service.

I am so proud of the work that we have done in Spring Lake Park over the past 10+ years. I am extremely excited for the City Hall renovation/expansion project, Sanburnol Drive reconstruction project with the City of Blaine, implementing the new accounting software, and addressing the blighted property at 8064 Garfield Street.

I thank each of you for your continued support and look forward to working with you for many years to come.

If you have any questions, please do not hesitate to contact me at 753-784-6491.

RESOLUTION NO. 2023-18

A RESOLUTION AMENDING CLASSIFICATION PLAN

BE IT RESOLVED that the City Council of Spring Lake Park hereby amends the 2021 Classification Plan as follows:

Parks & Recreation	Recreation Support Specialist	3
Administration	Permit Technician	5
Administration	Accounting Clerk - Special Projects Coordinator	6
Administration	Utility Billing Clerk	6
Police	Records Technician	6
Public Works	Public Works Maintenance Worker	7
Administration	Deputy City Clerk	8
Administration	Accountant	9
Public Works	Public Works Maintenance Worker Lead	9
Parks & Recreation	Parks & Recreation Supervisor	10
Code Enforcement	Fire Inspector - Code Enforcement	10
Police	Patrol Officer	11
Police	Police Investigator	12
Parks & Recreation	Parks & Recreation Director	13
Code Enforcement	Building Official	13
Police	Police Sergeant	14
Public Works	Public Works Director	16
Police	Police Chief - Director of Public Safety	18
Administration	City Administrator - Clerk/Treasurer	<u>20 21</u>

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:

Whereupon the Mayor declared said Resolution duly passed and adopted this the 15th day of May, 2023.

Robert Nelson, Mayor

ATTEST:

Daniel Buchholtz, Administrator

**SECOND AMENDMENT TO
EMPLOYMENT AGREEMENT**

SECOND AMENDMENT, dated May 15, 2023 to EMPLOYMENT AGREEMENT, dated 11th day of September, 2013, between the City of Spring Lake Park, a Minnesota municipal corporation (“Employer”) and Daniel R. Buchholtz (“Employee”).

1. The parties agree that Section 5 of the Employment Agreement is amended to read as follows:

5. VACATION. Effective upon Employee’s first day of employment as City Administrator, Clerk/Treasurer, Employee shall be credited with five (5) days of accrued vacation leave. In addition, Employee shall accrue vacation leave in accordance with the City’s personnel policies or ~~three~~five weeks of vacation leave, whichever is greater.

IN WITNESS WHEREOF, Employer and Employee have signed and executed this Agreement as of the day and year first above written.

EMPLOYER:
CITY OF SPRING LAKE PARK

EMPLOYEE:

Robert Nelson, Mayor

Daniel R. Buchholtz

John Thames, City Attorney

CITY OF SPRING LAKE PARK, MINNESOTA

RESOLUTION NO. 2023-19

RESOLUTION ACCEPTING MONETARY DONATION

WHEREAS, Keith Schweiger graciously made a monetary donation of \$2,500.00 to the Spring Lake Park Police Department and

WHEREAS, the donation will be placed in the Equipment Fund for use by the Police Department to replace bicycles for the Police Department.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Spring Lake Park expresses the gratitude of the members of the Police Department and citizens of Spring Lake Park to Keith Schweiger for his generous donation.

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:

Whereupon the Mayor declared said Resolution duly passed and adopted this the 15th day of May, 2023.

Robert Nelson, Mayor

ATTEST:

Daniel R. Buchholtz, Administrator



Memorandum

To: City Administrator Dan Buchholtz
From: Chief Josh Antoine
Date: 5/10/2023
Subject: Perfect 10 Auto Sales Donation

City Administrator Buchholtz,

Mr. Keith Schweiger, the owner of Perfect 10 Auto, has contacted me and notified me of his intention to donate money to a police department project for the second year in a row. After speaking with Mr. Schweiger, we will be utilizing his donation of \$2500 from 2022 and his current donation, if accepted by the City Council, to purchase two new police patrol bikes. Sgt. Fiske has been researching new bikes for the police department and we are wanting to purchase two Recon Commando Power bikes. I have included information on the bikes with this memo. The generous donations from Mr. Schweiger will cover the majority of the bike purchase. We will be utilizing a small portion of other donations to cover the rest of the purchase.

I am requesting that a resolution for the City Council be drafted for the acceptance of this generous donation from Mr. Schweiger and Perfect 10 Auto.

Thank you,
Chief Antoine



(/)

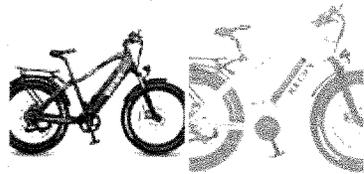


CALL 877.752.4766 (tel:+18777524766)

RECON COMMANDO



Translate »



Interested in
Purchasing?

Contact Us
(<https://www.policepowerbikes.com/contact/>)

Description

Additional information

Description

Commando

The RECON COMMANDO features a 750 watt Hub motor powered by a 48 volt lithium ion battery. A Shimano drive train and LCD control panel give you unprecedented control. The 4.0" fat tires give you excellent off road performance, a comfortable ride with an ultra stable platform.

SPEED & ENDURANCE

A speed capability of 20-25 mph paired with a range of 20-40 miles between charges.

*Front and back metal fenders, back rack and front light included



Home (<https://www.policepowerbikes.com/>)

Bikes (<https://www.policepowerbikes.com/recon-bikes/>)

Training (<https://www.policepowerbikes.com/training/>)

Warranty & Privacy Policy (<https://www.policepowerbikes.com/warranty-privacy-policy/>)

Contact (<https://www.policepowerbikes.com/contact/>)

RECON Power Bikes is dedicated to Law Enforcement and producing the highest quality Electric Bike at the best cost. The most Bike for the Buck! Our All Terrain Power Bikes are made MILITARY TOUGH!

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(<https://www.instagram.com/Reconpowerbikes/>) 

(<https://www.youtube.com/channel/UCUGTEhEIMtpt0-0HABa1QaA/videos>) 

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RESOLUTION NO. 2023-20

RESOLUTION AUTHORIZING A TRANSFER FROM GENERAL FUND TO THE EQUIPMENT FUND

WHEREAS, the City of Spring Lake Park generously received donations and grants in 2022, which were deposited in the General Fund; and

WHEREAS, equipment expenditures utilizing those funds will not be made until mid-2023; and

WHEREAS, the donation and grant should be transferred to the Equipment Fund to be used for their intended purpose and not be wrapped into the 2022 year-end General Fund balance

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

Fund 101 (General Fund)	(\$ 22,200)	
Fund 434 (Equipment Fund)		\$ 22,200

BE IT FURTHER RESOLVED that the effective date of the transfer is December 31, 2022.

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 Acting Mayor declared said Resolution duly passed and adopted the 15th day of May, 2023.

APPROVED BY:

Robert Nelson, Mayor

ATTEST:

Daniel R. Buchholtz, City Administrator

CITY OF SPRING LAKE PARK

General Ledger

GENERAL FUND (101)

For the Fiscal Year 2022 Periods 1-12 Ending December 31, 2022

							Debit	Credit	
101.00000.36230		CONTRIBUTIONS-PRIVATE				Beginning Balance		0.00	
Trans action	Src	Typ	Date	Document Number	PO/Ref Number	Payor/ Vendor	Description	Debit	Credit
183264	MR	CR	10/26/22	145941	9308		CONTRIBUTIONS-PRIVATE	0.00	2,500.00
184151	MR	CR	12/02/22	146745	01311565		CONTRIBUTIONS-PRIVATE	0.00	19,700.00
							Ending Balance		22,200.00
							Total Debits and Credits	0.00	22,200.00
							Grand Total Debits and Credits	0.00	22,200.00

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

Contractor's Licenses

May 15, 2023

Concrete Contractor

Anderson Concrete Forming, Inc.

General Contractor

Arrow Fence & Sign

Benson Orth Associates, Inc.

Mechanical Contractor

Blue Ox Heating and Air

Dean's Professional Plumbing, Inc.

Joel Smith Heating & Air Conditioning, Inc.

Modern Heating and Air Conditioning, LLC.

Plumbing Contractor

4Front Energy Solutions, Inc.

Bredahl Plumbing, Inc.

Dean's Professional Plumbing, Inc.

Urban Pine Plumbing & Mechanical, Inc.

Tree Contractor

Minnesota Tree Experts, LLC.

Joey D's Tree Service, LLC.

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

Sign Permits

May 15, 2023

Hideaway

8097 Hwy 65

Hi-Stakes Café & Bar

8299 University Ave



CITY OF SPRING LAKE PARK
1301 81st Avenue N E
Spring Lake Park, MN 55432
763-784-6491

Sign Permit Application

DATE: 05/01/2023

NAME OF APPLICANT: William Lee Blackwelder

ADDRESS OF APPLICANT: 37464 Jasper St. NW, Dalbo, MN 55017

TELEPHONE NUMBER OF APPLICANT: 612-545-6636

NAME OF BUSINESS AND LOCATION of building structure, or lot to which or upon which the sign is to be attached or erected 8097 MN-65, Spring Lake Park, MN 55432

New Construction: Remodel: Hideaway Word Change Only:

Attach a drawing or sketch showing the position of the sign in relation to the nearest building, structures, public streets, right-of-way and property lines. Said drawing to be prepared to scale.

Attach two (2) blueprints or ink drawings of the plans and specifications and method of construction or attachment to the building or in the ground, including all dimensions. Show location of all light sources, wattage, type and color of lights and details of light shields or shades.

Attach a copy of stress sheets and calculations showing the structure is designed for dead load and wind velocity in the amount required by this and all other Ordinances of the City, if requested by the Building Inspection Department.

Name of person, firm or corporation erecting the structure: Signcoink

Address: 37464 Jasper St. NW, Dalbo, MN 55017

Is an Electrical Permit required?

I, the undersigned applicant, do further make the following agreement with the City of Spring Lake Park

- Mn:
- 1) To authorize and direct the City of Spring Lake Park to remove and dispose of any signs and sign structures on which a Permit has been issued but which was not renewed, if the owner does not remove the same within thirty (30) days following the expiration of the Permit.
 - 2) To authorize and direct the City of Spring Lake Park to remove said sign and sign structure, at the expense of the applicant, where maintenance is not furnished, but only after a hearing and after notice of sixty (60) days, specifying the maintenance required by the City.
 - 3) To provide any other additional information which may be required by the Building Inspection Department.

Lee Blackwelder
SIGNATURE OF APPLICANT

FOR OFFICE USE ONLY:*****
FEE: \$ 106.25 X 2 = \$ 212.50 RECEIPT NUMBER: _____

DATE OF APPROVAL: _____ DATE OF ISSUE: _____

REASON FOR DENIAL: _____

** Sign Put up w/o Permit*

ADDITIONAL REQUIREMENTS FOR SIGN PERMIT:

SQUARE FOOTAGE OF FRONT OF BUILDING: 2147

SQUARE FOOTAGE OF ALL EXISTING SIGNS: 377

SQUARE FOOTAGE OF PROPOSED SIGN OR SIGNS: 65 Building

INCLUDE A DRAWING SHOWING LOCATION AND MESSAGE ON SIGN.

IF YOU ARE NOT THE OWNER OF THE PROPERTY, INCLUDE A SIGNED LETTER FROM THE OWNER GIVING PERMISSION TO ERECT THE SIGN.

NOTE: ALL APPLICATIONS ARE DUE BY NOON ON THE TUESDAY PRECEEDING THE COUNCIL MEETING.

DRAWING:

Existing
Caribou

135 Building
29 Menu Board
16.5 Pylon

Revitalife

16.5 Pylon
43 Building

Boost

20 Pylon
100 Building

La Michoacana

17 Building

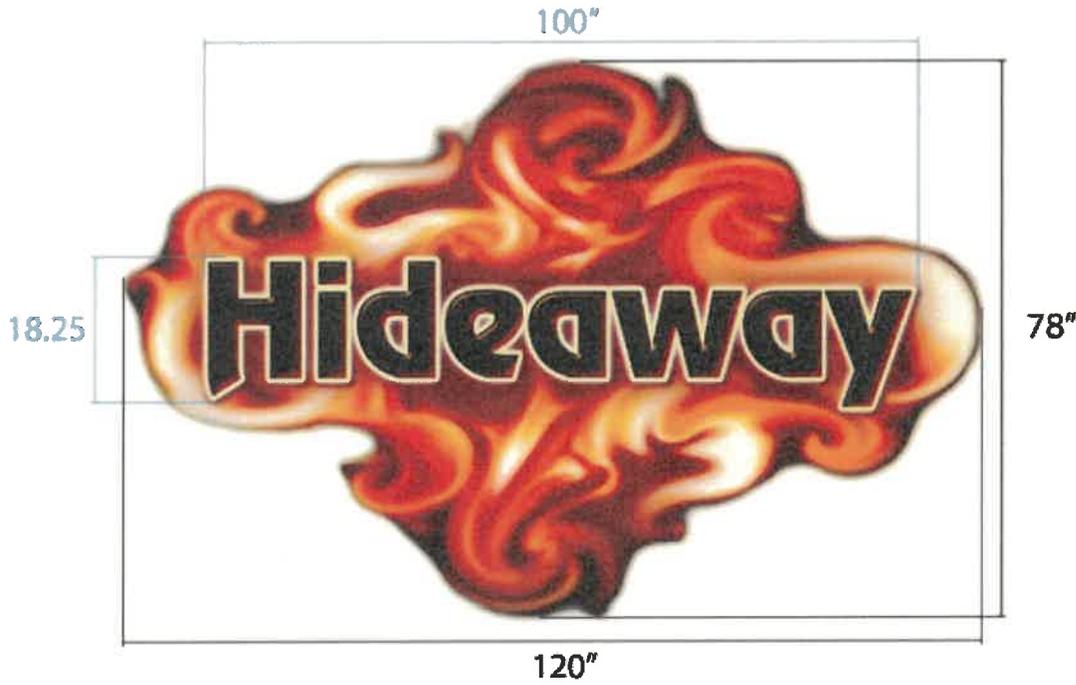
644 - 30%
377 Existing
65 Proposed

202 Remaining

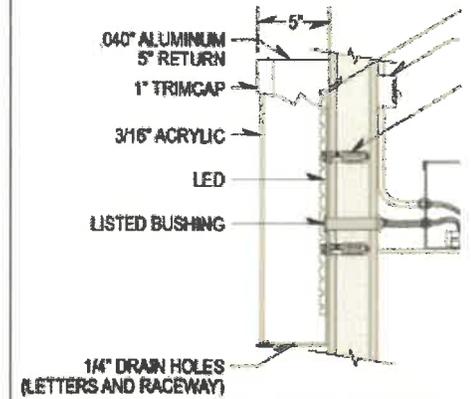
Proposed

$$65 - \$75 + 25(1.25) = \$106.25$$

100" X 18.25" CHANNEL LETTERING ON 120" X 78" ALUMINIUM



ILLUMINATED SIGN CABINET - TYPICAL SECTION



ELECTRICAL NOT

Sign Company DOES NOT provide primary power to the sign must be done by a licensed electrician.

Each sign must have:

1. A minimum of one
2. Junction box installed
3. Three wires: Line, Neutral, Ground





Add a Caption

Monday • May 1, 2023 • 3:48 PM

[Adjust](#)

 IMG_2718

Apple iPhone 11

HEIF

Wide Camera — 26 mm $f1.8$

12 MP • 4032 x 3024 • 1.5 MB



CITY OF SPRING LAKE PARK
1301 81st Avenue N E
Spring Lake Park, MN 55432
763-784-6491

Sign Permit Application

DATE: 5-1-23
NAME OF APPLICANT: Dan Freih
ADDRESS OF APPLICANT: 8299 University Ave N.E.
TELEPHONE NUMBER OF APPLICANT: 612-290-5163

NAME OF BUSINESS AND LOCATION of building structure, or lot to which or upon which the sign is to be attached or erected Hi-Stakes Bar And Cafe

New Construction: Remodel: Word Change Only: X

Attach a drawing or sketch showing the position of the sign in relation to the nearest building, structures, public streets, right-of-way and property lines. Said drawing to be prepared to scale.

Attach two (2) blueprints or ink drawings of the plans and specifications and method of construction or attachment to the building or in the ground, including all dimensions. Show location of all light sources, wattage, type and color of lights and details of light shields or shades.

Attach a copy of stress sheets and calculations showing the structure is designed for dead load and wind velocity in the amount required by this and all other Ordinances of the City, if requested by the Building Inspection Department.

Name of person, firm or corporation erecting the structure: Dan Freih

Address: 8299 University Ave NE

Is an Electrical Permit required? No

- I, the undersigned applicant, do further make the following agreement with the City of Spring Lake Park Mn:
1) To authorize and direct the City of Spring Lake Park to remove and dispose of any signs and sign structures on which a Permit has been - issued but which was not renewed, if the owner does not remove the same within thirty (30) days following the expiration of the Permit.
2) To authorize and direct the City of Spring Lake Park to remove said sign and sign structure, at the expense of the applicant, where maintenance is not furnished, but only after a hearing and after notice of sixty (60) days, specifying the maintenance required by the City.
3) To provide any other additional information which may be required by the Building Inspection Department.

Handwritten signature of Dan Freih
SIGNATURE OF APPLICANT

FOR OFFICE USE ONLY:*****

FEE: \$145 RECEIPT NUMBER:

DATE OF APPROVAL: DATE OF ISSUE:

REASON FOR DENIAL:

ADDITIONAL REQUIREMENTS FOR SIGN PERMIT:

SQUARE FOOTAGE OF FRONT OF BUILDING: 10,000 ^{AD}

SQUARE FOOTAGE OF ALL EXISTING SIGNS: 674.5

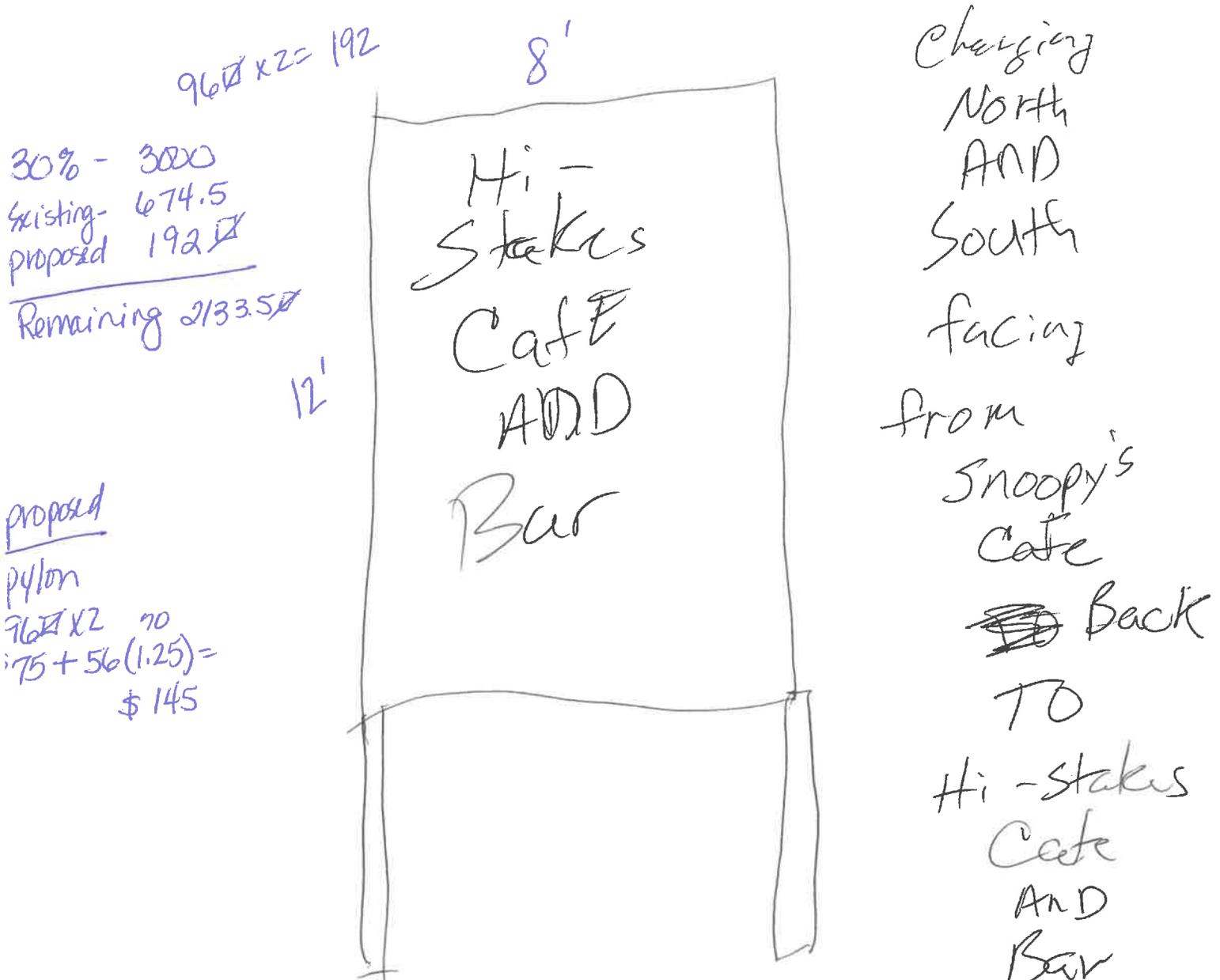
SQUARE FOOTAGE OF PROPOSED SIGN OR SIGNS: 96' x 2 = 192 ^{pylon}

INCLUDE A DRAWING SHOWING LOCATION AND MESSAGE ON SIGN.

IF YOU ARE NOT THE OWNER OF THE PROPERTY, INCLUDE A SIGNED LETTER FROM THE OWNER GIVING PERMISSION TO ERECT THE SIGN.

NOTE: ALL APPLICATIONS ARE DUE BY NOON ON THE TUESDAY PRECEEDING THE COUNCIL MEETING.

DRAWING:



$$96 \times 2 = 192$$
$$~~96 \times 4 = 384~~$$
$$100 \times 4 = 400$$

Quitting

Just
Changing
North & South
facing signs
Back to Hi Stakes
Cafe & Bar



12' x 8' x 2'

5' x 20' x 2'

5' x 20' x 2'

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, 2023

RE: 2023 Pay 2024 Assessment Report

Introduction

I have prepared this 2023 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 2023 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, 2023.

The estimated market values established through the 2023 assessment are based upon qualified sales of Spring Lake Park properties taking place from October 1, 2021 through September 30, 2022. 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 2nd from 1-7pm & May 3rd from 8:30am to 4:30pm at the Anoka County Government Center.

The 2023 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 2nd assessment date. The 2023 assessment has met all assessment standards set by the State of Minnesota.

Statistically, based upon the 108 qualified 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 94.33, a coefficient of dispersion of 6.65, and a Price Related Differential of

100.5. There were 3 qualified commercial/industrial sales reflecting a sales ratio of 92.5, as well as 2 qualified apartment sales reflecting a median ratio of 93.8.

Changes to 2023 Residential Building Rates

After analyzing all Qualified Countywide Sales, the residential house rates (based on style) were established by Anoka Co. as follows:

One story down	1.51%	Modified 2 story	down	1.07%	
Bi level	down	3.28%	Expansion (1 ½, 1 ¾ etc)	down	5.83%
Two story up	1.53%	Townhouse (attached)	down	2.25%	
Split level	down	.93%	Townhouse (detached)	up	5.29

Thereupon, on a City basis, sales ratios by zone were analyzed and recalculated and land changes were made adjusting to a 94.5% median ratio. These land/site value changes for this assessment resulted as follows:

SP01 (50's 60's)	up	12%	SP02 (50's 60's 70's)	up	21%
SP03 (70's 80's 90's)	up	6%	SP04 (Exec homes)	up	25%
SP05 (Twin Homes)	up	25%	SP07 (Att Townhomes/Condo)	up	47%
SP08 (Det Townhomes)	up	33%	SP09 (Lakeside Lofts)	up	6%

Correlation of Values:

With respect to the effect these new building & land rates had on the overall market value of the City. For last year's assessment, we saw a total market value of \$830,826,200. Upon the application of the new sales information gathered this past year, the total overall market value of the City rose by 7.9% to \$896,742,200 for this 2023 assessment. Included in this new overall market value is \$6,121,600 in new construction.

In Summary after comparing the new 2023 values to the sales that took place in the City we find that all residential zones (SP01 etc) had ratios at 94.5%,

With respect to Commercial Industrial, County building rates were up significantly for this year. Commercial & Industrial land rates in the City increased by 29% for this assessment. These rate changes are based on the Countywide C/I sales ratio.

2022 Annual Housing Market Report:

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 2022 Report states that market values increased by 11.8% in Spring Lake Park last year. The median sales price went from

\$280,000 in 2021, to \$296,125 in 2022. The MAAR also went on to state that since 2018, median values in Spring Lake Park have increased by 34%. This is indeed good news for homeowners in Spring Lake Park.

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,

A handwritten signature in cursive script, appearing to read "Kenneth A. Tolzmann".

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 2nd from 1 to 7pm, and May 3rd 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.....2022 Residential Annual Housing Market Report (Mpls Board of Realtors)

City of Spring Lake Park

2023 Assessment Calendar

<i>Staff</i> <i>Ken Tolzmann,</i> City Assessor	January 2	2023 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	2023 Valuation Notices Mailed
	April 30	Final Day to File a Tax Court Petition for 2022 Assessment
	May 3 & 4	Local Board of Appeal and Equalization Open Book Meetings at Anoka County Government Center
	May 15	First Half Payable 2023 Taxes Due
	May 29	Final Date for Manufactured homes assessed as personal property to establish homestead
	May 31	State Board of Equalization
	June 12	County Board of Appeal and Equalization (6:00 PM)
	July 1	2023 Assessment Finalized
	July 1	Date by which taxable property becomes exempt
	August 15	Final Day to File for 2022 Property Tax Refund
	August 31	Final Day to Pay the First Half Manufactured Home Taxes
	September 1	2023 Abstract to the Department of Revenue
October 15	Second Half Pay 2023 Taxes Due	
November 15	Anticipated Day to Mail Pay 2024 Proposed Tax Notices	
December 1	Last Day to Establish Homestead for Pay 2024	
December 15	Final Day to File Homestead Application for Pay 2024	

The 2023 Assessment

The 2023 assessment should be a reflection of the 2021/2022 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, 2023, there were 2,445 real property parcel/accounts in the City. That is essentially the same as from 2022. This total includes:

- 2035 residential parcels
- 90 non-taxable parcels
- 153 commercial and industrial parcels
- 159 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 2022 I reviewed 535 existing properties, not including 37 new construction and or/ building permits

City of Spring Lake Park

2023 QUINTILE

Every year, 20% of the parcels are viewed on-site for the purpose of updating any changes to the physical characteristics of the parcel. These physical characteristics are used in the determination of land and building values.

For this 2023 assessment, all parcels located in the following areas were physically inspected during 2022:

Section 1 QQ 11 thru 24 474 parcels

For the 2024 assessment, the following parcels will be physically inspected in 2023:

Section 2 QQ's 41 thru 44 and all Townhouses/Condos 475 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 2nd & 3rd, at the Anoka County Govt Center, is to discuss concerns relating to the 2023 Estimated Market Value for Taxes Payable in 2024. The Assessor's Office cannot address an appeal of the current taxes or the 2022 Estimated Market Value for Taxes Payable in 2023 at the Open Book Meeting. An appeal of the 2022 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.

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 2023 Notice of Valuation and Classification for Taxes Payable in 2024.

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 inspections are by appointment only.

City of Spring Lake Park

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

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

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

Local Market Values

The 2023 assessment should be a reflection of the 2021/2022 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 2021/2022 study period, we recorded 135 sales, of which 102 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 \$280,000 in 2021, to \$296,125 in 2022. An increase of 5.8% from last year. That said... Since 2018, the City has seen an average increase of 34%, with an increase in median market value from \$221,000 to \$296,000.

With respect to foreclosure sales...There were 2 bank/foreclosure sales in the City last year.

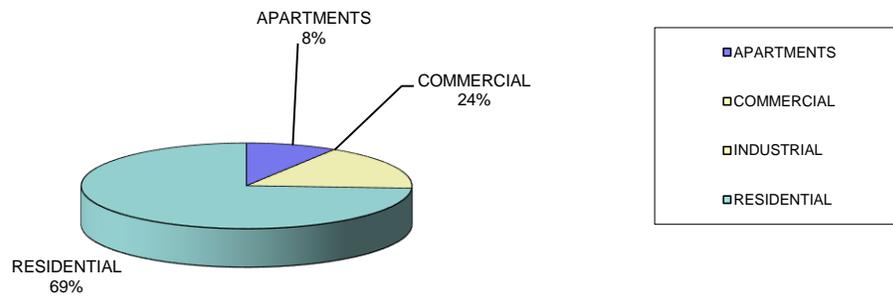
For this 2023 assessment that is up for your review has a total unaudited overall market value of \$896,742,200 This reflects an increase of 7.9% from last year's overall market value of \$830,826,200 Included in this figure is \$6,121,600 in new construction.

City of Spring Lake Park

2023 Market Value Comparison

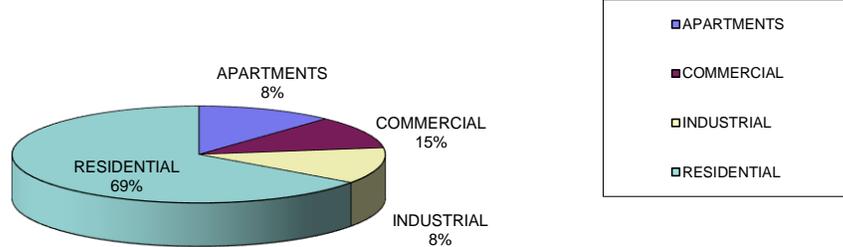
2023 ASSESSMENT

PERCENT OF TOTAL MARKET VALUE



2023 ASSESSMENT

PERCENT OF TOTAL MARKET VALUE

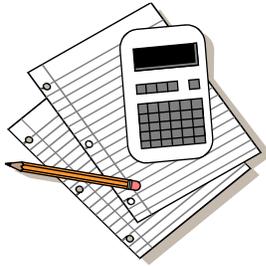


City of Spring Lake Park

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.



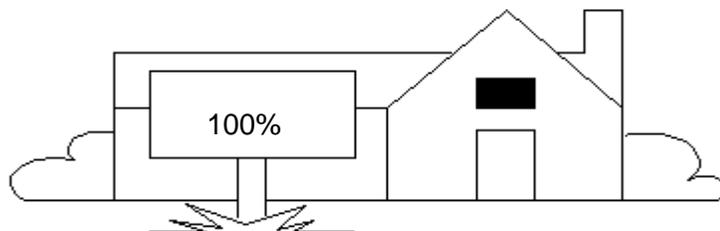
3. A comparative market analysis is used to verify these estimates. The properties used for these studies are those that most recently have sold and by computer analysis, are most comparable to the subject property taking into consideration construction quality, location, size, style, etc. The main point 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

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

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	2023
Median Ratio:	94.33
COD:	6.65
PRD:	100.5

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.	23	94.8
SP02	50's,60's & 70's	41	94.8
SP03	70's 80's & 90's	13	94.8
SP04	Executive Homes-Custom	2	90
SP05	Twin Homes/Doubles	1	89
SP06	Town Homes – Park Heights, SLP	0	na
SP07	Town Homes – Spring Crest & Midtown	19	94.5
SP08	SP01 PT Free Standing Zone 8	2	94.5
SP09	SP01 Lakeside Lofts	1	94.6
ALL ZONES		102	94.33
COUNTYWIDE		5478	94.38
SPRING LAKE PARK C/I*		3	92.5
SPRING LAKE PARK APARTMENTS		4	93.8

There were 2 bank/foreclosures sales this past year which is essentially the same as the 3 we saw last year.

City of Spring Lake Park

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.

2023 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. Presently there is a bill before the Legislature that would raise the limit due primarily to the increase in home market values statewide.

City of Spring Lake Park

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 2nd from 1-7pm & 8:30 – 4:30 on May 3rd 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

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 2023 it will meet on June 12th 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

City of Spring Lake Park

Sample - Valuation Notice



Anoka County
Michael R. Stahlerland, County Assessor
Property Records and Taxation
2100 3rd 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	Valuation and Classification Notice	
1	Class: Res. Hom. Estimated Market Value: \$791,800 Homestead Exclusion: \$19,996 Taxable Market Value: \$182,504	<i>See Details Below</i>
Step	Proposed Taxes Notice	
2	2016 Tax: 2017 Proposed Change:	Coming November 2016
Step	Property Tax Statement	
3	1 st Half Taxes: 2 nd 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 1

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	\$19,996
Taxable Market Value	\$166,917	\$182,504
<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 12

April 28, 2016 – 7:00 PM
Anoka County Government Center
2100 3rd Ave.
Anoka MN 55303

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

County Board of Appeal and Equalization 13

June 13, 2016 – 6:00PM
Anoka County Government Center
County Boardroom – Room 705
2100 3rd 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

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.

03/07/16

For more information on appeals, visit the Department of Revenue website: 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 3rd 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	
Taxable Market Value:	159,396	166,917	
New Improvements/			
Expired Exclusions:			
Property Classification:	Res/Res	Res/Res	

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

1st Half Taxes: \$1,112.40
2nd 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
Taxes Payable Year:			
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
Property Tax and Credits			
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
Property Tax by Jurisdiction			
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
Special Assessments			
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

2nd 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 3rd 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

1st 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 3rd 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

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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 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
Homestead and Cabins											
1st Half	2%	4%	5%	6%	7%	8%	8%	8%	-	8%	10%
2nd Half	-	-	-	-	-	-	-	2%	6%	-	8%
Both Unpaid	-	-	-	-	-	-	5%	7%	-	8%	10%
Agricultural Homesteads											
1st Half	2%	4%	5%	6%	7%	8%	8%	8%	8%	8%	10%
2nd Half	-	-	-	-	-	-	-	-	6%	8%	10%
Both Unpaid	-	-	-	-	-	-	-	-	7%	8%	10%
Non-Homesteads											
1st Half	4%	8%	9%	10%	11%	12%	12%	12%	-	12%	14%
2nd Half	-	-	-	-	-	-	4%	8%	-	12%	14%
Both Unpaid	-	-	-	-	-	-	8%	10%	-	12%	14%
Agricultural Non-Homesteads											
1st Half	4%	8%	9%	10%	11%	12%	12%	12%	12%	12%	14%
2nd Half	-	-	-	-	-	-	-	-	8%	12%	14%
Both Unpaid	-	-	-	-	-	-	-	-	10%	12%	14%
Personal Property	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
Manufactured Homes											
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

4/6/2016

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. 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

Annual Housing Market Report – Twin Cities Metro

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



2022

Annual Housing Market Report – Twin Cities Metro

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



2022 began where 2021 left off: Mortgage rates were near historic lows, buyer competition was fierce, and homes were selling at a breakneck pace, often with multiple bids and all-cash offers, due to pent-up demand and a shortage of housing supply, causing sales prices to soar to new heights. But all that changed a few months later as mortgage rates began to rise, adding hundreds of dollars to monthly mortgage payments and causing housing affordability to plummet to its lowest level in decades. As borrowing costs continued to increase, home sales and home prices began to slow, and after two years of record-breaking activity, the red-hot housing market was finally cooling.

Sales: Pending sales decreased 20.6 percent, finishing 2022 at 52,301. Closed sales were down 19.1 percent to end the year at 53,714.

Listings: Comparing 2021 to the prior year, the number of homes available for sale was up by 16.2 percent. There were 5,914 active listings at the end of 2022. New listings decreased by 10.0 percent to finish the year at 68,006.

Distressed Properties: Previous forbearance efforts by the government and lenders limited distressed sales activity once again. In 2022, the percentage of closed sales that were either foreclosure or short sale increased by 1.1 percent to finish the year at 0.7 percent of the market. Foreclosure and short sale activity may increase in 2023, 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 2022 softened in response to the increase in mortgage rates, as some buyers put their home purchase plans on hold. Compared to 2021, there were 909,384 showings across the market. The typical listing had 11 showings before pending, which was down 15.4 percent compared to 2021.

Prices: Home prices were up compared to last year. The overall median sales price increased 6.6 percent to \$362,500 for the year. Single Family Detached home prices were up 6.8 percent compared to last year and Townhouse-Condo Attached home prices were up 7.9 percent.

List Price Received: Sellers received, on average, 100.9 percent of their original list price at sale, a year-over-year decrease of 1.0 percent.

Home sales continued to decline throughout much of the year, as affordability challenges took their toll on market participants, forcing many prospective buyers and sellers to the sidelines. To help offset rising costs, some buyers moved from bigger, more expensive cities to smaller, more affordable areas, while others turned to the rental market, where competition and rental prices surged. As mortgage rates continued to climb and market conditions shifted, many homeowners were reluctant to sell their homes, and with buyer demand down, homebuilders eased production, further constraining an already limited supply of housing.

Looking ahead to 2023, much depends on inflation, mortgage interest rates, and the broader state of the economy, although economists predict many of 2022's housing trends will continue into the new year: home sales will soften, price growth will moderate, inventory will remain tight, and there will be greater variability between markets nationally, with some regions possibly seeing price declines while other, more affordable areas of the country remain in high demand and experience price growth.

