



City of North St. Paul
Economic Development Authority
Regular Meeting Agenda

May 9, 2023
3:00 PM

The May 9, 2023 Economic Development Authority meeting will be conducted at 3:00 p.m. The meeting location is the Council Chambers at City Hall, located at 2400 Margaret St., North St. Paul.

Members of the public are permitted to attend the meeting in person, however, it is encouraged to view the meeting remotely. Instructions can be found below.

May 9, 2023 Zoom meeting can be accessed via: <https://tinyurl.com/NSPEconDevAuth>
(from a PC, Mac, tablet, iPhone or Android device)
or by phone at US: +1 929 205 6099 or +1 301 715 8592
Participants joining the meeting by phone please use the following passcode:
86929140679

The Economic Development Authority Zoom meeting will be open to the public to listen in but will be muted from contributing at all times with the exception of a Public Hearing and open to the public forum.

Please join the meeting early to test your audio and video settings. If you join via a device and your audio is not working, you may need to use the dial-in phone number option in order to be heard.

I. Call to Order

II. Roll Call

Robert Dew, Chair
Terry Furlong, Vice Chair
Josef Matthews
Tom Schifsky
Chris Thorsen
Tim Cole, Council Representative
John Monge, Mayor

STAFF/EX OFFICIO MEMBERS

Brian Frandle, Executive Director
Brandy Howe, Treasurer/Community Development Director
Brett Garry, Business Association Representative
Chris Cherne, EDA Secretary

III. Adopt Agenda

IV. Approval of Minutes

- A. Approval of 04-11-2023 Meeting Minutes

V. Presentation

- A. Recognition of Donald Jensen
- B. Concept Proposal for Margaret Street Site

VI. Meeting Open to the Public

VII. EDA Discussion and Action Items

- A. Update: River of God Church / Reflex Medical
- B. Update: Old National Bank meeting
- C. Update: Downtown Green Space

VIII. Treasurer's Report

- A. April 2023 Treasurer's Report

IX. Updates

X. Closed Session

- A. The meeting will be closed as permitted by section 13D.05, subdivision 3 (c) MN Stats. to discuss the potential purchase of land.

XI. Adjournment

The next regularly scheduled Economic Development Authority meeting is Tuesday, June 13, 2023 at 3:00 PM.



**Economic Development Authority
Regular Meeting Minutes
April 11, 2023
3:00 PM**

North St. Paul City Hall – Council Chambers
2400 Margaret Street

I. CALL TO ORDER

Chair Dew called the meeting to order at 3:02 PM

II. ROLL CALL

EDA Members

Robert Dew, Chair

Terry Furlong, Vice-Chair

Josef Matthews

Tom Schifsky

Chris Thorsen

Tim Cole, Council Representative

arrived at 3:18 PM

John Monge, Mayor

absent

Staff/Ex-Officio Members

Brian Frandle, Executive Director

Brandy Howe, Treasurer, Community Development Director

Brett Garry, Business Association Representative

Chris Cherne, EDA Secretary

III. ADOPT AGENDA

Chair Dew requested to swap Item XII. Closed Session and Item XI. Adjournment and remove Item IV. Presentation due to the absence of Donald Jensen.

Chair Dew asked for a motion to adopt the agenda with the suggested changes.

M/Furlong, S/Schifsky.

Motion carried 5-0.

~~IV. PRESENTATION~~

~~A. Recognition of Donald Jensen~~

V. APPROVAL OF MINUTES

A. Approval of 03-14-2023 Minutes

Chair Dew asked for a motion to approve the March 14, 2023 meeting minutes.

M/Furlong, S/Matthews.

Motion carried 5-0.

VI. MEETING OPEN TO THE PUBLIC

No public comments.



VII. ACTION ITEMS

None.

VIII. DISCUSSION ITEMS

A. Fall Roundup Parade

Communications Consultant Kari Erpenbach provided a presentation on the Fall Roundup Parade. She explained that the parade has been managed by the businesses in town throughout the years. During the pandemic, the city took a larger role but has recently been made aware of a potential conflict with this arrangement per state statute. However, there is some guidance from the League of Minnesota Cities that indicate that the EDA may be a sponsor organization for the event. Erpenbach is working with the City Attorney to determine if this arrangement is legally acceptable.

