City of North St. Paul
City Council
Regular Meeting Agenda

July 19, 2022
6:30 PM

The City Council Meeting will be conducted on **July 19, 2022** at 6:30 p.m. The meeting location is the City Council Chambers of City Hall, located at 2400 Margaret St., North St. Paul.

The City Council will also be meeting by interactive TV under Minn. Stat. 13D.02. Members of the public are permitted to attend the meeting in person, however, it is encouraged to participate in the meeting remotely. Instructions can be found below.

The **July 19, 2022** Zoom meeting can be accessed at
https://tinyurl.com/NSPCityCouncil
(from a PC, Mac, tablet, iPhone, or Android device)
or by phone at 1-929-205-6099, meeting ID 821 4097 2224, password 362656.

You can also watch the meeting on our YouTube channel here **tinyurl.com/NSPYouTube**

I. Call to Order

II. Pledge of Allegiance

III. Roll Call
Council Member Thorsen
Council Member Petersen
Council Member Wong
Council Member Cole
Mayor Furlong

IV. Adopt Agenda

V. Consent Agenda

A. July 5, 2022 workshop minutes
B. July 5, 2022 regular meeting minutes
C. July 5, 2022 HRA meeting minutes
D. General Claims $1,454,298.89
E. HRA Claims $1,707.31
F. LMCIT Waiver for the Economic Development Authority Liability Insurance.
G. Special Event - American Legion Brat & Corn Fest

H. Application for a Temporary On-Sale Liquor License AND an Application for a Charitable Gambling for Exempt Permit for the Church of St. Peter, North St. Paul, September 17, 2022.

I. Community Center Roof Repair

J. Building Permit Report - June 2022

K. Resolution Approving Acceptance of Donations Received June 2022.

L. Declare surplus property - Fire Department (2007 Chevrolet Trail Blazer)

VI. Meeting Open to the Public

This Open Forum is an opportunity for persons to address the City Council on items not on the agenda. A completed public comment form should be presented to the Deputy Clerk prior to the meeting. Comments will be limited to 3 minutes per person. While the City Council may ask clarifying questions of the speaker, no formal action by the City Council or discussion will be held on these items.

VII. City Business Action Items & Recommendations

A. Redevelopment Master Plan Approval

VIII. Reports of City Manager & Departments

A. The Lillie ReDevelopment Update

IX. Reports of Council Commissions & Committees

X. General Business

XI. Adjournment

***There will not be a City Council workshop or regular meeting on August 2, 2022 (National Night Out).*

** A Special City Council Meeting is scheduled for August 8, 2022 at 5:00 p.m.*

The next regularly scheduled City Council meeting is August 16, 2022.

City of North St. Paul
July 5, 2022
Proposed City Council Workshop Meeting Minutes

I. CALL TO ORDER

Mayor Furlong called the meeting to order at 5:00 p.m. The meeting was conducted at City Hall in the Council Chambers, and also via Zoom.

II. ROLL CALL

Present: Council Member Thorsen
Council Member Petersen
Council Member Wong
Council Member Cole
Mayor Furlong

Staff: Interim City Manager Brian Frandle, Deputy Clerk Jennie Kloos, Public Works Director Ron Ritchie, Public Works Supervisor Randy Miller, Communications Consultant Kari Erpenbach

III. ADOPT AGENDA

On motion by Council Member Petersen, seconded by Council Member Wong, with all present voting aye (5-0), motion carried to approve the agenda as presented.

IV. TOPIC(S)

A. 2023 Levy and Budget Goal Setting Workshop

Interim City Manager Brian Frandle stated this is the kick-off to the 2023 budget process and mentioned the city council will have the opportunity to discuss and set the 2023 Levy target and to identify goals and objectives for the 2023 budget.

Finance Director Dan Winek presented city council with a variety of scenarios including budget highlights from 2022, the impact of various tax levies on homeowners including 2023 potential property tax impacts, increases in technology costs, and reductions in Local Government Aid (LGA).

Recommendations were made to include the Economic Development Authority (EDA), Housing and Redevelopment Authority (HRA) and commissions in the 2023 budget process.

Director Winek involved city council by asking them a number of questions followed by council members sharing their ideas for a proposed levy increase, goals for the City and desired budget topics. Council members expressed many similar goals including staffing, a desire to work on the City's infrastructure, and to ensure core services to residents.

Mr. Winek stated the next steps will be to meet with City Manager Frandle to review the information from the workshop and to meet with all department heads along with continued budget meetings.

OTHER BUSINESS
None.

VI. ADJOURNMENT
There being no further business, on motion by Council Member Petersen, seconded by Council Member Cole, with all present voting aye (5-0), Mayor Furlong adjourned the workshop meeting at 6:27 p.m.

_____
Terrence J. Furlong, Mayor

Attest:

_____
Brian Frandle, Interim City Manager/ Clerk

City of North Saint Paul
July 5, 2022
Proposed Regular City Council Meeting Minutes

I. CALL TO ORDER

Mayor Furlong called the meeting to order at 6:30 p.m.

II. THE PLEDGE OF ALLEGIANCE

All present recited the Pledge of Allegiance.

III. ROLL CALL

Present: Council Member Thorsen
Council Member Petersen
Council Member Cole
Council Member Wong
Mayor Furlong

Staff: Interim City Manager Brian Frandle, Deputy Clerk Jennie Kloos

IV. ADOPT AGENDA

On motion by Council Member Wong, seconded by Council Member Thorsen, with all present voting aye (5-0), motion carried to approve the agenda as submitted.

V. PRESENTATIONS

There were no presentations.

VI. APPROVAL OF CONSENT AGENDA

On motion by Council Member Petersen, seconded by Council Member Cole, with all present voting aye (5-0), motion carried to approve the consent agenda, Resolution No. 2022-066 consisting of:

A. June 21, 2022 workshop minutes
B. June 21, 2022 regular meeting minutes
C. General Claims $1,022,374.89
D. HRA Claims $757.89
E. EDA Claims $131,194.00
F. Approve Tobacco License Application for Holiday Station #441 – 2255 S. Avenue E. for July 1, 2022 through June 30, 2023
G. Approve Hydro Klean Sewer Cleaning & Televise not to exceed the budgeted amount of $121,467.00

VII. MEETING OPEN TO PUBLIC

John Schmahl expressed his concern over the fireworks noise and the postal stamp cost increase.

VIII. PUBLIC HEARINGS

There were no public hearings.

IX. CITY BUSINESS ACTION ITEMS & RECOMMENDATIONS

There were no action items or recommendations.

X. REPORTS OF CITY MANAGER AND DEPARTMENTS

Interim City Manager Frandle reported the City can now host all public meetings online through a variety of online resources to provide transparency and suggested meetings take place in rooms that have easy audio and visual technology.

Mr. Frandle noted National Night Out is August 2nd and will include a variety of things to do and see. He also encouraged registering online for block parties on the City website.

Mr. Frandle provided department updates and mentioned the MMPA annual meeting is Tuesday, July 26th at Greenhaven Golf Course.

XI. REPORTS OF COUNCIL, COMMISSIONS & COMMITTEES

Council Member Cole reported Parks and Recreation will meet July 27, Concerts in the Park is scheduled for July 21 at 7:00 p.m., EDA meets Tuesday, July 12, and the Joint EDA and Planning Commission meeting is July 21, 2022.

Council Member Wong stated Arts and Culture Commission will meet tomorrow. Planning Commission held a special meeting to discuss the Eldridge property and will meet again this Thursday for its regular scheduled meeting.

Council Member Petersen stated landscaping is scheduled for this Thursday at the student-built house.

Council Member Thorsen reported the Redevelopment Master Plan Commission met on Monday, June 27 to wrap things up. That Plan will be reviewed by the Planning Commission on July 7 where the public hearing will take place and it is scheduled to be reviewed by EDA on July 12. It will then be discussed by City Council for final approval.

Council Member Thorsen requested advice from City Attorney Mattick regarding how to absolve a committee. Mayor Furlong added he will check with Mr. Mattick on the specifications regarding this committee.

Mayor Furlong stated the Wreaths Across America event had lots of attendees and was a great event.

XII. GENERAL BUSINESS

Council Member Cole mentioned possible future updates on Police and Fire Departments.

Council Member Wong had nothing to report.

Council Member Petersen stated the annual conference went well and she is going on a ride-along with the Police Department tonight.

Council Member Thorsen had nothing to report.

Mayor Furlong thanked Council Member Cole for attending the ribbon cutting ceremony for M/I Homes. Mayor Furlong attended the Tartan High School groundbreaking ceremony and on July 14, the firefighters are having their annual picnic at Casey Lake. The Fire Department is requesting City Council members to do the cooking.

Mr. Frandle added the insurance company will be inspecting 58 buildings and structures for possible hail damage. No inspection date has been set at this time but it will be scheduled and someone will come out.

XIII. CLOSED SESSION

There was no closed session.

XIV. ADJOURNMENT

There being no further business, on motion by Council Member Wong, seconded by Council Member Petersen, with all present voting aye (5-0), Mayor Furlong adjourned the meeting at 6:54 p.m.

_____
Terrence J. Furlong, Mayor

Attest: _____
Brian Frandle, Interim City Manager / Clerk

Housing and Redevelopment Authority
July 5, 2022
Proposed Meeting Minutes

North St. Paul City Hall – Sandberg Room
2400 Margaret Street

I. CALL TO ORDER

Chair Furlong called the meeting to order at 7:00 p.m.

II. ROLL CALL

Present: Chair Terry Furlong, Commission Members Scott Thorsen, Candy Petersen, Lisa Wong, Tim Cole and Interim Executive Director Brian Frandle.

Staff: Assistant to the City Manager, Jennie Kloos

III. HRA Action Items & Recommendations

A. Review Planning Commission Recommendation on Purchase of 2170 Eldridge Ave E.

Member Wong, who is the council liaison for the Planning Commission, reiterated that the Planning Commission recently held a special meeting to review the intended purchase of 2170 Eldridge Ave E. with the comp plan and land use. This was the Planning Commission's main objective and had additionally discussed affordable housing options which is consistent with the comp plan.

Mayor Furlong stated the HRA would need to accept the recommendation from the Planning Commission on the purchase of 2170 Eldridge Ave E. and re-voted on the Resolution provided at their June 7, 2022 meeting to be consistent with the process going to the Planning Commission and to the HRA for approval.

On motion by Commission Member Cole, seconded by Commission Member Wong, with Chair Furlong, and Commission Members Cole and Wong voting aye and Commission Members Thorsen and Petersen voting nay (3-2), motion carries to re-Adopt Resolution 2022-001 Approving the Purchase Agreement for the Acquisition of 2170 Eldridge Ave E.

Interim Executive Director Frandle gave an update on the potential hazardous material on the site with the County to do the pre-demolition walk through and found asbestos in four different areas of the building.

Erick Lehet, Principal with 916 Career & Tech Center stated that the lot would be subdivided into two parcels and would fit 2 houses very comfortably. The plan is to build one house per year.

IV. ADJOURNMENT

Member Petersen moved and Member Wong seconded to adjourn. Motion passed 5-0. Meeting adjourned at 7:12 p.m.

Next regular meeting: TBD as needed.

_____
Terrence J. Furlong, Chair

Attest: _____
Brian Frandle, Interim Executive Director

NORTH ST. PAUL
extraordinary.

Agenda Information Memorandum

To	Date
Honorable Mayor Furlong and City Council	July 19, 2022

Agenda Placement # V.D

Consent Agenda

Subject

General Claims $1,454,298.89

Background/Facts

Recommended Action

Attachments

1. 07-19-2022 AP COUNCIL PACKET

Respectfully submitted,
Jacquelyn Lutmer, Finance Coordinator

NORTH ST.PAUL
extraordinary.

MEMORANDUM

TO: Mayor & Council Members
FROM: Jacquelyn Lutmer - Finance Coordinator
DATE: July 19, 2022
SUBJECT: Recommendation of approval of GENERAL claims list.

Claim Date

7/6/2022	Payroll Register Stark Barnes Final		$10,072.44
7/6/2022	Payroll Direct Payables Stark Barnes Final		$6,676.20
7/15/2022	Payroll Register		$134,035.05
7/15/2022	Payroll Direct Payables		$115,888.80
7/15/2022	Fire Payroll Register DD		$16,261.28
7/15/2022	Fire Payroll Direct Payables		$5,200.81
7/20/2022	A/P Payroll Direct Payables - Union Dues	141474	$794.18
		Payroll Subtotal	$288,928.76

7/20/2022	UB Refund Checks	141475-141502	$ 1,595.05
7/20/2022	A/P Checks	141503-141604	$ 300,262.01
7/20/2022	Drafts	001501-001505	$ 863,513.07
		AP Subtotal	$ 1,165,370.13
		Grand Total	$ 1,454,298.89

Approved this 19th day of July 2022

/s/ Terrence J. Furlong, Mayor by Consent Resolution
/s/ Brian Frandle, Interim City Manager/Clerk by Consent Resolution

PAYROLL NO: 01 City of North St. Paul PAYROLL DATE: 7/06/2022

*** REGISTER TOTALS ***

REGULAR CHECKS:		
DIRECT DEPOSIT REGULAR CHECKS:	2	10,072.44
MANUAL CHECKS:		
PRINTED MANUAL CHECKS:		
DIRECT DEPOSIT MANUAL CHECKS:		
VOIDED CHECKS:		
NON CHECKS:		
TOTAL CHECKS:	2	10,072.44

*** NO ERRORS FOUND ***

** END OF REPORT **

PACKET: 05376 FINAL STARK/BARNES - 9
VENDOR SET: 01 City of North St Paul *** DRAFT/OTHER LISTING ***
BANK: AP PREMIER BANK

VENDOR	I.D.	NAME	ITEM TYPE	PAID DATE	DISCOUNT	AMOUNT	ITEM NO#	ITEM AMOUNT
E05000		EFTPS						
	I-T1 202207068084	FEDERAL WITHHOLDING	D	7/06/2022		3,197.55	001488	
	I-T3 202207068084	FICA TAXES	D	7/06/2022		1,704.42	001488	
	I-T4 202207068084	MEDICARE TAXES	D	7/06/2022		454.14	001488	5,356.11
M12900		MNEFTS						
	I-T2 202207068084	MN Income Tax WH	D	7/06/2022		1,310.79	001489	1,310.79
M13320		MN STATE RETIREMENT SYSTEM						
	I-12 202207068084	POST DEDUCTIONS	D	7/06/2022		9.30	001490	9.30

* * B A N K T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	0	0.00	0.00	0.00
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	3	0.00	6,676.20	6,676.20
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
BANK TOTALS:	3	0.00	6,676.20	6,676.20

PAYROLL NO: 01 City of North St. Paul PAYROLL DATE: 7/15/2022

*** REGISTER TOTALS ***

REGULAR CHECKS:		
DIRECT DEPOSIT REGULAR CHECKS:	74	134,035.05
MANUAL CHECKS:		
PRINTED MANUAL CHECKS:		
DIRECT DEPOSIT MANUAL CHECKS:		
VOIDED CHECKS:		
NON CHECKS:		
TOTAL CHECKS:	74	134,035.05

*** NO ERRORS FOUND ***

** END OF REPORT **

PACKET: 05382 7/15/2022 PAYROLL - 9
VENDOR SET: 01 City of North St Paul *** DRAFT/OTHER LISTING ***
BANK: AP PREMIER BANK

VENDOR	I.D.	NAME	ITEM TYPE	PAID DATE	DISCOUNT	AMOUNT	ITEM NO#	ITEM AMOUNT
A01055		AFSME COUNCIL 5						
	I-AFS202207128145	UNION DUES	D	7/15/2022		186.81	001491	186.81
E05000		EFTPS						
	I-T1 202207128145	FEDERAL WITHHOLDING	D	7/15/2022		19,363.14	001492	
	I-T3 202207128145	FICA TAXES	D	7/15/2022		17,101.00	001492	
	I-T4 202207128145	MEDICARE TAXES	D	7/15/2022		6,108.90	001492	42,573.04
H08033		H S A BANK						
	I-444202207128145	HSA ACCOUNT	D	7/15/2022		5,588.05	001493	5,588.05
I09137		I C M A DISTRIBUTION CENTER						
	I-2 202207128145	EMP/EMPR DEFERRED COMP	D	7/15/2022		12,048.62	001494	
	I-21 202207128145	EMP/EMPR DEFERRED COMP	D	7/15/2022		2,471.40	001494	
	I-26 202207128145	LOAN PAYMENTS TO ICMA	D	7/15/2022		358.09	001494	
	I-2IR202207128145	EMP/EMPR DEFERRED COM	D	7/15/2022		2,000.00	001494	16,878.11
M12900		MNEFTS						
	I-T2 202207128145	MN Income Tax WH	D	7/15/2022		9,100.56	001495	9,100.56
M13320		MN STATE RETIREMENT SYSTEM						
	I-12 202207128145	POST DEDUCTIONS	D	7/15/2022		975.00	001496	
	I-2MN202207128145	POST DEDUCTIONS	D	7/15/2022		75.00	001496	1,050.00
M18011		MN CHILD SUPPORT PAYMENT CENTER						
	I-3 202207128145	BI-MONTHLY CHILD SUPPORT	D	7/15/2022		1,108.86	001497	1,108.86
P16470		P E R A						
	I-91 202207128145	6634-00 REG PERA	D	7/15/2022		16,995.58	001498	
	I-92 202207128145	6634-00 PERA PD	D	7/15/2022		22,267.77	001498	
	I-94 202207128145	6634-00 PERA DCP ELECTED	D	7/15/2022		140.02	001498	39,403.37

* * B A N K T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	0	0.00	0.00	0.00
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	8	0.00	115,888.80	115,888.80
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
BANK TOTALS:	8	0.00	115,888.80	115,888.80

PAYROLL NO: 01 City of North St. Paul PAYROLL DATE: 7/15/2022

*** REGISTER TOTALS ***

REGULAR CHECKS:		
DIRECT DEPOSIT REGULAR CHECKS:	31	16,261.28
MANUAL CHECKS:		
PRINTED MANUAL CHECKS:		
DIRECT DEPOSIT MANUAL CHECKS:		
VOIDED CHECKS:		
NON CHECKS:	1	
TOTAL CHECKS:	31	16,261.28

*** NO ERRORS FOUND ***

** END OF REPORT **

PACKET: 05383 7/15/2022 FIRE PAYROLL -
VENDOR SET: 01 City of North St Paul *** DRAFT/OTHER LISTING ***
BANK: AP PREMIER BANK

VENDOR	I.D.	NAME	ITEM TYPE	PAID DATE	DISCOUNT	AMOUNT	ITEM NO#	ITEM AMOUNT
E05000		EFTPS						
	I-T1 202207128146	FEDERAL WITHHOLDING	D	7/15/2022		1,600.90	001499	
	I-T3 202207128146	FICA TAXES	D	7/15/2022		2,472.14	001499	
	I-T4 202207128146	MEDICARE TAXES	D	7/15/2022		578.16	001499	4,651.20
M12900		MNEFTS						
	I-T2 202207128146	MN Income Tax WH	D	7/15/2022		549.61	001500	549.61

* * B A N K T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	0	0.00	0.00	0.00
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	2	0.00	5,200.81	5,200.81
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
BANK TOTALS:	2	0.00	5,200.81	5,200.81

PACKET: 05381 7/15/2022 PAYROLL - 8
VENDOR SET: 01 City of North St Paul **** CHECK LISTING ****
BANK: AP PREMIER BANK

VENDOR	I.D.	NAME	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
L12385		LOCAL UNION #160						
	I-11 202206288079	UNION DUES	R	7/20/2022		397.09	141474	
	I-11 202207128145	UNION DUES	R	7/20/2022		397.09	141474	794.18

* * B A N K T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	1	0.00	794.18	794.18
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
BANK TOTALS:	1	0.00	794.18	794.18

PACKET: 05379 US - Refund
VENDOR SET: 01 City of North St Paul **** CHECK LISTING ****
BANK: AP PREMIER BANK

VENDOR	I.D.	NAME	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
1		ARNT, KRISTIN						
	I-000202207088085	ARNT, KRISTIN	R	7/20/2022		15.03	141475	15.03
1		TREPANIER, DAVID						
	I-000202207088086	TREPANIER, DAVID	R	7/20/2022		16.38	141476	16.38
1		SCHUETTE, DONALD						
	I-000202207088087	SCHUETTE, DONALD	R	7/20/2022		26.09	141477	26.09
1		ELHINDI, KAREN						
	I-000202207088088	ELHINDI, KAREN	R	7/20/2022		55.60	141478	55.60
1		FOSTER, ROBERT/RUTH						
	I-000202207088089	FOSTER, ROBERT/RUTH	R	7/20/2022		12.32	141479	12.32
1		KIEFFER, EARL & PATTY						
	I-000202207088090	KIEFFER, EARL & PATTY	R	7/20/2022		4.80	141480	4.80
1		SCHAFER, AUDREY						
	I-000202207088091	SCHAFER, AUDREY	R	7/20/2022		10.00	141481	10.00
1		PALMER, BRANDON						
	I-000202207088092	PALMER, BRANDON	R	7/20/2022		228.70	141482	228.70
1		BRUNO, CHARLES						
	I-000202207088093	BRUNO, CHARLES	R	7/20/2022		106.93	141483	106.93
1		WILDS, LUELLA						
	I-000202207088094	WILDS, LUELLA	R	7/20/2022		75.00	141484	75.00
1		SECK, SALLY						
	I-000202207088095	SECK, SALLY	R	7/20/2022		100.37	141485	100.37
1		WINEGAR, COLLEEN						
	I-000202207088096	WINEGAR, COLLEEN	R	7/20/2022		5.66	141486	5.66
1		YANG, SARA						
	I-000202207088097	YANG, SARA	R	7/20/2022		75.00	141487	75.00
1		PROSSER, ERIC						
	I-000202207088098	PROSSER, ERIC	R	7/20/2022		41.75	141488	41.75
1		AUNE, MELISSA						
	I-000202207088099	AUNE, MELISSA	R	7/20/2022		108.27	141489	108.27

PACKET: 05379 US - Refund
VENDOR SET: 01 City of North St Paul **** CHECK LISTING ****
BANK: AP PREMIER BANK

VENDOR	I.D.	NAME	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
1		AXTMAN, AMBERLYN						
	I-000202207088100	AXTMAN, AMBERLYN	R	7/20/2022		99.89	141490	99.89
1		MCKINZIE, HEIDI						
	I-000202207088101	MCKINZIE, HEIDI	R	7/20/2022		8.73	141491	8.73
1		LONGUEVILLE, ALEX						
	I-000202207088102	LONGUEVILLE, ALEX	R	7/20/2022		46.21	141492	46.21
1		VANG, PA HOUA						
	I-000202207088103	VANG, PA HOUA	R	7/20/2022		75.00	141493	75.00
1		VANG, STACY						
	I-000202207088104	VANG, STACY	R	7/20/2022		32.81	141494	32.81
1		PORTILLO MATUTE, MICHELLE						
	I-000202207088105	PORTILLO MATUTE, MICHELLE	R	7/20/2022		44.66	141495	44.66
1		DIIRIYE, FADUMO						
	I-000202207088106	DIIRIYE, FADUMO	R	7/20/2022		34.04	141496	34.04
1		RIS, PA DOE						
	I-000202207088107	RIS, PA DOE	R	7/20/2022		28.92	141497	28.92
1		LEO JR, FRANCIS						
	I-000202207088108	LEO JR, FRANCIS	R	7/20/2022		157.74	141498	157.74
1		BRICHACEK, JOANNE						
	I-000202207088109	BRICHACEK, JOANNE	R	7/20/2022		10.83	141499	10.83
1		HIGGINS, CHAR						
	I-000202207088110	HIGGINS, CHAR	R	7/20/2022		67.69	141500	67.69
1		LI, SU YING						
	I-000202207088111	LI, SU YING	R	7/20/2022		37.37	141501	37.37
1		YANG, BLONG						
	I-000202207088112	YANG, BLONG	R	7/20/2022		69.26	141502	69.26

* * B A N K T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	28	0.00	1,595.05	1,595.05
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
BANK TOTALS:	28	0.00	1,595.05	1,595.05

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VENDOR SET: 01 **** CHECK LISTING ****
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VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
1	AMY TROSSEN							
	I-202207118114	AMY TROSSEN:	R	7/20/2022		50.00CR	141503	50.00
1	ANNA BERZOZA							
	I-202207118115	ANNA BERZOZA:	R	7/20/2022		150.00CR	141504	150.00
1	BROWNELL HILGER							
	I-202207118116	BROWNELL HILGER:	R	7/20/2022		300.00CR	141505	300.00
1	CHRISTINA DOWNS							
	I-202207118117	CHRISTINA DOWNS:	R	7/20/2022		150.00CR	141506	150.00
1	CHRISTY AFFOLTER							
	I-202207118118	CHRISTY AFFOLTER:	R	7/20/2022		300.00CR	141507	300.00
1	GABRIEL MCNEAL							
	I-202207118119	GABRIEL MCNEAL:	R	7/20/2022		300.00CR	141508	300.00
1	GAIL SCHEUNEMANN							
	I-202207118120	GAIL SCHEUNEMANN:	R	7/20/2022		150.00CR	141509	150.00
1	HEATHER VANG							
	I-202207118121	HEATHER VANG:	R	7/20/2022		50.00CR	141510	50.00
1	ISMAEL BUTA							
	I-202207118122	ISMAEL BUTA:	R	7/20/2022		150.00CR	141511	150.00
1	JENNIFER WAGNER							
	I-202207118123	JENNIFER WAGNER:	R	7/20/2022		350.00CR	141512	350.00
1	JESSICA MEYERS							
	I-202207118124	JESSICA MEYERS:	R	7/20/2022		50.00CR	141513	50.00
1	JOHN LECY							
	I-202207118125	JOHN LECY:	R	7/20/2022		300.00CR	141514	300.00
1	KIRA WENZEL							
	I-202207118126	KIRA WENZEL:	R	7/20/2022		50.00CR	141515	50.00
1	MAIKAO XIONG							
	I-202207118127	MAIKAO XIONG:	R	7/20/2022		150.00CR	141516	150.00

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VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
1	MARCO VAZQUEZ							
	I-202207118128	MARCO VAZQUEZ:	R	7/20/2022		350.00CR	141517	350.00
1	MARIA PRICE							
	I-202207118129	MARIA PRICE:	R	7/20/2022		350.00CR	141518	350.00
1	NAJWA HASSAN							
	I-202207118130	NAJWA HASSAN:	R	7/20/2022		350.00CR	141519	350.00
1	RANA RESCH							
	I-202207118131	RANA RESCH:	R	7/20/2022		350.00CR	141520	350.00
1	ROBERTA STARK							
	I-202207118132	ROBERTA STARK:	R	7/20/2022		150.00CR	141521	150.00
1	SAMANNTHA MOUACHEUPAO							
	I-202207118133	SAMANNTHA MOUACHEUPAO:	R	7/20/2022		350.00CR	141522	350.00
1	THE HEIGHTS CHURCH							
	I-202207118134	THE HEIGHTS CHURCH:	R	7/20/2022		300.00CR	141523	300.00
1	TINA JACKSON							
	I-202207118135	TINA JACKSON:	R	7/20/2022		150.00CR	141524	150.00
1	VAN FLEISCHHACKER							
	I-202207118136	VAN FLEISCHHACKER:	R	7/20/2022		150.00CR	141525	150.00
1	CHERRY COURNOYER							
	I-202207138147	CHERRY COURNOYER:	R	7/20/2022		50.00CR	141526	50.00
1	JEAN FOBATE							
	I-202207138148	JEAN FOBATE:	R	7/20/2022		725.00CR	141527	725.00
1	JENNY BOROVSKY							
	I-202207138149	JENNY BOROVSKY:	R	7/20/2022		350.00CR	141528	350.00
1	JESSICA WILHELMY							
	I-202207138150	JESSICA WILHELMY:	R	7/20/2022		350.00CR	141529	350.00
1	KANG VANG							
	I-202207138151	KANG VANG:	R	7/20/2022		150.00CR	141530	150.00

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1	KIMBERLY VALLES							
	I-202207138152	KIMBERLY VALLES:	R	7/20/2022		150.00CR	141531	150.00
1	MAGGIE MAU							
	I-202207138153	MAGGIE MAU:	R	7/20/2022		50.00CR	141532	50.00
1	MAO LEE							
	I-202207138154	MAO LEE:	R	7/20/2022		150.00CR	141533	150.00
1	RIVER OF GOD CHURCH							
	I-202207138155	RIVER OF GOD CHURCH:	R	7/20/2022		50.00CR	141534	50.00
1	VAN PHAM							
	I-202207138156	VAN PHAM:	R	7/20/2022		350.00CR	141535	350.00
111111	1ST AYD CORPORATION							
	I-PSI540521	098 SHOP SUPPLIES	R	7/20/2022		271.80CR	141536	271.80
A01184	AMAZON CAPITAL SERVICES							
	I-11P6-LQYV-VJMK	PHONE PROTECTORS	R	7/20/2022		31.98CR	141537	
	I-13R6-NW63-WN4C	DOCUMENT SCANNER	R	7/20/2022		1,821.80CR	141537	
	I-1RTD-XD4L-VYNK	SUPPLIES	R	7/20/2022		82.84CR	141537	1,936.62
A20235	AUTONATION, INC							
	C-CM218604	575 FRONT END PARTS CREDIT	R	7/20/2022		630.32	141538	
	I-218604	575 FRONT END PARTS	R	7/20/2022		630.32CR	141538	
	I-218606	575 REAR SUSP PART LINK	R	7/20/2022		42.03CR	141538	
	I-218735	575 FROPNT END PARTS	R	7/20/2022		621.51CR	141538	
	I-594856	575 SUBLET FOR ALIGNMENT	R	7/20/2022		139.99CR	141538	803.53
B02023	BAKER TILLY MUNICIPAL ADVISORS							
	I-BTMA14538	2022 BOND ISSUANCE COSTS	R	7/20/2022		41,197.61CR	141539	41,197.61
C03055	CEMSTONE PRODUCTS CO INC							
	I-C2517475	CONCRETE FOR ROAD REPAIR	R	7/20/2022		784.50CR	141540	784.50
C03066	CINTAS							
	I-4123480746	UNIFORMS	R	7/20/2022		8.86CR	141541	
	I-4123480868	UNIFORMS	R	7/20/2022		116.78CR	141541	
	I-4124149480	UNIFORMS	R	7/20/2022		8.86CR	141541	
	I-4124149489	UNIFORMS	R	7/20/2022		116.78CR	141541	251.28