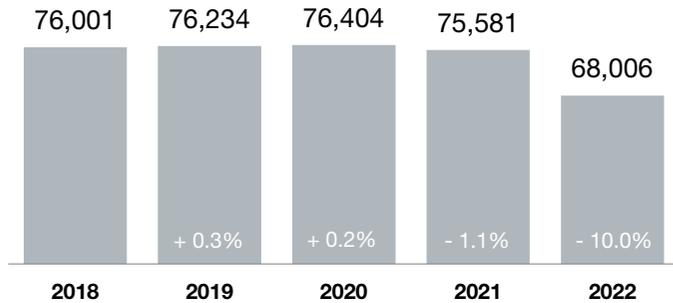
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- 3 Quick Facts
- 5 Property Type Review
- 6 Distressed Homes Review
- 7 New Construction Review
- 8 Showings Review
- 9 Area Overviews
- 18 Area Historical Prices
- 27 Historical Review

Quick Facts

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

New Listings



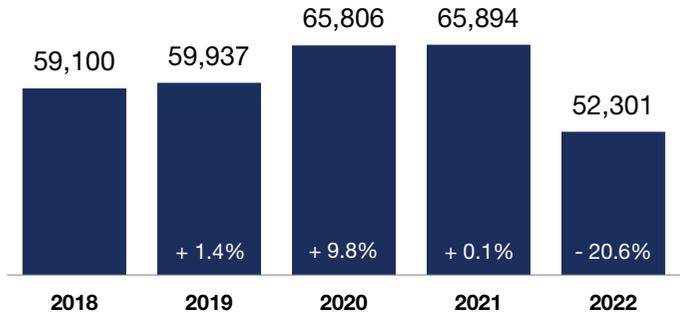
Top 5 Areas: Change in New Listings from 2021

Mendota	+ 200.0%
Mayer	+ 83.1%
New Germany	+ 55.6%
Corcoran	+ 50.3%
Dayton	+ 34.7%

Bottom 5 Areas: Change in New Listings from 2021

Nowthen	- 43.5%
Osseo	- 48.7%
Newport	- 49.3%
Lonsdale	- 54.0%
Loretto	- 60.9%

Pending Sales



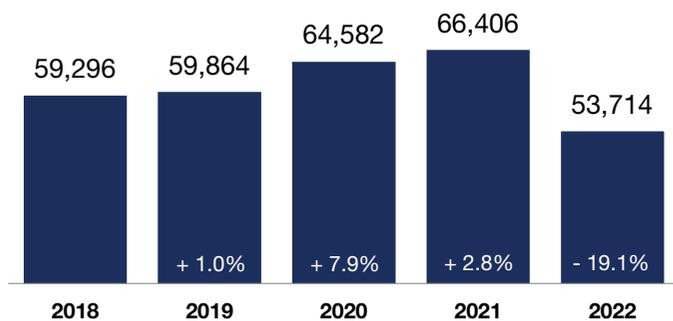
Top 5 Areas: Change in Pending Sales from 2021

Mendota	+ 100.0%
New Germany	+ 33.3%
Corcoran	+ 32.6%
Saint Bonifacius	+ 17.1%
Lakeland	+ 11.5%

Bottom 5 Areas: Change in Pending Sales from 2021

Lonsdale	- 48.9%
Clear Lake	- 51.2%
Osseo	- 56.4%
Nowthen	- 56.5%
Loretto	- 73.9%

Closed Sales



Top 5 Areas: Change in Closed Sales from 2021

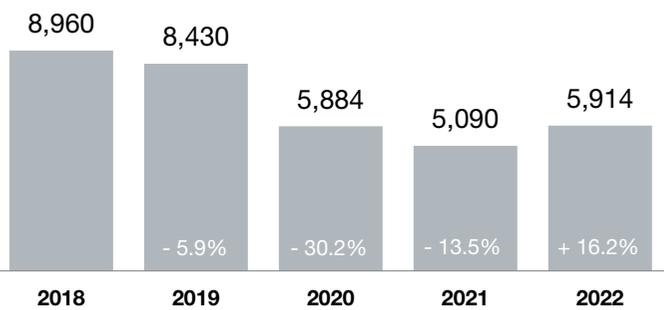
Mendota	+ 100.0%
New Germany	+ 37.5%
Corcoran	+ 29.3%
Hanover	+ 28.9%
Saint Bonifacius	+ 21.2%

Bottom 5 Areas: Change in Closed Sales from 2021

Scandia	- 48.4%
Clear Lake	- 54.1%
Nowthen	- 55.4%
Osseo	- 56.4%
Loretto	- 68.2%

Inventory of Homes for Sale

At the end of the year



Top 5 Areas: Change in Homes for Sale from 2021

Scandia	+ 400.0%
Mayer	+ 380.0%
Saint Paul Park	+ 250.0%
Zumbrota	+ 240.0%
Victoria	+ 235.7%

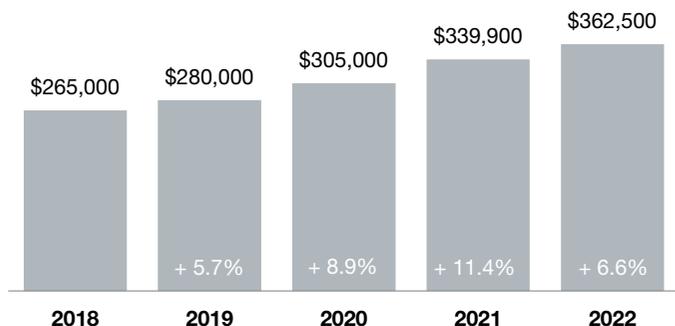
Bottom 5 Areas: Change in Homes for Sale from 2021

Circle Pines	- 100.0%
Bayport	- 100.0%
Oak Park Heights	- 100.0%
Osseo	- 100.0%
Long Lake	- 100.0%

Quick Facts

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

Median Sales Price



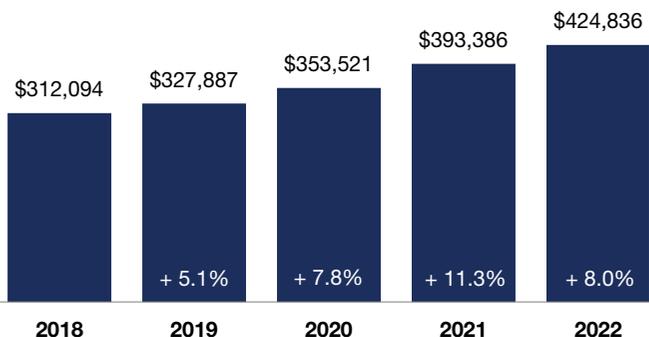
Top 5 Areas: Change in Median Sales Price from 2021

Centerville	+ 79.9%
Greenfield	+ 42.1%
Wayzata	+ 34.5%
Le Center	+ 30.1%
Jordan	+ 26.7%

Bottom 5 Areas: Change in Median Sales Price from 2021

Little Canada	- 11.0%
Dellwood	- 12.5%
Bayport	- 18.1%
Tonka Bay	- 19.1%
Mendota	- 74.5%

Average Sales Price



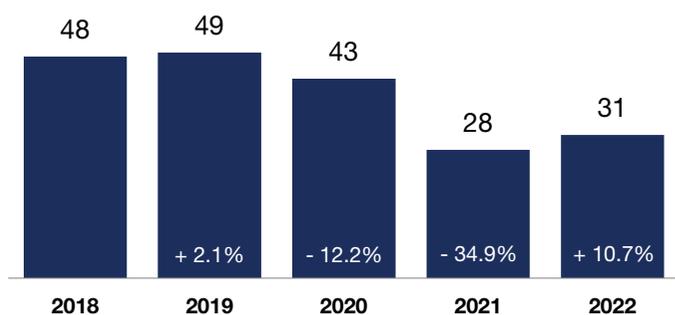
Top 5 Areas: Change in Average Sales Price from 2021

Le Center	+ 38.1%
Centerville	+ 37.1%
Greenfield	+ 34.1%
Wayzata	+ 33.6%
New Germany	+ 31.4%

Bottom 5 Areas: Change in Average Sales Price from 2021

Lake St. Croix Beach	- 7.4%
Saint Paul - Downtown	- 9.7%
Lakeland	- 12.4%
Loretto	- 12.6%
Mendota	- 74.5%

Cumulative Days on Market Until Sale



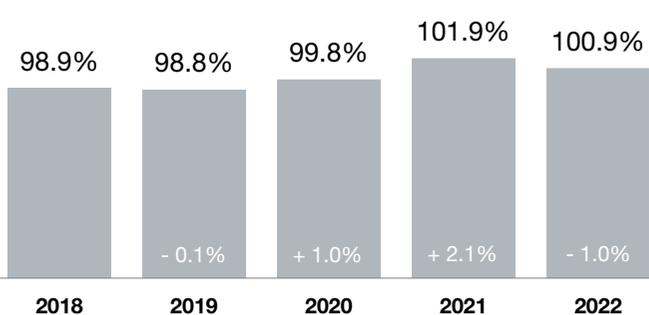
Top 5 Areas: Change in Cumulative Days on Market from 2021

Chisago	+ 257.1%
Columbus	+ 185.0%
Hanover	+ 175.0%
Isanti	+ 138.5%
Lake Elmo	+ 126.8%

Bottom 5 Areas: Change in Cumulative Days on Market from 2021

Saint Paul - Lexington-Hamline	- 44.2%
Long Lake	- 44.9%
Lakeland	- 48.1%
Oak Park Heights	- 51.4%
Lake St. Croix Beach	- 60.3%

Percent of Original List Price Received



Top 5 Areas: Change in Pct. of Orig. Price Received from 2021

Waterville	+ 2.3%
Wayzata	+ 2.1%
Orono	+ 1.9%
Hopkins	+ 1.8%
Spring Park	+ 1.3%

Bottom 5 Areas: Change in Pct. of Orig. Price Received from 2021

Scandia	- 3.5%
Loretto	- 4.7%
Saint Paul Park	- 5.0%
Maple Plain	- 5.8%
Mendota	- 8.9%

Property Type Review

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

29

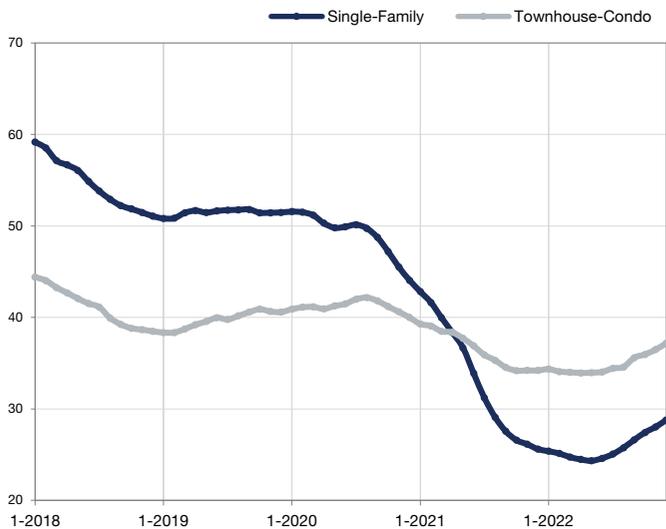
Average Cumulative Days on Market Single-Family

37

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 2022

Area	Market Share
16-County Twin Cities Region	23.8%
Saint Paul - Downtown	98.1%
Minneapolis - Central	96.8%
Minneapolis - University	53.4%
Apple Valley	47.1%
Inver Grove Heights	46.7%
Saint Paul - Summit Hill	44.0%
Burnsville	43.3%
Saint Paul - Summit-University	42.3%
Eagan	41.8%
Little Canada	41.7%
Hopkins	41.4%
Hugo	41.2%
Shoreview	40.8%
Vadnais Heights	40.5%
Minneapolis - Calhoun-Isle	40.4%
Eden Prairie	40.1%
Wayzata	39.6%
Maple Grove	39.1%
Saint Paul - St. Anthony Park	38.0%
Woodbury	37.1%
Chaska	36.9%
Plymouth	35.8%
Oakdale	35.6%
Minnetonka	35.3%
Edina	35.2%

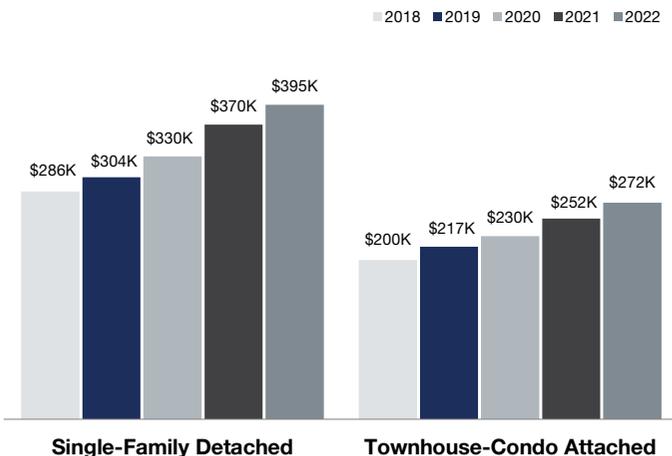
+ 6.8%

One-Year Change in Price Single-Family Detached

+ 7.9%

One-Year Change in Price Townhouse-Condo Attached

Median Sales Price



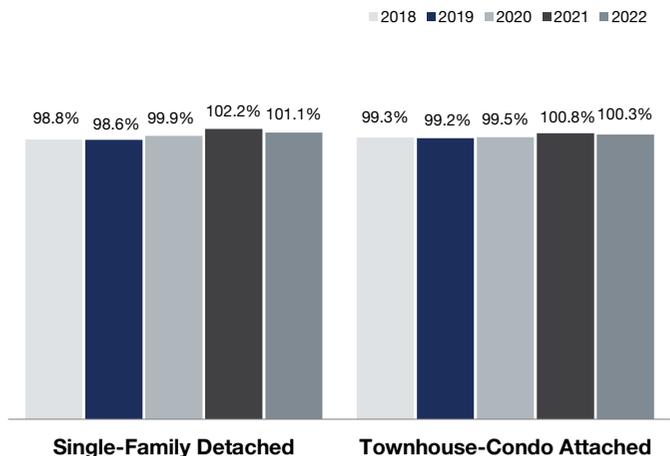
101.1%

Pct. of Orig. Price Received Single-Family Detached

100.3%

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.

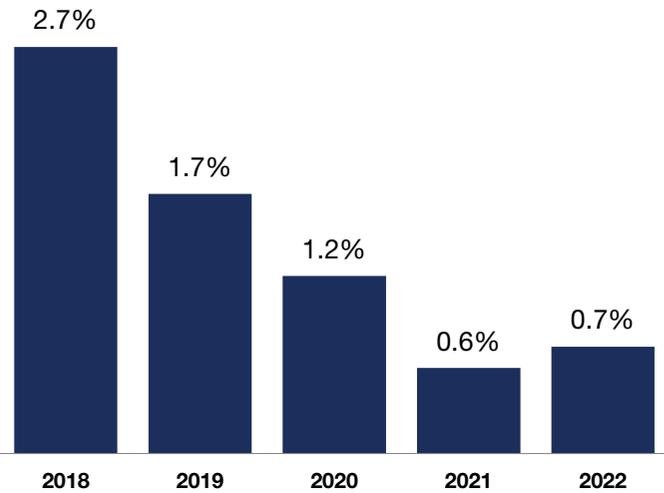
0.7%

Percent of Closed Sales in 2022 That Were Distressed

+ 1.1%

One-Year Change in Sales of Distressed Properties

Percent of Sales That Were Distressed



Top Areas: Distressed Market Share in 2022

16-County Twin Cities Region	0.7%
New Germany	15.4%
Lexington	5.3%
Norwood Young America	5.1%
Spring Park	4.8%
Saint Paul - North End / South Como	3.9%
Saint Paul - Greater East Side	3.4%
Winthrop	3.1%
Belle Plaine	2.8%
Lauderdale	2.8%
Mora	2.6%
Wyoming	2.5%
Pine City	2.4%
Cleveland	2.4%
East Bethel	2.3%
Saint Paul - West Seventh	2.3%
Minneapolis - Phillips	2.2%
Independence	2.2%
Greenfield	2.1%
Little Canada	2.1%
Saint Paul - Dayton's Bluff	2.1%
Maplewood	2.0%
South Saint Paul	2.0%
Waterville	2.0%
Forest Lake	1.9%
Saint Paul Park	1.9%

+ 29.5%

Three-Year Change in Price All Properties

+ 29.4%

Three-Year Change in Price Traditional Properties

+ 18.3%

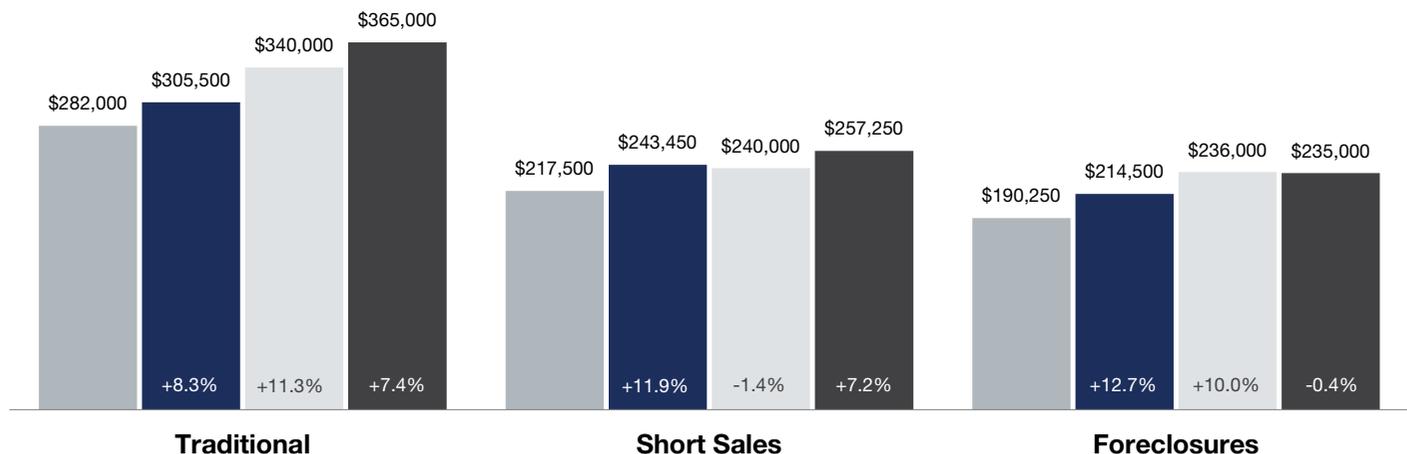
Three-Year Change in Price Short Sales

+ 23.5%

Three-Year Change in Price Foreclosures

Median Sales Price

■ 2019 ■ 2020 ■ 2021 ■ 2022



New Construction Review

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

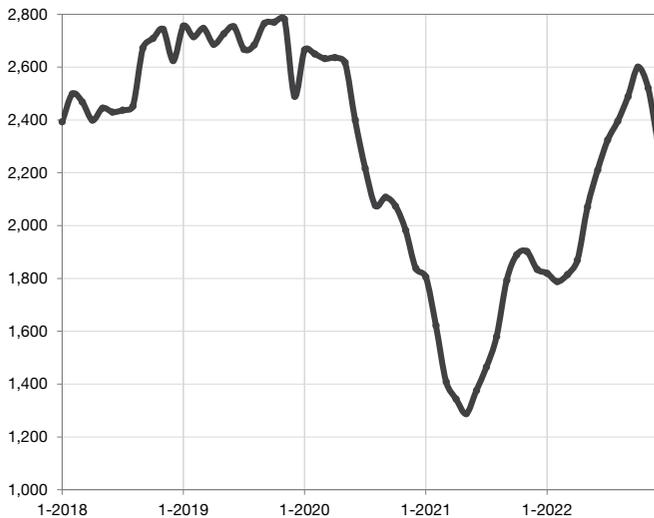
Nov '19

477

Peak of
New Construction Inventory

Drop in New Construction
Inventory from Peak

New Construction Homes for Sale



Top Areas: New Construction Market Share in 2022

Area	Market Share
16-County Twin Cities Region	9.6%
Dayton	74.9%
Hanover	60.4%
Carver	58.6%
Corcoran	46.6%
Otsego	42.4%
Cottage Grove	41.9%
Lake Elmo	39.6%
Delano	39.0%
Rogers	37.3%
Newport	34.0%
Saint Michael	33.8%
Rockford	31.8%
Waconia	30.9%
Columbus	30.0%
Hugo	29.3%
Oak Grove	28.0%
Lonsdale	27.5%
Elko New Market	26.7%
Rosemount	26.6%
Cologne	26.6%
Watertown	26.4%
Somerset	26.0%
Lino Lakes	25.1%
Lakeville	24.8%
Montrose	24.3%

5.5

0.9

Year-End Months Supply
New Construction

Year-End Months Supply
Previously Owned

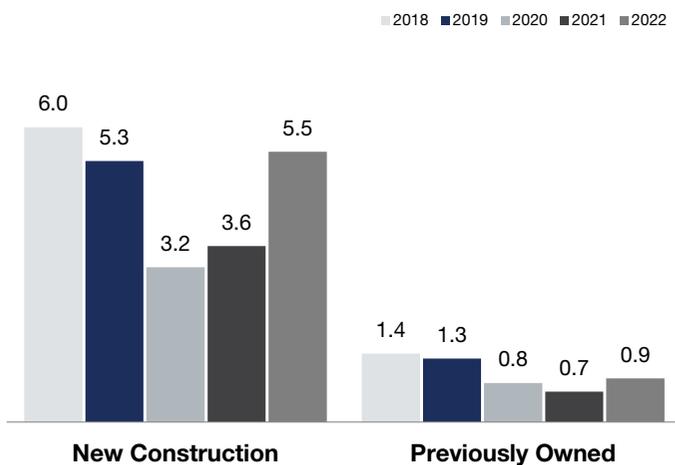
100.4%

101.0%

Pct. of Orig. Price Received
New Construction

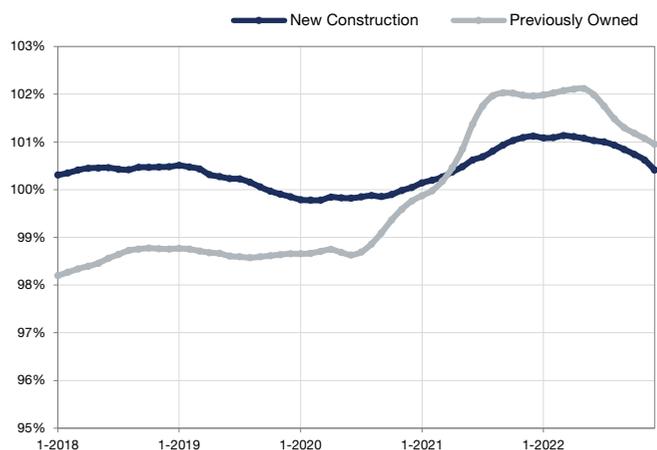
Pct. of Orig. Price Received
Previously Owned

Months Supply of Inventory



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.

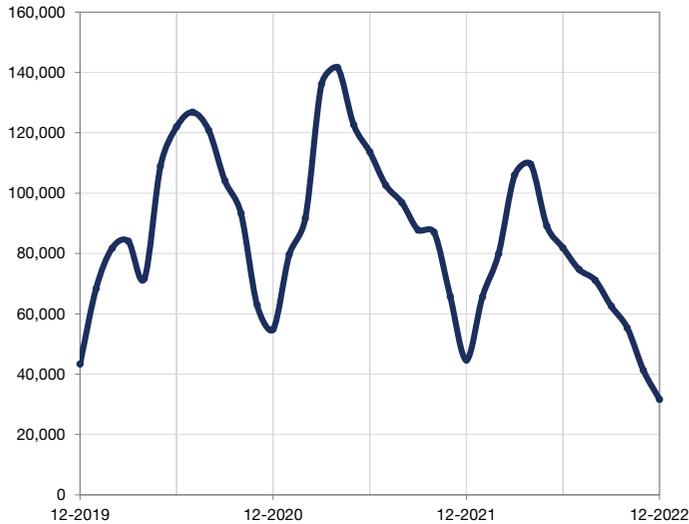
11

Number of Showings Before Pending

- 15.4%

One-Year Change in Median Showings Before Pending

Monthly Number of Showings



Top 10 Areas: Number of Showings

Minneapolis - (Citywide)	99,091
Saint Paul	72,441
Saint Cloud MSA	26,670
Brainerd MSA	19,844
Woodbury	20,619
Plymouth	22,306
Maple Grove	21,826
Lakeville	17,744
Blaine	18,508
Bloomington	22,791

Top 10 Areas: Showings Before Pending

Saint Paul - Dayton's Bluff	18
Deephaven	17
Crystal	16
Saint Paul - Battle Creek / Highwood	16
Saint Paul - Greater East Side	16
Eagan	16
Mounds View	16
White Bear Lake	16
Saint Paul - North End / South Como	16
Richfield	16

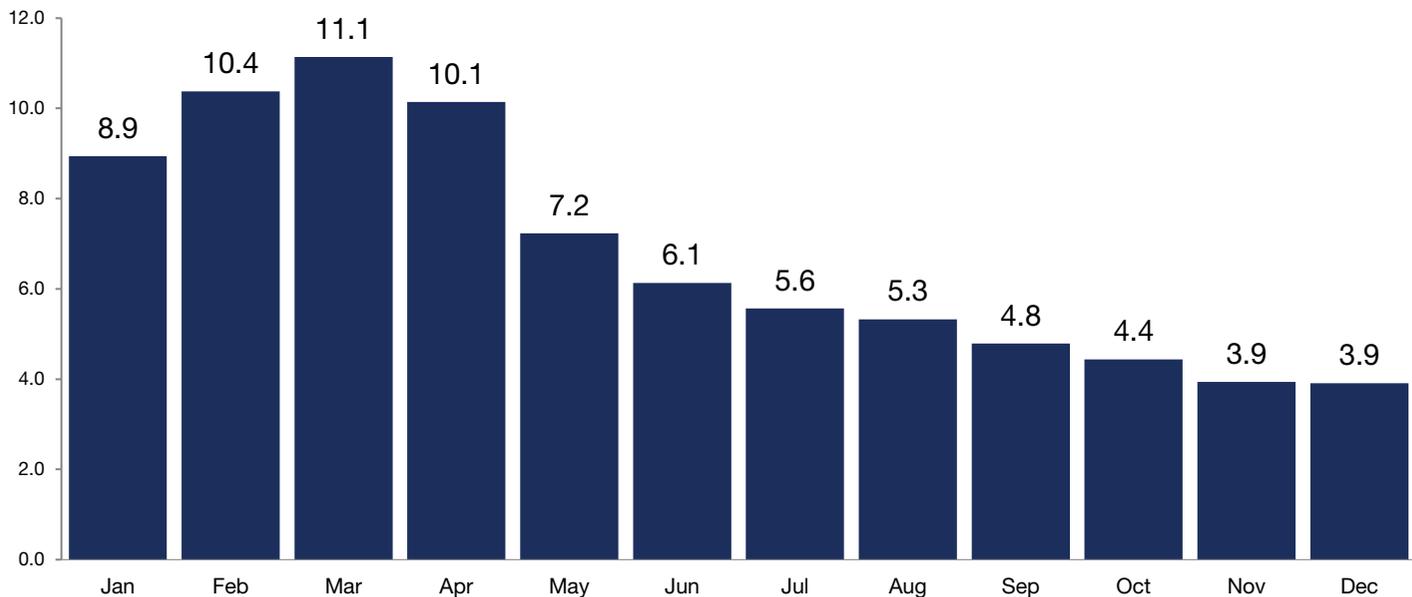
909,384

Total Showings in 2022

March '22

Peak Total Showing Activity Month

2022 Monthly Showings per Listing



2022 Annual Housing Market Report – Twin Cities Metro

Area Overview – Around the Metro



	Total Closed Sales	Change from 2021	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Showings Per Listing	Cumulative Days on Market	Pct. of Orig. Price Received
16-County Twin Cities Region	53,714	- 19.1%	10.5%	24.4%	0.7%	5.8	31	100.9%
13-County Twin Cities Region	52,771	- 19.1%	10.5%	24.7%	0.7%	5.9	31	100.9%
Afton	34	- 2.9%	8.8%	0.0%	0.0%	3.0	43	98.3%
Albertville	128	- 26.0%	18.8%	32.0%	0.0%	4.1	34	100.0%
Andover	468	- 25.0%	20.1%	7.3%	0.6%	5.3	27	100.9%
Annandale	97	- 32.6%	9.3%	1.0%	0.0%	3.2	37	99.5%
Anoka	241	- 15.1%	13.7%	17.8%	0.0%	6.5	23	102.2%
Apple Valley	800	- 21.2%	1.3%	47.0%	0.5%	8.1	20	102.2%
Arden Hills	95	- 13.6%	0.0%	30.5%	0.0%	8.1	22	100.4%
Arlington	43	- 8.5%	11.6%	0.0%	0.0%	3.4	41	99.3%
Bayport	44	- 8.3%	4.5%	2.3%	0.0%	2.3	18	101.5%
Becker	147	- 14.0%	15.0%	12.2%	0.0%	2.9	36	99.6%
Belle Plaine	124	- 16.2%	3.2%	4.8%	3.2%	3.2	28	100.2%
Bethel	22	+ 57.1%	0.0%	0.0%	0.0%	8.0	11	101.7%
Big Lake	324	- 33.2%	17.9%	4.6%	1.5%	3.6	35	101.0%
Birchwood Village	9	- 25.0%	0.0%	0.0%	0.0%	5.3	11	103.2%
Blaine	1,158	- 11.9%	20.7%	34.9%	0.7%	6.1	28	101.3%
Bloomington	1,092	- 23.4%	0.1%	28.8%	0.5%	8.6	23	101.7%
Bloomington – East	338	- 26.2%	0.3%	20.1%	0.9%	10.0	25	102.0%
Bloomington – West	755	- 22.0%	0.0%	32.7%	0.3%	8.0	22	101.6%
Brainerd MSA	1,930	- 14.3%	5.8%	4.5%	1.1%	1.9	34	99.2%
Brooklyn Center	421	- 19.8%	0.2%	14.3%	0.7%	13.6	23	101.2%
Brooklyn Park	1,193	- 12.0%	3.6%	33.1%	0.9%	8.6	23	101.7%
Buffalo	356	- 8.7%	11.8%	12.1%	1.7%	4.4	30	99.8%
Burnsville	923	- 14.4%	2.2%	44.1%	1.2%	8.2	23	101.5%
Cambridge	285	- 30.3%	11.2%	14.7%	1.1%	3.6	27	102.0%
Cannon Falls	89	- 11.9%	4.5%	11.2%	0.0%	2.6	34	98.4%
Carver	205	- 12.8%	61.5%	7.8%	0.5%	2.7	41	100.8%
Centerville	106	- 47.3%	7.5%	10.4%	0.9%	6.9	74	97.8%
Champlin	391	- 2.3%	14.6%	20.5%	0.5%	6.1	20	102.6%
Chanhassen	405	- 27.5%	10.9%	28.6%	0.2%	4.3	23	101.5%
Chaska	468	- 10.2%	16.2%	36.5%	0.4%	4.7	29	101.7%
Chisago	111	- 11.9%	22.5%	27.9%	0.0%	2.9	42	100.3%
Circle Pines	99	- 10.8%	0.0%	35.4%	1.0%	7.8	18	102.8%
Clear Lake	135	- 54.1%	9.6%	1.5%	0.7%	3.0	48	99.1%
Clearwater	74	- 10.8%	9.5%	4.1%	0.0%	3.4	30	100.1%
Cleveland	9	- 18.2%	0.0%	0.0%	0.0%	1.9	66	91.4%
Coates	0	--	0.0%	0.0%	0.0%	1.8	0	0.0%
Cokato	74	- 14.0%	0.0%	4.1%	0.0%	1.8	34	99.0%
Cologne	54	+ 5.9%	31.5%	1.9%	0.0%	3.0	60	100.6%
Columbia Heights	322	- 23.3%	0.0%	15.8%	1.9%	10.8	20	101.6%
Columbus	43	- 28.3%	32.6%	9.3%	0.0%	3.3	54	100.2%
Coon Rapids	874	- 25.7%	3.0%	31.7%	0.8%	9.5	20	102.3%
Corcoran	159	+ 29.3%	50.9%	5.7%	0.0%	2.9	34	99.1%
Cottage Grove	807	- 3.2%	42.8%	25.5%	0.4%	5.6	30	100.8%
Crystal	403	- 20.2%	0.5%	2.7%	0.7%	12.6	21	102.2%

2022 Annual Housing Market Report – Twin Cities Metro
Area Overview – Around the Metro



	Total Closed Sales	Change from 2021	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Showings Per Listing	Cumulative Days on Market	Pct. of Orig. Price Received
Dayton	360	+ 1.1%	76.1%	8.9%	0.0%	2.4	51	99.8%
Deephaven	42	- 33.3%	2.4%	0.0%	0.0%	3.2	53	98.2%
Delano	204	- 8.9%	41.7%	5.4%	0.0%	2.6	38	99.9%
Dellwood	17	- 26.1%	0.0%	0.0%	0.0%	2.2	22	99.3%
Eagan	881	- 20.2%	1.7%	41.7%	0.1%	8.1	21	102.0%
East Bethel	119	- 40.8%	11.8%	0.0%	1.7%	5.6	23	101.3%
Eden Prairie	910	- 26.4%	2.5%	39.2%	0.3%	6.1	28	101.2%
Edina	921	- 18.9%	3.4%	36.3%	0.7%	4.8	45	98.9%
Elk River	512	- 17.0%	17.8%	24.4%	1.0%	4.5	29	101.5%
Elko New Market	128	- 15.8%	28.1%	20.3%	1.6%	3.0	58	101.4%
Excelsior	34	- 22.7%	0.0%	23.5%	0.0%	3.1	39	96.3%
Falcon Heights	47	- 26.6%	0.0%	14.9%	0.0%	7.0	26	102.1%
Faribault	357	- 13.1%	2.0%	8.1%	1.4%	3.5	30	98.8%
Farmington	509	- 26.9%	13.9%	27.1%	0.6%	5.6	29	101.6%
Forest Lake	325	- 13.6%	10.2%	30.8%	1.8%	4.1	37	100.7%
Fridley	372	- 20.7%	0.0%	17.7%	1.3%	10.7	21	102.3%
Gaylord	39	+ 2.6%	0.0%	0.0%	0.0%	2.5	55	95.3%
Gem Lake	7	0.0%	0.0%	28.6%	0.0%	3.8	30	101.2%
Golden Valley	347	- 17.8%	0.3%	16.4%	0.0%	7.5	22	102.1%
Grant	33	- 25.0%	0.0%	0.0%	0.0%	3.8	29	99.6%
Greenfield	37	- 22.9%	16.2%	16.2%	0.0%	2.4	93	97.7%
Greenwood	9	- 52.6%	0.0%	0.0%	0.0%	3.2	42	97.5%
Ham Lake	187	- 14.2%	16.0%	7.0%	0.0%	5.3	37	100.3%
Hamburg	13	- 7.1%	0.0%	0.0%	7.7%	2.9	25	99.7%
Hammond	56	- 12.5%	17.9%	3.6%	1.8%	2.6	70	101.8%
Hampton	49	- 46.7%	0.0%	0.0%	0.0%	4.0	33	96.6%
Hanover	107	+ 28.9%	61.7%	8.4%	0.9%	3.2	75	100.4%
Hastings	404	- 7.3%	2.5%	32.7%	0.7%	4.2	22	101.0%
Hilltop	0	--	0.0%	0.0%	0.0%	5.3	0	0.0%
Hopkins	209	- 13.3%	0.0%	44.5%	1.4%	8.4	22	102.0%
Hudson	375	- 31.1%	12.0%	23.7%	0.0%	3.3	47	100.9%
Hugo	373	- 20.8%	30.3%	42.1%	0.0%	3.6	31	101.0%
Hutchinson	265	- 16.7%	9.1%	7.5%	1.5%	3.8	27	100.8%
Independence	38	- 41.5%	13.2%	2.6%	2.6%	3.1	55	97.1%
Inver Grove Heights	497	- 9.0%	9.3%	47.5%	0.8%	5.3	26	101.2%
Isanti	254	- 18.6%	24.8%	8.3%	1.6%	4.1	30	101.2%
Jordan	101	- 21.7%	17.8%	7.9%	0.0%	3.5	27	101.0%
Lake Elmo	250	- 24.9%	41.2%	22.8%	0.0%	2.3	46	100.0%
Lake Minnetonka Area	925	- 23.3%	9.2%	18.3%	0.4%	3.4	35	99.6%
Lake St. Croix Beach	21	+ 5.0%	0.0%	0.0%	0.0%	6.7	43	97.9%
Lakeland	28	+ 3.7%	0.0%	7.1%	0.0%	3.8	25	103.0%
Lakeland Shores	3	+ 50.0%	0.0%	0.0%	0.0%	2.0	2	109.4%
Lakeville	1,319	- 21.0%	25.6%	24.4%	0.1%	4.4	31	100.9%
Lauderdale	34	+ 6.3%	0.0%	32.4%	2.9%	10.1	20	102.6%
Le Center	32	- 30.4%	9.4%	0.0%	0.0%	1.9	20	100.2%
Lexington	12	- 25.0%	0.0%	0.0%	8.3%	10.6	23	99.9%

2022 Annual Housing Market Report – Twin Cities Metro
Area Overview – Around the Metro



	Total Closed Sales	Change from 2021	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Showings Per Listing	Cumulative Days on Market	Pct. of Orig. Price Received
Lilydale	15	- 6.3%	0.0%	86.7%	0.0%	4.5	16	102.5%
Lindstrom	125	- 20.4%	4.0%	14.4%	0.0%	3.8	30	99.6%
Lino Lakes	332	- 18.0%	26.2%	22.9%	0.6%	4.2	29	100.6%
Little Canada	128	- 5.9%	0.0%	46.9%	1.6%	6.9	26	100.8%
Long Lake	19	- 38.7%	0.0%	21.1%	0.0%	3.5	14	103.0%
Lonsdale	95	- 45.1%	31.6%	3.2%	0.0%	2.7	51	100.6%
Loretto	7	- 68.2%	0.0%	14.3%	0.0%	3.6	55	96.5%
Mahtomedi	109	- 3.5%	1.8%	18.3%	0.9%	5.0	19	100.1%
Maple Grove	1,263	- 18.7%	7.8%	38.2%	0.1%	5.8	24	101.5%
Maple Lake	78	- 3.7%	12.8%	15.4%	0.0%	3.4	40	99.5%
Maple Plain	18	- 40.0%	0.0%	0.0%	0.0%	2.8	23	98.1%
Maplewood	478	- 28.3%	0.6%	27.6%	1.9%	9.3	22	102.0%
Marine on St. Croix	21	- 25.0%	23.8%	0.0%	0.0%	2.7	24	100.7%
Mayer	52	+ 8.3%	21.2%	15.4%	1.9%	1.9	42	101.1%
Medicine Lake	4	+ 100.0%	0.0%	0.0%	0.0%	3.4	3	113.4%
Medina	133	- 11.3%	27.1%	19.5%	0.0%	2.3	52	99.4%
Mendota	2	+ 100.0%	0.0%	0.0%	0.0%	3.7	57	89.6%
Mendota Heights	149	- 22.4%	1.3%	30.9%	0.0%	5.1	33	99.5%
Miesville	2	--	0.0%	0.0%	0.0%	6.9	11	103.6%
Milaca	109	- 27.8%	1.8%	11.9%	0.9%	2.6	42	97.9%
Minneapolis - (Citywide)	5,352	- 19.6%	0.9%	24.6%	0.8%	8.2	45	99.9%
Minneapolis - Calhoun-Isle	495	- 17.4%	0.2%	46.5%	0.6%	10.4	74	97.1%
Minneapolis - Camden	670	- 11.4%	0.9%	1.8%	1.8%	5.1	35	100.5%
Minneapolis - Central	599	- 14.7%	0.7%	99.3%	0.2%	13.6	103	95.8%
Minneapolis - Longfellow	427	- 11.8%	1.6%	4.2%	0.2%	10.1	26	102.1%
Minneapolis - Near North	342	- 9.3%	2.9%	2.6%	1.8%	10.8	43	99.6%
Minneapolis - Nokomis	718	- 25.2%	0.8%	6.4%	0.8%	11.5	25	102.1%
Minneapolis - Northeast	450	- 14.0%	0.2%	5.1%	0.9%	6.7	22	101.9%
Minneapolis - Phillips	59	- 11.9%	1.7%	45.8%	3.4%	10.3	71	96.8%
Minneapolis - Powderhorn	536	- 22.4%	0.7%	23.5%	0.7%	7.2	39	100.0%
Minneapolis - Southwest	794	- 29.2%	1.4%	8.4%	0.3%	5.6	29	100.7%
Minneapolis - University	201	- 21.5%	0.0%	63.7%	1.5%	6.5	76	97.3%
Minnetonka	817	- 22.7%	1.8%	36.4%	1.0%	2.6	29	100.7%
Minnetonka Beach	9	- 57.1%	0.0%	0.0%	0.0%	2.7	129	102.6%
Minnetrissa	196	- 26.3%	26.5%	18.9%	0.0%	4.1	37	99.9%
Montgomery	83	- 31.4%	16.9%	9.6%	1.2%	2.8	53	100.7%
Monticello	325	- 11.0%	18.8%	23.7%	0.6%	4.1	24	100.7%
Montrose	109	- 25.9%	25.7%	17.4%	0.0%	2.6	36	99.7%
Mora	158	- 10.2%	7.0%	0.6%	2.5%	2.3	32	99.7%
Mound	180	- 26.2%	2.8%	20.0%	0.6%	5.3	26	100.1%
Mounds View	134	- 4.3%	0.0%	15.7%	0.0%	7.5	22	102.3%
New Brighton	281	- 16.1%	0.4%	25.6%	0.4%	10.3	21	101.8%
New Germany	11	+ 37.5%	0.0%	0.0%	18.2%	4.0	17	102.3%
New Hope	273	- 26.4%	1.1%	12.8%	1.5%	9.7	26	101.5%
New Prague	182	- 24.2%	6.0%	15.9%	1.1%	3.1	27	100.3%
New Richmond	298	- 26.2%	22.8%	8.4%	0.3%	2.5	52	100.6%