Thorsen stated everyone who grew up in the City recognizes and supports the Fall Roundup event and many businesses have participated. He noted, however, that participation from the Business Association waned because there is a lot of work involved to putting on the parade. He added that it is wonderful that someone wants to step up and do this, but the parade has been through this before.

Matthews noted that the financial summaries provided in the packet show a net gain from the parade which is a result of businesses generously sponsoring the event. He noted that during the height of the pandemic, putting a project together in this magnitude set North St. Paul apart from other cities. That is something that everybody should be proud of and it should continue. Furlong, Schifsky and Cole agreed.

Chair Dew stated that it is hard to get people to volunteer. If the EDA were to drive the event, he suggested the Arts & Culture Commission or other commissions for volunteers. Dew asked staff and Erpenbach for clarification from the City Attorney on how this can move forward.

B. EDA Bylaws

Chair Dew stated that the EDA Bylaws should be reviewed annually. Howe offered to review the bylaws against state statute and Chapter 32 of the Municipal Code for review at the next meeting. Amendments would be acted on by both the EDA and City Council.

C. EDA Advertisements

Chair Dew requested the EDA look at the sample advertisements and provide guidance within a week on what would be the preferred message for the city's newsletter.

D. Façade Improvement Program

Chair Dew stated that years ago the Metropolitan Consortium of Community Developers (MCCD) did a presentation about assisting the City with taking on business owners who wanted to do façade improvements. The MCCD managed that program for the EDA for a fee and the awards were made out of the MCCD fund. There were a few businesses that took advantage of the program. Furlong stated the program likely became inactive due to lack of staff. Chair Dew



suggested staff reach out to MCCD, not just on façade improvements but on anything that might be helpful to city businesses and report back at the next meeting.

IX. TREASURER'S REPORT

A. March 2023 Treasurer's Report

Howe provided the March 2023 Treasurer's Report and indicated that the levy money gets installed in July and December.

X. UPDATES

A. Community Development Director Updates

Little Box Architecture: The firm completed the lease area drawing of 2543 7th Ave E and provided it to the owner of the property and the owner of the Pizza Factory. The EDA should expect an invoice from Little Box Architecture within the next month.

River of God/Reflex Medical: Chair Dew reported that he, Furlong and Howe met with Kevin Fuller at Reflex Medical on 04-11-2023. It was clear from the site visit and meeting that there is a need for space at Reflex Medical. If Reflex had the opportunity to expand, they would do so. Furlong stated that they need to figure out what River of God's needs are and look for options. He hoped both parties can work together to find a solution. Chair Dew directed staff to obtain a proposal from an architect to determine what are the needs and next steps.

Old National Bank: Staff are setting up a meeting with the Facilities Property Manager of Old National Bank to discuss the Redevelopment Master Plan and how it relates to the bank site.

Gary Mulcahy concept for Seppala/Margaret Street: Dew stated that Mr. Mulcahy will put together a presentation for the May meeting.

Lillie Building: Howe reported that the developer is working to secure financing. Meanwhile, the City is making sure the secured grants are being executed. Building demolition is slated for May, pending financing.

Other: Vice-Chair Furlong stated Hang Time Board Shop had its opening. Council Member Cole stated that the business is looking for bicycle parking.

XI. CLOSED SESSION

A. The meeting will be closed as permitted by Section 13D.05(3)(C) MN Stats. To discuss the potential purchase of land at 2137 Division St N.

Chair Dew called the closed session to order at 4:07 PM. Those present included:

Robert Dew, Chair
Terry Furlong, Vice-Chair
Josef Matthews
Tom Schifsky
Chris Thorsen



Tim Cole, Council Representative
Brian Frandle, Executive Director
Brandy Howe, Treasurer, Community Development Director
Brett Garry, Business Association Representative
Chris Cherne, EDA Secretary

The EDA discussed the potential purchase of the property located at 2137 Division St N.

Chair Dew requested a motion to exit the closed session.
M/Furlong, S/Schifsky to exit the closed session at 4:27 PM.
Motion carried 6-0.

XII. ADJOURNMENT

Chair Dew stated for the record that the EDA provided staff direction to gather more information from a broker about the potential value of the parcel and to bring the information to the next meeting.

