ROLL CALL: Mueller, Gunn, Hull, Meehlhause, Bergeron

PUBLIC COMMENT

Citizens may speak to issues not on tonight’s agenda. Before speaking, please give your full name and address for the minutes. Also, please limit your comments to three minutes.

Agenda Items Discussed by Consensus

1. Presentation from Bridget Lundquist, Mounds View’s Elected Representative on the North Suburban Hospital District Board of Directors


3. National League of Cities Optional Line Insurance Coverage Presentation

4. Review Development Proposals for Crossroad Point Site

5. Review Emerald Ash Borer (EAB) Response Plan

6. Discuss Potential HR Specialist Position

Next Work Session: TUESDAY, September 5, 2017, at 6 p.m.
Next City Council Meeting: Monday, August 28, 2017, at 6 p.m.
Introduction:

Long Lake Woods is a potential infill residential development area bounded by Sherwood Road to the south, Ardan Avenue to the north, Long Lake Road to the east and Eastwood Road to the west. Altogether, including the existing homes in the area, the tract encompasses about 22 acres. The "developable" land area is closer to 7.35 acres, which would be further recuced by stormwater management and right of way. The graphic below represents the area in question.
Discussion:

The residents owning property within and surrounding the Long Lake Woods redevelopment area would like to proceed with the work necessary to survey and design a plat for the creation of single family homes. As many as 14 new lots could be created depending upon how the plat is laid out. Access into the site can be platted from either Sherwood Road on the south side or Ardan Avenue on the north side. It is conceivable that access into the interior area could occur midblock on Eastwood, but a house would have to be sacrificed for this to occur. There are right of way easements granted through the site where Greenwood Drive could be extended, however there is incomplete access on the south and only partial access from the north. The property owner on the south side has expressed opposition to the development and will not grant access; I’m not sure whether the owner on the north side has been approached.

The participating property owners would have to bear the substantial up-front costs associated with platting and engineering of the site, plus legal fees, grading, drainage, installation of the underground utilities and construction of the road.

Recommendation:

Review the information and consider the presentation from the property owners. Staff has long supported the development of this area however our message to the residents has always been that the City would want all of the property owners to be on board. The residents may ask if the Council would consider using eminent domain to secure the requisite right of way if one property owner holds out, blocking access to the site. The residents may also ask if the Council would be amenable to having the City up-front some of the development costs to be repaid with assessments certified against the newly created lots.

Respectfully submitted,

James Ersson
City Administrator
Long Lake Woods – Ownership Map

<table>
<thead>
<tr>
<th>Property</th>
<th>Address</th>
<th>Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>2580 Ardan Avenue</td>
<td>Thomas E Rife</td>
</tr>
<tr>
<td>B</td>
<td>0 Greenwood Drive</td>
<td>Nuway Development Inc, 8200 Long Lake Rd</td>
</tr>
<tr>
<td>C</td>
<td>0 Greenwood Drive</td>
<td>Daniel A Behken, 8578 202nd St No, Forest Lake MN 55025</td>
</tr>
<tr>
<td>D</td>
<td>2573 Sherwood Road</td>
<td>Joseph S Holl</td>
</tr>
<tr>
<td>E</td>
<td>2581 Sherwood Road</td>
<td>Thomas A Delich</td>
</tr>
<tr>
<td>F</td>
<td>2601 Sherwood Road</td>
<td>Benjamin T Doll</td>
</tr>
<tr>
<td>G</td>
<td>0 Sherwood Road</td>
<td>Benjamin T Doll</td>
</tr>
<tr>
<td>H</td>
<td>2617 Sherwood Road</td>
<td>Margaret M Krig</td>
</tr>
<tr>
<td>I</td>
<td>0 Greenwood Drive</td>
<td>Hans L Melgaard, 12138 Harpers Ct NE, Blaine MN 55449</td>
</tr>
<tr>
<td>J</td>
<td>8171 Eastwood Road</td>
<td>Carlos Nazareth</td>
</tr>
<tr>
<td>K</td>
<td>8185 Eastwood Road</td>
<td>Hazel Jennings</td>
</tr>
<tr>
<td>L</td>
<td>8193 Eastwood Road</td>
<td>Michael J Lauterbach, 1461 Knoll Dr, Shoreview, MN 55126</td>
</tr>
<tr>
<td>M</td>
<td>2600 Ardan Avenue</td>
<td>David Kleszyk</td>
</tr>
</tbody>
</table>

Information current as of March, 2017
Introduction:

Mounds View has been approached by representatives from Utility Service Partners, Inc. (USP), offering to make a presentation to the City Council regarding their “Service Line Warranty Program”. This optional service to our residents would cover sanitary service lines from the home to the main and/or all indoor plumbing. The services are voluntary and no participation from the City is required aside from permission to offer such services to the community.

Discussion:

According to the supplied literature from USP, “Many homeowners are unaware of their responsibility for their service lines until they have a repair emergency. When they call the City, they often find that they are faced with a costly repair and that the City can’t help them.” Staff is aware of a few recent incidents where residents’ sewer lines collapsed requiring very expensive repairs. Perhaps residents would desire an insurance product that would provide some coverage in such events. Necessary repairs are conducted by local, licensed and insured contractors.

Recommendation:

Review the provided information and consider the presentation from USP representatives. The City would not be involved in the administration of the program or collection of premiums. The only potential action to be taken by the City would be to provide notice to residents of the availability of the voluntary program.

Respectfully submitted,

James Ericson
City Administrator
NLC Service Line Warranty Program Overview

What We Do
The NLC Service Line Warranty Program offers affordably priced emergency repair/replacement plans to address aging private sewer and water infrastructure. Customers call to receive prompt emergency repairs provided by local, licensed and insured contractors.

- Water Line
- Sewer Line
- Interior Plumbing

Benefits to Homeowners
Many homeowners are not aware of their responsibility for their service lines until they have a repair emergency. When they call the city, they often find that they are faced with a costly repair and that the city can't help them. Over the past three years, we have performed over 1.1 million repairs, saving our customers over $341 million!

Convenience
- 24/7/365 claims hotline, including holidays
- No need to search for a qualified contractor in an emergency

Peace of Mind/Trust
- Fully vetted, licensed and insured local contractors
- Covered repairs guaranteed for one year

Financial Protection
- No deductibles or trip fees
- Affordably priced coverage
- 30-day money-back guarantee with ability to cancel at any time

For more information contact:
1-866-974-4801 or partnerships@utilitysp.net

Over 400 partners across North America participate in the program!

Administered by Utility Service Partners, Inc.
a HomeServe Company
Benefits to the City

The NLC Service Line Warranty Program offers comprehensive programs that provide these important benefits:

Customer Education
- Increasing homeowner awareness of their responsibility reduces calls to the city/utility and customer dissatisfaction with the city for not offering a solution
- The program is offered at no cost to the city
- Use of city logo promotes trust

Customer Satisfaction
- 98% customer satisfaction rating
- 9 out of 10 customers surveyed would recommend the program to friends, family and neighbors
- More than 90% of customers trust the program because of the partnership with the city

Funding for Key Initiatives
Many partners participate in a share of the revenue often utilized for:
- Low-income assistance and affordability programs
- Conservation initiatives
- Offsetting rate increases
- Infrastructure improvement projects

I was glad I had the warranty because it saved me from paying for a costly sewer line repair.

Cynthia T.
Kansas City, MO

I am thankful this service was offered to homeowners. It made a bad situation completely trouble-free. Thanks for everything.

J. Talbert
Albemarle, NC

For more information contact:
1-866-974-4801 or partnerships@utilitysp.net
WHY CHOOSE to partner with the NLC Service Line Warranty Program?

- At no cost to the city, the Program offers affordable protection for in-home plumbing and external water and sewer lines that will cover the cost of repairing leaks, breaks and clogs.
- The program features generous coverage amounts, and there is never a service fee or deductible. There are no annual or lifetime limits — just peace of mind for the homeowner.
- Contractors dispatched to the homeowner’s residence undergo a rigorous background check before being accepted into the network.
- Contractors are local to the community to help keep money in the local economy.

RECOGNITION & ACKNOWLEDGEMENTS

- Maintained a customer satisfaction rating of greater than 98% for more than a decade.
- 9 of 10 surveyed customers have recommended the program to friends, family and neighbors.
- Over 97% of submitted claims are approved.
NLC Service Line Warranty Program

WHY SHOULD OUR CITY offer this program?

Because aging infrastructure impacts private lines, too.

Nationwide a water main breaks every two minutes. The same elements that cause those failures also exist on your residents' private lines: age of lines, deteriorating pipe material, freezing and thawing, ground shifting.*

This program provides an optional — proactive — solution to a problem that is bound to strike your residents at some point in time.

Homeowners believe service line repairs are the city's responsibility.

When private service lines break or leak, many homeowners call the city first and are often surprised — and frustrated — to learn that the city can't help.

Educational marketing about homeowners' responsibility for service lines is a key component of the program.

An unexpected repair expense can be hard on a budget — and peace of mind.

Studies show that most Americans do not have enough savings to cover an emergency repair cost that could be from hundreds to as much as $3,500 or more. In addition, many can be overwhelmed by having to find a trustworthy contractor.

The program provides affordable repair plans backed by vetted, local-area contractors, keeping dollars in the local economy.

* 2016 survey conducted by the Associated Press-NORC Center for Public Affairs Research
Midwest Region

"I don't know why every city in the U.S. wouldn't offer this protection to its citizens."
– Vickie S., Marshalltown, IA

"The overall service and promptness of the service is highly recommended. I am very satisfied. I'm very happy that such a service existed here, and I will continue to take advantage of all the programs available."
– John E., Rock Falls, IL

"This is a wonderful service in my city, as there are many older homes and the lines are old."
– Paul M., Ottawa, KS

"You people stand by your word and do a great job for me and [my] peace of mind. Thank you."
– Clark Z., Prairie Village, KS

"Excellent service! I recommended SLWofA to my entire community on nextdoor.com."
– David H., Huntington Woods, MI

"I am one of the city council people who voted in favor of the program; have used it myself to good result."
– Chris V., St. Clair Shores, MI

"This service is wonderful. If we had called a plumber on our own we would have had to wait a day or two. This service was COMPLETE in less than four hours."
– Milton N. Columbia Heights, MN

"I was glad I had the warranty because it saved me from paying for a costly sewer line repair."
– Cynthia T., Kansas City, MO

"I was well pleased with the service and recommended the program to family members and friends."
– Joan D., Omaha, NE

"For an age when it's hard to get things fixed right the first time and courteously, this hit the mark!"
– Arva H., Omaha, NE

For more information contact: 1-866-974-4801 or partnerships@utilitysp.net
"I am very impressed with this program. I am on a limited income and this has been a tremendous help to me."