2022 Annual Housing Market Report – Twin Cities Metro
Area Overview – Around the Metro



	Total Closed Sales	Change from 2021	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Showings Per Listing	Cumulative Days on Market	Pct. of Orig. Price Received
New Trier	0	--	0.0%	0.0%	0.0%	25.5	0	0.0%
Newport	84	- 25.0%	38.1%	1.2%	0.0%	7.2	31	100.0%
North Branch	243	- 28.3%	18.1%	7.0%	1.6%	3.3	33	101.5%
North Oaks	82	- 6.8%	8.5%	12.2%	0.0%	2.6	38	97.6%
North Saint Paul	191	- 14.0%	11.5%	21.5%	0.0%	11.2	25	101.8%
Northfield	263	- 12.6%	2.7%	27.0%	0.8%	3.4	32	98.9%
Norwood Young America	54	- 29.9%	7.4%	14.8%	1.9%	2.0	45	100.1%
Nowthen	29	- 55.4%	6.9%	0.0%	0.0%	5.5	31	98.9%
Oak Grove	101	- 36.9%	29.7%	2.0%	1.0%	3.9	32	100.6%
Oak Park Heights	49	- 26.9%	2.0%	28.6%	0.0%	5.1	18	102.3%
Oakdale	385	- 24.7%	2.1%	35.3%	0.5%	9.4	20	102.4%
Onamia	46	- 13.2%	2.2%	8.7%	2.2%	1.3	56	93.9%
Orono	142	- 19.8%	9.2%	13.4%	0.7%	2.7	29	99.5%
Osseo	17	- 56.4%	0.0%	5.9%	0.0%	6.9	16	99.3%
Otsego	555	- 17.7%	43.6%	21.8%	0.4%	3.4	40	100.5%
Pine City	138	- 22.0%	11.6%	3.6%	2.9%	2.9	37	99.5%
Pine Springs	3	- 25.0%	0.0%	0.0%	0.0%	6.9	24	96.5%
Plymouth	1,210	- 21.0%	4.4%	35.0%	0.2%	5.6	24	100.8%
Princeton	213	- 33.0%	9.9%	9.4%	1.4%	3.2	31	100.7%
Prior Lake	548	- 18.6%	5.8%	25.7%	0.9%	3.9	32	100.1%
Ramsey	485	- 22.2%	22.5%	29.1%	0.8%	4.9	29	101.1%
Randolph	7	- 22.2%	14.3%	0.0%	0.0%	9.5	34	99.1%
Red Wing	278	- 12.9%	2.9%	16.2%	0.7%	2.7	38	98.7%
Richfield	480	- 22.3%	1.9%	15.8%	0.4%	11.2	21	102.1%
River Falls	214	- 27.9%	11.7%	13.6%	0.5%	2.6	45	100.6%
Robbinsdale	279	- 15.7%	0.4%	6.8%	1.1%	9.6	28	102.1%
Rockford	98	- 19.7%	34.7%	15.3%	0.0%	3.6	25	100.6%
Rogers	299	+ 5.3%	38.8%	21.7%	0.0%	3.6	27	100.2%
Rosemount	474	- 16.1%	27.2%	33.8%	0.8%	4.8	30	100.9%
Roseville	477	- 16.9%	0.8%	32.3%	0.4%	8.0	24	101.0%
Rush City	90	+ 4.7%	12.2%	3.3%	0.0%	2.8	27	98.5%
Saint Anthony	109	- 24.8%	0.0%	34.9%	0.9%	7.1	26	99.8%
Saint Bonifacius	40	+ 21.2%	0.0%	22.5%	0.0%	5.7	25	101.2%
Saint Cloud MSA	2,320	- 20.8%	5.3%	3.8%	1.0%	3.2	34	99.5%
Saint Francis	146	- 26.3%	23.3%	21.9%	0.7%	3.4	34	101.6%
Saint Louis Park	827	- 24.4%	0.4%	29.1%	0.5%	8.6	25	101.3%
Saint Mary's Point	4	- 50.0%	0.0%	0.0%	0.0%	6.6	11	113.2%
Saint Michael	440	- 12.0%	35.9%	17.7%	0.5%	4.3	31	100.0%
Saint Paul	3,489	- 18.7%	0.9%	15.5%	1.4%	9.2	34	100.6%
Saint Paul - Battle Creek / Highwood	224	- 22.5%	0.0%	6.3%	1.3%	11.1	21	101.7%
Saint Paul - Como Park	215	- 16.0%	0.0%	3.3%	0.5%	9.0	18	103.7%
Saint Paul - Dayton's Bluff	195	- 25.9%	0.5%	2.6%	1.5%	11.3	32	100.8%
Saint Paul - Downtown	139	- 24.9%	0.0%	100.0%	0.7%	4.7	117	95.6%
Saint Paul - Greater East Side	379	- 21.7%	0.5%	3.4%	3.4%	12.5	25	102.2%
Saint Paul - Hamline-Midway	155	- 14.8%	0.0%	0.6%	0.6%	12.5	23	102.3%
Saint Paul - Highland Park	337	- 10.4%	3.0%	16.9%	0.3%	6.7	28	101.2%

2022 Annual Housing Market Report – Twin Cities Metro Area Overview – Around the Metro



	Total Closed Sales	Change from 2021	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Showings Per Listing	Cumulative Days on Market	Pct. of Orig. Price Received
Saint Paul - Merriam Park / Lexington-Hamline	153	- 23.5%	0.0%	2.0%	0.7%	7.8	31	100.4%
Saint Paul - Macalester-Groveland	294	- 22.6%	1.0%	9.2%	0.0%	8.5	31	100.2%
Saint Paul - North End	222	- 13.3%	1.8%	8.1%	4.1%	11.6	32	100.6%
Saint Paul - Payne-Phalen	302	- 23.9%	1.0%	1.7%	1.7%	11.2	36	99.6%
Saint Paul - St. Anthony Park	79	- 27.5%	1.3%	34.2%	1.3%	6.6	37	97.8%
Saint Paul - Summit Hill	118	+ 4.4%	1.7%	47.5%	0.0%	4.4	60	97.7%
Saint Paul - Summit-University	185	- 25.7%	1.6%	48.6%	1.6%	6.7	49	98.6%
Saint Paul - Thomas-Dale (Frogtown)	132	- 13.7%	0.8%	3.8%	0.8%	9.6	42	99.1%
Saint Paul - West Seventh	194	- 5.4%	0.5%	28.4%	1.5%	9.6	29	102.0%
Saint Paul - West Side	151	- 17.9%	0.0%	10.6%	1.3%	11.2	25	101.5%
Saint Paul Park	93	- 2.1%	0.0%	19.4%	2.2%	6.2	22	99.7%
Savage	494	- 21.6%	5.3%	24.9%	0.4%	4.4	24	101.4%
Scandia	33	- 48.4%	0.0%	3.0%	0.0%	2.8	38	98.6%
Shakopee	679	- 17.8%	20.2%	33.3%	0.6%	5.4	25	101.1%
Shoreview	398	- 17.4%	0.5%	40.7%	0.8%	8.1	23	101.9%
Shorewood	114	- 27.8%	11.4%	10.5%	0.0%	3.9	38	100.4%
Somerset	117	+ 0.9%	34.2%	4.3%	0.0%	2.1	53	99.9%
South Haven	56	- 6.7%	0.0%	0.0%	0.0%	2.4	41	96.6%
South Saint Paul	266	- 24.4%	0.0%	7.5%	2.3%	8.5	22	101.3%
Spring Lake Park	104	+ 1.0%	1.0%	20.2%	1.9%	11.1	23	103.1%
Spring Park	18	- 14.3%	0.0%	27.8%	5.6%	2.1	14	100.1%
Stacy	67	- 36.2%	11.9%	4.5%	1.5%	4.6	17	101.7%
Stillwater	391	- 21.8%	5.4%	15.9%	0.0%	4.5	29	101.1%
Sunfish Lake	6	- 14.3%	0.0%	0.0%	0.0%	2.0	125	87.0%
Tonka Bay	25	0.0%	0.0%	0.0%	0.0%	2.5	47	97.9%
Vadnais Heights	202	- 6.0%	8.4%	41.1%	0.5%	7.4	21	102.3%
Vermillion	2	--	0.0%	0.0%	0.0%	5.7	4	109.8%
Victoria	204	- 23.0%	16.7%	20.6%	0.5%	2.8	30	99.8%
Waconia	274	+ 0.4%	32.8%	22.6%	0.0%	3.7	25	101.0%
Watertown	76	- 46.1%	19.7%	6.6%	1.3%	2.6	44	99.1%
Waterville	42	- 4.5%	0.0%	2.4%	2.4%	1.7	34	98.9%
Wayzata	92	0.0%	1.1%	42.4%	1.1%	8.5	48	98.0%
West Saint Paul	234	- 24.3%	0.0%	12.8%	1.3%	8.5	22	102.7%
White Bear Lake	406	- 17.6%	0.2%	22.7%	1.0%	8.5	16	102.9%
Willernie	11	0.0%	0.0%	9.1%	0.0%	--	34	96.4%
Winthrop	31	+ 3.3%	0.0%	0.0%	3.2%	2.0	53	95.6%
Woodbury	1,256	- 24.6%	15.4%	37.1%	0.4%	5.3	25	101.3%
Woodland	5	- 58.3%	0.0%	0.0%	0.0%	3.4	91	97.3%
Wyoming	118	- 6.3%	24.6%	18.6%	2.5%	3.3	31	102.5%
Zimmerman	289	- 21.5%	11.4%	9.3%	0.0%	1.6	28	101.6%
Zumbrota	86	- 7.5%	16.3%	9.3%	0.0%	5.8	31	98.3%

Area Overview – Minneapolis Neighborhoods

	Total Closed Sales	Change from 2021	Percent New Construction	Percent Townhouse-Condo	Percent Distressed	Showings Per Listing	Cumulative Days on Market	Pct. of Orig. Price Received
Minneapolis	5,352	- 19.6%	0.9%	24.6%	0.8%	8.2	45	99.9%
Armatage	108	- 18.8%	0.0%	0.9%	0.0%	8.5	25	101.1%
Audubon Park	94	- 10.5%	0.0%	0.0%	1.1%	12.3	21	102.1%
Bancroft	64	- 16.9%	0.0%	14.1%	1.6%	9.8	33	100.2%
Beltrami	18	+ 80.0%	0.0%	5.6%	0.0%	15.4	28	100.6%
Bottineau	19	- 5.0%	0.0%	15.8%	10.5%	8.3	25	100.7%
Bryant	45	- 10.0%	0.0%	0.0%	0.0%	9.0	29	101.5%
Bryn Mawr	77	+ 10.0%	0.0%	5.2%	0.0%	6.4	24	100.5%
Cedar - Isles - Dean	60	- 15.5%	0.0%	65.0%	1.7%	5.7	75	96.7%
Cedar-Riverside	16	- 46.7%	0.0%	93.8%	0.0%	4.1	92	93.9%
Central	53	- 30.3%	1.9%	5.7%	0.0%	8.8	33	99.5%
Cleveland	80	- 27.9%	0.0%	0.0%	2.5%	11.3	26	100.6%
Columbia Park	25	- 51.0%	4.0%	4.0%	0.0%	10.3	24	103.1%
Cooper	62	- 17.3%	0.0%	0.0%	1.6%	15.8	22	104.3%
Corcoran Neighborhood	33	- 43.1%	6.1%	3.0%	0.0%	11.6	25	101.9%
Diamond Lake	98	- 27.9%	0.0%	4.1%	0.0%	7.1	30	101.5%
Downtown East – Mpls	101	- 15.1%	3.0%	99.0%	0.0%	4.1	115	95.2%
Downtown West – Mpls	116	- 21.6%	0.0%	100.0%	0.0%	5.0	115	94.9%
East Calhoun (ECCO)	55	- 9.8%	1.8%	43.6%	0.0%	7.6	69	95.5%
East Harriet	40	- 24.5%	2.5%	20.0%	0.0%	7.5	42	100.9%
East Isles	36	- 50.0%	0.0%	77.8%	0.0%	4.0	105	94.1%
East Phillips	20	- 44.4%	0.0%	20.0%	5.0%	10.1	78	101.0%
Elliot Park	71	- 14.5%	0.0%	97.2%	0.0%	4.8	100	96.2%
Ericsson	65	0.0%	0.0%	0.0%	0.0%	10.4	17	104.2%
Field	38	- 55.3%	2.6%	2.6%	2.6%	10.1	33	101.3%
Folwell	131	- 4.4%	2.3%	7.6%	3.1%	9.7	49	99.3%
Fulton	120	- 24.1%	3.3%	2.5%	0.8%	6.1	32	99.8%
Hale	61	- 29.1%	0.0%	0.0%	1.6%	8.6	17	103.3%
Harrison	22	+ 37.5%	0.0%	4.5%	0.0%	8.9	31	103.0%
Hawthorne	53	- 3.6%	9.4%	1.9%	0.0%	7.4	55	99.6%
Hiawatha	91	- 22.2%	5.5%	7.7%	0.0%	13.8	28	101.5%
Holland	39	- 26.4%	0.0%	5.1%	0.0%	10.4	20	101.7%
Howe	145	- 8.8%	1.4%	0.7%	0.0%	14.3	27	102.5%
Jordan Neighborhood	115	- 8.7%	3.5%	0.0%	2.6%	10.2	47	98.8%
Keewaydin	64	- 25.6%	3.1%	4.7%	1.6%	19.3	26	104.0%
Kenny	85	- 13.3%	1.2%	1.2%	0.0%	7.4	23	101.3%
Kenwood	33	- 8.3%	0.0%	6.1%	0.0%	4.0	66	96.3%
Kenyon	40	- 31.0%	2.5%	7.5%	2.5%	1.6	37	98.2%
King Field	111	- 25.0%	0.0%	14.4%	0.9%	9.8	33	100.6%
Lind-Bohanon	124	- 7.5%	0.8%	0.8%	1.6%	8.9	27	101.4%
Linden Hills	149	- 29.7%	3.4%	24.8%	0.0%	5.6	30	99.8%
Logan Park	16	0.0%	0.0%	25.0%	0.0%	10.5	23	102.9%
Longfellow	65	- 14.5%	0.0%	0.0%	0.0%	13.8	20	101.5%

Area Overview – Minneapolis Neighborhoods

	Total Closed Sales	Change from 2021	Percent New Construction	Percent Townhouse-Condo	Percent Distressed	Showings Per Listing	Cumulative Days on Market	Pct. of Orig. Price Received
Loring Park	116	+ 23.4%	0.0%	100.0%	0.9%	5.4	140	94.9%
Lowry Hill	62	- 39.2%	0.0%	62.9%	1.6%	4.5	115	95.7%
Lowry Hill East	56	- 11.1%	0.0%	57.1%	0.0%	5.8	80	97.4%
Lyndale	60	- 7.7%	0.0%	35.0%	0.0%	7.4	45	100.9%
Lynnhurst	84	- 35.9%	0.0%	1.2%	0.0%	6.3	25	102.2%
Marcy Holmes	43	- 8.5%	0.0%	81.4%	0.0%	5.3	89	96.7%
Marshall Terrace	17	- 32.0%	0.0%	5.9%	0.0%	10.2	21	99.3%
McKinley	60	- 10.4%	1.7%	0.0%	1.7%	11.9	42	98.3%
Midtown Phillips	37	0.0%	2.7%	32.4%	2.7%	8.8	53	97.6%
Minnehaha	95	- 9.5%	0.0%	22.1%	1.1%	12.1	27	100.9%
Morris Park	67	- 27.2%	1.5%	0.0%	0.0%	11.0	28	101.8%
Near North	49	+ 14.0%	0.0%	14.3%	2.0%	7.1	38	98.9%
Nicollet Island - East Bank	53	- 26.4%	0.0%	100.0%	3.8%	5.7	105	96.3%
North Loop	152	- 26.9%	0.7%	100.0%	0.0%	6.3	64	97.1%
Northeast Park	16	+ 128.6%	0.0%	0.0%	0.0%	9.9	25	99.7%
Northrop	76	- 26.9%	0.0%	0.0%	1.3%	14.0	16	102.9%
Page	29	- 38.3%	0.0%	17.2%	0.0%	6.3	34	100.0%
Phillips West	11	0.0%	0.0%	72.7%	0.0%	6.7	91	97.6%
Powderhorn Park	75	- 21.9%	0.0%	24.0%	0.0%	10.8	42	100.6%
Prospect Park – East River Road	49	- 18.3%	0.0%	51.0%	2.0%	5.4	60	98.1%
Regina	56	+ 1.8%	1.8%	21.4%	1.8%	15.6	25	101.5%
Seward	64	+ 12.3%	0.0%	15.6%	0.0%	8.6	32	100.3%
Sheridan	16	- 54.3%	0.0%	0.0%	0.0%	--	37	98.7%
Shingle Creek	62	- 16.2%	0.0%	0.0%	1.6%	11.0	30	101.8%
South Uptown	66	+ 8.2%	0.0%	45.5%	0.0%	7.2	66	96.9%
Southeast Como	40	- 14.9%	0.0%	0.0%	0.0%	7.7	36	99.7%
St. Anthony East	16	- 42.9%	0.0%	43.8%	0.0%	11.8	29	99.9%
St. Anthony West	11	- 60.7%	0.0%	18.2%	0.0%	5.8	20	101.1%
Standish	119	- 21.2%	0.8%	4.2%	0.8%	16.0	17	101.9%
Stevens Square – Loring Heights	43	- 14.0%	0.0%	97.7%	0.0%	6.5	83	97.0%
Sumner-Glenwood	8	- 61.9%	0.0%	100.0%	0.0%	5.0	42	98.3%
Tangletown	49	- 52.0%	0.0%	0.0%	0.0%	8.0	30	101.3%
University of Minnesota	0	--	0.0%	0.0%	0.0%		0	0.0%
Ventura Village	11	- 42.1%	0.0%	63.6%	9.1%	4.5	112	93.3%
Victory	101	- 19.8%	0.0%	0.0%	0.0%	9.2	30	100.9%
Waite Park	121	- 11.0%	0.0%	0.0%	0.0%	11.5	22	102.1%
Webber-Camden	112	+ 4.7%	0.9%	0.9%	1.8%	12.2	37	100.8%
Wenonah	69	- 30.3%	1.4%	0.0%	0.0%	11.3	26	101.3%
West Calhoun	39	- 20.4%	0.0%	89.7%	0.0%	7.3	81	97.2%
Whittier	87	- 26.3%	0.0%	79.3%	2.3%	7.2	82	94.8%
Willard-Hay	103	- 24.8%	1.0%	0.0%	1.9%	11.4	39	100.2%
Windom	48	- 44.8%	0.0%	0.0%	0.0%	10.7	24	100.5%
Windom Park	70	+ 12.9%	0.0%	7.1%	1.4%	11.9	19	103.0%

Area Overview – Townships

	Total Closed Sales	Change from 2021	Percent New Construction	Percent Townhouse-Condo	Percent Distressed	Showings Per Listing	Cumulative Days on Market	Pct. of Orig. Price Received
Baytown Township	1	-50.0%	0.0%	0.0%	0.0%	2.6	2	104.0%
Belle Plaine Township	0	--	0.0%	0.0%	0.0%	1.9	0	0.0%
Benton Township	0	--	0.0%	0.0%	0.0%	3.5	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	1	--	0.0%	0.0%	0.0%	1.4	18	99.1%
Cedar Lake Township	23	64.3%	0.0%	4.3%	0.0%	--	62	99.3%
Credit River Township	1	-66.7%	0.0%	0.0%	0.0%	2.3	122	81.9%
Dahlgren Township	0	--	0.0%	0.0%	0.0%	2.6	0	0.0%
Douglas Township	0	--	0.0%	0.0%	0.0%	4.0	0	0.0%
Empire Township	1	-50.0%	0.0%	0.0%	0.0%	3.2	28	96.2%
Eureka Township	2	-77.8%	0.0%	0.0%	0.0%	2.4	20	97.1%
Greenvale Township	0	--	0.0%	0.0%	0.0%	4.4	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%	3.4	0	0.0%
Hassan Township	0	--	0.0%	0.0%	0.0%	3.0	0	0.0%
Helena Township	0	--	0.0%	0.0%	0.0%		0	0.0%
Hollywood Township	0	--	0.0%	0.0%	0.0%	8.3	0	0.0%
Jackson Township	6	-40.0%	0.0%	0.0%	0.0%		76	98.4%
Laketown Township	5	-16.7%	0.0%	0.0%	0.0%	0.5	85	92.8%
Linwood Township	20	66.7%	15.0%	0.0%	0.0%	2.1	29	102.2%
Louisville Township	0	--	0.0%	0.0%	0.0%	4.1	0	0.0%
Marshan Township	0	--	0.0%	0.0%	0.0%	7.3	0	0.0%
May Township	3	50.0%	0.0%	0.0%	0.0%	2.1	33	93.2%
New Market Township	3	--	0.0%	0.0%	0.0%	2.5	39	95.8%
Nininger Township	0	--	0.0%	0.0%	0.0%	3.5	0	0.0%
Randolph Township	0	--	0.0%	0.0%	0.0%	2.8	0	0.0%
Ravenna Township	1	0.0%	0.0%	0.0%	0.0%	5.1	3	102.3%
San Francisco Township	0	--	0.0%	0.0%	0.0%	6.0	0	0.0%
Sand Creek Township	0	--	0.0%	0.0%	0.0%	3.2	0	0.0%
Sciota Township	0	--	0.0%	0.0%	0.0%	2.4	0	0.0%
Spring Lake Township	3	-40.0%	0.0%	0.0%	0.0%	1.0	69	95.5%
St. Lawrence Township	0	--	0.0%	0.0%	0.0%	9.0	0	0.0%
Stillwater Township	3	0.0%	33.3%	0.0%	0.0%	4.3	90	98.9%
Vermillion Township	0	--	0.0%	0.0%	0.0%	10.0	0	0.0%
Waconia Township	0	--	0.0%	0.0%	0.0%	4.0	0	0.0%
Waterford Township	1	--	0.0%	0.0%	0.0%	7.2	34	107.3%
Watertown Township	2	--	0.0%	0.0%	0.0%	4.2	37	101.0%
West Lakeland Township	12	-47.8%	16.7%	0.0%	0.0%	4.5	46	100.6%
White Bear Township	86	-13.1%	2.3%	27.9%	1.2%	2.3	16	103.8%
Young America Township	0	--	0.0%	0.0%	0.0%	2.9	0	0.0%

2022 Annual Housing Market Report – Twin Cities Metro Area Overview – Counties



	Total Closed Sales	Change from 2021	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Showings Per Listing	Cumulative Days on Market	Pct. of Orig. Price Received
Anoka County	5,215	- 21.0%	13.8%	23.1%	0.9%	6.6	26	101.5%
Carver County	1,825	- 17.0%	22.8%	23.5%	0.5%	3.6	31	101.0%
Chisago County	851	- 19.0%	16.2%	11.4%	0.7%	3.2	33	100.4%
Dakota County	6,515	- 18.7%	9.8%	34.7%	0.6%	6.3	25	101.4%
Goodhue County	624	- 13.2%	6.9%	13.6%	0.5%	2.3	37	98.5%
Hennepin County	18,470	- 19.3%	5.4%	26.6%	0.6%	6.8	33	100.7%
Isanti County	677	- 24.3%	15.8%	9.5%	1.5%	4.0	28	101.7%
Kanabec County	226	- 10.3%	5.3%	0.4%	2.7%	2.4	35	100.0%
Le Sueur County	350	- 26.0%	8.9%	9.1%	0.9%	2.3	37	99.5%
Mille Lacs County	406	- 21.0%	6.4%	12.6%	1.7%	2.2	40	97.9%
Ramsey County	6,563	- 17.8%	1.4%	22.4%	1.1%	8.6	29	101.2%
Rice County	775	- 20.4%	7.9%	12.6%	0.8%	3.3	35	99.3%
Scott County	2,205	- 19.2%	11.7%	24.4%	0.9%	4.2	29	100.8%
Sherburne County	1,520	- 22.4%	14.9%	12.8%	0.9%	3.7	32	101.0%
Sibley County	187	- 7.9%	17.1%	0.0%	0.5%	2.4	61	97.9%
St. Croix County	1,361	- 21.0%	16.8%	12.5%	0.6%	2.7	50	100.6%
Washington County	4,406	- 19.1%	19.7%	28.2%	0.4%	4.7	28	101.0%
Wright County	2,763	- 13.9%	29.0%	15.6%	0.5%	3.5	35	100.1%

2022 Annual Housing Market Report – Twin Cities Metro
Median Prices – Around the Metro



	2018	2019	2020	2021	2022	Change From 2021	Change From 2018
16-County Twin Cities Region	\$265,000	\$280,000	\$305,000	\$339,900	\$362,500	+ 6.6%	+ 36.8%
13-County Twin Cities Region	\$265,000	\$282,000	\$307,000	\$340,000	\$365,000	+ 7.4%	+ 37.7%
Afton	\$470,000	\$436,250	\$545,000	\$700,000	\$650,000	- 7.1%	+ 38.3%
Albertville	\$255,300	\$259,350	\$314,950	\$320,000	\$355,000	+ 10.9%	+ 39.1%
Andover	\$305,000	\$336,250	\$363,917	\$416,987	\$435,008	+ 4.3%	+ 42.6%
Annandale	\$227,800	\$245,000	\$282,000	\$335,700	\$352,450	+ 5.0%	+ 54.7%
Anoka	\$230,000	\$235,000	\$256,103	\$300,000	\$315,000	+ 5.0%	+ 37.0%
Apple Valley	\$265,000	\$282,000	\$290,000	\$325,000	\$350,000	+ 7.7%	+ 32.1%
Arden Hills	\$361,000	\$339,000	\$362,000	\$375,000	\$410,000	+ 9.3%	+ 13.6%
Arlington	\$145,145	\$157,400	\$183,000	\$206,000	\$208,500	+ 1.2%	+ 43.6%
Bayport	\$429,500	\$422,400	\$425,113	\$421,000	\$345,000	- 18.1%	- 19.7%
Becker	\$219,900	\$249,900	\$260,000	\$310,000	\$336,500	+ 8.5%	+ 53.0%
Belle Plaine	\$239,900	\$250,000	\$278,000	\$308,000	\$335,000	+ 8.8%	+ 39.6%
Bethel	\$230,000	\$196,000	\$230,000	\$250,000	\$325,000	+ 30.0%	+ 41.3%
Big Lake	\$234,000	\$244,450	\$276,950	\$320,000	\$353,000	+ 10.3%	+ 50.9%
Birchwood Village	\$365,000	\$360,000	\$347,500	\$429,000	\$450,000	+ 4.9%	+ 23.3%
Blaine	\$265,000	\$280,000	\$302,500	\$340,000	\$370,000	+ 8.8%	+ 39.6%
Bloomington	\$260,000	\$279,900	\$299,500	\$325,000	\$350,000	+ 7.7%	+ 34.6%
Bloomington – East	\$242,000	\$259,950	\$277,250	\$309,500	\$320,000	+ 3.4%	+ 32.2%
Bloomington – West	\$279,777	\$300,500	\$315,250	\$340,000	\$373,450	+ 9.8%	+ 33.5%
Brainerd MSA	\$208,000	\$220,000	\$250,000	\$283,500	\$325,000	+ 14.6%	+ 56.3%
Brooklyn Center	\$204,000	\$220,000	\$240,000	\$265,000	\$280,000	+ 5.7%	+ 37.3%
Brooklyn Park	\$249,900	\$265,000	\$283,380	\$315,000	\$329,950	+ 4.7%	+ 32.0%
Buffalo	\$240,000	\$251,000	\$275,000	\$326,450	\$349,900	+ 7.2%	+ 45.8%
Burnsville	\$262,000	\$274,000	\$299,000	\$335,000	\$356,000	+ 6.3%	+ 35.9%
Cambridge	\$206,000	\$224,200	\$245,000	\$285,000	\$305,000	+ 7.0%	+ 48.1%
Cannon Falls	\$246,500	\$261,750	\$274,500	\$327,000	\$350,000	+ 7.0%	+ 42.0%
Carver	\$367,167	\$367,500	\$393,070	\$455,585	\$511,940	+ 12.4%	+ 39.4%
Centerville	\$174,000	\$135,250	\$210,000	\$180,000	\$323,750	+ 79.9%	+ 86.1%
Champlin	\$255,000	\$270,000	\$288,000	\$335,075	\$366,174	+ 9.3%	+ 43.6%
Chanhassen	\$357,500	\$390,110	\$410,000	\$500,000	\$525,000	+ 5.0%	+ 46.9%
Chaska	\$289,900	\$308,000	\$347,000	\$372,000	\$418,000	+ 12.4%	+ 44.2%
Chisago	\$283,800	\$290,000	\$332,000	\$394,900	\$452,000	+ 14.5%	+ 59.3%
Circle Pines	\$210,000	\$218,938	\$237,750	\$279,500	\$286,000	+ 2.3%	+ 36.2%
Clear Lake	\$218,750	\$237,500	\$250,000	\$270,000	\$330,000	+ 22.2%	+ 50.9%
Clearwater	\$213,875	\$209,000	\$248,485	\$284,150	\$302,750	+ 6.5%	+ 41.6%
Cleveland	\$189,000	\$184,950	\$397,000	\$320,000	\$275,000	- 14.1%	+ 45.5%
Coates	\$0	\$228,850	\$223,800	\$0	\$0	--	--
Cokato	\$158,700	\$200,000	\$182,500	\$200,000	\$240,000	+ 20.0%	+ 51.2%
Cologne	\$321,500	\$341,700	\$325,365	\$350,000	\$403,852	+ 15.4%	+ 25.6%
Columbia Heights	\$209,900	\$220,111	\$241,000	\$265,000	\$290,000	+ 9.4%	+ 38.2%
Columbus	\$365,500	\$369,900	\$401,250	\$490,000	\$540,000	+ 10.2%	+ 47.7%
Coon Rapids	\$226,350	\$235,000	\$256,000	\$289,900	\$309,900	+ 6.9%	+ 36.9%
Corcoran	\$439,243	\$474,153	\$500,000	\$570,953	\$594,175	+ 4.1%	+ 35.3%
Cottage Grove	\$262,500	\$290,000	\$315,000	\$355,000	\$395,923	+ 11.5%	+ 50.8%
Crystal	\$220,000	\$233,500	\$255,000	\$281,000	\$305,000	+ 8.5%	+ 38.6%

2022 Annual Housing Market Report – Twin Cities Metro
Median Prices – Around the Metro



	2018	2019	2020	2021	2022	Change From 2021	Change From 2018
Dayton	\$400,000	\$433,645	\$450,490	\$494,150	\$514,990	+ 4.2%	+ 28.7%
Deephaven	\$910,000	\$779,900	\$760,000	\$867,530	\$1,087,500	+ 25.4%	+ 19.5%
Delano	\$315,560	\$327,014	\$349,900	\$375,000	\$444,825	+ 18.6%	+ 41.0%
Dellwood	\$587,500	\$725,000	\$652,850	\$1,000,000	\$875,000	- 12.5%	+ 48.9%
Eagan	\$280,000	\$305,000	\$320,000	\$350,000	\$375,000	+ 7.1%	+ 33.9%
East Bethel	\$269,900	\$287,250	\$336,000	\$369,786	\$387,832	+ 4.9%	+ 43.7%
Eden Prairie	\$337,000	\$360,000	\$380,000	\$425,500	\$455,000	+ 6.9%	+ 35.0%
Edina	\$450,000	\$472,900	\$520,000	\$577,000	\$585,000	+ 1.4%	+ 30.0%
Elk River	\$262,000	\$273,000	\$314,900	\$350,000	\$378,082	+ 8.0%	+ 44.3%
Elko New Market	\$325,000	\$325,000	\$355,000	\$410,000	\$434,900	+ 6.1%	+ 33.8%
Excelsior	\$605,000	\$600,000	\$794,597	\$650,000	\$700,000	+ 7.7%	+ 15.7%
Falcon Heights	\$298,900	\$310,500	\$356,500	\$366,000	\$400,000	+ 9.3%	+ 33.8%
Faribault	\$177,485	\$190,500	\$215,000	\$240,000	\$259,950	+ 8.3%	+ 46.5%
Farmington	\$260,000	\$271,000	\$300,000	\$339,500	\$380,000	+ 11.9%	+ 46.2%
Forest Lake	\$269,900	\$305,000	\$303,750	\$338,200	\$365,000	+ 7.9%	+ 35.2%
Fridley	\$219,900	\$240,500	\$260,000	\$290,000	\$307,750	+ 6.1%	+ 39.9%
Gaylord	\$143,900	\$137,500	\$140,000	\$186,000	\$210,000	+ 12.9%	+ 45.9%
Gem Lake	\$500,000	\$626,889	\$565,000	\$540,000	\$475,000	- 12.0%	- 5.0%
Golden Valley	\$309,950	\$343,400	\$367,450	\$390,000	\$425,000	+ 9.0%	+ 37.1%
Grant	\$567,750	\$600,000	\$641,000	\$610,006	\$705,000	+ 15.6%	+ 24.2%
Greenfield	\$365,000	\$417,500	\$525,575	\$475,000	\$675,000	+ 42.1%	+ 84.9%
Greenwood	\$1,250,000	\$1,012,500	\$980,000	\$1,332,411	\$1,095,000	- 17.8%	- 12.4%
Ham Lake	\$358,200	\$374,500	\$417,000	\$437,000	\$505,000	+ 15.6%	+ 41.0%
Hamburg	\$137,950	\$165,000	\$215,000	\$250,600	\$237,500	- 5.2%	+ 72.2%
Hammond	\$228,250	\$232,500	\$255,000	\$306,761	\$339,900	+ 10.8%	+ 48.9%
Hampton	\$110,900	\$100,000	\$130,000	\$130,950	\$164,222	+ 25.4%	+ 48.1%
Hanover	\$312,000	\$328,000	\$358,450	\$406,391	\$429,070	+ 5.6%	+ 37.5%
Hastings	\$225,000	\$244,000	\$260,000	\$295,000	\$311,000	+ 5.4%	+ 38.2%
Hilltop	\$79,000	\$91,250	\$0	\$0	\$0	--	- 100.0%
Hopkins	\$250,000	\$259,950	\$288,000	\$294,900	\$315,000	+ 6.8%	+ 26.0%
Hudson	\$297,250	\$336,000	\$363,000	\$400,000	\$440,000	+ 10.0%	+ 48.0%
Hugo	\$235,250	\$280,000	\$322,500	\$385,018	\$450,000	+ 16.9%	+ 91.3%
Hutchinson	\$170,000	\$181,000	\$200,000	\$235,000	\$262,450	+ 11.7%	+ 54.4%
Independence	\$561,000	\$552,000	\$680,000	\$775,000	\$735,000	- 5.2%	+ 31.0%
Inver Grove Heights	\$255,000	\$265,250	\$270,000	\$305,000	\$325,000	+ 6.6%	+ 27.5%
Isanti	\$220,000	\$231,000	\$250,485	\$293,000	\$330,000	+ 12.6%	+ 50.0%
Jordan	\$285,727	\$300,550	\$335,000	\$367,100	\$465,000	+ 26.7%	+ 62.7%
Lake Elmo	\$473,439	\$468,619	\$495,500	\$550,852	\$635,000	+ 15.3%	+ 34.1%
Lake Minnetonka Area	\$500,000	\$490,560	\$520,000	\$622,680	\$636,845	+ 2.3%	+ 27.4%
Lake St. Croix Beach	\$225,075	\$233,750	\$250,000	\$289,950	\$320,000	+ 10.4%	+ 42.2%
Lakeland	\$271,000	\$298,500	\$319,000	\$322,450	\$361,500	+ 12.1%	+ 33.4%
Lakeland Shores	\$650,000	\$360,000	\$360,000	\$595,000	\$589,000	- 1.0%	- 9.4%
Lakeville	\$356,500	\$370,999	\$397,095	\$440,000	\$485,000	+ 10.2%	+ 36.0%
Lauderdale	\$213,750	\$225,000	\$225,000	\$252,500	\$257,500	+ 2.0%	+ 20.5%
Le Center	\$153,000	\$150,500	\$177,450	\$210,000	\$273,200	+ 30.1%	+ 78.6%
Lexington	\$203,000	\$239,900	\$245,000	\$265,300	\$299,950	+ 13.1%	+ 47.8%