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C03097	LIFE INSURANCE CO OF NO AMERICA							
	I-202207128140	JUL 2022 CRITICAL ILLNESS	R	7/20/2022		44.49CR	141542	
	I-202207128141	JULY 2022 ACCIDENT INSURANCE	R	7/20/2022		93.75CR	141542	
	I-202207128142	JULY 2022 HOSPITAL INSURANCE	R	7/20/2022		59.34CR	141542	197.58
C03139	COMCAST							
	I-202207148160	DIGITAL ADT SERV CH 7/14-8/13	R	7/20/2022		6.42CR	141543	
	I-202207148165	FD CABLE SERV 7/7-8/6/2022	R	7/20/2022		23.00CR	141543	29.42
C21221	CENTURY LINK							
	I-202207148161	PHONE SERVICE 7/1-7/31/22	R	7/20/2022		225.48CR	141544	225.48
E05125	EMERGENCY APPARATUS MTN							
	I-122745	REPAIR RESCUE 540 LIGHT TOWER	R	7/20/2022		1,170.74CR	141545	1,170.74
E05126	EMERGENCY AUTOMOTIVE TECHNOLOGIES INC							
	I-OAK21191	NEW BUILD SQUAD 515	R	7/20/2022		14,511.51CR	141546	
	I-OAK21191A	SQUAD 515 EQUIPMENT	R	7/20/2022		817.92CR	141546	
	I-SVC29975	DEMOBILIZATION OF SQUAD 515	R	7/20/2022		690.00CR	141546	
	I-SVC29979	REPAIR SQUAD 512	R	7/20/2022		345.00CR	141546	16,364.43
E05145	EMPATHIA INC							
	I-43888	EAP SERVICES	R	7/20/2022		733.50CR	141547	733.50
E10050	ERICKSON BELL BECKMAN & QUINN PA							
	I-#2022630	JUNE 2022 LEGAL SERVICES	R	7/20/2022		7,308.11CR	141548	7,308.11
F06001	FACTORY MOTOR PARTS CO							
	C-19-886673	098 BATTERY CORE CREDITS	R	7/20/2022		157.92	141549	
	C-19-888606	RETURN	R	7/20/2022		98.68	141549	
	I-1-7718907	829 BATTERY	R	7/20/2022		151.40CR	141549	
	I-1-7734485	625 BATTERY FOR TORO WORKMAN	R	7/20/2022		79.95CR	141549	
	I-19-888525	625 BATTERY FOR ALL CART	R	7/20/2022		98.68CR	141549	
	I-19-888526	802 BATTERIES	R	7/20/2022		271.92CR	141549	345.35
G07100	GERTENS WHOLESALE							
	I-180627/12	CHALK FOR BALL FIELDS	R	7/20/2022		555.00CR	141550	555.00
G07280	GRAINGER INC							
	I-9365600361	G-LID-4 YELLOW TRASH DUMPSTER	R	7/20/2022		83.45CR	141551	83.45
G07300	GRUBER'S POWER EQUIPMENT							
	I-01-16937	524 GASKETS	R	7/20/2022		3.14CR	141552	3.14

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G07315	GREAT AMERICA FINANCIAL SERVICES							
	I-31860006	JUNE 2022 POSTAGE MACHINE	R	7/20/2022		169.95CR	141553	169.95
G07448	GUARDIAN SUPPLY							
	I-#12777	HANDCUFFS	R	7/20/2022		89.98CR	141554	89.98
H06058	HD SOD, INC.							
	I-10968	SOD FOR HAUSE PARK	R	7/20/2022		1,215.00CR	141555	1,215.00
J10184	JOHN FRYE DISTRIBUTING							
	I-209305	098 PICK SET	R	7/20/2022		116.98CR	141556	116.98
L12099	LAW ENFORCEMENT LABOR SERVICES							
	I-202207128143	JULY 2022 UNION DUES	R	7/20/2022		1,105.00CR	141557	1,105.00
L12196	LEAG MN CITIES-INS TRUST							
	I-202207148171	5/1/22-5/1/23 INS COVERAGE	R	7/20/2022		37,671.00CR	141558	
	I-7338	CITY VEHICLE CLAIM #214333	R	7/20/2022		500.00CR	141558	38,171.00
L12232	LEXIPOL LLC							
	I-INVPRA107880	ONLINE FIREFIGHTER TRAINING	R	7/20/2022		2,422.50CR	141559	2,422.50
L12384	LOCAL UNION #320							
	I-202207128144	JULY 2022 UNION DUES LOCAL 320	R	7/20/2022		1,679.00CR	141560	1,679.00
L12451	L T G POWER EQUIPMENT							
	I-268871	524 CARBURETOR	R	7/20/2022		5.60CR	141561	5.60
M13032	M/A ASSOCIATES							
	I-107464	VEHICLE CLEANING SUPPLIES	R	7/20/2022		166.20CR	141562	166.20
M13056	CITY OF MAPLEWOOD							
	I-202207148164	JUL 2022 UB/JUNE 2022 USAGE	R	7/20/2022		34,757.27CR	141563	34,757.27
M13110	MENARDS-OAKDALE							
	I-43348	SHOVELS	R	7/20/2022		176.95CR	141564	
	I-44138	HOUSE PARK GUTTER PIECES	R	7/20/2022		30.88CR	141564	207.83
M13124	METROPOLITAN COUNCIL							
	I-202207148159	JUNE 2022 SAC FEES	R	7/20/2022		4,920.30CR	141565	4,920.30
M13223	MN BUR OF CRIM APPREHENSION							
	I-00000707015	CJDN ACCESS FEE	R	7/20/2022		870.00CR	141566	870.00

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M13224	MN DEPT OF HEALTH							
	I-202207148163	Q2 2022 WATER CONNECT FEE	R	7/20/2022		11,468.02CR	141567	11,468.02
M16475	NCPERS GROUP LIFE INS.							
	I-663400082022	AUGUST 2022 PREMIUM	R	7/20/2022		112.00CR	141568	112.00
N07096	NAPA AUTO PARTS							
	I-3617-161651	630 DOOR HANDLE	R	7/20/2022		16.99CR	141569	
	I-3617-162102	600 OIL	R	7/20/2022		57.48CR	141569	
	I-3617-162417	412 HOSE	R	7/20/2022		64.99CR	141569	
	I-3617-163016	601 WIRE	R	7/20/2022		18.90CR	141569	
	I-3617-164113	628 GASKET	R	7/20/2022		5.78CR	141569	
	I-3617-164786	802 DRAIN PLUG & GASKET	R	7/20/2022		3.19CR	141569	
	I-3617-164858	802 OIL	R	7/20/2022		35.56CR	141569	
	I-3617-164874	802 FILTER	R	7/20/2022		29.92CR	141569	232.81
N14080	NUSS TRUCK & EQUIPMENT							
	I-4712509P	412 FILTERS FOR SERVICE	R	7/20/2022		237.80CR	141570	237.80
O15003	CITY OF OAKDALE							
	I-202207148162	Q2 2022 FRANCHISE FEE	R	7/20/2022		3,939.20CR	141571	3,939.20
O15032	ON-SITE SANITATION							
	I-0001352986	CAR SHOW RESTROOMS	R	7/20/2022		476.00CR	141572	
	I-0001352987	CAR SHOW RESTROOMS	R	7/20/2022		476.00CR	141572	
	I-0001352988	CAR SHOW RESTROOMS	R	7/20/2022		476.00CR	141572	
	I-0001352989	CAR SHOW RESTROOMS	R	7/20/2022		476.00CR	141572	
	I-0001352990	CAR SHOW RESTROOMS	R	7/20/2022		476.00CR	141572	2,380.00
P16120	PERFORMANCE PLUS LLC							
	I-122871	NEW EMPLOYEE EXAM	R	7/20/2022		339.00CR	141573	339.00
P16336	POMPS TIRE SERVICE INC							
	I-980094568	504 4 TIRES MOUNTED	R	7/20/2022		2,274.45CR	141574	2,274.45
P16435	PREMIUM WATERS							
	I-318852238	WATER SERVICES	R	7/20/2022		32.99CR	141575	
	I-318867846	WATER SERVICES	R	7/20/2022		6.00CR	141575	38.99
R18010	RAMSEY COUNTY							
	I-RESFA-005627	JUNE 2022 PW TIPPING	R	7/20/2022		768.51CR	141576	
	I-RESFA-005641	JUNE 2022 RESIDENTIAL TIPPING	R	7/20/2022		26,592.60CR	141576	27,361.11

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R18013	RAMSEY COUNTY PROP REC/REV							
	I-PRRV-001895	3RD QTR 2022	R	7/20/2022		7,773.00CR	141577	7,773.00
R18022	RAMSEY COUNTY-CEC- ENVIRONMENT HEALTH							
	I-202207148166	JUNE 2022 CEC HAULER	R	7/20/2022		13,320.95CR	141578	13,320.95
R18074	REMACKEL OUTDOOR SERVICES							
	I-202207118113	CONCRETE HAUSE PARK BUILDING	R	7/20/2022		8,850.00CR	141579	8,850.00
R18135	ROC INC							
	I-86498	JULY 2022 JANITORIAL SERV CH	R	7/20/2022		2,971.10CR	141580	
	I-86502	JULY 2022 JANITORIAL SERV PW	R	7/20/2022		1,204.50CR	141580	
	I-86503	JULY 2022 JANITORIAL SERV LIB	R	7/20/2022		880.00CR	141580	5,055.60
R18170	CITY OF ROSEVILLE							
	I-0231041	JULY 2022 IT SUPPORT SERVICES	R	7/20/2022		18,431.38CR	141581	
	I-0231079	NETMOTION LICENSE	R	7/20/2022		499.00CR	141581	
	I-0231080	NETMOTION LICENSE	R	7/20/2022		494.00CR	141581	
	I-0231081	NETMOTION LICENSE	R	7/20/2022		494.00CR	141581	
	I-0231082	NETMOTION LICENSE	R	7/20/2022		471.00CR	141581	20,389.38
R18200	RUFFRIDGE-JOHNSON EQUIPMENT COMPANY, INC							
	I-IA22789	512 WATER PUMP FOR WATER TANK	R	7/20/2022		388.10CR	141582	388.10
S19005	SAFETY SIGNS							
	I-22000938	TRAFFIC CONTROL SIGNS	R	7/20/2022		75.00CR	141583	
	I-22001183	TRAFFIC CONTROL SIGNS	R	7/20/2022		75.00CR	141583	150.00
S19106	SITE ONE LANDSCAPE SUPPLY							
	I-120726247-001	IRRIGATION FOR HAUSE BUILDING	R	7/20/2022		586.90CR	141584	586.90
S19112	SCREEN TECH							
	I-14517	TEMP NO PARKING SIGNS	R	7/20/2022		150.00CR	141585	150.00
S19233	SPECTACULAR CLEANING LLC							
	I-0177	JULY 2022 JANITORIAL SERV	R	7/20/2022		860.00CR	141586	
	I-0178	JULY 2022 JANITORIAL SERV	R	7/20/2022		760.00CR	141586	
	I-0179	JUNE 2022 EVENT JANITORIAL	R	7/20/2022		1,870.00CR	141586	
	I-0180	JUNE 2022 EVENT JANITORIAL	R	7/20/2022		780.00CR	141586	
	I-0181	JULY 2022 JANITORIAL	R	7/20/2022		760.00CR	141586	
	I-0182	JULY 2022 JANITORIAL MCKF	R	7/20/2022		885.00CR	141586	5,915.00

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S19409	STAR TRIBUNE							
	I-I00428053-06122022	ORDER 805 PUBLICATION	R	7/20/2022		135.36CR	141587	135.36
S19461	STRYKER SALES CORP							
	I-3785028M	INFANT/CHILD DEFIB PADS	R	7/20/2022		264.00CR	141588	264.00
S19485	SUN LIFE FINANCIAL							
	I-202207128137	JULY 2022 LIFE COVERAGE	R	7/20/2022		1,535.02CR	141589	
	I-202207128138	JULY 2022 LTD COVERAGE	R	7/20/2022		1,713.86CR	141589	3,248.88
T08169	THE HARTFORD							
	I-202207128139	JULY 2022 STD COVERAGE	R	7/20/2022		294.46CR	141590	294.46
T19150	T A SCHIFSKY & SONS INC							
	I-68156	RECYCLE BASE FOR ROAD	R	7/20/2022		142.48CR	141591	142.48
T20076	TOSHIBA FINANCIAL SERVICES							
	I-5020627604	JUNE 2022 COPIER LEASE	R	7/20/2022		146.48CR	141592	146.48
T20117	TAYLOR PRINT IMPRESSIONS							
	I-6799637	BUSINESS CARDS	R	7/20/2022		81.92CR	141593	81.92
T20161	THOMPSON REUTERS - WEST							
	I-846642039	JUNE 2022 ONLINE SERVICES	R	7/20/2022		222.90CR	141594	222.90
T20191	TIMESAVER OFF SITE SECRETARIAL INC.							
	I-M27434	CITY COUNCIL 6/21	R	7/20/2022		190.50CR	141595	190.50
T20193	TACTICAL SOLUTIONS							
	I-9058	CERTIFICATION	R	7/20/2022		347.00CR	141596	347.00
T20215	TOKLE INSPECTIONS INC							
	I-202207148158	JUNE 2022 ELECTRIC INSPECTS	R	7/20/2022		1,052.00CR	141597	1,052.00
T20466	TWIN CITIES TRANSPORT & RECOVERY							
	I-#22-0705-105374	TOW CHARGE	R	7/20/2022		125.00CR	141598	125.00
T20485	TYLER TECHNOLOGIES							
	I-025-385852	UTILITY BILLING TRANS FEES	R	7/20/2022		8,382.25CR	141599	
	I-025-386251	Q2 2022 UB NOTIFICATION FEES	R	7/20/2022		714.90CR	141599	9,097.15
U21218	U S BANK							
	I-6540864	2022 ISSUANCE COSTS	R	7/20/2022		850.00CR	141600	850.00

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VENDOR SET: 01 **** CHECK LISTING ****
BANK : AP PREMIER BANK

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
V22049	VEIT DISPOSAL SYSTEMS							
	I-T1 0000025740	TIPPING FEES	R	7/20/2022		166.27CR	141601	166.27
W22859	WALDRON COMPANY							
	I-202206308083	CONSULTING SERVICES	R	7/20/2022		842.00CR	141602	842.00
W23500	WSB & ASSOCIATES INC							
	I-R-010782-000-8	APR 2022 WELLHEAD PROTECT	R	7/20/2022		128.50CR	141603	128.50
Z26047	ZAYO GROUP LLC							
	I-2022070011274	JUNE 2022 FIBER SERV	R	7/20/2022		6,431.65CR	141604	6,431.65

PACKET: 05386 Regular Payments
VENDOR SET: 01 *** DRAFT/OTHER LISTING ***
BANK : AP PREMIER BANK

VENDOR	NAME / I.D.	DESC	ITEM TYPE	PAID DATE	DISCOUNT	AMOUNT	ITEM NO#	ITEM AMOUNT
E05241	ELAVON							
	I-202207148167	JUNE 2022 CC SERVICE FEES	D	7/02/2022		12,794.17CR	001501	12,794.17
G07113	GLOBALPAYMENTS							
	I-202207148168	JUNE 2022 PARK RENTAL FEE	D	7/05/2022		470.22CR	001503	470.22
M13300	M M P A - C/O AVANT ENERGY							
	I-3696	JUNE 2022 POWER BILLING	D	7/06/2022		849,608.01CR	001504	849,608.01
F06476	FP MAILING SOLUTIONS							
	I-202207148169	JULY 2022 POSTAGE	D	7/08/2022		500.00CR	001502	500.00
V22055	VANCO E-SERVICES							
	I-0012655732	JUNE 2022 GATEWAY SERVICE	D	7/15/2022		140.67CR	001505	140.67

* * T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	102	0.00	300,262.01	300,262.01
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	5	0.00	863,513.07	863,513.07
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
REGISTER TOTALS:	107	0.00	1,163,775.08	1,163,775.08

NORTH ST. PAUL
extraordinary.

Agenda Information Memorandum

To	Date
Honorable Mayor Furlong and City Council	July 19, 2022

Agenda Placement # V.E

Consent Agenda

Subject

HRA Claims $1,707.31

Background/Facts

Recommended Action

Attachments

1. 07-19-2022 HRA COUNCIL PACKET

Respectfully submitted,
Jacquelyn Lutmer, Finance Coordinator

NORTH
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MEMORANDUM

TO: HRA Chairman and Commissioners
FROM: Jacquelyn Lutmer - Finance Coordinator
DATE: July 19, 2022
SUBJECT: Recommendation of approval of HRA claims list.

Claim Date				
7/20/2022	A/P Check Register	141605-141608	$	1,707.31
		Total		$1,707.31

Approved this 19th day of July 2022

/s/ Terrence J. Furlong, Mayor by Consent Resolution
/s/ Brian Frandle, Interim City Manager/Clerk by Consent Resolution

PACKET: 05387 HRA
VENDOR SET: 01 **** CHECK LISTING ****
BANK : AP PREMIER BANK

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
A1609	ABC MILLWORK & CABINETRY							
	I-760057	2487 19TH AVE PROJECT	R	7/20/2022		24.55CR	141605	
	I-760210	2487 19TH AVE PROJECT	R	7/20/2022		240.09CR	141605	
	I-760227	2487 19TH AVE PROJECT	R	7/20/2022		74.26CR	141605	338.90
C03002	CAMPBELL KNUTSON PA							
	I-2076-0002G-10	JUNE 2022 LEGAL SERVICES	R	7/20/2022		136.00CR	141606	
	I-2076-0095G-2	JUNE 2022 LEGAL SERVICES	R	7/20/2022		554.00CR	141606	690.00
M13110	MENARDS-OAKDALE							
	I-43322	19TH AVE PROJECT	R	7/20/2022		28.25CR	141607	
	I-44045	19TH AVE PROJECT	R	7/20/2022		25.16CR	141607	53.41
S19233	SPECTACULAR CLEANING LLC							
	I-0183	POST CONSTRUCTION CLEAN	R	7/20/2022		625.00CR	141608	625.00

* * T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	4	0.00	1,707.31	1,707.31
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
REGISTER TOTALS:	4	0.00	1,707.31	1,707.31

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

NORTH ST. PAUL
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Agenda Information Memorandum

To	Date
Honorable Mayor Furlong and City Council	July 19, 2022

Agenda Placement # V.F

Consent Agenda

Subject

LMCIT Waiver for the Economic Development Authority Liability Insurance.

Background/Facts

- Cities obtaining liability coverage from the League of Minnesota Cities Insurance Trust (LMCIT) must decide whether or not to waive the statutory tort liability limits to the extent of the coverage purchased.
- If the city does not waive the statutory tort limits:
    - an individual claimant would be able to recover no more than $500,000 on any claim to which the statutory tort limits apply.
    - the total which all claimants would be able to recover for a single occurrence to which the statutory tort limits apply would be limited to $1,500,000.
- If the city waives the statutory tort limits and purchases excess liability coverage:
    - a single claimant could potentially recover up to $2,000,000 on a single occurrence.
    - The total which all claimants would be able to recover for a single occurrence to which the statutory tort limits apply would also be limited to $2,000,000, regardless of the number of claimants.

1. a single claimant could potentially recover an amount up to the limit of the coverage purchased.

- The total which all claimants would be able to recover for a single occurrence to which the statutory tort limits apply would also be limited to the amount of coverage purchased, regardless of the number of claimants.
- The City of North St. Paul has in the past elected not to waive the monetary limits on municipal tort liability established by Minnesota Statute §466.04.

Recommended Action

To authorize the Economic Development Authority Executive Director, Brian Frandle to complete the required form indicating that the City does not waive the monetary limits on municipal tort liability established by Minnesota Statute §466.04.

Attachments

1. Econ.Waiver Form
2. Res 2022-xxx EDA Tort liability waiver LMCIT

Respectfully submitted,

Jennie Kloos, Assistant to the City Manager/ Human Resources Manager

LEAGUE of MINNESOTA CITIES

LIABILITY COVERAGE – WAIVER FORM

Members who obtain liability coverage through the League of Minnesota Cities Insurance Trust (LMCIT) must complete and return this form to LMCIT before the member's effective date of coverage. Return completed form to your underwriter or email to pstech@lmc.org.

The decision to waive or not waive the statutory tort limits must be made annually by the member's governing body, in consultation with its attorney if necessary.

Members who obtain liability coverage from LMCIT must decide whether to waive the statutory tort liability limits to the extent of the coverage purchased. The decision has the following effects:

- *If the member does not waive the statutory tort limits*, an individual claimant could recover no more than $500,000 on any claim to which the statutory tort limits apply. The total all claimants could recover for a single occurrence to which the statutory tort limits apply would be limited to $1,500,000. These statutory tort limits would apply regardless of whether the member purchases the optional LMCIT excess liability coverage.

- *If the member waives the statutory tort limits and does not purchase excess liability coverage*, a single claimant could recover up to $2,000,000 for a single occurrence (under the waive option, the tort cap liability limits are only waived to the extent of the member's liability coverage limits, and the LMCIT per occurrence limit is $2,000,000). The total all claimants could recover for a single occurrence to which the statutory tort limits apply would also be limited to $2,000,000, regardless of the number of claimants.

- *If the member waives the statutory tort limits and purchases excess liability coverage*, a single claimant could potentially recover an amount up to the limit of the coverage purchased. The total all claimants could recover for a single occurrence to which the statutory tort limits apply would also be limited to the amount of coverage purchased, regardless of the number of claimants.

Claims to which the statutory municipal tort limits do not apply are not affected by this decision.

LMCIT Member Name:

_____

Check one:

[X] The member **DOES NOT WAIVE** the monetary limits on municipal tort liability established by Minn. Stat. § 466.04.

[ ] The member **WAIVES** the monetary limits on municipal tort liability established by Minn. Stat. § 466.04, to the extent of the limits of the liability coverage obtained from LMCIT.

Date of member's governing body meeting: July 19, 2022

Signature:_____ Position: Interim City Manager

CITY OF NORTH ST. PAUL

RESOLUTION NO. 2022-xxx

RESOLUTION AUTHORIZING THE ECONOMIC DEVELOPMENT AUTHORITY DIRECTOR TO SUBMIT FORM TO LEAGUE OF MINNESOTA CITIES INSURANCE TRUST REGARDING MUNICIPAL TORT LIABILITY WAIVER

WHEREAS, Cities obtaining liability coverage from the League of Minnesota Cities Insurance Trust ("LMCIT") must decide whether or not to waive the statutory tort liability limits to the extent of the coverage purchased; and,

WHEREAS, if the City of North St. Paul ("City") does not waive the statutory tort limits, an individual claimant would be able to recover no more than $500,000 on any claim to which the statutory tort limits apply; and,

WHEREAS, the total which all claimants would be able to recover for a single occurrence to which the statutory tort limits apply would be limited to $2,000,000; and,

WHEREAS, the City has in the past elected not to waive the monetary limits on municipal tort liability established by Minnesota Statute §466.04.

NOW THEREFORE BE IT RESOLVED, **BY THE CITY COUNCIL OF THE CITY OF NORTH ST. PAUL**, Economic Development Authority Executive Director is hereby authorized to complete the required form indicating that the City DOES NOT WAIVE the monetary limits on municipal tort liability established by Minnesota Statute §466.04.

ADOPTED this 19th day of July, 2022.

Motion by Council Member
Second by Council Member

Voting: Ayes:
Nays:
Absent:
Abstain:

_____
Terrence J. Furlong, Mayor

Attest:

_____
Brian Frandle, Interim City Manager / Clerk

NORTH ST. PAUL
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Agenda Information Memorandum

To	Date
Honorable Mayor Furlong and City Council	July 19, 2022

Agenda Placement # V.G

Consent Agenda

Subject

Special Event - American Legion Brat & Corn Fest

Background/Facts

The American Legion has submitted a Special Event Permit application for their 7th Annual Corn & Brat Fest on 8/14/2022. Please see the attached application for details.

Recommended Action

Approve Special Event Permit Application SE-22-10.

Attachments

1. American Legion Special Event_OpenGov

Respectfully submitted,
Lisa Ritchie, Administrative Assistant

SE-22-10

Special Event Permit

Status: Active

Date Created: Jul 8, 2022

Applicant

Archie Vickerman

Location

2678 7TH AVE E
NORTH SAINT PAUL, MN 55109

Owner:

NSP POST 39 AMERICAN LEGION
2678 7TH AVE E NORTH ST PAUL, MN 55109

Special Event Permit

Important Notice

Certificate of Liability Insurance (if applicable) and any required maps or documents must be submitted with this application.

Event Name
7th Annual Brat & Corn Feed

Event Description
Grilling Brats & cooking Corn on American Lwegion premise, parking lot.

Applicant's First Name
Archie

Applicant's Last Name
Vickerman

Business/Organization Name
American Legion Club 39

Cell Phone
- -

Email

Event Information

Set Up Date
08/14/2022

Event Start Date
08/14/2022

Event End Date
08/14/2022

Dismantle Date
08/14/2022

Please provide event times for each day.
12:oo P. M. - 4:00 P.M.

Liability Insurance

Upload a copy of your liability insurance. The policy must state that any outside area used for an event is covered and must also show evidence that the

requested event is not excluded from the insurance liability.

If the event is to be held on public property, the City of North St. Paul must be listed as the Certificate Holder.

Upload your certificate of liability insurance.

pdf 20220708104540585.pdf

Uploaded by Archie Vickerman on Jul 8, 2022 at 10:37 am

Requested City Services

Do you need trash/recycling containers?

No

Will you need Fire Department Personnel or Vehicles?

No

Will you need Barricades and/or Traffic Cones?

No

Event Logistics

Tell us where event participants and/or spectators park:

Parking will be provided in the Legion parking lot with agreement from Old National Bank to use their parking lot for overflow parking.

Provide a to-scale drawing of any entertainment or stage locations.

Upload a drawing of your entertainment locations

pdf 20220708104635856.pdf

Uploaded by Archie Vickerman on Jul 8, 2022 at 10:37 am

Will any temporary structures be built for this event?

No

Will you use portable toilettes at your event?

No

Provide information on the location of your First Aid Facilities and who will provide First Aid during your event.

A fire extinguisher will be on site close to the grill and corn cookers. We can provide basic first aid from our volunteers. For any serious issues we will call 911.sues

Will your event include fireworks or other pyrotechnics?

No

The City of North St. Paul may require additional permits for some activies.

Charitable Gambling

Will your event include charitable gambling?

No

If yes, charitable gambling requires a city permit application and may also require a State permit application. Charitable gambling requires separate consideration for approval by the City Council.

Food , Non-Alcoholic Beverages and/or Entertainment

Will food and/or non-alcoholic beverages by served?

Yes

If yes, describe your sanitation measures and food handling procedures.

Gloves, napkins, and bathrooms avalible

If food will be served outside of a licensed establishment; Temporary Food Service Establishment License may be required. Contact the Ramsey County Department of Health at 651-266-1199 for requirements and licensing information.

If you intend to cook food in the event area, describe your area layout, including fuel or electrical sources to be used:

charcoal grill, lp fueled corn cookers. We will have a fire extinguisher on site

Will your event include music, live entertainment, sound amplification or other noise impact?

No

Alcoholic Beverages

Will alcoholic beverages be served?

Yes

If yes, provide the name of the Liquor Establishment.

American Legion Club 39

For service of alcohol outside a licensed premise, include a diagram showing the defined area of the alcohol concession services.

If serving alcohol, describe how you will ensure that alcoholic beverages will be possessed and consumed only by those persons 21 years or older.

check for ID's

Describe the security measures in place.

Monitor with security staff

Liquor Licensing

If you are a licensed establishment requesting an extension to your liquor license premises you must complete the appropriate liquor license application.

If you are a licensed establishment requesting a temporary permit you must complete the appropriate license application.

All liquor licenses require advance approval from the North St. Paul City Council.

Security and Safety Precautions

Describe your proposed procedures for security and crowd control.

parking lot is fenced off

Mitigation of the Impact on Others

Describe how you intend to mitigate the impact of the special event on businesses, churches, neighbors, motorists and others.

The event is from 12-4pm. Within a partitioned parking lot. Overflow parking only at Old National Bank parking lot. Our event should have little if any impact on other buisnesses or nearby residents.

Any condition that causes adverse impacts may be cause to revoke the Special Event Permit.

Acknowledgement and Signature

The undersigned herby applies for a Special Event Permit as described in this application and state the information submitted is true and correct.

Signature

Archie Vickerman
07/08/2022

Attachments

No attachments

Special Event Permit	Inactive	-	-	-	-	

NORTH ST. PAUL
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Agenda Information Memorandum

To	Date
Honorable Mayor Furlong and City Council	July 19, 2022

Agenda Placement # V.H

Consent Agenda

Subject

Application for a Temporary On-Sale Liquor License AND an Application for a Charitable Gambling for Exempt Permit for the Church of St. Peter, North St. Paul, September 17, 2022.