Chair Dew requested a motion to adjourn the meeting.
M/Cole, S/Matthews to adjourn the meeting at 4:28 PM.
Motion carried 6-0.

The next regularly scheduled Economic Development Authority meeting is Tuesday, May 9, 2023 at 3:00 PM.

Members, please notify any planned absences to:

Chris Cherne
EDA Secretary
651-747-2440
chris.cherne@northstpaul.org



To	Date
Executive Director and Authority Members	May 9, 2023
Agenda Placement # V.A	
Presentation	
Subject	
Recognition of Donald Jensen	
Background/Facts	
The Economic Development Authority wishes to recognize and thank Donald Jensen for his 4 years of dedicated service to the EDA.	
Recommended Action	
N/A	
Attachments	
None	

Respectfully submitted,
Chris Cherne, Planning Commission/EDA Secretary



To	Date
Executive Director and Authority Members	May 9, 2023

Agenda Placement # V.B

Presentation

Subject

Concept Proposal for Margaret Street Site

Background/Facts

John Dobbs, on behalf of Gary Mulcahy, has requested to be placed on the EDA agenda to provide a presentation for a concept proposal for city-owned property at Margaret Street and Seppala Boulevard.

Initial considerations for the EDA to consider when evaluating the project:

1. Is the proposal consistent with zoning and the comprehensive plan?
2. Is the proposal consistent with the Redevelopment Master Plan?
3. Is the proposal consistent with the Downtown Design Guidelines?
4. How does the proposal advance the economic development goals for the City?
5. Will the developer request incentives for the project?

If the proposal moves forward, thorough analysis will be completed of the above questions for review by EDA, the Planning Commission and, ultimately, the City Council.

Recommended Action

N/A

Attachments

None

Respectfully submitted,
Brandy Howe, Community Development Director



To	Date
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Executive Director and Authority Members	May 9, 2023
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Agenda Placement # VII.A

EDA Discussion and Action Items

Subject

Update: River of God Church / Reflex Medical

Background/Facts

At the EDA's direction, staff reached out to DSGW Architects for a proposal to prepare a facility space analysis for River of God Church. The thought behind this activity is to understand the space needs for the church so that the EDA may assist the church to potentially relocate so that Reflex Medical may expand to the east onto the church site. The DSGW proposal is enclosed for reference.

Staff also had a meeting with Pastor Dennis McGrane of River of God Church seeking authorization from their organization to move forward with the study if authorized by the EDA. Pastor McGrane has indicated that the congregation has decided not to move forward with a study at this time. The congregation prefers to keep discussions internal to their organization at this time.

Recommended Action

N/A

Attachments

1. River of God Space Analysis Proposal from DSGW

Respectfully submitted,
Brandy Howe, Community Development Director



April 2023

Attn: Brandy Howe,
Community Development Director
City of North St. Paul
Direct 651-747-2582 | Cell 651-703-7975
2400 Margaret Street
North St. Paul MN 55109

RE: City of North St. Paul Space Analysis

Dear Ms. Brandy Howe,

We appreciate the opportunity to provide a proposal for architectural services on an **hourly basis not to exceed** for a documented assessment of spacing needs for the future relocation of a church congregation located in St. Paul, Minnesota.

DSGW Architect's services include the following:

- Survey of existing space
- Interviews
- Space planning Analysis

PROJECT ORGANIZATION:

Survey

- Examine existing space and determine deficiencies and needs

Interviews

- Collaborative interviews to discuss requirements for the space

Space planning Analysis

- Produce a document with recommendations and results of analysis

REIMBURSABLE EXPENSES

- Postage, shipping & messenger service
- Mileage
- Printing and reproduction

SERVICES NOT INCLUDED IN THIS PROPOSAL

- Structural / Mechanical / Electrical / Plumbing / Sprinkler design consultants
- Site design & reporting, incl.: Geotechnical exploration and reporting, landscape design services, civil engineering
- Marketing drawings
- Additions to existing buildings or exterior work

COMPENSATION

Survey & Interviews \$625.00

- 1 staff @\$125/hr for 5 hours onsite



Space planning Analysis..... \$625.00
• 1 staff @ \$125/hr for 5 hours drafting

ESTIMATED TOTAL / NOT TO EXCEED.....\$1,250.00

We can begin work as soon as you give us a notice to proceed. If this proposal is acceptable, we will submit an AIA Owner-Architect Agreement as our agreement for the project. If you have any questions, please contact me at 651-894-6493 or email at aswartzwelder@dsgw.com. We thank you for the opportunity to present this proposal.