2022 Annual Housing Market Report – Twin Cities Metro
Median Prices – Around the Metro



	2018	2019	2020	2021	2022	Change From 2021	Change From 2018
Lilydale	\$275,000	\$342,500	\$389,900	\$336,850	\$450,000	+ 33.6%	+ 63.6%
Lindstrom	\$236,330	\$271,997	\$293,150	\$335,000	\$365,000	+ 9.0%	+ 54.4%
Lino Lakes	\$305,521	\$309,950	\$351,000	\$400,000	\$440,000	+ 10.0%	+ 44.0%
Little Canada	\$262,250	\$265,000	\$272,500	\$326,000	\$290,000	- 11.0%	+ 10.6%
Long Lake	\$382,500	\$349,900	\$337,500	\$405,000	\$460,000	+ 13.6%	+ 20.3%
Lonsdale	\$253,000	\$274,050	\$293,291	\$317,900	\$354,900	+ 11.6%	+ 40.3%
Loretto	\$257,600	\$266,500	\$376,750	\$395,000	\$355,000	- 10.1%	+ 37.8%
Mahtomedi	\$345,000	\$370,000	\$400,000	\$427,250	\$411,000	- 3.8%	+ 19.1%
Maple Grove	\$297,750	\$314,885	\$335,550	\$371,000	\$400,000	+ 7.8%	+ 34.3%
Maple Lake	\$205,000	\$233,337	\$257,000	\$268,318	\$300,000	+ 11.8%	+ 46.3%
Maple Plain	\$300,500	\$286,250	\$329,900	\$350,500	\$351,000	+ 0.1%	+ 16.8%
Maplewood	\$235,000	\$250,000	\$267,000	\$300,000	\$310,000	+ 3.3%	+ 31.9%
Marine on St. Croix	\$510,250	\$380,000	\$482,500	\$537,500	\$650,000	+ 20.9%	+ 27.4%
Mayer	\$266,950	\$276,610	\$289,900	\$320,000	\$352,764	+ 10.2%	+ 32.1%
Medicine Lake	\$0	\$760,000	\$750,000	\$762,500	\$1,514,000	+ 98.6%	--
Medina	\$675,000	\$616,560	\$670,845	\$801,000	\$800,000	- 0.1%	+ 18.5%
Mendota	\$372,500	\$612,500	\$960,000	\$1,175,000	\$299,995	- 74.5%	- 19.5%
Mendota Heights	\$385,000	\$424,250	\$406,000	\$499,000	\$489,800	- 1.8%	+ 27.2%
Miesville	\$122,000	\$0	\$296,000	\$0	\$412,500	--	+ 238.1%
Milaca	\$170,000	\$185,000	\$205,000	\$252,000	\$261,000	+ 3.6%	+ 53.5%
Minneapolis - (Citywide)	\$265,000	\$280,000	\$300,000	\$315,000	\$320,000	+ 1.6%	+ 20.8%
Minneapolis - Calhoun-Isle	\$337,050	\$349,000	\$375,000	\$417,500	\$423,500	+ 1.4%	+ 25.6%
Minneapolis - Camden	\$175,000	\$190,000	\$209,000	\$230,000	\$225,000	- 2.2%	+ 28.6%
Minneapolis - Central	\$386,109	\$388,000	\$343,000	\$335,000	\$320,000	- 4.5%	- 17.1%
Minneapolis - Longfellow	\$265,950	\$280,000	\$310,000	\$325,000	\$349,000	+ 7.4%	+ 31.2%
Minneapolis - Near North	\$169,900	\$185,000	\$214,900	\$230,000	\$240,000	+ 4.3%	+ 41.3%
Minneapolis - Nokomis	\$275,000	\$291,000	\$324,900	\$340,000	\$350,000	+ 2.9%	+ 27.3%
Minneapolis - Northeast	\$255,000	\$274,450	\$291,250	\$305,000	\$330,000	+ 8.2%	+ 29.4%
Minneapolis - Phillips	\$185,000	\$197,750	\$224,750	\$233,500	\$230,000	- 1.5%	+ 24.3%
Minneapolis - Powderhorn	\$235,000	\$250,000	\$268,750	\$285,000	\$295,000	+ 3.5%	+ 25.5%
Minneapolis - Southwest	\$390,000	\$412,500	\$431,750	\$480,000	\$500,000	+ 4.2%	+ 28.2%
Minneapolis - University	\$279,900	\$276,000	\$298,992	\$310,000	\$337,000	+ 8.7%	+ 20.4%
Minnnetonka	\$347,500	\$358,250	\$399,000	\$430,000	\$461,000	+ 7.2%	+ 32.7%
Minnnetonka Beach	\$1,287,750	\$1,617,500	\$1,548,797	\$1,878,043	\$3,150,000	+ 67.7%	+ 144.6%
Minnetrista	\$492,460	\$498,004	\$489,500	\$606,250	\$625,000	+ 3.1%	+ 26.9%
Montgomery	\$187,500	\$186,500	\$231,800	\$254,380	\$280,000	+ 10.1%	+ 49.3%
Monticello	\$229,950	\$240,000	\$263,000	\$307,000	\$319,500	+ 4.1%	+ 38.9%
Montrose	\$217,000	\$222,000	\$245,000	\$273,000	\$298,900	+ 9.5%	+ 37.7%
Mora	\$160,000	\$160,000	\$191,250	\$230,000	\$247,450	+ 7.6%	+ 54.7%
Mound	\$247,500	\$264,900	\$300,000	\$339,950	\$350,000	+ 3.0%	+ 41.4%
Mounds View	\$252,500	\$249,950	\$268,650	\$300,000	\$329,900	+ 10.0%	+ 30.7%
New Brighton	\$260,000	\$277,500	\$307,500	\$335,555	\$357,000	+ 6.4%	+ 37.3%
New Germany	\$185,900	\$192,500	\$233,950	\$293,000	\$265,000	- 9.6%	+ 42.5%
New Hope	\$244,000	\$259,900	\$292,250	\$320,000	\$335,000	+ 4.7%	+ 37.3%
New Prague	\$268,000	\$273,950	\$298,691	\$342,950	\$376,000	+ 9.6%	+ 40.3%
New Richmond	\$225,000	\$244,841	\$265,000	\$300,000	\$325,000	+ 8.3%	+ 44.4%

2022 Annual Housing Market Report – Twin Cities Metro
Median Prices – Around the Metro



	2018	2019	2020	2021	2022	Change From 2021	Change From 2018
New Trier	\$69,100	\$239,900	\$135,000	\$290,000	\$0	- 100.0%	- 100.0%
Newport	\$260,000	\$290,000	\$311,000	\$430,000	\$397,500	- 7.6%	+ 52.9%
North Branch	\$230,000	\$229,900	\$264,400	\$298,000	\$325,250	+ 9.1%	+ 41.4%
North Oaks	\$717,500	\$780,000	\$778,500	\$847,450	\$960,000	+ 13.3%	+ 33.8%
North Saint Paul	\$222,450	\$239,900	\$256,000	\$295,000	\$321,000	+ 8.8%	+ 44.3%
Northfield	\$258,000	\$264,450	\$281,950	\$324,900	\$335,500	+ 3.3%	+ 30.0%
Norwood Young America	\$220,000	\$222,450	\$230,000	\$267,450	\$270,000	+ 1.0%	+ 22.7%
Nowthen	\$352,750	\$394,500	\$397,000	\$438,500	\$475,000	+ 8.3%	+ 34.7%
Oak Grove	\$327,500	\$342,500	\$373,000	\$456,000	\$485,000	+ 6.4%	+ 48.1%
Oak Park Heights	\$240,000	\$243,000	\$277,750	\$314,950	\$353,124	+ 12.1%	+ 47.1%
Oakdale	\$225,000	\$234,000	\$255,000	\$295,250	\$320,000	+ 8.4%	+ 42.2%
Onamia	\$149,775	\$165,000	\$191,500	\$210,000	\$240,000	+ 14.3%	+ 60.2%
Orono	\$727,804	\$724,550	\$755,000	\$950,000	\$1,112,500	+ 17.1%	+ 52.9%
Osseo	\$215,000	\$250,000	\$257,900	\$299,000	\$295,000	- 1.3%	+ 37.2%
Otsego	\$305,000	\$329,945	\$346,656	\$388,085	\$440,000	+ 13.4%	+ 44.3%
Pine City	\$149,500	\$189,000	\$207,000	\$221,000	\$275,000	+ 24.4%	+ 83.9%
Pine Springs	\$494,000	\$423,375	\$465,000	\$627,500	\$670,000	+ 6.8%	+ 35.6%
Plymouth	\$369,050	\$380,000	\$391,000	\$440,000	\$469,900	+ 6.8%	+ 27.3%
Princeton	\$215,000	\$236,250	\$259,900	\$310,000	\$324,950	+ 4.8%	+ 51.1%
Prior Lake	\$325,000	\$360,697	\$399,500	\$450,000	\$494,450	+ 9.9%	+ 52.1%
Ramsey	\$262,500	\$274,900	\$300,000	\$343,900	\$370,000	+ 7.6%	+ 41.0%
Randolph	\$220,000	\$288,500	\$374,900	\$360,000	\$475,000	+ 31.9%	+ 115.9%
Red Wing	\$184,000	\$192,000	\$215,000	\$253,000	\$268,488	+ 6.1%	+ 45.9%
Richfield	\$250,000	\$272,000	\$290,000	\$325,000	\$335,000	+ 3.1%	+ 34.0%
River Falls	\$237,500	\$247,200	\$289,923	\$325,000	\$335,000	+ 3.1%	+ 41.1%
Robbinsdale	\$223,200	\$240,000	\$264,000	\$280,000	\$308,200	+ 10.1%	+ 38.1%
Rockford	\$226,800	\$257,000	\$272,950	\$325,091	\$359,900	+ 10.7%	+ 58.7%
Rogers	\$330,000	\$331,900	\$360,900	\$430,000	\$458,450	+ 6.6%	+ 38.9%
Rosemount	\$293,000	\$310,000	\$336,250	\$375,000	\$432,750	+ 15.4%	+ 47.7%
Roseville	\$262,000	\$275,000	\$290,000	\$332,250	\$330,000	- 0.7%	+ 26.0%
Rush City	\$184,500	\$213,000	\$229,000	\$272,000	\$287,500	+ 5.7%	+ 55.8%
Saint Anthony	\$285,000	\$285,500	\$330,000	\$363,045	\$370,000	+ 1.9%	+ 29.8%
Saint Bonifacius	\$255,000	\$280,000	\$299,450	\$335,000	\$351,500	+ 4.9%	+ 37.8%
Saint Cloud MSA	\$180,000	\$196,000	\$214,450	\$239,000	\$263,000	+ 10.0%	+ 46.1%
Saint Francis	\$232,900	\$249,900	\$255,000	\$301,000	\$330,000	+ 9.6%	+ 41.7%
Saint Louis Park	\$287,300	\$305,000	\$329,900	\$340,000	\$359,900	+ 5.9%	+ 25.3%
Saint Mary's Point	\$169,100	\$1,013,750	\$502,000	\$345,000	\$600,000	+ 73.9%	+ 254.8%
Saint Michael	\$305,500	\$305,000	\$346,700	\$407,350	\$434,620	+ 6.7%	+ 42.3%
Saint Paul	\$212,000	\$225,000	\$240,000	\$264,000	\$275,000	+ 4.2%	+ 29.7%
Saint Paul - Battle Creek / Highwood	\$209,500	\$219,900	\$232,000	\$255,000	\$280,000	+ 9.8%	+ 33.7%
Saint Paul - Como Park	\$240,000	\$253,000	\$274,950	\$290,000	\$317,000	+ 9.3%	+ 32.1%
Saint Paul - Dayton's Bluff	\$174,450	\$175,000	\$200,000	\$220,000	\$235,000	+ 6.8%	+ 34.7%
Saint Paul - Downtown	\$193,250	\$205,900	\$210,000	\$191,500	\$188,500	- 1.6%	- 2.5%
Saint Paul - Greater East Side	\$185,100	\$199,500	\$215,000	\$240,000	\$250,000	+ 4.2%	+ 35.1%
Saint Paul - Hamline-Midway	\$218,000	\$223,500	\$250,000	\$275,000	\$285,000	+ 3.6%	+ 30.7%
Saint Paul - Highland Park	\$325,000	\$334,450	\$371,500	\$398,000	\$405,000	+ 1.8%	+ 24.6%

2022 Annual Housing Market Report – Twin Cities Metro
Median Prices – Around the Metro



	2018	2019	2020	2021	2022	Change From 2021	Change From 2018
Saint Paul - Merriam Park / Lexington-Hamline	\$325,000	\$335,000	\$350,000	\$367,400	\$400,950	+ 9.1%	+ 23.4%
Saint Paul - Macalester-Groveland	\$351,000	\$354,900	\$362,900	\$400,000	\$422,000	+ 5.5%	+ 20.2%
Saint Paul - North End	\$160,000	\$173,950	\$190,000	\$214,000	\$219,188	+ 2.4%	+ 37.0%
Saint Paul - Payne-Phalen	\$179,900	\$201,250	\$211,000	\$230,000	\$230,500	+ 0.2%	+ 28.1%
Saint Paul - St. Anthony Park	\$280,900	\$302,950	\$320,000	\$325,000	\$366,500	+ 12.8%	+ 30.5%
Saint Paul - Summit Hill	\$418,000	\$454,950	\$418,750	\$432,000	\$452,500	+ 4.7%	+ 8.3%
Saint Paul - Summit-University	\$244,250	\$251,000	\$287,450	\$280,000	\$300,500	+ 7.3%	+ 23.0%
Saint Paul - Thomas-Dale (Frogtown)	\$165,000	\$180,000	\$198,454	\$218,450	\$215,000	- 1.6%	+ 30.3%
Saint Paul - West Seventh	\$229,930	\$230,000	\$249,850	\$285,000	\$285,000	0.0%	+ 24.0%
Saint Paul - West Side	\$191,000	\$209,000	\$224,500	\$250,000	\$257,000	+ 2.8%	+ 34.6%
Saint Paul Park	\$215,000	\$231,633	\$250,000	\$279,000	\$296,000	+ 6.1%	+ 37.7%
Savage	\$315,000	\$323,500	\$348,000	\$390,000	\$421,000	+ 7.9%	+ 33.7%
Scandia	\$362,450	\$400,000	\$398,000	\$550,000	\$550,000	0.0%	+ 51.7%
Shakopee	\$250,000	\$274,808	\$305,000	\$340,629	\$400,000	+ 17.4%	+ 60.0%
Shoreview	\$264,900	\$288,500	\$305,500	\$347,500	\$360,000	+ 3.6%	+ 35.9%
Shorewood	\$549,795	\$630,000	\$560,000	\$779,750	\$760,000	- 2.5%	+ 38.2%
Somerset	\$230,000	\$235,000	\$260,000	\$300,000	\$370,000	+ 23.3%	+ 60.9%
South Haven	\$285,160	\$277,625	\$270,000	\$300,000	\$319,938	+ 6.6%	+ 12.2%
South Saint Paul	\$214,950	\$223,000	\$241,950	\$268,500	\$279,000	+ 3.9%	+ 29.8%
Spring Lake Park	\$221,000	\$225,500	\$252,150	\$280,000	\$296,125	+ 5.8%	+ 34.0%
Spring Park	\$315,000	\$471,450	\$377,500	\$627,000	\$775,000	+ 23.6%	+ 146.0%
Stacy	\$265,000	\$245,000	\$310,000	\$350,000	\$400,469	+ 14.4%	+ 51.1%
Stillwater	\$334,950	\$345,000	\$380,000	\$455,000	\$505,000	+ 11.0%	+ 50.8%
Sunfish Lake	\$738,750	\$1,125,000	\$1,212,500	\$1,700,000	\$1,603,750	- 5.7%	+ 117.1%
Tonka Bay	\$861,862	\$642,500	\$910,350	\$1,144,500	\$926,000	- 19.1%	+ 7.4%
Vadnais Heights	\$247,450	\$270,125	\$299,900	\$300,000	\$360,000	+ 20.0%	+ 45.5%
Vermillion	\$217,000	\$264,000	\$245,100	\$0	\$306,000	--	+ 41.0%
Victoria	\$439,000	\$459,845	\$488,370	\$526,250	\$619,950	+ 17.8%	+ 41.2%
Waconia	\$304,000	\$315,000	\$330,000	\$415,000	\$465,000	+ 12.0%	+ 53.0%
Watertown	\$263,756	\$268,250	\$290,632	\$315,000	\$366,450	+ 16.3%	+ 38.9%
Waterville	\$162,400	\$164,900	\$198,000	\$220,000	\$232,500	+ 5.7%	+ 43.2%
Wayzata	\$741,050	\$647,500	\$887,500	\$855,000	\$1,150,000	+ 34.5%	+ 55.2%
West Saint Paul	\$220,000	\$230,000	\$249,200	\$280,000	\$295,000	+ 5.4%	+ 34.1%
White Bear Lake	\$244,900	\$260,000	\$282,750	\$315,000	\$331,000	+ 5.1%	+ 35.2%
Willernie	\$229,585	\$209,000	\$255,000	\$244,967	\$290,000	+ 18.4%	+ 26.3%
Winthrop	\$120,000	\$115,900	\$140,250	\$158,000	\$158,620	+ 0.4%	+ 32.2%
Woodbury	\$325,000	\$352,000	\$376,200	\$410,000	\$450,000	+ 9.8%	+ 38.5%
Woodland	\$1,300,000	\$1,175,000	\$1,052,500	\$1,301,250	\$850,000	- 34.7%	- 34.6%
Wyoming	\$280,000	\$305,000	\$310,000	\$354,500	\$405,000	+ 14.2%	+ 44.6%
Zimmerman	\$240,000	\$260,000	\$286,000	\$324,840	\$360,000	+ 10.8%	+ 50.0%
Zumbrota	\$210,000	\$226,450	\$237,750	\$272,000	\$300,000	+ 10.3%	+ 42.9%

Median Prices – Minneapolis Neighborhoods

	2018	2019	2020	2021	2022	Change From 2021	Change From 2018
Minneapolis	\$265,000	\$280,000	\$300,000	\$315,000	\$320,000	+ 1.6%	+ 20.8%
Armatage	\$328,500	\$345,150	\$389,900	\$401,750	\$420,000	+ 4.5%	+ 27.9%
Audubon Park	\$262,000	\$285,000	\$315,000	\$313,000	\$335,000	+ 7.0%	+ 27.9%
Bancroft	\$249,900	\$260,000	\$279,500	\$290,000	\$296,500	+ 2.2%	+ 18.6%
Beltrami	\$281,000	\$235,000	\$256,806	\$286,200	\$313,000	+ 9.4%	+ 11.4%
Bottineau	\$285,000	\$297,000	\$305,000	\$325,000	\$323,000	- 0.6%	+ 13.3%
Bryant	\$265,000	\$275,000	\$294,500	\$312,500	\$300,000	- 4.0%	+ 13.2%
Bryn Mawr	\$410,000	\$451,350	\$450,000	\$465,000	\$489,000	+ 5.2%	+ 19.3%
Cedar - Isles - Dean	\$422,200	\$420,000	\$437,500	\$467,500	\$559,250	+ 19.6%	+ 32.5%
Cedar-Riverside	\$173,700	\$180,000	\$149,900	\$165,268	\$168,500	+ 2.0%	- 3.0%
Central	\$252,480	\$245,000	\$279,000	\$290,000	\$300,000	+ 3.4%	+ 18.8%
Cleveland	\$185,000	\$193,250	\$207,812	\$240,000	\$242,950	+ 1.2%	+ 31.3%
Columbia Park	\$229,700	\$236,000	\$257,000	\$277,000	\$307,000	+ 10.8%	+ 33.7%
Cooper	\$288,600	\$301,000	\$310,000	\$360,000	\$358,750	- 0.3%	+ 24.3%
Corcoran Neighborhood	\$225,000	\$239,900	\$250,000	\$272,250	\$300,000	+ 10.2%	+ 33.3%
Diamond Lake	\$320,000	\$339,500	\$389,500	\$390,000	\$405,500	+ 4.0%	+ 26.7%
Downtown East – Mpls	\$544,353	\$550,899	\$589,950	\$589,000	\$612,500	+ 4.0%	+ 12.5%
Downtown West – Mpls	\$262,000	\$274,450	\$259,950	\$251,250	\$218,000	- 13.2%	- 16.8%
East Calhoun (ECCO)	\$327,000	\$517,317	\$545,000	\$575,000	\$494,500	- 14.0%	+ 51.2%
East Harriet	\$327,500	\$366,000	\$417,450	\$404,000	\$487,500	+ 20.7%	+ 48.9%
East Isles	\$370,000	\$364,850	\$390,000	\$375,000	\$390,500	+ 4.1%	+ 5.5%
East Phillips	\$185,000	\$184,350	\$220,000	\$219,500	\$222,500	+ 1.4%	+ 20.3%
Elliot Park	\$319,900	\$380,000	\$310,000	\$300,000	\$322,500	+ 7.5%	+ 0.8%
Ericsson	\$297,500	\$285,000	\$321,000	\$350,000	\$369,000	+ 5.4%	+ 24.0%
Field	\$325,000	\$309,000	\$352,500	\$381,200	\$355,000	- 6.9%	+ 9.2%
Folwell	\$158,950	\$167,500	\$195,700	\$207,500	\$199,900	- 3.7%	+ 25.8%
Fulton	\$506,000	\$500,000	\$524,950	\$551,000	\$645,000	+ 17.1%	+ 27.5%
Hale	\$349,250	\$397,000	\$415,000	\$440,000	\$485,000	+ 10.2%	+ 38.9%
Harrison	\$210,000	\$197,900	\$234,000	\$245,500	\$301,500	+ 22.8%	+ 43.6%
Hawthorne	\$174,950	\$173,500	\$205,000	\$220,000	\$228,500	+ 3.9%	+ 30.6%
Hiawatha	\$270,000	\$284,000	\$315,000	\$312,450	\$337,000	+ 7.9%	+ 24.8%
Holland	\$217,450	\$251,000	\$262,000	\$285,000	\$282,500	- 0.9%	+ 29.9%
Howe	\$258,950	\$273,950	\$305,750	\$300,000	\$350,000	+ 16.7%	+ 35.2%
Jordan Neighborhood	\$160,000	\$181,800	\$200,000	\$215,000	\$215,000	0.0%	+ 34.4%
Keewaydin	\$273,750	\$320,900	\$349,000	\$333,795	\$348,500	+ 4.4%	+ 27.3%
Kenny	\$352,500	\$348,250	\$375,000	\$410,000	\$420,000	+ 2.4%	+ 19.1%
Kenwood	\$925,000	\$920,000	\$1,080,000	\$1,105,000	\$1,100,000	- 0.5%	+ 18.9%
Kenyon	\$159,900	\$167,000	\$208,450	\$200,000	\$225,000	+ 12.5%	+ 40.7%
King Field	\$315,550	\$337,890	\$340,000	\$370,000	\$350,000	- 5.4%	+ 10.9%
Lind-Bohanon	\$175,000	\$187,000	\$204,150	\$232,000	\$230,000	- 0.9%	+ 31.4%
Linden Hills	\$529,000	\$577,000	\$530,000	\$660,000	\$672,500	+ 1.9%	+ 27.1%
Logan Park	\$289,900	\$289,900	\$294,000	\$299,500	\$343,750	+ 14.8%	+ 18.6%
Longfellow	\$254,450	\$260,000	\$300,000	\$305,000	\$330,000	+ 8.2%	+ 29.7%

Median Prices – Minneapolis Neighborhoods

	2018	2019	2020	2021	2022	Change From 2021	Change From 2018
Loring Park	\$232,250	\$276,500	\$250,000	\$261,200	\$245,000	- 6.2%	+ 5.5%
Lowry Hill	\$304,000	\$305,000	\$462,000	\$571,481	\$413,800	- 27.6%	+ 36.1%
Lowry Hill East	\$318,000	\$298,250	\$300,000	\$303,500	\$351,625	+ 15.9%	+ 10.6%
Lyndale	\$218,950	\$268,500	\$236,500	\$255,000	\$322,500	+ 26.5%	+ 47.3%
Lynnhurst	\$549,000	\$536,000	\$585,000	\$625,000	\$675,000	+ 8.0%	+ 23.0%
Marcy Holmes	\$284,000	\$310,000	\$298,992	\$320,000	\$398,000	+ 24.4%	+ 40.1%
Marshall Terrace	\$204,000	\$244,375	\$255,000	\$280,000	\$270,000	- 3.6%	+ 32.4%
McKinley	\$155,000	\$174,900	\$185,000	\$192,000	\$198,700	+ 3.5%	+ 28.2%
Midtown Phillips	\$195,000	\$207,000	\$229,075	\$247,000	\$247,500	+ 0.2%	+ 26.9%
Minnehaha	\$237,000	\$256,500	\$282,450	\$299,900	\$318,000	+ 6.0%	+ 34.2%
Morris Park	\$227,500	\$241,000	\$262,000	\$285,000	\$299,900	+ 5.2%	+ 31.8%
Near North	\$175,000	\$212,500	\$217,950	\$230,000	\$265,000	+ 15.2%	+ 51.4%
Nicollet Island - East Bank	\$370,000	\$323,500	\$499,900	\$370,000	\$412,500	+ 11.5%	+ 11.5%
North Loop	\$380,000	\$363,500	\$382,500	\$391,500	\$390,000	- 0.4%	+ 2.6%
Northeast Park	\$225,000	\$262,300	\$267,800	\$345,000	\$328,000	- 4.9%	+ 45.8%
Northrop	\$275,000	\$300,000	\$328,250	\$347,250	\$357,500	+ 3.0%	+ 30.0%
Page	\$419,950	\$400,000	\$447,000	\$487,500	\$508,000	+ 4.2%	+ 21.0%
Phillips West	\$201,755	\$164,950	\$245,000	\$240,000	\$201,000	- 16.3%	- 0.4%
Powderhorn Park	\$216,000	\$235,000	\$263,052	\$275,000	\$275,000	0.0%	+ 27.3%
Prospect Park – East River Road	\$331,000	\$299,000	\$341,000	\$360,000	\$382,000	+ 6.1%	+ 15.4%
Regina	\$234,250	\$260,500	\$300,000	\$265,000	\$320,000	+ 20.8%	+ 36.6%
Seward	\$292,150	\$274,750	\$339,250	\$331,500	\$349,000	+ 5.3%	+ 19.5%
Sheridan	\$275,000	\$252,500	\$316,000	\$300,000	\$325,000	+ 8.3%	+ 18.2%
Shingle Creek	\$195,500	\$210,000	\$225,000	\$245,500	\$255,000	+ 3.9%	+ 30.4%
South Uptown	\$175,000	\$198,450	\$230,000	\$253,000	\$260,500	+ 3.0%	+ 48.9%
Southeast Como	\$250,500	\$245,000	\$260,000	\$310,000	\$300,000	- 3.2%	+ 19.8%
St. Anthony East	\$255,000	\$305,000	\$315,000	\$307,500	\$373,500	+ 21.5%	+ 46.5%
St. Anthony West	\$336,000	\$345,000	\$365,000	\$380,000	\$520,000	+ 36.8%	+ 54.8%
Standish	\$249,450	\$261,100	\$285,000	\$300,000	\$310,000	+ 3.3%	+ 24.3%
Stevens Square – Loring Heights	\$160,200	\$135,000	\$131,150	\$175,750	\$180,500	+ 2.7%	+ 12.7%
Sumner-Glenwood	\$289,000	\$342,500	\$345,000	\$302,500	\$285,000	- 5.8%	- 1.4%
Tangletown	\$356,000	\$452,000	\$476,000	\$502,000	\$562,500	+ 12.1%	+ 58.0%
University of Minnesota	\$0	\$0	\$0	\$0	\$0	--	--
Ventura Village	\$167,500	\$215,000	\$154,500	\$190,450	\$125,000	- 34.4%	- 25.4%
Victory	\$206,300	\$222,000	\$240,000	\$260,000	\$260,000	0.0%	+ 26.0%
Waite Park	\$257,400	\$269,950	\$290,000	\$305,500	\$329,000	+ 7.7%	+ 27.8%
Webber-Camden	\$165,000	\$172,500	\$193,950	\$220,000	\$217,000	- 1.4%	+ 31.5%
Wenonah	\$258,000	\$271,000	\$285,000	\$296,000	\$324,900	+ 9.8%	+ 25.9%
West Calhoun	\$190,000	\$190,875	\$195,000	\$279,900	\$267,500	- 4.4%	+ 40.8%
Whittier	\$181,285	\$190,500	\$175,000	\$186,500	\$170,000	- 8.8%	- 6.2%
Willard-Hay	\$175,000	\$198,450	\$230,000	\$253,000	\$260,500	+ 3.0%	+ 48.9%
Windom	\$290,000	\$320,000	\$346,000	\$360,000	\$393,500	+ 9.3%	+ 35.7%
Windom Park	\$255,000	\$299,900	\$311,020	\$349,950	\$361,000	+ 3.2%	+ 41.6%

Median Prices – Townships

	2018	2019	2020	2021	2022	Change From 2021	Change From 2018
Baytown Township	\$645,000	\$653,500	\$685,000	\$730,000	\$936,000	+ 28.2%	+ 45.1%
Belle Plaine Township	\$420,000	\$370,000	\$475,500	\$0	\$0	--	- 100.0%
Benton Township	\$300,750	\$0	\$0	\$0	\$0	--	- 100.0%
Blakeley Township	\$0	\$512,400	\$0	\$0	\$0	--	--
Camden Township	\$0	\$505,000	\$0	\$0	\$0	--	--
Castle Rock Township	\$337,000	\$275,000	\$487,000	\$0	\$535,000	--	+ 58.8%
Cedar Lake Township	\$419,200	\$430,000	\$297,550	\$650,000	\$615,000	- 5.4%	+ 46.7%
Credit River Township	\$612,500	\$575,000	\$627,500	\$755,000	\$1,225,000	+ 62.3%	+ 100.0%
Dahlgren Township	\$349,950	\$460,418	\$0	\$615,000	\$0	- 100.0%	- 100.0%
Douglas Township	\$300,000	\$439,000	\$0	\$0	\$0	--	- 100.0%
Empire Township	\$352,365	\$365,925	\$205,500	\$342,500	\$379,900	+ 10.9%	+ 7.8%
Eureka Township	\$246,750	\$262,400	\$238,750	\$320,000	\$246,500	- 23.0%	- 0.1%
Greenvale Township	\$499,900	\$342,250	\$435,450	\$0	\$0	--	- 100.0%
Grey Cloud Island Township	\$259,000	\$332,500	\$1,400,000	\$0	\$0	--	- 100.0%
Hancock Township	\$407,500	\$0	\$320,000	\$0	\$0	--	- 100.0%
Hassan Township	\$0	\$0	\$0	\$0	\$0	--	--
Helena Township	\$480,000	\$435,000	\$615,000	\$0	\$0	--	- 100.0%
Hollywood Township	\$0	\$0	\$0	\$0	\$0	--	--
Jackson Township	\$112,500	\$164,900	\$185,000	\$173,500	\$278,000	+ 60.2%	+ 147.1%
Laketown Township	\$245,000	\$285,500	\$225,000	\$218,500	\$295,000	+ 35.0%	+ 20.4%
Linwood Township	\$299,900	\$289,950	\$369,950	\$387,950	\$373,500	- 3.7%	+ 24.5%
Louisville Township	\$240,000	\$360,500	\$775,000	\$0	\$0	--	- 100.0%
Marshan Township	\$318,650	\$370,000	\$402,450	\$0	\$0	--	- 100.0%
May Township	\$420,000	\$492,500	\$472,500	\$564,500	\$875,000	+ 55.0%	+ 108.3%
New Market Township	\$419,000	\$450,000	\$570,000	\$0	\$785,000	--	+ 87.4%
Nininger Township	\$196,500	\$345,000	\$250,000	\$0	\$0	--	- 100.0%
Randolph Township	\$385,950	\$377,950	\$0	\$0	\$0	--	- 100.0%
Ravenna Township	\$394,900	\$340,000	\$300,000	\$585,000	\$511,500	- 12.6%	+ 29.5%
San Francisco Township	\$423,000	\$515,000	\$0	\$0	\$0	--	- 100.0%
Sand Creek Township	\$0	\$303,500	\$58,000	\$106,000	\$0	- 100.0%	--
Sciota Township	\$224,900	\$0	\$0	\$0	\$0	--	- 100.0%
Spring Lake Township	\$511,250	\$492,500	\$525,000	\$740,000	\$350,000	- 52.7%	- 31.5%
St. Lawrence Township	\$426,000	\$652,850	\$0	\$0	\$0	--	- 100.0%
Stillwater Township	\$550,000	\$480,000	\$640,000	\$628,500	\$781,748	+ 24.4%	+ 42.1%
Vermillion Township	\$326,000	\$480,000	\$0	\$567,000	\$0	- 100.0%	- 100.0%
Waconia Township	\$797,500	\$349,950	\$515,000	\$855,000	\$0	- 100.0%	- 100.0%
Waterford Township	\$0	\$315,248	\$0	\$0	\$600,000	--	--
Watertown Township	\$448,875	\$681,000	\$725,000	\$0	\$569,250	--	+ 26.8%
West Lakeland Township	\$500,000	\$537,500	\$602,750	\$752,150	\$787,500	+ 4.7%	+ 57.5%
White Bear Township	\$295,000	\$300,000	\$335,000	\$405,000	\$388,000	- 4.2%	+ 31.5%
Young America Township	\$0	\$0	\$0	\$0	\$0	--	--

Median Prices – Counties

	2018	2019	2020	2021	2022	Change From 2021	Change From 2018
Anoka County	\$250,000	\$265,000	\$286,700	\$327,500	\$350,000	+ 6.9%	+ 40.0%
Carver County	\$321,431	\$340,000	\$362,330	\$415,000	\$459,995	+ 10.8%	+ 43.1%
Chisago County	\$249,950	\$255,000	\$280,000	\$324,000	\$355,000	+ 9.6%	+ 42.0%
Dakota County	\$269,900	\$288,500	\$311,000	\$347,500	\$375,000	+ 7.9%	+ 38.9%
Goodhue County	\$198,400	\$218,100	\$227,500	\$264,900	\$288,500	+ 8.9%	+ 45.4%
Hennepin County	\$283,000	\$300,000	\$325,000	\$350,000	\$368,000	+ 5.1%	+ 30.0%
Isanti County	\$217,000	\$229,000	\$249,900	\$288,877	\$316,000	+ 9.4%	+ 45.6%
Kanabec County	\$164,500	\$165,000	\$195,000	\$230,000	\$250,000	+ 8.7%	+ 52.0%
Le Sueur County	\$199,900	\$210,500	\$229,900	\$255,000	\$299,900	+ 17.6%	+ 50.0%
Mille Lacs County	\$175,000	\$187,500	\$210,000	\$245,000	\$259,900	+ 6.1%	+ 48.5%
Ramsey County	\$233,000	\$246,000	\$261,000	\$290,000	\$305,000	+ 5.2%	+ 30.9%
Rice County	\$224,000	\$245,000	\$262,000	\$298,500	\$306,000	+ 2.5%	+ 36.6%
Scott County	\$295,000	\$305,000	\$340,000	\$380,000	\$420,000	+ 10.5%	+ 42.4%
Sherburne County	\$242,000	\$256,900	\$285,000	\$330,000	\$355,000	+ 7.6%	+ 46.7%
Sibley County	\$155,500	\$155,000	\$168,000	\$200,000	\$225,000	+ 12.5%	+ 44.7%
St. Croix County	\$250,000	\$269,900	\$292,900	\$331,547	\$370,000	+ 11.6%	+ 48.0%
Washington County	\$300,000	\$325,000	\$347,250	\$385,000	\$419,000	+ 8.8%	+ 39.7%
Wright County	\$255,098	\$265,000	\$295,000	\$347,000	\$379,900	+ 9.5%	+ 48.9%

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	89,584	\$13.92	58,277	\$238,827
2004	101,825	\$15.78	61,172	\$257,855
2005	101,579	\$16.78	61,027	\$272,241
2006	110,289	\$14.07	50,216	\$277,519
2007	107,242	\$11.53	41,695	\$274,116
2008	95,536	\$9.54	40,286	\$234,956
2009	84,704	\$9.26	46,585	\$197,976
2010	83,465	\$8.24	38,975	\$209,632
2011	70,152	\$8.17	42,280	\$192,010
2012	67,104	\$10.43	49,554	\$209,079
2013	73,363	\$12.74	53,942	\$234,729
2014	75,000	\$12.72	50,406	\$251,016
2015	78,843	\$15.07	57,420	\$261,412
2016	77,903	\$16.73	61,081	\$273,089
2017	76,179	\$18.04	61,306	\$293,638
2018	76,001	\$18.55	59,296	\$312,094
2019	76,234	\$19.68	59,864	\$327,887
2020	76,404	\$22.88	64,582	\$353,521
2021	75,581	\$26.18	66,406	\$393,386
2022	68,006	\$22.83	53,714	\$424,836

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.

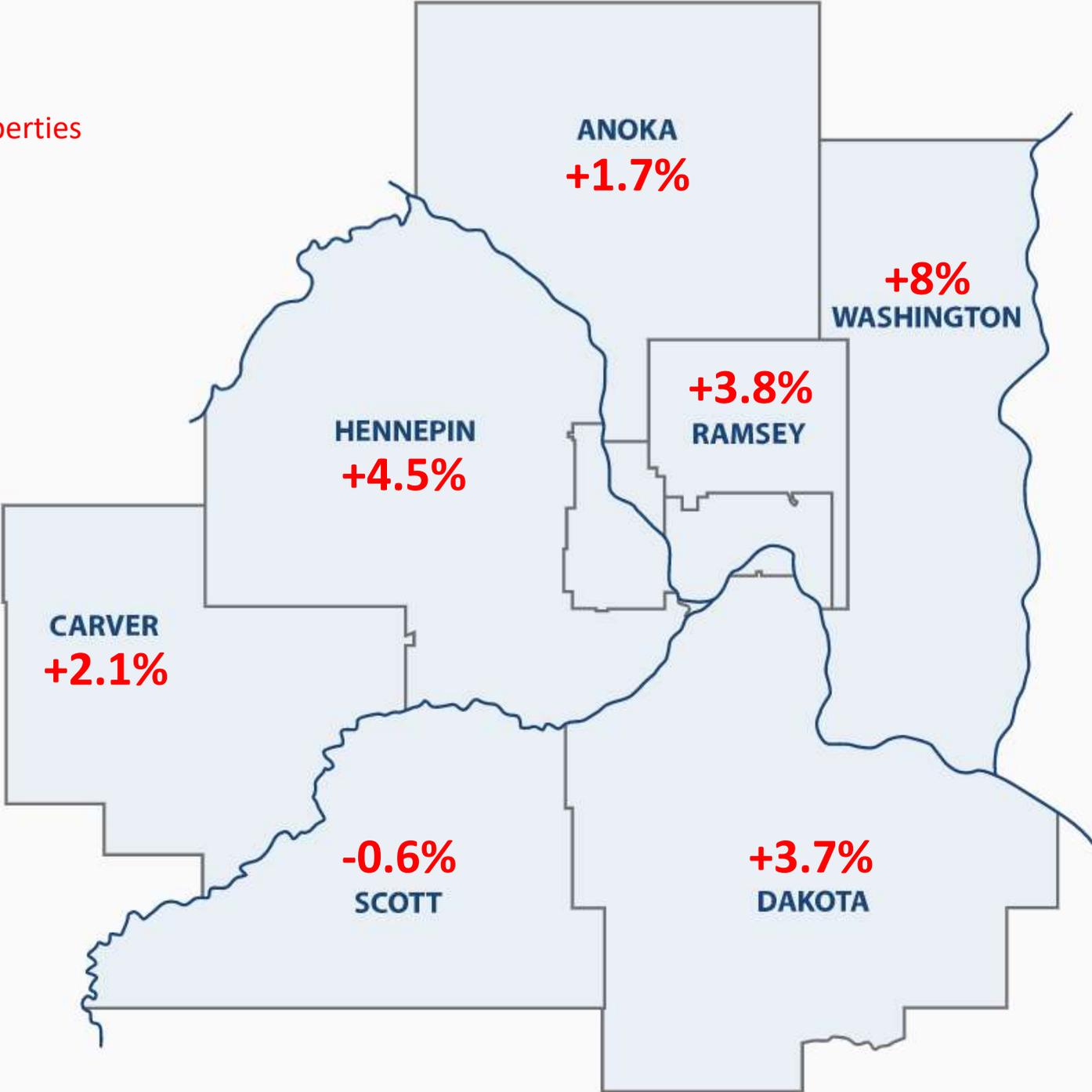
In 2012, home sales were recalculated to account for all late-recorded activity, affecting data back to 2003.