Gayle M., Daly City, CA

"City chose an excellent service provider. Very thorough!"

Stuart G., Tucson, AZ

"I am one of the city council people who voted in favor of the program; have used it myself to good result."

Chris V., St. Clair Shores, MI

"From my first phone call until the work was done, I have never had a company respond and get work done so fast. The crew was knowledgeable and polite."

Arlene H., Englewood, CO

"I don't know why every city in the U.S. wouldn't offer this protection to its citizens."

Vickie S., Marshalltown, IA

"I already told a neighbor how easy and wonderful your service is and he signed up. North Las Vegas did an outstanding job partnering with you. You did an outstanding job fixing our leak. You have a longtime customer."

Nancy S., Las Vegas, NV

"Everyone should have it. It is a smart investment."

Janette M., Green River, WY

"We are very glad that we signed up for your coverage. It has saved us a lot of money."

Charles R., Hurst, TX

"This service is wonderful. If we had called a plumber on our own we would have had to wait a day or two. This service was COMPLETE in less than four hours."

Milton N., Columbia Heights, MN

"No services anywhere else we have could hold a candle to this service. We are never put on hold. If we need you, there is always someone right here."

Kenny H., Maysville, KY

For more information contact:
1-866-974-4801 or partnerships@utilitysp.net
"One of the significant selling points for the City Council and staff was the National League of Cities endorsement. NLC did the homework and vetted the program before endorsing it for its member cities. I believe the letter from the City provided a trust factor that is not present through direct solicitation to residents from other warranty companies who send letters that give the appearance of coming from the city. So far the USP/NLC Program has delivered what they said they would to the City of Hutchinson. I would be happy to visit with anyone about the program and our experience here in Hutchinson."

John Deardoff, City Manager, Hutchinson, KS

"The BBB Torch Award underscores one of the primary reasons the National League of Cities selected USP as a partner and extended our agreement for another five years. The organization's exemplary record of customer service and transparency is what has driven the success of this partnership over the years."

Clarence Anthony, Executive Director, National League of Cities

"The Service Line Warranty Program helps both Phoenix residents and the city government. Revenue from the program goes to core city services like police, fire, parks, libraries and senior centers."

Jon Brodsky, Program Manager, Fit Phoenix & former Public Information Officer, Phoenix, AZ

"The city has fully vetted this organization and this program and we've conducted due diligence. SLWA's program is endorsed by the National League of Cities, North Central Texas Council of Governments, multiple state municipal leagues and over 175 municipalities. SLWA's been a member of the BBB since 2003 and they are very proud of their exemplary record."

Todd Gloria, City Council, San Diego, CA

"The response to the program by the Rock Falls residents has been tremendous. Many of our homeowners contacted their insurance agent when they received the program offer in the mail and were shocked to find out that they were not covered by their homeowner's policy for repair or replacement of their water and sewer lines. Our program is in its [sixth] year and the participation is still growing. We are very pleased that we can offer the Service Line Warranty Program to our residents of the City of Rock Falls."

Robbin Blackert, City Administrator, Rock Falls, IL
NLC Service Line Warranty Program Highlights

- The only utility line warranty program endorsed by the National League of Cities (NLC)
- Endorsed by multiple state leagues
- Over 400 municipalities participating nationwide
- No cost to or liability for the city to participate
- Ongoing revenue stream for city
- Educates homeowners about their lateral line responsibilities
- Utility Service Partners (USP) handles all marketing and management of the program
- 24/7/365 bilingual customer service
- All repairs performed to city code by local, licensed contractors
- Reduces calls from residents to City Hall for lateral water and sewer line issues
- Homeowner billed by NLC Service Line Warranty Program
- Provides residents an affordable solution that covers cost of repairs to water and sewer lines for which the homeowner is responsible
- Saved more than 140,000 homeowners across the country over $90 million in water and sewer service line repair costs
- No public funds are used in the marketing, distribution or administration of the NLC Service Line Warranty Program
- The NLC Service Line Warranty Program must be supported by the city into which it is being introduced before any warranty offer letters are mailed to homeowners in the community

PARTICIPATING CITIES (SAMPLE OF OVER 400)

Phoenix, AZ    East Point, GA    Edgewood, KY    Fairfield, OH
Tucson, AZ     Franklin Park, IL  District Heights, MD  Tulsa, OK
San Diego, CA  El Dorado, KS     Clawson, MI       Scranton, PA
Ft. Lauderdale, FL  Hillsboro, KS  Dayton, OH       Madison, WI

Utility Service Partners, Inc.  11 Grandview Circle  Suite 100  Canonsburg, PA 15317
NLC SERVICE LINE WARRANTY PROGRAM BENEFITS

CITY

Provides non-tax revenue stream without any investment

Reduces calls to City/Public Works when a homeowner’s line fails

Contractors undergo rigorous vetting process to ensure quality service

Reduces costs associated with sending Public Works to residents’ homes to assess lateral line issues

Keeps money in the local economy by using contractors in the metro area

Contractors must be current with insurance and required licenses

RESIDENTS

Affordable utility line repair solution for families on a budget

Educates homeowners about their service line responsibilities

Prevents aggravation of having to find a reliable, reputable plumber

Peace of mind - with one toll-free call a reputable plumber is dispatched

Keeps money in the homeowner’s pocket; without warranty, repairs cost from hundreds to thousands of dollars

No service fees or deductibles and no paperwork or forms to complete

ACCOLADES & ACCOMPLISHMENTS

- Accredited Better Business Bureau member with A+ rating for nearly a decade

- 2013 Western Pennsylvania Better Business Bureau Torch Award winner for Marketplace Ethics

- The only utility line warranty program endorsed by the National League of Cities

- More than 97% of all submitted claims are approved

- A customer satisfaction rating of 98%

- 9 of 10 customers surveyed have recommended the program to friends, family and neighbors

Learn more about the program online at www.utiliysp.net or call 1-866-974-4801.
Why choose Utility Service Partners?

EXPERIENCE

• Providing homeowner service repair plans for more than 15 years
• Over 400 cities participating
• Invested more than $340 million in private infrastructure repairs, in just the last three years
• Returned $100 million to cities through revenue sharing over the last three years

REPUTATION

Brand Stewardship
• 2013 BBB Torch Award recipient
• BBB Accredited Business with an A+ rating

Commitment to Local Communities
• Use of local area contractors keeps dollars in the community

Dedication to Service
• A customer satisfaction rating of 98%

PARTNERSHIP

Public/Private Partnership Built on Trust
USP has proven that a company committed to providing exceptional service and a valuable product at a fair market price can successfully partner with government.

BBB Torch Award for Marketplace Ethics
Trust • Performance • Integrity
2013 Winner
Western Pennsylvania Better Business Bureau®

“This award underscores one of the primary reasons the National League of Cities selected USP as a partner. The organization’s exemplary record of customer service and transparency is what has driven the success of this partnership over the years.”

Clarence Anthony, Executive Director
National League of Cities

For more information contact:
1-866-974-4801 or partnerships@utilitysp.net

NLC NATIONAL LEAGUE OF CITIES
CITIES STRONG TOGETHER

Administered by
Utility Service Partners, Inc.
a HomeServe Company
An Invitation from Clarence Anthony
Executive Director, National League of Cities

Our goal at the National League of Cities (NLC) is to be a resource and advocate for your city and its residents. The National League of Cities Service Line Warranty Program is one of our partnership programs that can offer your residents a home protection solution while also addressing the aging infrastructure in your city.

You know as well as anyone that our cities still face difficult economic times, and as city leaders we must find creative, innovative ways to assist and strengthen our communities. In 2010, NLC recognized the growing problem of aging infrastructure and the dire need to find a solution for not only cities, but residents as well. As a result, NLC and Utility Service Partners created the NLC Service Line Warranty Program to help city residents save money, ease the frustration over utility line failures and introduce a new service offering to your community.

The NLC Service Line Warranty Program is offered at no cost to city, municipal and utility partners and helps residents save thousands of dollars on the cost of fixing broken - or leaking - water or sewer lines.

The National League of Cities is proud to partner with Utility Service Partners because we’ve found it to be the most reputable and reliable program - one that will educate your residents on their water and sewer line responsibilities.

---

Serving the Public
Jim Hunt, Past President, National League of Cities

As I ended my 27-1/2 year career in municipal government, one of the things that I missed most was the relationships developed with city officials throughout the country. When I was asked to work as an advisor to the National League of Cities Service Line Warranty Program, I was very pleased since I had followed the growth and development of this NLC Program and saw the positive results for member cities.

As I now meet with cities in all parts of the country, many are excited to look at this public/private partnership and provide the opportunity for their citizens to be protected from catastrophic expense associated with failed water and sewer lines. The National League of Cities continues to provide quality programs to member cities which address critical problems for our citizens, and I am proud to be a part of the team.

Jim Hunt, Past President of the National League of Cities and Advisor to the National League of Cities Service Line Warranty Program

---

For more information contact:
1-866-974-4801 or partnerships@utilitysp.net

NLC
National League of Cities
CITIES STRONG TOGETHER

Administered by
Utility Service Partners, Inc.
a HomeServe Company
According to recent customer survey results,

**More than 97%**
of our customers felt better prepared for a water or sewer line emergency with the program.

**More than 90%**
of our customers have trust in the program because of the partnership with their city.

**Nearly 70%**
of our customers felt they could not afford a water or sewer line repair without this program.

"Thanks to the city for informing me of this type of warranty. Just a phone call and the problem was taken care of quickly."
- Alan N.
  Hutchinson, KS

"I am one of the city council people who voted in favor of the program and have used it myself to good result."
- Chris V.
  St. Clair Shores, MI

"It is great for customers with limited resources. When problems happen, it is very affordable. It's a great program."
- Cassandra K.
  Abilene, TX

"I don't know why every city in the U.S. wouldn't offer this protection to its citizens."
- Dean S.
  Marshalltown, IA
WHY CHOOSE UTILITY SERVICE PARTNERS?

EXPERIENCE

REPUTATION

PARTNERSHIP

"This award underscores one of the primary reasons the National League of Cities selected USP as a partner. The organization's exemplary record of customer service and transparency is what has driven the success of this partnership over the years."

Clarence Anthony
Executive Director
National League of Cities
INFRASTRUCTURE CHALLENGES...
A NATIONAL PROBLEM

D+
2013 ASCE NATIONAL PUBLIC INFRASTRUCTURE RATING

OVER 850 WATER MAIN BREAKS EVERY DAY ACROSS THE U.S.