Background/Facts

- Church of St. Peter's applying as a religious organization.
- Event to be held at the Annual Fall Festival, Sunday, September 17, 2022.
- All appropriate paperwork has been submitted.

Recommended Action

It is recommended the City Council approve Resolution No. 2022-xxx Approving a Lawful Gambling Permit and a Temporary On-Sale Liquor License for the Church of St. Peter.

Attachments

1. Res 2022-xxx Temp Liquor and MN Gambling St Peter 09172022

Respectfully submitted,
Jennie Kloos, Assistant to the City Manager/ Human Resources Manager

CITY OF NORTH ST. PAUL

RESOLUTION NO. 2022-xxx

RESOLUTION APPROVING A LAWFUL GAMBLING PERMIT AND A TEMPORARY ON-SALE LIQUOR LICENSE FOR THE CHURCH OF ST. PETER FOR SEPTEMBER 17, 2022

WHEREAS, the Church of St. Peter has submitted a Lawful Gambling Application for Exempt Permit, and an Application and Permit for a Temporary On-Sale Liquor License for use on their premises at 2600 N. Margaret Street, North St. Paul, Minnesota; and

WHEREAS, the Church of St. Peter plans to host their Annual Fall Festival, Sunday, September 17, 2022; and

WHEREAS, the Church of St. Peter has registered as a religious organization with the State of Minnesota and has provided proof of liability insurance; and

WHEREAS, the Church of St. Peter has been previously granted Exempt Permits and Temporary On-Sale Liquor Licenses; and

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH ST. PAUL, MINNESOTA, that said applications are hereby approved for the Church of St. Peter to conduct lawful gambling and for a Temporary On-Sale Liquor License, at 2600 Margaret Street, for use on Sunday, September 17, 2022.

ADOPTED this 19th day of July, 2022.

Motion by
Second by

Voting: Aye:
Nays:
Absent:
Abstain:

_____
Terrence J. Furlong, Mayor

Attest:_____
Brian T. Frandle, Interim City Manager/ Clerk

NORTH ST. PAUL
extraordinary.

Agenda Information Memorandum

To	Date
Honorable Mayor Furlong and City Council	July 19, 2022

Agenda Placement # V.I

Consent Agenda

Subject

Community Center Roof Repair

Background/Facts

We have received 2 bids to do spot repairs on the Community Center roof. The low bid is from Berwald roofing for $38,300.00. Central Roofing bid $53,800.00. Project dollars will be funded through the Community Center Fund.

Please see the attached documents.

Recommended Action

Approve Berwald roofing bid in the amount of $38,300.00 to be paid from the Community Center Fund.

Attachments

1. Berwald roof repair
2. Central roofing repair Bid

Respectfully submitted,
Ron Ritchie, Public Works Director

Berwald Roofing Company, Inc.
ROOFING AND SHEET METAL
2440 North Charles Street
North St. Paul, MN 55109
651-777-7411
fax: 651-777-1371
www.berwaldroofing.com

July 11, 2022

City of North St Paul
North St Paul Community Center
2290 1st Street N
North St Paul, MN 55109

ATTN: **Randy Miller 651-755-2261**

Email: **randy.miller@northstpaul.org**

On July 8, 2022 we completed a roof inspection of all roofs at 2290 1st Street N in North St Paul, MN. The roofs are past life span and should be replaced. We propose the following in an attempt to get two more years of service.

1. Replace all 14 drain leads.
2. Remove 110' of metal flashing. Spud gravel open roof and install insulation to fill open void at wall. 4-ply and gravel. Flash and install metal flashing.
3. Fix open ridges in felts.
4. Preventive maintenance to caulk with a high-quality urethane caulking where necessary.

To complete this work time and material would be for the net sum of **$38,300.00.**

If you should have any questions regarding this report and proposal, please do not hesitate to contact me at 612-889-3602.

Sincerely,

Doug Dick/REE
Doug Dick

CENTRAL ROOFING COMPANY
- Since 1929 -

TO: City of North St. Paul | **DATE: June 6, 2022**

Proposal #: 22-033 | **PROJECT: Community Center - Patching**

ATTENTION: Randy Miller | **LOCATION: North St. Paul, MN**

The undersigned hereby proposes to furnish for the above referenced facility all material, labor and equipment to perform the work in accordance with the plans and specifications including the following.

Bid Amount: $53,800.00**

Repair all roof drains on the building
Repair deteriorated splits in BUR roof
Repair deteriorated parapet wall between community center and library
Reseal openings on RTU's with EPDM flashing
Inspect and repair additional roof deficiencies found on base flashings

- Reuse existing sheet metal caps with new cover plates at parapet to be repaired
- BUR repairs to be made using hot asphalt to meet industry standards
- Necessary drain leads to be replaced
- All materials used in repairs to be compatible with BUR materials
- Visual inspections of all roof areas
- Repair all deficiencies found upon inspection
- **Central Roofing Company is Union and WBENC Owned and Operated**

Addenda: None

NOT INCLUDED IN BID:

1. Reinstallation of window on library that was found to be not installed properly
2. Spot locations on roof for curbing and openings
3. Roof deck cutting and repair
4. Curbs to be supplied by owner/general contractor
5. Sheet metal not noted above
6. Snow and Ice removal
7. Wood blocking not noted above
8. Permits and bonds not noted above

Price Volatility: Asphalt and petroleum based products, sheet metal products, board insulations, and other waterproofing products are sometimes subject to unusual price volatility due to conditions that are beyond the control or anticipation of Central Roofing Company. If such price increases occur between the date of this proposal and the date of roof installation our contract will be increased to reflect such price increases. Central Roofing Company will give advanced notice to our customer and submit supporting written documentation from our suppliers as verification.

*Thanks very much for the opportunity to provide pricing for this project. This price is good for 30 days. The pricing does not include any additional surcharges manufacturers apply to material costs after contract is awarded. Please let me know if you have any questions.

****Pricing based on current manufacturer's pricing dated 6/1/2022. Due to material shortages, pricing has been changing monthly. Material pricing is not locked in until delivery from manufacturer. Upon acceptance of this proposal, owner will agree to pay for any price increase and surcharges from the manufacturer.**

CENTRAL ROOFING COMPANY

Matt Barlau

Matt Barlau
Project Manager/Estimator
O: 763-572-0660 / C: 651-235-5558

NORTH ST. PAUL
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Agenda Information Memorandum

To	Date
Honorable Mayor Furlong and City Council	July 19, 2022

Agenda Placement # V.J

Consent Agenda

Subject

Building Permit Report - June 2022

Background/Facts

No Action Required - Informational Only.

Recommended Action

Attachments

1. Monthly Building Report - June 2022

Respectfully submitted,
Cynthia Govan

Monthly Report - June 2022

Record #	Project Type	Permit Valuation	Amount Paid	Date Paid	Project Address	Contractor
BP-21-436	Window Repla	$ 5,742.00	$ 167.82	6/30/2022	2656 3rd Ave E	Minnesota Exteriors
BP-22-103	Drain Tile/Sump Pump	$ 7,630.00	$ 321.12	6/1/2022	2097 Belmont Lane E	SafeBasements of Minnesota, Inc.
BP-22-106	Window Repla	$ 12,860.00	$ 284.08	6/22/2022	1975 Betty Jane Court	PELLA NORTHLAND
BP-22-107	New SFD	$ 295,000.00	$ 8,727.72	6/21/2022	2109 Kari Lane	Norcutt Homes
BP-22-108	New SFD	$ 295,000.00	$ 8,727.72	6/21/2022	2113 Kari Lane	Norcutt Homes
BP-22-11	Bathroom remodel	$ 33,000.00	$ 1,265.21	6/9/2022	2563 7th Ave E/Commercial	Star Lift
BP-22-115	Window Repla	$ 5,925.00	$ 167.91	6/22/2022	1955 Betty Jane Court	PELLA NORTHLAND
BP-22-122	Deck	$ 16,000.00	$ 532.82	6/16/2022	2248 Jenniefr Lane	Stoerzinger Construction Inc
BP-22-125	Re-Roof	$ 13,000.00	$ 284.15	6/10/2022	2414 Beam Ave	AZTEC EXTERIORS
BP-22-126	Remodel bathroom/front entry	$ 60,000.00	$ 1,413.94	6/8/2022	2612 Swan Ave E	Rossbach Construction
BP-22-135	Re-Roof	$ 12,000.00	$ 267.55	6/2/2022	2675 1st St N	Horizon Home Improvement, Inc
BP-22-138	Re-Roof	$ 1,600.00	$ 96.35	6/2/2022	2305 Division St N	Homeowmer
BP-22-139	Re-Roof	$ 13,000.00	$ 284.15	6/1/2022	2695 1st St N	Clear Cut Xteriors LLC
BP-22-140	Re-Roof	$ 11,000.00	$ 250.95	6/1/2022	2330 Shoshone Rd	American Eagle Home Improvement
BP-22-141	Re-Roof	$ 5,000.00	$ 151.35	6/4/2022	2056 EldridgeAve E	Norstar Construction
BP-22-142	Re-Roof	$ 5,000.00	$ 146.35	6/4/2022	2321 7th St N	Norstar Construction
BP-22-143	Egress Window	$ 2,500.00	$ 185.72	6/8/2022	2213 1st St N	Morning Star Remodeling
BP-22-144	Radon Mitigation Installation	$ 50,000.00	$ 1,264.47	6/22/2022	2514 7th Ave E	Lifetime Radon Solutions, Inc
BP-22-145	Re-Roof	$ 15,000.00	$ 317.35	6/2/2022	2473 Ryan Ave E	Northern Building Contractors LLC
BP-22-146	Re-Roof	$ 13,999.00	$ 300.75	6/2/2022	2529 Ryan Ave E	Armor Construction Inc
BP-22-147	Re-Roof	$ 11,800.00	$ 267.49	6/3/2022	2734 Gerald Ave	Berwald Roofing
BP-22-148	Drain Tile	$ 4,720.00	$ 239.96	6/7/2022	2093 Park Row	Standard Water Control
BP-22-149	Re-Roof	$ 7,046.00	$ 200.67	6/3/2022	2585 Henry St N	Austad Construction
BP-22-150	Re-Roof	$ 10,000.00	$ 234.35	6/3/2022	2303 7th Ave E	Randy's Residential Improvements LLC
BP-22-151	Re-Roof	$ 20,256.04	$ 416.58	6/3/2022	2174 14th Ave E	Built Strong Exteriors
BP-22-152	Re-Roof	$ 5,000.00	$ 151.35	6/6/2022	2208 Pondview Court	Norstar Construction
BP-22-153	Re-Roof	$ 10,000.00	$ 229.35	6/7/2022	2077 Ariel St N	Norstar Construction
BP-22-154	Deck	$ 16,000.00	$ 532.82	6/9/2022	2015 Park Row	Rosebud Construction
BP-22-155	Re-Roof	$ 19,500.00	$ 400.10	6/6/2022	2098 Skillman Ave E	New Image Exteriors
BP-22-156	Window Repla	$ 3,000.00	$ 123.15	6/21/2022	2219 Mohawk Rd E	Renewal By Andersen
BP-22-157	Window Repla	$ 21,000.00	$ 411.95	6/21/2022	2045 Margaret St N	Renewal By Andersen
BP-22-159	Re-Roof	$ 7,000.00	$ 179.55	6/8/2022	2247 7thSt N	Homeowmer
BP-22-160	Window Repla	$ 5,245.00	$ 167.57	6/22/2022	1975 Betty Jane Court	PELLA NORTHLAND
BP-22-161	Re-Roof	$ 15,500.00	$ 333.70	6/6/2022	2470 Belmont Lane E	Curran Construction
BP-22-162	Re-Roof	$ 30,000.00	$ 544.10	6/7/2022	2181 6th St N	Omega Exteriors
BP-22-163	New Garage	$ 31,200.00	$ 974.06	6/21/2022	2384 7th Ave E	Sussel Builders
BP-22-164	Re-Roof	$ 17,997.00	$ 367.15	6/7/2022	2219 Eldridge Ave E	First Choice Builds
BP-22-165	Re-Roof	$ 14,000.00	$ 300.75	6/7/2022	2480 Shryer Ave E	1st Choice Remodeling
BP-22-167	Re-Roof	$ 13,000.00	$ 284.15	6/7/2022	2339 Indian Way	Slim and Trim Construction LLC
BP-22-168	Re-Roof	$ 13,099.56	$ 300.30	6/7/2022	2487 Shryer Ave E	Built Strong Exteriors
BP-22-169	Re-Roof	$ 8,000.00	$ 201.15	6/8/2022	2662 1st Ave E	Roof Ninja Services
BP-22-170	Re-Roof	$ 11,325.00	$ 267.21	6/9/2022	2153 Holloway Ave E	Cedar Creek Construction Inc
BP-22-172	Re-Roof	$ 9,775.00	$ 229.24	6/9/2022	2195 Holloway Ave E	Cedar Creek Construction Inc
BP-22-173	Re-Roof	$ 24,124.58	$ 482.91	6/8/2022	2028 Parkway Drive	New Image Exteriors

BP-22-174	Re-Roof	$	4,900.00	$	151.30	6/8/2022	2809 1st St N	Greenguard Construction
BP-22-175	Re-Roof	$	9,500.00	$	234.10	6/8/2022	2069 Ivy St	Barnhouse Exteriors, LLC
BP-22-176	Basement Remodel	$	25,000.00	$	776.40	6/23/2022	2709 10th Ave	Green Clean Restoration
BP-22-177	Re-Roof	$	16,000.00	$	333.95	6/17/2022	2534 Ryan Ave	Armor Construction Inc
BP-22-178	Replace Garage Door	$	2,512.80	$	112.91	6/9/2022	2115 South Ave E	Built Strong Exteriors
BP-22-179	Re-Roof	$	17,000.00	$	350.55	6/8/2022	2074 Amy Cir	Lakewoods Remodeling, Inc.
BP-22-180	Re-Roof	$	6,000.00	$	167.95	6/9/2022	2408 12th Ave E	Clear Choice Restoration
BP-22-181	Re-Roof	$	12,000.00	$	267.55	6/10/2022	2490 1st Ae E	Weathersafe Restoration
BP-22-182	Re-Roof	$	9,725.33	$	229.21	6/10/2022	2488 Skillman Ave E	Built Strong Exteriors
BP-22-183	Remodel -Drywall, plumbing,painting	$	9,200.00	$	370.03	6/30/2022	2082 11th Ave E	American Home Remodeling
BP-22-184	Re-Roof	$	13,497.00	$	300.50	6/13/2022	2734 4th Ave E	Minnesota Exteriors
BP-22-185	Drain Tile	$	8,637.83	$	348.18	6/23/2022	2492 Cowern Pl E	American Waterworks
BP-22-186	Bathroom remodel	$	10,000.00	$	365.43	6/13/2022	2611 4th Ave E	Homeowner
BP-22-187	Re-Roof	$	9,000.00	$	217.75	6/10/2022	2576 Burke Ave E	Corbin Exteriors LLC
BP-22-188	Re-Roof	$	14,000.00	$	300.75	6/10/2022	2201 7th St N	Shelter Construction LLC
BP-22-189	Re-Roof	$	13,713.00	$	300.61	6/10/2022	2072 McKnight Rd N	Eagle Siding Inc
BP-22-190	Re-Roof	$	13,366.62	$	295.43	6/10/2022	2293 7th Ave E	Eagle Siding Inc
BP-22-191	Re-Roof	$	3,750.00	$	134.63	6/10/2022	2346 Skillman Ave E	Clear Choice Restoration
BP-22-192	Re-Roof	$	12,000.00	$	262.55	6/10/2022	2651 1st Ave E	Corbin Exteriors LLC
BP-22-193	Re-Roof	$	15,000.00	$	312.35	6/10/2022	2678 1st Ave E	Corbin Exteriors LLC
BP-22-194	Re-Roof	$	13,900.00	$	300.70	6/13/2022	2059 3rd St N	R/T Exteriors LLC
BP-22-195	Re-Roof	$	10,200.00	$	250.55	6/13/2022	2661 1st Ave E	Brett Hawk Construction
BP-22-196	Re-Roof	$	17,000.00	$	350.55	6/14/2022	1971 McKnight Rd N	Corbin Exteriors LLC
BP-22-197	Re-Roof	$	5,100.00	$	167.50	6/13/2022	2245 17th Ave	JTR Roofing, Inc.
BP-22-198	Re-Roof	$	20,000.00	$	400.35	6/13/2022	2271 Jennifer Lane	That One Construction Company
BP-22-199	Re-Roof	$	15,000.00	$	317.35	6/13/2022	2641 17th Ave E	Cutting Edge Construction LLC
BP-22-200	Re-Roof	$	11,000.00	$	250.95	6/13/2022	2040 17th Ave E	Highmark Restoration
BP-22-201	Re-Roof	$	12,000.00	$	267.55	6/14/2022	2200 Radatz Ave	1st Team Exteriors
BP-22-202	Re-Roof	$	6,000.00	$	167.95	6/14/2022	2487 2nd St N	Clear Choice Restoration
BP-22-203	Re-Roof	$	11,034.67	$	267.07	6/13/2022	2866 McKnight Rd N	BA Roofing and Construction
BP-22-204	Re-Roof	$	16,525.00	$	350.31	6/14/2022	2800 2nd St N	Austad Construction, Inc.
BP-22-205	Repla Siding	$	16,502.47	$	350.30	6/13/2022	2043 Eldridge Ave E	Built Strong Exteriors
BP-22-206	Re-Roof	$	15,000.00	$	317.35	6/13/2022	2670 Delaware Ave	Slim and Trim Construction LLC
BP-22-207	Re-Roof	$	27,732.96	$	519.67	6/13/2022	2346 17th Ave E	Premier Roofing LLC
BP-22-208	Re-Roof	$	8,666.26	$	217.58	6/14/2022	2555 South Ave E	Hoffman Weber
BP-22-209	Re-Roof	$	14,002.00	$	316.85	6/14/2022	2252 Mohawk Rd E	Hoffman Weber
BP-22-210	Re-Roof	$	32,832.39	$	580.47	6/14/2022	2139 14th Ave E	Built Strong Exteriors
BP-22-211	Re-Roof	$	14,678.84	$	312.19	6/14/2022	2472 Skilman Ave E	Built Strong Exteriors
BP-22-212	Re-Roof	$	12,066.47	$	278.68	6/15/2022	2377 7th Ave E	Homeguard Roofing and Siding Inc.
BP-22-213	Re-Roof	$	13,710.98	$	300.61	6/15/2022	2344 Navajo Rd	Homeguard Roofing and Siding Inc.
BP-22-214	Re-Roof	$	5,000.00	$	151.35	6/14/2022	2403 12th Ave E	Clear Choice Restoration
BP-22-215	Re-Roof	$	12,144.22	$	283.72	6/14/2022	2105 Mesabi Ave	Premier Roofing LLC
BP-22-216	Re-Roof	$	5,000.00	$	151.35	6/14/2022	2050 Eldridge Ave E	Norstar Construction
BP-22-217	Re-Roof	$	8,600.00	$	217.55	6/16/2022	2486 1st Ave E	Sams Roofing & Construction, Inc.
BP-22-218	Re-Roof	$	25,500.00	$	495.25	6/14/2022	2086 Amy Cir	Sela Roofing and Remodeling
BP-22-219	Re-Roof	$	25,000.00	$	483.35	6/14/2022	2583 Spirit Dr	Sela Roofing and Remodeling
BP-22-221	Re-Roof	$	15,300.00	$	333.60	6/14/2022	2230 6th St N	Infinity Roofing and Siding
BP-22-222	Re-Roof	$	8,000.00	$	201.15	6/15/2022	2421 Holloway Ave E	Sterling Concepts LLC
BP-22-224	Re-Roof	$	10,500.00	$	250.70	6/15/2022	2219 7th St N	Today's Exteriors Inc.

BP-22-225	Re-Roof	$	20,000.00	$	400.35	6/15/2022	2510 4th Ave E	Northern Building Contractors
BP-22-226	Re-Roof	$	14,733.40	$	317.22	6/14/2022	2364 Burke Ave E	Aspen Exteriors Inc.
BP-22-227	Re-Roof	$	11,000.00	$	250.95	6/14/2022	2695 3rd Ave E	Tyther Contracting
BP-22-228	Re-Roof	$	18,000.00	$	362.15	6/14/2022	2476 1st Ave E	Tyther Contracting
BP-22-229	Re-Roof	$	7,000.00	$	184.55	6/14/2022	2183 Belmont Lane E	Summit Construction Group
BP-22-230	Re-Roof	$	22,245.00	$	449.77	6/14/2022	2180 7th St N	Berwald Roofing
BP-22-231	Re-Roof	$	15,000.00	$	317.35	6/14/2022	2453 Indian Way	Bolechowski Construction
BP-22-232	Re-Roof	$	14,000.00	$	311.85	6/14/2022	2274 Navajo Rd	Sela Roofing and Remodeling
BP-22-233	Repla Patio Door	$	6,700.00	$	189.40	6/15/2022	2615 Sean Way	Great Plains Windows and Doors
BP-22-234	Re-Roof	$	11,000.00	$	250.95	6/15/2022	2631 Margaret St N	A-1 Restoration
BP-22-235	Re-Roof	$	11,000.00	$	250.95	6/15/2022	2127 13th Ave E	St Paul Siding Inc.
BP-22-236	Re-Roof	$	7,000.00	$	184.55	6/15/2022	2154 Eldridge Ave E	Greenguard Construction
BP-22-237	Re-Roof	$	12,000.00	$	267.55	6/15/2022	2530 Ryan Ave E	Armor Construction Inc
BP-22-238	Re-Roof	$	21,359.04	$	433.23	6/15/2022	2339 Eldridge Ave E	Premier Roofing LLC
BP-22-239	Re-Roof	$	14,093.00	$	316.90	6/15/2022	2040 13th Ave E	Dan Roettger Home Improvement LLC
BP-22-240	Re-Roof	$	13,000.00	$	284.15	6/15/2022	2160 Mohawk Rd E	Bear Roofing & Exteriors
BP-22-241	Re-Roof	$	16,419.00	$	350.26	6/15/2022	2112 Margaret St n	Berwald Roofing
BP-22-242	Re-Roof	$	5,760.00	$	167.83	6/15/2022	2057 Northwood Dr	Legacy Restoration LLC
BP-22-243	Re-Roof	$	19,450.00	$	400.05	6/15/2022	2170 15th Ave E	Pates Inc.
BP-22-244	Structural wall repair	$	2,700.00	$	185.82	6/22/2022	2176 Mesabi Ave	Innovative Basement Authority
BP-22-245	Re-Roof	$	19,657.44	$	395.18	6/15/2022	2080 Amy Cir	Premier Roofing LLC
BP-22-246	Re-Roof	$	7,000.00	$	179.55	6/15/2022	2159 Belmont Lane	Homeowner
BP-22-248	Re-Roof	$	11,534.00	$	267.32	6/17/2022	2608 15th Ave E	Advantage Construction
BP-22-249	Re-Roof	$	10,000.00	$	234.35	6/16/2022	2473 Holloway Ave E	Sterling Concepts LLC
BP-22-250	Re-Roof	$	4,000.00	$	134.75	6/16/2022	2349 17th Ave E	Evergreen Construction Company, Inc
BP-22-251	Re-Roof	$	6,000.00	$	167.95	6/16/2022	2547 18th Ave E	All Sons' Exteriors Inc.
BP-22-252	Re-Roof	$	8,395.00	$	217.45	6/16/2022	2290 Indian Way	Tacheny Exteriors
BP-22-253	Re-Roof	$	25,000.00	$	483.35	6/16/2022	2134 Eldridge	American Eagle Home Improvement
BP-22-254	Re-Roof	$	12,072.00	$	283.69	6/16/2022	2546 4th Ave E	New Beginning Exteriors, LLC
BP-22-255	Re-Roof	$	5,000.00	$	151.35	6/16/2022	2087 South Ave E	Norstar Construction
BP-22-256	Re-Roof	$	25,000.00	$	483.35	6/17/2022	2224 Ariel St N	GreatStone Inc.
BP-22-257	Re-Roof	$	8,000.00	$	201.15	6/17/2022	2323 HollowAve E	Sela Roofing and Remodeling
BP-22-258	Re-Roof	$	16,000.00	$	328.95	6/17/2022	2505 Holloway Ave E	Sela Roofing and Remodeling
BP-22-259	Re-Roof	$	4,250.00	$	150.98	6/16/2022	2065 3rd St N	Clear Choice Restoration
BP-22-260	Re-Roof	$	10,125.00	$	250.51	6/24/2022	2198 Ariel St N	Minnesota Restoration Contractors
BP-22-261	Re-Roof	$	19,257.00	$	399.98	6/16/2022	2806 2nd St N	Austad Construction, Inc
BP-22-262	Re-Roof	$	19,395.00	$	395.05	6/16/2022	2814 2nd St N	Austad Construction, Inc
BP-22-263	Re-Roof	$	13,132.00	$	300.32	6/20/2022	2014 Henry St N	Legacy Restoration LLC
BP-22-266	Re-Roof	$	6,342.00	$	184.22	6/17/2022	2183 Division St N	Tacheny Exteriors
BP-22-267	Re-Roof	$	8,962.00	$	212.73	6/17/2022	2325 16th Ave E	Tacheny Exteriors
BP-22-268	Re-Roof	$	13,398.00	$	283.85	6/17/2022	2730 Helen St N	Arko Exteriors Inc
BP-22-269	Re-Roof	$	39,012.49	$	665.11	6/18/2022	2571 Poplar Ave	BA Roofing and Construction
BP-22-271	Re-Roof	$	11,802.60	$	267.45	6/17/2022	2092 Belmont Lane E	Hoffman Weber Construction
BP-22-272	Re-Roof	$	16,000.00	$	350.05	6/17/2022	2131 Eldridge Ave E	American Eagle Home Improvement
BP-22-273	Re-Roof	$	15,649.00	$	333.77	6/27/2022	2438 Cowern Pl E	ABC Exteriors Inc
BP-22-274	Re-Roof	$	11,762.00	$	267.43	6/17/2022	2171 17th Ave E	All Around Property Preservation
BP-22-275	Re-Roof & Re-Side	$	13,000.00	$	289.15	6/17/2022	2095 Ivy St	Ashco Exteriors
BP-22-276	Re-Roof	$	10,000.00	$	234.35	6/17/2022	2818 1st St N	Spotless & Seamless Exteriors
BP-22-277	Re-Roof	$	16,700.00	$	350.40	6/24/2022	2044 Eldridge Ave E	Lexington Roofing & Remodeling