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 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.

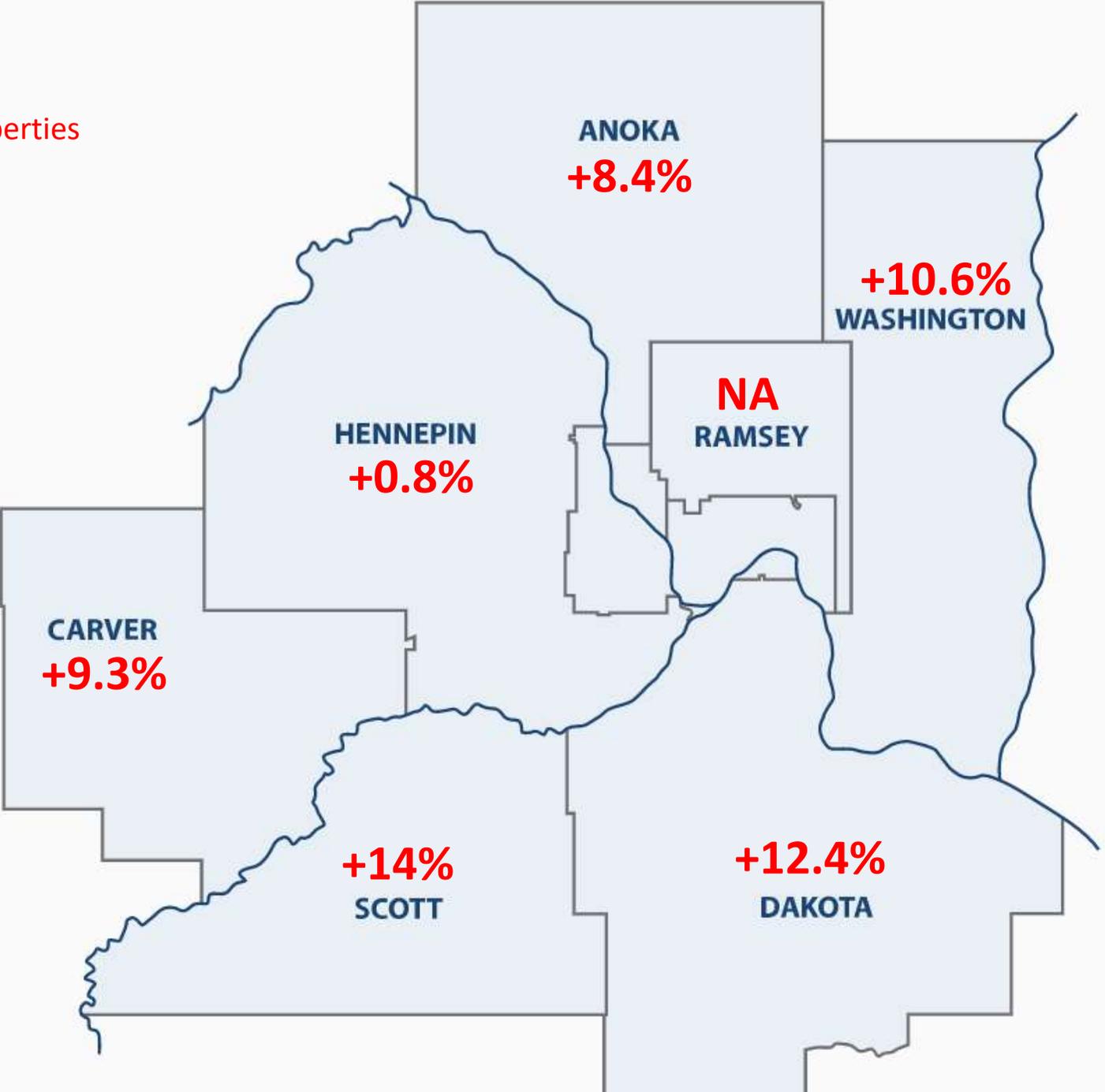
Residential

% EMV change to existing properties
2023 Assessment



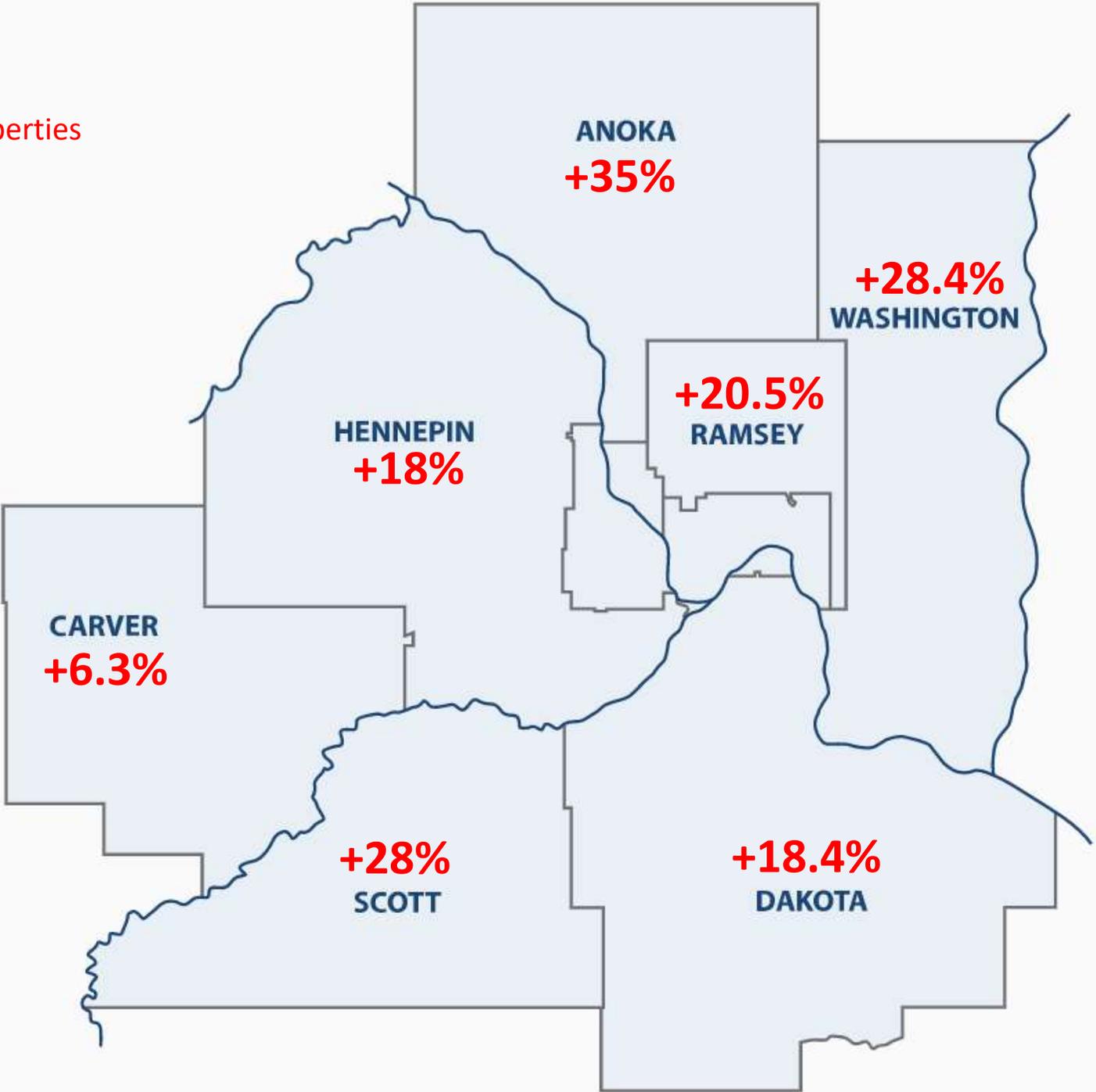
Agricultural

% EMV change to existing properties
2023 Assessment



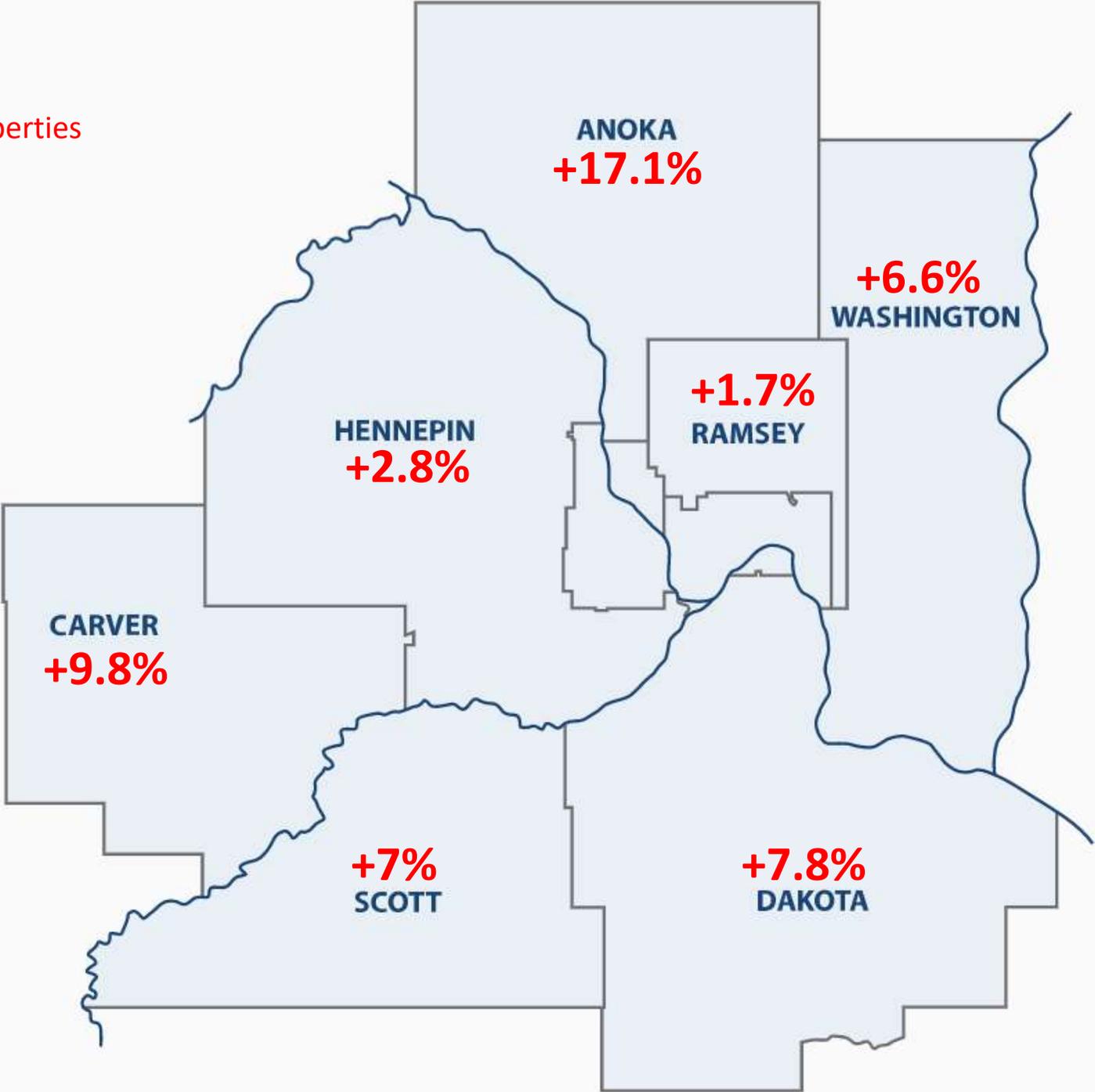
Industrial

% EMV change to existing properties
2023 Assessment



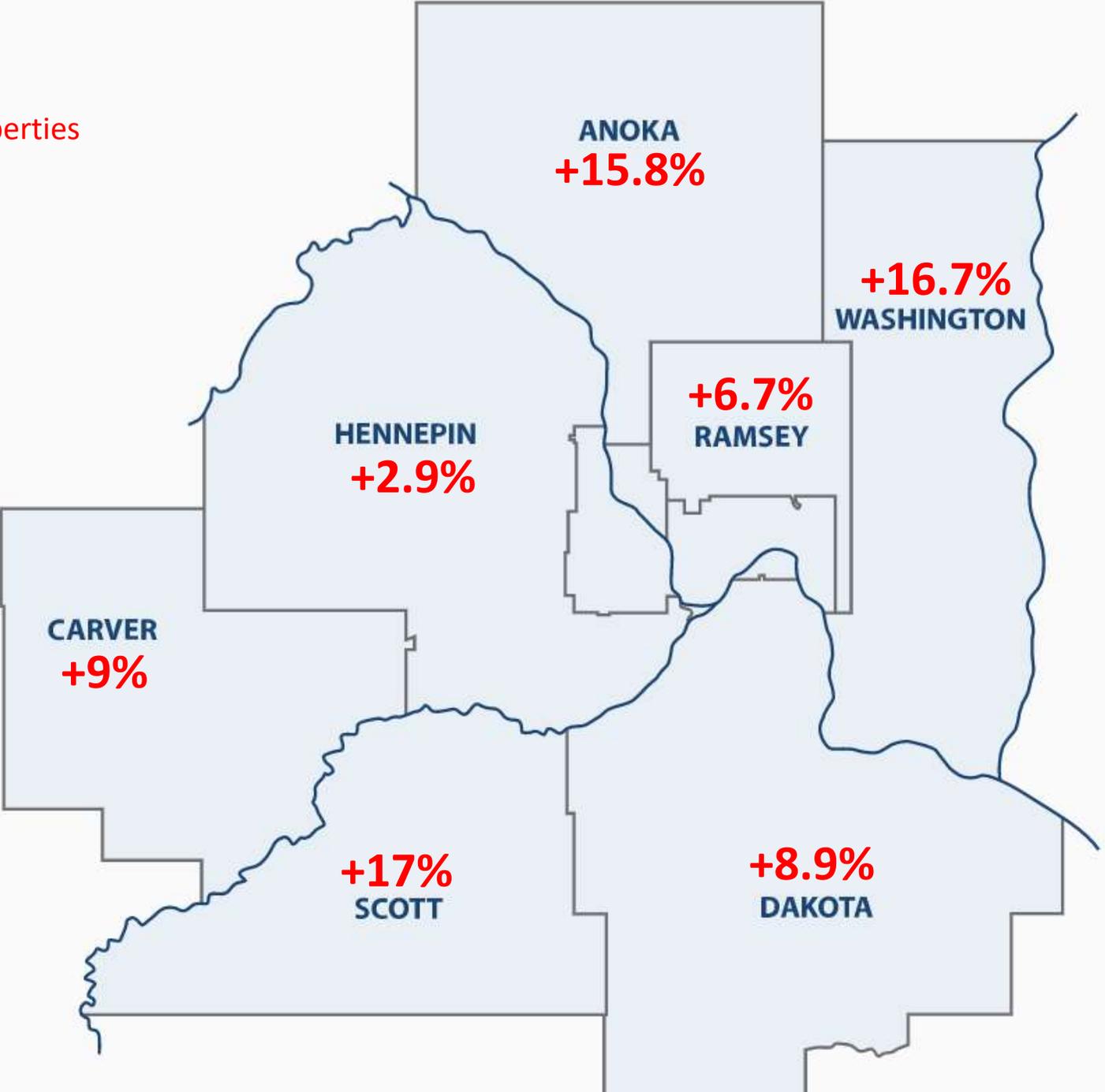
Multi-family

% EMV change to existing properties
2023 Assessment



Commercial

% EMV change to existing properties
2023 Assessment





Police Report
April 2023
Submitted for Council Meeting: May 17, 2023

The Spring Lake Park Police Department responded to eight hundred twenty-three calls for service for the month of April 2023. This is compared to responding to six hundred forty-two calls for service in April of 2022.

Officer Imig our School Resource Officer reports handling eight calls for service at our local schools for the month of April 2023, along with conducting fourteen student contacts, twenty-four escorts and three follow up investigations into school related incidents. Officer Imig reported attending several staff meetings and assisted with Coffee with a Cop. For further details see Officer Imig's attached report.

Investigator Bennek reports handling a case load of twenty-seven cases for the month of April 2023. Twenty-six felony cases and one misdemeanor case. Investigator Bennek also reports monitoring five active forfeiture cases. Investigator Bennek also attended several meetings throughout the month including assisting with 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 of the Police Department. It was administrative professionals' day on April 26th and myself, Lisa Murphy and Kim Kiley attended the luncheon put on by Administrator Buchholtz. I want to thank both Lisa and Kim for the

The month of April 2023 was a busy month for myself as well. Besides the day to day operations of the police department, I attended several events, meetings and trainings including:

- Spring Lake Park High School Career Fair,
- Welcomed attendees and answered questions at the Safe driver's class
- Coffee with a cop
- Attended Senate hearing SF2030
- HSEM Governors Conference
- HSEM Incident Command and Emergency Operations Center training
- Anoka County Dispatch Center ground breaking
- Anoka County Joint Law Enforcement Council
- Anoka County Chiefs of Police meeting

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

Are there any questions?

School Resource Officer Report April 2023

Incidents by School Location	Reports (ICRs)	Student Contacts*	Escorts/Other	Follow Up Inv.
Spring Lake Park High School	7	14	24	3
Discovery Days (pre-school)				
Lighthouse School	1			
Park Terrace Elementary School				
District Office				
Able and Terrace Parks (School Related)				
School Related				
Miscellaneous Locations				
Totals:	8	14	24	3

Breakdown of Reports (ICRs)	
Theft reports (cellphones, iPods, bikes, etc...)	
Students charged with Assault or Disorderly Conduct	1
Students charged with other crimes	
Non-students Charged	
Warrant Arrests	
Miscellaneous reports	7

Officer Aaron Imig



Investigator

Tony Bennek

Spring Lake Park Police Department

Monthly Report

April 2023

Total Case Load

Case Load by Level of Offense:27

Felony	26
Gross Misdemeanor	0
Misdemeanor	1

Case Dispositions:

County Attorney	24
Juvenile County Attorney	0
City Attorney	3
Forward to Other Agency	0
SLP Liaison	0
Carried Over	0
Unfounded	0
Exceptionally Cleared	0
Closed/Inactive	0

Forfeitures:

Active Forfeitures	5
Forfeitures Closed	1

Parks and Recreation Department

April 2023 Report

Recreation Programs

- Youth recreational activities offered during the month included:
 - Art Academy – 4-week session
 - Dungeons & Dragons
 - Dance Classes- 6-week sessions
 - Grandparent and Me art class - Irish Me.
 - Rev Sports Soccer 4-week session Ages 3-9
 - Easter Egg Hunt
 - Red Cross Babysitting Class
 - Youth Softball Teams started practice at Able, Sanburnol and Terrace
- Family Events:
 - Puzzlepalooza and Puzzle Swap
 - Grandparent and Me Painting
 - Family Trivia
- Adult recreational activities:
 - North Metro Volleyball League – Women
 - North Metro Volleyball League – Co-rec
 - Pickleball Skills Class
 - Pickleball Intro Class
 - Adult Softball Sunday League -12 Teams
 - Knitting Class
 - Crocheting Class
 - Jeff Sandino Cooking Class
 - Appraise Your Antiques Class
 - Book, Bingo and Card Clubs
 - Social Media Classes
 - Financial Planning
 - Medicare Information Class
 - Nordic Walking (2)
 - Art Classes
 - Day Trip to Sidekick Theater
 - Selling Your Home Seminar
 - Yoga
 - Zumba
 - Mature Driver Courses-4-hour Refresher and 8- hour first time student
 - Walking/Fitness Challenge with Mounds View

Parks

- Able Park Building reconstruction project – Wendel Company performed a walk through on 4/27/2023 and prepared a punch list describing construction work that is either incomplete or requires correction.
- All raised garden beds – one available
- Adopt-a-flower Garden- Lakeside Park – Sierra Steiner, Able Park – Sandy Tykeson, Terrace Park – Scouts, Sanburnol Park – Nancy Lee Litt and Garden Club
- Adopt-a-drain Program-register at www.slprec.org
- SLP High School Fastpitch reserved fields at Able Park for the months of April and May
- SLP Fastpitch Club and SLP Baseball Club reserving fields at Lakeside Lions Park through end of July

Tower Days - June 8-11, 2023

- Thursday events: parade, 3k fun run, city wide garage sale
- Friday events: Hayride, Puzzlepalooza, Senior 500 Card Tournament
- Thursday: 3 k run and Parade
- Saturday events: SLP Lions bingo at the park, concessions Lori Dokken and friends, Jonah and the Whales, fireworks
- Sponsorship is still available, contact recinfo@slpmn.org
- The Committee's next meeting will be held on Tuesday, May 30 at 6:30pm in City Hall. If interested in joining the committee, please contact Kay at kokey@slpmn.org
- Events posted on www.slprec.org website. ABC Life news insert published June 2

Parks & Recreation Commission

- Committee meets the first Tuesday of every month at 6:00pm. If interested in joining, please visit our website for additional details on the duties and responsibilities of a Commissioner. <https://slprec.org/parksrec/page/volunteer-0>
- The Commission next meeting will be held at Lakeside Lions Park on June 6, 6:00pm. The Commissioner's will walk the park to view upgrades – rock garden, Free Little Library

Department Activity

- Staff attended Adaptive Programming meeting with Commissioner Julie Jeppson at Bunker Park
- Wesley Goldberg attended camp counselor training seminar at Wargo Nature Center/Anoka County Parks.
- Staff participated in SLP High School Career Day
- Staff is continuing to hire for seasonal help – softball umpires and playground staff.
- Director Okey attended the following meetings and events during the month:
 - City Council session
 - Department Head meeting
 - Construction meetings on Able Park Building
 - Park and Recreation Commission monthly meeting
 - Tower Days Planning Meeting
 - Parks and Rec Career Day - Mankato
 - Prevention and Loss Workshop in St. Paul
 - Lions Pancake Breakfast
 - High School Career Fair
 - Youth Softball Coaches Meeting

Upcoming Activities

- Bird Hike – May 16
- Teen Pickleball – May 20
- Dungeons and Dragons – May 20
- Social Media Classes- May 23, 30
- Summer Playground Day Trips: Harriet Island Boat Cruise, Stages Theater, Tricia & the Toonies, Wet & Wild, MN Zoo, Jolly Pops Performance, Bunker Beach Water Park, Nickel Jamboree, Anoka Aquatic Center
- Registration open for the following extended tours
 - Branson
 - Collette Tours – Sunny Portugal, Costa Rica, Holland, Hawaii



Memorandum

To: Mayor Nelson and Members of the City Council
From: Daniel R. Buchholtz, MMC, Administrator, Clerk/Treasurer
Date: May 4, 2023
Subject: Warning Sign Policy

At the last City Council meeting, the City Council received a request from a resident to place a warning sign near his home on Able Street for an autistic child.

After the City Council meeting, Councilmember Dirks inquired if there was a warning sign policy and requested, if there was none, that one be created for Council consideration.

Staff has determined that there current is no warning sign policy. Staff proposes the following language be adopted to help govern the placement of warning signs:

WARNING SIGNS

Warning signs are used when it is deemed necessary to warn traffic of existing or potentially hazardous conditions on or adjacent to a highway or street. Warning signs require caution on the part of the vehicle operator and may call for a reduction in speed or a maneuver in the interest of safety for the motorist or pedestrian. The use of warning signs should be kept to a minimum. Overuse of warning signs, especially for conditions which are apparent, tends to breed disrespect for signs in general, and they lose their effectiveness. At residential speeds (under 35 MPH) motorists using due care can respond to hazards or conditions presented in the roadway without the need for warning signs.

Guidelines:

1. The provisions of the Minnesota Manual on Uniform Traffic Control Devices (MUTCD) shall be followed.
2. Traffic analysis, engineering, and property use facts and data shall be reviewed when considering warning signs.
3. General warning signs that are not about a specific hazard will not be placed, as they do not indicate expected driver actions
4. Absent supporting facts and data, warning signs will not be erected on residential streets.
5. Warning sign appropriateness will be reviewed as part of any street reconstruction.
6. Any of the following conditions may warrant the installation of a warning sign:

- a. Speed Advisory. Warning Sign in conjunction with another warning sign where geometrics or operating conditions warrant a reduced speed.
 - b. Curve or Turn Warning Sign. Installed in residential locations when inadequate sight lines warrant. Installed when a street or roadway turns at a right angle.
 - c. Park or Playground Warning Sign. Installed on the park property at the focal point or entrance to the park.
 - d. International Pedestrian Warning Sign. Installed on established pedestrian routes where 5 pedestrians per hour for two continuous hours are documented.
 - e. School, School Crossing, & School Bus Stop Warning Signs. Installation in accordance with Part VII of the Manual on Uniform Traffic Control Devices (MUTCD)
 - f. Stop Ahead, Yield Ahead, Signals Ahead Warning Signs. Installed on approaches where the traffic control sign is not continuously visible to the driver.
 - g. Dead End/No Outlet Warning Signs. Installed where a roadway terminates in a dead end or where a turn-about is necessary to return to a point of origin.
 - h. Disabled Person Warning Signs. Signs shall be black on yellow, standard warning colors
 - (1) Warning signs may be installed upon the request of a disabled person or by the representative of a disabled person.
 - (2) Requestors will be asked to notify the City to remove the sign when the disability no longer exists or the person moves.
 - (3) Disability status will be automatically reviewed after a five-year period.
 - (4) Signs available include: Deaf Child Area, Blind Child Area, Disabled Child/Person Area, Autistic Child Area.
7. Children at Play Warning Signs will not be installed within the City of Spring Lake Park.

If adopted, this sign policy will govern all future requests for warning signs. Staff recommends approval of the proposed policy.

If you have any questions, please do not hesitate to contact me at 753-784-6491.



City of Spring Lake Park
Engineer's Project Status Report

To: Council Members and Staff
From: Phil Gravel

Re: **Status Report for 05.15.23 Meeting**
File No.: R-18GEN

Note: Updated information is shown in *italics*.

2023 MS4 Permit and SWPPP Update (193805251). Annual Report is due by June 30th. The Annual Public Meeting can be held in June. Pond, structural BMP, and outfall inspections due by July 31st. Program analysis and annual training is due in December. *MPCA is completing a review/audit of the city's 2022 information.*

2021 Sewer Lining Project (193805204). This project included lining in the area between Terrace and Monroe and south of 81st Avenue. Terry Randall watched this project. Lining work has been completed. Contractor is Visu-Sewer. *Contractor final payment can be processed. See separate letter.*

2023 Sewer Lining Project (193805871). This project includes lining the remaining sanitary sewers in the city that have not been lined (approximately 35,710-feet). Terry Randall will watch this project. The Contractor is Visu-Sewer Inc with a low bid amount of \$1,047,746. *Construction Contracts have been received from Visu-Sewer and are being reviewed by the City Attorney.*

2023 Seal Coat and Crack Repair Project (193806041). This project includes routine street maintenance on the streets in the area north of 81st Avenue and east of Able Street. Plans and specs were ordered on 12-19-22. The Contractor is Allied Blacktop with a bid amount of \$97,770. *Construction Contracts have been sent for processing.*

City Hall Building (193806049). The Design Phase for the city hall remodel project started in January 2023. The schedule calls for obtaining construction bids in late 2023. Meetings with staff continue (Dept. Heads meeting on 5-1). Council updated at recent workshops. *Public Open House was held on May 8th.*

Suite Living Spring Lake Park (Hampton Cos. project at 525 Osborne). *A site work and landscaping inspection needs to be completed in 2023. The remaining financial surety will be held until a final inspection (including landscaping) and CCWD sign off in 2023.*

2024 Sanburnol Drive and Elm Drive NE (19380_____). Sanburnol Drive was last reconstructed in 1998. Sanburnol Drive is a shared road between the cities of Spring Lake Park and Blaine. Spring Lake Park will be the lead agency on this project, but it will be a cooperative project between Blaine and Spring Lake Park. *Currently working with Blaine to arrange geotechnical borings – expecting quote from geotechnical firms in May.*

2023 Anoka County Paving Project. The County will have a paving project this year on Osborne Road east of Central Avenue. County will provide schedule information when they have one.

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

CORRESPONDENCE



Anoka County
COUNTY ADMINISTRATION
Community & Governmental Relations

Linda Hedstrom

Associate Community Development Specialist
Direct Dial: 763.324.4601
E-mail: linda.hedstrom@co.anoka.mn.us

MEMO TO: City of Spring Lake Park – Dan Buchholz

FROM: Linda Hedstrom, Associate CD Specialist *LH*

DATE: April 28, 2023

SUBJECT: Housing Programs Available to Anoka County Residents

As we prepare for the arrival of spring, we want to remind Anoka County municipalities of the various housing programs which the county has to offer its residents. Enclosed is copy of our informational flyer detailing housing assistance that may be of interest to qualified homeowners in your city.

The home rehab programs are not grants but deferred loans or, in the case of the well/septic program, an added assessment to yearly county taxes. Repayment of the costs incurred varies according to the program used. All programs, except the AgBMP (well/septic) program, are income based and geared to households with low-to-moderate incomes.

More detailed information regarding each program is available by visiting the websites noted on the enclosed flyer. We would appreciate you sharing this information whenever possible with the homeowners in your city.

If you have any questions, please don't hesitate to contact us. Thank you.





Anoka County
MINNESOTA

HOMEOWNER PROGRAMS

Anoka County Community Development offers several homeowner and homebuyer programs to qualified residents of Anoka County.

The **home rehabilitation loan programs** help income-qualified residents with health, safety, accessibility and some energy concerns on their primary home. It provides deferred, zero interest loan financing. No reverse mortgages are accepted. Learn more: AnokaCounty.us/cd - click on **Property Owners**.

The **well/septic (AgBMP) loan program** is a state-funded water quality program that provides low-interest loans to landowners. The program's purpose is to improve water quality; funding is only allocated to approved projects that fix water quality issues. Learn more: AnokaCounty.us/cd - click on **Well / Septic Repair**.

The **homebuyer loan program** offers state-funded mortgages for qualified first-time homebuyers or current homeowners. The county provides information, but does not administer the program. Learn more: AnokaCounty.us/cd – click on **Home Buyers**.

Programs are subject to change.

Home Loan Programs

- Home Rehabilitation
- Well/Septic Repair/Replace

MN Housing Homebuyer Loan Programs

- **Start Up** is for homebuyers who have never owned a home
- **Step Up** is for current homeowners who want to purchase a different home or refinance a current mortgage

Radon Test Kits

ANOKA COUNTY COMMUNITY DEVELOPMENT

2100 3rd Ave, Ste 700
Anoka, MN 55303-5024
763-324-4650

AnokaCounty.us/cd

Adaptive Programs at the Library

anokacountylibrary.org   



These programs bring together teens with disabilities and peer buddies without disabilities with the goal of connecting teens to learn, socialize, and have fun together.

Instructors from the library or Parcel Arts will lead the classes while teens work together with their buddy to make delicious dishes or create art.

Please arrive 15 minutes early to meet the staff and introduce yourself to your buddy.

A parent or caregiver should stay in the library while their teen participates in the program.

Visit our online event calendar to register and to see other programs you may be interested in attending:
anokacounty.libcal.com

For Teens with Disabilities Middle School & High School

TEEN COOKING CLASSES

- ★ **Pizza Making**
WED, July 19 4:30pm - 6pm
Centennial Library (Circle Pines)
- ★ **Mac and Cheese & Mug Cakes**
MON, August 7 5pm - 6pm
Crooked Lake Library (Coon Rapids)
- ★ **Food Preparation Skills**
THU, August 24 2pm-3:30pm
Mississippi Library (Fridley)

TEEN ART CLASSES

- ★ **Let's Clay: Tasty Treats**
MON, June 12, 5:30pm - 7pm
Rum River Library (Anoka)
- ★ **Artist Trading Cards**
SAT, July 29, 2pm - 3:30pm
Northtown Library (Blaine)

FOR PARENTS

- ★ **Supporting Your Child w/Special Needs Book Club**
Mondays 6pm - 7pm
June 12 & 26, July 17 & 31
Rum River Library (Anoka)

Meet other caregivers and local special education teacher Rachel R. Jorgensen for the series of 4 sessions covering highlights from her book

*Supporting Your Child with Special Needs
- 50 Fundamental Tools for Families*



WHAT'S YOUR BIG CAREER IDEA?



FREE TO ATTEND!

PRIZE DRAWINGS!

Mark Your Calendars! Career Exploration & Hiring Event MAY 15, 2023 MONDAY 11:30 - 5 PM

National Sports Center | 1700 105th Ave NE | Blaine MN 55449 | Indoor & Outdoor Exhibits

Attend this unique and highly engaging career exploration and hiring event. Two 'Big Ideas' mobile learning lab trailers* will be on-site, offering a fully immersive virtual reality experience with in-demand careers.



*Due to high demand, the Big Ideas trailers are reserved for scheduled student tour groups from 11:30-2 pm. Trailers are available to the general public from 2-3:30 pm. The exhibits are open to all from 11:30-5 pm.

When not in the trailer, visit the many employers and exhibitors (indoors and outdoor booths). For instance, try your hand at lifting an appliance box on a 26' foot delivery truck. See the inside of a water heater. See how tools are assembled and used for manufacturing. Peer through a microscope. And much more!

CURRENT EXHIBITORS

FOR MORE INFORMATION VISIT www.metroNorthchamber.org

Event Partners: Anoka County Job Training Center - Anoka Technical College - Anoka Ramsey Community College - CareerForce Center - MetroNorth Chamber of Commerce - National Sports Center





Anoka County
Historical Society

HISTORY 21



Volume 53 No.3 May/June 2023
AnokaCountyHistory.org

History 21 (in honor of the 21 cities in Anoka County) is Anoka County Historical Society six times yearly as a me. The ACHS is a 501(c)(3) nonprofit organization. Contributions deductible within the allowable limits of the law.

Board of Directors

District 1: Al Pearson

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District 6: Open

District 7: Open

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County Commissioner Liaison:

Mandy Meisner

The ACHS board positions will reflect the new Anoka County district map after the annual meeting on May 21.

Staff

Rebecca Ebnert-Desens

Executive Director)

Ra Given (Volunteer Coordinator)

Sandra Mackenthun

Collections Manager)

Bergstrom (Office Staff)

Johnson (Office Staff)

Johnson (Office Staff)

McKenney (Office Staff)

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Cover: Undated photograph of St. Francis High School.
act ID: 2019.0549.014



From the President

ACHS is gearing up for summer events and city festivals! We just spent time with the good folks of Ramsey at the Ramsey Business Expo, talking about local history. Look for our ACHS booth throughout the summer and stop by for exciting tidbits on Anoka County.

The Anoka County Historical Society offers an exceptional opportunity to explore the past through local cemetery tours. These tours are an incredible way to learn about the history and culture of the region while also discovering unique and intriguing stories about the people who lived here. Knowledgeable tour guides will take you through time, sharing fascinating facts and stories about the area's heritage. You can choose from the Glen Cary Cemetery Tour in Ham Lake or the Forest Hill Cemetery in Anoka.

Our mission of preserving and sharing the history of Anoka County is more important now than ever before as we face the challenges and uncertainties of the modern world. Together, we can preserve the rich legacy of our county's past and ensure that it remains a vital part of our cultural heritage for generations to come. You can help by adopting an artifact or donating directly to ACHS by going to AnokaCountyHistory.org

Richard Oxley, ACHS President

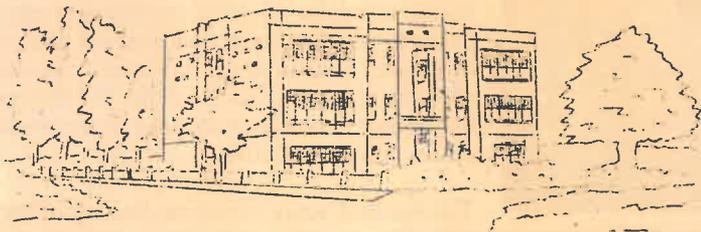
From the Director

I have a solid affinity for spring. Since many of the significant changes in my life have happened about now—giving birth, buying a home, starting and ending jobs, my own birthday, deployments—I associate it with renewal and readjusting. The cave of winter I've been crouching in gives way to the warm air of the more welcoming outside world. I can get in a good stretch of the back, a deep breath, and allow my toes to wiggle in the earth.



The museum has taken a similar breath in the last few weeks. We're preparing for our festival season, a new series of Cemetery Tours, and more walk-in visitors as the temperatures rise. The restrictions of COVID are falling farther into our memories as volunteers return to their workstations and hug us in greeting. Thank you for bringing joy to our daily lives at ACHS and making this a community rather than just a JOB.

Rebecca Ebnet-Desens, Executive Director



H I S T O R Y O F S T. F R A N C I S C O N S O L I D A T E D S C H O O L

Digitizing the collection remains a high priority for ACHS to ensure both preservation and accessibility into the future. The article, printed in Volume I, issues one and two of the school newspaper, provides a glimpse into history from a different perspective. Grammar, spelling, and sentence structure have not been changed.