EPA ESTIMATES THAT CITIES WILL SPEND HEAVILY ON INFRASTRUCTURE OVER THE NEXT 20 YEARS

- $77 billion for repair or replacement of public water distribution systems
- $10 billion for wastewater collection system upgrades
- $22 billion for new sewer construction
- $45 billion to control combined sewer overflows
- $7 billion to control municipal storm water
CHALLENGES FOR HOMEOWNERS

LATERAL LINES ARE SUBJECTED TO THE SAME ELEMENTS AS PUBLIC LINES
  • ground shifting, fluctuating temperatures, tree root penetration, corrosion and more

OUT OF SIGHT, OUT OF MIND
  • water and sewer lines located outside, usually underground

FAILED LINES WASTE THOUSANDS OF GALLONS OF WATER
  • and present an environmental hazard

COMMON HOMEOWNER MISCONCEPTIONS
  • the City is responsible for maintenance of the water and sewer lines on their property
  • repairs are covered by their homeowner’s policy
HOMEOWNERS ARE NOT PREPARED

1 in 5 households are putting off repairs because they don't have the money

60% of utility customers don't know their responsibility for service line repairs

56% of Homeowners have $1,000 or less set aside for home repairs

59% of homeowners have had a home repair emergency in the last year

72% of utility customers would appreciate a recommendation on home emergency repair services

44% of homeowners say it's hard to find a reliable repair service
SOLUTION FOR MUNICIPALITIES AND THE HOMEOWNERS THEY SERVE

PEACE OF MIND
Repair protection for leaking, clogged or broken water and sewer lines from the point of utility connection to the home exterior

PROGRAM HIGHLIGHTS
- Over 330 cities participating
- Saved more than 140,000 homeowners over $90 million in service line repair costs
- Customer satisfaction rating has exceeded 95% for more than 10 years
- 9 of every 10 customers surveyed have recommended the NLC Service Line Warranty Program to friends, family and neighbors

COVERAGE INCLUDES
- Educating homeowners about their service line responsibilities
- Up to $4,000 coverage per repair incident
- Additional allowance for public street $4,000 and $500 for public sidewalk
- No annual or lifetime limits
- No deductibles, service fees, forms or paperwork
- 24/7/365 availability
- Repairs made only by licensed, local area contractors
- Affordable rates and multiple payment methods
OUR PARTNERSHIPS IN MINNESOTA

- City of Columbia Heights
- City of Edina
- City of Falcon Heights
- City of Grand Rapids
- City of Hawley
- City of Lake Crystal
- City of Oak Park Heights
- City of Pelican Rapids
- City of Perham
- City of Richfield
- City of St. Louis Park
- City of St. Michael
- City of Vergas
- Watertown

Over $529,000 paid in repair costs over the last three years
OVER 330 PARTNERS IN 34 STATES

- Alabama
- Arkansas
- Arizona
- California
- Colorado
- Connecticut
- Florida
- Georgia
- Iowa
- Illinois
- Indiana
- Kansas
- Kentucky
- Maryland
- Michigan
- Minnesota
- Missouri
- North Carolina
- Nebraska
- New Jersey
- New Mexico
- Nevada
- Ohio
- Oklahoma
- Oregon
- Pennsylvania
- South Carolina
- South Dakota
- Texas
- Utah
- Virginia
- West Virginia
- Wisconsin
- Wyoming
COMMENTS FROM CITY OFFICIALS

"The program has already paid out over $1 million in repairs and replacements for our homeowners' lateral service lines. My constituents are happy that we have provided this option for city homeowners. We use the revenue associated with the program to assist lower income homeowners with repairs to their service lines. I am sure your City will be pleased with the NLC Service Line Program."

Felicia Moore
City Councilwoman
Atlanta, GA

"This program has been available to Clarksburg's residents for nearly two years, and it's a real winner. Resident satisfaction is high and it's a lot easier to tell citizens about this great service rather than explain why they are on the hook for costly repairs."

James C. Hunt
past NLC President
former Council Member
Clarksburg, WV

"The Service Line Protection Program helps Phoenix residents and the city government. Revenue from the program goes to core city services like police, fire, parks, libraries and senior centers. The warranties give residents an affordable option for repairs to their sewer and water lines."

Jon Brodsky
Public Information Officer
Phoenix, AZ
HOMEOWNER TESTIMONIALS

"Glad the city made this recommendation and that I purchased it. Fantastic contractor!"
Julie M., Mooresville, NC

"After my recent home fire, it was very comforting to contact SLW and be told that my line would be immediately repaired. The fast service was truly appreciated, and I highly recommend your service - I have already recommended SLW to all my family and friends."
James H., Charleston, WV

"Having water and sewer line coverage is a Godsend. When I bought my home and turned on the water, there was a leak in the alley that the city said I was responsible for and the repair cost a small fortune. Thank you for this protection. It really eases my mind!"
Patricia G., Abilene, TX

"I recently had a huge problem with my sewer line and I cannot begin to express how helpful it was to have this coverage. It gets increasingly difficult to keep up with repairs. Having the warranty made it easy."
Marsha B., New Brighton, PA
Dear Felicia,

On Christmas Day my sewer line backed up into my house and into my tub! I could not flush toilets or take a shower or wash dishes or clothes or even my hands. It turned out to be due to a clogged sewer line in my front yard. Thanks to you, I had the warranty and did not have to pay for the $2000 plus repair! Thank you! The warranty company had good customer service and the local plumbing company that they sent to do the work, Atlanta Plumbing Plus, WAS AMAZING! They did a wonderful job and were very respectful of my property (and my anxiety about the situation). Thank you so much Felicia for always looking out for us!

Cindy
Homeowner, Atlanta, GA
WHY SHOULD YOU OFFER THIS PROGRAM?

BECAUSE an unforeseen repair expense could be hard on a budget.

BECAUSE homeowners believe service line repairs are the City's responsibility.

BECAUSE without a referral, your citizens may use inferior contractors.

BECAUSE the City can further help its residents by generating funds for important programs.

BECAUSE your homeowners deserve the very best customer experience.
City of Mounds View Staff Report

To: Honorable Mayor and City Council
From: Brian Beeman, Economic Development Coordinator
       Jon Sevald, Planner
Item Title/Subject: Review Development Proposals for Crossroad Pointe Site

Discussion:
At the May 1st and July 17th City Council work sessions, the Council heard presentations for the development of Crossroad Pointe, located at the SW intersection of Mounds View Blvd and Co Rd H2. The three presentations were from: (1) Dominium, (2) Global Real Estate / Kraus-Anderson, and (3) INH Properties.

The intent for this evening’s work session is to select a preferred developer, and to discuss a price for the 4.25 acres.

Each of the proposals differ significantly from each other. With the assistance of the developers, Staff has assembled a chart comparing each proposal (attached).

<table>
<thead>
<tr>
<th>Developer</th>
<th>Residential</th>
<th>Commercial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dominium</td>
<td>216 units, senior, 100% affordable</td>
<td>N/A</td>
</tr>
<tr>
<td>Global Real Estate/Kraus-Anderson</td>
<td>165 – 223 units, 80% market rate</td>
<td>6,100 – 29,400 sq ft</td>
</tr>
<tr>
<td>INH Properties</td>
<td>136 units, 100% market rate</td>
<td>20,000 sq ft</td>
</tr>
</tbody>
</table>

City Council members were invited to tour projects completed by each development team (or partners), that would be similar to what would be built at Crossroad Pointe.

PROJECT HISTORY:
2006: City acquires Premium Stop gas station (2394 Mounds View Blvd)
2006: Premium Stop demolished
2006: DSU/Bonestroo completes market analysis and planning study
2013: City acquires Roberts (2400 Co Rd H2) and Taiko restaurants
2013: Roberts & Taiko demolished
2014: Neighborhood Open House.
2014: Stantec completes redevelopment study
2015: City Council and City commissioners tour three mixed-income apartment complexes in St Anthony (Dominium), St. Louis Park (Bader Development), and Osseo (The Beard Group)
2015: The Beard Group proposes Phase 1 to include approximately 2.5 acres of the 4.25 acre site, Phase 1 to include 119 units (market rate), consisting of studios, 1-bedroom, and 2-bedroom units.
2016: City enters into a preliminary development agreement with The Beard Group
2016: The Beard Group withdraws from the preliminary development agreement
2017: Three proposals from; (1) Dominium, (2) Global Real Estate / Kraus-Anderson, and (3) INH Properties.
The 2006 DSU/Bonestroo study included concept plans (above) for redevelopment of the block, from Co Rd H-2 (north) to Woodale Dr. (south). The concepts focus on mixed-uses, walkability, and two-story buildings intending to relate to the surrounding neighborhood.

The 2014 Stantec study focuses on Crossroad Pointe, and includes two concept plans (above). Both concepts feature apartments above retail/office use. The study notes that due to competition with Northtown, Rosedale, and Rice Creek Commons (TCAAP), there is not a local market for retail that depends on an anchor tenant, such as a big box store. There may be a market for experimental retail, and for medical offices.

The 2014 Stantec study includes results from a neighborhood open house and survey. About 15-20 people participated. The survey highlights a desire for mixed-use, providing goods and services which Mounds View residents would otherwise leave town to find, and for public amenities.
The survey additionally asked residents what they would specifically like or dislike on this site (open question). Answers varied greatly. Often, what one person wanted, another did not.

A common theme to the Bonestroo and Stantec studies is mixed-use. Referring to the development proposals, mixed use is proposed by Global and INH. INH’s proposal is specific to an indoor shooting range. Global’s three proposals (Option 1, 2, 3) are not tenant specific. Options 1 & 3 include mixed use buildings with residential over retail. Global has stated that if they are not able to fill retail space, it may be converted into residential.

City Staff has discussed with Ramsey County access to the site. The County’s Access Management Policy recommends that driveways be setback a minimum of 660’ from an intersection. The south end of the property is about 500’ from the Co Rd H2 intersection with Mounds View Blvd, thus, it is unlikely that an access would be approved onto Mounds View Blvd. Access is likely to come from Edgewood Dr, and Co Rd H2. This has been communicated with the three developers, none of which have responded that the limited access would substantially change their proposals. However, it will affect the type and amount of retail/office.

In comparing the three developer’s proposals to the Bonestroo and Stantec studies, it should be understood that the developers did not have the same benefit of time. Thus, the proposals do not include the same level of detail for landscaping, public amenities, and exterior materials compared to the two studies. If Councilmembers have expectations for specific amenities or appearances, the Council should express that to the chosen developer so that it may be incorporated into the next design phase.

The anticipated development process is as follows:

**Fall 2017:** City enters into predevelopment agreement with Developer.

**Fall/Winter 2017:** Developer applies to re-zone property from B-3 to R-4 or Residential PUD if all residential, or to Mixed Use-PUD if residential/retail.