BP-22-278	Re-Roof	$	17,200.00	$	361.75	6/27/2022	2272 Ariel St N	Lexington Roofing & Remodeling
BP-22-279	Re-Roof	$	8,000.00	$	206.15	6/20/2022	2637 5th Ave E	Palace Restoration Inc.
BP-22-280	Re-Roof	$	6,750.00	$	184.43	6/20/2022	2384 12th Ave E	Clear Choice Restoration
BP-22-281	Re-Roof	$	19,565.00	$	400.13	6/20/2022	2199 6th St N	New Life Contracting INC
BP-22-282	Re-Roof	$	10,971.50	$	250.94	6/20/2022	2240 Shawnee Dr	Tacheny Exteriors
BP-22-284	Re-Roof	$	17,094.00	$	371.70	6/20/2022	2700 McKnight Rd N	Austad Construction, Inc.
BP-22-285	Re-Roof	$	12,000.00	$	267.55	6/20/2022	2190 Buhl Ave	MN Pro LLC
BP-22-286	Re-Roof	$	15,385.00	$	333.64	6/20/2022	2364 15th Ave E	Austad Construction, Inc.
BP-22-287	Re-Roof	$	14,775.91	$	317.24	6/20/2022	2523 South Ave E	Homeowner
BP-22-288	Re-Roof	$	8,000.00	$	206.15	6/20/2022	2198 Mohawk Rd E	Sunrise Remodelers
BP-22-289	Re-Roof	$	9,000.00	$	217.75	6/20/2022	2182 Henry St N	Corbin Exteriors LLC
BP-22-290	Re-Roof	$	16,000.00	$	328.95	6/20/2022	2611 1st Ave E	Corbin Exteriors LLC
BP-22-291	Re-Roof	$	17,000.00	$	345.55	6/20/2022	2281 16th Ave E	Corbin Exteriors LLC
BP-22-292	Re-Roof	$	16,000.00	$	328.95	6/20/2022	2334 16th Ave E	Corbin Exteriors LLC
BP-22-293	Re-Roof	$	15,000.00	$	322.35	6/20/2022	2570 Dianne St	All Sons' Exteriors Inc.
BP-22-294	Re-Roof	$	15,850.68	$	333.88	6/20/2022	2729 Lake Blvd.	Tacheny Exteriors
BP-22-295	Re-Roof	$	25,000.00	$	483.35	6/21/2022	2708 16th Ave E	Omega Exteriors
BP-22-296	Re-Roof	$	9,300.00	$	234.00	6/20/2022	2541 18th Ave E	All Sons' Exteriors Inc
BP-22-297	Re-Roof	$	7,380.00	$	205.84	6/20/2022	2083 Ivy St	Barnhouse Exteriors
BP-22-298	Re-Roof	$	9,000.00	$	222.75	6/20/2022	2742 Longview Dr	Spartan Contracting
BP-22-299	Re-Roof	$	11,472.44	$	272.29	6/20/2022	2626 Seans Way	Krech Exteriors
BP-22-300	Re-Roof	$	18,200.00	$	388.35	6/21/2022	2470 1st Ave E	Berwald Roofing
BP-22-302	Re-Roof	$	17,000.00	$	350.55	6/21/2022	2302 7th St N	Options Exteriors (A Better Way to Build LLC)
BP-22-303	Re-Roof	$	15,709.00	$	333.80	6/22/2022	2702 Margret St N	Legacy Restoration
BP-22-304	Re-Roof	$	15,000.00	$	317.35	6/21/2022	2675 Delaware	Homeowner
BP-22-305	Re-Roof & Re-Siding	$	25,000.00	$	483.35	6/21/2022	2364 Eldridge Ave E	Preferred Contracting and Construction
BP-22-306	Re-Roof	$	13,000.00	$	289.15	6/21/2022	2714 Gerald Ave	Twin Cities Contracting Services
BP-22-307	Re-Roof	$	20,000.00	$	400.35	6/21/2022	2785 Division St N	Archer Exteriors
BP-22-308	Re-Roof	$	14,176.00	$	316.94	6/21/2022	2459 Belmont Lane E	New Life Contracting INC
BP-22-309	Re-Roof	$	20,000.00	$	405.35	6/21/2022	2594 1st Ave E	Grand Exteriors
BP-22-310	Re-Roof & Repla Garage Door	$	18,000.00	$	367.15	6/21/2022	2581 1st Ave E	Grand Exteriors
BP-22-311	Re-Roof	$	22,345.00	$	454.82	6/21/2022	2815 1st St N	Lindus Construction
BP-22-312	Repla Windows	$	6,256.00	$	189.18	6/21/2022	2667 Chippewa Ave	Window World
BP-22-313	Re-Roof	$	19,000.00	$	383.75	6/21/2022	2686 5th Ave E	Omega Exteriors
BP-22-314	Re-Roof	$	20,206.48	$	421.55	6/21/2022	2466 Tierney Ave E	Walker Roofing Company
BP-22-315	Re-Roof	$	18,708.06	$	388.64	6/24/2022	2267 Mohawk Rd E	Ardmor Construction LLC
BP-22-316	Re-Roof	$	13,673.00	$	300.59	6/21/2022	2471 Helen Court	Mayday Restoration
BP-22-317	Re-Roof	$	10,000.00	$	234.35	6/21/2022	2594 15th Ave E	Bear Roofing & Exteriors
BP-22-318	Re-Roof	$	25,266.02	$	500.13	6/21/2022	2199 Division St N	Premier Roofing LLC
BP-22-319	Re-Roof	$	10,000.00	$	234.35	6/22/2022	2638 1st Ave E	Slim and Trim Construction LLC
BP-22-320	Re-Roof	$	9,000.00	$	238.85	6/21/2022	2737 Gerald Ave	HAIL PRO LLC
BP-22-321	Re-Roof	$	8,581.00	$	222.54	6/21/2022	2309 15th Ave E	Advantage Construction
BP-22-322	Re-Roof	$	15,000.00	$	322.35	6/22/2022	2370 16th Ave E	MN Smart Homes
BP-22-323	Re-Roof	$	15,000.00	$	317.35	6/23/2022	2169 13th Ave E	United Exteriors
BP-22-324	Re-Roof	$	7,250.00	$	200.78	6/22/2022	2172 Buhl Ave	Clear Choice Restoration
BP-22-325	Re-Roof	$	23,000.00	$	455.15	6/22/2022	2365 South Ave E	Lindus Construction
BP-22-326	Re-Roof	$	12,310.00	$	288.81	6/22/2022	2312 Cowern Pl E	Austad Construction, Inc.
BP-22-327	Re-Roof	$	11,000.00	$	250.95	6/22/2022	2402 Indian Way	Sela Roofing and Remodeling
BP-22-328	Re-Roof	$	17,000.00	$	345.55	6/22/2022	2663 4th Ave E	Sela Roofing and Remodeling

BP-22-329	Re-Roof	$	12,200.00	$	288.75	6/22/2022	1948 Betty Jane Court	Archway Contracting
BP-22-330	Re-Roof	$	16,686.91	$	355.39	6/22/2022	2540 19th Ave E	Premier Roofing LLC
BP-22-331	Re-Roof & Re-Siding	$	15,000.00	$	312.35	6/22/2022	2057 Ivy St	Homeowner
BP-22-332	Re-Roof	$	12,000.00	$	267.55	6/22/2022	2353 ShoShone Rd	Options Exteriors (A Better Way to Build LLC)
BP-22-333	Re-Roof	$	20,000.00	$	400.35	6/22/2022	2646 1st St N	Redline Contracting
BP-22-334	Re-Roof	$	8,300.00	$	222.40	6/22/2022	2481 1st Ave E	Preferred Contracting and Construction
BP-22-335	Re-Roof	$	13,684.00	$	305.59	6/23/2022	2173 Belmont Lane	Snap Construction
BP-22-336	Re-Roof	$	12,953.72	$	284.13	6/23/2022	2475 Shryer Ave E	Built Strong Exteriors
BP-22-337	Re-Roof	$	10,905.21	$	245.90	6/23/2022	2273 16th Ave E	Built Strong Exteriors
BP-22-338	Re-Roof	$	8,362.48	$	212.43	6/23/2022	1987 Memory Lane	Built Strong Exteriors
BP-22-339	Re-Roof	$	20,000.00	$	400.35	6/23/2022	2292 Skillman Ave E	Central Minnesota Renovations CMR
BP-22-340	Re-Roof	$	5,990.00	$	167.95	6/23/2022	2671 4th Ave E	Greenguard Construction
BP-22-341	Re-Roof	$	19,000.00	$	383.75	6/24/2022	2172 6th St N	That One Construction Co.
BP-22-342	Re-Roof	$	15,000.00	$	317.35	6/23/2022	2597 Dianne St	Kelco
BP-22-343	Re-Roof	$	15,000.00	$	317.35	6/23/2022	2082 17th Ave E	Kelco
BP-22-344	Re-Roof	$	9,000.00	$	217.75	6/23/2022	2254 Jennifer Lane	Presidential Construction
BP-22-345	Re-Roof	$	15,000.00	$	317.35	6/23/2022	2703 Delaware Ave	Prostar Exteriors LLC
BP-22-346	Re-Roof	$	9,000.00	$	217.75	6/24/2022	2064 Ivy St	Options Exteriors (A Better Way to Build LLC)
BP-22-347	Re-Roof	$	14,100.00	$	316.90	6/23/2022	2543 3rd Ave E	MC EXTERIORS
BP-22-349	Re-Roof	$	3,250.00	$	134.38	6/23/2022	2762 Lake Blvd	Tacheny Exteriors
BP-22-350	Re-Roof	$	8,400.00	$	217.45	6/24/2022	2734 10th Ave E	Shelter Construction LLC
BP-22-352	Re-Roof & Re-Side	$	28,157.09	$	536.53	6/27/2022	2453 Burke Ave E	Guaranteed Roofing & Siding
BP-22-353	Re-Roof	$	7,000.00	$	184.55	6/24/2022	2108 Mesabi Ave	HAIL PRO LLC
BP-22-354	Re-Roof	$	20,000.00	$	400.35	6/24/2022	2820 Helen St N	Redline Contracting
BP-22-355	Re-Roof	$	6,579.60	$	184.34	6/24/2022	2238 Mohawk Rd E	Hoffman Weber Construction
BP-22-356	Repla Windows	$	16,708.00	$	355.40	6/29/2022	2640 South Ave E	Renewal By Andersen
BP-22-358	Re-Roof	$	4,500.00	$	151.10	6/24/2022	2406 Belmont Lane E	Clear Choice Restoration
BP-22-361	Re-Roof	$	15,000.00	$	317.35	6/27/2022	2107 Belmont Lane E	Precision Exteriors
BP-22-362	Re-Roof	$	9,500.00	$	234.10	6/28/2022	2004 Park Row	EZ Home Solutions LLC
BP-22-363	Re-Roof	$	10,000.00	$	234.35	6/27/2022	2012 Polaris Pl	MC EXTERIORS
BP-22-364	Re-Roof	$	16,800.00	$	350.45	6/27/2022	2115 Shryer Ave E	Greatstone Contracting
BP-22-365	Re-Roof	$	11,000.00	$	250.95	6/27/2022	2454 14th Ave E	Bear Roofing & Exteriors
BP-22-366	Re-Roof	$	12,000.00	$	267.55	6/27/2022	2753 Apache Rd N	Bear Roofing & Exteriors
BP-22-367	Re-Roof	$	14,000.00	$	295.75	6/27/2022	2847 2nd St N	Bear Roofing & Exteriors
BP-22-368	Re-Roof	$	4,000.00	$	134.75	6/27/2022	2462 Navajo Rd	New Image Exteriors LLC
BP-22-369	Re-Roof	$	11,776.00	$	267.44	6/27/2022	2172 Margaret St N	Key Properties Construction
BP-22-370	Re-Roof	$	29,442.00	$	538.82	6/27/2022	2223 Cowern Pl E	Key Properties Construction
BP-22-371	Re-Roof	$	15,232.72	$	333.57	6/28/2022	2124 3rd St N	Aspen Exteriors Inc.
BP-22-372	Siding	$	20,172.65	$	421.54	6/29/2022	2546 4th Ave E	New Beginning Exteriors
BP-22-373	Re-Roof	$	12,000.00	$	267.55	6/27/2022	2416 1st Ave E	First Construction Restoration Inc
BP-22-374	Re-Roof	$	16,000.00	$	333.95	6/27/2022	2458 Burke Ave E	First Construction Restoration Inc
BP-22-375	Re-Roof	$	21,615.00	$	433.36	6/28/2022	2086 1st St N	New Life Contracting INC
BP-22-376	Re-Roof	$	11,238.00	$	267.17	6/27/2022	2034 Burke Ave E	Legacy Restoration LLC
BP-22-377	Re-Roof	$	25,000.00	$	483.35	6/27/2022	2592 3rd Ave E	Tyther Contracting
BP-22-378	Re-Roof	$	12,000.00	$	267.55	6/27/2022	2131 Mohawk Rd E	Rick's Roofing & Siding, Inc.
BP-22-379	Re-Roof	$	10,000.00	$	234.35	6/27/2022	2126 Belmont Lane	Highmark Restorations
BP-22-380	Re-Roof	$	15,503.46	$	333.70	6/28/2022	2331 12th Ave E	Premier Roofing LLC
BP-22-384	Re-Roof	$	11,000.00	$	250.95	6/28/2022	2359 Shoshone Rd	Options Exteriors (A Better Way to Build LLC)
BP-22-386	Re-Roof	$	14,000.00	$	300.75	6/28/2022	2385 Cowern pl E	MN Smart Homes

BP-22-387	Re-Roof	$	11,000.00	$	250.95	6/29/2022	2216 Margaret St N	All Pro Xteriors Inc.
BP-22-388	Re-Roof	$	10,720.21	$	250.81	6/29/2022	2077 6th St N	New Image Exteriors LLC.
BP-22-393	Re-Roof	$	27,296.22	$	494.15	6/28/2022	2680 Charles St N	All Season Remodeling & Exteriors
BP-22-394	Re-Roof	$	13,600.00	$	300.55	6/28/2022	2711 Chippewa	M&A Exteriors
BP-22-395	Re-Roof	$	21,000.00	$	416.95	6/29/2022	2126 Mohawk Rd E	Eagle Siding, Inc
BP-22-396	Re-Roof	$	15,000.00	$	317.35	6/28/2022	2604 1st Ave E	Gunner General Contracting LLC
BP-22-397	Re-Roof	$	10,000.00	$	234.35	6/29/2022	2068 14th Ave E	All Sons' Exteriors Inc.
BP-22-398	Re-Roof	$	20,000.00	$	400.35	6/29/2022	2039 Norhwood Dr	Crest Exteriors
BP-22-400	Re-Roof	$	7,232.33	$	200.77	6/29/2022	2725 3rd Ave E	Premier Roofing LLC
BP-22-401	Re-Roof	$	23,000.00	$	450.15	6/29/2022	2657 17th Ave E	Sela Roofing and Remodeling
BP-22-402	Re-Roof	$	17,510.30	$	361.91	6/29/2022	2429 South Ave E	Premier Roofing LLC
BP-22-403	Re-Roof	$	20,000.00	$	395.35	6/29/2022	2798 Longview Dr	Sela Roofing and Remodeling
BP-22-404	Re-Roof	$	8,239.00	$	217.37	6/29/2022	2619 3rd St N	Tacheny Exteriors
BP-22-405	Re-Roof	$	9,250.20	$	233.98	6/29/2022	2549 South Ave E	Hoffman Weber Construction
BP-22-406	Re-Roof	$	9,000.00	$	217.75	6/29/2022	1978 Northwood Dr	Options Exteriors (A Better Way to Build LLC)
BP-22-407	Re-Roof	$	18,000.00	$	367.15	6/29/2022	2010 Parkway Dr	New Image Exteriors LLC
BP-22-408	Re-Roof	$	8,000.00	$	201.15	6/30/2022	2579 2nd Ave E	JTR Roofing, Inc.
BP-22-409	Re-Roof	$	12,000.00	$	267.55	6/29/2022	2707 3rd Ave E	JBS Remodeling and Roofing
BP-22-411	Re-Roof	$	25,000.00	$	483.35	6/29/2022	2657 5th Ave E	Reliabuilders Construction, Inc.
BP-22-413	Re-Roof	$	15,000.00	$	317.35	6/29/2022	2511 19th Ave E	Ed's Exteriors
BP-22-414	Re-Roof	$	7,871.95	$	201.09	6/29/2022	1955 Polaris Pl	Infinity Roofing and Siding
BP-22-415	Re-Roof	$	13,000.00	$	284.15	6/29/2022	2618 1st Ave E	Corbin Exteriors LLC
BP-22-416	Re-Roof	$	14,000.00	$	300.75	6/29/2022	2315 Shawnee Dr	3D Enterprises
BP-22-417	Re-Roof	$	22,000.00	$	433.55	6/29/2022	2141 15th Ave E	Sela Roofing and Remodeling
BP-22-418	Re-Roof	$	13,431.31	$	300.47	6/30/2022	2332 12th Ave E	Premier Roofing LLC
BP-22-419	Re-Roof & Re-Side	$	24,000.00	$	466.75	6/30/2022	2474 Ryan Ave E	Minnesota Exteriors
BP-22-42	New Canopy onto Church, Comm	$	500,000.00	$	6,451.84	6/23/2022	2475 17th Ave E	D. J. Kranz Co., Inc.
BP-22-420	Re-Roof	$	7,608.00	$	200.95	6/29/2022	2211 Mohawk Rd E	Home Pro America
BP-22-422	Re-Roof	$	10,500.00	$	250.70	6/30/2022	2254 Ryan Court	Tacheny Exteriors
BP-22-423	Re-Roof	$	9,900.00	$	234.30	6/30/2022	2548 17th Ave E	Proficient Construction Bowman
BP-22-424	Re-Roof	$	9,000.00	$	217.75	6/30/2022	2360 7th Ave E	Superior Classic Inc dba MN Superior Exteriors
BP-22-427	Re-Roof	$	15,000.00	$	317.35	6/30/2022	2111 Cowern Pl E	Coty Construction
BP-22-428	Re-Roof	$	12,270.00	$	283.79	6/30/2022	2433 13th Ave E	Berwald Roofing
BP-22-429	Re-Roof	$	12,740.00	$	284.02	6/30/2022	2004 Eldridge Court	Berwald Roofing
BP-22-430	Re-Roof	$	21,484.45	$	433.29	6/30/2022	2083 Amy Circle	Aspen Exteriors Inc.
BP-22-431	Re-Roof	$	5,750.00	$	167.83	6/30/2022	2220 Ryan Court	Trinity Exteriors, Inc.
BP-22-432	Re-Roof	$	11,914.48	$	267.51	6/30/2022	2595 Seans Way	Countrywide Contracting
BP-22-435	Repl Window	$	1,999.00	$	106.55	6/30/2022	2294 15th Ave	Window World
BP-22-77	Repla Sliding Door	$	10,837.00	$	250.87	6/22/2022	1962 Northwood Dr	PELLA NORTHLAND
		$	**4,892,184.37**	**$**	**109,986.25**			

NORTH ST. PAUL
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Agenda Information Memorandum

To	Date
Honorable Mayor Furlong and City Council	July 19, 2022

Agenda Placement # V.K

Consent Agenda

Subject

Resolution Approving Acceptance of Donations Received June 2022.

Background/Facts

Recommended Action

Approve Resolution No. 2022-xxx Accepting Donations - June 2022.

Attachments

1. Res 2022-xxx Accepting Donations June 2022

Respectfully submitted,
Jennie Kloos, Assistant to the City Manager/ Human Resources Manager

CITY OF NORTH ST. PAUL

RESOLUTION NO. 2022-xxx

RESOLUTION APPROVING ACCEPTANCE OF A DONATION JUNE 2022

WHEREAS, the City of North St. Paul is generally authorized to accept donations of real and personal property pursuant to Minnesota Statutes Section 465.03 et seq. for the benefit of its citizens and is specifically authorized to accept gifts; and

WHEREAS, the City Council must also ratify any terms or conditions placed on the donation by the donor; and

WHEREAS, the following persons and entities have offered to contribute the cash amounts set forth below to the city (June 1, 2022-June 30, 2022):

Name of Donor	Amount	Department
OW Williams	$10.00	Park Fund
Peter & Ingrid Koller	$10.00	Park Fund
Furlongs Liquor	$5.00	Park Fund
Carey Nadeau	$127.48 (paint/ Art Cart)	
Gilbert Zamora	$10.00	Park Fund
Cherry Cournoyer	$10.00	Park Fund

WHEREAS, the City Council finds that it is appropriate to accept the donations offered.

NOW THEREFORE be it resolved by the City Council of the City of North St. Paul as follows:

1. The donations described above are accepted and shall be used to establish and/or operate services either alone or in cooperation with others, as allowed by law.
2. The City Clerk is hereby directed to issue receipts to each donor acknowledging the city's receipt of the donor's donation.

ADOPTED this 19th day of July, 2022.

Motion by Council
Second by Council

Voting: Aye:
Nay:
Absent:
Abstain:

_____
Terrence J. Furlong, Mayor

Attest: _____
Brian Frandle, Interim City Manager/ Clerk

NORTH ST. PAUL
extraordinary.

Agenda Information Memorandum

To	Date
Honorable Mayor Furlong and City Council	July 19, 2022

Agenda Placement # V.L

Consent Agenda

Subject

Declare surplus property - Fire Department (2007 Chevrolet Trail Blazer)

Background/Facts

The North St. Paul Fire Department has submitted its intent to retire its 2007 Chevrolet Trail Blazer #515, to be retired and sold at public auction.

Recommended Action

Approve Resolution No. 2022-xxx Approving Retiring and Declaring Fire Department Equipment as Surplus to be Sold at Public Auction.

Attachments

1. Res 2022-xxx Retire Declare Surplus Fire Equipment 515

Respectfully submitted,
Jason Mallinger, Fire Chief

CITY OF NORTH ST. PAUL

RESOLUTION NO. 2022-xxx

RESOLUTION APPROVING RETIRING AND DECLARING FIRE DEPARTMENT EQUIPMENT AS SURPLUS, TO BE SOLD AT PUBLIC AUCTION

WHEREAS, the North St. Paul Fire Department has submitted its intent to retire and declare as surplus, Fire Department equipment to be sold at public auction; and

WHEREAS, the equipment to be retired and declared surplus is Fire Department vehicle #515, a 2007 Chevrolet Trail Blazer; and

WHEREAS, the identified vehicles are to be sold via public online auction; and

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH ST. PAUL, MINNESOTA, that said Fire Department vehicle is hereby retired and declared surplus equipment, to be sold via public online auction in a timely manner.

ADOPTED this 19th day of July, 2022.

Motion by
Second by

Voting: Aye:
Nay:
Absent:
Abstain:

_____
Terrence J. Furlong, Mayor

Attest: _____
Brian Frandle, Interim City Manager/ Clerk

NORTH ST. PAUL
extraordinary.

Agenda Information Memorandum

To	Date
Honorable Mayor Furlong and City Council	July 19, 2022

Agenda Placement # VII.A

City Business Action Items & Recommendations

Subject

Redevelopment Master Plan Approval

Background/Facts

The Redevelopment Master Plan Task Force has been diligently working on an update to the 2012 Redevelopment Master Plan since October 2021. A complete draft of the plan was presented to the North St. Paul Business Association, the Economic Development Authority, and the Planning Commission. A public meeting was held on July 7, 2022. The Planning Commission reviewed the plan for consistency with land use regulations and the comprehensive plan and recommended City Council approval. The Economic Development Authority approved the plan at their July 12, 2022 meeting and also recommend approval by the City Council.

Recommended Action

Approve the Redevelopment Master Plan as the redevelopment policy document for downtown North St. Paul.

Attachments

1. NSP Redevelopment Master Plan I

Respectfully submitted,
Brandy Howe, Planner

NORTH
ST.PAUL
extraordinary.

Downtown Redevelopment Master Plan

2022 Update

wsb

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ACKNOWLEDGMENTS

ECONOMIC DEVELOPMENT AUTHORITY

ROBERT DEW, CHAIR
TERRY FURLONG, MAYOR
DONALD JENSEN
TOM SCHIFSKY
ARCHIE VICKERMAN
KEVIN FULLER
BRETT GARRY

CITY COUNCIL

TERRY FURLONG, MAYOR & COUNCIL LIASON
CANDY PETERSON
SCOTT THORSEN
LISA WONG
TIM COLE

PLANNING COMMISSION

ELAINE BARTON, CHAIR
LISA WONG, COUNCIL LIAISON
PATRICK BLEES
ERIK BRENNA
JOHN MONGE
ANDREW WISE
RICK GELBMANN
CAMERON MUHIC

TASK FORCE

JOHN MONGE – PLANNING COMMISSION
RICK GELBMANN – PLANNING COMMISSION
ROBERT DEW – EDA
DON JENSEN – EDA
LISA WONG – CITY COUNCIL
SCOTT THORSEN – CITY COUNCIL
MORGAN DAWLEY – CITY ENGINEER (WSB)
BRANDY HOWE – CITY PLANNER (WSB)
LISA RITCHIE - STAFF

CHAPTER 1:
PROJECT BACKGROUND

CHAPTER 1: PROJECT BACKGROUND

INTRODUCTION

Originally drafted in 2012, the initial Redevelopment Master Plan was prepared as a joint effort by the City of North St. Paul and the Economic Development Authority (EDA). The project was funded through the Metropolitan Council's Livable Communities program to identify barriers to redevelopment and position projects within the downtown area for implementation. The 2012 plan focused on the downtown area, which is the traditional commercial hub of North St. Paul. It identified key redevelopment sites and focused on improving connectivity between those sites, the Gateway Trail, and regional transit systems and community facilities. Many projects and initiates have been completed under the guidance of the 2012 plan; however, many more revitalization opportunities exist. Thus, in summer 2021, the EDA and Planning Commission determined that an update to the Redevelopment Master Plan would be prudent to ensure that previously expressed goals and objectives are still applicable ten years later and to identify areas for continued investment.

Project Approach

This plan is about revitalizing the traditional commercial hub of North St. Paul. As a fully built out city, the focus of this document is on redevelopment and reuse of land in the city's core. This plan encourages density, which will require creativity to fit new pieces into the existing fabric of the community. This plan will explore priority areas for reinvestment, both public and private. The planning process for the 10-year update was led by a task force with representatives from City Council, Planning Commission, and the Economic Development Authority. This group evaluated the successes that have occurred since 2012 and noted differences between the 2012 plan and activities that have taken place. The task force took a fresh look at the downtown area and identified potential priority areas for reinvestment, both public and private, considered which land uses are appropriate within the study area, and identified opportunities for bicycle and pedestrian connections. The task force engaged residents, businesses, and property owners to ensure the plan update is in alignment with the local mindset. This plan is intended to demonstrate the vision for the area to residents, businesses, and developers and can assist in catalyzing reinvestment.

PLANNING PROCESS

The planning process for the Revitalization Master Plan was kicked off in October 2021. The process included monthly meetings of the Revitalization Master Plan Task Force which included representatives from the City Council, Planning Commission, Economic Development Authority, and city staff. Upon completion of a full draft of the Plan, staff provided presentations of the draft document to the North St. Paul Business Association, Planning Commission, City Council, and the Economic Development Authority. A public open house was held in July 2022. The Planning Commission reviewed the plan on July 7, 2022 for consistency with land use controls and the comprehensive plan and recommended approval to the City Council. Formal adoption of the plan as the City's official policy for the Downtown was approved by the Economic Development Authority on on July 12 and by City Council on July 19, 2022.

Downtown Redevelopment Study Area

Downtown is the heart of the North St. Paul community. It is a unique resource that other inner-ring Twin Cities suburbs do not have and is a key contributor to the City's identity. It has also been the subject of much discussion and planning over the past decade, including the initial Redevelopment Master Plan, the 2040 Comprehensive Plan, Living Streets Plan, Downtown Design Manual, and the Strategic Plan, each of which are described on page 10.

The downtown redevelopment study area is bounded by Highway 36 on the north, property adjacent to 7th Avenue E. on the south, Division Street on the east, and generally the Urban Ecology and Environmental Learning Center on the west. The Gateway State Trail passes through the study area which connects downtown to St. Paul and Stillwater. The primary gateways into the community include interchanges at Highway 36 and McKnight Road and Division Street. Additionally, Margaret Street is a prime entrance to the downtown from westbound Highway 36.

FIGURE 1: STUDY AREA

Historical Context

According to the North St. Paul Historical Society, the city was planned by Civil War veteran Henry Castle as a "workingman's community with industries and housing in a resort atmosphere." The city was connected to St. Paul and Stillwater by the Twin City Lines streetcar that is now Seppala Boulevard. The Wisconsin Central Railroad also connected the city to the region, and it became a burgeoning manufacturing hub. Some of the city's first industries included furniture manufacturers, farm implement fabricators, and brick makers. Berwald Roofing was founded in 1936, at which time the company primarily installed shingles and siding. In 1958, T. A. Schifsky and Sons built an asphalt plant along the former rail corridor which spurred investment to the downtown commercial area. Both companies remain in operation today and are among the largest landholders in the study area. Neumann's Bar is another historic link unique to the city; it was built in 1887 and it claims to be the oldest bar in continuous operation in Minnesota.

One of the benefits and challenges facing the study area is its historical context in the Twin Cities metro. North St. Paul originally developed as a distinct and separate community from Minneapolis/ St. Paul. Dissimilar to other Twin Cities neighbors, when the metropolitan area grew, communities like Maplewood and Oakdale developed as suburbs with auto-oriented character. Retail centers developed around high traffic corridors in high visibility areas, which competed with North St. Paul's historic downtown. However, development trends and desires have shifted away from cookie-cutter and toward authenticity; the historic character, diagonal streets, and greenway connection with the Gateway State Trail make this downtown a unique destination for those seeking a non-suburban environment.

A SAMPLING OF LONGTIME NORTH ST. PAUL BUSINESSES

T. A. SCHIFSKY AND SONS

BERWALD ROOFING

NEUMANN'S BAR

In 1972, Lloyd Koesling built the iconic snowman that sits along Margaret Street. The sculpture recalls the Snow Frolics celebrations where the North St. Paul Jaycees would build a large snowman downtown. The snowman was adopted as the city logo and the sculpture serves as a welcome to North St. Paul.

Recent Progress

Significant investment has occurred in the downtown since the 2012 plan was adopted. Polar Ridge senior living facility was completed in 2015. The facility has 39 units of senior independent living, 54 units of senior assisted living and 21 units of memory care. 20% of units in the Anchor View Apartments contribute to the city's affordable housing stock. The site formerly known as Anchor Block has redeveloped into Anchor Commons with Kwik Trip, Extra Space Storage, and Anchor View Apartments. The combined taxable value of these improvements is $33.5 million. In 2021, M&I Homes completed construction of Gateway at McKnight, a 100-unit townhome neighborhood with direct access to the Gateway Trail and walking distance to downtown amenities. Most recently, the three-story Sentinel Building has been constructed on the former City Hall site and adjoining parcels. This 89-unit, market-rate apartment building includes a 3,000 square foot mixed-use space at the corner of 7th Avenue and Margaret Street. Suite Living senior facility opened in 2020 with 18-units of senior assisted living and 14-units of memory care. The facility is located on the site formally occupied by the ISD 622 bus garage. This project was made possible by a $700,000 environmental remediation grant through Ramsey County.

Reflex Medical expanded their facility and countless new tenants have opened on main street (7th Avenue). Streetscape improvements have occurred along 7th Avenue to the southwest of the study area; similar improvements are anticipated to continue to the northeast within the study area. The city updated its comprehensive plan in 2019 and updated the zoning ordinance in 2021.