In 1851 the county commissioners were required by statute to divide on petition the inhabited portion of each county into small school districts as the people demanded. These local school divisions were called common school districts because the school work of the early days comprised only the "common branches". Even today this title has been continued to apply to the very small school systems that operate in the open country and in the very small villages. It is from these common school districts that the entire public school system of Minnesota has evolved. There were in Minnesota in 1880, 4,165 and in 1932, 7,258 of these small districts. It is a fact that these small school districts increased in number during the most prosperous period of the Northwest and in spite of the fact that highways improved year by year. In other words, it has been most difficult to uproot these small districts even though there is now little justification for the rural district.

In 1911 in response to a movement that was bringing about a longer rural school unit the consolidated school district was made possible by an act of the Legislature known today as the Holmberg Act. This form of school organization permitted the consolidation of two or more districts into one large area for the support and management of a centralized school.

The advantages of the consolidated school over the one room or one-teacher school as an instrument for rural education have made possible many desirable ends. In the first place the organization, administration, and supervision of consolidated schools have all

the advantages of the larger schools, It has brought into the schools such courses as the commercial, normal, agriculture, domestic science, manual training, and the established preparatory college courses. There is a more equitable division into grades with larger classes, better gradation of pupils, better trained teachers devoting their time to one or two grades, the possibility of more thorough work, and the offering of more subjects. Longer school terms are made possible and better equipment has been provided. To the child there is the undoubted advantage in the stimulus of the greater group, the wider play activities, and the extended circle of acquaintance. It has also provided a more adequate school plant, more healthful conditions for school children, and a more equitable distribution of the burdens of school taxation. Certainly consolidation and transportation have been accepted as correct educational policies.

The condition around St. Francis in 1911 was no better than any other place. Seven districts became seriously interested to talk over the proposition of consolidating themselves into one district. These districts were located as follows: The village of St. Francis school was located on the present John Lindbloom residence site; the one east of town was the Emmans' district; the one north of town was the Clayson district; the one west of town was near the Mattatut farm; the one southeast of town was called the Grass Lake district and was near the Burgess farm. There were two districts south of town, one was District Number 12, near the Leonard Breyen farm and the other was near the John Talbot farm. On August 26, 1911, the seven districts consolidated by a vote of 143 to 116 into the Independent Consolidated School District No. 12. It was the first evidence of school consolidation in Minnesota, an educational advancement of which St. Francis can always be proud.



Sunnyside School west of St. Francis. 1922.

During the year, 1912, three meetings were held for the purpose of issuing a \$25,000 bond to the State of Minnesota for the building of a school house. The first meeting on August 24, 1912, resulted in the vote of 177 to 146 against bonds; the second meeting on September 24, 1912, resulted in the vote of 170 to 169 against bonds, and the third meeting on October 11, 1912, resulted in the vote of 163 to 4 for bonds. On December 13, 1913, a special meeting was held in which they voted to purchase the Streetly and the Gilman land for 31200 for the new school site and playgrounds.

The construction of the present building was started in 1914 and was completed in 1915. The architect for the building was Kirby T. Snyder of Minneapolis, Minnesota. The three story brick building was at this time



First issue of The School Crier, 1936.

one of the finest school buildings in the state.

Again on April 27, 1915, a special meeting was held for the purpose of issuing a \$20,000 bond to the State of Minnesota to take up floating indebtedness incurred in completing and equipping the school house. It was voted in by a vote of 39 to 1.

During the period of construction of the present building, school was held in the old school house and in the Methodist Church. The first year's enrollment of pupils in the new building totaled 231. Leslie and Elizabeth Nutter, who graduated in 1915, were the first graduates of the school. A. L. Winterquist was superintendent at this time. He served through the years 1915 and 1916. During these years the following departments were in operation:

A manual training course, a music department which consisted of a boys' and

girls' quartet, a boys' chorus, high school girls' and boys' mixed chorus, a thirty piece high school band, a seven piece high school orchestra, a domestic science department, besides the required subjects. In the winter time the domestic science class served hot lunches to the pupils and the teachers.

The school district provided nine horse drawn vans to transport the pupils to and from school. These vans are our present sled bodies. They were placed on wagons during the fall and spring and, of course, on sleds in the winter time. A special shed was built for their protection during the vacation months. No one seems to know exactly when the change from horse drawn to motor vehicles took place. This change permitted a rapid transfer of pupils from farm to school. At present there are still nine routes from which some 185 pupils are transported daily to school by motor vehicles.

In 1931 the domestic science department was discontinued. This was made necessary by the demand for certain high school subjects for those pupils who planned to enter higher institutions of learning. It is hoped that the near future will permit the return of this much needed department to provide a course for the girls of grades 7, 8, 9, and 10 corresponding to the course in industrial training now offered to boys of these grades.

Since the beginning, the following superintendents have served in the St. Francis School:

A. L. Winterquist 1915, 1916	H. L. Ronne1 1922,23,24,25,26
F. L. Rairden 1917	F. C. Thompson 1927, 1928
G. Bodine 1918,19,20	M. B. Thompson 1929, 1930
E. E. Lischfeske 1921	L. R. Anderson 1930, 31,32,33,34,35

Superintendent Anderson was recently re-elected by the Board of Education to serve his seventh term.

It is very interesting to note that our school district has a floating population that is probably controlled by the industrial activity in Minneapolis and St. Paul. As the city industry decreases, the back-to-the-farm movement increases our school population, It is very likely now that the school population will decrease somewhat as industrial activity increases.

TABLE OF ENROLLMENT

School Year	High Sch'l	Elem.	Total	Graduates	School Year	High Sch'l	Elem.	Total	Graduates
1915			231	2	1926	62	145	207	11
1916				6	1927	70	161	231	7
1917	54	173	227	14	1928	65	175	240	10
1918	59	188	247	9	1929	65	142	207	13
1919	77	198	273	11	1930	66	168	224	11
1920	66	187	253	12	1931	71	164	235	9
1921	70	178	248	9	1932	71	174	245	11
1922	69	111	180	12	1933	83	189	272	12
1923	52	145	197	17	1934	81	180	261	16
1924	43	151	193	11	1935*	106	147	253	15
1925	69	151	213	5					

* As of March 16, 1936.

The above table presents a tabulation of the pupil enrollment in the high school and the grade school, and the number of graduates of the St. Francis school since 1915. Complete enrollment figures for the years 1915 and 1916 were unobtainable. During the past few years our high school enrollment has increased rapidly due chiefly to the influx of out of the district high school pupils. Our school benefits considerably by enrolling these pupils. The state aid received by our district in October 1935 averaged \$97 per pupil.

In the fall of 1935 our school was changed to a six-year undivided high school. This type of organization is one

NUMBER OF OUT OF DISTRICT HIGH SCHOOL PUPILS BY YEARS		
1927 - 29 pupils	1930 - 33 pupils	1933 - 60 pupils
1928 - 28 "	1931 - 39 "	1934 - 44 "
1929 - 29 "	1932 - 41 "	1935 - 51 "

in which both the junior and senior groups are housed in one building as a single unit. It calls for one superintendent and one faculty, whose members usually teach throughout years seven to twelve inclusive, and one student body comprising the junior and senior groups. This type of organization is recommended in schools enrolling fewer than two hundred pupils in years seven to



St Francis High School 1934-1935 senior class.

twelve inclusive, The value of such an organization is that a more gradual transition is possible in bridging the gap between elementary and secondary education. Departmental teaching provides a finer degree of presentation by a teacher who has either a major or minor in the subject taught. This new organization also permits exploration and guidance for each pupil in order to discover

educational and vocational possibilities before specialization begins.

Certainly, nowadays the feeling prevails that the minimum of a high school education is essential to an understanding of the problems of modern life. A secondary education was formerly thought to be a preparation for college, but today the meaning and purposes of education have been subject to great modification. Not only should a program be planned to provide for those who desire to take advanced training, but also planned to meet life needs. Our present program of subjects will help to bring children into adjustment with the rapidly changing social order by developing in them the ability to cooperate with others, to function in community life, to work happily, and to live richly and abundantly. Our school curriculum, the past three years, has passed thru marked changes to keep up with new educational thought and practice.

Our Industrial Training course is offered to the boys of grades 7, 8, 9, and 10. The department was reorganized in 1933 to meet the new department standards. We now offer general mechanics to the boys of the 7th grade, woodwork, drawing, and elementary electricity to the 8th grade, drawing and woodwork to the 9th grade, and sheet metal and ornamental hand metal work to the 10th grade.

This year the boys of grades 7 and 8 prepared in their drawing class 25 plates which consisted of specification plates, T slot bases, prisms, and V Blocks. The last part of the year they have entered the shop 2 and have made bookends, tie racks and what-nots.

The 9th grade pupils made 41 drawings during the first semester. These drawings included the bench hook, dove-tail Joint, valve stem, ink well stand, clutch thimble, foot stool, prisms, notched block, tool slide, pinion, etc.

The 10th grade boys studied sheet metal work the first semester. Here they learned the fundamentals of planning, cutting and soldering sheet steel. Some of the many projects were match boxes, cake pans, cookie cutters, dust pens, funnels, pails, fishing tackle boxes, troughs, flower pots and waste paper baskets. The last half of the year these boys have been making magazine racks, ferneries, and tables, occasional tables,

desk lamps, floor lamps, and milking stools from bar iron. This is known as ornamental cold iron work.

In September 1935 the school board introduced a commercial course. This course consists of Economic Geography, Bookkeeping, Typewriting, and Shorthand. Fifteen new typewriters, five LC Smith, five Royals, and five Underwoods, and typewriting tables were purchased. The demand for the course was evident when 34 pupils enrolled for typewriting alone. Under our rapidly changing social and economic conditions, there is a need for people to have a general knowledge of business if they are to manage their personal affairs and to participate intelligently in public affairs. Our commercial course is established to meet both the needs of those who plan to enter business as a vocation and of those who plan to use it for personal use.

The above summary illustrates the progress our typing pupils have made since the beginning of this school year. The table reads as follows: At the end of the first six weeks period the median speed in typewriting was 12 words per minute (in ten minute speed tests), the highest rate was 21 words per minute, and the lowest rate was 7 words per minute. The increase in the median speed in successive six-weeks periods indicates the progress of the class.

The standard of achievement required by the state curriculum in regard to speed in typewriting is "the ability to write from 30 to 35 words per minute for ten minutes with a maximum of seven errors." It is hoped that everyone in the class will reach this standard before the close of school.

Nine out of the fifteen Shorthand I students have qualified for the 60-word a minute Speed Certificate awarded by the Gregg Company. The standard of achievement in Shorthand I is to "be able to write from dictation familiar matter at the rate of 70 words a minute, and new matter at the rate of 55 words a minute."

WE HAVE QUESTIONS...

We fell in love with this article since it reflects a student view of district history captured only a few steps away from school consolidation. So why did the girls' home economics classes get canceled, but the boys' hands-on skill classes did not? What about typing at only 12 words per minute? Let's consider how the NEW TECHNOLOGY of a typewriter presented a learning curve to people. We also take the soft press computer keyboards for granted compared with the muscle required for a manual typewriter. We're also interested in the changing philosophy of how valuable a high school education is to students in preparing them for the social demands of society. The schools had begun shifting their role in forming functional community members.

How does this article compare with stories from your elders? What is their perception of curriculum, consolidation, and history?

COLLECTIONS CORNER

Last year ACHS received a digitization grant from the Arts and Cultural Heritage Fund to preserve the Olson family collection and increase its accessibility for research purposes. We hired Nienow Cultural Consultants and ARCH3, LLC to tackle the daunting task of making nearly 5,000 documents, photos, and slips of paper relating to multiple generations of the family searchable in our database. Our staff member, Don, used our photo studio to make images of 3D items and documents larger than a flatbed scanner.

Staff, interns, and volunteers will now work through May to write metadata—pieces of information like measurements and identification of people that stick to a digital image—before uploading everything to our database, Collective Access. By the end of summer, we hope to have a portion of the collection available on our website through MNCollections, ready for your inquisitive natures!

The Olson family collection contains information from several generations of landowners in Ham Lake. A dairy farm wife, Effie Olson kept studious records of the family's holdings, including how much they spent on repairs at Ham Lake's first tavern. The land where the Olson's once lived and worked developed commercially during the past 40 years, leaving none of the original buildings. However, due to Effie's efforts, the family's story—and that of Anoka County growth—can be told.

Effie's daughters continued recording transactions and rural lifestyle when they became stewards of the collection. Their contributions added chapters to the story from the 1980s to the early 2000s. Unusual documents include details of a family member's treatment for addiction at an Anoka County facility in the late 1980s, which

presents an important aspect of history not currently present in the collections. Another unique story told by the collection is that of a gay man born in Ham Lake in the 1920s who grew up in the community. This represents one of the earliest known stories of homosexuality in our county and its preservation is incredibly important.



Fortunately for ACHS, the Olson family collection contains a considerable amount of official government documentation of various sorts. A homestead certificate [below] given to John Olson on April 20th, 1885 is among one of the more prized government documents included. This is of particular significance because this type of document is not typically still in the possession of the settlers' family members. It also helps researchers



to place and date the beginning of a family's story in Anoka County.

Although it may seem like just a quintessential photograph of air travel in the 1960s [above], for ACHS and other researchers it is so much more than that. It gives



future researchers the opportunity to track movements of Ham Lake residents across time and space. Artifacts like this one [below] complicate the history of early rural Anoka County residents and reveal global influences that a rural Minnesota family experienced.

This is just a sampling of the different types of artifacts that ACHS is actively processing for the grant, but the research potential of the Olson family collection is exponential. The Olson artifacts will contribute significantly to our efforts in making ACHS's collection a reputable research-oriented historical collection.



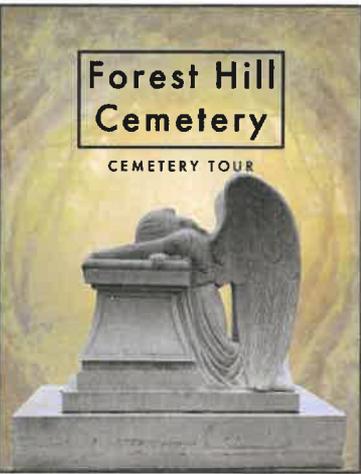
CEMETERY TOUR

Wander Glen Cary or Forest Hill cemeteries with your tour guide to hear stories of the people buried there. Each cemetery has their share of hidden stories including an argument that split a church in two, connections to the Civil War, and even a murder suspect (only one...that we know about).

Tours begin at 11 a.m. at the cemetery.

Glen Cary, Ham Lake: May 6 & June 3
Forest Hill, Anoka: June 10, June 24

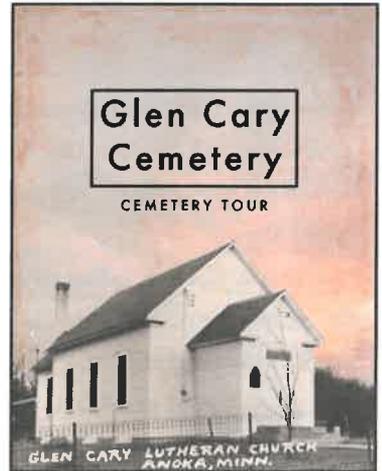
Purchase tickets at
AnokaCountyHistory.org



ANNUAL MEETING

Did you *really* think we would let our members walk away empty-handed? Absolutely not! Here's your chance to experience a portion of the Glen Cary cemetery tour with a bonus Q&A session with author Sara Given and guide Daryl Lawrence.

Join us on **May 21 at 2 p.m.** for a short business meeting before the tour. We will install our newly elected Board members, approve the financial report, and give a "State of the Museum" report. We will have refreshments, treats, and a goodie bag for our members!



You'll find tickets for the full tour at AnokaCountyHistory.org



FAQ's

Who can be a volunteer?

ANYONE! Come yourself, or sign up with a friend.

But seriously ...who can volunteer?

Kind people interested in learning and sharing the old stuff.

How much of a time commitment?

Any time is a gift.
Pick one shift or more

Calling all History Friends!

Even though it doesn't feel like it some days, summer is just around the corner. I promise! And that means we have started to organize and prepare to bring ACHS to our favorite festivals.

We need your help!

It takes about 75 volunteers to staff for our three biggest events of the summer. They are a chance for us to share Anoka County History with new friends, hear new stories, and be a visible resource in the community. And honestly, visibility is a big component in sustaining and growing the museum.

What can you do?

Check your calendar and save the date for these events. Share the link with friends. These events are a great way to volunteer as a family or group. No worries, all training is provided, and we have a lot of fun along the way.

July 8: Anoka Riverfest & Yard Sale
July 25-30: Anoka County Fair
Aug. 18-20: Nowthen Threshing Show



A handwritten signature in black ink that reads 'Sara Given' with a smiley face drawn below the name.

Scan the QR code to view and sign up for shifts, or email me directly. Looking forward to sharing the sunshine, and history fun with you this summer!

Sara Given
Volunteer Coordinator
Sara@AnokaCountyHistory.org

General Donations

Janice Bergstrom
Marlys Burman
David Groth
John & Shaaron
Freeburg
Tom French
Mike Gamache
Lotus & Richard
Hubbard
Karen & Don Johnson
Bonnie Maue
Harold Netkow
Anthony Palumbo
Dale Peterson
Tom & Jan Redmann
Jo Lynn Rohady
Allison Schmitt
Dawn Sieber

New Members

Elaine Marie Alarcon-
Totten
David Groth

Adopt-An-Artifact

Steve Florman
Bradley J. LeTourneau
- Blackbird
St. Patricks Knights of
Columbus

**ACHS Sustaining
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Scott & Michelle
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Lotus & Richard
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Veronica Johnson
Bradley J. LeTourneau
- Blackbird
T.J. Malaskee
Scott Nolan
Northeast Bank
Lynne & Terry Rickert
Allison & Brian
Schmitt
Ned Storla
Wes & Cheryl
Volkenant

**ACHS Business
Members**

Anoka Knights of
Columbus Council
2018
Billy's Bar & Grill
Fifth Avenue Dental
Forward Real Estate
Consulting LLC
KU-MA-IN
Nowthen Historical
Power Association
Nate Otto
Peterson Shoes
Pierce Refrigeration



HISTORY 21 THE PODCAST!

The first and third Friday of each month.
Subscribe and never miss an episode.

Don't miss the latest episodes of the ACHS Podcast:

- 3.06 Coon Rapids Dam
- 3.07 Vickie Wendel
- 3.08 Cemetery Tour Behind the Scenes
- 3.09 Essential Questions with the Alliance of
Midwest Museums

MONTHLY

History Center Hours—SPRING and SUMMER HOURS

Closed Sunday, Monday

Tuesday—1-7 p.m.

Wednesday, Thursday, Friday—10-4 p.m.

Call us for a research reservation or to schedule shenanigans!

ACHS Board Meetings

Second Thursday of each month. 6:30 p.m. via Zoom

Open to membership and the public. Find the link to attend digitally at

AnokaCountyHistory.org on the calendar.

Annual Meeting (hybrid via Zoom)

See page 12 for more information

When: May 21, 2023 at 2 p.m.

Where: Glen Cary Cemetery, Ham Lake (please dress for an outside event)

AC Genealogical Society meeting

When: June 20, 6 p.m.

Where: ACHS Philo Room

Cemetery Tours:

See page 12 for more information

Tickets: \$18, AnokaCountyHistory.org or by calling 763-421-0600

Glen Cary Cemetery Tour

When: May 6 & June 3, 11 a.m.

Forest Hill Cemetery Tour

When: June 10 & June 24, 11 a.m.



**Keep up with the
Fun at ACHS!**



Anoka County
Historical Society



AnokaCoHistory



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Video Production



Municipal Producer, Trevor Scholl, completed three productions in April. Programs include an episode of the public safety employee profiles and a Center Stage Centerville episode. In addition to those programs, Trevor assisted on the production of Arrive Alive 2023. Programs were also produced by Danika Peterson, Eric Nelson, and 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
Meet the Staff: SLP SRO Imig	Trevor Scholl	00:05:26
Center Stage Centerville: NorBella Senior Living	Trevor Scholl	00:01:30
Walk for Animals 2023	Trevor Scholl	00:01:51
Arrive Alive 2023	T.J. Tronson	01:14:05
Anoka County Board Meeting (4/11/23)	T.J. Tronson	01:11:49
Anoka County Board Meeting (4/25/23)	T.J. Tronson	01:08:28

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

- Blaine Police Department community outreach events
- Public safety employee profiles, fire departments
- Summer Mayor's Minutes
- City summer events
- Business profiles
- Rookery show
- Blaine Facebook live town halls

Equipment Consulting/Technical Support



Blaine

- No assistance required.
- ### **Centerville**

- 4.14.2023: Problems with settings on Tricaster switcher. In an attempt to adjust for the audio slider being down, a bunch of buttons got pushed on the Tricaster which changed the switcher and graphics settings. Went to city hall and went through all the settings to put back to original program. Reviewed audio settings and troubleshooting with Teresa. Took picture of what the settings should be. Ordered a converter to replace one that keeps acting up. Recommended running a test of the system with Michele half an hour before meetings.

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.

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 Tightrope 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 (4/3/23)	T.J. Tronson	02:12:54
Blaine Planning Commission Meeting (4/12/23)	T.J. Tronson	00:30:32
Blaine City Council Meeting (4/17/23)	Trevor Scholl	02:44:14
Blaine Natural Resources Conservation Board Meeting (4/18/23)	Trevor Scholl	01:50:34
Blaine Park Board Meeting (4/25/23)	Trevor Scholl	01:23:02
Centerville Planning & Zoning Meeting (4/4/23)	John Murphy	00:47:01
Centerville Park & Rec Meeting (4/5/23)	John Murphy	02:06:02
Centerville City Council Meeting (4/12/23)	Teresa Bender	01:37:05
Centerville EDA Meeting (4/19/23)	John Murphy	02:13:16
Centerville City Council Meeting (4/26/23)	Teresa Bender	01:27:15
Circle Pines Park Board Meeting (4/4/23)	Ray Flint	00:22:30
Circle Pines City Council Meeting (4/11/23)	Ray Flint	01:45:33

Circle Pines Utility Commission Meeting (4/19/23)	Ray Flint	00:37:47
Circle Pines City Council Meeting (4/25/23)	Ray Flint	01:04:14
Ham Lake City Council Meeting (4/3/23)	Eric Nelson	00:03:20
Ham Lake City Council Meeting (4/17/23)	Danika Peterson/David Little	00:28:55
Ham Lake Planning Commission Meeting (4/24/23)	Danika Peterson/David Little	00:08:00
Lexington City Council Meeting (4/6/23)	Lexington Staff	00:28:29
Lexington City Council Meeting (4/20/23)	Lexington Staff	00:19:54
Lino Lakes City Council Meeting (4/10/23)	Anne Serwe	00:18:09
Lino Lakes City Council Meeting (4/24/23)	Anne Serwe	00:19:55
Lino Lakes Environmental Board Meeting (4/26/23)	Anne Serwe	01:02:38
Spring Lake Park City Council Meeting (4/3/23)	Ray Flint	00:35:54
Spring Lake Park City Council Meeting (4/17/23)	Ray Flint	00:57:43
Centennial Fire District Steering Committee Meeting (4/20/23)	Ray Flint	01:54:15
25 New Programs		27:19:11 New Hours

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.

City	Number of Times Programs Played	Hours Programmed on Channel
Blaine	173	324:47:35
Centerville	88	101:59:48
Circle Pines	158	180:58:14
Ham Lake	60	17:31:47
Lexington	94	40:04:44
Lino Lakes	67	47:04:08
Spring Lake Park	89	71:34:44
Totals:	729 Program Playbacks	784:01:00 Hours of Video Programming on Channels

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 1 video to Carousel.
- **Centerville**
 - Transcoded and uploaded 2 videos to Carousel.
- **Circle Pines**
 - Transcoded and uploaded 1 video to Carousel.
- **Ham Lake**
 - Transcoded and uploaded 1 video to Carousel.
- **Lexington**
 - Transcoded and uploaded 1 video to Carousel.
 - Updated population data on Brightsign.
- **Lino Lakes**
 - Transcoded and uploaded 1 video to Carousel.
- **Spring Lake Park**
 - Transcoded and uploaded 2 videos to Carousel.
 - Created 7 new Carousel slides.

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**
 - 5 meetings bookmarked and placed on VOD.
- **Centerville**
 - 5 meetings bookmarked and placed on VOD.
- **Circle Pines**
 - 4 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**
- 2 meetings bookmarked and placed on VOD
- **Centennial Fire District**
- 1 meeting placed on VOD

Administrative



Issues dealt with in April include processing the 1st quarter Comcast franchise and PEG fee reports, beginning the transition to an accounting firm, more work toward increasing funding, and moving forward with Digital Connection Committee activities.

1st Quarter Comcast Franchise and PEG Fee Reports

- Received the Comcast first quarter franchise fee and PEG fee payments and reports.
- Franchise fees were \$15,312 lower than they were in the 4th quarter of 2022. However, the 2023 Q1 franchise fees are \$200 higher than they were in the 3rd quarter of 2022. The 4th quarter fee in 2022 was unusually high.
- PEG fees decreased by \$3,529.
- Created 2023 spread sheets for PEG fees received, franchise fees received, and gross revenues.
- Entered data into spreadsheets.

Transition to Accounting Service

- Request recommended additions to accounting proposal from Carpenter, Evert & Associates. (CEA)
- Contact clients of CEA for experiences with CEA.
- Send updated accounting proposal to Mark Statz for approval.
- Signed contract and sent to Carpenter, Evert & Associates.
- Attended meetings to organize transition.
- Included Danika Peterson in training for new accounting responsibilities.
- CEA transferred accounting data from Sage/Peachtree to Quickbooks.

Digital Connection Committee Progress

- Attended meetings with Office of Broadband Development.
- Assigned Eric Houston responsibility for managing committee.
- Have organized listening sessions.
- Have created survey and distribution methods.
- Currently gathering data.

Strategic Plan Update

- Transition from Rose to accounting service underway. Complete transition scheduled to be done by mid-May.
- Using data garnered from Digital Inclusion Committee to pivot to classes for community groups having issues with internet/apps/devices.
- Researching grants geared toward services helping with the above issues, in particular seniors.
- Including Danika Peterson and Eric Houston in the 2024 budget preparation process.

Miscellaneous

- Email staff anniversary and current pay/step level information to Operations Committee.
- Return email to Dale Stoesz regarding Adobe software capabilities.
- Received and documented monthly Comcast subscriber reports.
- Read April Legal Report.
- Read industry articles.

North Metro TV

April 2023 Update

Program Production

In April, a total of **61 new programs** were produced utilizing the North Metro facilities, funds, and services. This constitutes **59:30:00 hours of new programming**.

- 22 programs were produced by the public
- 35 programs were produced by NMTV staff
- 4 programs were produced by City staff



Van Shoots

The HD production truck was utilized for 18:45:00 hours of production in April. The following events were produced live and/or recorded for additional playback:

- Boys Tennis: Blaine vs. Spring Lake Park
- Baseball: Centennial vs. Blaine
- Girls Lacrosse: Spring Lake Park vs. Centennial



vMix Live Streaming Shoots

The vMix single camera production system was utilized to record/stream 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.

- Softball: Centennial vs. Blaine



Most Viewed YouTube Sporting Event

Girls Lacrosse: Spring Lake Park vs. Centennial
269 Views

VOD Workshop Views

Workshop	Type	# of Views	Hours Viewed
Batman's Greatest Villains	Mini	147	12.25 hrs
Columbo: One More Thing	Mini	4718	589.75 hrs
King of the Cowboys 4 – John Wayne	Mini	41	4 hrs
King of the Cowboys 3 – Randolph Scott	Mini	94	4 hrs
King of the Cowboys 2 – Autry/Rogers	Mini	265	15.5 hrs
King of the Cowboys 1 – Strong and Silent	Mini	41	3.5 hrs
Great British Game Shows	Mini	38	1.75 hrs
We Love Lucy: The Lucille Ball Story	Full	88	14 hrs
The Immortal Ingrid Pitt	Mini	486	22.25 hrs
The Oscars: 90 Years of the Academy Awards	Full	49	6.25 hrs
Tim Curry Horror Picture Show	Mini	29	1 hrs
Back to the Eighties: The Decade's Biggest...	Full	8	1.25 hrs
James Bond: 50 Years of 007	Full	16	2 hrs
Eurovision: A Celebration	Mini	NA	NA
Yabba-Dabba-Do! The Fantastic World of Hanna...	Full	434	34.25 hrs
Superman: The Man of Steel on the Silver Screen	Full	NA	NA
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	143	6.5 hrs
Let's Go Ghostbusters: Filmmation's Haunted Heroes	Mini	NA	NA
Monster Movies of the 40s and 50s	Full	260	14 hrs
Monster Movies of the 20s and 30s	Full	NA	NA
The Presidency on Film JQA to JFK	Full	5	.5 hrs
Monstervision: The Legend of Joe Bob Briggs	Mini	12	.5 hrs
The Cult of Caroline Munro	Mini	1242	46.5 hrs
The Marilyn Monroe Story	Full	59	6.5 hrs
Nick at Nite: A TV Viewer's Dream	Mini	93	1.5 hrs
The Birth of Animation: Mickey, Bugs, and Betty...	Full	NA	NA
Hollywood Goes to War: World War II	Full	90	10.75 hrs
Come on Down: Game Shows of the 70s and 80s	Full	78	16.25 hrs
The Quiz Show Scandals and Other Game Shows...	Full	100	41.5 hrs
The Three Stooges: Comedy's Heavy Hitters	Full	NA	NA
The Marx Brothers: Groucho, Harpo, Chico...	Full	72	6.25 hrs
Mary Pickford: The World's First Movie Star	Full	NA	NA
Hollywood Goes to the Dogs: Lassie, Benji...	Full	4	.5 hrs
36 VOD Workshops		8,612 Total Views	863 Hours Viewed



Most Viewed YouTube Workshop

Columbo: One More Thing
4,718 Views

YouTube Stats

Month	Viewers	Videos Viewed	Hours Watched	New Subscribers	Total Impressions
January	26,847	33,656	2,176.25	64	375,076
February	39,350	51,758	5,263	201	1,169,051
March	58,859	74,726	7,070	237	1,833,467
April	53,014	97,942	3,445	58	421,789
TOTAL:	178,070	258,082	17,954.25	560	3,799,383

NMTV Website Stats

Month	Number of Users	Number of Views	Live Stream Views
January	5,568	10,793	1,625
February	5,229	10,091	1,040
March	6,404	11,943	868
April	6,626	11,569	799
TOTAL:	23,827	44,396	4,332

Home Movie Transfers

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	225	51	59	0	0	\$764.92
February	180.75	35	43	0	0	\$234.52
March	284.75	82	62	0	0	\$1,046.56
April	564	149	161	27	236	\$1,871.45
TOTAL:	1,254.5	317	325	27	236	\$3,917.45

Production Highlights

NMTV News Highlights

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

- Twin Cities Suburb Rolls Out Welcome Mat for President Joe Biden
- No Mow May Coming to More North Metro Cities
- North Metro Politician Gets a Couple Minutes With President Joe Biden
- Blaine Bike Shop Ready for Cycling Season
- Groundbreaking for 911 Call Center is a Huge Step for Anoka County
- Leslie Larson Wins Blaine Special Election
- Visionary Student Brings Cricket to Blaine High School
- North Metro Impacted By Spring Floods
- North Suburban Arts Center Faces Funding Challenges



- Local Volunteers Try to Keep the Mississippi River Clean

In addition to daily playbacks of North Metro TV News on the cable systems, there are **1,209 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

Water World! North Metro Impacted by Spring Floods
323 Views

Arrive Alive 2023

Arrive Alive 2023 has been completed. The final production included three parts. The first was an intro recorded with Jackie Wagner, the Centennial High School Resource Officer. The intro was used for the long-form version of the program to explain, in more detail, the intent of the program. The party/accident video was another part of the program that was prerecorded and then played during the funeral event. The final part includes the funeral event before the student body. All three segments were combined for the final program currently playing on all NMTV platforms. The 15 minute party/accident video is also available on YouTube as a stand alone production. While Arrive Alive is a very time consuming and technically difficult production, it is a very impactful project that NMTV is proud to be a part of.



Digital Equity Committee

As a part of NMTV's collaboration with the Minnesota Office of Broadband Development, we are gathering information regarding internet affordability, barriers to accessing internet-enabled devices, and issues certain groups may face trying to use devices and the internet. First we are ascertaining what programs and services may already be available in our seven cities that might address some of these problems. Second, Studio Manager, Eric Houston, has set up listening sessions for various demographics, including senior citizens, to gather qualitative examples of barriers folks face accessing and utilizing broadband services. Third, Eric is distributing surveys to various groups to gather quantitative data that we can share with the OBD. Staff believes that NMTV is uniquely qualified to address possible solutions to access and training for broadband usage.

Conversations

The News Team of Danika Peterson and Eric Nelson produced an episode of Conversations in April. The episode focused on mental health awareness and suicide prevention. It featured Katie Shatusky, the Executive Director of Thumbs Up, an organization committed to preventing suicides and supporting families dealing with suicide. The show also featured two moms who lost children to suicide.



Home Movie Transfers Up

After a winter lull, April was a very busy month for home movie transfers. It was both the busiest month of the year, and the second busiest month since the beginning of the service. Advertisements in several city newsletters seemed to have helped get the word out! Almost all of the customers were from Blaine, Circle Pines, Ham Lake, and Lino Lakes. Coincidence?? Probably.

City Productions

In April, Municipal Producer, Trevor Scholl, completed three productions. They included a public safety employee profile and a Center Stage Centerville episode. Completed programs include:

- Public Safety Employee Profile: SLP SRO Imig
- Animal Humane Society: Walk for Animals
- Center Stage Centerville: NorBella Senior Living



New and ongoing projects include:

- Blaine Police Department community outreach events
- Public safety employee profiles, fire departments
- Summer Mayor's Minutes
- City summer events
- Business profiles
- Rookery show
- Blaine Facebook live town halls

Trevor touches base with contacts on a regular basis and also encourages Cities to contact him with ideas for new videos.

Public Access Programs

Title	Producer	Runtime
Rice Creek Watershed District Meeting (2 episodes)	Theresa Stasica	03:53:21
Christ Lutheran Church Worship (5 episodes)	Chance Amundson	04:23:20
Christ Lutheran Church Worship Message (2 episodes)	Chance Amundson	01:01:41
Christ Lutheran Church Music	Chance Amundson	00:32:00
Lovepower (4 episodes)	Rick Larson	04:00:00
The Power of Love (4 episodes)	Rick Larson	02:00:00
Oak Park Community Church (3 episodes)	David Turnidge	02:04:28
Hope Church On-line	Parker Payne	00:46:51
22 New Programs		18:41:41 New Hours

NMTV Staff Programs

Title	Producer	Runtime
Anoka County Board Meeting (4/11/23)	T.J. Tronson	01:11:49
Anoka County Board Meeting (4/25/23)	T.J. Tronson	01:08:28
Arrive Alive 2023	T.J. Tronson	01:14:05
NMTV News (2 episodes)	Danika Peterson/Eric Nelson	00:54:57
Conversations With Thumbs Up Mental	Danika Peterson/Eric	00:36:10

Health Awareness	Nelson	
Walk for Animals 2023	Trevor Scholl	00:01:51
Meet the Staff: SLP SRO Imig	Trevor Scholl	00:05:26
Center Stage Centerville: NorBella Senior Living	Trevor Scholl	00:01:30
Boys Tennis: Blaine/Spring Lake Park	Kenton Kipp/Ted Leroux	01:24:46
Baseball: Centennial/Blaine	Kenton Kipp/Ted Leroux	03:08:55
Girls Lacrosse: Spring Lake Park/Centennial	Kenton Kipp/Ted Leroux	01:17:43
Softball: Centennial/Blaine	Kenton Kipp/Ted Leroux	01:59:16
Blue Heron Elementary Choir Concert	Kenton Kipp/Ted Leroux	00:22:13
14 New Programs		13:23:34 New Hours

City Meetings

Title	Producer	Runtime
Blaine City Council Meeting (4/3/23)	T.J. Tronson	02:12:54
Blaine Planning Commission Meeting (4/12/23)	T.J. Tronson	00:30:32
Blaine City Council Meeting (4/17/23)	Trevor Scholl	02:44:14
Blaine Natural Resources Conservation Board Meeting (4/18/23)	Trevor Scholl	01:50:34
Blaine Park Board Meeting (4/25/23)	Trevor Scholl	01:23:02
Centerville Planning & Zoning Meeting (4/4/23)	John Murphy	00:47:01
Centerville Park & Rec Meeting (4/5/23)	John Murphy	02:06:02
Centerville City Council Meeting (4/12/23)	Teresa Bender	01:37:05
Centerville EDA Meeting (4/19/23)	John Murphy	02:13:16
Centerville City Council Meeting (4/26/23)	Teresa Bender	01:27:15
Circle Pines Park Board Meeting (4/4/23)	Ray Flint	00:22:30
Circle Pines City Council Meeting (4/11/23)	Ray Flint	01:45:33
Circle Pines Utility Commission Meeting (4/19/23)	Ray Flint	00:37:47
Circle Pines City Council Meeting (4/25/23)	Ray Flint	01:04:14
Ham Lake City Council Meeting (4/3/23)	Eric Nelson	00:03:20
Ham Lake City Council Meeting (4/17/23)	Danika Peterson/David Little	00:28:55
Ham Lake Planning Commission Meeting (4/24/23)	Danika Peterson/David Little	00:08:00
Lexington City Council Meeting (4/6/23)	Lexington Staff	00:28:29
Lexington City Council Meeting (4/20/23)	Lexington Staff	00:19:54
Lino Lakes City Council Meeting (4/10/23)	Anne Serwe	00:18:09
Lino Lakes City Council Meeting (4/24/23)	Anne Serwe	00:19:55
Lino Lakes Environmental Board Meeting (4/26/23)	Anne Serwe	01:02:38
Spring Lake Park City Council Meeting (4/3/23)	Ray Flint	00:35:54
Spring Lake Park City Council Meeting (4/17/23)	Ray Flint	00:57:43
Centennial Fire District Steering Committee Meeting (4/20/23)	Ray Flint	01:54:15
25 New Programs		27:19:11 New Hours

If you have any questions or comments regarding this monthly report please contact Heidi Arnson at 763.231.2801 or harnson@northmetrotv.com.

https://www.hometownsource.com/abc_newspapers/community/anoka/dominium-renters-were-living-in-fear/article_09c6af02-e5f9-11ed-bda2-b381b244e5dc.html

FEATURED TOP STORY

Dominium renters: 'We're living in fear'

By Ian Wreisner
Apr 28, 2023

1 of 4



River North resident Dawn Cordes stands in the shadow of the garage that malfunctioned, leaving her stuck outside in the middle of a med. She experienced respiratory issues as a result and had to call 911 two days after.