**Winter 2017:** Developer applies for Preliminary Plat and Development Review.

**Winter/Spring 2017:** Developer applies for TIF, if applicable.

**Spring/Summer 2018:** Developer applies for Final Plat. Greenfield Ave is vacated. Property is sold by City to Developer.

**Fall 2018:** Utilities are moved, construction begins.

**Fall/Winter 2019:** Construction completed.

**LAND VALUE**

Attached, please find a chart showing: (1) assessed land values and City’s acquisition costs, (2) price scale per sq ft of land/buildings, and (3) comparable land values.

The City purchased these properties (3.81 acres/165,963.6 sq ft excluding ROW) and demolished three buildings for the equivalent cost of $10.86 p/sq ft ($1.8 million). The second graphic on the attached chart shows a variable cost of $1 - $7 p/sq ft ($166,000 - $1.1 million). If the City Council vacates Greenfield Ave, this would add approximately
15,840 sq ft for a project total size of 181,803 sq ft (4.17 acres). Staff recommends a selling price of $6 p/sq ft ($1,090,818) to $6.601 p/sq ft ($1,200,000). The Beard Group and other previous developers preliminarily agreed to pay $1.2 mill for all three parcels. The type of development could change the value of the land.

**Recommendation:**
Staff requests that the City Council consider each developer’s proposal, ask questions, and choose a preferred development team (by consensus), OR continue the discussion at a future meeting if more information is needed.

Staff recommends a land sale price of $6.6 p/sq ft ($1,200,000) then negotiating to $6 p/sq ft ($1,090,818.00), depending on the TIF run and public subsidy requirements. To determine a more accurate price, a formal appraisal and survey would need to be completed.

Once a developer has been chosen, the next step is to enter into a preliminary development agreement. Staff will work with the City Attorney and developer and present the agreement at a future regular Council meeting.

Respectfully submitted,

Brian Beeman, MPA  
Business Development Coordinator  

Jon Sevald, AICP  
Planner

**ATTACHMENTS**
1. Chart comparing the three development proposals  
2. Dominium presentation, May 1, 2017 presentation  
   - Global Real Estate / Kraus-Anderson, July 17, 2017 presentation  
   - INH Properties, July 17, 2017 presentation  
3. Chart of comparable land values

---

1 Global Real Estate presented two options at the July 17th Work Session, and has added a third option.
<table>
<thead>
<tr>
<th>Developer (est yr)</th>
<th>1984</th>
<th>Location</th>
<th>2700 University Ave, Minneapolis</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architect</td>
<td>TBD</td>
<td>Location</td>
<td>Kraus Properties (est 1982)</td>
</tr>
<tr>
<td>Builder</td>
<td>TBD</td>
<td>Location</td>
<td>Kraus Properties</td>
</tr>
<tr>
<td>Commercial Manager</td>
<td>N/A</td>
<td>Location</td>
<td>Kraus Properties</td>
</tr>
<tr>
<td>Residential Manager</td>
<td>TBD</td>
<td>Location</td>
<td>Kraus Properties</td>
</tr>
<tr>
<td>Number of units managed in US</td>
<td>29,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of units managed in MN</td>
<td>6,680</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Market study completed?</td>
<td>Complete Study</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Carport</th>
<th>Option 1</th>
<th>N/A</th>
<th>Option 2</th>
<th>N/A</th>
<th>Option 3</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tenant Restrictions</td>
<td>5%</td>
<td>N/A</td>
<td>5%</td>
<td>N/A</td>
<td>5%</td>
<td>N/A</td>
</tr>
<tr>
<td>Market Rate %</td>
<td>10%</td>
<td>40%</td>
<td>10%</td>
<td>40%</td>
<td>10%</td>
<td>40%</td>
</tr>
<tr>
<td>Affordable %</td>
<td>100% @ 30% AMI</td>
<td>20%</td>
<td>100% @ 30% AMI</td>
<td>20%</td>
<td>100% @ 30% AMI</td>
<td>20%</td>
</tr>
</tbody>
</table>

| Studio          | 47     | 459-502 | 93     | 590-884 | 87     | 590-884 |
| Aoise           | 37     | 572-688 | 47     | 590-884 | 59     | 590-884 |
| 1 Bedroom       | 15     | 6,685   | 15     | 1,056   | 15     | 1,056   |
| 2 Bedroom       | 15     | 6,685   | 15     | 1,056   | 15     | 1,056   |

| Total Residential Sq Ft | 206,300 | 201,558 | 236,752 | 201,222 | 123,066 |

<table>
<thead>
<tr>
<th>Amenities in Common Areas (yes/no)</th>
<th>No</th>
<th>Yes</th>
<th>Yes</th>
<th>Yes</th>
<th>Yes</th>
<th>Yes</th>
<th>Yes</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Desired pet areas</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Common Laundry</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Individual Storage Units</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Open Lounge</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Private Party Room</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fitness studio</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bike Storage</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electric car charging station</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Car wash</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Outdoor Shower</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Outdoor swimming pool</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial Kitchen</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Theater Room</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Library / Business Center</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>On-site Management</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Amenities within Units ( Included in rent vs. optional)</th>
<th>Included</th>
<th>Included</th>
<th>Included</th>
<th>Included</th>
<th>Included</th>
<th>Included</th>
</tr>
</thead>
<tbody>
<tr>
<td>Internet</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cable</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Washer/dryer in unit</td>
<td>Included</td>
<td>Included</td>
<td>Included</td>
<td>Included</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Solid or veneer cabinets</td>
<td>Solid</td>
<td>Solid</td>
<td>Solid</td>
<td>Solid</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tile or Linoleum/Vinyl kitchen floor</td>
<td>Tile</td>
<td>Tile</td>
<td>Tile</td>
<td>Tile</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Walk-in closets or storage</td>
<td>Included</td>
<td>Included</td>
<td>Included</td>
<td>Included</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Balconies</td>
<td>Included</td>
<td>Included</td>
<td>Included</td>
<td>Included</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Total Rent | 6,118 | 13,974 | 7,619 | 5000-7500 |
| Total Rent (sharing with outdoor residential) | 36 | 28 | 45 |

<table>
<thead>
<tr>
<th>Parking (residential)</th>
<th>Indoor</th>
<th>150</th>
<th>194</th>
<th>154</th>
<th>115</th>
</tr>
</thead>
<tbody>
<tr>
<td>Outdoor</td>
<td>102</td>
<td>58</td>
<td>99</td>
<td>52</td>
<td></td>
</tr>
<tr>
<td># stalls/unit</td>
<td>1.21</td>
<td>1.17</td>
<td>1.53</td>
<td>1.00</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Exterior Finish Material (yes/no)</th>
<th>Yes</th>
<th>Yes</th>
<th>Yes</th>
<th>Yes</th>
<th>Yes</th>
<th>Yes</th>
<th>Yes</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stucco/EIFS</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Hardboard/Similar siding</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Vinyl siding</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Other</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td># of Stories above parking garage</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parking</th>
<th>Yes (or rebate for fees incurred)</th>
<th>Yes (or rebate for fees incurred)</th>
<th>Yes (or rebate for fees incurred)</th>
<th>Yes (or rebate for fees incurred)</th>
<th>Yes (or rebate for fees incurred)</th>
<th>Yes (or rebate for fees incurred)</th>
<th>Yes (or rebate for fees incurred)</th>
<th>Yes (or rebate for fees incurred)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conduct City Revenue Bond</td>
<td>Yes (or rebate for fees incurred)</td>
<td>Yes (or rebate for fees incurred)</td>
<td>Yes (or rebate for fees incurred)</td>
<td>Yes (or rebate for fees incurred)</td>
<td>Yes (or rebate for fees incurred)</td>
<td>Yes (or rebate for fees incurred)</td>
<td>Yes (or rebate for fees incurred)</td>
<td>Yes (or rebate for fees incurred)</td>
</tr>
<tr>
<td>Other</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
</tbody>
</table>

| Total Project Cost $               | 49,000,000 | 40,000,000 | 35,000,000 | 38,000,000 | 25,000,000 |

<table>
<thead>
<tr>
<th>Other</th>
<th>5 residential</th>
<th>5-6 residential (commercial TBO)</th>
<th>4-5 residential (commercial TBO)</th>
<th>5-6 residential (commercial TBO)</th>
<th>4 (residential)</th>
<th>4 (residential)</th>
<th>4 (residential)</th>
<th>5 (residential)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase 2 Construction Start/End</td>
<td>N/A</td>
<td>TBD (commercial)</td>
<td>TBD (commercial)</td>
<td>TBD (commercial)</td>
<td>TBD (commercial)</td>
<td>TBD (commercial)</td>
<td>TBD (commercial)</td>
<td>TBD (commercial)</td>
</tr>
<tr>
<td>Est Construction Completion</td>
<td>Min. 60% of project developer owns Long-term</td>
<td>Long-term</td>
<td>Long-term</td>
<td>Long-term</td>
<td>Long-term</td>
<td>Long-term</td>
<td>Long-term</td>
<td>Long-term</td>
</tr>
</tbody>
</table>

Flats
Potential Development at Crossroad Pointe

May 1st, 2017
Crossroad Pointe Development

- Dominium Overview
- Dominium and The City Of Mounds View
- Proposed Development
- Benefits to the Community
- Requests of the city
Dominium Overview

- 2nd largest owner/operator of affordable housing
  - Portfolio across 23 states and 25,000+ units
- 45 years of experience in affordable housing
- Long Term Perspective
  - Creating value for your community
- Driven by 4 core values
  - Creating Long Term Value
  - Integrity
  - Developing People
  - Growth
## Current Position

<table>
<thead>
<tr>
<th>Portfolio</th>
<th>Properties</th>
<th>Units</th>
<th># of Properties Owned for</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owned</td>
<td>203</td>
<td>25,458</td>
<td>0-4 yrs: 51, 5-9 yrs: 53, 10-14 yrs: 50, 15+ yrs: 49</td>
</tr>
<tr>
<td>Fee - Interim:</td>
<td>1</td>
<td>120</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>204</strong></td>
<td><strong>25,578</strong></td>
<td></td>
</tr>
</tbody>
</table>

### Employment

- **Site:** 698
- **Corporate:**
  - Property Mgmt: 58
  - Corporate Services: 71
  - Development: 43
  - Asset Mgmt: 21

---

DOMINIUM
Why Mounds View?