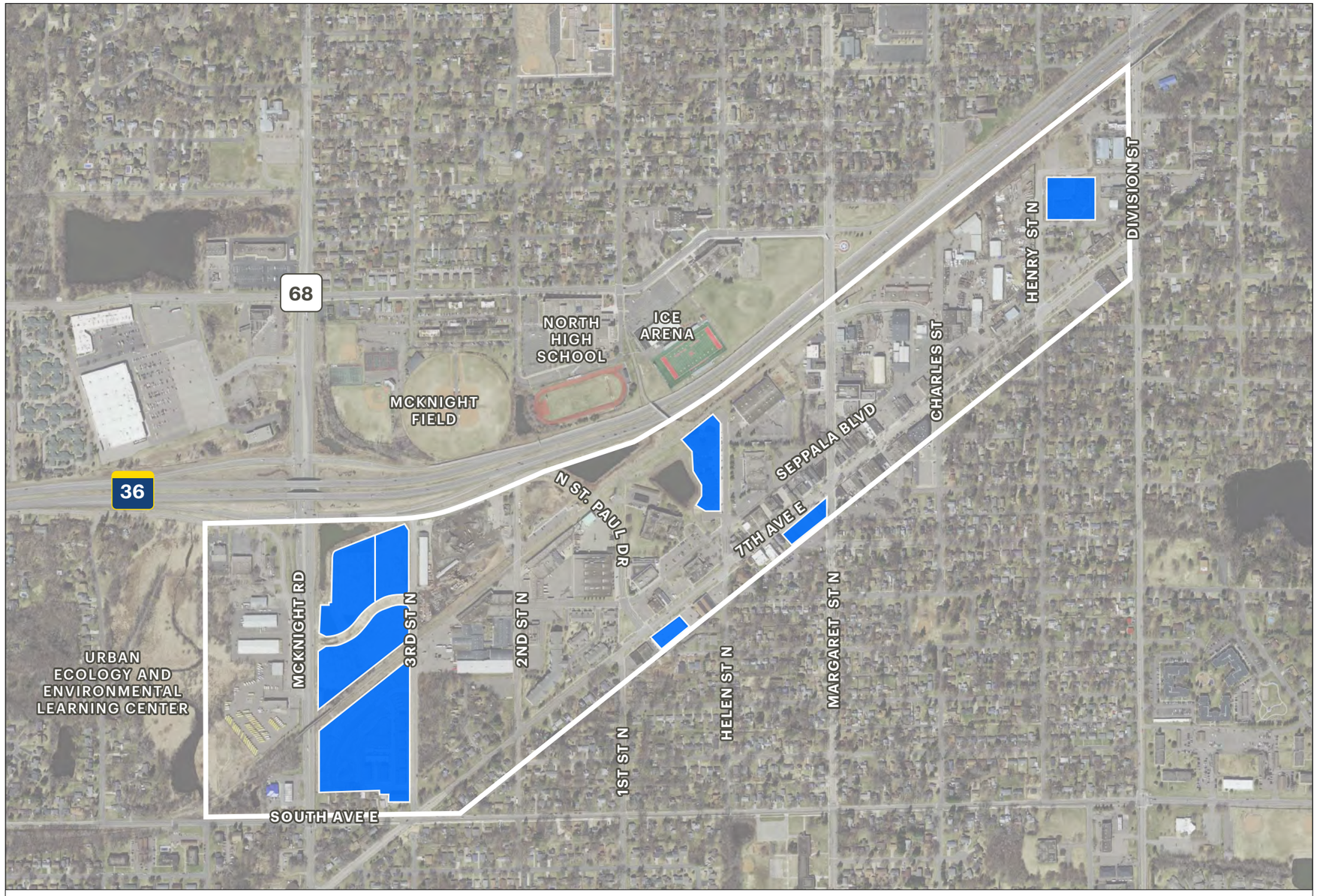
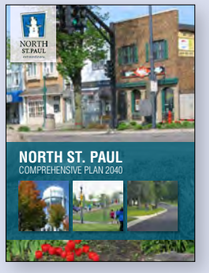


FIGURE 2: REDEVELOPMENT ACTIVITIES SINCE 2012

Planning Framework

In addition to being a stand-alone document, this plan builds on the foundation of other local planning efforts and must recognize regulatory constraints. The following are a brief summaries of planning documents that relate to the study area. Goals, priorities, and implementation actions identified later in this document advance each of these earlier plans.



NORTH ST. PAUL 2040 COMPREHENSIVE PLAN

The 2040 Comprehensive Plan sets city-wide goals and policies and was developed with community feedback in mind.

During the comprehensive planning process, several community cafés were held to gather feedback on the future of downtown North St. Paul. This is what we heard:

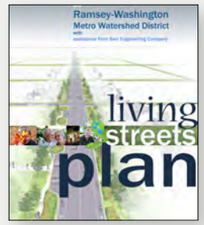
- The downtown area needs a variety of business types, including family-friendly restaurants and activities.
- The car show is a beloved staple of the community and should be continued.
- The downtown should be connected by sidewalks and trails to key destinations within the city, like schools, churches, parks, and especially the Gateway Trail.
- A park or activity space is needed downtown.
- Improve and revitalize the downtown with mixed use development.
- More housing is needed downtown within walking distance of businesses.

NORTH ST. PAUL STRATEGIC PLAN

In 2013, the city engaged in a strategic planning effort that developed organizational goals and a clear and strategic direction for the community.

DESIGN MANUAL – DOWNTOWN NORTH ST. PAUL

The downtown design manual was developed to illustrate portions of the North St. Paul city code to depict the desired built environment within the downtown district. The Manual is used by the Design Review Commission to review projects within the Downtown Mixed-Use district.

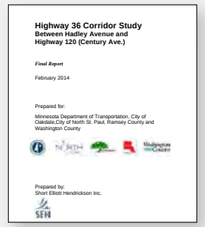


LIVING STREETS PLAN

The 2011 Living Streets Plan was a partnership between the City of North St. Paul and the Ramsey-Washington Metro Watershed District (RWMWD). It was created in conjunction with citizen task force participation. This plan details the water-quality issues facing North St. Paul and how they can be alleviated with implementation of stormwater best management practices that are an integral component of living streets.

DOWNTOWN REVITALIZATION PLAN

This plan establishes the visual quality and design preferences for the reconstruction of 7th Avenue, from McKnight Road to Division Street. It also includes a segment of Margret Street, extending from the 7th Avenue intersection to the south edge of the bridge going over Highway 36.



MNDOT HIGHWAY 36 CORRIDOR STUDY

This 2014 study was developed to address safety and mobility issues along Highway 36, with a focus on the segment between Highway 120/Century Avenue and Hadley Avenue, which contains the only remaining at-grade intersections west of I-694.

OTHER PLANS

The 2012 planning effort reviewed the following additional plans, studies, and design guidelines and incorporated into the original redevelopment plan.

- Redevelopment Master Plan (2012)
- Draft Bicycle and Sidewalk Plan (2011)
- Downtown North Saint Paul Housing Study (2011)
- Commerce Park Redevelopment Plans (2010, 2011, 2011)
- Metropolitan Council 2030 Transportation Policy Plan
- MNDOT Metro District and Statewide 20 Year Highway Investment Plans

CHAPTER 2:
EXISTING CONDITIONS

NORTH
ST.PAUL
extraordinary

Land Use

The study area contains a mix of very different land uses, ranging from low to high density residential to a heavy industry asphalt and recycling plant. Some of the mixes work well together, such as offices, retail, and residential, while the combinations of others create significant conflict.

The North St. Paul Urban Ecology Center anchors the west end of the study area. Institutional uses in the area include the school district bus garage, churches, City Hall, the Public Works building, North St. Paul Historical Society, North Star Museum of Boy and Girl Scouting, and the American Legion. Much of the residential is on the south and west end of the study area. Single family home line the east and west ends of 7th Avenue and extends into the neighborhoods to the south. The mix of retail and services in the downtown are a draw for residents in these neighborhoods, particularly.

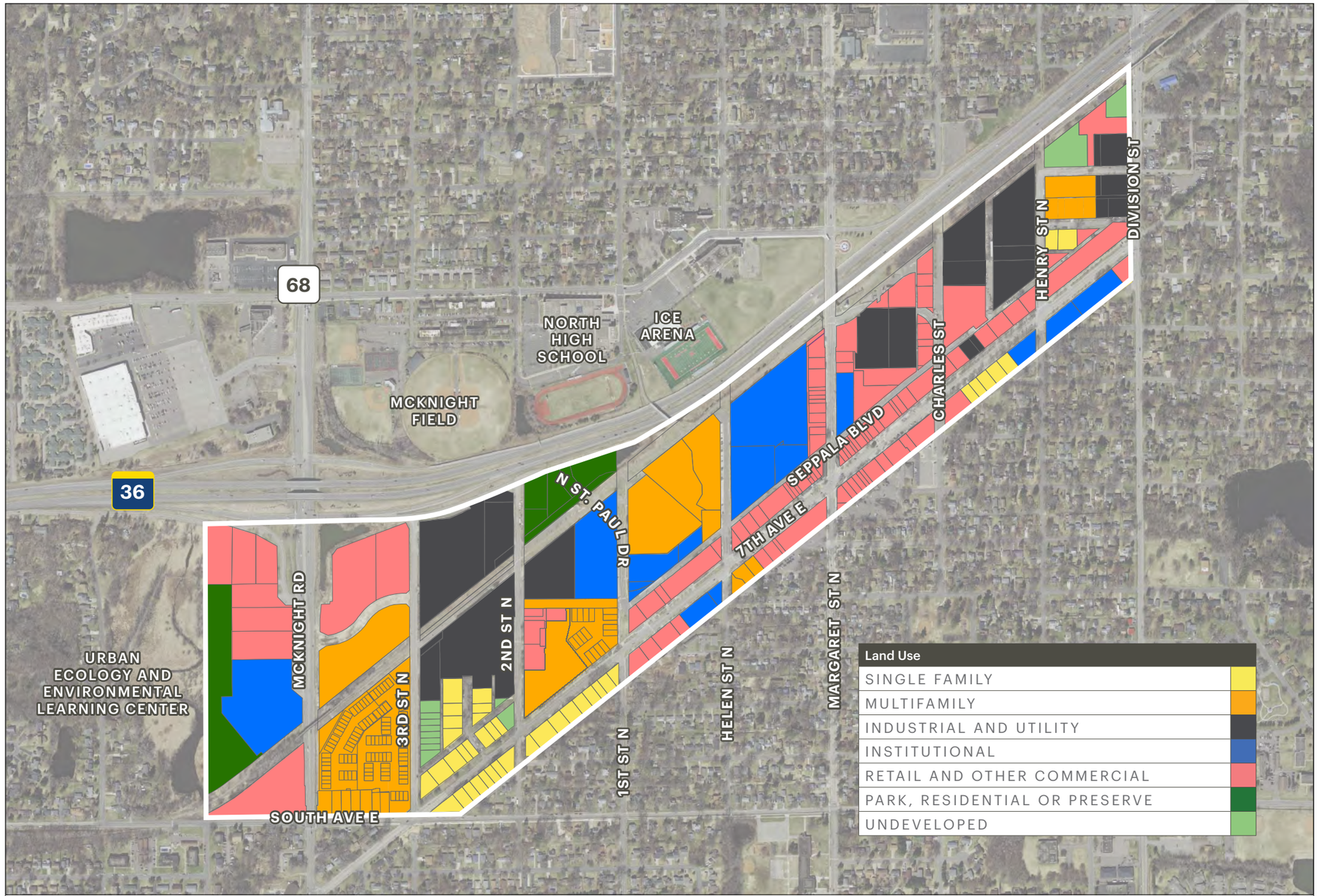


FIGURE 3: EXISTING LAND USE IN THE STUDY AREA

CIVIC/INSTITUTIONAL

The downtown is the civic center for the City of North St. Paul. Over the past 20+ years, many significant public investments have occurred within the downtown, including a new City Hall and fire and police station along Margaret Street. Other civic uses include a community center at Seppala and North St. Paul Drive, the U.S. Post Office, the North Star Museum of Boy Scouting and Girl Scouting, American Legion, and the North St. Paul Historical Society Museum. North High School lies just north of the study area across Highway 36 and the school district operates bussing from a new facility next to the North St. Paul Urban Ecology Center.

COMMERCIAL

The majority of commercial uses in the study area are situated downtown on 7th Avenue between 1st Street and Division Street as well as Margaret Street between 7th Avenue and Highway 36. Most of the stores are independent retailers, providing a mix of services ranging from restaurant and bars to auto parts and services to antiques. The district has also built up a base of health care providers including medical doctors, physical therapy, dentistry, psychology, and chiropractic professionals. Other professional offices exist throughout the neighborhood, including the newer three-story Gervais Court Building on the south side of 7th Ave at Charles Street. It is also worth noting that Target anchors a retail area northwest of Highway 36 and McKnight interchange.

INDUSTRIAL

Light and heavy industrial uses are situated between Highway 36 and Seppala Boulevard. This area still retains some of the industrial character established by the railroad focused businesses in the late 19th century. The uses vary greatly and include high tech light industrial such as Aetrium semiconductor manufacturing, T.A. Schifsky & Sons' asphalt and recycling plant, Sheltertech Corporation, Anderson Cabinet, Inc., to Berwald Roofing & Sheet Metal.

RESIDENTIAL

Residential uses are located throughout the study area at a mix of densities and conditions. Older single-family homes exist along South Avenue, portions of 7th Avenue, and in the Commerce Park area. This is also the land use that defines the area immediately south of the study area. As mentioned previously, many new higher density housing developments have been built in the past ten years including Polar Ridge Senior Housing, Anchor View apartments, Gateway at McKnight townhomes, Suite Living senior and memory care, and Sentinel Apartments. A community goal related to housing is to increase density as well as provide new affordable housing opportunities.

Future Land Use

The 2040 Comprehensive Plan future land use designations in the study area are depicted, right. The intent of each is described as follows.

Low Density Residential: Detached single-family, duplexes, and townhomes with a density range of 3 to 5.5 dwelling units per acre.

Medium Density Residential: Small-scale attached dwellings with a density range of 6-12 dwelling units per acre.

Multifamily Residential: Apartment buildings, condominiums, and other multistory structures with densities ranging from 13-20 dwelling units per acre.

Corridor Mixed Use: A combination of retail, housing, offices, live-work spaces, employment activities, and other complementary uses. This district will develop with a minimum of 30 percent residential component throughout the district.

Downtown Mixed Use: Development that reflects a small-town, pedestrian-friendly atmosphere. Redevelopment should be consistent with the historic character. Vertical and horizontal mixed use is encouraged and high density residential is appropriate.

Park: North St. Paul Urban Ecology Center

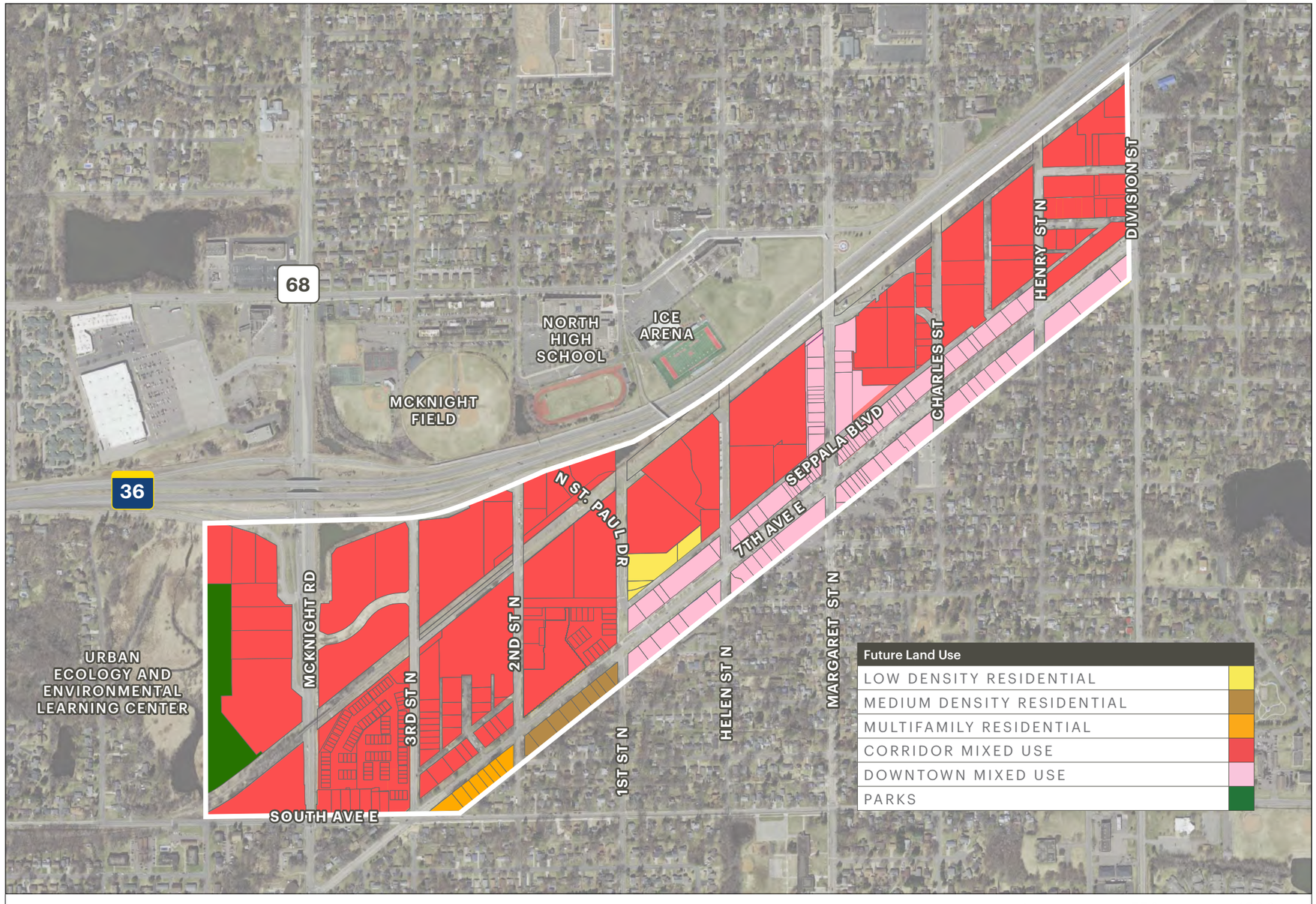


FIGURE 4: FUTURE LAND USE IN THE STUDY AREA

Zoning

Zoning in the study area is depicted in Figure 5.

R-1 Single Family Residential is intended for lower-density residential development.

R-2 Mixed Residential is intended for a variety of residential housing types and development.

R-3 Multiple Family Residential is intended for higher density residential development.

MU-1 Downtown Mixed Use is the traditional downtown area. Development in this district shall give due regard to the standards in the Downtown Design Manual. The primary differentiator between the MU-1 and the MU-3 districts is that the MU-3 requires a minimum front yard setback of 25 feet, which creates a more suburban environment than the downtown area where buildings are not required to be setback from the property line.

MU-3 Corridor Mixed Use is intended for retail, housing, offices, studios, live-work space, civic, employment, research, limited industrial and other complementary uses which combine to create a lively environment.

The Downtown Overlay District was established to preserve cultural aspects of the historic commercial area, encourage the harmonious development and appearance of structures and property within the district, and maintain and improve property values of the district and throughout the city.

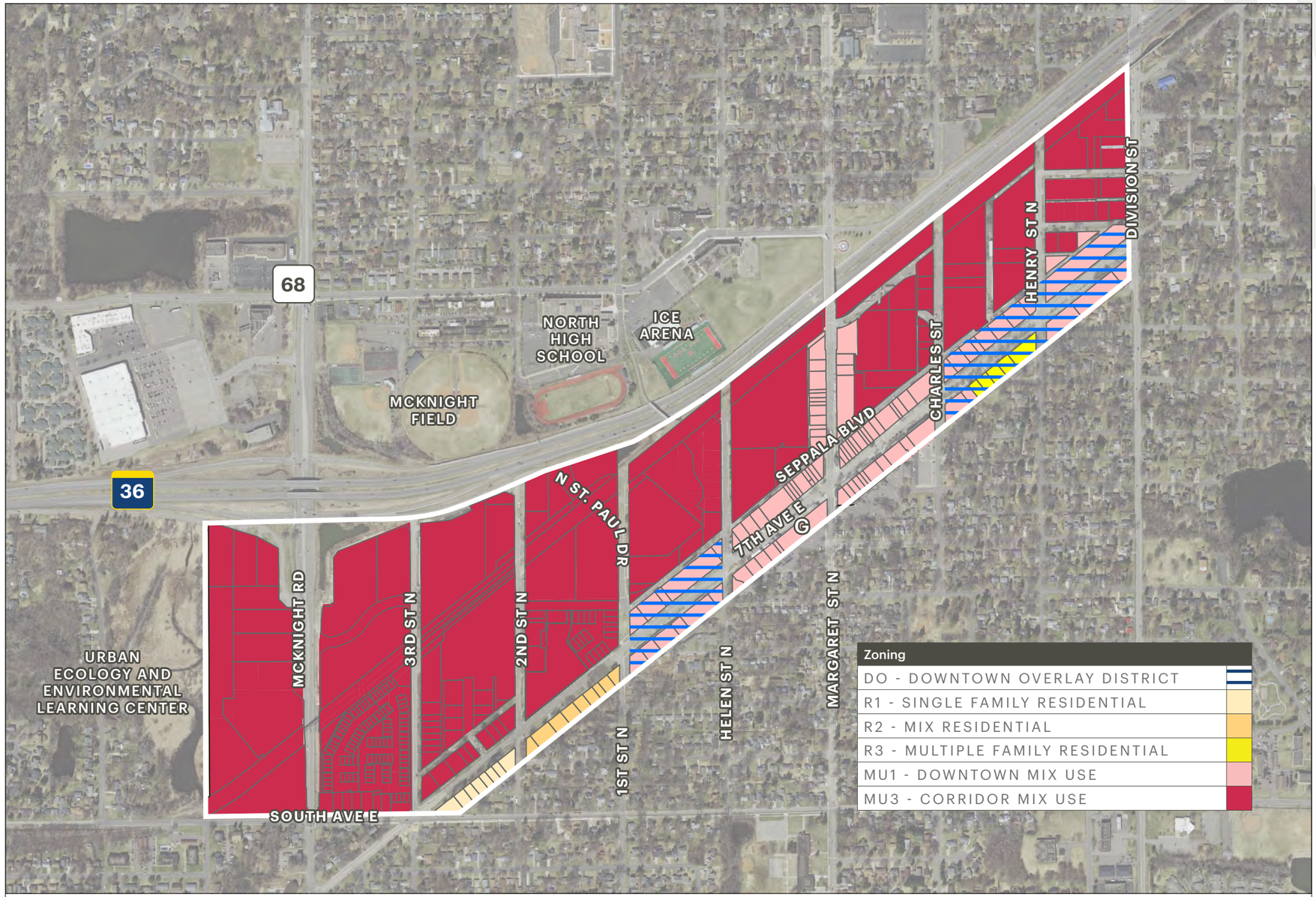


FIGURE 5: ZONING IN THE STUDY AREA

Redevelopment Sites

The 2040 Comprehensive Plan identified numerous sites in the study area as "likely to redevelop" based on the following three criteria:

- **Vacant land:** These areas were highlighted by participants in public engagement efforts as needing attention, revitalization, change, or intensification of uses.
- **Underutilized sites:** Some sites were identified as "under-utilized', meaning that they have an excessive amount of parking that could be used for other uses, or there are vacant portions of a site that could be built out.
- **Areas with redevelopment potential:** These areas were highlighted by participants in public engagement efforts as needing attention, revitalization, change, or intensification of uses.

The redevelopment sites are depicted in **Figure 6.**

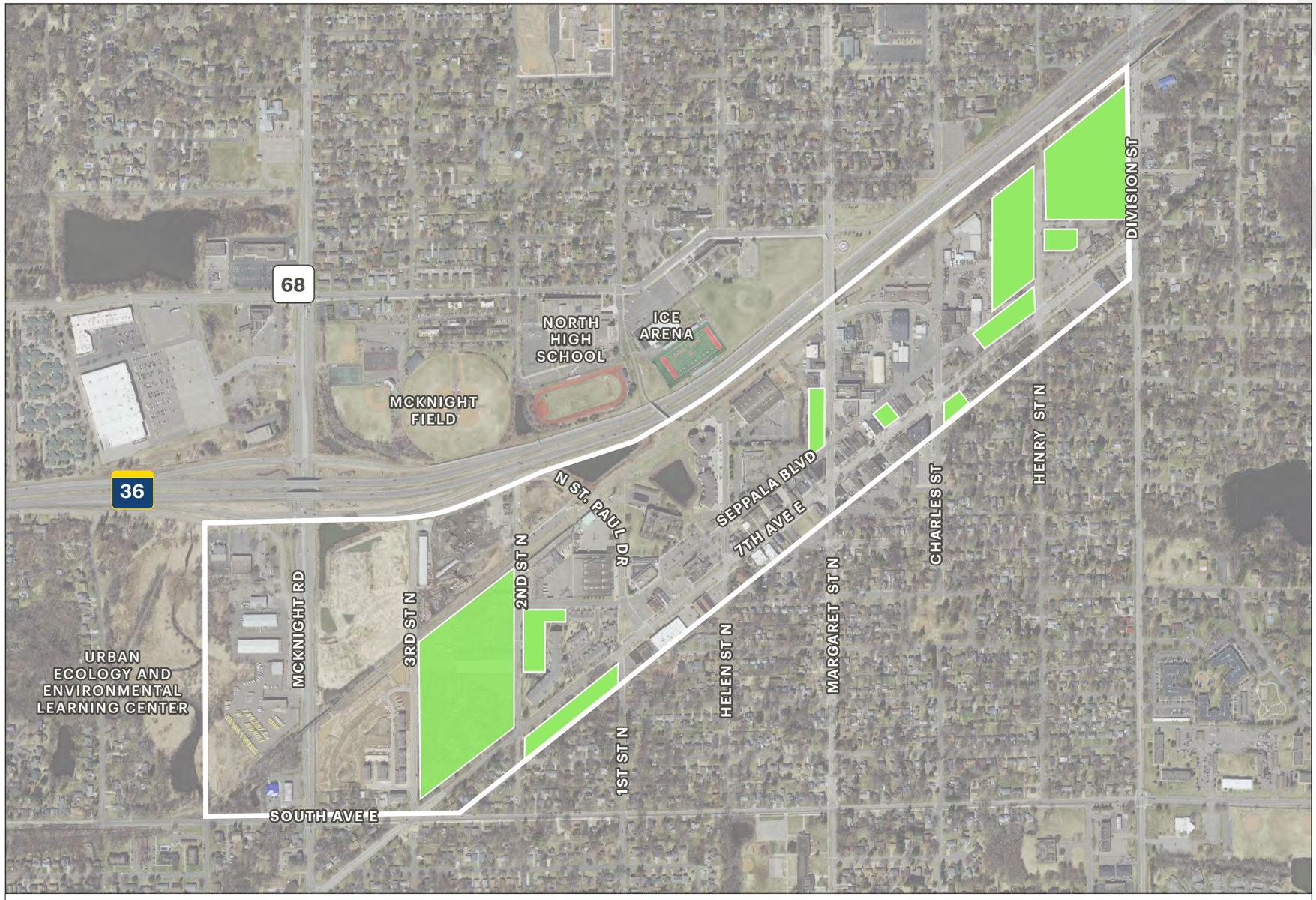
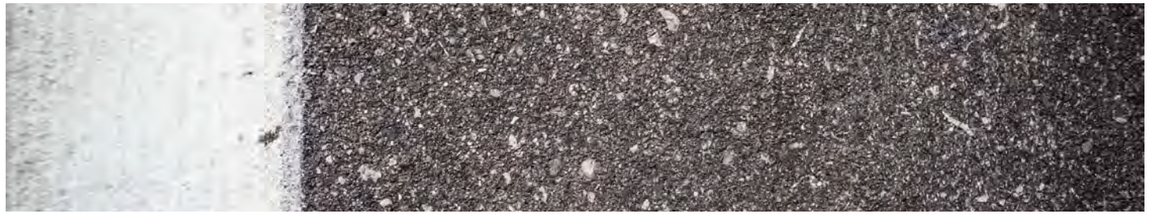


FIGURE 6: REDEVELOPMENT SITES

Transportation



STREETS AND HIGHWAYS

Highway 36, the northern boundary of the study area, is a regional transportation facility that connects North St. Paul to the northeast metro as well as other suburbs such as Mahtomedi and Stillwater. Most of Highway 36 has been converted to a freeway; however, the eastern portion an expressway where there is an at-grade signalized intersection at Century Avenue.

McKnight Road and Century Avenue are north-south roads that connect the city to Maplewood and Oakdale. Century Avenue is a 2-lane road and McKnight is a minor arterial that transitions from a 4-lane divided roadway in the vicinity of its overpass at Highway 36 down to a 4-lane undivided roadway.

The secondary east-west artery of North St. Paul is 7th Avenue E., which functions as a traditional "Main Street." Rather than follow the traditional grid along the cardinal directions, 7th Avenue mirrors the old railroad line that used to run through town at a diagonal, which creates some access and connectivity challenges for the area, such as a 3-legged intersection at 7th Avenue/South Avenue E/3rd Street. Seppala Boulevard also runs on a diagonal and is a unique street in that it provides loading and access to many of the buildings that front on 7th Avenue like an alley, but it also functions as a street. Streets continue to follow the north/south grid that defines much of the city, while many of the east/west avenues are halted before reaching 7th Avenue.

In 2020, 7th Avenue underwent reconstruction from 3rd Street N to 1st Street N. Improvements included street reconstrution, concrete curb and gutter, sidewalks, medians, sanitary sewer rehabilitation, water main replacement, storm sewer improvements, street lighting, and street trees and landscaping. Improvements to the Margaret Street and 7th Avenue area were completed in 2021 that included installation of new utilities (sanitary sewer, water main and storm sewer), concrete street surfacing, sidewalks, and a new traffic signal. Landscaping and streetscape amenities (i.e., street lighting, benches, street trees and a variety of plantings) will be installed in 2022.

PUBLIC TRANSIT

Metro Transit serves as the main form of public transit in North St. Paul. Route 64 is an east-west route that connects the study area to downtown St. Paul and the Maplewood Transit Center. Route 219 runs north-south along Division Street. While no direct express options exist from the area, the Metropolitan Council 2030 Transportation Policy Plan anticipates Highway 36 will be a transitway with potential BRT/LRT/Commuter Rail service.