Photo by Ian Wreisner

Low-income residents of Dominion properties across the Twin Cities were hoping to find forever homes or a fresh start in these affordable communities, but instead said they found disrepair, disharmony and deception.

Following coverage in March of a rally against Dominion at the Minnesota Capitol, Dominion renters reached out to ABC Newspapers about the problems the residents face.

ABC Newspapers visited five Dominion buildings and spoke with 29 residents and observed those issues. Problems ranged from overdue carpet and window cleanings at Legends of Cottage Grove to broken security doors and a near-death experience due to a malfunctioning garage door at River North in Coc

Rapids. The tenants of Legends of Spring Lake Park and Bren Road Station in Minnetonka are facing more than maintenance issues.

ABC Newspapers witnessed dog fecal matter and vomit staining elevators months after initial cleanings in Spring Lake Park. Layers of dust coat a parking garage that has been without circulation due to a broken fan. Empty parking stalls serve as dumping zones for unwanted furniture.

Residents claim that unwatched entrances have led to non-residents entering the buildings and causing disturbances, leaving them to feel unsafe.

ABC Newspapers was made aware of the conditions at Woodland Park Apartments in Anoka during an April 17 City Council meeting. Resident Shawna Hoffman said that residents were facing an “exterior in disarray” during the meeting. She shared a police report with ABC Newspapers, in which she made complaints about management and their handling of maintenance and security.

“The COPPS unit has received an abundance of complaints of similar nature from multiple tenants regarding the management at the location,” Anoka Officer Austin Ohren wrote. “COPPS unit has attempted to work with the previous manager, who is no longer at the location. Officers have received numerous complaints ... regarding the maintenance employee, ... including officers finding him sleeping on the couch in the office during the day.”

Bren Road Station residents also shared complaints about management with ABC Newspapers. The community manager of the building is a convicted felon, guilty of theft in Hennepin and Anoka counties.

ABC confirmed through residents, police records and Minnesota court records that this manager has been convicted of four felonies. The most recent came in 2020, when she gave multiple false checks to Cub Foods in Blaine, leading to a felony theft conviction.

In addition, residents said they are still struggling to adapt to a 12.5% rent increase from last year. Many residents stated that a similar increase in 2023 would force them to move out, as their fixed Social Security incomes won't cover the cost of rent.

“We're living in fear,” River North resident Jan Bragelman said. “A lot of people here have no place to go. I don't even have a car (to move into).”

River North

A group of residents from River North in Coon Rapids organized to push for a state law that would cap low-income housing rent increases at 3%. This effort led to the Capitol rally.

A year ago, Bragelman started taking point on the organizational work, sending emails and updates from her “command center” – which used to exclusively be her craft room.

“I started this, thinking, ‘I’m going to get my life back,’ and a year later I still haven’t,” Bragelman said.

Bragelman estimates she spends six hours per day drafting letters, organizing email campaigns and keeping correspondence with other Dominion buildings.

“I’m not fighting just for me,” Bragelman said. “We can’t lose at this point. There’s so many people that if rent goes up another \$200, where are they going to go? The things they’ve done to some people, they treat them like they’re feeble minded and it’s disgusting.”

Bragelman said that as Dominion properties go, River North isn’t as bad as it gets. She said the residents love the community, get along with staff – and the repairs, while needed, are not rampant. The problem for many residents is the rent.

“In the six years I’ve been here, my rent has been raised 42%,” River North resident Charlene Goltart said. “And how many people get a 42% raise in pay over six years? Some people say, ‘We’re whining.’ We’re just trying not to end up on the street.”

Dominium builds many of their properties, such as River North, using Low Income Housing Tax Credits. The buildings are marketed as such through the federal Section 42 program. Many of the residents living at River North are on fixed incomes and receive only Social Security. Bragelman said rent takes up to 75% of her monthly income.

“I’m living on \$400 a month,” Bragelman said. “That’s all that’s left for utilities, groceries, my phone bill ... for the entire month.”

Upon move-in in 2016, residents said they were promised rent increases would stay under \$20 per year, but in the first year said they saw increases of as much as \$60.

Dominium has signaled potential actions to residents and local

politicians concerning its rent increase practices. ABC Newspapers obtained a letter from Dominion Executive Vice President Paula Prah written on May 23, 2022, to Rep. Zack Stephenson, DFL – Coon Rapids, assuring that a rent increase for River North will not exceed 3% in 2023.

Prah confirmed to ABC Newspapers that this was still the intent going into 2023-2024 lease agreements.

Yet, Dominion opposes SF 2590 and HF 2676, two bills currently stalled in Minnesota Congressional committee that will cap affordable housing's rent increases at 5%.

In a press release sent to ABC Newspapers after the rally, Dominion favored the funds that Section 8 and Section 42 would provide to renters and developers instead of a state rent-control measure. Section 42 is the portion of the Internal Revenue Service code that allows and sets rules for Low Income Housing Tax Credits, including who gets the credit and to whom they can rent the buildings.

Prahl reached out to ABC Newspapers through Tunheim Public Relations Senior Account Supervisor Sandi Scott to have an off-the-record talk about Section 42, but did not respond to ABC Newspaper's request to have that conversation on the record.

Prahl instead sat down with ABC Newspapers to talk about the issues witnessed in Dominion's properties and the company's affordable housing practices.

"There are lots of advocates around housing, thankfully, ... but not all advocates like Section 42," Prahl said. "They want to go back to where we had public housing 40, 50 years ago. That's a point of view, I don't deny that, but I think occasionally those things get mixed up. Many of (those advocates) would not want residents living in our properties, they don't believe they should have the quality those properties provide. I disagree with that."

Dominium builds its facilities with the help of Low Income Housing Tax Credits and Tax Increment Financing districts. Both of these regulate how much Dominion is allowed to charge for rent, the maximum for which is determined by the area median income, or AMI.

The AMI is based on working incomes, and the residents of Dominion properties have taken issue with that number as many are on fixed incomes and not actively working. Developers are allowed to raise rents along these rules, but are not required to.

"We participate in the low-income housing program and we really believe we provide a nice product with a significant rent advantage over what people would be paying in the market," Prahl said. "We maintain rent levels such that we can sustain the property and pay the debt service on the property."

As rent continues to rise alongside the AMI, many residents ABC Newspapers spoke with have been left wondering why more buildings remain dirty, and maintenance issues persist.

"What's the money going for?" Legends of Woodbury resident Mike Tronstad asked. "It's not going toward security and it's not going toward cleaning."

'It's no joke ...'

Tronstad is not the only renter concerned about security, as Bragelman had similar concerns over the garage of River North. A security door in the garage has remained unlocked and propped open for months at a time, Bragelman said.

ABC Newspapers confirmed the door remained broken with a note encouraging passersby to “please leave open, door is broken.”

River North residents are concerned, as this door leads into the building, meaning anyone who enters the garage has access to the full building. Residents said that thefts from cars are a common occurrence.

At River North, another exterior garage door is broken. Due to the malfunction, Dawn Cordes, a River North tenant with respiratory issues, was almost trapped outside during a snowstorm after coming home from the hospital.

When she approached the garage door during a heavy snowfall on Jan. 6, Cordes found her garage door opener would not work from the outside.

She attempted to back her car up, but it was sliding due to the snow that had already accumulated. Cordes entered the side door to the garage to manually press the open button, but by the time she made it back to her car, the door had begun to close on her.

Another resident saw Cordes and opened the garage door for her. This resident helped Cordes to her room, as her respiratory issues she originally visited the hospital to manage had recurred during her time stuck outside. The issues persisted, and two days later Cordes called 911.

Residents are not sure when the garage door broke, but it remained broken as of April 21.

“It’s no joke when this stuff doesn’t work for seniors,” Bragelman said.

‘If it’s installed on the property, it should function correctly ...’

Coon Rapids Housing Inspector Kyle Katterman spoke with ABC Newspapers about the city’s inspection process with these rental properties. He stated that there are different criteria for scheduled inspections versus complaint-based inspections. He usually looks out for life-safety issues, such as checking smoke and carbon monoxide detectors, plumbing and electric, and will point out superficial problems if they become dire.

“We’re not necessarily looking for minor wear and tear, but past a certain point we’ll be calling it out,” Katterman said. “Like when you start seeing drywall or holes in walls, loose railings, things like that.”

In terms of garage doors and security doors, that relies heavily on whether or not it has been reported. Katterman said it is not as easy as testing a private home garage door because a resident will be right there with the remote. For apartments, they will usually need to wait for someone with access to demonstrate the

door's functionality.

Ultimately, Coon Rapids municipal law states that all buildings must be in operating order, inspected or not.

"City code dictates if it's installed on the property, it should function correctly," Katterman said.

Legends of Spring Lake Park

Bragelman said the residents of River North have relatively little to complain about compared to other Dominion properties in the Twin Cities. The residents of Legends of Spring Lake Park, however, have issues all their own.

The Legends of Spring Lake Park sits on the former site of Goony Mini Golf, a vintage Spring Lake Park attraction that closed in 2016. The Legends of Spring Lake Park opened in 2018, being marketed as a "55+ community," but residents found that there was a catch.

"Seven school buses come here, twice a day," a Legends of SLP resident said. "It was not mentioned to us when we moved in that two doors down, there was a family with ... kids in a three-bedroom apartment."

ABC Newspapers met with 12 tenants from Legends of Spring Lake Park, and they all requested that ABC Newspapers not to use their full names, as they were concerned about retaliation from building and Dominion staff for contacting the media about these issues.

Prahl assured that residents should not be afraid to speak out and have a right to bring forward complaints and maintenance requests.

"They're not going to face retaliation," Prahl said. "I appreciate that it's an uneasy situation, so I don't want to diminish that thought. ... They have every right to ask questions and every right to request maintenance."

In 2019, reporting from ABC Newspapers found that in order to apply for a Legends of SLP apartment, only one member of a unit needs to be aged 50 or older. While that rule has been changed to 55 since, the one-resident requirement still stands. Residents expressed surprise when moving in and seeing families with young children, as they say the multi-generation nature of the building was not revealed to them up front.

Prahl responded that it is policy to notify potential residents.

"I know they talk about it, typically when leasing the apartment," Prahl said about the age requirements. "That's a human-to-human interaction. So, I can imagine there are times that gets missed on both sides. ... We can't discriminate against someone who has a dependent, and I don't think anyone wants to."

The nature of the building's 55+ status changed frequently during the course of construction.

Stantec, an engineering firm that Spring Lake Park regularly works with, stated in a July 25, 2016, memorandum that the building would be a "50+ senior apartment project."

An official Dominion project application dated Oct. 10, 2016, stated that the building would rent to “seniors 50 to 55 and older.”

During a City Council meeting on Nov. 7, 2016, Mayor Cindy Hansen described the project as “restricted 55-plus housing.”

Ordinance 430 from Dec. 5, 2016, described the project as a “55 plus multi-family dwelling,” while Ordinance 434 from Feb. 8, 2017, changed the minimum age requirement back to 50.

On Feb. 13, 2017, Ordinance 436 included language that allowed additional family members in the apartment to be any age, so long as one member of the unit was older than 50.

“One unit was rented out by parents to some young men,” a Legends SLP resident said.

Multiple residents identified the back patio as a space for frequent parties and drug deals. Residents also said that drug deals and other illicit activities were common at the front door. Spring Lake Park has previously identified the building as a location for high police traffic.

“We have noticed a substantial amount of calls to this location for a variety of different reasons,” former Police Chief Doug Ebeltoft said in a 2019 report from ABC Newspapers.

ABC Newspapers obtained the Spring Lake Park Police Department’s calls for service from March 31, 2022, to March 31, 2023, and out of 381 total calls, 23 were for suspicious activity.

Tenants said the building receives heavy traffic from non-residents, both on the back patio and in the building itself, and find that strangers will often follow them in through the garage — the door for which is also broken in Spring Lake Park.

Prahl responded that she was not immediately aware of any garage door issues, but would look into the matter at multiple buildings. Residents said that the issues with the garage door led to unwanted strangers entering the building.

“You’ll have to use your key fob at the side door (to open the garage door), so you’ve got to get out of your car to get into the building,” a Legends SLP resident said. “People who don’t live here follow you in.”

ABC Newspapers witnessed that a man not recognized by the group was able to approach a back door and open it without a key fob as the person who exited prior failed to latch the door shut.

Down in the garage itself, a thick layer of dust coats the cars that have been parked there for even a few days at a time. A fan that residents said has been broken since July 2021 means that there is not sufficient circulation in the underground facility.

Empty parking stalls are also being used as furniture dumps, where residents will leave unwanted or broken items with no answer as to who is responsible or when it will be picked up, tenants said. Loitering and noise complaints are also common in the garage, among other activities.

“People will sit in their car or talk on the phone or listen to loud music for hours,” a resident said. “Or they’ll smoke pot or have sex.”

Dominium garages are a topic not just for residents but also in court.

The Legends of Spring Lake Park charges \$70 per month to park in its parking garage. A lawsuit was filed against Dominion in 2021 regarding parking charges. Affordable housing projects that receive tax credits to build parking garages are prohibited to charge for parking, which this lawsuit alleges Dominion has done.

For the residents of Legends SLP, they say their issues circle back to Dominion upper management.

“I called the main office and got put through to a manager, and in the middle of me speaking, they said, ‘I’ve got to go,’ and hung up,” a resident said. “I’m paying rent and I have legitimate complaints. We’re really displeased with the response from corporate.”

Other issues the Legends of Spring Lake Park cited with Dominion upper management included long wait times for repairs, infrequent routine maintenance and failure to light outdoor spaces at night.

“Anything that affects Dominion’s bottom line, they’re not going to do,” a resident said. “This has been a nightmare. We can’t afford to move.”

Prahl said that the nature of Dominion’s affordable housing status and rent increases keeps a balance between charging below market price and keeping buildings in running order.

“Affordable housing is all about filling gaps,” Prahl said. “It’s filling gaps between peoples’ income and the rent that might be required. It’s filling gaps between rent income and the costs of running the building. It’s a balance. The last thing I think anyone in these communities wants is for these properties to not be there any more or for them to completely fall into disrepair, which we’ve seen in early versions of affordable housing 20, 30, 40 years ago.”

Woodland Park Apartments

ABC Newspapers was invited to Woodland Park Apartments in Anoka after a group of residents got up to speak about the building’s state of disrepair during an April 17 City Council meeting.

While at the building, ABC Newspapers witnessed stained carpets, rusted siding, dented garage doors, falling gutters, loose door latches, spray-painted stairwells, sagging balconies, broken screen doors and video evidence of excessive dog excrement being left across the property.

To hear more about Woodland Park from the residents who live there, see abcnewspapers.com.

The Legends of Cottage Grove

At Legends of Cottage Grove, residents said there are fewer cleaning and maintenance issues, with rent being the main concern for seniors. The tenants of Legends of Cottage Grove did not feel the need to meet in secrecy and were not afraid of retaliation for speaking out.

Gary Spooner moved into Legends of Cottage Grove in December 2018, six months after the building opened. He wanted to downsize and still have access to the amenities that the facility offers, and said the switch so far has been a success – with the exception of the rent increases.

“Living here has been very productive for me, as far as I’m concerned,” Spooner said. “I enjoy living here, and I enjoy the people who live here with me. The only thing I don’t like is the 12.5% increase in rent.”

Spooner moved to Cottage Grove when the population was 5,000 in 1961. The 2021 census shows it sitting at just under 40,000. He feels connected to the city – it’s where he ran his own newspaper business and served on the City Council – and having lived in the city so long, he doesn’t want to leave.

“Being 84 and looking at a place to live, you don’t want the anxiety of thinking the rent is so high you can’t live here anymore,” Spooner said. “I’ve always felt that getting old should be more pleasant.”

Spooner was present at the Capitol rent-cap rally, and he read about Dominion’s response. He isn’t sure that changes to Section 42 and Section 8 are a viable solution for the immediate problems that residents are facing.

“They said we should be getting more tax credit,” Spooner said. “Who should get it? The developer or the people that live here? When they make something, that should be affordable to the people who already live here. Otherwise why give the credit in the first place?”

While the building has not received a carpet or window cleaning for several years, according to residents (and which ABC witnessed signs of at every building visited), Spooner says that the staff gets along well with residents.

On the topic of carpet and window cleanings, Prahll stated that carpets get a full cleaning every three years, windows every two and spot treatments when needed.

“The pandemic disrupted this schedule some, so I know that many are in the cue for this year,” Prahll said.

Spooner sees a lack of communication from the top on down as the reason for Dominion’s property issues.

“(The staff at Legends CG), they listen and they help,” Spooner said. “Some units, I’m sure, don’t have that. We’re lucky to have people that care. With a company as large as Dominion, it’s hard to look and put everything together. But they should have constant training with how to handle people. Especially older people.”

He also shared that he would like to see Dominion executives open more lines of dialogue with those living and working in their buildings.

“I wish more corporations realized their success is from the people they hire,” Spooner said. “Dominium, I think they could go a long way if they had more empathy. They seem very money focused.”

Spoooner shared one occasion in which two Dominion employees, whose names and positions he did not identify, visited Legends of Cottage Grove to talk about rent increases. The answer given to the residents concerning the rent prices matches what ABC has heard from residents from several other Dominion properties.

“They didn’t make any friends when two employees came here,” Spooner said. “We asked why they’re raising the rent (12.5%), and they answered, ‘Because the math says we can.’ They’re really stepping on their own bunion; it’s a shame.”

Spoooner says that as far as units are concerned, Legends of Cottage Grove has no trouble filling vacant spots. Even if the rent continues to rise and residents continue to give up groceries, medication or ultimately their apartments, the building will remain full.

“What they’re saying is that there are more people that need facilities like this than there are facilities,” Spooner said. “If things aren’t rented, people are going to take them. I know there are some buildings that aren’t (fully) rented because of their reputation.”

Prahl said that this was not an official Dominion stance on rent increases, and that they adhere to all guidelines set for low-income housing developments.

While Legends of Cottage Grove remains full, there is another Dominion property on the other side of the metro that’s had more trouble filling its 35 vacant rooms out of a total 262. Residents say they won’t fill because of the convicted felon who manages them.

Bren Road Station

While Bren Road Station in Minnetonka has faced many of the same problems with security, high numbers of police calls and lacking maintenance, it is the only building ABC Newspapers investigated that’s managed by a convicted felon.

Residents are concerned with their manager's record of theft-based felonies, as building managers have access to personal information and also have a master key to each apartment. Due to the sensitive nature of the topic, Bren Road Station residents would only spoke to ABC Newspapers on the condition of anonymity.

ABC Newspapers confirmed through publicly available data and resident statements that their manager was convicted of four felonies.

The manager was convicted of felony theft by swindle over \$500 in 2006 and again in 2007, when she was convicted of issuing dishonored checks. Another charge came in 2012, when she was charged felony check fraud and was sentenced to 57 months in federal prison, according to a 2012 Star Tribune article.

Minnesota law states that a manager of a rental property cannot be hired if "a person is convicted of third degree murder; second degree manslaughter; criminal vehicular homicide or injury; fourth or fifth degree assault; simple or aggravated robbery; false imprisonment; theft; burglary; terrorist threat; or non-felony stalking." (MN Statute 299C.67)

There is a 10-year probationary period, after which a person may be hired on after committing these offenses. Bren Road Station's manager was hired in 2021, and was last convicted of theft in 2020. Prah was unaware that the manager had a felony record, but recorded the manager's name. She also said that Dominion does a background screening process during hiring.

"I won't comment on employment of individuals," Prah said in a follow-up with ABC Newspapers. "I will report that we do a background check on all employees and follow the laws and regulations related to employment, including laws specific to the hiring and employment of property management personnel."

Parhl did not confirm nor deny whether the manager in question still works at Bren Road Station.

Many seniors at Bren Road Station, a 55 and older community, are still employed, whether to keep busy or for supplemental income. Residents said the treatment they experienced at the hands of staff made them feel demeaned and belittled.

"We're working professionals, but we're still lower income," a resident said. "I used to (work with a homeowners) association. The rules are different, but I negotiated contracts and worked with a million dollar budget. I'm not stupid, I know how things should be. They treat us like we can't even talk or meet. It's horrible."

Bren Road Station also faces a similar problem to Spring Lake Park, as the buildings are advertised as 55-plus communities, but will allow younger family members to live with the seniors. Occupants claim that a tenant briefly used their unit as a day care for family members, and a diaper service is a regular building visitor. Youth from the surrounding buildings also end up making it into the building.

“Kids will wait outside the garage and flood in when you open it,” a Bren Road Station resident said. “There’s nothing anywhere that mentions security besides having locked doors. At this point I’m not afraid to take my dogs out, but I look before I open the doors.”

The problems were bad enough for resident Kathy Moseley that she decided to move out. She agreed to use her full name, as she is moving to Texas around the time this article publishes. Others answered similarly to other Dominion tenants that they either enjoy the community and building, or don’t have the money or means to leave.

“I’m moving out of a fear of living here and a fear of management,” Moseley said.

Minnesota’s executive council remains silent

When it comes to government response, Minnesota’s executive council has remained silent.

Dominium residents launched a mass letter writing campaign to Gov. Tim Walz at the Capitol rally followed by an email and phone call campaign to Attorney General Keith Ellison’s office. As of April 24, residents have not yet received a response to the campaign.

Two bills, House File 2676 and Senate File 2590, are not currently getting attention on the House or Senate floors. The new area median income will come out in late May or early June, and the residents of Dominion properties will likely have to face another rent increase.

The bipartisan authors of the Senate bill, Sens. John Hoffman, DFL-Champlin, and Jim Abeler, R-Anoka, have been the seniors’ most vocal allies when it comes to rent cap legislation. With the bills in the Tax Committee, they have pursued further options for rent assistance with the likes of a \$500,000 relief grant for Section 42 residents added to the Omnibus Human Service bill currently in committee. They included it under a section titled, “Senior Housing-Related Stress and Mental Health Prevention.”

The Senate did not approve the other half of the section, however, which would cap rent increases at 3% for “any properties owned by a corporation founded in 1992; domiciled in Minnesota, with over 38,000 properties in 19 states as of Jan. 1, 2023.”

Dominium tenants were invited to speak with members of the governor’s staff on April 19 over Zoom, and ABC Newspapers witnessed the conversation. A resident invited ABC Newspapers to watch the conversation in their apartment independently of any organizer or staff involvement. Seniors were given 30 minutes to make their case for rent cap legislation, during which staff responded.

“We’re asking that for sure you can’t use the AMI to raise rent this year,” Bragelman said to staff members present. “If they use the AMI, they can raise rent another \$168 this year. This is not OK, and this is why we’re asking Gov. Walz to stop this.”

Dominic McQuerry, Senior Advisor to the Lieutenant Governor, said that it was “extremely unlikely” that the bills would get passed before the current legislative session ends. He also stated he was “not comfortable speaking to” what degree of influence the Minnesota Housing Finance Agency would have over the rent increase issue.

“It’s not indicative of our position, but I just wanted to be forward about that,” McQuerry said.

Senior Public Engagement Liaison Mackenzie Nolan was on the call and said that because the bill was introduced late into session, they would have a harder time getting it passed.

“This is an opportunity to get a head start ahead of next session, and really utilizing the time we have through the summer to make sure you can arrive next session with the ask,” Nolan said.

“We don’t have another year,” Legends of Cottage Grove resident Bob Ebbenga replied. “My rent last year went up \$228. Now how can a guy that’s 84 years old justify \$1,800 in rent?”

Spooner, of Cottage Grove, was on the call with Ebbenga and added to his statement.

“A lot of seniors have quite a bit of anxiety about the AMI in May,” Spooner said. “That’s not going to be very fun to be around. If you raise the rent over 7%, 10%, 12%, a lot of people out there won’t have a place to live. What do we do then?”

Policy Advisor for Human Services, Homelessness and Housing Joshua Ney stated that he had a number of conversations about Dominion and its renters earlier in the year, but “didn’t recall a follow up.”

ABC witnessed audible groans from renters in the room at that statement.

“I’m always more than happy to try to connect folks with MHFA, especially if you’re not getting responses,” Ney said. “I’m a firm believer that everyone deserves a response from writing to their elected officials. ... I’ve worked for a number of elected officials who made it a point to respond to every letter, so I’m a firm believer in that.”

Bragelman said that the seniors have already been working with MHFA, as well as Minnesota Housing Commissioner Jenner Ho.

Bragelman said that Ho signaled to lawmakers that the rent would be capped back in November 2022, but no such cap came through. A January meeting also failed to materialize, leading to the late legislation.

“How can you call this a LIHTC program, which if you follow the definition of the program, should be 30% of your income?,” Bragelman said. “Dominion bills it as ‘affordable,’ which is 60% of your income, and we are telling you that 75% to 100% of our income is going to rent. How is that low income? How is that allowed?”

Malyun Yayhe, Community Ownership Project Coordinator with Hope Community, spoke up on behalf of the seniors, saying they've already exhausted the options being presented to them.

"Your administration is failing seniors," Yayhe said. "They went every way and knocked on every door. It's not enough to go back and tell their stories, we want something done."

Tronstad referenced the many letters seniors brought with to the rally that they dropped off directly at the governor's office.

"Did he actually read our letters?" Tronstad asked. "Or did he just throw them away?"

Bragelman was frustrated after the meeting was over, feeling as though their concerns weren't heard.

"You're not listening, politicians aren't listening," Bragelman told ABC Newspapers. "They told us it was 'too late.' I've been screaming for a damn year! I feel like I've resuscitated a cause and I'm having a hard time calling it dead. I'm heartsick. We've fought tooth and nail to be heard by politicians. What does it take?"

ianweisner

MARKET UPDATE

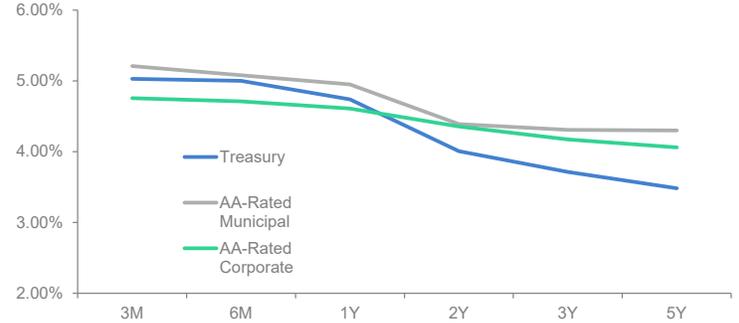
MAY 2023

Treasury Yield Curve



Source: Bloomberg Finance L.P. 04/30/23

Market Yields



Source: Bloomberg Finance L.P. 04/30/23

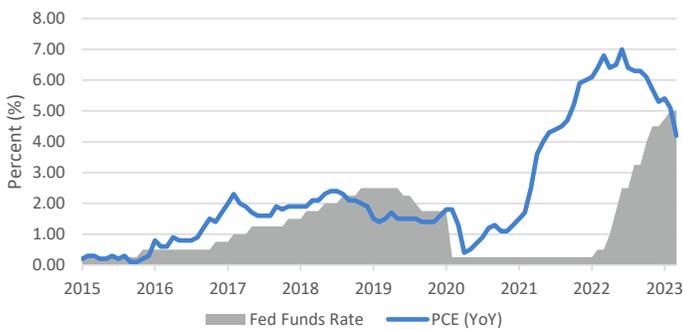
FEATURED MARKET DATA

Fed Nearing End of Hikes

The “dot plots” released by the Fed in March depicted their plans to hike rates one more time this year and then hold rates steady. The Fed has also stated they remain data dependent and thus Personal Consumption Expenditures (PCE), the Fed’s preferred measure of inflation, is an important data point. By this measure, inflation slowed to 4.2% in March. This level is below the upper bound of the targeted fed funds rate of 5%, indicating the Fed is near the end of its rate hiking cycle. Looking forward, we see economic growth as a key consideration for the Fed as they determine the path of monetary policy.

Source: Bloomberg

Fed Funds Rate and Inflation



Source: Bloomberg

RECENT NEWS

U.S. GDP Growth Slows

The Commerce Department reported on April 27th that growth in U.S. Gross Domestic Product (GDP) slowed in the first quarter to 1.1% from 2.6% in the fourth quarter. There were some positive signs beneath the decline in the headline number. Consumer spending increased to 3.7% from 1% in the fourth quarter as spending on goods and services rose. This was the strongest growth in consumer spending since the second quarter of 2021. Decreases in inventories and housing and weak business spending contributed to lower GDP growth for the quarter.

Sources: www.bea.gov, Wall Street Journal

U.S. Economic Indicators

Event	Event Date	Period	Survey	Actual	Prior / Revised (R)
Core CPI (MoM)	04/12/23	MAR	0.4%	0.4%	0.5%
Consumer Price Index (YoY)	04/12/23	MAR	5.1%	5.0%	6.0%
Retail Sales Ex. Auto (MoM)	04/14/23	MAR	-0.6%	-0.3%	-0.5% (R)
Chicago Fed National Activity Index	04/24/23	MAR	-0.20	-0.19	-0.19%
Consumer Confidence	04/25/23	APR	104.0	101.3	104.0 (R)
Personal Consumption Expenditures (PCE) (YoY)	04/28/23	MAR	4.1%	4.2%	5.1% (R)
Core PCE (YoY)	04/28/23	MAR	4.6%	4.6%	4.7% (R)
Change in Nonfarm Payrolls	05/05/23	APR	180K	--	236K
Unemployment Rate	05/05/23	APR	3.6%	--	3.5%

Source: Bloomberg Finance L.P. 05/01/23. Glossary terms on following page.

Contact Information

COREY BOYER

Vice President,
Investment Services
cboyer@pmanetwork.com

KENT JOHNSON

Senior Vice President,
Director-MN
kjohnson@pmanetwork.com

5298 Kyler Ave. NE, 2nd Floor | Albertville, MN 55301 | 763.497.1490

Glossary of Terms

Term	What is it:
Building Permits	Records the number of permits for future housing construction.
Capacity Utilization	Tracks the extent to which capacity is being used in the production of goods and services.
Change in Nonfarm Payrolls	This indicator measures the change in the number of employees on business and government payrolls.
Chicago Fed National Activity Index	A nationwide measure of economic activity and inflation pressures. An index value of zero indicates that the national economy is expanding at its historical trend rate of growth.
Consumer Confidence	Index examines how consumers feel about jobs, the economy and spending.
Consumer Price Index (CPI)	Measures the average change in retail prices over time for a basket consisting of more than 200 categories of assorted goods and services paid directly by consumers.
Core Consumer Price Index (Core CPI)	This measure of CPI excludes food and energy costs.
Durable Goods Orders	A measure of new orders placed with domestic manufacturers for durable goods, which are items that last three years or more.
Existing Home Sales	Measures monthly sales of previously owned single-family homes.
GDP Annualized QoQ	Measures the annualized quarterly growth of the final market value of all goods and services produced within a country. GDP is the foremost report on how fast or slow the economy is growing.
Housing Starts	Records the number of new housing units started during a period.
Index of Leading Economic Indicators (LEI)	An index designed to predict the direction of the economy.
Initial Jobless Claims	Tracks new filings for unemployment insurance benefits.
ISM Manufacturing	Measures manufacturing activity based on a monthly survey of purchasing managers.
MBA Mortgage Applications	The Mortgage Bankers Association's weekly mortgage application survey includes home loan application activity for conventional and government loans for home purchases and refinances.
Mortgage Delinquencies	A measure of the percent of total conventional and government loans which are at least one payment past due, but not in the process of foreclosure.
Personal Consumption Expenditure (PCE)	The Federal Reserve's preferred measure of inflation tracks overall price changes for goods and services. Core PCE excludes food and energy.
Personal Income and Spending	Index records the income Americans receive, how much they spend, and what they save.
Retail Sales	Tracks the sale of new and used goods for personal or household consumption.
Retail Sales Ex. Auto	Retail sales excluding motor vehicles and parts.
S&P Case-Shiller Home Price Index	Tracks the value of single-family housing within the U.S. There are multiple indexes including the 20-City Composite.
Unemployment Rate	The U-3 unemployment rates tracks the percentage of the civilian workforce that is unemployed.

Source: Bloomberg, The Secrets of Economic Indicators by Bernard Baumohl; PMA Asset Management, LLC

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May 2, 2023

Municipal Market Comments

Running On Empty

Admittedly, we sometimes give too much thought to our **Basis Points** titles, but choosing the right words from the outset can convey an overriding theme or idea that we want to resonate with our readership. This commentary is being released just ahead of this week's FOMC meeting amid **expectations that the Central Bank will raise the benchmark funds rate by 25 basis points, boosting the aggregate tightening cycle-to-date to 500 basis points through a series of what will be 10 rate hikes over a little more than one year. The new target range will be 5% - 5.25%**. With still-conflicting economic data points demonstrating sticky inflation against slowing growth, policymakers have no easy task beyond next month's meeting.

Running on Empty was recorded by Jackson Browne in 1977 and set as the title track of the artist's live album released in the same year. Debuting as a single in early 1978, **Running on Empty** spent over four months on the **U.S. Billboard Hot 100 chart**. In 2010, **Rolling Stone Magazine** ranked it at number 496 on its list of **"The 500 Greatest Songs of All Time"**. While the literal significance of **Running on Empty** captures the time when Jackson Browne drove the daily short-distance trip from home to the studio with a near-empty gas tank when making his **Pretender** album, the more philosophical interpretation conveys restlessness or perhaps even exhaustion, yet still with a sense of hope for a better tomorrow.

With this in mind, **we posit that market participants are likely suffering from monetary policy fatigue with a growing chorus signaling a near-conclusion to the Fed's tightening cycle**. Further evidence of economic retrenchment and elevated concerns over the viability of First Republic Bank and the general health of the overall regional banking system caused the futures contracts to modestly lower their wager for a 25-basis point rate hike through much of last week. The release of Q1 GDP with the accompanying, and more concerning, PCE price index seemed to alter perception with UST returning to sell-off mode, and odds of a 25-basis point bump in the funds rate advanced.

Real GDP (advance estimate) grew at an annualized rate of 1.1%, versus consensus of +1.9%, during the first quarter of 2023, and marked a slowdown from the 2.6% expansion booked in Q4 of last year. Core PCE

Jeffrey Lipton
Managing Director, Head of Municipal Research
Fixed Income Research
 (212) 667-5365
jeffrey.lipton@opco.com

Oppenheimer & Co. Inc. 85 Broad Street New York, NY 10004 Tel: 800-221-5588 Fax: 212-667-5925

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inflation exceeded consensus and advanced 4.9% during the January – March period, the highest acceleration in a year. This came along with the most active consumer spending in about two years, with the overall increase of 3.7% showing strength across both goods and services. Purchases on motor vehicles were visibly strong, yet inventory drawdowns prevailed, and signs of household and business spending retrenchment were evident during the later stages of the quarter.

Subsequent revisions to Q1 GDP will likely reflect the overall resiliency of the American consumer with views on discretionary spending, but we do maintain that our Nation's growth trajectory is expected to exhibit further tightening, with anticipated contraction a very possible scenario. A separate report for March core PCE showed still-elevated price pressure, rising 0.3% from the prior month and 4.6% year/year. Recent reads on ISM manufacturing PMI and U.S. factory activity demonstrated negative pressure, albeit at a slower rate, yet further retrenchment is more likely than not.

Signals that the domestic housing market may be bottoming out may bode well for our economic outlook, but subsequent housing developments will likely be tied to the level of mortgage rates, the strength of the labor market, supply/demand dynamics (which may have greater impact than where mortgage rates stand), and overall degrees of consumer confidence. Friday's anticipated release of April employment data should provide meaningful guidance. The freshly reported JOLTS report for March revealed that available positions declined month/month, sending Treasury yields lower on softer labor market evidence.

The contracts are now flashing a full 25-basis point increase with the fresh growth and inflation data points as well as with the recently minted deal between the FDIC and JP Morgan Chase for the disposition of First Republic's loans, investment securities, and deposits. Nevertheless, **the ongoing concerns over future economic growth and the potential for further bank displacements with tightening credit conditions have set market expectations for a Central Bank pause beyond this week's meeting.** Overall business capital spending and investment will likely show continued pullback, especially if credit and overall financial conditions reveal meaningful erosion.

Although contracts continue to point to a Q3 pivot, Chair Powell's post-meeting comments could alter the bond market's policy calculus. While the actual magnitude of the rate decision may be a foregone conclusion, the tone and guidance communicated by Chair Powell during his post-meeting press conference will likely be more relevant. **Admittedly, inflation still has a long journey to the Fed's 2% target, yet there needs to be meaningful recognition of slowing growth conditions as well as existing credit developments and the potential for further banking-related stress.**

We expect the Chair to be presented with questions surrounding the debt ceiling and associated Congressional and White House deliberations, as strained as they appear to be, and how such developments factor into Fed thinking. **The markets can be expected to elevate the debt ceiling issue to heightened levels of concern absent an immediate-term resolution, and failure to act, with an inability to pay debt obligations when due, would certainly have catastrophic domestic and global implications.**

Having said this, Mr. Powell may stick to his previous comments that resolution is in the hands of the legislative and executive branches of government. Treasury Secretary Janet Yellen has just notified House Speaker Kevin McCarthy that her department's use of special accounting measures to operate within the current debt limit is nearing an end, with June 1st as a targeted date whereby Treasury may no longer be able to service all

government debt. Secretary Yellen emphasized, “Given the current projections, it is imperative that Congress act as soon as possible to increase or suspend the debt limit in a way that provides longer-term certainty that the government will continue to make its payments.”

Even negative sentiment without actual bank failures can wreak havoc upon confidence and result in a tighter credit environment, and while Washington is expected to favorably act, sentiment can also suffer erosion should the debt ceiling issue remain unresolved through much of May. A crisis in confidence could certainly resonate throughout the global economy and call into question our commitments made to multiple stakeholders.

Should a highly unlikely payment default on U.S. debt occur, severe economic contraction, a devaluation of the dollar, and skyrocketing borrowing costs would ensue. ***The combination of an aggressive monetary policy tightening campaign and SVB et al has pushed lending standards to more restrictive ground, and the Fed must consider the potential for additional lending dislocation.*** We would also suggest that deposit activity may demonstrate un-anticipated distortions in flows moving forward in the event of further banking-related stress.

Against this backdrop, we support a pause beyond May and prefer to re-evaluate the economic trajectory and financial conditions for the June FOMC meeting. We expect the Fed to acknowledge progress made on the inflation front by softening its language, yet we are not sure just how far policymakers will go with capitulating on the arrival of sufficiently restrictive rates at the conclusion of the FOMC meeting.