- High Traffic Counts being on Corner of H2 and Mounds View Blvd.
- Provide a housing option not currently available
  - Market rate quality, 100% of units at an affordable price
- Meets City priorities
- Demographics of Community
  - 17,500 people age 55+ within a 3 mile radius of the property (approximately 30% of the population)
High Traffic Counts

Traffic Counts – exceed 20,000 cars per day traveling along Mounds View Boulevard
Current Senior Housing Options

- Bel Rae Senior Apartments  
  (Market Rate) (2015)

- Wildwood Manor  
  (HUD Section 202) (1982)

- Silver Lake Pointe Senior  
  (mixed income) (1995)
Conformity with City of Mounds View Policies
2016 Mounds View City Council Priorities

- Community Development
  - Encourage development and promote programs to improve neighborhoods
  - Develop the vision associated with Crossroad Pointe

- Public Works
  - Focus on aesthetics, landscaping and appearance.
Chapter 4: Housing

"Goal 1 – Promote a broad and full choice of housing opportunities that provides life-cycle and affordable housing with a mix of housing types and values"

- Applicable Policies: d, g, j and k. The city wants to: d.) promote the development of move up and affordable housing opportunities and more housing options for senior citizens, g.) ensure that priority be given to Mounds View residents when providing low income housing, j.) explore seeking financial assistance from public agencies for development projects that provide affordable housing, and k.) participate in state and federal housing programs as a source for affordable housing.

- The proposed development will increase the senior affordable housing stock for the residents of Mounds View.

- The Cities participation in this development will provide the assistance necessary to receive public funding from MHFA in the source of federal Low Income Housing Tax Credits.
2030 Comprehensive Plan

Chapter 4: Housing

“Goal 3 – Administer housing programs in an efficient and cost effective manor”

- Applicable Policy: c. “Continue partnerships with government agencies such as Metropolitan Council and Ramsey County that administer affordable housing programs”
- The Cities participation in the proposed development will enable a successful application for an issuance of conduit bonds, which will be required to make this affordable housing development a reality
2030 Comprehensive Plan

Chapter 4: Housing

“Goal 4 – Encourage residential infill and redevelopment that supports the City’s housing goals and maintains residential character”

- Applicable Policy: d. “The city should encourage a mix of densities and housing types in the County Highway 10 corridor to help accommodate additional housing”

- Currently, there are no senior developments that are 100% affordable under the section 42 Low Income Housing Tax Credit program.
2030 Comprehensive Plan

Chapter 4: Housing

“Life Cycle Housing and Affordable Housing”

“The Metropolitan Council expects the city to plan for additional affordable housing” “There is a need for additional affordable housing units by the year 2020”

- In the comprehensive plan the City of Mounds View directly calls out the need for additional affordable housing, and states that it will be a challenge to the city due to it being nearly completely developed. This project will address the City’s need for affordable housing through 2020 and into the future.
Demographics of Community

- Estimated 4.7% population growth within 3 mile radius through 2020
- 25% of Mounds View citizens are 55+
- Low vacancies ~2%
- Low crime rates (~35% lower than US Average)
Similar Dominium Developments - Exteriors

Legends of Cavanagh - Crystal, MN

Stone Creek Apartments - Plymouth, MN

The Landings at Silver Lake - St. Anthony, MN
Legends Cavanagh
- Crystal, MN

Legends At Silver Lake Village – St. Anthony, MN

River North Apartments
- Coon Rapids, MN
Exterior Amenities similar to proposed

Cambric Apartments - St. Paul, MN

The Legends at Silver Lake Village - St. Anthony, MN

Legends of Cavanagh - Crystal, MN
Common areas at similar projects

River North - Coon Rapids, MN

The Cambric - St. Paul, MN

Legends at Silver Lake Village - St. Anthony, MN
Similar Amenities to Proposed

The Legends at Silver Lake Village - St. Anthony, MN

River North - Coon Rapids, MN

The Cambric - St. Paul, MN
The Cavanagh- Crystal, MN

River North- Coon Rapids, MN

River North- Coon Rapids, MN

WHAT WE DO HITS HOME.

DOMINIMUM
Interiors – Similar Senior Projects

Cambric – St. Paul, MN

The Grainwood – Prior Lake, MN
Bedroom Layout – The Legends Of Silver Lake Village, St. Anthony, MN

Kitchen and Dining Room- The Grainwood, Prior Lake, MN
Proposed Development - Crossroad Pointe Location
Proposed Senior Development (concept)
Current Proposal

- 216 Units
- 100% independent senior
- 100% Section 42

Units Rent and Income Restricted to 60% of the AMI
- 1 Person 2017 Income Limit: $37,970
- 2 Person 2017 Income Limit: $43,400
- 3 person 2017 Income Limit: $48,840

Unit Mix:

<table>
<thead>
<tr>
<th>Unit Type</th>
<th># of Units</th>
<th>Approx: Sq. Ft.</th>
<th>Proposed Rents</th>
</tr>
</thead>
<tbody>
<tr>
<td>One Bedroom - One Bath (60% AMI)</td>
<td>93</td>
<td>710</td>
<td>$930</td>
</tr>
<tr>
<td>Two Bedroom - Two Bath (60% AMI)</td>
<td>86</td>
<td>1,040</td>
<td>1,115</td>
</tr>
<tr>
<td>Three Bedroom - Two Bath (60% AMI)</td>
<td>37</td>
<td>1,250</td>
<td>1,284</td>
</tr>
<tr>
<td><strong>TOTAL/AVERAGE</strong></td>
<td><strong>216</strong></td>
<td><strong>935</strong></td>
<td><strong>$1,064</strong></td>
</tr>
</tbody>
</table>
Exterior Characteristics

- 4 Stories with underground parking
- Built with high quality materials
- Pitched Roof
- Exterior to be a mixture of
  - Hardie Board
  - Brick and/or Stone
- Well landscaped
- Well lit
Proposed Common Area Amenities

- Party room
- Demonstration Kitchen
- Private Dining Room
- Card room
- Salon/barber shop
- Fitness center
- Craft room

- Vending area
- Underground parking
- Secured entrances
- Beautiful landscaping
- Picnic area with grills
- Gazebos
- Theater/media room
Proposed Unit Amenities

- Open Floor plans
- 9-foot ceilings
- Balconies/ Patios
- Large Windows
- Upgraded cabinets
- Washer and dryer in unit
- Dishwashers
- Pantries

- Kitchen islands
- Walk in closets
- Shower doors
- Upgraded light fixtures
- Decorative accents
- Cable Access
- Internet Access
Sample One-Bedroom Unit

Approximately (721 sq ft)
Sample Two-Bedroom Unit

(Approximately 1031 sq ft)
Sample Three-Bedroom Unit

(Approximately 1250 sq ft)
Benefits to the City of Mounds View

- Addresses the need for additional affordable housing beyond 2020, as recommended by the Met Council
- Increased population creates increased spending at local businesses
- Increased interest in surrounding area for commercial developers
- Increase tax base
  - Creates full time jobs
  - Initiates additional local consumption of everyday goods and services
  - Increases adjacent property values
Adds 216 Units – Addressing City Needs

167 units of Dominium senior new construction in Coon Rapids, MN
Increased Population = More Local Spending

- The addition of 216 units of senior housing including 1, 2 and 3 bedrooms will increase consumer population in the immediate area by approximately 400. This means increased consumption at local businesses.
Increased Interest of Potential Commercial Developers

- Capital investment in community creates new jobs and attracts new businesses
- Increasing attraction of surrounding area to retail developers
New Jobs Created:

- Approximately 450+ construction related jobs created from $48 million investment in proposed development
  - Approximately 300+ on-site construction jobs
  - 150+ indirect jobs from supplying construction materials and services
- Equivalent of 5 full time permanent on-site employees
Development Requests

- Site-Plan Approval – Density of 50-60 units/acre
- Vacating the right away at Greenfield Ave
- Tax Increment Financing
- Waiver of City fees
- Sale of property
- Support with applications to MHFA
- Issuance Of Conduit Issue Revenue Bonds
Conclusion

In return for the city’s participation, the City of Mounds View will benefit in the following ways:

- A revitalization of the area, which serves as a focal pointe of Mounds View
- A high quality affordable housing option for Mounds View seniors that is needed and currently not available
- Creation of jobs related to the construction, management and maintenance of the property
- Increased tax revenues through increase in property values and increased spending and consumption.
- The city will meet its affordable housing needs through 2020 and well into the future as outlined in the Comprehensive plan
Conclusion

CREATING AFFORDABLE SENIOR HOUSING AND INVESTING IN COMMUNITY

It takes government, industry, and the private sector working together to advance affordable housing solutions to make projects happen in the right manner across the country.

When we partner together with families, corporations, contractors, cities, and counties we are able to improve communities. This development can become an excellent example of a partnership that is necessary to create affordable housing options into the future, while at the same time adding vitality through job creation and economic stimulus.
Dominium

Providing Quality Affordable Housing Since 1972
Questions?
1. What interests you about this interim administrator opportunity?

Interviewer: __________________________

Candidate: __________________________

Thursday, August 17, 2017

Interim City Administrator Interview Questions
15. What questions do you have for us?

14. How would you handle a difference of opinion with the City Council?

13. How do you handle work stress and pressure?

12. Have you managed organizations which included union or collective bargaining groups?

11. Describe your basic management philosophy as it relates to the staff that reports to you.

10. How do you see your role as interim City Administrator, for example, do you see yourself in a particular role?
DEVELOPMENT TEAM

Global Real Estate Management and Kraus-Anderson Development Company of Minneapolis is excited to bring a new and progressive mixed use development to Mounds View. By combining Global Real Estate Management's knowledge of the local market with Kraus-Anderson's years of experience in apartment development, we know we can deliver a project that Mounds View will be proud of.
## Option 1 - Housing

<table>
<thead>
<tr>
<th>Description</th>
<th>Gross SF</th>
<th>Parking GSF</th>
<th>Retail SF</th>
<th>Residential SF</th>
<th>Res. Amenity</th>
<th>Residential NL SF</th>
<th>Efficiency NL SF</th>
<th>Structured Parking</th>
<th>Surface Parking</th>
<th>Res. Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>-1 Sublevel Parking</td>
<td>67,146</td>
<td>67,146</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>194</td>
<td>58</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>1 Apartments/Amenity/Retail</td>
<td>61,126</td>
<td>-</td>
<td>6,118</td>
<td>55,008</td>
<td>7,774</td>
<td>37,192</td>
<td>61%</td>
<td>-</td>
<td>58</td>
<td>51</td>
</tr>
<tr>
<td>2 Apartments</td>
<td>61,126</td>
<td>-</td>
<td>-</td>
<td>61,126</td>
<td>-</td>
<td>50,297</td>
<td>82%</td>
<td>-</td>
<td>69</td>
<td>69</td>
</tr>
<tr>
<td>3 Apartments</td>
<td>61,126</td>
<td>-</td>
<td>-</td>
<td>61,126</td>
<td>-</td>
<td>50,297</td>
<td>82%</td>
<td>-</td>
<td>69</td>
<td>69</td>
</tr>
<tr>
<td>4 Apartments</td>
<td>24,268</td>
<td>-</td>
<td>-</td>
<td>24,268</td>
<td>-</td>
<td>19,008</td>
<td>82%</td>
<td>-</td>
<td>27</td>
<td>27</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>274,622</strong></td>
<td><strong>67,146</strong></td>
<td><strong>6,118</strong></td>
<td><strong>201,588</strong></td>
<td><strong>7,774</strong></td>
<td><strong>157,692</strong></td>
<td><strong>78%</strong></td>
<td><strong>194</strong></td>
<td><strong>58</strong></td>
<td><strong>219</strong></td>
</tr>
</tbody>
</table>