Sincerely,
DSGW Architects, Inc.

Authorized by

Angela Swartzwelder
DSGW Architects | Interior Designer
651.784.7924 main | 651.894.6493 direct

Date



To	Date
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Executive Director and Authority Members	May 9, 2023
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Agenda Placement # VII.B

EDA Discussion and Action Items

Subject

Update: Old National Bank meeting

Background/Facts

Chair Dew and Director Howe met with Old National Bank's Facilities Property Manager and Corporate Facilities Director (located in Indiana) via zoom. The purpose of the meeting was to discuss the Redevelopment Master Plan as it relates to their site. Dew also provided an overview of the function of the EDA, redevelopment activities in the downtown, future plans for Highway 120 and an interchange at Highway 36. Potential for shared parking arrangements were also discussed. The local branch may work with the EDA and city staff on outreach efforts to the community, such as welcome packets.

Recommended Action

N/A

Attachments

None

Respectfully submitted,
Brandy Howe, Community Development Director



To	Date
Housing and Redevelopment Authority Executive Director and Commissioners	May 9, 2023

Agenda Placement # VII.C

EDA Discussion and Action Items

Subject

Update: Downtown Green Space

Background/Facts

The EDA engaged WSB in early 2022 to prepare a concept drawing for a green space in the downtown on 7th Avenue between Sidewinders and Fallen Angel Tattoo. The concept plan includes a landscaped area with walking path, bench pads, and an a 6'x6' concrete area for public art. Half the of the site would be resurfaced as parking. Preliminary estimates for this were provided by the City Engineer in May 2022 that estimated the total project cost to be \$93,000 with approximately \$53,000 in labor covered by Public Works staff. New bids dated April 2023 indicate the project cost is closer to \$120,000. Given the significant increase in project cost, staff is seeking direction from the EDA on what amount, if any, the EDA is willing to invest in the project from its budget as a cost-share request with the City Council. Once that direction is provided, staff will prepare a budget amendment to be presented to City Council to determine if the project can be funded in 2023.

Recommended Action

Provide direction to staff on next steps for this project.

Attachments

1. Greenspace Concept
2. TA Schifsky's Quote
3. White Bear Lawn & Snow Quote

Respectfully submitted,
Brandy Howe, Community Development Director

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To:	City Of North St Paul	Contact:	Randy Miller
Address:	North St Paul, MN	Phone:	
		Fax:	
Project Name:	POCKET PARK	Bid Number:	
Project Location:	2579 7th Ave, North St Paul, MN	Bid Date:	4/7/2023
Attachments:	POCKET PARK.pdf		

Item Description	Estimated Quantity	Unit
New Parking Lot		
Mobilization	1.00	LS
Remove Bituminous & Class V	978.00	SY
Level, Compact, And Final Tolerance Lot	800.00	SY
Furnish And Install New D412 Curb	120.00	LF
Furnish & Install 2.0" Bituminous Base Course	800.00	SY
Furnish & Install 2.0" Bituminous Wear Course	800.00	SY
Striping	1.00	LS
Furnish And Install 4" Thick Sidewalk	640.00	SF
Total Price for above New Parking Lot Items:		\$63,500.96
Park Area		
Remove 6" Of Gravel For Topsoil In Green Space	800.00	SY
Furnish And Install 6" Topsoil	190.00	CY
Total Price for above Park Area Items:		\$22,184.30

Notes:

- **PRICING IS BASED ON QUANTITIES STATED ABOVE.**
- PRICING IS BASED ON ATTACHED PLAN
- PRICING IS BASED ON WORK BEING COMPLETED IN 2023
- ADD 1% FOR BOND
- **EXCLUSIONS:**
- PERMITS
- UNFORESEEN SITE CONDITIONS
- SURVEYING/STAKING/LAYOUT
- REMOVALS OR DEMO
- SUBGRADE PREP AND/OR CORRECTIONS
- EXCAVATION OR GRADING. SUBGRADE SHALL BE TURNED OVER WITHIN +/- 0.1'.
- GEOTEXTILE FABRIC
- TRAFFIC CONTROL AND/OR FLAGGING
- STREET PATCHING FOR UTILITY CONNECTIONS
- CLASS V FOR CURBS, ASPHALT, SLABS, CONCRETE
- LOT SIGNAGE
- SPECIAL INSPECTIONS AND/OR TESTING
- SWEEPING/CLEANUP CAUSED BY OTHER TRADES
- WINTER CONDITIONS AND/OR ROAD RESTRICTIONS
- DUE TO VOLATILE OF FUEL AND OIL, PRICING CAN ONLY BE HELD FOR 10 DAYS. AFTER 10 DAYS, PRICING IS SUBJECT TO REVIEW AND POSSIBLE REVISION.

Payment Terms:

SCHEDULE TO BE AGREED UPON BY ALL PARTIES AT TIME OF CONTRACTING. PRICING BASED ON STANDARD AIA CONTRACT WITH NET 30 PAYMENT. RETAINAGE SHALL NOT EXCEED 5% WITHOUT PRIOR APPROVAL, AND IS TO BE REDUCED/RELEASED AS SCOPE IS COMPLETE.

PRE-LIEN NOTICE

(A) ANY PERSON OR COMPANY SUPPLYING LABOR OR MATERIALS FOR THIS IMPROVEMENT TO YOUR PROPERTY MAY FILE A LIEN

AGAINST YOUR PROPERTY IF THAT PERSON OR COMPANY IS NOT PAID FOR THE CONTRIBUTIONS
(B) UNDER MINNESOTA LAW, YOU HAVE THE RIGHT TO PAY PERSONS WHO SUPPLIED LABOR OR MATERIALS FOR THIS
IMPROVEMENT DIRECTLY AND DEDUCT THIS AMMOUNT FROM OUR CONTRACT PRICE, OR WITHHOLD THE AMMOUNTS DUE THEM
FROM US UNTIL 120 DAYS AFTER COMPLETION OF THE IMPROVMENT UNLESS WE GIVE YOU A LIEN VAIVER SIGNED BY PERSONS
WHO SUPPLIED ANY LABOR OR MATERIAL FOR THE IMPROVEMENT AND WHO GAVE YOU TIMELY NOTICE.

ACCEPTED:

The above prices, specifications and conditions are satisfactory and
are hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

TA Schifsky & Sons Inc

Authorized Signature: _____

Estimator: Jon Hager
(651) 248-0300 jhager@taschifsky.com

White Bear Lawn and Snow, LLC
 1367 County Rd H2 E
 White Bear Township, MN 55110
 651-755-8390
 whitebearlawnandsnow@gmail.com
 www.whitebearlawnandsnow.com

Estimate



ADDRESS
 City of North St Paul
 2400 Margaret Street
 North St Paul, MN 55109

SHIP TO
 City of North St Paul
 2400 Margaret Street
 North St Paul, MN 55109

ESTIMATE #	DATE	
1352	04/03/2023	

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	2579 7th Ave, Green Space 120 x 50	1	33,753.00	33,753.00T
	Sub-cut any blacktop, remove blacktop and recycle base, install black dirt 4"-6"			
	Install irrigation to green space (city will have water to a meter)			
	Install sod to new green space			
	Estimate includes labor, material, equipment, hauling and disposal			

SUBTOTAL 33,753.00
 TAX 0.00
TOTAL \$33,753.00

Accepted By

Accepted Date



To	Date
Executive Director and Authority Members	May 9, 2023
Agenda Placement # VIII.A	
Treasurer's Report	
Subject	
April 2023 Treasurer's Report	
Background/Facts	
See enclosed.	
Recommended Action	
N/A	
Attachments	
1. EDA Treasurers Report	
Respectfully submitted, Brandy Howe, Community Development Director	