BICYCLE AND PEDESTRIAN NETWORK

The pedestrian network within the study area is incomplete. Sidewalks are located along both sides of the street on 7th Avenue from 1st Street N. to Henry Street and along Margaret Street. Sidewalk in is recommended in the Living Streets plan to improve pedestrian connectivity in the downtown as well as communitywide.

Limited multiuse trail is located near and connecting to the Gateway State Trail, an 18-mile multiuse trail that begins in St. Paul, connecting Maplewood, North St. Paul, Oakdale, Washington County, and Stillwater. The Gateway Trail follows a former Soo Railroad, as such, it has a generally level grade which makes it an excellent recreational trail as well commuter route for cyclists. The North St. Paul trailhead located on 2nd Street and provides interpretive signage, restroom facilities, and parking.

Stormwater System

There are issues and opportunities for stormwater management in the study area. There are some areas of historic flooding in the study area. Some of these problems have been partially alleviated through the construction of the Helen Street Pond; however, some localized flood issues remain within the study area.

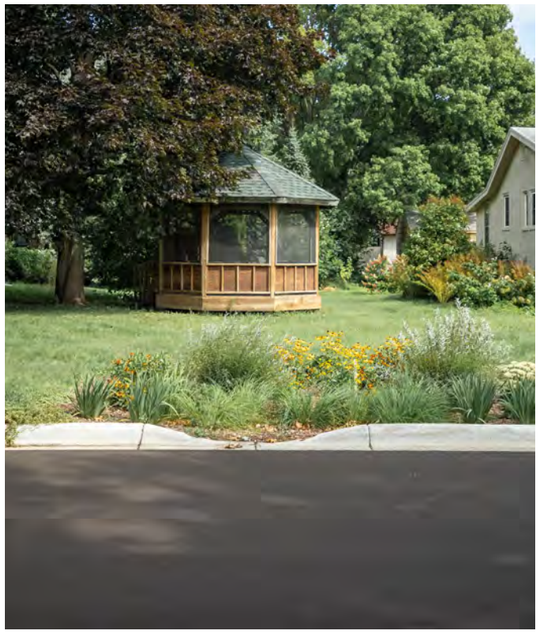
As the study area redevelops, projects will be required to adhere to Ramsey-Washington Metro Watershed District (RWMWD) rules. Any site that is one acre or larger shall implement stormwater infiltration, or filtration where infiltration is infeasible, best management practices (BMPs) with treatment volumes equivalent to 1.1" of runoff from new or reconstructed impervious surfaces. This requirement is not unique to the study area and is like other watershed district rules throughout the Twin Cities metropolitan area.

Soil conditions and high groundwater tables in the study area make infiltration generally infeasible. For this reason, both surface and subsurface filtration BMPs have typically been favored. In fact, there are several successful installations of both on redeveloped parcels throughout the study area.

To put this in a numeric perspective, redevelopment sites can expect to dedicate at most 15% of the site to a surface filtration BMP, which can cost $5 to $7 per cubic foot of BMP volume required. If subsurface filtration BMPs are selected, total construction costs can be expected to range from $10 to $15 per cubic foot of BMP volume required and require an underground footprint of 5 to 10%. In industrial, commercial, or multifamily residential projects, there is typically sufficient footprint beneath the parking lot and green space to accommodate subsurface systems.

In the decision to select either a surface or subsurface BMP, maintenance costs must also be considered as, like other watershed districts, RWMWD requires operations and maintenance agreements. Surface filtration BMPs are generally more expensive to maintain but require much less frequent maintenance than do subsurface BMPs.

Where storm sewer tie-in grades and the other limiting factors listed previously do not allow for either surface or subsurface infiltration or filtration BMPs, RWMWD provides for an alternative means of compliance through payment into its Stormwater Impact Fund. The current cost is $75,000 per acre of impervious acre.



Study Area Landowners

Major landowners are depicted in **Figure 7**, to the right. Berwald Investment Company owns the largest share of property within the study area at 30.83 acres. The City of North St. Paul presently holds 20.26 acres, and the State of Minnesota holds 19 acres primarily related to the Gateway State Trail. Most of the larger vacant parcels have been redeveloped since the 2012 plan; those that remain are of a smaller scale (1.5 to less than 1-acre) and scattered throughout the study area.

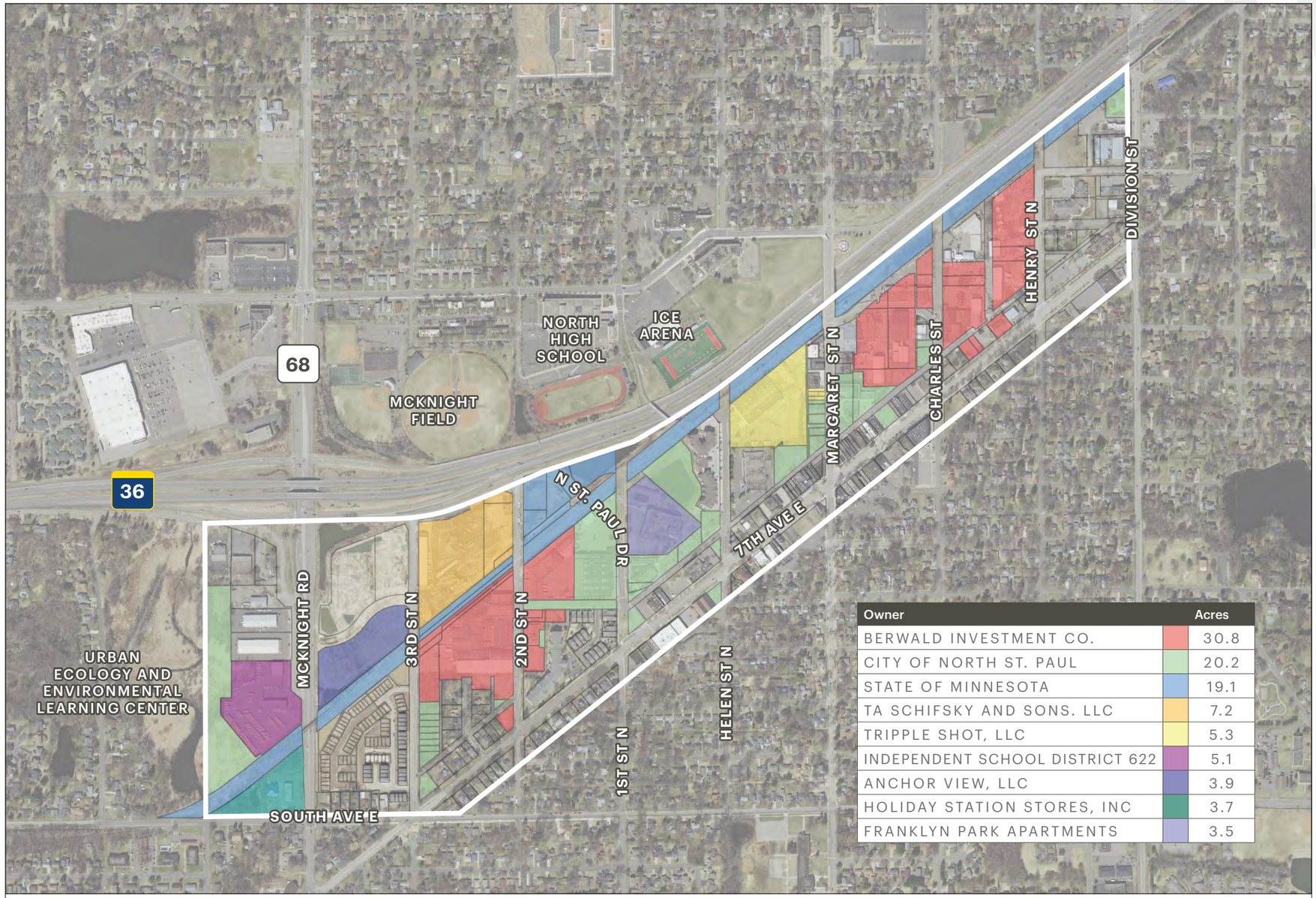


FIGURE 7: MAJOR LANDOWNERS

Market Summary

Demographic Profile

As of 2022, the city's population was reported to be 11,779 with a median age of 40. The median household income in North St. Paul is $70,687 and the median home value is $273,900.

ESRI's Tapestry market segmentation is a geodemographic system that identifies distinctive markets in the U.S. based on socioeconomic and demographic characteristics. Reflecting the diversity among American neighborhoods, Tapestry includes 67 distinct market segments that are further summarized by 14 life mode groups that share similar demographic characteristics and consumer behavior patterns.

According to ESRI's Tapestry data, nearly 83 percent of the city's residents fall within the GenXurban life mode, which is the second-largest tapestry group composed of Gen X married couples and a growing population of retirees. Individuals in this group tend to own their own homes, own 1-2 vehicles, and live and work in the same county.

However, nearly 9 percent of the city's population falls within the Senior Styles life mode. This group tends to be married empty nesters or singles living alone in single family homes, retirement communities, or apartments. The more affluent of this group travel or relocate to warmer climates while the less affluent are settled and may still be working toward retirement. This group can provide a significant workforce opportunity for the community's service-based industries that have traditionally been filled by a younger demographic.

The remaining 8 percent of the population are in the Middle Ground life mode. These are the millennials in the middle; they are both married and unmarried, renters and homeowners, and middle/working class. The majority of this group, as with the community, has attended college or attained a college degree.

TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

Tapestry LifeMode

learn more...

	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	0	0.00%	10.00%	0
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	0	0.00%	3.58%	0
Family Landscapes (L4)	0	0.00%	7.63%	0
GenXurban (L5)	3,955	82.53%	11.26%	733
Cozy Country Living (L6)	0	0.00%	12.06%	0
Sprouting Explorers (L7)	0	0.00%	7.20%	0
Middle Ground (L8)	404	8.43%	10.79%	78
Senior Styles (L9)	433	9.04%	5.80%	156
Rustic Outposts (L10)	0	0.00%	8.30%	0
Midtown Singles (L11)	0	0.00%	6.16%	0
Hometown (L12)	0	0.00%	6.01%	0
Next Wave (L13)	0	0.00%	3.78%	0
Scholars and Patriots (L14)	0	0.00%	1.61%	0

Key Facts

$240,543
Median Home Value

$70,687
Median HH Income

3.4
Home Value to Income Ratio

40.0
Median Age

4,792
Households

Education

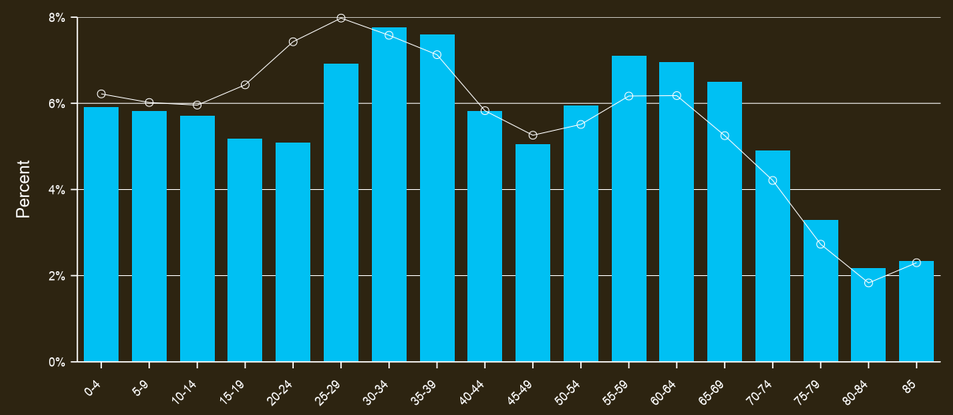
8%
No HS Diploma

30%
HS Graduate

32%
Some College

30%
Degree or Higher

Age Profile



Dots show comparison to Ramsey County

Households By Income

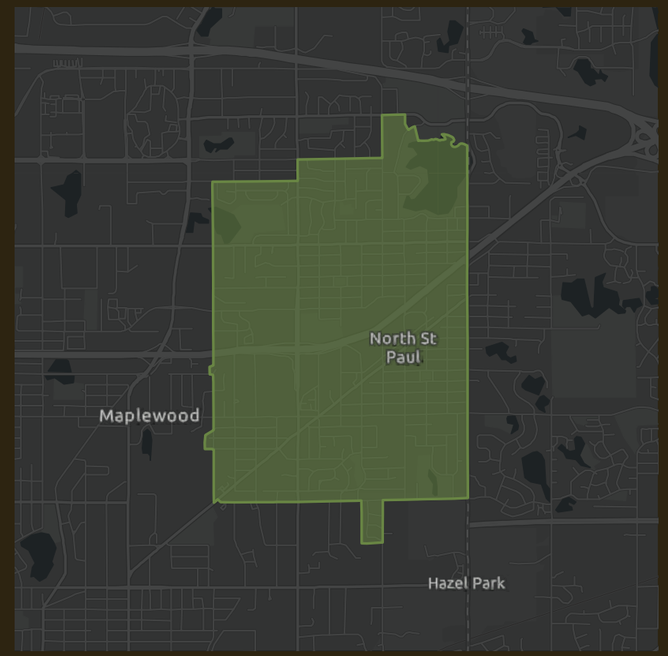
The largest group: $100,000 - $149,999 (22.2%)

The smallest group: $200,000+ (4.8%)

Indicator ▲	Value	Diff
<$15,000	7.0%	-1.9%
$15,000 - $24,999	6.2%	-0.7%
$25,000 - $34,999	6.9%	-0.6%
$35,000 - $49,999	13.4%	+1.0%
$50,000 - $74,999	18.9%	+1.4%
$75,000 - $99,999	15.1%	+1.1%
$100,000 - $149,999	22.2%	+3.5%
$150,000 - $199,999	5.5%	-1.9%
$200,000+	4.8%	-2.0%

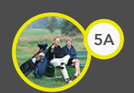
Bars show deviation from Ramsey County

North St. Paul City, MN 3

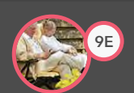


Tapestry Segments

5C **Parks and Rec**
3,054 households
63.7% of Households



5A **Comfortable Empty Nesters**
901 households
18.8% of Households



9E **Retirement Communities**
433 households
9.0% of Households

This infographic contains data provided by Esri.
The vintage of the data is 2021.

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esri THE SCIENCE OF WHERE

Economic Conditions

In 2021, there were a total of 305 businesses employing 4,423 individuals identified in North St. Paul. These businesses are spread across the following industries with service and retail representing a majority of the businesses in the city.

- Services 43.6%
- Retail 15.1%
- Finance, insurance, real estate 9.8%
- Construction 8.9%
- Unclassified 8.2%
- Government 3.3%
- Agriculture and mining 2.3%
- Manufacturing 3.9%
- Transportation 2.0%
- Communication 0.7%
- Utility 0.7%
- Wholesale trade 1.6%

When considering the economic strength of a community, one tool that is often used is "pull factors." Pull factors are used to measure the demand of a particular industry within a given area. This demand is determined by dividing gross sales data by population to derive the per-capita sales in the area. This ratio is then divided by the per-capita sales in a broader area, such as the county or state. A pull factor of 1.00 is a perfect balance of trade. Pull factor values greater than 1.00 indicate that local businesses are pulling in trade from beyond the border. A pull factor value less than 1.00 indicates that more trade is being lost than pulled in.

The industry pull factors for North St. Paul are depicted in Table 1. As indicated, North St. Paul is pulling in sales from outside of the city is miscellaneous retail, gas stations, and construction–special trades. These industries coincide with the primary retail businesses in the city being specialty boutique, antique, and booksellers, and key industries in the city have historically been construction-related (i.e., roofing, windows, cabinetry, asphalt, etc.).

North St. Paul Market Pull Factors	2018 Gross Sales			NSP Pull Factor	
SIC Industry	MN	Ramsey Co	North St. Paul	State	County
Retail (Misc. Store Retailer)	$4,824,688,069	$849,215,980	$61,999,881	0.44	3.21
Retail (Gas Stations)	$10,379,984,701	$673,458,524	$25,736,754	0.08	1.68
Construction (Special Trades)	$10,684,742,702	$1,459,023,642	$40,795,471	0.13	1.23
Manufacturing (Misc.)	$8,934,658,086	$284,872,741	$5,685,744	0.02	0.88
Repair, Maintenance	$3,943,432,089	$302,929,754	$4,876,378	0.04	0.71
Food Service, Drinking Places	$10,342,987,720	$1,184,432,494	$8,550,507	0.03	0.32
Wholesale (Durable)	$33,312,971,872	$1,804,533,423	$11,276,357	0.01	0.27
Construction (Buildings)	$6,284,874,959	$787,622,114	$4,236,042	0.02	0.24
Religious, Civic, Prof. Organ.	$905,473,343	$153,467,422	$700,288	0.03	0.20
Admin, Support Services	$7,515,012,415	$710,439,357	$3,018,645	0.01	0.19
Professional, Scient, Tech Ser.	$17,827,032,789	$1,437,461,140	$4,250,534	0.01	0.13
Performance Art, Sports	$668,247,257	$172,255,740	$501,800	0.03	0.13
Real Estate	$1,440,626,878	$140,443,845	$279,635	0.01	0.09
Retail (Leisure Goods)	$2,246,996,581	$175,370,092	$316,117	0.00	0.08
Health (Ambulatory Care)	$9,481,578,709	$1,262,957,963	$2,002,249	0.01	0.07
Retail (Nonstore Retailers)	$7,738,311,175	$95,066,131	$143,618	0.00	0.07
Info (Other Services)	$3,448,922,934	$608,969,681	$714,434	0.01	0.05
Personal, Laundry Service	$2,199,486,190	$284,522,366	$133,536	0.00	0.02
Amusement, Gambling	$2,256,753,940	$754,315,840	$210,436	0.00	0.01
Source: MN Department of Revenue					

TABLE 1: INDUSTRY PULL FACTORS

Retail Market Potential

Another tool in understanding an area's economy is the market potential index (MPI). An MPI compares the demand for a specific product or service in an area with the national demand for that product or service. An MPI of 100 represents the US average. An MPI value greater than 100 represents higher demand, and a value of less than 100 represents lower demand.

Table 2 presents a compilation of North St. Paul's retail market potential. It measures the relative likelihood of the adults or households within 1-mile of downtown to exhibit certain consumer behavior or purchasing patterns compared to the general population in the country. As indicated by MPI, adults within 1-mile of the study area spend more than the average American on the following:

- Apparel
- Books and newspapers
- New and leased vehicles
- Gasoline
- Digital cameras/photos
- Home computers
- Convenience store shopping
- Dining out
- Bars/clubs
- Insurance

The analyzing of the data further indicates that while the residents of North St. Paul are cost conscious, they are also keenly aware of place of manufacture and how it affects purchasing decisions. Presently, eating and drinking establishments make up 5.6 percent of the businesses in North St. Paul. As with retail, there is some market potential for sit-down restaurants in North St. Paul, as indicated in Table 2.

Product/Consumer Behavior	Expected # of Adults	Percentage	MPI
Went to fast food/drive-in restaurant in last 6 months	8,362	89.3	99
Went to family restaurant/steak house in last 6 months	6,879	73.5%	101
Spent $1-30	663	7.1%	95
Spent $31-50	895	9.6%	108
Spent $51-100	1,396	14.9%	103
Spent $101-200	813	8.7%	97
Spent $201+	335	3.6%	84
Went to fine dining restaurant last month	1,030	11.0%	115
Spent $1-100 at fine dining	431	4.6%	118
Spent $101+ at fine dining	401	4.3%	101

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2021 and 2026.

TABLE 2: PRODUCT/CONSUMER BEHAVIOR

The COVID-19 pandemic has accelerated changes to the retail environment and continues to evolve to meet customer purchasing habits. These changing habits, including greater on-line purchasing, will continue as the demand for easy, flexible online shopping is unlikely to weaken. To ensure growth and stability into the future, the city will need to create a downtown that is appealing for businesses and shoppers alike. This may require regulatory changes or infrastructure improvements to attract people.

OFFICE

As with retail, the COVID-19 has altered the landscape for the market for office space as many workers have shifted to working from home. After growing optimism surrounding the introduction of the COVID vaccine in the spring of 2021, the third quarter was marked with uncertainty as the Delta variant sprouted up in the United States. July 2021 began with fewer than 15,000 new daily cases, but the new surge peaked at over 160,000 cases in September 2021, causing some businesses to delay their return-to-office plans until early 2022. The introduction of the Omicron variant further put these plans in disarray for the return to a more normal environment. However, the percentage of U.S. employees in the office did increase post-Labor Day from 31 to 35 percent by the end of September

The office market is still adjusting to the effects of the pandemic and will see significant changes as companies evaluate their space needs. Some companies have adjusted their work culture to allow or even encourage fulltime work from home schedules, which is decreasing demand for office spaces. This trend is occurring nationwide but can also be observed in North St. Paul.

Some companies are seeking combination manufacturing/warehouse space that includes limited office space. It is anticipated that this type of commercial real estate will see strong growth in the coming years, which may provide a significant opportunity for future tax base growth.

INDUSTRIAL

The U.S. industrial market ended the third quarter of 2021 with record-setting statistics and demand outpacing supply for the third quarter in a row. The third quarter industrial report shows strong performance of the Minneapolis/St. Paul metropolitan statistical area (MSA). The current market for industrial property is very active with a vacancy rate under 6 percent for the MSA. The northeast region, which includes North St. Paul, has a lower vacancy rate of 4.7 percent. These low vacancy rates for space across the metro area, and specifically in the northeast region, will provide significant opportunities for North St. Paul with the development or redevelopment of new industrial space.

While the northeast region is experiencing a low vacancy rate, it is lagging in the construction of new space which has been led by the northwest quadrant of the MSA. The demand and market focus has been predominately on large sites; however, there will still be the opportunity for smaller projects located on redevelopment sites in North St. Paul.

HOUSING TRENDS

According to recent housing data from ESRI, the median home value in North St. Paul is $240,543 and the home value to income ratio is 3.4. The annual average spent on mortgages in North St. Paul is $10,453 and the annual average income spent on a mortgage is 14.3 percent. The Housing Affordability Index (HAI) in North St. Paul is presently 155. An HAI above 100 signifies that families earning the median income have enough income to qualify for a mortgage loan on a median-priced home without being cost burdened. These figures signify that the City is in a strong position in terms of housing affordability compared to some of its neighboring communities. Additionally, it would suggest that North St. Paul is a great community for first time home buyers.

In addition to single-family housing, the city seen the construction of several new multifamily developments in the study area resulting in 335 new units of both senior and standard units. As housing affordability continues to impact the larger metropolitan area, North St. Paul will be able to fill some of that need as the downtown continues to densify, which supports downtown businesses.

CHAPTER 3:
VISION & GUIDING PRINCIPLES

NORTH ST.PAUL
extraordinary

CHAPTER 3: VISION AND GUIDING PRINCIPLES

The Master Plan is dynamic. It is not a set of strict “rules” but instead, a flexible framework that guides decisions about redevelopment. The plan addresses both “public” infrastructure and “private” redevelopment initiatives. It supports and shapes regulations; it accommodates dreams and aspirations; it recognizes reality; it prioritizes projects and ideas; it holds the community accountable; it tells the North St. Paul story; and it communicates what is desired. The plan is a valuable tool that is intended to be embraced and actively used by the community.

Drawn from goals articulated in the 2040 Comprehensive Plan and previous master planning efforts, this plan defines what the community seeks to become. It provides a basis and a framework from which the plan and supporting strategic actions can be identified. The vision suggests a way of thinking about possible directions for the community while a set of guiding principles helps establish a path that results in a plan that “fits” North St. Paul.

Guiding principles can be used on an ongoing basis as a yardstick - a primary filter for determining what is appropriate. Together with the vision statement, the guiding principles become the critical tools for ongoing measurement and assessment of initiatives and results.

Vision and Guiding Principles for North St. Paul

WHAT DO THEY MEAN?

- They orient the community to the future, even to a future that is twenty years distant.
- They require imagination, recognizing that the direction it sets will be the reality of the future.
- They look to current conditions and community traditions for clues to the appropriate future.
- They are based on a shared understanding of what the community desires for itself.
- They will be used as tools for evaluation of proposals, projects, ideas, and future directions.
- They will be an anchor during conflict, a way of finding common ground and shared values.
- They become a basis for coordination and cooperation.
- They are a source of energy and enthusiasm for maintaining a commitment to the future of North St. Paul.

Vision

We say North St. Paul is “An extraordinary small town in the cities!”

IDENTITY

We are a town of 3.1 square miles with a six block long Main Street. A small industrial village turned first-ring suburb; we embrace our small-town feel but also recognize we are part of a larger region. With 125 years of history, we are a tight-knit community with bonds to our town, our neighbors, and our shared past. But we are also a town that looks to the future, embracing technology, changing area demographics, and seeking new ways to capture the next wave of innovation and ingenuity to propel our community forward.

IMAGE

Our community has the appearance and feel of a small town as evident in the architectural character of our main street, our safe and peaceful neighborhoods, our appreciation for parks and open space, and our thriving community events. Although we seek to become more “urban” by investing in progressive infrastructure improvements and more compact development, we will strive to preserve our small-town atmosphere by ensuring that future projects adhere to our design standards and aesthetic character.

ENDURING

We are a town in which quality development contributes to a lasting quality environment. The proper density and mix of development helps build and, more importantly, sustain our public infrastructure system, community facilities, and public spaces. Development projects are planned and constructed in a manner that lasts over time, using quality building materials and innovative site design. Our development is not overly dependent on any single economic sector or type of energy resource so that we endure both physical and economic challenges.

QUALITY OF LIFE

With an abundance of city parks, schools, churches, a quaint downtown district, and peaceful neighborhoods, North St. Paul is a town with a great quality of life. We are connected to a thriving metropolitan region, and we appreciate how this enhances our residents’ access to a diversity of jobs, cultural and recreational opportunities, quality health care, and higher education opportunities. However, looking to the future, it is important for North Saint Paul to offer this same diversity closer to home. We must be forward-thinking about our land use and continue to explore new ways to transform uses that have moved on or that could better contribute to realizing our vision.

Guiding Principles

- Create coordinated and harmonious development of functionally related uses including high density residential, office, commercial, entertainment / recreation, quality industrial and public facilities.
- Redevelopment should endeavor to be cohesive with quality design and minimize adverse effects to neighboring uses.
- Encourage density and provide adequate provisions for open space.
- Develop a diverse transportation network that supports transit, creates strong pedestrian and bicycle connections.
- Enhance and improve the image of the City in Downtown, along the Highway 36 Corridor and within the residential neighborhoods.
- Possess a progressive image for redevelopment while maintaining a sense of the community heritage.
- Consider new forms of housing such as condominiums, senior housing, townhomes, villas and live / work.
- Grow the community's tax base.
- Integrate public art as appropriate throughout the downtown study area.

CHAPTER 4:
REDEVELOPMENT MASTER PLAN

NORTH ST.PAUL
extraordinary

To create this 2022 Redevelopment Master Plan, the 2012 plan was evaluated and certain policies and directions reaffirmed. This document aims to build on the momentum and success of the earlier plan by articulating a long-term vision and action strategy for areas where redevelopment has not yet occurred. This 2022 plan also builds in flexibility to allow the city to be nimble and responsive in redevelopment projects.

Redevelopment Districts

This 2022 plan is focused on seven redevelopment districts within the study area: McKnight, Schifsky's, Downtown Core, West End Mixed Use, Core Employment, and Commerce Park. These districts are established based on the existing and proposed character of the area, land uses, urban design relationships, and redevelopment objectives. Broad goals and specific implementation projects and activities for each district are described in the pages that follow. They are intended to build on the momentum garnered from recent redevelopment activities in the downtown and to implement the 2040 Comprehensive Plan and other adopted plans. The following is a summary of each district and the goals, strategies, and projects proposed to achieve the vision and guiding principles over the next 10+ years.

FIGURE 8: COLLECTION OF DISTRICTS

McKnight District

The McKnight District is located just south of and highly visible from Highway 36. The east side of the district includes the successful Anchor Block redevelopment projects that includes a new Kwik Trip, Extra Space Storage, Anchor View Apartments, and a new connector road, Anchor Drive.

The west side of this district remains ripe for redevelopment. It is presently characterized by aging commercial buildings that are accessed from Castle Avenue, a frontage road that parallels McKnight Road and curves to follow Highway 36 to the west. The North St. Paul-Maplewood-Oakdale school district bus garage was relocated to this area in 2010 and to the north of that is a mix of commercial and construction uses. The existing urban form is heavily paved with limited landscaping; however, a multiuse trail runs north-south along the west side of McKnight Road that connects to the Gateway State Trail.

The Urban Ecology Center (UEC) lies to the immediate west of this district, which is a former sod farm that has been reclaimed as a 24-acre wetland restoration project. It contains walking trails, test plots for native vegetation, an observation mound for bird watching, and a series of butterfly gardens. It serves as an educational resource for area schools and natural and recreational amenity for residents.

SAMPLE CHARACTER IMAGES

MCKNIGHT DISTRICT GOAL:

Continue the momentum of the Anchor Block redevelopment by leveraging the visibility from Highway 36 and adjacency to the UEC and Gateway Trail.

PROPOSED USES:

Office, mixed-use, live-work, or educational uses.

PLANNED CHARACTER AND DESIGN:

- Buildings 2-5 stories.
- Design sites to be oriented to the street.
- Parking and loading areas located in the rear.
- Underbuilding parking should be encouraged.
- Given visibility and "gateway to the city," utilize high quality building materials on sites along the perimeter of the district.
- Develop landscaped areas, integrate onsite stormwater, promote depaving where appropriate.