### Unit Mix

<table>
<thead>
<tr>
<th>Mix</th>
<th># of Units</th>
<th># of Beds</th>
<th>Units SF</th>
<th>NLSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Micro</td>
<td>0.0%</td>
<td>-</td>
<td>-</td>
<td>400</td>
</tr>
<tr>
<td>Studio</td>
<td>22.1%</td>
<td>48</td>
<td>48</td>
<td>499</td>
</tr>
<tr>
<td>Alcove</td>
<td>17.1%</td>
<td>37</td>
<td>37</td>
<td>590</td>
</tr>
<tr>
<td>1 BR</td>
<td>28.6%</td>
<td>62</td>
<td>62</td>
<td>663</td>
</tr>
<tr>
<td>2 BR</td>
<td>32.3%</td>
<td>70</td>
<td>140</td>
<td>1,011</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>100%</strong></td>
<td><strong>217</strong></td>
<td><strong>287</strong></td>
<td><strong>727</strong></td>
</tr>
</tbody>
</table>

### Metrics

- Total Dwelling Units: 216
- Total Stalls (Enclosed + Surface): 252
- Total Stalls / Dwelling Unit: 1.17
- Average Unit Size: 727
- Above Grade SF / Unit: 983
- Site SF: 184,335
- Site Acreage: 4.23
- Dwelling Unit / Acre: 50.96
- FAR: 1.15

Global Real Estate Management LLC - Mounds View Apartments
MOUNDS VIEW, UN / 05.17.2017 / 174807

DEVELOPMENT SUMMARY 6
### OPTION 2 - HOUSING & SPECIALTY RETAIL

#### Description

<table>
<thead>
<tr>
<th>Description</th>
<th>Gross SF</th>
<th>Parking GSF</th>
<th>Retail SF</th>
<th>Residential GSF</th>
<th>Res. Amenity</th>
<th>Residential NL SF</th>
<th>Efficiency NL SF</th>
<th>Structured Parking</th>
<th>Surface Parking</th>
<th>Res. Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>-1 Sublevel Parking</td>
<td>55,330</td>
<td>55,330</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>154</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>1 Apartments / Amenity / Retail</td>
<td>70,762</td>
<td>-</td>
<td>30,582</td>
<td>40,180</td>
<td>7,058</td>
<td>24,012</td>
<td>34%</td>
<td>-</td>
<td>99</td>
<td>35</td>
</tr>
<tr>
<td>2 Apartments</td>
<td>55,330</td>
<td>-</td>
<td>55,330</td>
<td>-</td>
<td>-</td>
<td>44,856</td>
<td>81%</td>
<td>65</td>
<td>66</td>
<td>65</td>
</tr>
<tr>
<td>3 Apartments</td>
<td>55,330</td>
<td>-</td>
<td>55,330</td>
<td>-</td>
<td>-</td>
<td>44,856</td>
<td>81%</td>
<td>65</td>
<td>66</td>
<td>65</td>
</tr>
<tr>
<td>Total</td>
<td>236,762</td>
<td>55,330</td>
<td>30,582</td>
<td>150,840</td>
<td>7,058</td>
<td>113,724</td>
<td>75%</td>
<td>154</td>
<td>99</td>
<td>165</td>
</tr>
</tbody>
</table>

#### Unit Mix

<table>
<thead>
<tr>
<th>Mix</th>
<th># of Units</th>
<th># of Beds</th>
<th>Units SF</th>
<th>NL SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>21.8%</td>
<td>58</td>
<td>58</td>
<td>501</td>
</tr>
<tr>
<td>Above</td>
<td>12.0%</td>
<td>32</td>
<td>32</td>
<td>596</td>
</tr>
<tr>
<td>1 BR</td>
<td>41.7%</td>
<td>111</td>
<td>111</td>
<td>670</td>
</tr>
<tr>
<td>2 BR</td>
<td>24.4%</td>
<td>65</td>
<td>130</td>
<td>965</td>
</tr>
<tr>
<td>Total</td>
<td>100%</td>
<td>266</td>
<td>531</td>
<td>703</td>
</tr>
</tbody>
</table>

#### Metrics

- Total Dwelling Units: 165
- Total Stalls (Enclosed + Surface): 253
- Total Stalls / Dwelling Unit: 1.53
- Average Unit Size: 703
- Above Grade SF / Unit: 1,100

- Site SF: 184,256
- Site Acreage: 4.23
- Dwelling Unit / Acre: 39.99
- FAR: 0.98
### OPTION 1 - BUILDING A - HOUSING

<table>
<thead>
<tr>
<th>Description</th>
<th>Gross SF</th>
<th>Parking GSF</th>
<th>Retail SF</th>
<th>Residential GSF</th>
<th>Res. Amenity</th>
<th>Residential NLSF</th>
<th>Efficiency NLSF</th>
<th>Parking</th>
<th>Res. Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>-1 Sublevel Parking</td>
<td>55,330</td>
<td>50,139</td>
<td>-</td>
<td>5,151</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>154</td>
<td>-</td>
</tr>
<tr>
<td>1 Apartments / Amenity</td>
<td>55,330</td>
<td>-</td>
<td>15,150</td>
<td>40,180</td>
<td>7,058</td>
<td>24,012</td>
<td>60%</td>
<td>63</td>
<td>35</td>
</tr>
<tr>
<td>2 Apartments</td>
<td>55,330</td>
<td>-</td>
<td>55,330</td>
<td>-</td>
<td>44,836</td>
<td>81%</td>
<td>65</td>
<td>85</td>
<td>-</td>
</tr>
<tr>
<td>3 Apartments</td>
<td>55,330</td>
<td>-</td>
<td>55,330</td>
<td>-</td>
<td>44,836</td>
<td>81%</td>
<td>65</td>
<td>85</td>
<td>-</td>
</tr>
<tr>
<td>Total</td>
<td>221,320</td>
<td>50,139</td>
<td>15,150</td>
<td>165,031</td>
<td>7,058</td>
<td>113,724</td>
<td>73%</td>
<td>217</td>
<td>185</td>
</tr>
</tbody>
</table>

### Unit Mix

<table>
<thead>
<tr>
<th>Mix</th>
<th># of Units</th>
<th># of Beds</th>
<th>Units SF</th>
<th>NLSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Micro</td>
<td>0%</td>
<td>-</td>
<td>400</td>
<td>-</td>
</tr>
<tr>
<td>Studio</td>
<td>19%</td>
<td>31</td>
<td>31</td>
<td>500</td>
</tr>
<tr>
<td>Above</td>
<td>10%</td>
<td>15</td>
<td>15</td>
<td>605</td>
</tr>
<tr>
<td>1 BR</td>
<td>53%</td>
<td>87</td>
<td>87</td>
<td>669</td>
</tr>
<tr>
<td>2 BR</td>
<td>19%</td>
<td>31</td>
<td>62</td>
<td>979</td>
</tr>
<tr>
<td>Total</td>
<td>100%</td>
<td>165</td>
<td>196</td>
<td>889</td>
</tr>
</tbody>
</table>

### Metrics

- Total Dwelling Units: 185
- Total Stalls (Enclosed): 217
- Total Stalls / Dwelling Unit: 1.12
- Average Unit Size: 659
- Above Grade SF / Unit: 1,006
- Site SF: 133,815
- Site Acres: 3.07
- Dwelling Unit / Acre: 53.71
- FAR: 1.28
### OPTION 2 - BUILDING B - SPECIALTY RETAIL

<table>
<thead>
<tr>
<th>Description</th>
<th>Gross SF</th>
<th>Parking GSF</th>
<th>Retail SF</th>
<th>Residential GSF</th>
<th>Res. Amenities</th>
<th>Residential NLSF</th>
<th>Efficiency NLSF</th>
<th>Parking</th>
<th>Res. Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Specialty Retail</td>
<td>15,432</td>
<td>-</td>
<td>15,432</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>0%</td>
<td>36</td>
<td>-</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>15,432</strong></td>
<td>-</td>
<td><strong>15,432</strong></td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>0%</td>
<td>36</td>
<td>-</td>
</tr>
</tbody>
</table>

### Metrics

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Dwelling Units</td>
<td>-</td>
</tr>
<tr>
<td>Total Stalls (Retail-Gun Club)</td>
<td>35</td>
</tr>
<tr>
<td>Total Stalls / Dwelling Unit</td>
<td>-</td>
</tr>
<tr>
<td>Average Unit Size</td>
<td>-</td>
</tr>
<tr>
<td>Above Grade SF / Unit</td>
<td>-</td>
</tr>
<tr>
<td>Site SF</td>
<td>50,520</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>1.16</td>
</tr>
<tr>
<td>Dwelling Unit / Acre</td>
<td>-</td>
</tr>
<tr>
<td>FAR</td>
<td>0.31</td>
</tr>
</tbody>
</table>
## Development Summary

**KA : Mounds View Apartments - Option 3**

**Updated**: 06.24.17

### Description

<table>
<thead>
<tr>
<th>Description</th>
<th>Gross SF</th>
<th>Parking GSF</th>
<th>Retail SF</th>
<th>Residential GSF</th>
<th>Res. Amenity</th>
<th>Residential NLSF</th>
<th>Efficiency NLSF</th>
<th>Structured Parking</th>
<th>Surface Parking</th>
<th>Res. Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>-1 Sublevel Parking</td>
<td>61,758</td>
<td>61,758</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>172</td>
<td>52</td>
<td>-</td>
</tr>
<tr>
<td>1 Apartments / Amenity / Retail</td>
<td>60,405</td>
<td>-</td>
<td>7,629</td>
<td>52,776</td>
<td>8,057</td>
<td>34,750</td>
<td>58%</td>
<td>-</td>
<td>46</td>
<td>46</td>
</tr>
<tr>
<td>2 Apartments</td>
<td>61,758</td>
<td>-</td>
<td>-</td>
<td>61,758</td>
<td>-</td>
<td>49,776</td>
<td>81%</td>
<td>-</td>
<td>73</td>
<td>73</td>
</tr>
<tr>
<td>3 Apartments</td>
<td>61,758</td>
<td>-</td>
<td>-</td>
<td>61,758</td>
<td>-</td>
<td>49,776</td>
<td>81%</td>
<td>-</td>
<td>73</td>
<td>73</td>
</tr>
<tr>
<td>4 Apartments</td>
<td>24,930</td>
<td>-</td>
<td>24,930</td>
<td>-</td>
<td>-</td>
<td>10,367</td>
<td>76%</td>
<td>-</td>
<td>31</td>
<td>31</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>270,609</strong></td>
<td><strong>61,758</strong></td>
<td><strong>7,629</strong></td>
<td><strong>201,222</strong></td>
<td><strong>8,057</strong></td>
<td><strong>163,893</strong></td>
<td><strong>76%</strong></td>
<td><strong>172</strong></td>
<td><strong>52</strong></td>
<td><strong>223</strong></td>
</tr>
</tbody>
</table>