We take the view, along with others, that the tighter credit conditions brought on by the banking stress equate to at least 25-basis points of additional rate advances. Chair Powell can retain a hawkish tone, particularly surrounding future evidence of persistent inflationary pressure, but we feel strongly that the above acknowledgements should be part of his narrative. ***Whether or not the Fed sees greater risk of recession given the evolving banking events and outcomes, there is little denying the observation that growth will suffer collateral damage.***

Throughout the past week, UST securities have been trading beyond a previously tighter range with greater volatility, bouncing among reaction to a flight-to-quality bias, economic data prints, an approaching FOMC meeting, and Treasury market offerings. Munis, following a heavy sell-off given the unsustainable richness of the tax-exempt curve, with greater corrections on the short-end, have settled into a very tight trading range with relative stability ahead of the FOMC meeting. The frothy price levels on the short-end of the muni curve actually made similar maturity UST securities more compelling on a tax-adjusted basis.

Now that we are in a new month, there is ample runway to discuss muni performance for April. Even though April volume fell by 24% year/year (per Refinitiv data), led by a 69% drop in taxable issuance, munis lost 29 basis points last month, underperforming the 5-basis point loss posted by UST. ***Year-to-date, munis are also underperforming UST and corporate bonds, 2.52%, 2.59%, and 3.06% respectively, although we would add that the performance spread has narrowed in favor of munis over the past few trading sessions. We would posit that April muni performance would have been meaningfully worse had supply taken on a more normal trajectory.***

The reasons for the continued monthly declines in supply range from existing stimulus funds available to many municipal governments and enterprise units to ongoing monetary policy uncertainty, which has taken rates higher and kept refunding opportunities scarce. Refunding volume in April dropped almost 44% year/year.

Aggregate issuance year-to-date stands at \$107.63 billion, down over 25% from the same period of 2022. Issuers tend to hold off on accessing the market ahead of policy meetings, but we would note that this week's supply is fairly heavy given the Tuesday/Wednesday gathering. We expect this week's plate of offerings to be priced to sell so as to minimize underwriter balances.

For much of 2023, many issuers have been sidelined for one reason or another, and we do not see a meaningful break from this trend anytime soon. However, Federal stimulus funds will not last in perpetuity, and at the very least, monetary policy is likely close to the end of its tightening sequence, and if the market gets its way, rates may shift downward later this year – a big ask and subject to a range of conditions.

Should rates drop enough, we can expect to see a resurgence of refunding activity. Furthermore, new-money issuance declined by about 38% in April year/year, and issuers would likely elevate new-money debt if there are compelling arguments to lock in lower long-term financing terms.

Parsing the performance data for April, seven-year and in maturities underperformed the broader index given the richer valuations and greater attendant corrections on shorter tenors during the muni sell-off. The month ended with limited impact from tax-liability related selling activity, largely attributable to the presence of lower capital gains.

The out-performance demonstrated by taxable munis (35 basis points) in April reflected expensive prices on exempts relative to the cheaper valuations available on taxable muni alternatives with ratios favoring the latter, particularly on shorter areas of the curve. Year-to-date, taxable munis are returning 5.14%, outperforming the broader muni index as relative value opportunities support taxable performance, and even outperforming the UST and corporate bond indices for the same time period.

In a recent **Municipal Basis Points** commentary, we suggested that **technical conditions should improve with expanding demand amid heavier reinvestment needs, thus setting up the month of May for better performance, with single-digit positive returns a very real possibility. This technical support should continue into June and July, with anticipated positive returns in those months as well. While issuance may advance, we expect the market to manage the supply fairly well amid a more stable rate environment.**

This month may see some type of return to positive fund flows, but we are not signaling a cyclical shift just yet. As we move throughout the month, better value opportunities may be found on longer dated exempts and even on mid-range investment grade cohorts with a focus on certain revenue bond structures.

There is much to talk about now with the First Republic/JP Morgan Chase deal in place. Of the approximately \$30 billion in securities to be acquired by JP Morgan from the First Republic investment portfolio, munis comprise about \$16.6 billion (Held-to-maturity fair value) according to Federal Reserve data. Although

significant, this figure is down from a year ago as many banks liquidated muni holdings in 2022. Assuming that these securities will be acquired at discounted levels, there is probable motivation for JP Morgan to largely hold these muni positions with a degree of attention paid to credit and structure.

Thus, we do not expect any material dislocations to the muni market from the First Republic developments. However, we will be monitoring BlackRock's liquidation of muni bonds previously held by SVB and Signature Bank. The sale of these securities will be made in tranches and will take place over time. We suspect that market pricing has already accounted for what should be an orderly liquidation of muni assets, but we are prepared to experience a degree of market dislocation.

We continue to posit that the muni asset class is well-positioned and should outperform other fixed income investment classes through an anticipated recession with respect to credit, even though muni credit has effectively peaked. Munis will offer defensive attributes to an investment portfolio, and we suspect that institutional buyers will consider munis more closely. For the individual muni investor, the unfolding First Republic events, along with previous banking scenarios, should bring about calm and help to keep financial stability in place and disruptive market forces at bay.

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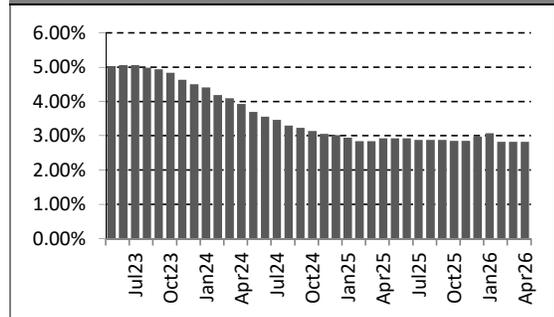
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Cash Market Indices: ²

Term	Discount	90 Day Rate
	Rate (%)	Change
ON SOFR	4.81	0.25
1 M LIBOR	5.09	0.51
SOFR 30D AVG	4.82	0.50
3 M LIBOR	5.34	0.53
6 M LIBOR	5.43	0.37
1 Y LIBOR	5.44	0.16
FED FND ACT	4.82	0.26
FED FND TGT	5.00	0.25
O/N REPO	4.84	0.52
SIFMA	3.86	1.99

Commercial Paper (A1/P1): ³

Term	Discount	90 Day Rate
	Rate (%)	Change
7 Day	4.96	0.43
30 Day	5.09	0.54
45 Day	5.12	0.51
60 Day	5.17	0.50
90 Day	5.27	0.50
120 Day	5.33	0.48
180 Day	5.39	0.42
210 Day	5.41	0.41
240 Day	5.38	0.36
270 Day	5.36	0.33

Fed Funds Futures Contracts: ⁴

U.S. Treasury Bills: ⁵

Term	Discount	90 Day Rate
	Rate (%)	Change
30 Days	5.09	0.76
60 Days	5.07	0.64
90 Days	5.02	0.53
120 Days	4.94	0.41
180 Days	4.75	0.20
360 Days	4.78	0.24

U.S. Agency Discount Notes: ⁶

Term	Discount	90 Day Rate
	Rate (%)	Change
30 Days	4.71	0.24
60 Days	4.84	0.25
90 Days	4.94	0.26
120 Days	4.99	0.25
180 Days	5.00	0.19
360 Days	4.95	-0.13

Institutional Money Market Mutual Funds: ⁷

Fund Name	1 - Day Yield
Prime: Federated Money Mkt Management	4.89
Prime: Dreyfus Cash Mgmt	4.77
Prime: Western Asset Inst Liquid Reserves	4.98
US Govt: Federated Gov't Obligations Fund	4.72
US Govt: Fidelity Government Portfolio	4.73
US Govt: Western Asset Inst Gov't Reserves	4.76

Term Markets: Bloomberg Fair Market Value Curves ⁸

Taxable Market	1 year	2 Years	3 Years	4 Years	5 Years	10 Years	20 Years	30 Years
U.S. Treasury Notes & Bonds	4.73	4.01	3.68	3.55	3.50	3.43	3.84	3.70
US Government Agency	4.79	4.18	3.85	3.68	3.61	3.75	4.15	NA
US TXBL Municipal G.O. AAA	4.90	4.21	4.08	4.03	4.07	4.33	4.72	4.93
US TXBL Municipal G.O. AA	4.92	4.31	4.21	4.16	4.18	4.43	4.75	5.01
USD Corporate Composite A	4.87	4.57	4.40	4.33	4.34	4.66	5.11	5.05
Tax-Exempt Muni Market	1 year	2 Years	3 Years	4 Years	5 Years	10 Years	20 Years	30 Years
US General Obligation AAA	2.83	2.70	2.53	2.43	2.37	2.36	3.19	3.47
US General Obligation AA+	3.01	2.84	2.64	2.54	2.48	2.52	3.44	3.76

Bloomberg Bond Yield Forecasts (Weighted Average) ⁹

Index	Q2 23	Q3 23	Q4 23	Q1 24	Q2 24	Q3 24
Federal Funds Rate	5.25	5.20	5.10	4.70	4.25	3.85
3 Month Term SOFR	5.16	5.11	4.86	4.46	4.00	3.64
2 Year US Treasury Yield	4.19	4.01	3.75	3.55	3.36	3.22
10 Year US Treasury Yield	3.59	3.54	3.44	3.41	3.36	3.31

Please contact the following individuals below with questions:

Chris Sullivan Senior Director - Investments Cash Management Group of Oppenheimer & Co. Inc. chris.sullivan@opco.com 612-337-2719	Jack Fay Senior Financial Advisor - Investments Cash Management Group of Oppenheimer & Co. Inc. jack.fay@opco.com 612-337-2770	Lorraine Welch Senior Financial Associate Cash Management Group of Oppenheimer & Co. Inc. lorraine.welch@opco.com 612-337-2723
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1) Rates quoted are as of the date shown, are subject to change, do not include sales commissions and may include a dealer spread. 2) Source: Bloomberg. FED FND ACT is Fed Funds Effective Rate. FED FND TGT is Fed Funds Target Rate. 3) Source: Bloomberg. Rates are composite of offered levels for A1/P1/F1 US Commercial Paper. 4) Source: Bloomberg. Federal Funds Futures contracts effective rates. 5) Source: Bloomberg. Rates are a composite of offered levels for U.S. Treasury Bills. 6) Source: Bloomberg. Rates are a composite of discount offered levels received from brokers & dealers for US Agency Discount Notes. 7) Source: Bloomberg. Annualized 1-Day Distribution Yield. Yields can change daily when the NYSE is open. Please note that the minimum initial investment amount and minimum balance requirements can vary greatly between money market funds. Please contact us or read the prospectus for current minimums and availability of money market funds in your account. An investment in a money market fund is not guaranteed by the Federal Deposit Insurance Corp or other government agency. 8) Source: Bloomberg. Rates are derived from Bloomberg's option-free Fair Market Curves. 9) Source: Bloomberg. Fed Funds, 3-Month Libor, and 2-Year Treasury Forecasts from Bloomberg. Weighted Average results illustrated.

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Short-term negotiable unsecured promissory notes issued at a discount to par, primarily by industrial and financial corporations. Interest income on CP is fully taxable.

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The Federal Funds Futures Contract is for the simple average of the daily effective federal funds rate during the month of the contract.

Federal Agency Discount Notes:

Federal Agency Discount Notes are short-term securities issued by government sponsored enterprises (GSEs) at a discount to par value. The difference between the discount purchase price and the par value (the accreted interest) is paid at maturity. The interest earned on some Federal Agency Discount Notes is state and local tax-exempt.

Federal Agency Bonds:

Federal Agency Bonds are securities issued by government sponsored enterprises (GSEs), corporations created by Congress to foster a public purpose. Most agency bonds pay a semiannual coupon and are sold in a variety of instruments.

Money Market Mutual Funds

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USD Composite A

Bloomberg Composite Ratings are averages of Moody's, Standard and Poor's and Fitch. The indices are comprised of a basket of US Dollar denominated option-free Fair Market Value Corporate bonds with maturity dates around the selected time period.

US General Obligation AAA, AA+, AA-, A+

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A short term debt obligation backed by the U.S. Government with a maturity of less than one year. T-bills commonly have maturities of one month, three months, or six months. T-bills are issued through a competitive bidding process at a discount from par, which means that rather than paying fixed interest payments like conventional bonds, the appreciation of the bond provides the return to the holder.

U.S. Treasury Notes and Bonds:

A fixed-interest U.S. government debt security with a maturity from one to thirty years. Treasury securities make interest payments semi-annually and interest is only taxed at the federal level.

90 Day Rate Change

The difference between the current rate and the rate 90 days prior. Should 90 days prior fall on a date where the market is closed, the date is shifted to the last open market date beyond 90 days.

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U.S. Municipal Bond Market

Municipals Seen as Quality Amid Bank Stress, Economic Uncertainty

- The uncertainty experienced in the banking sector in recent weeks reinforced the idea that investors continue to see U.S. municipal bonds, especially in the state and local government sectors, as high-quality investments.
- Public finance upgrades continued to outpace downgrades in all of 2022 and we believe this trend is likely to continue in 2023 to be driven by local government and school district upgrades.
- We think the current landscape strengthens our call to trade up in quality when possible.
- The FDIC retained Blackrock to gradually and orderly sell the securities of Silicon Valley Bank and Signature Bank over time. We reviewed why banks increased municipal holdings over the last 10 years and believe some catalyst would need to materialize to cause them to unload current holdings in consequential numbers.
- President Joe Biden’s veto of H.J. Res. 30 protected a Labor Department rule that removed obstacles for fiduciaries to consider environmental, social, or governance (ESG) factors when making investment decisions. Under the existing rule ESG factors can be considered but, are not required when making investing decisions.

Tom Kozlik
Head of Municipal Research & Analytics
214.859.9439
tom.kozlik@hilltopsecurities.com

Key Market Concern Shifted from Inflation to Safety, and Back to Inflation

Interest rates force adjustments in finance the way gravity regulates the physical world. To say U.S. interest rates have risen sharply since the beginning of last year would be an understatement. Rising rates began to unravel aggressive portfolio management in the financial sector and the outcome caused meaningful bank failures and spilled over to various capital markets in March. To set the stage let’s revisit what has happened with interest rates for some perspective. The U.S. Federal Reserve upped its target rate nine times since it met on March 16, 2022 (including March 22, 2023). The Fed’s path to fight inflation pushed 2-year Treasury yields up 428 basis points to 5.06% as of March 8, 2023.

We think the current landscape strengthens our call to trade up in quality when possible.

The U.S. Fed Seeks to Tame Inflation, 22-23 Rate Hikes

FOMC Decision Date	Rate Change (in bps)	Federal Funds Target Rate Range
Wednesday, March 22, 2023	+25	4.75% to 5.00%
Wednesday, February 01, 2023	+25	4.50% to 4.75%
Wednesday, December 14, 2022	+50	4.25% to 4.50%
Wednesday, November 02, 2022	+75	3.75% to 4.00%
Wednesday, September 21, 2022	+75	3.00% to 3.25%
Wednesday, July 27, 2022	+75	2.25% to 2.50%
Wednesday, June 15, 2022	+75	1.50% to 1.75%
Wednesday, May 04, 2022	+50	0.75% to 1.00%
Wednesday, March 16, 2022	+25	0.25% to 0.50%

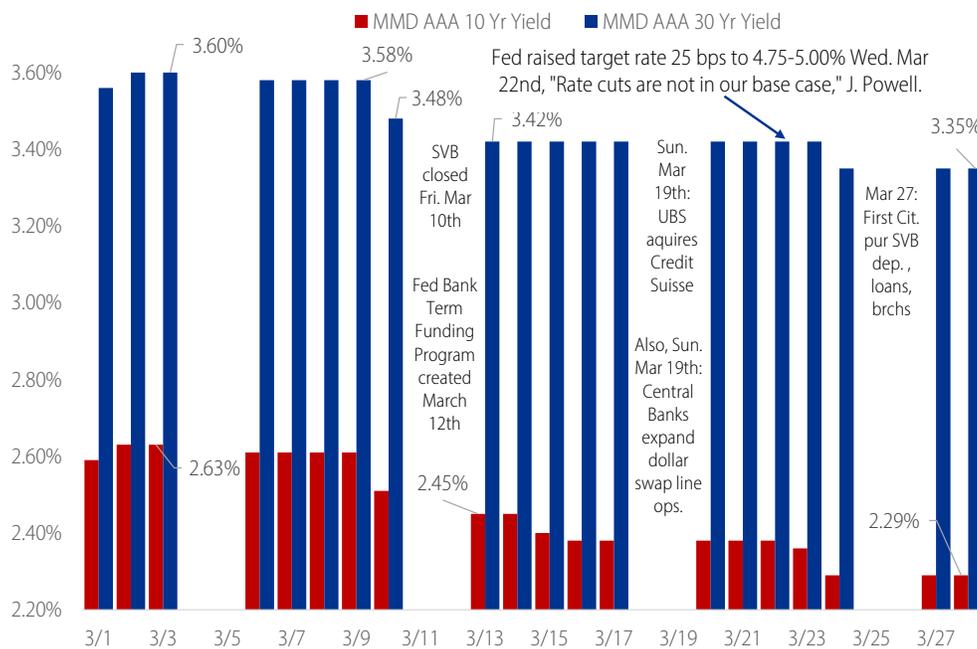
Source: U.S. Federal Reserve and HilltopSecurities.com

On the longer end of the Treasury curve the 30-year rose 200 basis points to a 4.02% as of the beginning of March. Municipal yields experienced steep increases since the beginning of 2022 too. The 2-year AAA Municipal Market Data (MMD) yield rose about 250 basis points to a 2.99% and the 30-year AAA MMD rose over 300 basis points to a 3.60% both as of March 3.

In recent weeks yields have fallen even amid the Fed upping their target rate once again this time by 25 basis points to a range of 4.75%-5.00% on March 22. Even so, the 2-year Treasury fell 105 basis points to a 4.01% (as of Monday March 27) and the 30-year Treasury fell about 26 basis points to a 3.76% also as of Monday March 27. Municipals yields dropped as well. The 2-year AAA MMD yield fell almost 60 basis points to 2.40%. The 10-year AAA MMD yield dropped 34 basis points to a 2.29% from a 2.63% and the 30-year MMD fell 25 basis points to a 3.35% both as of Monday March 27. All three AAA MMD yields continued to retreat since the end of March. The 2-year fell another four basis points between March 27 and April 4. While the 10-year AAA MMD fell another 8 basis points to 2.21% and 30-year AAA MMD fell 10 more basis points to 3.25%.

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Municipal Yields Drop Because of Regional Bank Stress



Interest rates began to fall in recent weeks because of stress concerns in the U.S. and international banking sectors.

Source: Refinitiv and HilltopSecurities.

Interest rates began to fall in recent weeks because of stress concerns in the U.S. and international banking sectors. Rising interest rates took their toll on bank portfolios even before the calendar turned to 2023. At the end of February 2023 Federal Deposit Insurance Corporation (FDIC) Chair Martin Gruenberg warned of the impact higher rates could have on the bank sector generally and on bank unrealized losses specifically. Chairman Gruenberg highlighted on Feb. 28, 2023:

“Unrealized losses on available-for-sale and held-to-maturity securities totaled \$620 billion in the fourth quarter, down \$69.5 billion from the prior quarter, due in part to lower mortgage rates. The combination of a high level

At the end of February 2023 Federal Deposit Insurance Corporation (FDIC) Chair Martin Gruenberg warned of the impact higher rates could have on the bank sector generally and on bank unrealized losses specifically.

of longer-term asset maturities and a moderate decline in total deposits underscores the risk that these unrealized losses could become actual losses should banks need to sell securities to meet liquidity needs.”

Less than two weeks later Silicon Valley Bank (SVB) and Signature Bank were forced to close their doors and later failed for reasons related to their portfolios and an inability to meet depositor demands. On Monday, March 13 Moody’s Investor Service lowered its outlook on the U.S. banking system to “Negative” from “Stable” because of the “rapidly deteriorating operating environment.”

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Unrealized Gains (or Losses) on Bank Investment Securities (all FDIC-Insured Institutions) \$ in billions



The Federal Reserve announced the creation of its Bank Term Funding Program on March 12. This program allowed banks and other institutions to receive loans based on qualifying assets.

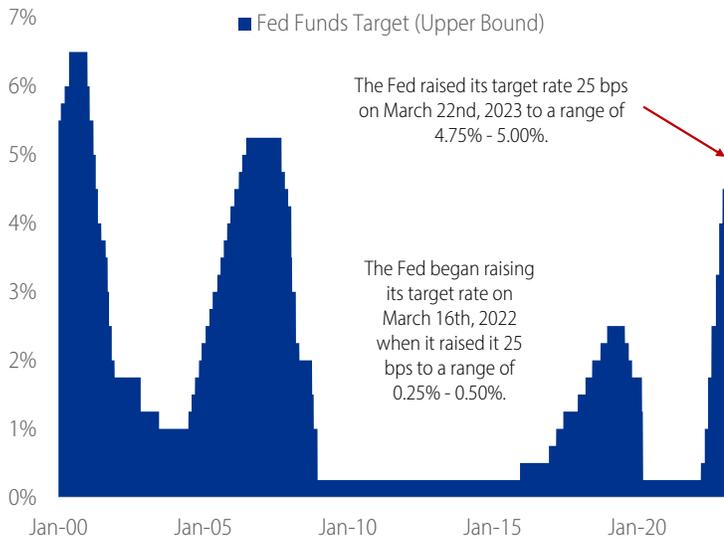
Source: FDIC and HilltopSecurities.

Polymakers Worked to Restore Confidence

The Federal Reserve announced the creation of its [Bank Term Funding Program](#) on March 12. This program allowed banks and other institutions to receive loans based on qualifying assets. This program would make it so banks would not have to sell assets at a loss in order to meet depositor demands. The Fed’s new program helped to restore some confidence in the sector. Some confidence also returned after the FDIC announced that SVB depositors would “be made whole,” per a March 13, 2023 FIDC statement. The Federal government also decided to stand behind deposits in Signature Bank. These actions in essence protected depositor amounts in these two institutions only which were above the stated \$250,000 insured level. Later that week, on March 16 U.S. policymakers announced a group of 11 banks deposited \$30 billion into First Republic Bank to shore up its finances. Treasury Secretary Yellen, the same day Fed Chair Powell announced a 25 basis point increase to the Fed Funds target rate, made clear that regulators were not seeking to provide blanket insurance to all depositors without consultation with federal lawmakers while speaking to a Senate subcommittee.

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The Fed Raised its Target Rate Again March 22 to a Range of 4.75%-5.00%



Source: U.S. Federal Reserve and HilltopSecurities.

A high level of uncertainty existed in the financial markets during the week of March 13-17.

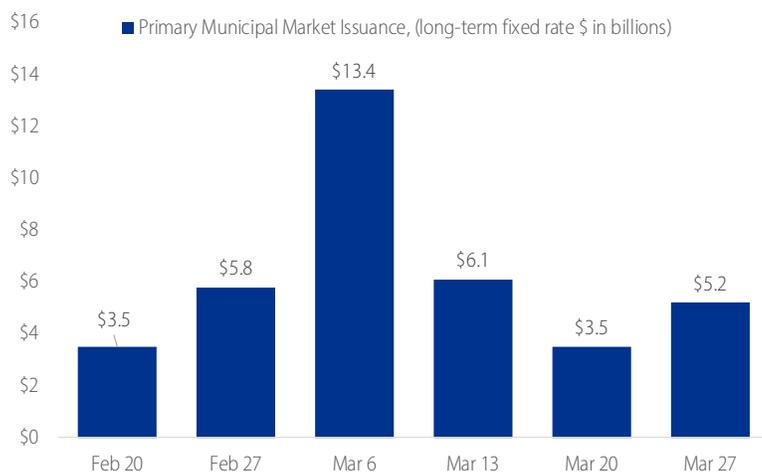
Some Capital Markets Sectors Were Frozen, Not Municipals

A high level of uncertainty existed in the financial markets during the week of March 13-17. The failures of SVB and Signature were among the largest bank failures in U.S. history, many wondered if there was to be contagion like the markets experienced during the World Financial Crisis in 2007 and 2008. There was important capital markets activity that was essentially frozen from March 13-17. Investment-grade and high-yield corporate debt activity was sparse. Initial public offerings paused while mergers and acquisitions planning moved only slowly because of the uncertainty.

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Primary and secondary market functioning in the U.S. municipal bond market was not negatively impacted. In fact, primary municipal bond market activity continued as planned for the week of March 13. A significant portion of the primary municipal market was put on hold during the worst of the COVID-19 uncertainty in March and April of 2020, in contrast. That was not the case during the week of March 13. Municipal investors did not panic, and so public finance entities were able access investors via the U.S. municipal capital markets.

Primary Municipal Market Pricings Continued Amid Banking Sector Stress



Source: HilltopSecurities.

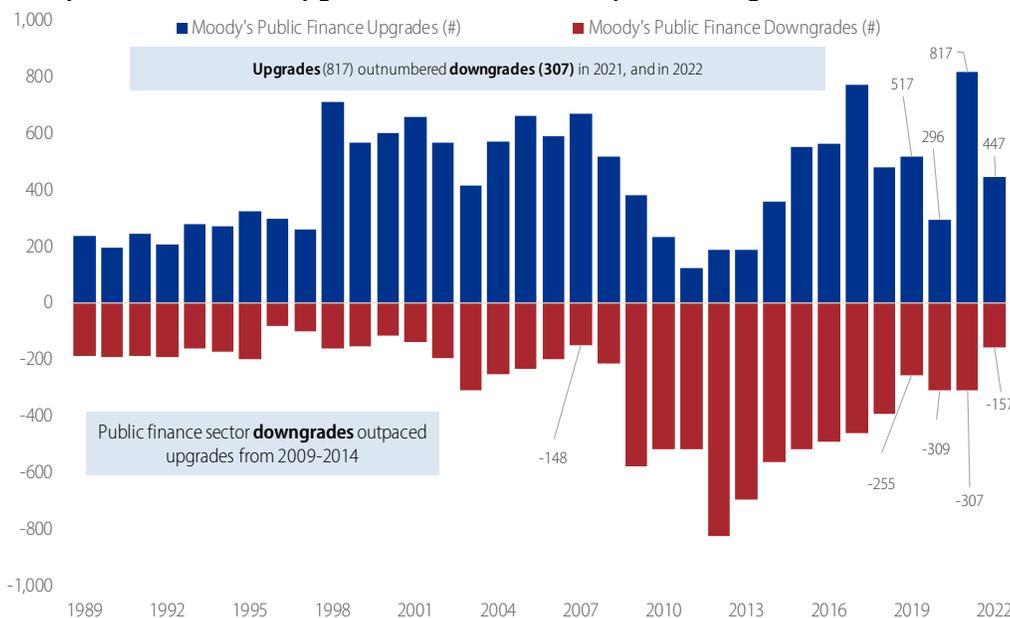
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Flight to Quality

In fact, we saw that high grade municipals were very much part of the flight to quality activity during the week of March 13 in the secondary market. This is not at all surprising to us. Public finance entities have been enjoying a period we have deemed the Golden Age of Public Finance that has boosted credit quality in the sector. The latest Moody's Ratings Service data for all of 2022 showed that public finance sector upgrades outpaced downgrades again for the second year in a row. Moody's reported 447 upgrades compared to only 157 downgrades in all of 2022. The upgrade activity was concentrated mostly amongst general obligation issuers, especially local governments. This is largely because of the impact that the outsized amount of federal relief has had and continues to have on government budgets. The last time we saw a level of downgrades this low was in 2007 when there were 148 public finance downgrades.

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Moody's Public Finance Upgrades Continued to Outpace Downgrades in 2022



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Source: Moody's and HilltopSecurities. \$ in billions.

Our [Municipal Sector Credit Outlooks](#) (Jan. 17, 2023) provide a credit summary of sub-sectors in public finance. We did lower our state sector outlook to "Stable" from "Positive" in January 2023 not because we are expecting credit deterioration but because most state credits that were likely to experience an upgrade were already upgraded by the rating agencies. We also noted that most states have strong total balances and are well positioned to withstand an economic storm that may develop in the near-term, in our Dec. 6 report, [State Credit Mainly Improved & Most Positioned to Withstand a Recession](#). We still have "Positive" outlooks on the local government and school district sectors. This is mostly because we believe that upgrades are likely to continue to outpace downgrades in 2023. We continue to have a "Negative" outlook on both the investment grade and sub-investment grades areas of healthcare. We are split in higher education where we have a "Cautious" outlook for public higher-ed and a "Negative" outlook for private higher ed. Please see the details in our Jan. 17 report [Municipal Sector Credit Outlooks](#) for more. We include outlooks and commentary for 15 public finance sectors so as to further break down what is happening from a credit perspective in the municipal bond market.

We did lower our state sector outlook to "Stable" from "Positive" in January 2023 not because we are expecting credit deterioration but because most state credits that were likely to experience an upgrade were already upgraded by the rating agencies.

We still believe investors should use the current backdrop to trade out of issues that even though they have improved in credit quality via the recent metrics, may still have problems with attaining multi-year structural balance. This will further bolster the credit worthiness of investors' municipal portfolios before a time when the macro-economic environment could deteriorate.

We still believe investors should use the current backdrop to trade out of issues that even though they have improved in credit quality via the recent metrics, may still have problems with attaining multi-year structural balance.

One of the potential outcomes from the banking sector stress that is likely to develop is that the availability of credit will tighten. This was happening from a big picture perspective even before the March 2023 bank failures. A tightening of the availability, especially amongst small and medium sized regional banks could directly impact public finance entities but at this time we are not expecting this to result in meaningful credit deterioration in the sector.

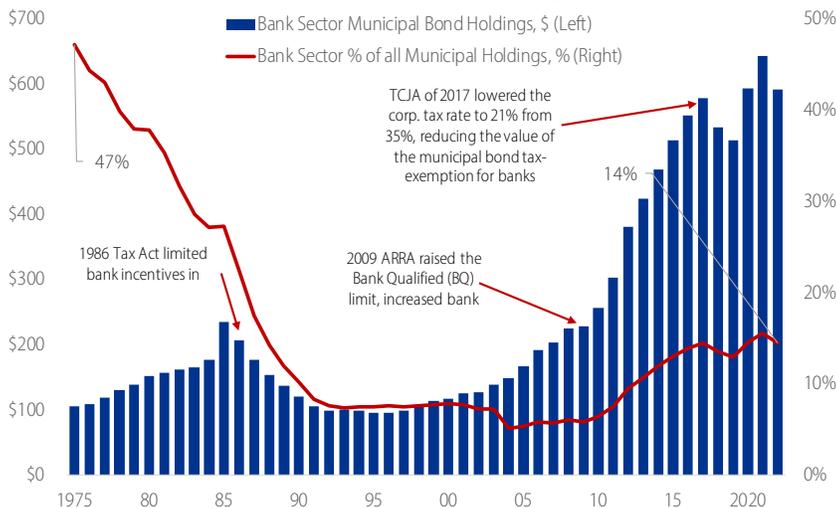
Bank Ownership of Municipals

Another area of focus that deserves attention is bank ownership of municipal bonds. The two big questions that exist where bank ownership of municipals is concerned are: 1) How will bank ownership of municipal bonds in general be affected? 2) Are we seeing troubled banks selling their municipal portfolios?

To answer the question about how bank ownership of municipal will be impacted we need to consider how bank ownership has evolved since the World Financial Crisis. Some perspective here is important. The bank sector almost doubled its holdings of municipal bonds over the last 10 years. In 2012 the financial sector owned about 9% of all outstanding municipals while at the end of 2022 the sector owned about 14%. There were two key reasons why banks increased their holdings of municipals between the Financial Crisis and the Tax Cuts and Jobs Act (TCJA) of 2017. The first was because of the 2009 Recover Act raised the bank-qualified limit. The second was because deposits continued to come into the door, but there were not as many opportunities for banks to make loans because a reduced level of economic activity. Banks are also very opportunistic where municipals are concerned. Some have specific reasons why they buy in certain sectors or even in different parts of the country. Many are also very much tied to relative value comparisons. So, for example if Municipal to Treasury Ratios rise above recent or historical averages banks oftentimes will participate in municipal financings.

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Bank Holdings of Municipal Bonds Rose During the COVID-19 Crisis



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After the TCJA of 2017 bank ownership of municipals fell slightly. Reasons for this differed portfolio-to-portfolio but generally this was expected because of the reduced corporate tax rate. This shift was also expected because of how much municipal bonds banks added to their portfolios over the previous 10-plus years. When the COVID-19 crisis occurred, banks added to their municipal positions after 2020 mostly because there were times they took advantage of attractive technical indicators, but also because there was a high level of uncertainty about economic conditions in 2020 and 2021. We believe banks sought out municipals during this time, especially high-quality credits, because they were comfortable with the direction credit quality was headed especially because of the substantial federal relief and aid transferred to the sector from the federal government.

After the Tax Cuts and Jobs Act of 2017 bank ownership of municipals fell slightly. Reasons for this differed portfolio-to-portfolio but generally this was expected because of the reduced corporate tax rate.

Bank holdings of municipal bonds remain near a 20-year high, so it is probably unrealistic to expect them to rise substantially without a specific catalyst - something similar to those we noted above. We also, however, do not foresee a specific catalyst that would force a significant reduction in holdings either. We expect banks will be selectively involved in primary and secondary municipal activity when it fits their profile and investment strategies going forward. Overall, we expect banks to be attracted to municipal bonds because of the tax benefits and strong level of credit quality.

There is more uncertainty where the second question is concerned. Over the last month we have not seen meaningful selling of municipal bond holdings from the banks in question. This is a topic on the minds of the market because some banks in question have built sizeable municipal holdings.

Overall, we expect banks to be attracted to municipal bonds because of the tax benefits and strong level of credit quality.

First Republic Bank (FRB) for example as of the end of 2022 owned about \$19 billion of municipal securities, mostly designated as "held-to-maturity." FRB's financial statements describe the municipal holdings in the investment portfolio as having an average credit rating of AA and an average issuer position of \$39 million.

Silicon Valley Bank (SVB) holds municipal bonds as well, but not to the extent that we see in FRB's portfolio. At the end of 2022 SVB held a little over \$7 billion of municipal bonds designated as "hold-to-maturity." Over half of SVB's municipal holdings are rated Aaa and the majority of the municipal portfolio is rated Aa3 or higher.

On Wednesday the Federal Deposit Insurance Corporation announced that it retained Blackrock to conduct an orderly process of portfolio sales for former Signature Bank and Silicon Valley Bank. The FDIC noted that the selling will "will be gradual and orderly, and will aim to minimize the potential for any adverse impact on market functioning by taking into account daily liquidity and trading conditions." We noted above that SVB owned about \$7 billion of municipal bonds and we should note that Signature Bank owned about \$250 million of municipals. We do not expect this process, particularly if it occurs over time, to adversely impact the day-to-day functioning of the market. This is especially true because of the lower than average amount of primary market issuance we are continuing to expect for the rest of 2023.

We do not think that investors have soured on municipals at this time. It is common to see flows out of municipals at this time of year for tax purposes.

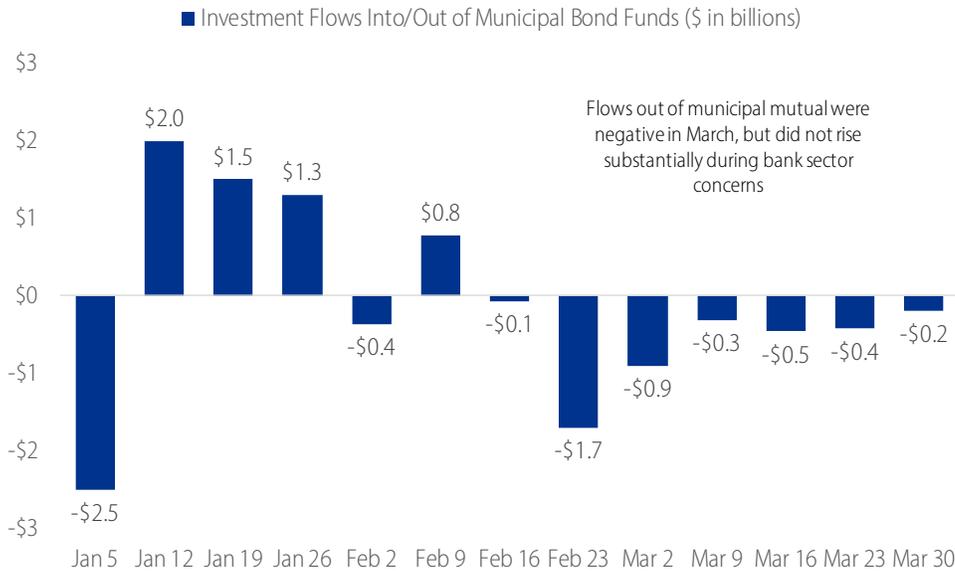
Investment Dollars Continue to Flow Out of Municipal Funds

Investors have withdrawn investment dollars from municipal mutual funds over the last seven straight weeks. A little less than \$500 million was pulled during the week ending

Wednesday March 15, when the bank sector uncertainty seemed to be at its highest. We do not think that investors have soured on municipals at this time. It is common to see flows out of municipals at this time of year for tax purposes.

At the end of 2020 the U.S. Labor Department proposed a rule that would require those managing pension and 401k plans to put economic interests over non-pecuniary (non-financial) goals.

Investors Continued to Withdraw from Municipal Mutual Funds in March 2023



Source: Lipper and HilltopSecurities.

President Biden Vetoes ESG Investment Restriction Bill

Political maneuvering related to environmental, social and governance factors continues. At the end of 2020 the U.S. Labor Department proposed a rule that would require those managing pension and 401k plans to put economic interests over non-pecuniary (non-financial) goals. This proposal had not taken effect by the time President Donald Trump left office.

President Joe Biden in March vetoed H.J. Res. 30. The rejected measure could have repealed a November 2022 U.S. Labor Department rule, titled Prudence and Loyalty in Selecting Plan Investments and Exercising Shareholder Rights, that removed obstacles for fiduciaries to consider environmental, social, or governance factors when making investment decisions.

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the topic of ESG investing, which gained another level of prominence when former Vice-President published an op-ed in the Wall Street Journal, "Republicans Can Stop ESG Political Bias," in May of 2022, will likely continue to gain importance before the 2024 national elections.

We do not see any short-term market impact as a result of the President's veto. What the development does indicate is that the topic of ESG investing, which gained another level of prominence when former Vice-President published an op-ed in the Wall Street Journal, "Republicans Can Stop ESG Political Bias," in May of 2022, will likely continue to gain importance before the 2024 national elections.

Recent HilltopSecurities Municipal Commentary

- [The Fed is Not Changing Course, Reaffirms Our 2023 Municipal Outlook](#), Feb. 3, 2023
- [The Municipal Market in 2023, Hilltop's Municipal Sector Credit Outlooks](#), Jan. 17, 2023
- [The Texas Permanent School Fund's Bond Guarantee Program Slows to a Roll](#), Jan. 18, 2023
- [A Public Finance and Infrastructure Fiscal Policy Checklist and a Warning](#), Jan. 9, 2023

Readers may view all of the HilltopSecurities Municipal Commentary [here](#).

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