STRATEGIES AND PROJECTS:

Leverage access and visibility of Highway 36 and McKnight Road as well as the adjacency and amenities provided by the Urban Ecology Center and Gateway State Trail.

IMAGE SOURCE: WSB, CASCADE MEADOWS ENVIRONMENTAL CENTER

IMAGE SOURCE: ADOBESTOCK - CHARLESTON, SC

Leverage McKnight's Locational Advantage:

Redevelopment options for this area can be fairly flexible and may include a combination of office, flex, commercial employment uses, though live-work or upper-level residential may be supported if the market demands it. As redevelopment is proposed, sites should be designed to orient the building to the street with parking and loading facilities in the rear and provide underbuilding parking where possible or necessitated. Buildings should be at least two stories in height, though five stories may be permitted under existing regulations. Promote depaving, develop landscaped areas, and integrate onsite stormwater facilities where possible.

Redevelopment in this area can leverage the adjacency of Urban Ecology Center's wetland complex and the nearby Gateway State Trail. Partnerships with the UEC, school district, and other agencies may yield the potential for a trade, vocational, or satellite campus specializing in urban development issues or sustainable technologies.

Schifsky's District

The Schifsky's District includes the 7-acre Schifsky site as well as Rotary Park and the main trailhead to the Gateway State Trail to the east. As noted earlier in this report, T.A. Schifsky & Sons is a business with a long history that is deeply rooted in North St. Paul. This business continues to operate at its original location as an industrial use.

Notably, this area is one of the prime redevelopment parcels in the City of North St. Paul given its size and visible location along Highway 36 and adjacency to the downtown. While this plan does not direct this business, or any others in the plan area, to transition or redevelop, this plan considers the potential future for this site.

SAMPLE CHARACTER IMAGES

IMAGE SOURCE: ODELL BREWING CO. - FORT COLLINS, CO.

SCHIFSKY'S DISTRICT GOAL:

Long-term redevelopment of the Schifsky's site that captures visibility from Highway 36 and adjacency to the Gateway State Trail and proximity to downtown.

PROPOSED USES:

Light industrial, office, or mixed-uses.

CHARACTER AND DESIGN:

- Buildings 2-5 stories.
- Design sites oriented to the street.
- Parking and loaded in the rear.
- Underbuilding parking should be encouraged.
- Connect to Gateway State Trail.
- Develop landscaped areas, integrate onsite stormwater, promote depaving where appropriate.

STRATEGIES AND PROJECTS:

- Work with the property owner on timing of and type of redevelopment activities at the Schifsky's site.
- Install wayfinding and interpretive maps at Rotary Park.

Long-term Redevelopment

Plan for long-term redevelopment of the Schifsky site but recognize and mitigate any negative impacts on adjacent land uses in the meantime and as surrounding areas redevelop. Depending on the timing and market demand, a variety of reuse opportunities could occur on this site ranging from new light industrial, office, or mixed-use. Any of the "lighter" or "people-focused" uses, such restaurants, retail, or residential would benefit from the adjacent Gateway State Trail. Ultimately, the City will work with the property owner on the timing and type of redevelopment proposals for the Schifsky site.

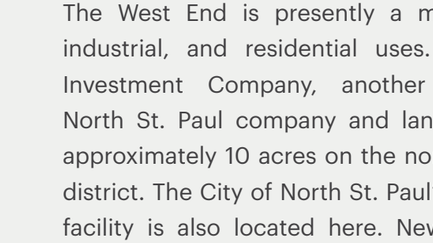
EXISTING ROTARY PARK PAVILIONS

Wayfinding at Rotary Park

This location is a prime portal to the community where increased wayfinding and signage from this facility can direct visitors to the downtown. Recent improvements to Rotary Park have created a more inviting atmosphere, such as construction of open-air shelters, restroom, and bicycle fix-it stations. The addition of art/interpretive signs should be added in the near term as well as wayfinding to direct visitors to the downtown and destination points. (See also wayfinding discussion on page 46).

West End Mixed Use District

The West End is presently a mix of service, industrial, and residential uses. The Berwald Investment Company, another longstanding North St. Paul company and landowner, holds approximately 10 acres on the north side of this district. The City of North St. Paul's public works facility is also located here. Newer condos at and a collection of modest, medium-density single-family housing are also located here. This Gateway State Trail separates this district from Schifsky's and the Anchor Block redevelopment to the north.



SAMPLE CHARACTER IMAGES

IMAGE SOURCE: ADOBESTOCK - SUNNYVALE,CA

IMAGE SOURCE: ADOBESTOCK

IMAGE SOURCE: WSB - ROCHESTER, MN

WEST END MIXED USE DISTRICT GOAL:

Promote the West End as a thriving, mixed-use district with housing focused on the south side (i.e., along 7th Avenue) and mixed-use and/or employment uses on the north side of the district.

PROPOSED USES:

Mixed-uses, employment, townhomes, live-work units, and existing single family.

CHARACTER AND SITE DESIGN:

- Buildings 2-5 stories.
- Mixed-use housing should have a strong street presence with parking underbuilding or in the rear.
- Connect to Gateway State Trail.
- Develop landscaped areas, integrate onsite stormwater, promote depaving where feasible.

STRATEGIES AND PROJECTS:

- Focus redevelopment in two "zones" – one mixed-use or employment focused on the north side, and housing/live-work opportunities on the south end.
- Establish a West End passive open space for area residents.

Employment Zone

The Berwald holdings in this district are proposed for employment-focused and/or mixed-use. Presently, impervious surfaces cover nearly 100 percent of the non-residential areas of this District. As this area redevelops, depaving should be promoted where feasible to support a healthy stormwater system and increase landscaped areas. In the interim, screening incompatible but adjacent uses should be a prime focus if necessary.

Urban Townhomes and Mixed Housing

Per the Comprehensive Plan, the existing single family along 7th Avenue and up Oak Hill Place is pegged for future mixed-use redevelopment. This could occur fully as residential or as a combination of at least 30 percent residential with a commercial uses mixed in.

While the character of existing housing near downtown is in keeping with North St. Paul's historic, small-town charm, there are opportunities additional townhouses and upscale apartments that may cater to younger demographics and/or those looking for a more "urban" feel. New townhomes could be rental in the early stages of development but could transition to owner occupied units over time; these types of units work well for either rental or owner-occupied units.

Live/Work Housing

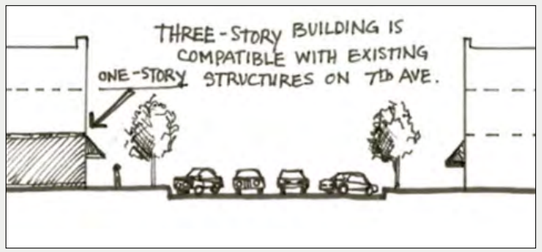
Another residential type is the live/work unit, where individual owner-occupied units also function as independent storefronts or shop spaces for start-up businesses. These uses were envisioned in the 2012 plan but have yet to be developed. The zoning within the downtown area is flexible enough for this type of housing unit to occur where the market drives it.

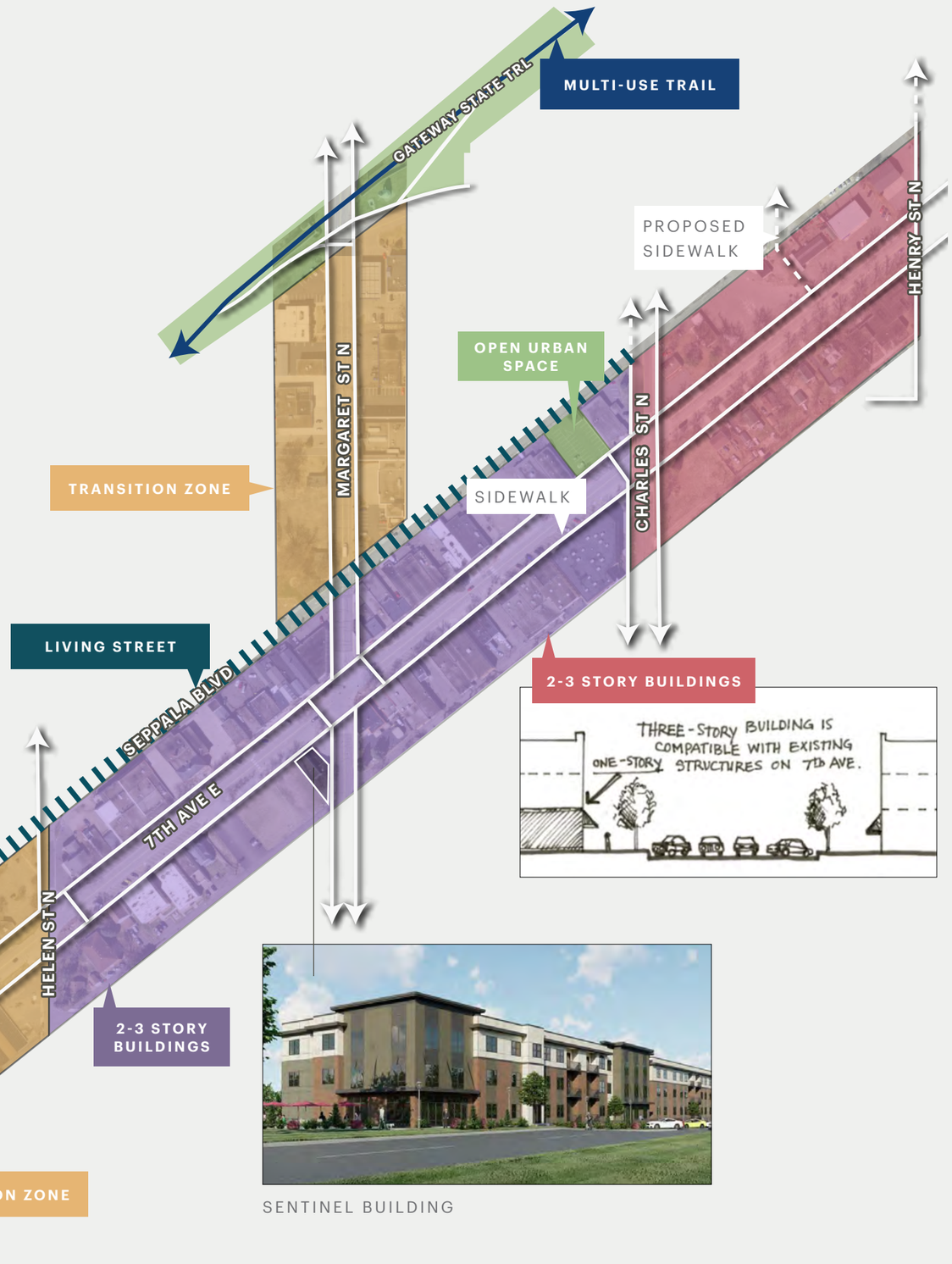
Passive Open Space for Area Residents

Lastly, an approximately 2-acre strip of land abuts 3rd Street on the west side of this district. The site is narrow, sloped, and wooded, which make redevelopment less feasible. A small, minimally developed natural area is proposed that could include walking path connectivity to the townhome residences to the west and the neighborhood to the east. A small, nature-focused play area might be included to provide safe and convenient play place for nearby residents.

Downtown Core

The Downtown Core is the heart of North St. Paul. It lies along 7th Avenue between Helen and Henry Streets and turns north onto Margaret Street from 7th Avenue to Highway 36. Seventh Avenue is North St. Paul's historic downtown where buildings are 1-2 stories in height, set up to the property line, many of which have historical character with brick facades, awnings, and large display windows.



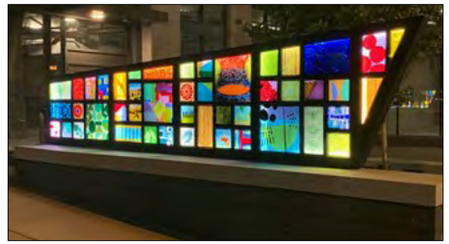


SENTINEL BUILDING

SAMPLE CHARACTER IMAGES

IMAGE SOURCE: YUZHU ZHENG PHOTOGRAPHY

IMAGE SOURCE: OHM ADVISORS, WOOSTER DOWNTOWN PLAN



DOWNTOWN CORE DISTRICT GOAL:

Enhance the historic character and create an inviting, pedestrian-friendly environment where visitors and residents feel encouraged and welcome to linger on the sidewalk, in gathering spaces, or wander in and out of shops.

PROPOSED USES:

- Vertically mixed-use development.
- Residential, commercial, service, civic, community gathering spaces, and potential future parking garage.

CHARACTER AND SITE DESIGN:

- Apply the Downtown Design Manual to facades and streetscape improvements.
- Buildings 2-3 stories.
- Design sites oriented to the street.
- Underbuilding parking is strongly encouraged and may be required based on site specifications.
- Connect to Gateway State Trail.
- Develop landscaped areas, integrate onsite stormwater, promote depaving where appropriate.
- Integrate public art, open spaces, and gathering areas.

EXISTING CONDITIONS

Downtown Infill and Built Form

Downtown businesses maintain a competitive advantage by having workers and residents in the immediate surroundings. North St. Paul's residential population has increased in the past ten years, which will soon reach a critical mass to generate new demand for services, such as restaurants, retail, and personal services. Recent additions to the downtown indicate such demand is already occurring, such as Brother's Bistro and Mac's Diner. As the downtown continues to see public and private investment, the city can anticipate developers will jockey for opportunities to create more housing followed by more retail and services.

To capture this growth, the incremental upward expansion of buildings along 7th Avenue is encouraged. New construction should, where feasible, provide housing and offices in upper floors and retail and service spaces reserved for street level. The vertical and horizontal mix of uses in downtown buildings provides for vibrancy that attracts visitors day and night.

To maintain the character and historic image of the downtown, new development should adhere to design standards in the Downtown Design Manual, which is scheduled to be reviewed and amended. Presently, up to four stories is permitted for new mixed-use buildings per zoning; however, the Downtown Design Manual suggests that three story structures are optimal for downtown North St. Paul when considering the height of existing structures and street and sidewalk widths.

Several vacant sites within the downtown present opportunities for infill development on 7th Avenue and Margaret Street. The City and Economic Development Authority should work with property owners to actively market these sites for redevelopment in addition to vacant buildings and underutilized sites. New construction, infill, and façade renovations should be designed to support a small-town and pedestrian-friendly character while facilitating retail and service business functions. Development of a façade improvement incentive program could be established.

SAMPLE CHARACTER IMAGES

IIMAGE SOURCE: ADOBESTOCK - CASTRO ST., MOUNTAIN VIEW, CA

IMAGE SOURCE: GOOGLE STREETVIEW - S. DUBQUE ST., IOWA CITY

STRATEGIES AND PROJECTS:

- Redevelopment activities should focus on creating and retaining retail, restaurants, and services that will serve the growing downtown population.
- Encourage incrementally taller buildings to increase residential density and maintain businesses at street level.
- Support infill development that enhances the historic character to ensure it remains the symbolic heart of Downtown North St. Paul.
- Convert Seppala Boulevard to a pedestrian-friendly, multi-functional corridor while maintaining alley and service functions for 7th Avenue businesses.
- Strengthen the connection from the Gateway State Trail to the Downtown Core by improving trailheads.
- Residential developments must have adequate parking to support residents; under building parking is strongly encouraged and may be required based on site specifications.
- Evaluate public parking options and plan for the future development of a public parking garage.

Convert Seppala Boulevard to a Living Street

Buildings on the north side of 7th Avenue back up to Seppala Boulevard, the former Twin City Lines streetcar. The streetscape of Seppala is narrow with a 28-foot right-of-way, as such, it presently has the function and feel of an alleyway, given the width and its continued use by vehicles to access parking facilities and post office mailboxes. Some businesses have taken advantage of the dual frontage and have opened store fronts on both streets Seppala and 7th Avenue. Additional public and private improvements could be implemented to further activate the street and transform Seppala Boulevard to a pedestrian-friendly, multi-functional and aesthetically pleasing street.

For example:

- Install features that make people feel welcome such as streetlights, special paving, furnishings, bike racks, planters, and murals.
- Encourage businesses to activate outdoor space with patio seating and sidewalk sales.
- Consolidate trash pick-up so businesses do not have individual dumpsters.
- Encourage other building owners to create rear entrances with façade enhancements such as awnings, display windows.
- Incorporate green infrastructure to handle stormwater.
- Create a picnic park on the ¼-acre city-owned property at the northwest corner of Seppala Boulevard and Margaret Street.

IMAGE SOURCE: RJM DESIGN GROUP, FOXFIELD PARK

Downtown Plaza / Urban Open Space

The City owns a vacant property on 7th Avenue (2577-2579 7th Avenue) that is conveniently situated for conversion as a downtown plaza or urban open space. The site is presently utilized as a parking lot, but the area has the potential for greater use, such as a focal point for gatherings. Local art and urban landscaping would create a more welcoming presence to the downtown area. The existing hardscape could be removed to create the feel of a greenway bridging 7th Avenue and Seppala Boulevard.

Three on-street parking spaces presently exist on 7th Avenue facing side of the south side of the property. The vision for the future design of this site would remove the on-street parking and extend the wider sidewalk onto the south side of the street for a pedestrian-friendly and walkable streetscape. The space would further integrate 7th Avenue and Seppala Boulevard by providing another way for pedestrians to move through the downtown.

Gateway Trail Enhancements

Margaret Street provides the most direct connection from the Gateway State Trail to the downtown; however, the existing access to the trail from Margaret Street is lackluster visually and difficult to navigate due to lack of pedestrian connections. Recognizing the significance of the trail as an amenity and connector for the community, functional and aesthetic improvements to the trail access are suggested. A thematic gateway should welcome trail users to North St. Paul and direct them to the restaurants and shops along 7th Avenue and Margaret Street. Entry monumentation or artwork combined with an enhanced streetscape along Margaret Street with broad sidewalks and pedestrian features could lead people directly to the downtown. A trail access at Henry Street provides direct access to 7th Avenue; however, the condition of this access point is in considerable need of improvement and should be an implementation priority.

Future Garage Parking

As residential density increases and intensification of the Downtown Core occurs, additional parking will be needed. Today, multiple, small surface lots and on-street angled parking on 7th Avenue provide adequate visitor parking for downtown businesses. New residential development is required to provide off-street parking for its residents at a rate of two spaces per dwelling. Adhering to this requirement will be necessary to ensure adequate public parking for those who work and visit the downtown. As a future, long-term solution, a public parking structure with ground floor mixed uses could provide a centralized location for public parking at the core of downtown.

In the short term, existing city-owned surface parking should be reconfigured to improve pedestrian access and safety and to accommodate electric vehicles.

Core Employment Reinvestment District

The core employment reinvestment district is divided into an east and west side that sandwich the Margaret Street. The west side has an office park or campus-feel with the two large structures that are used for academic purposes: Lionsgate Academy and North Metro Flex Academy. At present, the building uses are mismatched to the amount of surface parking on the site. Reevaluation of the building and parking capacities may yield redevelopment or reuse opportunities, or potential shared parking with neighboring uses. The east side of the core employment reinvestment area is presently characterized by industrial buildings and uses, some of which have been expanded over time to create structures that may be challenging for reuse should existing businesses ever decide to relocate. Berwald's historic brick manufacturing building is also located on the site and has been converted to a multi-tenant office building. Additionally, Berwald's large outdoor storage area occupies about half of a city block, which presents a prime opportunity for reinvestment.

SAMPLE CHARACTER IMAGES

CORE EMPLOYMENT REINVESTMENT GOAL:

Leverage North St. Paul's increasingly rare ability to offer light industrial land that is relatively central to the regional work force and highly visible and accessible to Highway 36.

PROPOSED USES:

- Light assembly, medical office, professional office, or live-work uses.

CHARACTER AND SITE DESIGN:

- Buildings 2-5 stories.
- Parking and loaded in the rear; underground or building parking should be encouraged.
- Connect to Gateway State Trail.
- Develop landscaped areas, integrate onsite stormwater, promote depaving.

STRATEGIES:

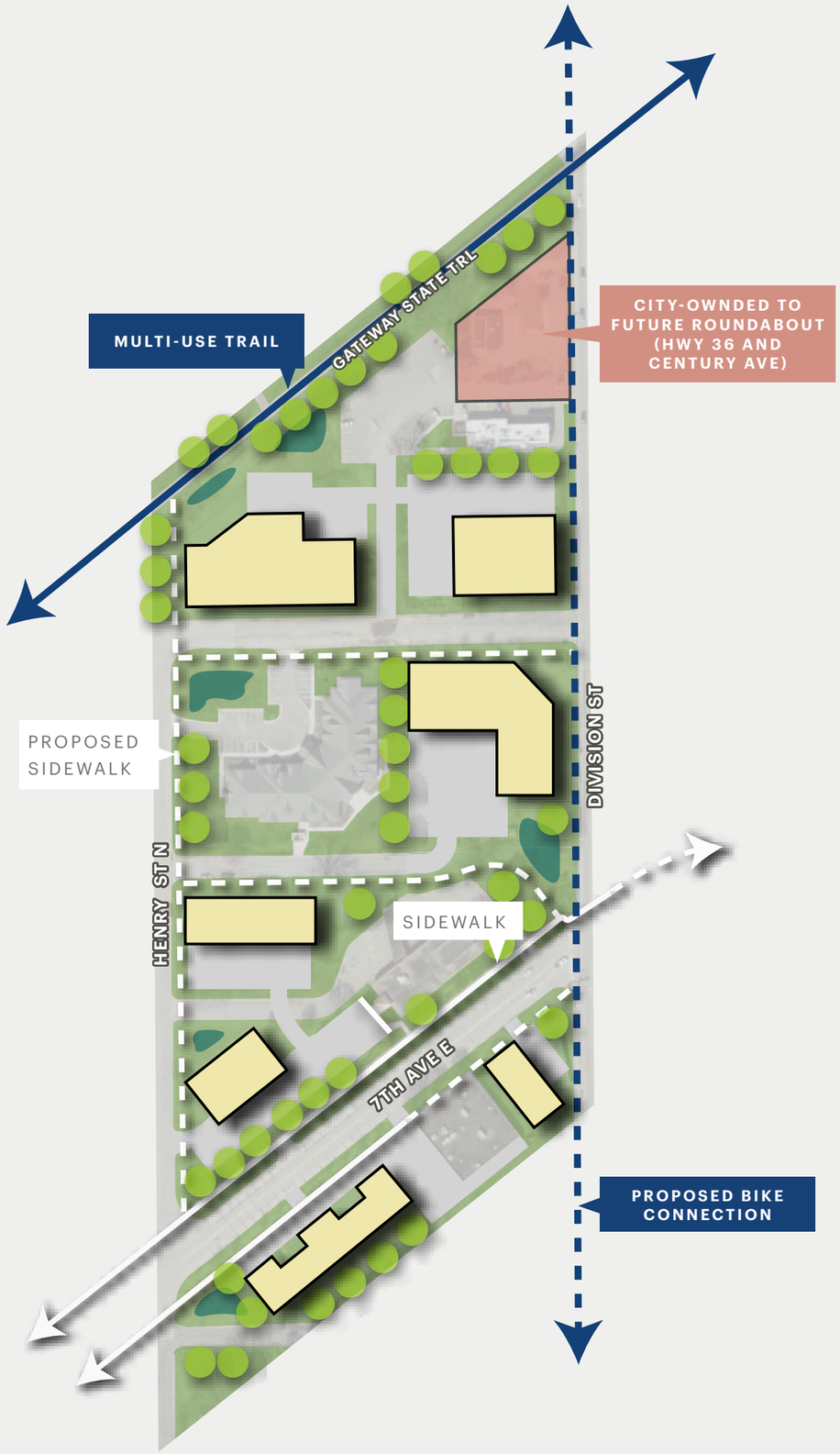
- Reinvigorate this district as North St. Paul's premiere employment district.
- Reinvest and adaptively reuse Berwald Roofing land holdings while working with the property owner on timing and type of redevelopment activities.

Employment-Focused Reinvestment and Adaptive Reuse

Office, manufacturing spaces, and household-serving businesses are anticipated for the Core Employment District. Office showroom buildings offer relatively small spaces (e.g., 2,000-5,000 sq. ft.) for tenants seeking inexpensive office space. These spaces represent a "higher-end" industrial property with higher levels of finish than other types and would face ample competition from locations in communities such as Oakdale, Shoreview, and Woodbury. Nonetheless, this type of development could be feasible in North St. Paul. Household-serving business that engage in a broad range of industries encompassing legal services, financial services, insurance, real estate, design, and physical and mental health providers, but serve individual consumers rather than corporate clientele. Medical office could also be a focus developed in concert with existing medical offices/clinics in the vicinity.

Commerce Park District

Commerce Park represents both the terminus of the downtown as well as an entry to the City of North St. Paul. As a major gateway for visitors entering from Highway 36, it is essential that this area impart a welcoming entry to the downtown business district. This area is currently characterized by a mix of suburban development, auto-oriented businesses, new multifamily residential, vacant parcels, and two single family homes. This is an area in transition. In addition to the recent construction of senior housing, investments have been made in several businesses, and two sites have been cleared to make way for redevelopment opportunities. Some of the parcels in this district are presently vacant or underutilized.

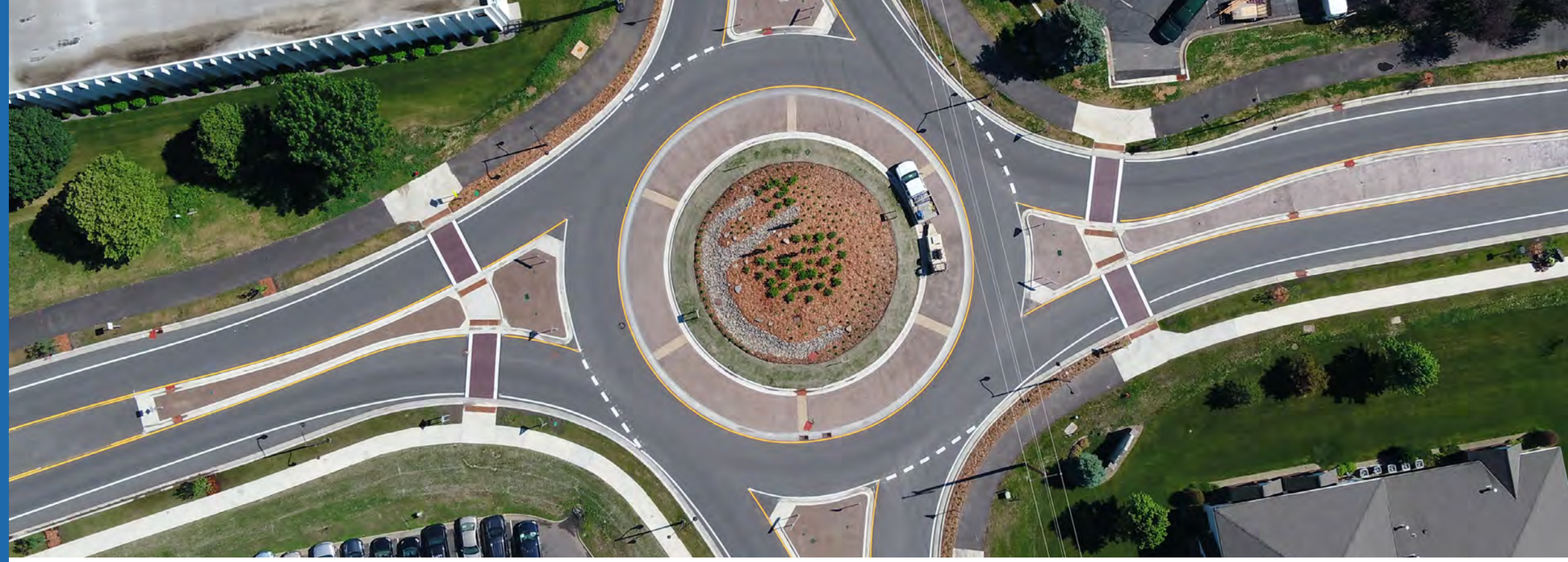


SAMPLE CHARACTER IMAGES

IMAGE SOURCE: MIOPPORTUNITYZONES.COM

IMAGE SOURCE:

IMAGE SOURCE: FINANCE & COMMERCE



COMMERCE PARK DISTRICT GOAL:

Reposition this district as a contemporary retail and service node.

PROPOSED USES:

- A mix of restaurants, service, office, civic, and multifamily uses.

CHARACTER AND SITE DESIGN:

- Buildings 2-5 stories.
- Design sites oriented to the street.
- Parking and loaded in the rear; underbuilding parking should be encouraged.
- Connect to Gateway State Trail.
- Develop landscaped areas, integrate onsite stormwater, promote depaving.

STRATEGIES AND PROJECTS:

- Redevelop the Commerce Park area with a mix of community-serving commercial, office, multifamily uses.
- Given visibility and "gateway to the city," utilize high quality building materials on sites along the perimeter of the district.
- Position buildings and sites to take advantage of cycling and pedestrian traffic from the Gateway Trail.
- Work with overlapping and neighboring jurisdictions on projects of shared interest.

Century Avenue as Community Gateway

The functional and aesthetic design Century Avenue are important aspects for redevelopment planning and directing patrons to downtown North St. Paul. Combining multi-modal transportation and transit facilities such as park and rides, bus shelters, and trails should be integral to the future planning for this important corridor.

Aesthetically, these corridors should provide appropriately scaled lighting and pedestrian amenities, balanced with the heavy traffic volumes on the roadway. Intersection crossings must be designed safely with controlled, signalized intersections or round-a-bouts.