### Unit Mix

<table>
<thead>
<tr>
<th>Mix</th>
<th># of Units</th>
<th># of Beds</th>
<th>Units SF</th>
<th>NL SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Micro</td>
<td>0.0%</td>
<td>-</td>
<td>-</td>
<td>400</td>
</tr>
<tr>
<td>Studio</td>
<td>20.0%</td>
<td>45</td>
<td>45</td>
<td>22,283</td>
</tr>
<tr>
<td>Above</td>
<td>0.0%</td>
<td>-</td>
<td>-</td>
<td>675</td>
</tr>
<tr>
<td>1 BR</td>
<td>50.0%</td>
<td>111</td>
<td>111</td>
<td>75,685</td>
</tr>
<tr>
<td>2 BR</td>
<td>30.0%</td>
<td>97</td>
<td>134</td>
<td>66,790</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>160%</strong></td>
<td><strong>223</strong></td>
<td><strong>289</strong></td>
<td><strong>740</strong></td>
</tr>
</tbody>
</table>

### Metrics

- Total Dwelling Units: 223
- Total Stalls (Enclosed + Surface): 324
- Total Stalls / Dwelling Unit: 1.01
- Average Unit Size: 740
- Above Grade SF / Unit: 938
- Site SF: 164,336
- Site Acreage: 4.23
- Dwelling Unit / Acre: 52.61
- FAR: 1.13
### Development Summary

Mounds View - Building A

**Updated: 06.24.17**

<table>
<thead>
<tr>
<th>Description</th>
<th>Gross SF</th>
<th>Parking GSF</th>
<th>Retail SF</th>
<th>Residential GSF</th>
<th>Res. Amenity</th>
<th>Residential NL SF</th>
<th>Efficiency NL SF</th>
<th>Parking</th>
<th>Res. Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sublevel Parking</td>
<td>36,828</td>
<td>36,828</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>107</td>
<td>-</td>
</tr>
<tr>
<td>Apartments / Amenity</td>
<td>36,828</td>
<td>-</td>
<td>-</td>
<td>36,828</td>
<td>7,054</td>
<td>23,524</td>
<td>64%</td>
<td>-</td>
<td>31</td>
</tr>
<tr>
<td>Apartments</td>
<td>36,828</td>
<td>-</td>
<td>-</td>
<td>36,828</td>
<td>-</td>
<td>30,391</td>
<td>83%</td>
<td>-</td>
<td>42</td>
</tr>
<tr>
<td>Apartments</td>
<td>36,828</td>
<td>-</td>
<td>-</td>
<td>36,828</td>
<td>-</td>
<td>30,391</td>
<td>83%</td>
<td>-</td>
<td>42</td>
</tr>
<tr>
<td>Total</td>
<td>147,212</td>
<td>36,828</td>
<td>-</td>
<td>110,484</td>
<td>7,054</td>
<td>84,306</td>
<td>76%</td>
<td>107</td>
<td>115</td>
</tr>
</tbody>
</table>

### Unit Mix

<table>
<thead>
<tr>
<th>Mix</th>
<th># of Units</th>
<th># of Beds</th>
<th>Units SF</th>
<th>NLSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Micro</td>
<td>0%</td>
<td>-</td>
<td>-</td>
<td>400</td>
</tr>
<tr>
<td>Studio</td>
<td>18%</td>
<td>21</td>
<td>21</td>
<td>499</td>
</tr>
<tr>
<td>Above</td>
<td>19%</td>
<td>21</td>
<td>21</td>
<td>593</td>
</tr>
<tr>
<td>1 BR</td>
<td>33%</td>
<td>38</td>
<td>38</td>
<td>658</td>
</tr>
<tr>
<td>2 BR</td>
<td>31%</td>
<td>36</td>
<td>72</td>
<td>1,012</td>
</tr>
<tr>
<td>Total</td>
<td>100%</td>
<td>116</td>
<td>152</td>
<td>727</td>
</tr>
</tbody>
</table>

### Metrics

- Total Dwelling Units: 115
- Total Stalls (Enclosed): 107
- Total Stalls / Dwelling Unit: 0.93
- Average Unit Size: 727
- Above Grade SF / Unit: 954
- Site SF: 89,100
- Site Acreage: 2.05
- Dwelling Unit / Acre: 58.04
- FAR: 1.24
## Development Summary

### Mounds View - Building B

#### Updated 06.24.17

<table>
<thead>
<tr>
<th>Description</th>
<th>Gross SF</th>
<th>Parking GSF</th>
<th>Retail SF</th>
<th>Residential GSF</th>
<th>Res. Amenity</th>
<th>Residential NLSF</th>
<th>Efficiency NLSF</th>
<th>Parking</th>
<th>Res. Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>-1 Sublevel Parking</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>65</td>
<td>-</td>
</tr>
<tr>
<td>1 Apartments / Amenity</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>15</td>
<td>-</td>
</tr>
<tr>
<td>2 Apartments</td>
<td>24,930</td>
<td>24,930</td>
<td>7,629</td>
<td>15,948</td>
<td>1,000</td>
<td>11,226</td>
<td>48%</td>
<td>-</td>
<td>31</td>
</tr>
<tr>
<td>3 Apartments</td>
<td>24,930</td>
<td></td>
<td>7,629</td>
<td>24,930</td>
<td>19,387</td>
<td>19,387</td>
<td>78%</td>
<td>31</td>
<td>31</td>
</tr>
<tr>
<td>4 Apartments</td>
<td>24,930</td>
<td></td>
<td>7,629</td>
<td>24,930</td>
<td>19,387</td>
<td>19,387</td>
<td>78%</td>
<td>31</td>
<td>31</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>123,297</strong></td>
<td><strong>24,930</strong></td>
<td><strong>7,629</strong></td>
<td><strong>90,738</strong></td>
<td><strong>1,003</strong></td>
<td><strong>69,387</strong></td>
<td><strong>76%</strong></td>
<td><strong>65</strong></td>
<td><strong>108</strong></td>
</tr>
</tbody>
</table>

### Unit Mix

<table>
<thead>
<tr>
<th>Mix</th>
<th>Mix</th>
<th># of Units</th>
<th># of Beds</th>
<th>Units SF</th>
<th>NLSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Micro</td>
<td>0.0%</td>
<td>33</td>
<td>33</td>
<td>400</td>
<td>165,566</td>
</tr>
<tr>
<td>Studio</td>
<td>31%</td>
<td>43</td>
<td>43</td>
<td>502</td>
<td>23,153</td>
</tr>
<tr>
<td>1 BR</td>
<td>40%</td>
<td>67</td>
<td>67</td>
<td>672</td>
<td>5,373</td>
</tr>
<tr>
<td>2 BR</td>
<td>22%</td>
<td>24</td>
<td>48</td>
<td>1,014</td>
<td>24,333</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>100%</td>
<td>108</td>
<td>132</td>
<td>640</td>
<td>69,427</td>
</tr>
</tbody>
</table>

### Metrics

- Total Dwelling Units: 108
- Total Stalls (Enclosed): 65
- Total Stalls / Dwelling Unit: 0.60
- Average Unit Size: 643
- Above Grade SF / Unit: 911
- Site SF: 79,703
- Site Acreage: 1.83
- Dwelling Unit / Acre: 59.03
- FAR: 1.23
Introducing
Crossroad Pointe Redevelopment

A mixed use development that will enhance the Mounds View community
Development Team

INH Properties from St. Cloud, MN will be the project developer on the Crossroad Pointe project. INH brings to the project many years of experience in apartment development in many different communities.

INH sample projects from various communities

<table>
<thead>
<tr>
<th>Community</th>
<th>Number of Units</th>
<th>Year Opened</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chanhassen, MN</td>
<td>183 (3 phases)</td>
<td>2001 to 2004</td>
</tr>
<tr>
<td>Fergus Falls, MN</td>
<td>59 (2 phases)</td>
<td>2001 to 2002</td>
</tr>
<tr>
<td>St. Michael, MN</td>
<td>48</td>
<td>2002</td>
</tr>
<tr>
<td>Shakopee, MN</td>
<td>237 (3 phases)</td>
<td>2002 to 2004</td>
</tr>
<tr>
<td>Alexandria, MN</td>
<td>80 (2 phases)</td>
<td>2003 to 2004</td>
</tr>
<tr>
<td>Mankato, MN</td>
<td>122 (3 phases)</td>
<td>2005 to 2006</td>
</tr>
<tr>
<td>Aitkin, MN</td>
<td>24</td>
<td>2005</td>
</tr>
<tr>
<td>LeSeuer, MN</td>
<td>48 (2 phases)</td>
<td>2006</td>
</tr>
<tr>
<td>Baxter, MN</td>
<td>58 (2 phases)</td>
<td>2006 to 2007</td>
</tr>
<tr>
<td>Hastings, MN</td>
<td>66</td>
<td>2008</td>
</tr>
<tr>
<td>Alexandria, MN</td>
<td>115 (2 phases)</td>
<td>2009 to 2010</td>
</tr>
<tr>
<td>Watford City, ND</td>
<td>164</td>
<td>2013 to 2014</td>
</tr>
<tr>
<td>Rochester, MN</td>
<td>39</td>
<td>2014</td>
</tr>
<tr>
<td>Cambridge, MN</td>
<td>103 (2 phases)</td>
<td>2014 to 2015</td>
</tr>
</tbody>
</table>
INH Development Project – Powers Ridge Apartments – Chanhassen
Crossroad Pointe Redevelopment Highlights

- 4.25 acre site
- Mixed use development with retail, specialty retail and market rate apartments
- Retail component will offer potential tenants flexible space with the ability to offer outdoor dining etc.
- Specialty retail will provide ancillary benefits to the community and to local law enforcement
- Market rate apartments will attract a both a younger demographic with disposable income to spend in the community and provide current residents a “senior friendly” place to live without having to leave their community.
- All components of the development will support each other’s use and provide amenities currently not offered in the community.
Crossroad Pointe Apartments