AS OF APRIL 30, 2023					Tax levy in July/Dec/Jan								
		JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
BEGINNING FUND BALANCE	\$	513,005.73	\$ 513,005.73	\$ 456,362.38	\$ 456,362.38								
ASSETS													
Cash	\$	411,834.51	\$ 390,201.21	\$ 379,950.31	\$ 370,023.46								
Land	\$	49,248.22	\$ 49,248.22	\$ 49,248.22	\$ 49,248.22								
Year to Date Total	\$	461,082.73	\$ 439,449.43	\$ 429,198.53	\$ 419,271.68								
REVENUE													
Other changes (investment income)	\$	207.13	\$ 207.13	\$ 7.98	\$ -								
Property tax	\$	-	\$ -	\$ -	\$ -								
Market value adjustment	\$	-	\$ -	\$ (469.41)	\$ 1,956.03								
Investment income	\$	-	\$ -	\$ -	\$ 207.53								
Year to Date Total	\$	207.13	\$ 207.13	\$ (461.43)	\$ 2,163.56								
EXPENSES													
Personnel Services (full time salaries and comp)	\$	7,486.78	\$ 17,069.08	\$ 26,651.42	\$ 36,419.76								
AP Pending (Due to Pool)	\$	-	\$ -	\$ -	\$ 2,041.50								
Supplies	\$	-	\$ -	\$ -	\$ -								
Contractual Services	\$	-	\$ 51.00	\$ 51.00	\$ 2,376.00								
Capital	\$	-	\$ -	\$ -	\$ 2,500.00								
Transfer	\$	-	\$ -	\$ -	\$ -								
Year to Date Total	\$	7,486.78	\$ 17,120.08	\$ 26,702.42	\$ 43,337.26								
FUND BALANCE													
Beginning Fund Balance	\$	513,005.73	\$ 513,005.73	\$ 456,362.38	\$ 456,362.38								
Total Revenue (+)	\$	207.13	\$ 207.13	\$ (461.43)	\$ 2,163.56								
Total Expenses (-)	\$	(7,486.78)	\$ (17,120.08)	\$ (26,702.42)	\$ (43,337.26)								
Total To Close for 2022	\$	(44,643.35)	\$ (56,643.35)	\$ -	\$ -								
ENDING FUND BALANCE	\$	461,082.73	\$ 439,449.43	\$429,198.53	\$415,188.68								

TREASURER REPORT

2023													
FUND BALANCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	
Begin fund balance	\$ 456,362.38	\$ 449,031.73	\$ 438,780.83	\$ 426,812.48									
End fund balance	\$ 449,031.73	\$ 438,780.83	\$ 426,812.48	\$ 417,230.14									
REVENUES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YEAR TO DATE
Market value adjust	\$ 1,454.04	\$ (1,923.45)	\$ 2,425.44	\$ -									
Investment income	\$ (1,246.91)	\$ 1,254.89	\$ 199.55	\$ -									
TOTAL	\$ 207.13	\$ (668.56)	\$ 2,624.99	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$2,163.56
PERSONNEL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YEAR TO DATE
Staff Salaries	\$ 5,309.36	\$ 7,079.19	\$ 7,079.19	\$ 7,079.19									
Deferred Comp	\$ 170.64	\$ 229.16	\$ 229.16	\$ 229.16									
PERA	\$ 398.12	\$ 530.94	\$ 530.94	\$ 530.94									
FICA	\$ 325.99	\$ 434.94	\$ 434.94	\$ 434.94									
Medicare	\$ 76.23	\$ 101.67	\$ 101.67	\$ 101.67									
Health Insurance	\$ 1,206.44	\$ 1,206.44	\$ 1,206.44	\$ 1,206.44									
Workers Comp	\$ -	\$ -	\$ 186.00										
TOTAL	\$ 7,486.78	\$ 9,582.34	\$ 9,768.34	\$ 9,582.34									
CONTRACTURAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YEAR TO DATE
General Consulting	\$ -	\$ -	\$ 1,597.50	\$ -									
Legal	\$ 51.00	\$ -	\$ 444.00	\$ -									
Engineering	\$ -	\$ -	\$ -	\$ -									
General Liability	\$ -	\$ -	\$ 283.50	\$ -									
Utilities	\$ -	\$ -	\$ -	\$ -									
TOTAL	\$ 51.00	\$ -	\$ 2,325.00	\$ -									
TRANSFERS	\$ -	\$ -	\$ 2,500.00	\$ -									
TOTAL EXPENSE	\$ 7,537.78	\$ 9,582.34	\$ 14,593.34	\$ 9,582.34									\$41,295.80