Gateway State Trail Connections

The existing owners of the Burger King have expressed interest in repositioning their building to better take advantage of cycling trac along the Gateway Trail, and it should be a priority to integrate all stakeholders in this area as redevelopment occurs. Increased connectivity with the trail at the terminus of Henry Street is also suggested where a potential "lunch-time" park or plaza space could be integrated with redevelopment projects near the trail.

Area-Wide Recommendations

The foundation of this Redevelopment Master Plan lies with creating a downtown and economic environment that realizes the vision: **Identity, Image, Enduring,** and **Quality of Life**.

IMAGE SOURCES: (LEFT) WASHINGTON CLASS STUDIO, RIGHT: WSB, SHAKOPEE MN

Encourage Public Art

One of the many recommendations from the 2012 redevelopment master plan was to create new landmarks and gateways to better signal the arrival into downtown. This plan supports this general idea but expands on it to encourage the creation of public art in North St. Paul. Presently, the City is known for its iconic snowman that sits in the study area next to the Gateway State Trail at Margaret Street. This plan suggests that the City support the newly formed Arts Commission and encourage the creation of public art, especially at key gateway locations within the study area.

With the goal of establishing public art in the downtown, a program could be developed that encourage art projects in publicly accessible spaces, sponsored by the public and private sectors. Such a program could require a financial contribution from public and private developments (e.g., 1% of the construction budget) to be used for onsite for a public art project or pooled to fund a downtown public art grant program.

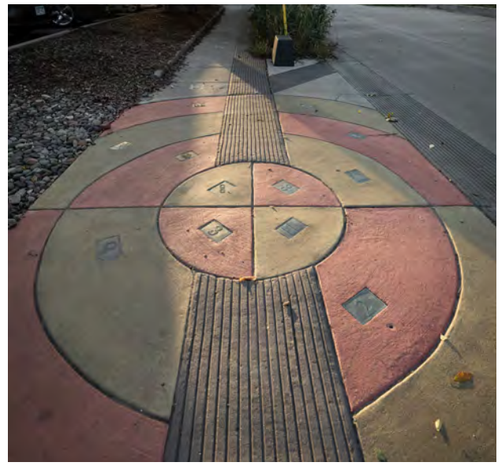


IMAGE SOURCE: WSB, MINNEAPOLIS, MN

Invest in Outdoor Public Realm Enhancements

The 2040 Comprehensive Plan recommends that the City establish and implement a Downtown Improvement Plan that enhances the character of the downtown as a distinctive place that embodies the heritage of the community. This plan suggests several categories of improvements that could feed into or be completed in lieu of a larger planning document.

- Enhance the appearance of streets through boulevard landscaping, careful placement of necessary signs, underground utilities when improvements are made and by providing decorative streetlights.
- Bury utilities when street reconstruction occurs.
- Create public gathering spaces into new development opportunities as they arise.
- Establish an outdoor seating program or regulations for sidewalk cafes.

Continue to Implement the City's Wayfinding Program

A well-designed and executed wayfinding system will not only eliminate directional guesswork, but it can also encourage those walking or on bikes to explore new areas they were not aware of previously. A professionally planned and designed wayfinding system improves navigation for pedestrians, trail users, and vehicles traveling in and through the downtown. In 2016, North St. Paul developed a city-wide wayfinding plan. Implementation of Phase 1 signage has been installed, however, downtown directional signs, kiosks, monument, and gateway signs have yet to be funded and completed.

Vacate Right-of-Way to Facilitate Parcel Consolidation

Much of the property in the study area was platted before 1900. Property boundaries no longer accurately reflect ownership as land development has occurred over the years which resulted in misalignments of buildings and parcel boundaries. In addition, street patterns have changed which has created dead ends and instances where development encroaches onto former street or alley right-of-way. To assist in land consolidation efforts, the city should consider vacating unused alley and street right-of-way to assist in property consolidation and enhance redevelopment opportunities. Such actions should consider cost and benefits to all parties involved.

Land Acquisition

Land assembly places control of the property in the hands of the City, which can facilitate desired projects and enhance the potential for redevelopment. The City will consider land acquisition at key locations as opportunities arise, such as through direct purchase or through tax auction.

Transportation Plan

A key transportation goal for this Redevelopment Master Plan is to increase opportunities for bicycling and walking to and through the downtown and reduce vehicular demand on city streets for local trips. This plan also integrates planned transportation improvements as detailed in the 2040 Comprehensive Plan, the 7th Avenue Urban Design Plan, Living Streets Plan, MnDOT's Highway 36 and Highway 120 Corridor Studies.

MAP OF VEHICULAR NETWORK

Highway 36 and Century Avenue Interchange

MnDOT is studying the transition to an at-grade intersection at Highway 36 and Century Avenue in North St. Paul. The configuration and timing of the future interchange is yet to be determined; however, the City has acquired a 0.6-acre parcel at the southwest corner of the intersection in anticipation of future right-of-way needs.

This City should partner with MnDOT, neighboring City of Oakdale, and the Ramsey and Washington County Transportation Departments on the timing, funding, and preferred configuration of this interchange.

In addition to improvements to Century Avenue/ Highway 120, MnDOT is partnering with Metro Transit on options to establish arterial bus rapid transit (aBRT) on this corridor in the future.

7th Avenue and Margaret Reconstruction

North St. Paul has been implementing the 7th Avenue Urban Design Plan in recent years to improve the streetscape and extend the life of the pavement of 7th Avenue. The new construction and design have enhanced the functional and aesthetic character of the road or facility. The City plans to construct a roundabout at the 7th Avenue, South Avenue, and 3rd Street intersection. Two options have been proposed for the design of which require varying levels of right-of-way acquisition. The City should work to acquire property within the footprint of the proposed roundabouts, where possible.

In addition to improving traffic flow and safety, roundabouts provide an additional opportunity for art and gateway features to announce the arrival to North St. Paul or the downtown.

Sidewalks and Trails

Establishing a walkable downtown with bike-friendly amenities is a high priority for the City. This plan proposes multimodal trails on the east side of McKnight Road and west side of Century Avenue to connect to regional trails and implement the Living Streets and Comprehensive Plans. This plan also promotes that all sidewalks are continuous in the downtown. Sidewalk gaps should be filled where possible when reconstruction occurs. Sidewalk infill is planned as 7th Avenue and Margaret Street is reconstructed through the downtown, sidewalks.

MAP OF PEDESTRIAN NETWORK

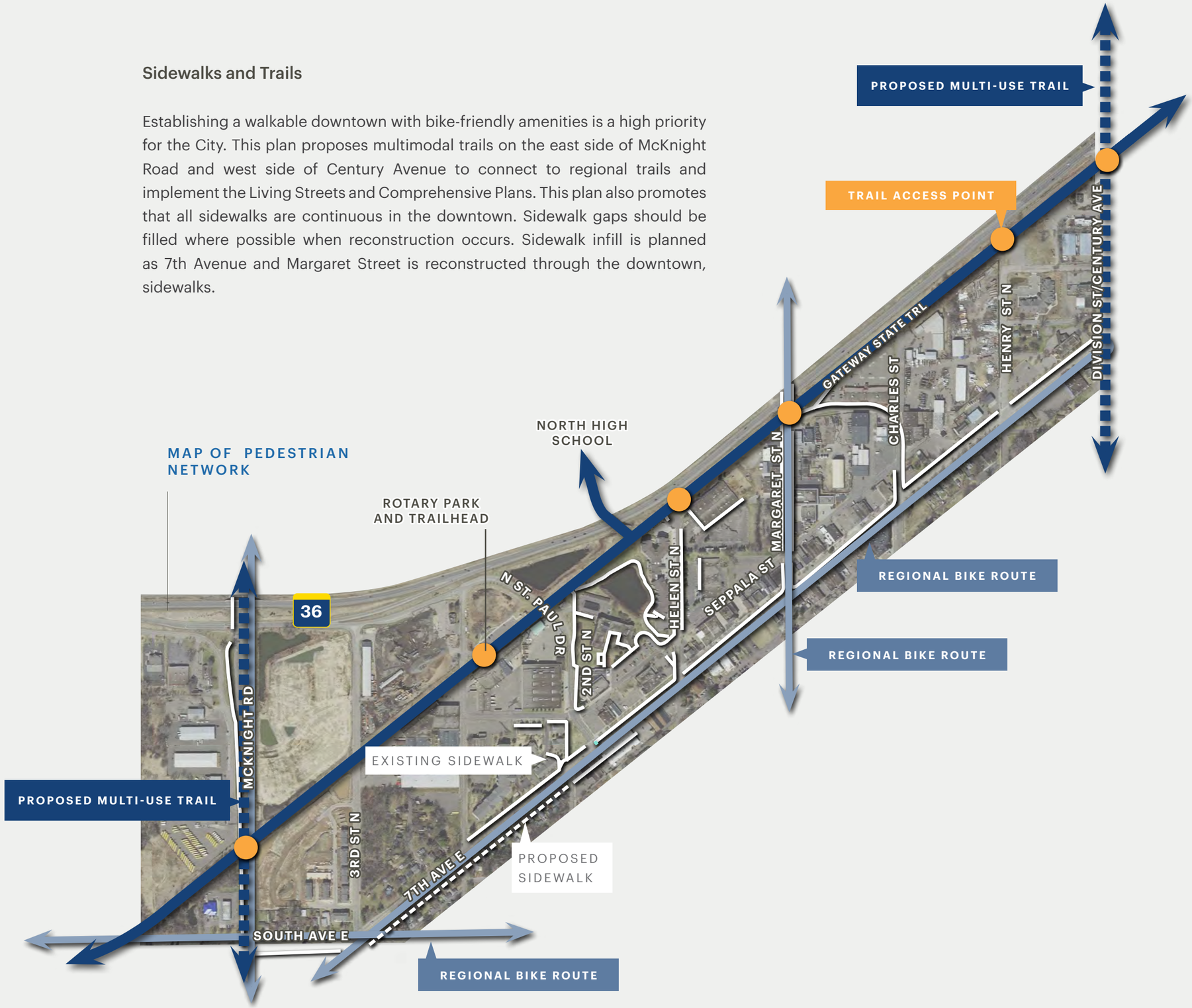


IMAGE SOURCE: WSB, MONTICELLO, MN

IMAGE SOURCE: PINTEREST, LIFFORD, SCOTLAND

STRATEGIES AND PROJECTS:

- Improve bike and pedestrian connections to and through the study area.
- Continue 7th Avenue and Margaret Street reconstruction.
- Construct a five-point roundabout at 7th Avenue, South Avenue, and 3rd Street.
- Interchange, streetscape improvements, and trail connections at Highway 36 and Century Avenue.
- Provide adequate bike parking and
- other bike-oriented facilities throughout
- this district.

Infrastructure

Infrastructure goals for this Redevelopment Master Plan consider recent system plans and studies completed for the city and build on recommendations of the 2040 Comprehensive Plan.

SANITARY SEWER

The sanitary sewer system was evaluated during the 2040 Comprehensive Plan process. The downstream 18-inch, 21-inch, and 24-inch trunk sewer mains have sufficient residual capacity to convey wastewater within this Redevelopment Master Plan study area; however, wastewater flows vary annually and seasonally depending on climate conditions and customer water use. To account for such fluctuations, an evaluation of the residual capacity of the sewer trunks should be completed to prior to any new development or redevelopment activities. Such evaluations should include flow monitoring or infiltration and inflow (I/I) assessments to verify sewer age and condition.

WATER SYSTEM

A Water Storage Siting Study was completed in 2020 found that the City has inadequate water storage capacity compared to industry-standard recommended storage volumes. Storage capacity was calculated using the City's water consumption data and available fire flow of 3,500 gallon per minute for 3 hours (540,000 gallons). Under normal operating conditions, the City's ample well supply capacity can compensate the minimal storage capacity. However, the existing wells may be unable to meet water demands and maintain adequate storage if an emergency were to occur (large fire, severe drought, large watermain break, etc.). Therefore, it is recommended to increase the City's water storage capacity as soon as possible to meet industry-standard recommended storage volumes.

Some areas near along 7th Avenue E. have inadequate available fire flow capacity. Fire flow requirements were based on the International Building Code (IBC), upon which the Minnesota State Plumbing Code is based. Water demands can vary significantly depending upon climate conditions and customer water usage patterns. As development is proposed, fire flow and other water systems should be evaluated to ensure adequate capacity.

STORMWATER SYSTEM

There are areas of historic flooding in the study area. Some of these problems have partially been alleviated through the construction of a pond at Helen Street; however, some localized flood issues remain within the study area. As the study area redevelops, projects will be required to adhere to Ramsey-Washington Metro Watershed District (RWMWD) rules. Any site that is one acre or larger is required to implement stormwater infiltration, or filtration where infiltration is infeasible, best management practices (BMPs) with treatment volumes equivalent to 1.1" of runoff from new or reconstructed impervious surfaces. This requirement is not unique to the study area and is like other watershed district rules throughout the Twin Cities metropolitan area.

Soil conditions and high groundwater tables in the study area make infiltration generally infeasible. For this reason, both surface and subsurface filtration BMPs have typically been favored. In fact, there are several successful installations of both on redeveloped parcels throughout the study area. To put this in a numeric perspective, redevelopment sites can expect to dedicate at most 15% of the site to a surface filtration BMP, which can cost $5 to $7 per cubic foot of BMP volume required. If subsurface filtration BMPs are selected, total construction costs can be expected to range from $10 to $15 per cubic foot of BMP volume required and require an underground footprint of 5 to 10%. In industrial, commercial, or multifamily residential projects, there is typically sufficient footprint beneath the parking lot and green space to accommodate subsurface systems.

In the decision to select either a surface or subsurface BMP, maintenance costs must also be considered as, like other watershed districts, RWMWD requires operations and maintenance agreements. Surface filtration BMPs are generally more expensive to maintain but require much less frequent maintenance than do subsurface BMPs. Where storm sewer tie-in grades and the other limiting factors listed previously do not allow for either surface or subsurface infiltration or filtration BMPs, RWMWD provides for an alternative means of compliance through payment into its Stormwater Impact Fund. The current cost is $75,000 per acre of impervious acre.

Energy

This Redevelopment Master Plan considers how redevelopment actions can minimize energy consumption and maximize efficiency. The following are some options for energy conservation.

SOLAR POWER

Where possible, new development should orient buildings to take advantage of solar heat gain and look to incorporate solar hot water heating and photovoltaic (PV) panels for additional energy generation. Existing buildings with nearly flat roofs should evaluate installing a rooftop solar array with any roof replacement. If bi-facial PV solar panels are used, roofing material with a high albedo value should be considered. Low heating water accounts for roughly 10 percent of the energy needs for a typical home, and solar energy can satisfy a significant portion of the energy demand in the district. If on-site PV solar is not feasible, off-site solar subscriptions or credits can be considered.

GEOTHERMAL

An additional opportunity to integrate sustainable energy production in the district comes from the use of geothermal heating and cooling technologies. Geothermal heating and cooling coils could be installed below surface parking lots in a horizontal application and where space is limited, vertical wells could be drilled to achieve the same effects.

COLD CLIMATE AIR-SOURCE HEAT PUMPS

Cold-climate heat pumps (CCHPs) are the latest evolution in efficient air-source heat pump design. Thanks to an inverter—or variable speed drive—compressor design, these heat pumps achieve high levels of efficiency even during the winter season. And just like other heat pumps, a CCHP doubles as a cooling system during the summer season.

ELECTRIC VEHICLES (EV)

Demand for electric vehicles (EV) is increasing as fuel costs rise and the impacts of carbon dioxide emissions on climate change continue to be a grave concern. More and more electric vehicles are on the roads now than ever and the demand is only projected to rise in the coming years. The City has demonstrated leadership and a strong desire to provide public electric vehicle options in the City. For example, in addition to resurfacing, updates to the municipal lot south of 7th Avenue include plans to install EV charging stations. In addition to public options, the City should consider policy or regulatory requirements for the installation of EV charging stations for private development projects.

The City should evaluate three factors to provide effective EV charging opportunities throughout the redevelopment area:

- Funding sources and grant opportunities for the purchase of EV charging stations.
- Determine appropriate standards for EV charging station location and consider regulations that would require the instillation of EV charging stations with redevelopment.
- Consider third-party payment systems to allow for EV charging stations to function like other parking meter systems.

CHAPTER 5: IMPLEMENTATION

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CHAPTER 5: IMPLEMENTATION

This Redevelopment Master Plan is not intended to be static, but rather a living document that can evolve as priorities shift based opportunities, private redevelopment projects, and on funding availabilities. The plan should be monitored and updated from time to time to respond to changing conditions.

Roles and Responsibilities

No one entity has the sole authority or resources to carry out this plan. Implementation will require partnership and action by multiple agencies, each interested in enhancing the areas identified in this plan. The following is a list and brief description of the known actors in North St. Paul. In addition to these groups, other agencies will also have a role in fulfilling the vision of this document.

ECONOMIC DEVELOPMENT AUTHORITY (EDA)

The EDA will take a prominent role in business recruitment and retention and promoting the downtown to developers. It will work hand in hand with the City on private redevelopment projects.

- Work to ensure that economic development initiatives within North St. Paul are a recognized priority for City Council members.
- Actively pursue critical properties for redevelopment or educating business owners on improvement or reinvestment programs with low interest loans should be continued and expanded roles for the EDA.
- Create an annual redevelopment “action plan” to monitor progress toward implementation. This action plan would outline key steps to occur during the year, including descriptions of actions, responsible parties, and funding resources. It prompts parties to not only consider what needs to be done in the coming year, but also why identified steps were not taken in the prior year.
- Work with business owners and landlords to promote and help finance the maintenance and revitalization of downtown businesses and buildings in the downtown core.
- Host annual developer roundtables or site tours showcasing the potential of North St. Paul sites to perspective developers.
- Provide guidance to the City to ensure that proposed development projects and public improvements are consistent with the plan.
- Continue to find the appropriate funding options for various redevelopment projects.
- Collaborate with private brokers marketing North St. Paul sites and leverage marketing efforts.

CITY OF NORTH ST. PAUL

The City Council will be a key decision-maker in programs and projects within the study area. The Council is the authority that sets city budgets, prioritizes projects, and approves development projects. In addition, the City of North St. Paul hosts several commissions that shape the community. Each of the following will likely have a role in implementing this Redevelopment Master Plan based on their role and functions: Planning Commission, Parks & Recreation Commission, Arts & Culture Commission, and Housing & Redevelopment Authority.

In addition to the City's elected and appointed officials, City staff will play an integral role in advancing projects. Community development, public works, finance, and engineering staff will be responsible for:

- Assist with application of land use controls and redevelopment guidelines to shepherd private development.
- Review of development plans and proposals.
- Coordination of planning for capital improvements needed to facilitate redevelopment.
- Creation of financial plans for public redevelopment investments and continued monitoring.
- Lead the design of public infrastructure improvements needed to support redevelopment including necessary utility and roadway improvements.
- Coordinate with state, county, and other agencies on project coordination and permitting.

OTHER PARTNERS

Other partners such as Rotary, North St. Paul Business Association, Housing and Redevelopment Authority, within or involved with the study area can be tapped to finance projects or move them through regulatory processes. For example, state of Minnesota and Ramsey and Washington Counties will be key partners in transportation and other multijurisdictional efforts. Other key partners include businesses and property owners as many of the revitalization priorities described in this plan will occur on private property, thus collaboration with these entities will be paramount to reinvestment in the study area.

Policy and Regulatory Framework

The City of North St. Paul recently adopted it's 2040 Comprehensive Plan and updated its zoning ordinance shortly thereafter. As of early 2022, the sign ordinance was in the process of being updated by the City and is anticipated to be completed later in the year. Thus, the planning and regulatory framework are fairly current and do not require significant modifications to implement this plan. Rather, this plan assists in realizing the policy goals of the Comprehensive Plan and the zoning ordinance offers an appropriate level of regulation and flexibility to implement this Redevelopment Master Plan.

As described previously, the Downtown Design Manual was developed to communicate design ideals for the downtown. While much of the document is still relevant, the Downtown Design Manual does not conform to the updated zoning and sign ordinances. To ensure consistency between policy, guidelines, and regulation, an update to the Downtown Design Manual is recommended.

Programming

SOLICITATION OF PROPOSALS

The city may establish a request for proposal (RFP) process to identify private development partners for a redevelopment project or site. The RFP allows the city to explain its objectives and to find the developer best suited to bring the segments of the design framework to fruition in this area. Potential steps in the RFP process include:

- Prepare and distribute RFP.
- Select preferred development partner.
- Negotiate preliminary development agreement.
- Approve final development agreement by EDA.
- Planning review and approval process.

Funding

CAPITAL IMPROVEMENT PLAN (CIP)

The capital improvements plan is a fiscal planning tool for public infrastructure projects. North St. Paul's CIP is a prioritized list of public improvements to be constructed over a seven-year period. Projects such as 7th Avenue reconstruction, Seppala conversion to a living street, and downtown park and open space improvements are candidates for the CIP.

SPECIAL SERVICE DISTRICTS

Chapter 428A, Minn. Stats., authorizes cities to establish Special Service Districts (SSD), which are special taxing districts where revenue may be used to support services and improvements in commercial areas. The general statutory authority contains few limits on the potential uses of SSDs; however, funds cannot be used to finance services that the City provides through the general fund unless the services are provided at a higher level.

PARKLAND DEDICATION FEE

As authorized by 462.358, Minn. Stats., the City of North St. Paul collects parkland dedication fees for residential and nonresidential developments. The 2022 rate is $900 per residential lot and $2,795 per acre for nonresidential development. This rate is reviewed and adjusted annually by City Council.

SURFACE WATER MANAGEMENT UTILITY FEE

As authorized by 444.075, Minn. Stats., the City of North St. Paul collects a surface water management utility fee for all properties in the city that contribute surface water to the storm sewer system. The 2022 rate is $10.88 per residential unit and $10.88 multiplied by the percent of impervious site coverage for multifamily, commercial, and public properties.

CLEAN WATER, LAND AND LEGACY AMENDMENT

The Legacy Amendment was approved in 2008 by the Minnesota voters. The amendment to the Minnesota Constitution, dedicates funds to help maintain clean water, wildlife habitat, arts and cultural heritage, and parks and trails. Money comes from the state sales tax and is distributed into four funds: 33% to clean water, 33% to outdoor heritage, 19.75% to arts and cultural heritage, and 14.25% to parks and trails.

GRANTS AND TAX INCENTIVES

The Metropolitan Council administers grant funding through the Livable Communities Act to help communities achieve development goals that create more housing choice, support living wage job creation, and connect jobs, housing, and regional amenities to create a more equitable region. There are currently seven categories of Livable Communities grants:

- Housing, jobs, efficient growth
- Transit-oriented development
- Pre-development
- Policy development
- Clean-up/investigation
- Affordable housing
- Affordable homeownership

The Minnesota State Arts Board offers and connects artists and agencies to numerous state and federal grant programs.

Minnesota Department of Natural Resources provides grants through the Outdoor Recreation Grant Program, provides matching grants for acquisition, development outdoor recreation and natural areas. Eligible projects include park acquisition and development, internal park trails, picnic shelters, playgrounds. All park projects must be maintained for outdoor recreation into perpetuity. The DNR also administers the Local Trails Connections Program which is intended to complete connections between where people live (e.g., residential areas within cities, entire communities) and significant public resources (e.g., historical areas, open space, parks and/or other trails).

Minnesota Department of Transportation (MnDOT) distributes funding to cities through its state aid for local transportation (SALT) program. The program funds street and bridge construction and maintenance, active transportation projects, safe routes to school, and flood and disaster relief.

The Minnesota Employment and Economic Development (DEED) provides financial assistance to communities for infrastructure projects to assist with economic growth to help attract businesses, jobs, and people. DEED's 2021 Economic Development Resource Guide offers a synopsis of each assistance program currently provided. Specific DEED grant programs that have potential use for the study area include:

- Redevelopment Grant Program which helps communities with the costs of redeveloping blighted industrial, residential, or commercial sites and putting land back into productive use. Grants pay up to half of the redevelopment costs for a qualifying site, with a 50-percent local match. Grants can assist with the cost of public land acquisition (if public ownership is necessary to facilitate redevelopment), building and site demolition, infrastructure improvements, soil stabilization, ponding or other environmental infrastructure, and costs necessary for the adaptive reuse of buildings, such as asbestos abatement and lead paint mitigation.
- Small Cities Development Program helps cities with funding for housing, public infrastructure, and commercial rehabilitation projects. Eligible projects fall within three general categories: housing grants, public facility grants, and comprehensive grants, which can include economic development activities.
- Contamination Cleanup and Investigation Grant for assessing and cleaning up contaminated sites for redevelopment. Grants pay up to 75 percent of the costs to investigate and clean up polluted sites. Both publicly and privately owned sites with known or suspected soil or groundwater contamination qualify. Applications are accepted May 1 and November 1 each year.

Certain sites within North St. Paul may be historically significant and eligible for tax credits through the Minnesota Historic Preservation Office. For example, a 20% state tax credit is available for qualified historic rehabilitations and parallels the existing federal rehabilitation tax credit.

The Minnesota Pollution Control Agency (MPCA) offers a variety of grants for brownfields, sustainability, and water, wastewater, and stormwater projects, to name a few. Additionally, funding from Minnesota's Volkswagen settlement plan will provide $47 million in cleaner transportation infrastructure; of which $3.5 million will be available for electric vehicle charging stations.

Minnesota Public Facilities Authority helps municipalities construct projects to meet their water infrastructure needs through several loan and grant programs. The Water Infrastructure Funding (WIF) program is established in Minnesota Statutes, Section 446A.072. The WIF program provides supplemental grants to municipalities based on affordability criteria established by statute.

Implementation Matrix

Timing and prioritization of projects may be adjusted based on annual funding priorities and if development, funding, or other opportunities arise.

Non-Infrastructure Projects (i.e., Program Development or Studies)	Cost Estimate	Timeframe	Potential Funding	Responsible Parties
Market vacant sites and buildings	$	Ongoing	EDA	EDA, City, PO
Development opportunities online map (will require dedicated staff to maintain)	$	Short	TBD	City, EDA
Update the City's subdivision ordinance	$	Short	TBD	City
Outdoor dining ordinance	$	Short	TBD	City
Update Downtown Design Guidelines	$	Short	TBD	City
Off-street parking study	$	Short	TBD	City
Establish an RFP process	$	Short	n/a	City, EDA
Establish a sidewalk maintenance district	$	Short	n/a	City, PO
Seppala Boulevard conversion design plan	$	Short	SSA	City, EDA
Create a façade improvement program	$	Mid	SSA	City, EDA
Replat and ROW vacation where appropriate	$	As needed	TBD	City, PO
Assist property owners and developers with grant writing	$	As needed	PO, Developers	City, EDA

TIED PROJECTS

Infrastructure Projects	Cost Estimate	Timing	Potential Funding	Responsible Parties
Highway 36 interchange / Century Avenue improvements	$$$	ASAP	TBD	City, Counties, Oakdale, DOT
Multiuse path along Century Avenue	$$	ASAP	DNR LTCP	City, Ramsey, DOT
Trail access improvements at Helen, Margaret, Henry, and Century Avenue	$	Short	CIP, DNR LTCP	City
Water tower at Tower Park (benefits study area)	$$$	Short	CIP, DEED PFG	City
Public EV charging stations, install power infrastucture as needed	$ - $$	Short	MPCA grants	City
Wayfinding kiosk and gateway features at Rotary Park	$	Short	CIP	City, DNR
Sidewalk infill	$	Short	CIP	City
Multiuse path along McKnight Road	$$	Short-Mid	DNR LTCP	City, Ramsey, DOT
5-point roundabout at 3rd Street/South Avenue/7th Avene	$$$	Short-Mid	TBD	City
Roundabout art / gateway feature (combined with 5-point roundabout)	$$	Short-Mid	CIP, % for art	City
District-wide wayfinding and gateway signs	$$	Short-Mid	CIP	City
Establish a downtown plaza/urban open space	$$$	Short-Mid	CIP, SSA	City
Seppala Boulevard conversion to Living Street	$$$	Mid	TBD	City
Central picnic park on Seppala (combined with Seppala conversion project)	$	Mid	Park dedication fees, ORGP	City
Parking ramp	$$$	Long	TBD	TBD
Stormwater management	$	Ongoing	MPCA grants	City
Public art	$	Ongoing	State Legacy grant, % sales tax	City
Bury utilities (combined with street reconstruction) and coordinate with small utilities	$$	Ongoing	CIP	City
Establish a passive open space area	$	Ongoing	Park dedication fees, ORGP	City

Cost Estimate:

$ - $0 - $100,000
$$ - $100,000 - $500,000
$$$ - $500,000+

Timeframe:

Short Term: 1-5 years
Mid Term: 6-10 years
Long Tern: 10+ years

Acronyms:

CIP - Capital Improvement Plan
DEED - Minnesota Department of Employment and Economic Development
DNR - Minnesota Department of Natural Resources
DOT - Minnesota Department of Transportation
EDA - Economic Development Authority
HRA - Housing and Redevelopment Authority
LTCP - Local Trail Connections Program
MPCA - Minnesota Pollution Control Agency
ORGP - Outdoor Recreation Grant Program
PFG - Public Facility Grant
PO - Property owners
ROW - Right-of-way
SSA - Special Service Area
TBD - To be determined

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Agenda Information Memorandum

To	Date
Honorable Mayor Furlong and City Council	July 19, 2022

Agenda Placement # VIII.A

Reports of City Manager & Departments

Subject

The Lillie ReDevelopment Update

Background/Facts

Update only - no action

Recommended Action

Attachments

1. The Lillie Redevelopment

Respectfully submitted,
Brian Frandle, Interim City Manager

THE LILLIE REDEVELOPMENT

2503-2517 7TH AVE. E. NORTH ST. PAUL, MN 55109