- Approximately 136 market rate apartments
- Unit mix between studios, one, two and three bedroom units
- Amenities will include covered parking, swimming pool and community room with a kitchen and meeting space, fitness center and management offices.
- INH Properties will lease and manage the property after completion. INH manages approximately 6,000 apartment units in Minnesota and North Dakota. See: www.inhproperties.com
- CoStar Market Study shows very few vacancies in the area for market rate apartments.
Crossroad Pointe Apartments Sample Floor Plans

- Studio/Efficiency
- One Bedroom
- Two Bedroom
Crossroad Pointe Redevelopment Site Plan

136 Apartment units with approximately 20,000 feet of retail and specialty retail.
Crossroad Pointe Redevelopment Floorplans

1 ONE BEDROOMS = 48
2 TWO BEDROOMS = 56
3 THREE BEDROOMS = 8
EFFICIENCY = 20
TOTAL = 136
Crossroad Pointe Apartments: Amenities

Playground

Pool

Pickleball Courts
Crossroad Pointe: Retail Component

- Approximately 20,000 sq. ft. of retail near the corner of Mounds View Boulevard and H2. Interested in bringing in at least two restaurant concepts to be the anchor tenants in the building.
- A short building setback from the right of way will mean proximity to and great exposure to Mounds View Boulevard.
- We will focus on talking to family friendly restaurants with the potential to host small events and provide outdoor dining.
Crossroad Pointe: Specialty Retail Component

- Heartland Gun Club and Range - approximately 15,000 sq. ft. Class A space with treed and landscaped grounds.
- Specialty / Destination Retail will draw clients from the surrounding area
- Committed to the Mounds View community and will partner with local and regional law enforcement to provide training to their officers
- Provide training to our clients that emphasizes safety training, classroom training along with practice and proficiency on the range all of this is done in a welcoming environment for all shooting sports enthusiasts.
- Sound from our facility will be less than the ambient roadside sounds. We will be a good neighbor and give back to the community.
Heartland Gun Club and Range Site & Floorplan

Sample Site Plan

Sample Floor Plan
Thank you!

- We are excited about the opportunity to bring a dynamic development to Mounds View. Our mix of retail, specialty retail and market rate apartments will bring many new members into the community to live, play, relax and enjoy the community and be an option for current residents to downsize but remain in Mounds View.
- The development team is committed to building a first class development across the retail and apartment projects
- The project is planned to be phased in with the retail area being developed first and apartments coming soon after
- All components of the development will support each other’s use and provide a wide range of amenities currently not offered in the community
### Crossroad Pointe

#### Crossroad Pointe Pricing Scale Per Square Foot

<table>
<thead>
<tr>
<th>Guitar Amount Per SF</th>
<th>Price Per SF</th>
<th>Difference Between Amount Paid/Fund and Building Price</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bottom of Market Price</td>
<td>$1</td>
<td>$100,000.00</td>
<td>$1,000,000.00</td>
</tr>
<tr>
<td>Top of Market Price</td>
<td>$6</td>
<td>$560,000.00</td>
<td>$560,000.00</td>
</tr>
</tbody>
</table>

#### Identified Properties for Redevelopment

<table>
<thead>
<tr>
<th>Property Details</th>
<th>Size</th>
<th>Building Value</th>
<th>County Price per SF</th>
<th>County Value for Tax Year 2018</th>
<th>Current Sale Price</th>
<th>Asking Price per SF</th>
<th>Last Sale Price</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family East of Main</td>
<td>2,823</td>
<td>$3,088,000.00</td>
<td>$1,000.00</td>
<td>$2,823,000.00</td>
<td>$3,088,000.00</td>
<td>$1,000.00</td>
<td>$2,823,000.00</td>
<td>Open Banking for High Bids</td>
</tr>
<tr>
<td>Total</td>
<td>2,823</td>
<td>$3,088,000.00</td>
<td>$1,000.00</td>
<td>$2,823,000.00</td>
<td>$3,088,000.00</td>
<td>$1,000.00</td>
<td>$2,823,000.00</td>
<td>Open Banking for High Bids</td>
</tr>
</tbody>
</table>

#### Notes
- Crossroad Pointe is a residential neighborhood located in the city of [City Name], [State].
- The properties listed are for sale and are priced between the bottom and top of the market scale.
- The current market analysis provides insights into the pricing dynamics and potential for redevelopment.
- Properties are evaluated based on their building value, county price per square foot, and county valuation for tax year 2018.
- The data includes last sale prices and notes for each property.

### Additional Information
- Crossroad Pointe was developed by [Developer Name] in [Year].
- The neighborhood features a mix of single-family homes and townhouses.
- The area is known for its vibrant community and close proximity to local amenities.

---

**For a comprehensive understanding of the properties and the development process, please refer to the original document or contact the developer directly.**
To: Honorable Mayor and City Council  
From: James Ericson, City Administrator  
Item Title/Subject: Discuss Potential HR Specialist Position

Introduction:

The resignation of Assistant City Administrator Desaree Crane has created an opportunity to review the job description and make changes to better reflect our current needs. Staff believes that at this point, there isn't a compelling need to maintain an assistant city administrator position, however one of the core duties of the position should persist as a position on its own—that being human resources. A couple years ago we had discussed internally how such a position would be defined and a job description was created.

Discussion:

The attached job description for a Human Resources Technician is similar to other HR positions in suburban communities. Given the combination of HR duties, business licensing and City Clerk responsibilities, the position should continue to be full time. The position could serve directly under the City Administrator or perhaps report to the Finance Director.

Recommendation:

Review the draft job description for the position of Human Resources Specialist or HR Technician to replace the Assistant City Administrator position. If the Council feels it would be important to move forward with the position in advance of hiring a new City Administrator, I would recommend asking Springsted to point the new position and generate a market-rate compensation schedule before posting the position. Given the present staffing deficiency, the City Council could ask an HR consultant to assist in the marketing, collection, ranking and backgrounding of candidates for the position.

Respectfully submitted,

James Ericson  
City Administrator
POSITION DESCRIPTION

Position Title: Human Resource Technician
Department: Administration
Accountable To: City Administrator (or Finance Director?)
Status: Non-Exempt

PRIMARY OBJECTIVE OF POSITION:

To develop and administer human resource activities, employee engagement and professional development programs for the City in accordance with applicable policies and regulations. Works with department heads assisting and coordinating human resources activities. Performs administrative functions including business licensing, document management and elections. Assists the City Administrator and other department heads with special projects as required.

SUPERVISION RECEIVED
Works under the guidance and direction of the City Administrator. (or Finance Director?)

SUPERVISION EXERCISED
None

ESSENTIAL DUTIES AND RESPONSIBILITIES

Human Resources

- Maintains job classification system including job descriptions, defining objective, responsibilities, salary information and benchmarking.
- Administers step adjustments consistent with compensation policy and labor agreements. Prepare projected salary and benefits statements for personnel.
- Monitors and reports on Pay Equity compliance.
- Maintains the Employee Handbook, and personnel and administrative policies.
- Interprets personnel policies and labor agreements for employees and supervisors in order to provide consistency in administration of personnel programs.
- Ensures compliance with employment law and related regulations.
- Conduct research and prepare reports and recommendations on complex issues.
- Assists with administration of benefit programs including insurances, flexible spending, deferred compensation, disability and other related issues.
- Assists with centralized training programs.
- Provides research and staff support for all labor relations responsibilities.
- Develops and maintains performance appraisal system or procedures, attitude surveys, recognition, suggestion and other applicable personnel programs.
- Reviews position vacancies, coordinates advertising, publication and notifications for clarity and consistency in hiring requirements.
- Reviews and scores employment applications, recommends candidates for interviewing, coordinates oral interviews and administers any testing of finalists.
- Verifies references, prepares confirmation and rejections letters.
Human Resources (Cont'd)
- Conducts new employee orientation.
- Maintains personnel files.
- Assists in developing, maintaining and updating safety policies and/or manual.
- Prepares required OSHA information.
- Administers COBRA.

Administrative Activities
- Maintains liquor and various business licenses and files. Ensure annual renewals are completed as outlined and required by established ordinances.
- Administers codification activities relating to the City Code.
- Maintains official city records such as resolutions, contracts, ordinances, etc.
- Notarize Documents as needed.

PERIPHERAL DUTIES
- Serves as a member of the Safety Committee, Human Resources Committee and other applicable committees as directed.
- Develops communication pieces for publication.
- Performs communication with internal and external customers regarding licensing issues.
- Assists with other clerking duties.
- Other duties as assigned.

MINIMUM QUALIFICATIONS
Education and Experience:
(A) Graduation from an accredited four-year college or university with a degree in human resources, public administration, business management or a closely related field,
(B) Two years responsible experience in human resources and general administrative activities.
(C) Word processing and spreadsheet skills.

DESIRED QUALIFICATIONS
(A) International Public Management Association (IPMA) HR Certified Professional
(B) Human Resource Certification Institute (HRCI) Professional in Human Resources
(C) Minnesota Certified Municipal Clerk (MCMC)
(D) Notary Public Licensed by the State of Minnesota
NECESSARY KNOWLEDGE, SKILLS AND ABILITIES
(A) Considerable knowledge of Federal and State Laws, rules and regulations pertaining to public sector employment;
(B) Considerable knowledge of the principles and practices of the field of human resources including employee classification, compensation, benefits, recruitment, selection, training, and labor relations;
(C) Working knowledge of risk management and safety practices;
(D) Ability to efficiently and effectively administer a human resource system including planning and directing;
(E) Ability to prepare and analyze comprehensive reports;
(F) Ability to carry out assigned projects to their completion;
(H) Ability to effectively communicate verbally and in writing; ability to establish and maintain effective working relationships with employees, city officials, bargaining groups and the general public;
(I) Skill in operating the listed tools and equipment.

TOOLS AND EQUIPMENT USED
Requires frequent use of personal computer, including word processing, database and spreadsheet programs; calculator, telephone, copy machine and fax machine.

PHYSICAL DEMANDS
The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job, the employee is frequently required to sit and talk or hear. The employee is occasionally required to walk; use hands to finger, handle, or feel objects, tools, or controls; and reach with hands and arms. The employee must occasionally lift and/or move up to 25 pounds. Specific vision abilities required by this job include close vision and the ability to adjust focus.

WORK ENVIRONMENT
The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions. The noise level in the work environment is usually moderately quiet.

SELECTION GUIDELINES
Formal application, rating of education and experience; oral interview and reference check; job related tests may be required.
The duties listed on the previous pages are intended only as representations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to the position.

The job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job change.

Approval: __________________________  Approval: __________________________
City Administrator  Mayor

Assigned HAY Points: ______
Date Approved:  August 28, 2017
Revision History:  None